TALLAHASSEE-LEON COUNTY 2050 COMPREHENSIVE PLAN

The Tallahassee-Leon County Comprehensive Plan was adopted on July 16, 1990. The plan horizon for the Tallahassee-Leon County Comprehensive Plan is 2050. The Comprehensive Plan is a dynamic document, amended annually. This volume contains amendments effective through July 25, 2026. As other amendments come into effect, this volume will be updated accordingly. For information concerning the amendment process, please contact the Tallahassee-Leon County Planning Department.



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INTRODUCTION

The Tallahassee-Leon County Comprehensive Plan was adopted on July 16, 1990. The Comprehensive Plan contains three volumes. Volumes II and III contain the data and analysis on which the Goals, Objectives, and Policies within Volume I are based. Volume I provides guidance in evaluating individual development proposals within a defined growth management strategy. The Goals, Objectives and Policies within Volume I also provide the basis for the individual development regulation formulated to implement this Plan.

The plan horizon for the Tallahassee-Leon County Comprehensive Plan is 2050. The Comprehensive Plan is a dynamic document, amended annually. This volume contains effective amendments through January 23, 2026. As other amendments come into effect, this volume will be updated accordingly. Information concerning the amendment process is available at the Tallahassee-Leon County Planning Department. The Tallahassee-Leon County Planning Department is located at the Renaissance Center, 435 N. Macomb Street or can be reached by telephone at (850) 891-6400.

VISION STATEMENT AND IMPLEMENTATION

(REV. EFF. 7/26/06; REV. EFF. 1/7/10; REV. EFF. 8/5/23)

In the early 1820s, Florida government alternated business between St. Augustine and Pensacola. At that time, travel between the cities was hazardous and the journey long. In 1823, the site of Tallahassee was chosen as the seat of government for the Territory of Florida because of its central location and abundance of natural resources. It was noted then, "A more beautiful country can scarcely be imagined; it is high, rolling, and well watered." In the new capital, commerce expanded and a new school of higher learning was founded. From these historic roots, Tallahassee and Leon County is now the center of Florida's government and respected worldwide for its schools of higher education.

We are fortunate to have retained the natural beauty that inspired the sitting of Florida's state capital. The community relies upon the comprehensive plan to protect the natural resources and scenic beauty while encouraging the responsible, healthy growth of Tallahassee and Leon County. The comprehensive plan seeks to balance the management of growth with environmental protection but gives precedence to environmental protection.

Evolving land use patterns within the County have exhibited sprawl characteristics. Sprawl is, perhaps, the most inefficient pattern of land use. Costs associated with the provision of both capital and social infrastructure are higher than more compact patterns. This must be taken into consideration when local government is faced with limited fiscal resources and increasing demand for services.

Sprawl encourages degradation of the County's natural resources by prematurely committing vast areas to the impact of urbanization. Phased, orderly growth mitigates this situation by comprehensively addressing development impacts to our natural systems. Leap frog development associated with sprawl is piecemeal in nature and is detrimental to any type of comprehensive framework.

Another aspect of urban sprawl is the tendency toward strip commercial development, i.e., the commercialization along major streets which occurs as infill between sprawled developments. This strip development negatively affects traffic safety and flow, as well as creating aesthetic problems associated

with advertising signs. While many of the negative effects of strip development can be controlled to some extent by regulatory means, a more positive approach is to prevent its spread by means of land use policies.

The purpose of the comprehensive plan is to preserve, protect and enhance the quality of life for all citizens. The plan encourages and supports economically sound residential, educational, employment, cultural, recreational, commercial and industrial opportunities for the citizens. This is facilitated by systematically planning for growth, development and redevelopment.

The natural environment is one of the many criteria which, when combined, form the community's perceived quality of life. The natural environment is a major component in the quality of life equation for Leon County. As such, it must be protected. Development and the ancillary activities associated with it must be channeled into locations that protect the natural and aesthetic environment. Unwise land use decisions which ultimately require expensive environmental retrofitting, paid for by the general populace, must be eliminated. In order to achieve this, it is the intent of this Plan to include strong environmental objectives and policies within the Land Use Element and other applicable portions of the Plan.

The residential environment is also one of many criteria which form the community's perceived quality of life and must be protected. An economic base of stable public employment has fostered development of stable residential neighborhoods. Citizens identify with and value their neighborhoods in all parts of the community and at all income levels. Containing sprawl will necessarily increase density and intensity in the existing urban area. Unwise land use decisions and premature non-residential development in established residential areas can seriously and permanently alter the character of a neighborhood. Not only actual changes, but also the perception of a constant assault on a neighborhood undermines an otherwise desirable residential environment. Development and its ancillary activities should be channeled into locations that offer the greater opportunity for the higher density and mixture of uses that a policy of urban containment encourages. It is the intent of the plan to maintain the integrity of existing neighborhoods while encouraging new residential developments to incorporate a wider range of non-residential uses.

Essential for planning are objectives and policies that protect and enhance the natural environment, water resources, the canopy roads, and residential neighborhoods. To this end, regulatory tools such as concurrency management, urban service area designation, planned unit developments and special protection zones are used to foster the community's vision. An underlying premise is the linkage between land use and infrastructure. The plan is based on the principle that development should pay for itself and this vision is implemented, in part, through the accomplishment of several strategies described below.

Traditional values within Leon County prohibit the strict implementation of an urban containment strategy. Urban service area demarcations must be located to allow for some degree of large lot, single family subdivisions. In addition, some urban areas located away from the core, such as Chaires, Fort Braden, and Miccosukee, must be provided for. Overall, however, it is the intent of this comprehensive plan to concentrate development in the Tallahassee urban area plus provide for a minimum number of designated areas of urban development.

It is the responsibility of every citizen of Leon County to pay his or her fair share first to achieve and then to maintain the community wide adopted levels of service (LOS) for capital infrastructure and urban services. However, it is not a current resident's responsibility to pay for new developments' fair share

costs through subsidization. Thus, in a sense, future development must be self-sufficient.

Existing and new residents should not be bound by minimum level of service standards adopted community wide. The ability to enhance these minimums should be provided for as long as the end user pays for the incurred costs. User fees, special assessments or MSTUs are instruments, which can be used to accomplish this. Furthermore, it should be recognized that congestion can actually be a sign of a healthy urban area, and that automobile congestion can lead to individuals making a modal switch to transit, provided the transit system provides access to common destinations with convenient frequency.

The plan encourages projects and activities that provide significant additional value to the community. This includes supporting development in strategic areas such as the Downtown Overlay, Multimodal Transportation District and Southside Action Plan Areas.

The Downtown Overlay consists primarily of the urban core of the City of Tallahassee and is intended to clearly distinguish the City's Downtown Boundary. This overlay district primarily comprises the Capital Center area, Gaines Street Corridor, and parts of the Southside Action Plan area. The intent of this overlay district is to encourage high density and quality redevelopment as well as remove barriers to achieving the allowable densities within this area.

In order to ensure the long-term viability of our entire community as well as the efficiency of our public and private investments, it is important to protect the housing resources, neighborhoods, and business and commercial districts that make up the Multimodal Transportation District and the Downtown Overlay by adopting strategies which promote neighborhood revitalization, urban infill, homeownership, and redevelopment.

The plan also supports diversification of our local economy, utilizing our highly educated workforce, our two local universities, community college and various technical schools and state government. With approximately 38% of all employment in Tallahassee-Leon County based in the government sector, this community is a reflection of its role as the State Capital and as a center for higher education. This employment structure has long provided a stable and predictable economic base.

This plan recognizes the likely continuation of growth in the State government and university segments of the local economy. A major strength of this aspect of our community is the opportunity that it provides for selective diversification. With a strong economic base, the focus for the future can be to actively seek desirable industries that will have a synergy with existing economic resources, such as job training and research and development activities associated with the universities and other educational entities.

This Plan is based on maintaining the historical growth rate of Leon County. Specifically, 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. The universities and state government, which have been our traditional economic strengths, should be built upon and encouraged to expand. Thus, selected recruitment and continued expansion of the universities and state government should form the nucleus for the continued growth of Leon County.

Our comprehensive plan is a living document, used every day in decisions made by local governments. It is regularly reviewed and amended to ensure that it remains current and consistent with our community vision.

LAND USE AND MOBILITY ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 1 [LM] (Eff. 1/23/26) – A Healthy Environment:

The community will maintain a healthy environment with drinkable water, breathable air, unpolluted lakes, rivers, and soils, renewable energy sources, conservation areas that protect valuable or irreplaceable natural resources, and open spaces available and accessible to all residents and visitors to our community.

To achieve this goal, our community will:

- Identify natural resources that contribute to a healthy environment and human well-being. Prioritize the preservation of natural areas (including conservation areas, environmentally sensitive features, and water resources) when making land use and transportation decisions.
- Provide access and opportunities for passive and active open spaces that promote healthy active lifestyles for all citizens.
- Coordinate between the City and County, with neighboring jurisdictions, and with regional, state, and federal agencies to cooperatively support protection of natural resources that extend beyond jurisdictional boundaries.

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OBJECTIVE 1.1 [LM]– IDENTIFICATION OF NATURAL RESOURCES AND HISTORIC FEATURES (CITY OF TALLAHASSEE/LEON COUNTY): (EFF.1/23/26)

Identify natural, cultural, archaeological, and historic resources that contribute to human well-being and community character

Policy 1.1.1 [LM]- Geographic Data (City of Tallahassee/Leon County): (EFF.1/23/26)

In order Local governments shall maintain a geographic information system enabling mapping and spatial analyses that includes, at a minimum, the following data:

- Wetlands, waterbodies, watercourses
- Floodplains and floodways
- Significant and severe grades
- Drainage basins and related features
- High quality successional and native forests
- Active and other karst features
- Significant trees
- Canopy road corridors
- Local soil types and conditions
- Known operating and abandoned landfill sites
- Known active and former mining sites
- Historic resources of national, state and local significance
- Florida Ecological Greenway Network Primary Springs Protection Zone
- Perpetual conservation easements.

Policy 1.1.2: [LM]– Designated Canopy Roads (City of Tallahassee/Leon County) (EFF. 01/23/2026)

Local governments shall maintain a map and spatial data that identify and depict designated canopy roads.

Policy 1.1.3: [LM]– Historic District Boundaries and Historically Significant Properties (City of Tallahassee/Leon County): (EFF. 01/23/2026)

Local governments shall maintain a map and spatial data that identify and depict historic district boundaries and historically significant properties meriting protection. This map shall be included in the Land Use Addendum and updated with current data during the Evaluation and Appraisal Review process or as needed.

Policy 1.1.4: [LM] – Soils and Water Features (City of Tallahassee/Leon County): (EFF. 01/23/2026)

Local governments shall maintain a map and spatial data that identify and depict surface water features, the primary springs protection zone and soils. These maps shall be included in the Land Use and Mobility Element Addendum and updated with current data during the Evaluation and Appraisal Review process or as needed.

Objective 1.2 [LM]– Preservation of Natural Areas (City of Tallahassee/Leon County) (EFF. 1/23/26)

Preserve important natural areas, including conservation areas, environmentally sensitive features, and water resources through a combination of identification, analysis, designation of resources on the Future Land Use Map, policies in the Conservation Element, land development regulations, and acquisition. Prioritize the protection of these areas when making decisions regarding land use, transportation, and infrastructure location and expansion.

Policy 1.2.1 [LM]- Acquisition of Conservation and Preservation Lands (City of Tallahassee/Leon County): (EFF. 1/23/26)

The City and County shall monitor existing and potential funding sources for the acquisition of land to restore, connect, and protect natural habitats and sensitive lands. The Planning Department shall coordinate with the appropriate departments, agencies, or partners to support application and securing of funding for priority acquisition areas.

Policy 1.2.2 [LM]- Environmental Analysis (City of Tallahassee/Leon County): (EFF. 1/23/26)

Planning Department staff shall conduct an environmental analysis when amendments to the Comprehensive Plan are proposed. The analysis shall include natural resources and geographic features, including those listed in Policy 1.1.1, that contribute to human well-being and community character and identify the potential impacts to environmental and human health.

Policy 1.2.3 [LM]- Transportation Impact Mitigation (City of Tallahassee/Leon County): (EFF. 1/23/26)

The planning and design of new or the expansion of existing local transportation facilities shall account for natural, cultural, and historic resources and existing neighborhoods. These projects shall prioritize avoiding and minimizing impacts to those features. Where avoidance and minimization are not feasible or practical, impacts to the features shall be mitigated.

Policy 1.2.4 [LM]- Transportation Corridor Environmental Features (City of Tallahassee/Leon County): (EFF. 1/23/26)

By The City and the County shall consider context-based beautification, landscaping, and stormwater facility and land development regulations that provide environmental protection measures for transportation corridors, where feasible by:

a. Increasing the amount of site and adjacent green spaces/open spaces.
b. Utilizing native or adapted vegetation and natural systems, such as bioswales, to control runoff.
c. Maintaining and/or enhancing ground cover, canopy, and understory vegetation where new roads are built.
d. Protecting designated canopy roads by designing public infrastructure improvements to minimize development impacts consistent with the Conservation Element and Canopy Roads Management Plan.
e. Enhancing the character of transportation corridors and gateways to the community through access management strategies, preserved green space for landscaping, and consolidated signage.

Policy 1.2.5 [LM]- Connected Open Space (City of Tallahassee/Leon County): (EFF. 1/23/26)

Open space that is proposed in a development application shall be organized in a manner that prioritizes natural areas with sensitive onsite environmental features and creates continuous and contiguous open space areas to the greatest extent possible to minimize habitat fragmentation. Where feasible, the siting of open space shall occur in a manner that creates cohesive and connected open space across property boundaries to ensure interconnected greenspaces.

Policy 1.2.6 [LM]- Conservation Element (City of Tallahassee/Leon County): (EFF. 1/23/26)

Should conflicts arise between implementation of policies in the Land Use and Mobility Element and the Conservation Element on matters of natural resources, the Conservation Element policies shall take precedent.

Objective 1.3 [LM]– Access to Parks and Recreation (City of Tallahassee/Leon County): (EFF. 1/23/26)

Provide equitable public access to existing and future recreation areas, open spaces, greenways, and parks.

Policy 1.3.1 [LM]- Greenways and Trails Master Plan (City of Tallahassee/Leon County): (EFF. 1/23/26)

The Planning Department shall maintain a Greenways and Trails Master Plan that identifies opportunities to expand or create a network of shared use paths that connect areas of the City and County. The master plan shall guide the implementation of the local greenway system, in coordination with the State of Florida and other conservation funding, managing, and landholding entities. The master plan shall be updated at least every 10 years to reflect completed projects, new additions and opportunities, and other changes to the greenway system.

Policy 1.3.2 [LM]- Urban Recreation Spaces (City of Tallahassee/Leon County): (EFF. 1/23/26)

Urban recreation spaces shall be developed and maintained to provide accessible opportunities for skateboarding, art installations and exhibitions, and nature-based experiences.

These spaces may include educational elements such as signage or kiosks.

Policy 1.3.3 [LM]- Bicycle Parking at Parks and Civic Spaces (City of Tallahassee/Leon County): (EFF. 1/23/26)

All parks shall have bicycle parking facilities co-located with park amenities. Local government land development regulations shall specify requirements, including amount and location, for bicycle parking.

Policy 1.3.4 [LM]- Multimodal Access to Parks and Recreation (City of Tallahassee/Leon County): (EFF. 1/23/26)

All new and substantial improvements to parks and recreational facilities within the Urban Services Area shall provide public sidewalks in accordance with applicable streetscaping requirements, accessible pedestrian connections, for users of varying abilities, from amenities to all adjacent public street frontages, and pathway, trail and bicycle facility interconnections to all adjacent trails, public facilities, and neighborhoods. Coordination with StarMetro for evaluating new stop facilities or improving existing bus stop facilities shall be required within the City limits.

Objective 1.4 [LM]- Urban Forests (City of Tallahassee/Leon County): (EFF. 1/23/26)

Using the best available data, manage urban forests through strategies that address preservation of trees, planting of new trees, removal of unhealthy trees or trees in unsuitable locations for that species, maintenance of existing trees, and minimization of infrastructure conflicts.

Policy 1.4.1 [LM]– Priority Planting Sites (City of Tallahassee/Leon County): (EFF. 1/23/26)

The City and County shall identify priority planting sites to guide the planting of trees to improve wildlife habitat by reducing urban forest fragmentation, and provide for the preservation or creation of connected, wooded, and environmental corridors. The general recommendations of the Urban Forest Master Plan shall be used to inform the priority planting sites.

Policy 1.4.2 [LM]– Species Suitability (City of Tallahassee/Leon County): (EFF. 1/23/26)

The City and County shall maintain lists of tree species that are not invasive, nonindigenous species, that minimize hardscape conflicts, minimize overhead utility conflicts, and are wind resistant. These lists will be used to guide and promote the planting of suitable and preferably native species for different site locations and scenarios.

Policy 1.4.3 [LM]– Public Tree Inventory (City of Tallahassee/Leon County): (EFF. 1/23/26)

The City shall support the maintenance and updating of the Public Tree Inventory to gain data to better manage urban forests, including through identifying and securing funding opportunities.

Policy 1.4.4 [LM]– Public Development Tree Prioritization (City of Tallahassee/Leon County): (EFF. 1/23/26)

Public transportation projects shall prioritize the protection of existing high-quality trees during transportation systems planning, development, and maintenance without compromising transportation safety. Protected and preserved trees should be of a suitable species for their location, be in good health, and

provide screening, landscape, runoff control, and shade without compromising safety or urban forest quality.

Policy 1.4.5 [LM]– Private Development Tree Standards (City of Tallahassee/Leon County): (EFF. 1/23/26)

Local government land development regulations shall prioritize and incentivize protection of high-quality trees through requirements for tree preservation and removal. Regulations shall include methods of relief from other development standards that commonly conflict with preservation of existing trees to reduce the need for deviations when preserving qualifying trees.

Objective 1.5 [LM]– Green infrastructure (City of Tallahassee/Leon County): (EFF. 1/23/26)

Implement green infrastructure strategies, where feasible, as a cost-effective, resilient approach to reduce flooding and treat stormwater while delivering environmental, social, and economic benefits.

Policy 1.5.1 [LM]– Community Wide Green Infrastructure (City of Tallahassee/Leon County):
(EFF. 1/23/26)

The City and County shall incorporate the use of green infrastructure into their land development regulations as a viable and preferred option for achieving a connected network of natural areas that provide habitat, flood protection, cleaner air, and cleaner water. Strategies include those that:

- Create green streets and alleys by retrofitting streets and alleys as part of any repair, maintenance, or other disturbance to the road, sidewalk, or transportation right-of-way that would provide a feasible opportunity for street-level stormwater management.
- Implement green parking standards such as requiring parking facilities to have certain percentages of shaded parking.
- Ensure a robust urban tree canopy through implementation of the Urban Forest Master Plan and Canopy Road Management Plan, or their successors.
- Support off-site regional stormwater solutions for new or infill walkable development.
- Reference national models, including the Green Infrastructure standards of the United States Green Building Council (USGBC).
- Supporting transit and alternative transportation modes.

Policy 1.5.2 [LM]– Site Specific Green Infrastructure (City of Tallahassee/Leon County): (EFF. 1/23/26)

Local governments shall incentivize the use of green infrastructure stormwater management systems in the land development regulations and/or form-based code by reducing minimum green space requirements or offering other incentives in exchange for the provision of green infrastructure. Green infrastructure mimics nature to soak up and store water and may include strategies such as rain gardens, planter boxes, bioswales, and green roofs.

Policy 1.5.3 [LM]– Design Guidelines for Green Infrastructure (City of Tallahassee/Leon County):

(EFF. 1/23/26)

Local governments shall establish guidelines for incorporating the use of green infrastructure techniques in public infrastructure and private development applications. Guidelines should identify the appropriate conditions for applying green infrastructure techniques, minimum and maximum design thresholds, and

contemplate variations in design for urban/suburban/rural contexts.

Objective 1.6 [LM]– Community Resilience (City of Tallahassee/Leon County): (EFF. 1/23/26)

Foster community resilience by strengthening the reliability of our infrastructure and encouraging sustainable building practices, protecting a robust natural environment and local economy, and empowering self-sufficiency across the community.

Policy 1.6.1 [LM]– Energy Efficiency (City of Tallahassee/Leon County): (EFF. 1/23/26)

The City and County shall develop regulations and design standards for compact development and encourage green building techniques to reduce greenhouse gas emissions from energy generation and transportation. These regulations shall be implemented as prescribed in the land development codes to conserve land; to promote livability, walkability, and transportation efficiency, including reduced vehicle distance traveled; to leverage and support transit investments; and to reduce public health risks by encouraging daily physical activity associated with walking and bicycling.

Policy 1.6.2 [LM]– Multimodal Connectivity (City of Tallahassee/Leon County): (EFF. 1/23/26)

Within the Urban Services Area, the City and County shall use zoning and development standards for subdivision and planned unit developments to promote the location of homes, jobs, stores, parks, schools, and other destinations within 20 minutes walking distance of each other so that people can easily walk, bike, use public transit, or drive shorter distances.

Development standards shall provide for interconnected pedestrian, bicycle, and transit amenities and account for the potential for future connection and expansion of pedestrian and bicycle networks on adjacent properties.

Policy 1.6.3 [LM]– Smart Growth Strategies for Community Resilience (City of Tallahassee/Leon County): (EFF. 1/23/26)

The City and County shall develop smart growth strategies to help our community adapt to the effects of climate change, natural disasters, and other events that may challenge the resilience of the City of Tallahassee and Leon County. Such strategies may include hardening infrastructure; constructing stormwater conveyance systems with greater capacity; developing complete, walkable streets; supporting agriculture and local food production; reducing indoor and outdoor water use; reducing pollutant emissions; supporting transit; and increasing renewable energy production.

Policy 1.6.4 [LME]– Urban Heat Islands (City of Tallahassee/Leon County): (EFF. 1/23/26)

The local governments shall develop strategies that minimize effects of heat islands, such strategies may include:

a. Tree and vegetation cover.

b. Green roofs and rooftop gardens.

c. Roof coatings or materials with high albedo that significantly reflect heat away from a building.

d. Alternative pavements that mitigate heat island effects.

Policy 1.6.5 [LM]– Resiliency of Transportation Facilities (City of Tallahassee/Leon County): (EFF. 1/23/26)

Design, construct, and maintain transportation facilities to prevent flooding, minimize pollution, and maintain natural stormwater runoff volume, timing, rate, and direction of flow characteristics consistent with the adopted Stormwater Level of Service Standard.

Policy 1.6.6 [LM]– Urban Forests and Climate Resilience (City of Tallahassee/Leon County): (EFF. 1/23/26)

Ensure the urban forest is managed within the urban core to balance and reduce conflicts, when feasible, between long-term urban forest health and coverage and above-ground utilities.

Objective 1.7 [LME]– Intergovernmental Coordination (City of Tallahassee/Leon County): (EFF. 1/23/26)

Coordinate with neighboring jurisdictions to effectively address and support the protection of natural resources that extend beyond jurisdictional boundaries.

Policy 1.7.1 [LM]– Key Regional Partners (City of Tallahassee/Leon County): (EFF. 1/23/26)

Coordinate with key partners, such as the Northwest Florida Water Management District (NWFWMD), and Florida Department of Environmental Protection (FDEP) on the protection and management of water resources and other environmentally sensitive features.

Policy 1.7.2 [LM]– Colleges and Universities (City of Tallahassee/Leon County): (EFF. 1/23/26)

Florida State University, Florida A&M University, and Tallahassee State College shall be subject to environmental protections identified within the Comprehensive Plan. This will be accomplished through the statutorily required campus master planning process for Florida State University and Florida Agricultural and Mechanical University.

Goal 2 [LM] (Eff. 1/23/26) – Distinct Urban and Rural Areas:

Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas.

By maintaining a distinction between these areas, our community will:

- Provide a variety of lifestyle and housing choices while reducing sprawl.
- Foster economic development in urban areas and identified activity centers.
- Promote efficient development patterns.
- Support revitalization and redevelopment efforts within the Urban Services Area.
- Reduce infrastructure costs.
- Protect agricultural and forest management uses.
- Preserve and create natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes.

Objective 2.1 [LM]– Growth and Population Accommodation (City of Tallahassee/Leon County): (Eff. 1/23/26):

Tallahassee and Leon County will accommodate our population growth in a responsible manner. 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.

Policy 2.1.1 [LM]– Comprehensive Planning Periods (City of Tallahassee/Leon County): (Eff. 1/23/26)

The comprehensive plan shall have two planning periods. The short-term planning period shall be for a 10-year horizon from 2025 to 2035. The long-term planning period shall be the year 2050. The long-term planning period shall be amended during the Evaluation and Appraisal Review (EAR) process to reflect available population projections and relevant data and analysis of public facilities.

Policy 2.1.2 [LM]– Population Projections (City of Tallahassee/Leon County): (Eff. 1/23/26)

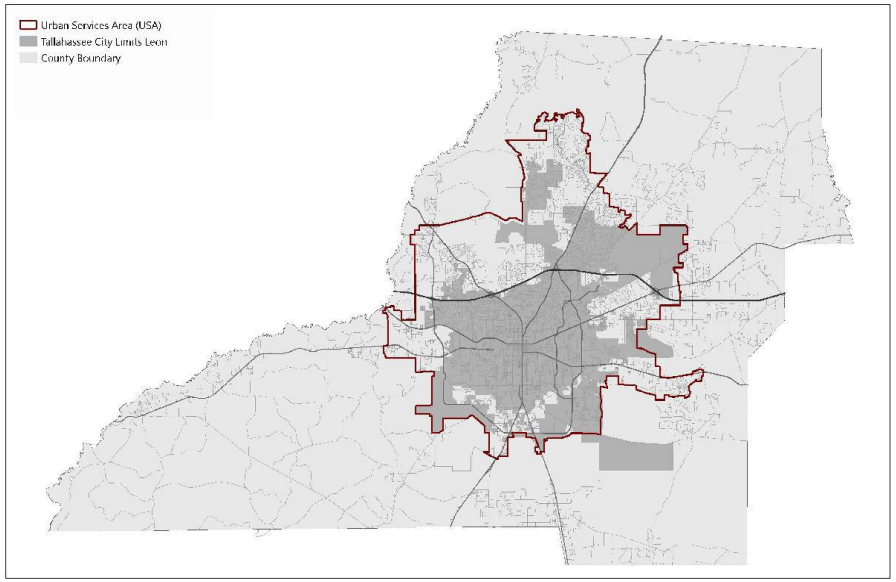
Population growth for the long-term planning period shall be based on University of Florida's Bureau of Economic and Business Research (BEBR) medium population projections.

Objective 2.2 [LM]– Efficient Growth (City of Tallahassee/Leon County): (Eff. 1/23/26)

To support the projected population growth, infrastructure shall be provided economically and efficiently while protecting surrounding forestry uses and agricultural lands from unwarranted and premature conversion to urban land uses. Growth and development shall be directed toward areas with existing or planned infrastructure in a manner that maintains distinct natural, rural, sub-urban, and urban areas.

Policy 2.2.1 [LM]– Urban Services (USA) (City of Tallahassee/Leon County): (EFF. 1/23/26)

Map 1: Urban Services Area



To provide for well-managed, orderly growth that preserves natural resources and promotes fiscal responsibility, the City and County's growth management strategy shall include an Urban

Services Area (USA). The USA shall include all areas where public facilities and services, including central water and sewer, are available or are identified in the 5-year schedule of capital improvements. The USA will be sized to include approximately 50% more vacant and developable land than is necessary to accommodate the projected population growth expected within the USA by the long-term planning horizon and will account for both the ability to provide urban infrastructure and the presence of environmentally sensitive lands and water bodies.

Policy 2.2.2 [LM]– Improvement of Capital Infrastructure (City of Tallahassee/Leon County):

(EFF. 1/23/26)

Capital infrastructure improvements shall be targeted for areas within the Urban Services Area within the long-term planning period. These improvements shall be phased incrementally through annual updates to the Capital Improvements Schedule.

Policy 2.2.3 [LM]– Planning for Urban Services (City of Tallahassee/Leon County): (EFF. 1/23/26)

Local government infrastructure master plans, and updates to master plans, shall account for the Urban Services Area when determining where to provide sewer, water, electricity, paved streets, sidewalks, and other related urban services.

Policy 2.2.4 [LM]– Urban Services Outside of the Urban Services Area (City of Tallahassee/Leon County): (EFF. 1/23/26)

Urban services may be provided outside of the Urban Services Area where necessary to address critical environmental issues, critical public health issues, and/or other critical hazard vulnerabilities. Exceptions shall be substantiated in the capital improvement planning process. Emergency repairs and improvements necessary to maintain the public health, safety, and well-being shall be allowed without inclusion in the capital improvement planning process.

Policy 2.2.5 [LM]– Densities and Intensities (City of Tallahassee/Leon County): (EFF. 1/23/26)

Residential densities and non-residential intensities are established in the Future Land Use Categories and reflected on the Future Land Use Map, and are supported by available capital infrastructure. New growth shall be directed to areas within the Urban Services Area. Residential density and/or non-residential intensity of development allowed for individual site shall be determined by the infrastructure capacity to serve each proposed development, adopted levels of service, and/or the ability to implement conditions of approval or mitigation of potential impacts for the proposed development.

Policy 2.2.6 [LM]– Exceptions to the Urban Services Area (City of Tallahassee/Leon County): (EFF. 1/23/26)

Properties in southern Leon County designated Rural or Rural Residential on the Future Land Use Map that are located either between the Urban Services Area and Rural Community in Woodville or west of the Rural Community in Woodville may be designated with a higher density land use when central sewer service is available without requiring an amendment to the Urban Services Area. Any development that utilizes this provision must connect to central sewer.

Policy 2.2.7 [LM]– Roadway Improvements (City of Tallahassee/Leon County): (EFF. 1/23/26)

The planning, design, and construction of new streets and roads and the widening of existing streets and roads shall be consistent with the priority of urban services, the Future Land Use Map, and the Urban Services Area.

Policy 2.2.8 [LM]– Adaptive Reuse, Infill Development, and Redevelopment (City of Tallahassee/Leon County): (EFF. 1/23/26)

The City of Tallahassee and Leon County shall incentivize brownfield reclamation, building reuse, and the adaptive reuse of existing structures through land development regulations. These measures will support efficient growth, preserve historic buildings, protect natural resources, maintain affordable housing, and prevent the premature conversion of rural and agricultural land into suburban and urban development. Incentives may include density and intensity bonuses of up to 25%, modified development review thresholds, prioritized permitting, and fee waivers to encourage redevelopment and sustainable land use as specified in the land development code.

Policy 2.2.9 [LM]– Greyfields & Brownfields (City of Tallahassee/Leon County): (EFF. 1/23/26)

The local governments may incentivize the redevelopment and/or restoration of value to contaminated or under-utilized land on greyfield, brownfield, or other adaptive reuse/infill sites through strategies including possible density bonuses where appropriate, waiver of development fees or some combination of the two.

Policy 2.2.10 [LM]– Transportation Corridors (City of Tallahassee/Leon County): (EFF. 1/23/26)

Identify right-of-way (ROW) needed for planned future transportation improvements—in accordance with Florida Statutes Section 163.3177(6)(b)1., Section 337.273, and Section 334.03(29)—and protect it from development encroachment as development occurs to preserve the corridor for transportation

use, to maintain transportation level of service standards and ensure that infrastructure occurs concurrent with the impact of development, meet concurrency, to improve coordination between land use and transportation, and to minimize the adverse social, economic, and environmental impacts of transportation facilities.

The future right-of-way needs for selected transportation corridors designated for improvement in the Tallahassee-Leon County Comprehensive Plan are depicted in the table below. This map, table and corresponding land development regulations are intended to provide a basis for coordinating new development with the provision of transportation facilities by designating corridors where the construction and improvement of transportation facilities is expected

Table 1: Future Right-of-Way Needs

Future Right-of-Way Needs WITHOUT an Existing Corridor Alignment	
Functional Classification	**ROW Width (ft.)[1-3]**
Blueprint Principal Arterial	230
Principal Arterial	200
Minor Arterial	176
Major Collector	146
Minor Collector	100

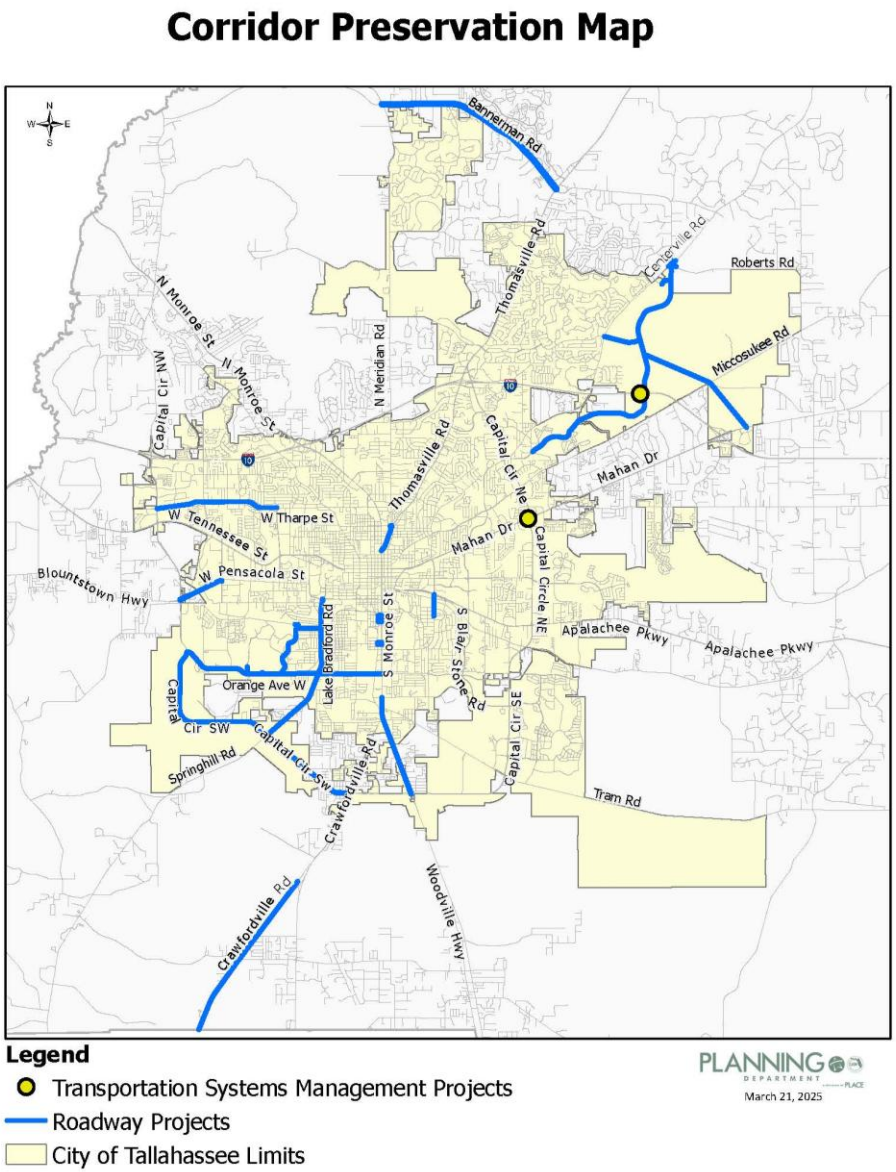
1) Widths represent maximum anticipated ROW needs for generalized corridors; not precise alignments. Actual road location and design will be determined by specific corridor alignment studies, engineering studies, or other design studies.

2) Alternative widths may be established by the local government, in consultation with other affected agencies, pursuant to an adopted Critical Area Plan or based upon an analysis of existing constraints, community planning objectives, and other considerations unique to the roadway or surrounding land development.

3) In addition to the number of travel lanes, the following are important considerations in the determination of right-of-way needs for future corridors:

a. Space for sidewalks to provide safe and convenient movement of pedestrians.
b. The provision of bike lanes or separate bike paths.
c. Space for current or future location of utilities so that, when necessary, they can be safely maintained without undue interference with traffic. The utility strip needs to be of sufficient width to allow placement of a water main so that in the case of rupture, neither the roadway pavement nor adjacent property will be damaged.
d. Accommodation of stormwater at the surface or in storm drains.
e. Accommodation of auxiliary lanes at intersections.
f. Placement of tr trees to improve the aesthetic qualities of the roadway, to shade pedestrians, and improve community appearance. The space needs to be adequate to accommodate tree growth without damaging sidewalks, abutting development, or curb and gutter.
g. Allowing changes in the paved section, utilities, or other modifications that may be necessary to meet unseen changes in vehicle, pedestrian, bicycle, or other transportation needs resulting from changes in land use and activity patterns.

Map 2: Corridor Preservation Map



Objective 2.3 [LM]– Public Infrastructure (City of Tallahassee/Leon County): (EFF. 1/23/26)

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

Policy 2.3.1 [LM]– Public Facilities Siting (City of Tallahassee/Leon County): (EFF. 1/23/26)

Public facilities, including community services, light infrastructure, and post-high school educational uses that provide for the operation of and provision of services on property owned or operated by local, state and federal government shall be allowable in any future land use category. Public infrastructure facilities may include public services and uses provided by private entities operating on property owned by the local, state, or federal government.

Policy 2.3.2 [LM]– Public Infrastructure Resilience (City of Tallahassee/Leon County): (EFF. 1/23/26)

To maintain resiliency and assist with post-disaster continuity of government, the siting of public infrastructure and facilities shall account for hazards by locating outside of hazard areas and evacuation zones or mitigating against potential impacts.

Policy 2.3.3 [LM]– School Siting Review & Criteria (City of Tallahassee/Leon County): (EFF. 1/23/26)

All proposals to site public or private schools shall be reviewed for consistency with the Comprehensive Plan.

Objective 2.4 [LM]– Preservation of Rural Areas (City of Tallahassee/Leon County): (EFF. 1/23/26)

Protect and create agricultural and silvicultural uses, natural resource-based activities, ecosystems, scenic vistas, and pastoral landscapes by preserving rural areas of the community and preventing the premature conversion of rural lands into low density, single-use districts.

Policy 2.4.1 [LM]– Transfer of Development Rights (City of Tallahassee/Leon County): (EFF. 1/23/26) A transfer of Development Rights program may be established to transfer development rights from areas designated Rural on the Future Land Use Map to areas designated Rural Community or Rural Residential on the Future Land Use Map where central sewer service is available. In no instance shall the level of development be inconsistent with the provisions of the Utilities and Conservation Elements.

Policy 2.4.2 [LM]– Criteria for Urban Service Area Expansion (City of Tallahassee/Leon County): (EFF. 1/23/26)

To avoid premature conversions of rural areas to higher density and intensity uses, expansions to the Urban Services Area shall be contiguous with the Urban Service Area boundary, shall demonstrate the availability of or ability to provide central water and sewer service, and shall be based on an analysis of population projections and growth trends and an analysis of developable vacant land currently within the Urban Services Area.

Objective 2.5 [LM]– Reconnecting Urban Sprawl (City of Tallahassee/Leon County): (EFF. 1/23/26)

Mitigate the impacts of automobile-oriented, single-use developments by leveraging transportation connectivity, land use, and urban design principles that focus on reducing environmental impacts, incorporating a mix of uses, reducing vehicle miles traveled, and improving mobility, especially for people walking, riding bicycles, and using transit.

Policy 2.5.1 [LM]– Suburban retrofit (City of Tallahassee/Leon County): (EFF. 1/23/26)

The City of Tallahassee and Leon County shall develop and maintain land development regulations that encourage and incentivize redeveloping suburban areas to:

- Adaptively reuse vacant and underutilized buildings for new uses.
- Reconstruct degraded wetlands and watercourses to either "natural" functionality or repurpose them to complimentary functionality with additional community-use features.
- Build compact, walkable, mixed-use developments using Complete Streets design principles.
- Reduce block sizes to improve walkability.
- Establish more continuous streetscapes with liner buildings close to the street.
- Retrofit streets with appropriate design elements and sidewalks based on the designated Roadway Context Classification and available right-of-way.
- Interconnect street networks.
- Include more diversity in residential building types.
- Provide transit amenities.

Objective 2.6 [LM]– Recognizable Places (City of Tallahassee/Leon County): (EFF. 1/23/26)

Foster and protect distinctive, attractive places that are recognizable and important to the community.

Policy 2.6.1 [LM]– Beautifying Public Spaces (City of Tallahassee/Leon County): (EFF. 1/23/26)

The local governments shall provide land use regulations that require investment in the streetscape by adding features such as benches, planters, bike racks, tree boxes with trees with a healthy canopy; and providing space for public art installations where appropriate for a given context.

Policy 2.6.2 [LM]– Gateway Corridors (City of Tallahassee/Leon County): (EFF. 1/23/26)

Encourage the redevelopment and improvement of Gateway Corridors by providing higher density and intensity land uses along with design standards that promote complete streets and require enhanced landscaping along the corridors. Where appropriate and feasible, Gateway Corridors shall be evaluated for other improvements, including regional stormwater, parking facilities, brownfield remediation, and infrastructure improvements. Gateway Corridors include South Monroe Street, North Monroe Street, West Pensacola Street, West Tennessee Street, Thomasville Road, Mahan Drive, Apalachee Parkway, Lake Bradford Road, South Adams Street, Orange Avenue, and Springhill Road.

Policy 2.6.3 [LM]– North Monroe Corridor (City of Tallahassee/Leon County): (EFF. 1/23/26)

In addition to the Gateway Corridor components identified in Policy 2.6.2, encourage the redevelopment of the North Monroe Corridor by establishing and maintaining the Lake Protection Corridor zoning district for areas north of Interstate-10 that are within the Lake Jackson Basin. Land development regulations shall also provide provisions for non-conforming uses and properties in the Lake Protection land use category to be deemed conforming when redevelopment or site improvements result in the site meeting the design standards and water quality standards for the Lake Jackson basin established in land development regulations.

Policy 2.6.4 [LM]– Woodville Sense of Place (Leon County): (EFF. 1/23/26)

Upon the adoption of the Woodville Sense of Place Plan by the Board of County Commissioners, the Tallahassee-Leon County Planning Department shall evaluate the need for updates to the Comprehensive Plan and land development regulations to implement the recommendations of the plan.

Policy 2.6.5 [LM]– Future Downtown Development (City of Tallahassee): (EFF. 1/23/26)

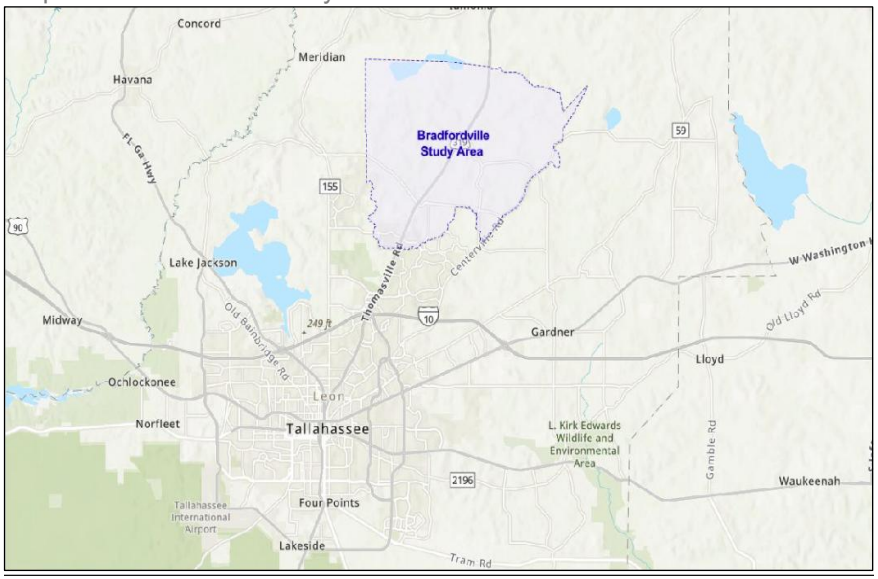
The City of Tallahassee shall incorporate design standards in the land development regulations that require complementary development and redevelopment in the Downtown area, specifically with regard for the historic context and support for multi-modal transportation.

Policy 2.6.6 [LM]– Bradfordville Study Area (Leon County): (EFF. 1/23/26)

The Bradfordville Study Area is defined in the Bradfordville Sector Plan, as adopted by the Leon County board of County Commissioners on July 11, 2000, and is depicted on the following map. Development in the unincorporated area of Leon County in the Bradfordville Study Area shall continue to be subject to the

development standards for the area included in Leon County land development regulations based on the Bradfordville Area Plan.

Map 3: Bradfordville Study Area



Objective 2.7 (City of Tallahassee) [LM]– Multimodal Transportation District (MMTD): (EFF. 1/23/26)

Facilitate the safe and comfortable use of multiple modes of transportation through the use of urban design standards to develop and maintain healthy neighborhoods and thriving businesses where travel by foot, bicycle, and transit will be easy and practical to reduce automobile reliance and vehicle miles traveled.

Policy 2.7.1 [LM]– MMTD Implementation (City of Tallahassee): (EFF. 1/23/26)

The Multimodal Transportation District (MMTD), established in 2009 under the requirements of Florida Statute Section 163.3180(15) (2009) for the purpose of promoting walking, bicycling, and transit use, shall be maintained, updated, and implemented by relevant City and County departments through the Multimodal Transportation District Land Development Code and the project programming of the Capital Improvements Schedule.

Policy 2.7.2 [LM]- Land Use Within the MMTD (City of Tallahassee): (EFF. 1/23/26)

The City of Tallahassee and Leon County shall periodically review the Future Land Use Map and land development regulations within the MMTD and modify them as necessary to facilitate appropriate densities, intensities, and mixture of land uses to support the goals of the district, based on the following targets:

a. Central nodes consisting of employment and services, relatively high density residential, and public spaces all oriented around convenient access to public transit facilities.

b. Areas designated primarily for residential uses should be no more than ½ mile from areas designated for shopping, services, and employment uses.

Policy 2.7.3 [LM]– Land Development Regulations in the MMTD (City of Tallahassee): (EFF. 1/23/26)

Adopt and maintain context-based land development regulations that ensure new development and redevelopment will contribute to walkable urban development patterns. Additionally, these regulations shall include and/or address the following:

a. Building placement.
b. Block size standards shall encourage small blocks and an interconnected street network.
c. Sidewalks with widths based on context.
d. Facade transparency.
e. Parking location.

Policy 2.7.4 [LM]– Minimum Parking Requirements (City of Tallahassee): (EFF. 1/23/26)

Minimum parking requirements shall not be applied to areas designated Urban Center of the Future Land Use Map and shall be significantly reduced, removed, or made otherwise flexible for other areas in the MMTD.

Policy 2.7.5 [LM]– Transit in the MMTD (City of Tallahassee): (EFF. 1/23/26)

The MMTD shall be well-connected via transit to major trip generators and attractors both inside and outside the areas where feasible; transit stops and waiting areas shall be safe, accessible, and comfortable, and intermodal connections shall be made.

Policy 2.7.6 [LM]– Transportation Mitigation (City of Tallahassee): (EFF. 1/23/26)

Transportation mitigation funds collected within the MMTD shall be used for projects within the MMTD with priority given to bicycle, pedestrian, or transit projects.

Policy 2.7.7 [LM]– MMTD Evaluation (City of Tallahassee): (EFF. 1/23/26)

The MMTD code shall be evaluated for opportunities to incorporate FDOT Context Classification along state roads, consideration of implementation through form-based code, and opportunities to streamline infill development and redevelopment within the Urban Center land use category.

Objective 2.8 [LM]– Community Context (City of Tallahassee/Leon County): (EFF. 1/23/26)

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 will include existing development patterns, future development patterns based on land use and zoning, natural features, access to infrastructure, adjacent roadway classifications and proximity to employment centers, universities and schools, transit lines, trails and multi-modal facilities. The context areas shall be used as the basis for planning and design of land uses, transportation facilities, public facilities, and infrastructure in the City of Tallahassee and Leon County.

Policy 2.8.1 [LM]– Tallahassee-Leon County Future Land Use Map (City of Tallahassee/ Leon County): (EFF. 1/23/26)

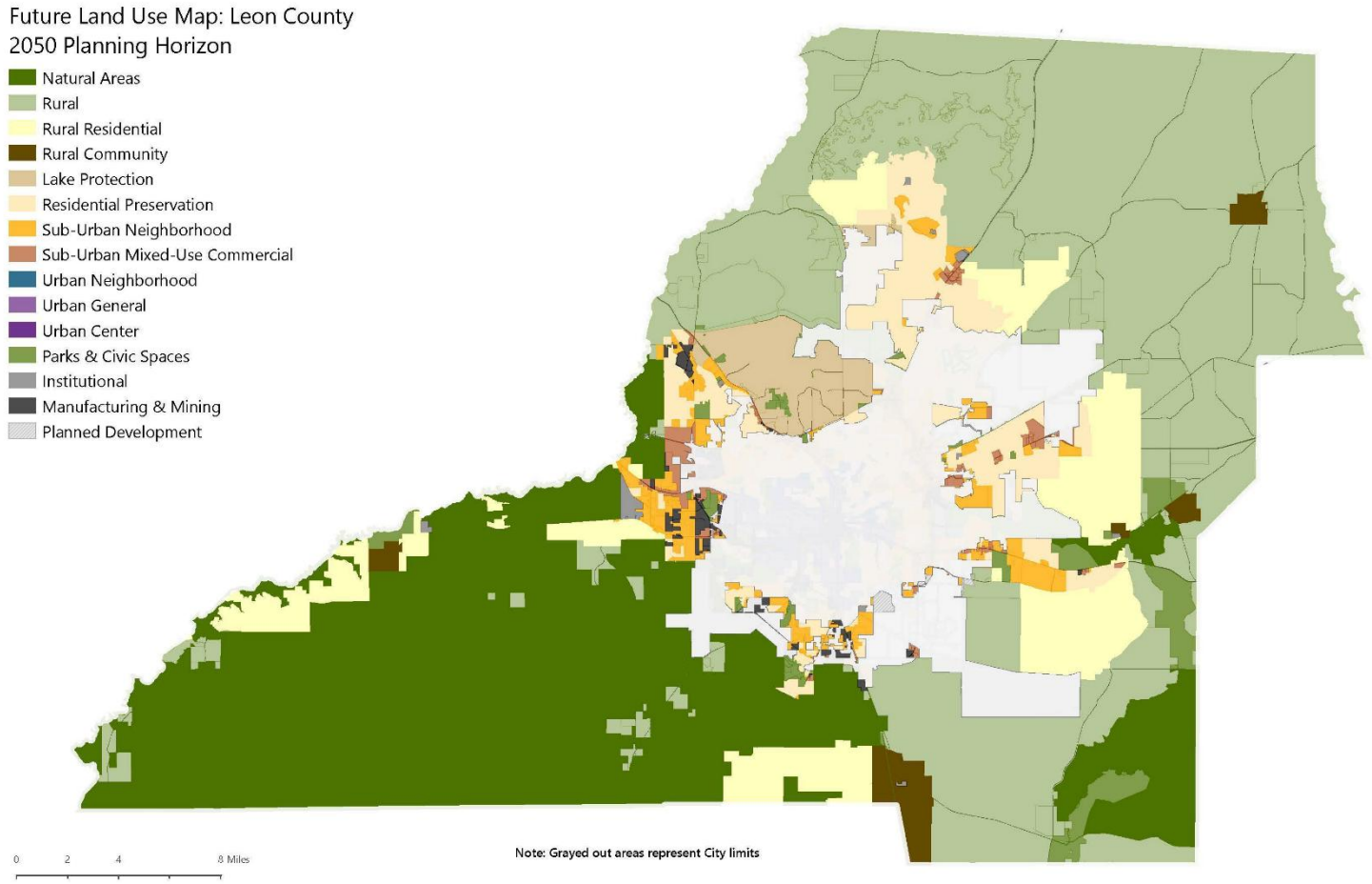
Identify the distribution, extent, and location of the different uses of land in the City of Tallahassee and Leon County in a manner that reflects community context and the vision for the community's future.

Policy 2.8.2 [LM]– Context Area Densities, Intensities and Mix of Uses (City of Tallahassee/Leon County): (EFF. 1/23/26)

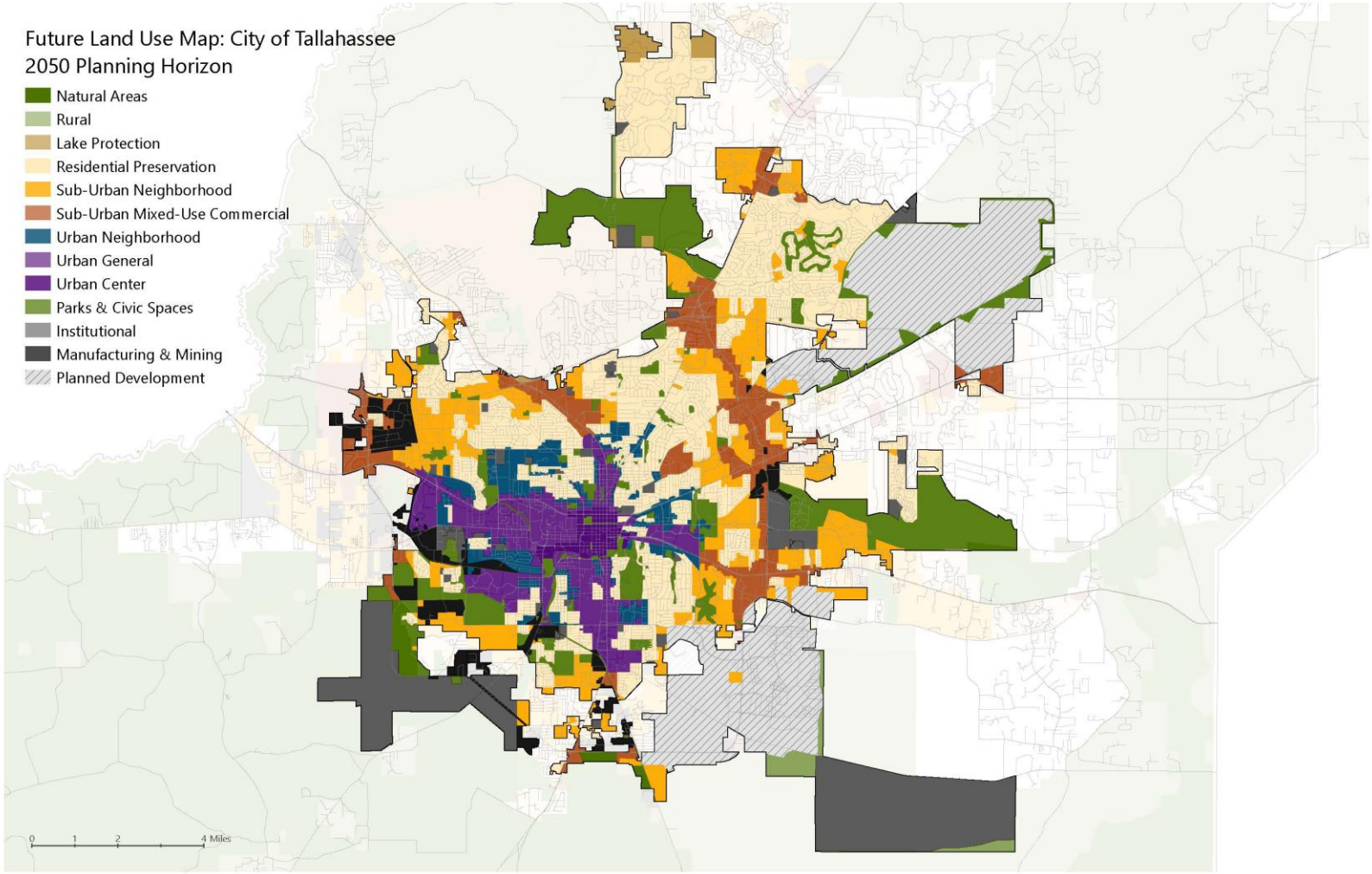
The Future Land Use Map and Zoning Atlas shall include uses, densities, and intensities consistent with concentrating development within the Urban Services Area. Land uses and zoning within the Urban Context Areas shall have higher allowable densities and intensities than the Sub-Urban Context Areas, which shall have higher allowable densities and intensities than the Rural Context Areas. To ensure a mixture of uses in mixed-use land use categories, a minimum of 5% open space (which may include landscaping and stormwater facilities subject to land development regulations) is required and residential or non-residential land uses may develop from a range of 5% up to 95%. Public Schools are an allowable use in all future land use

categories within the Urban Services Area with the exception of the Natural Areas land use. This provision is intended to provide sufficient lands proximate to residential areas to allow existing and future school siting considerations.

Map 4: Future Land Use Map: Leon County



Map 5: Future Land Use Map: City of Tallahassee



Future Land Use Categories (FLUCs)

Policy 2.8.3 [LM]– Natural Areas Future Land Use Category (City of Tallahassee/Leon County): (EFF. 1/23/26)

State and national forests, wildlife management areas, and other managed natural areas serve to sustain the health, diversity, and productivity of valuable ecosystems while integrating public use of these resources. The Natural Areas land use category represents conservation and preservation areas protected from development.

Natural Areas consist of lands approximating or reverting to wilderness conditions, including lands unsuitable for settlement due to topography, hydrology, or vegetation. Areas designated as Natural Areas shall be protected from development except for community services, light infrastructure, and recreational uses that are compatible with the natural surroundings. Silviculture (the growth and cultivation of trees) shall be allowed.

Residential uses shall be limited to hosts and resident volunteers involved in the maintenance or operation of the managed natural areas. No residential uses shall exceed a density of one dwelling unit per 10 acres.

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

1. Ecotourism uses and structures ancillary to ecotourism uses (such as trailheads, interpretive kiosks, boat ramps, canoe/kayak launches, and campsite amenities) are allowable provided the structures preserve the scenic and natural character of this category.
2. Accessory uses directly associated with the operation of silvicultural, wildlife conservation, and recreational hunting shall be allowed.
3. Light infrastructure shall be allowed within the Natural Areas future land use category, provided there is no reasonable alternative location outside of Natural Areas future land use areas that provide the same public benefit.
4. State forests managed by the Florida Forest Service may be managed with frequent prescribed fire to meet ecological restoration and maintenance, wildlife habitat improvement, forest pest prevention, access and aesthetic control, and hazardous fuel reduction objectives in accordance with their respective 10-year Land Management Plans (F.s. 253.034).

Policy 2.8.4 [LM]– Rural Future Land Use Category (City of Tallahassee/Leon County): (EFF. 1/23/26)

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

The Rural land use category shall allow single family residential uses at a maximum density of one dwelling unit per 10 acres.

Non-residential uses functionally related to and directly in support of agriculture, the growth and cultivation of trees, and

other natural resource-based activities, including ecotourism activities, may be permitted at a maximum intensity of 2,000 square feet per acre. The location of such uses shall be limited to the intersection of major collector and arterial or the intersection of two arterial designated roadways with development standards provided in land development code regulations for these nodes, except for non-residential uses supporting ecotourism activities, which shall be allowed near the waterbodies and natural features that are the focus of the ecotourism activity.

Community services, light infrastructure, and recreational uses may be permitted provided they are compatible with the natural and rural surroundings. Facilities associated with these uses may be permitted at a maximum intensity of 5,000 square feet per acre, with the primary structure not to exceed 7,500 square feet.

Active recreational uses not functionally related to or supportive of agriculture, silviculture, or natural resource-based ecotourism activities are prohibited. This includes, but is not limited to, golf course, drag strips, and racetracks.

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

The following special conditions shall apply to the Rural Land Use category:

1. Development proposals within the Rural Land Use category shall be evaluated for compatibility with adjacent agricultural and silvicultural uses and shall consider the land management activities associated with such uses, including prescribed fires which result in smoke. Development that is incompatible with agricultural uses, or has the potential to fragment, encroach upon, or displace such uses, shall not be permitted.
2. Property within the Rural Land Use category shall not be converted to a more intense land use category unless the subject site adjoins the Urban Services Area or a designated Rural Community.
3. Non-residential development shall be subject to design standards that preserve the scenic and rural character of this category and protect existing rural residential development from offsite impacts of non-residential development. Design standards shall include, but not be limited to, signage, lighting, parking, landscape buffers, and building materials.
4. Existing uses and structures listed on the local or national historic register as of July 6, 2015, shall be considered conforming.
5. Because urban services are not planned or programmed for areas within the Rural land use category, the Rural land use category shall not be applied to properties within the Urban Services Area.

Policy 2.8.5 [LM]– Rural Residential Future Land Use Category (Leon County): (EFF. 1/23/26)

The intent of the Rural Residential category is to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Services Area.

Residential land uses in Rural Residential shall be permitted at a density of up to one dwelling unit per three acres except in

Conservation Subdivisions developed in accordance with the special conditions for the Rural Residential land use.

Community facilities, minor commercial activities, and minor offices are permitted. The maximum allowable gross square footage in Rural Residential may not exceed 20,000 square feet per acre for minor commercial and 100,000 square feet per acre for neighborhood commercial and shall be further detailed in the land development code.

Industrial, office, and more intensive commercial land uses are prohibited due to lack of present infrastructure services or potential negative environmental impacts. Present or future agricultural, silviculture and forestry activities may be allowed.

The following special conditions shall apply to the Rural Residential Land Use category:

1. To promote a mix of residential areas and perpetually protected open space and agricultural lands, Conservation Subdivisions are allowed and encouraged. Conservation Subdivision design in the Rural Residential land use may be permitted at a gross density of up to one unit per three acres with units clustered on no more than 50% of the site. Conservation Subdivisions must also permanently set aside at least 50% of the total site as open space and restrict development to the least environmentally sensitive and otherwise significant portions of the land. Residential lot size shall be a minimum of 0.5 acre.
2. To protect rural areas from premature development, facilitate infill and redevelopment inside the Urban Services Area, and in recognition of the significant area already mapped as Rural Residential, no additional lands designated Rural or Rural Residential shall be converted to a more dense or intense land use category unless it is within the Urban Services Area and adjoining lands are also within the designated Urban Services Area.
3. Existing, lawfully established, non-residential uses within the Rural Residential land use category that are compatible with surrounding uses shall be considered permitted uses.
4. Existing lots of record shall be considered vested for the purposes of single-family residential use regardless of lot size or density provided all other development standards can be met.
5. Drive-in and drive-thru facilities are not permitted in Rural Residential.

Policy 2.8.6 [LM]– Rural Community Future Land Use Category (Leon County): (EFF. 1/23/26)

The intent of the Rural Community land use is to distinguish long-established unincorporated communities located outside of the urban service area. These unincorporated rural communities have historically grown independently as communities outside of the Tallahassee urban area and are not extensions of urban sprawl. The Rural Community land use represents geographically compact concentrations of developed areas, including many historic towns, immediately surrounded by rural and natural areas.

Residential uses within the Rural Community land use are allowed at a base maximum density of 2 dwelling units per acre. Where central sewer is available, the maximum density allowed is 8 dwelling units per acre.

Community facilities, minor offices and small to moderate-sized commercial development that provide local and surrounding

rural residents access to basic shopping opportunities are limited to a maximum intensity of 10,000 square feet per acre. Maximum building size shall not exceed 50,000 square feet. The Land Development Code shall incorporate standards to minimize potential adverse effects of non-residential uses on surrounding residential property, encourage clustering of businesses to discourage "strip" development, provide for utility space minimums to avoid traffic interference, limit building mass, and encourage pedestrian access.

The following special conditions shall apply to the Rural Community Land Use category:

1. Water and wastewater systems used to serve areas designated Rural Community shall be designated for lower density service as this category is not intended to create an area that attracts regional development.
2. Rural Communities within the Primary Springs Protection Zone shall implement development provisions per the Conservation and Utilities Elements.

Policy 2.8.7 [LM]– Lake Protection Future Land Use Category (City of Tallahassee/Leon County): (EFF. 1/23/26; REV. EFF. 7/25/26)

Lake Jackson, designated both an Outstanding Florida Water (OFW) and Aquatic Preserve, is one of the most unique waterways in Florida. The intent of the Lake Protection category is to ensure that development within the Lake Jackson basin occurs in a sustainable and environmentally sound manner, achieving measurable reductions in nutrient pollutants and improving water quality. The bounds of this category are to be based on the Lake Jackson basin boundary. The boundaries of the Lake Protection category may be applied to areas outside but adjacent to the Lake Jackson basin where application of the category promotes cohesive development patterns along a mixed-use corridor or node.

The Lake Protection category shall allow for residential uses at a density of one dwelling unit per two acres. To encourage compact and efficient development, three density bonus options are available for properties within the category:

- A residential density of up to 4 dwelling units per acre may be permitted within developments designed as a Conservation Subdivision, where served by central water and sewer systems.
- A residential density of up to 8 dwelling units per acre may be permitted within the Lake Protection Corridor (LPC) zoning district, where served by central water and sewer systems.
- A residential density of up to 20 dwelling units per acre may be permitted for properties on US Highway 27 within the Lake Protection Node (LPN) zoning district and 8 dwelling units per acre for the Bannerman Road and Bull Headley Road LPN zoning district, where served by central water and sewer systems, and where design standards, including buffering to adjacent low density residential, as established in the land development code is met.

Non-residential and mixed-use development within the Lake Protection category may only be permitted within areas designated with the LPN and LPC zoning districts. Within these districts, single use, non-residential development shall be allowed at a maximum intensity of 10,000square feet per acre in the LPC zone and 20,000 square feet per acre in the LPN zone where buffering to low-density residential as established in the land development code is met. Projects containing a vertical mixture of uses, including any combination of office, commercial and residential uses, may receive a bonus of 2,500 square feet per

acre in the LPC zone and a bonus of 10,000 square feet per acre in the LPN zone.

Community services, light infrastructure, and recreational uses shall be permitted. Facilities associated with these uses shall be allowed at a maximum intensity of 10,000 square feet per acre.

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

1. The local governments shall implement the Lake Protection Land Use Category with a minimum of three zoning districts, including Lake Protection, LPC, and LPN.
2. The LPN zoning district shall only be permitted at the following intersections:
    a. Highway 27 North and Sessions Road
    b. Highway 27 North and Capital Circle NW/Old Bainbridge Road
    c. Highway 27 North and Fred George Road
    d. Bannerman Road and Bull Headley Road

    The exact extent of these Nodes shall be specified in the City of Tallahassee and Leon County land development regulations but generally shall not extend beyond 0.25 miles from the respective intersection and shall not include areas within a Special Development Zone (SDZ) or existing single-family subdivisions.

3. The LPC zoning district shall only be permitted along Highway 27. The exact extent of the LPC shall be specified in the City of Tallahassee and Leon County land development regulations but generally shall not extend beyond 0.25 miles from the centerline of Highway 27 and shall not include areas within a Special Development Zone (SDZ).

4. As an alternative to large-lot developments, Conservation Subdivisions shall be permitted within the Lake Protection land use category and shall include the following:
    a. Contain a minimum of 60% open space preserved in perpetuity through a conservation easement and comprised of such things as preservation and conservation features, Special Development Zones, undeveloped uplands, passive recreation areas, and storm water facilities designed as a community amenity; and
    b. Be developed at a maximum gross density of two dwelling units per acre or a maximum gross density of four dwelling units per acre when served by central water and sewer systems.

5. Land development regulations shall include stormwater treatment standards for all development and redevelopment within the Lake Protection land use category. To encourage redevelopment in the Lake Protection category, land development regulations may provide for a partial credit applied toward existing impervious surface on previously developed sites.

6. Minimum open space requirements, Low Impact Development strategies, and maximum building footprints shall be included as development standards for the zoning districts implementing the Lake Protection land use category. Additional development standards deemed necessary to protect Lake Jackson from further degradation and/or improve existing water quality may be included in the land development code.

7. The land development regulations shall provide provisions for legally established non-conforming uses and properties in the Lake Protection land use category to be deemed conforming when redevelopment or site improvements result in the site meeting

the design standards, including buffering to adjacent low-density uses, and water quality standards for the Lake Jackson basin established in land development regulations.

Policy 2.8.8 [LM]– Residential Preservation Future Land Use Category (City of Tallahassee/Leon County): (EFF. 1/23/26)

Characterized by existing homogeneous residential areas within the community that are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions greater than 6 units per acre. Future development primarily will consist of infill due to the built-out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterials and expressways should be planned to minimize impacts within this category. Single family, townhouse, duplexes and cluster housing may be permitted within a range of up to six units per acre. Notwithstanding the maximum densities in this policy, existing legally established residential uses exceeding 6 units per acre shall be deemed conforming. Such uses may rebuild to existing building lot coverage percentage and density. Expansion of residential uses exceeding 6 units per acre or other non-conforming uses are prohibited. Nonresidential uses, other than community facilities and recreational facilities are not permitted. Community facilities are limited to a maximum of 60% impervious surface.

The Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet most, but not necessarily all of these criteria:

1) Existing land use within the area is predominantly residential
2) Majority of traffic is local in nature
   a) Predominance of residential uses front on local street
   b) Relatively safe internal pedestrian mobility
3) Densities within the area generally of six units per acre or less
4) Existing residential type and density exhibits relatively homogeneous patterns
5) Assessment of stability of the residential area, including but not limited to:
   a) Degree of home ownership
   b) Existence of neighborhood organizations

In order to preserve existing stable and viable residential neighborhoods within the Residential Preservation land use category, development and redevelopment activities in and adjoining Residential Preservation areas shall be guided by the following principles:

a) Limitation on future commercial intensities adjoining low-density residential preservation neighborhoods.

New or redeveloped commercial uses adjoining residential preservation designated areas shall mitigate potential impacts by meeting land development regulation requirements for buffers, screenings, landscaping, noise, setbacks and stepbacks to be compatible with low density residential development in terms of size and appearance. The factors cited in paragraph (d) below shall be used when determining the compatibility and design techniques. The design and layout of adjoining commercial uses shall be oriented to place the section of the development with the least potential negative impacts next to the residential preservation area.

b) Limitations on existing light industry adjoining residential preservation neighborhoods.

Expanding or redeveloped light industrial uses adjoining low-density residential areas within the residential preservation land use category shall mitigate potential negative impacts and provide screening or buffering between the light industrial uses and the low and medium density residential uses. The factors cited in paragraph (d) below shall be considered when determining compatibility and design techniques.

The design and layout of expanding or redeveloping light industrial uses adjoining residential preservation areas shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low density residential area in the residential preservation land use category. New light industrial uses shall prevent or mitigate off-site impacts in accordance with the Institutional Special District or the Manufacturing and Mining Special District and applicable Land Development Regulations.

c) Additional development requirements for allowed community facilities when adjoining low density residential areas, except for cemeteries or religious facilities to be used solely for religious functions.

Such development requirements will also apply to ancillary facilities when proposed in conjunction with religious facilities and are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the community facilities and the adjoining residential preservation area.

d) Land use compatibility with low-density residential preservation neighborhoods

A number of factors shall be considered when determining a land use compatible with the residential preservation land use category. The following factors shall continue be maintained in the land development regulations used to determine whether a new development is compatible with existing low density residential uses and with the intensity, density, and scale of surrounding development within residential preservation areas: proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage; lot size/ configuration; architecture; screening; buffers, including vegetative buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; and odor.

e) Limitations on Planned Unit Developments in the Residential Preservation land use category. Planned Unit Developments proposed within the interior of a Residential Preservation area designated recorded or unrecorded subdivisions shall be generally consistent with the density of the existing residential development in the recorded or unrecorded subdivision. Parcels abutting arterial roadways and/or major collectors may be permitted to achieve six dwelling units per acre.

Policy 2.8.9 [LM]– Sub-Urban Neighborhood Future Land Use Category (City of Tallahassee/Leon County): (EFF. 1/23/26)

The intent of the Sub-Urban Neighborhood land use category is to allow for neighborhood-scale development that provides a mix of housing types and neighborhood scale commercial within a walkable and bikeable area. It is not intended to be applied within the interior of an existing established low-density neighborhood, unless to correct, legal non-conforming uses and/or densities. Principal uses within the district shall include residential development, neighborhood commercial, and neighborhood

supportive facilities such as community facilities, recreational amenities, and light infrastructure.

The Sub-Urban Neighborhood category shall allow for residential uses at a maximum density of 20 dwelling units per acre. Allowed residential building types are single-family detached, single-family attached, duplexes, triplexes, fourplexes, multiplexes, multi-family, and live-work units.

Office, commercial, and community service uses are allowed up to 20,000 square feet per acre. The intensity of all non-residential land uses shall be kept minimal to reduce the intrusive impact upon the predominant residential land use. Land development regulations shall include development standards to maintain low traffic volumes, vehicular speeds, and parking for non-residential uses.

The following special conditions shall apply to the Sub-Urban Neighborhood Future Land Use category:

1. Urban design standards, buffering standards, and screening standards shall be included in the City of Tallahassee and Leon County land development regulations to ensure compatibility between residential and non-residential uses within the Sub-Urban Neighborhood land use.
2. If central sanitary sewer is not available, non-residential development is limited to a maximum of 900 gallons of wastewater flow per day. Community service facilities are limited to no more than 5,000 square feet, or a sewage flow not to exceed 900 gallons per day. Also, refer to Sanitary Sewer Policies 1.2.3 and 2.1.2 of the Utilities Element of the Comprehensive Plan for additional requirements.

Policy 2.8.10 [LM]– Sub-Urban Mixed-Use Commercial Future Land Use Category (City of Tallahassee/Leon County): (EFF. 1/23/26; REV. EFF. 7/25/26)

The intent of the Sub-Urban Mixed Use Commercial Land Use Category is to establish activity centers and mixed-use nodes that provide community wide or regional commercial activities and housing. This land use category promotes the efficiency of the transportation system through consolidation of trips and discouragement of the unabated sprawl of commercial activities. An integrated pedestrian and bicycle access system shall be provided to afford safe and accessible foot and bike travel between the land uses. The district is intended to facilitate efficient traffic flow by allowing only land uses developed with comprehensively planned access, egresses, and internal circulation systems through the land development review and approval process.

Residential land uses at a maximum density of up to 45 dwelling units per acre shall be allowed in the Sub-Urban Mixed Commercial Land Use Category. Recreational opportunities, cultural activities, commercial goods and services should be located nearby to complement residential uses. Mass transit stops should be located at large commercial centers with appropriate connections established between commercial and residential areas to reduce the automobile dependency of residents and employers. For infill development and redevelopment projects, a

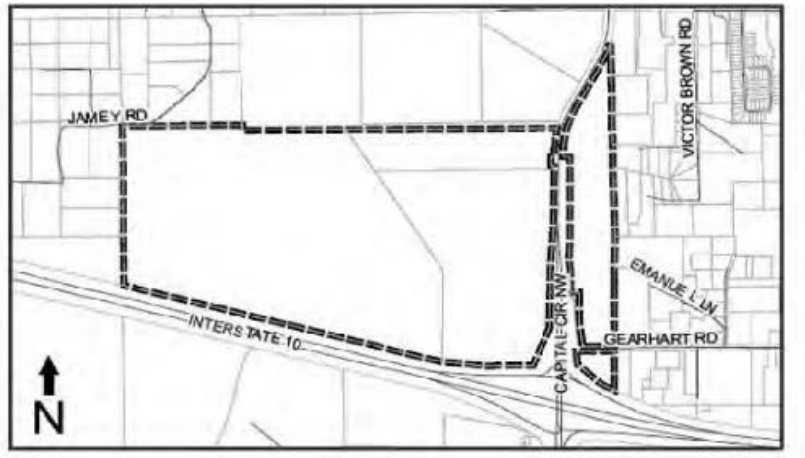
variety of residential types, employment, office, and commercial uses should be incorporated.

Non-residential uses including office, recreation, light infrastructure, community services, and educational facilities shall be allowed up to 25,000 square feet per acre except for in the scenarios outlined in the special conditions below.

The following special conditions shall apply in the Sub-Urban Mixed Use Commercial Land Use Category:

1. Except within mixed-use centers, larger-scale commercial development shall be buffered from residential neighborhoods.
2. If development within the Sub-Urban Mixed Use Commercial Land Use Category only contains residential land uses, at least 5% of the gross site must be used for passive or active open space such as pocket parks, green space, or trails. The required 5% of the site shall be contiguous.
3. Non-residential development that is a part of a mixed-use development that includes medical centers may have an intensity of up to 80,000 square feet per acre, and up to 176,000 square feet per acre if it includes a hospital.
4. Park Place is a designated Regional Activity Center subject to the increased Development of Regional Impact guidelines and standards consistent with Rule 28-24.014(10)(a), Florida Administrative Code.

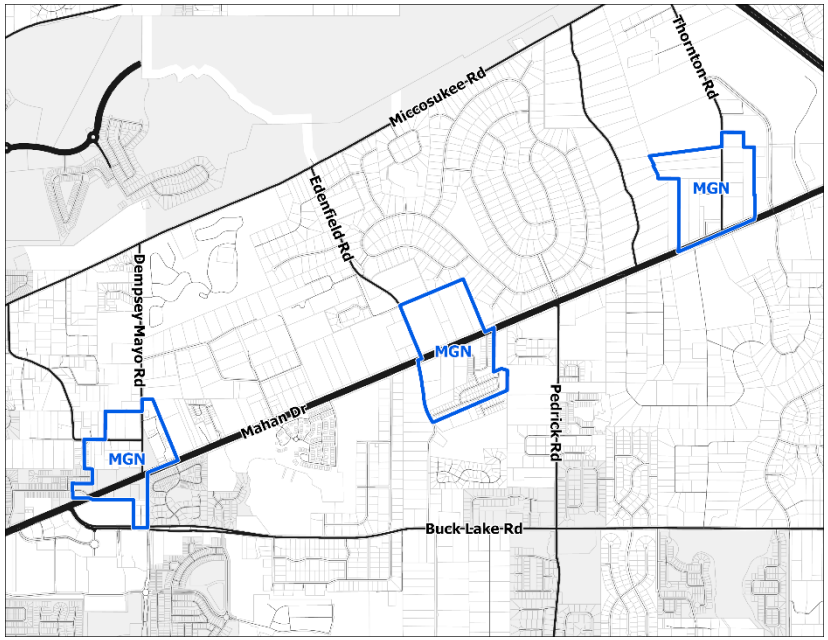
Map 6: Park Place



Park Place meets the parameters for a Regional Activity Center as defined in Rule 28-24.014(10)(c)2, Florida Administrative Code, and is depicted on the map above. Multi-use land uses for a Regional Activity Center can be accommodated by the currently designated Planned Development future land use category and development shall occur consistent with the guiding land use policies within the local comprehensive plan and the land development code.

5. Mahan Gateway Corridor Nodes designated as Sub-Urban Mixed-Use Commercial future land use category that were previously designated as Mahan Gateway Node on the future land use map as of December 10, 2025, as shown below, were previously intended to preserve existing residential preservation neighborhoods; to foster an appropriate mix and location of land uses along the corridor to preserve the scenic and residential character of a majority of the corridor; to provide for the potential development of commercial and retail developments

within designated nodes along the corridor; to prohibit strip commercial development along the corridor; to maximize and promote efficient use of infrastructure within the Tallahassee-Leon County Urban Services Area; to promote pedestrian activities by providing neighborhood-serving commercial and office uses within walking distance of one another, nearby to existing and future residential developments; and to promote shorter vehicular trips for adjacent neighborhood residents and to increase usage of non-vehicular transportation modes. These properties shall continue to be eligible to be implemented through the Mahan Corridor Ring and Mahan Corridor Node zoning districts, based on criteria established in the Leon County and City of Tallahassee Land Development Codes. For properties located in the unincorporated area, these parcels shall be implemented only by their existing zoning, or through the Mahan Corridor Ring and Mahan Corridor Node zoning districts as allowed in the Leon County Land Development Code, to preserve the above-referenced original intent of the Mahan Gateway Node concept.



Map 7: Mahan Gateway Nodes

Policy 2.8.11 [LM]– Urban Neighborhood Future Land Use Category (City of Tallahassee): (EFF. 1/23/26)

The intent of the Urban Neighborhood Land Use is to provide medium density housing, live/work housing, and a mix of uses set within small to medium blocks that are defined by walkable streets characterized by narrow travel lanes, on-street parking, sidewalks, and planter strips. It is not intended to be applied within the interior of an existing established low-density neighborhood, unless to correct legal non-conforming uses and/or densities. The Urban Neighborhood area shall be characterized by a mix of uses on small lots, with residential uses being the predominant type, and a street network that generally connects to residential neighborhoods along corridors or behind the uses fronting major collectors or arterial roadways. Non-residential neighborhood-scale uses are allowed and intended to integrate into the surrounding neighborhood. Pedestrian safety and comfort shall be prioritized over vehicle speed.

Allowed land uses include residential and neighborhood-scale non-residential uses. The scale of all non-residential land uses shall remain accessible to pedestrians living in surrounding residences. Emphasis on commercial uses shall be limited to convenience goods and services, small to moderate scale grocery stores, and small pharmacies and offices. Community facilities, office, and commercial development in scale with surrounding residential areas are appropriate.

A maximum gross density of 26 dwelling units per acre is allowed. Residential development should include a mix of densities and housing types and be located to maximize pedestrian access to shops, public facilities and recreational opportunities that are passive or active.

A maximum intensity for commercial uses of 30,000 square feet per acre and a maximum intensity for office uses of 30,000 square feet per acre are allowed. Traffic volumes and speeds shall be kept low, and parking for nonresidential uses shall be small in scale. The number of parking spaces may be reduced to reflect increased pedestrian access.

The following special conditions shall apply to the Urban Neighborhood Land Use Category:

1. Design and development standards for the Urban Neighborhood area shall detail the placement, scale, and relationship between buildings and the street, including landscaping standards, to support an area of high pedestrian comfort and a continuous walkable street network throughout the district.
2. Urban design standards, buffering standards, and screening standards shall be included in the City of Tallahassee and Leon County land development regulations to ensure compatibility between residential and non-residential uses within the Urban Neighborhood land use category.

Policy 2.8.12 [LM]– Urban General Future Land Use Category (City of Tallahassee): (EFF. 1/23/26)

The intent of the Urban General Land Use is to provide a mixture of uses including a variety of residential land uses, employment (including light manufacturing), office and commercial activities that are arranged in a manner to promote walkability and bikeability, or reduce automobile use. This category includes a variety of building types, short setbacks, wide sidewalks, and a street scape with trees, typically defining medium-sized blocks within walking distance of high activity or employment centers; essentially a walkable urban area with a mix of housing options and significant non-residential uses related to and supporting housing. The land use category provides higher density residential opportunities near university campuses and the downtown area. Infill and potential redevelopment and/or rehabilitation activity are encouraged.

Allowed land uses include residential, commercial, office, and community facilities. A maximum gross density of 50 dwelling units per acre is allowed.

A maximum intensity for commercial uses of 60,000 square feet per acre and a maximum intensity for office uses of 60,000 square feet per acre are allowed.

Development in this category located along public frontages shall incorporate uses that emphasize and encourage pedestrian foot traffic and contribute towards a visually-interesting environment for the adjacent public realm. This can be achieved through methods such as high percentage of transparency, frequent pedestrian opening with connections to adjacent streetscapes, and human-scaled architectural details. Development that is primarily served by automobile traffic and generates low foot traffic shall be subject to a maximum intensity of 30,000 square feet per acre.

The following special conditions shall apply to the Urban General Land Use Category:

1. Design and development standards in the land development regulations for the Urban General area shall detail the placement, scale, and relationship between buildings and the street to support an area of high pedestrian comfort and safety, and a continuous walkable street network throughout the district.
2. Development standards in the Tallahassee Land Development Code may not require minimum parking requirements for uses in the Urban General land use category.
3. Street access by nonresidential uses may be permitted within the City limits of Tallahassee so long as site design complies with land development regulations to mitigate potential incompatibility with residential uses within the land use district.
4. Development at universities and colleges shall be regulated by the respective campus master plans and development agreements. Coordination on development in the proximity of universities and colleges shall be subject to development agreements.
5. The land development regulations shall include standards for development that do not incorporate uses that emphasize and encourage pedestrian foot traffic or contribute towards a visually-interesting environment for the adjacent public realm. Standards shall include requirements such as enhanced bicycle and pedestrian amenities and streetscaping features, building façade enhancements, and building placement.

Policy 2.8.13 [LM]– Urban Center Future Land Use Category (City of Tallahassee): (EFF. 1/23/26)

The intent of the Urban Center land use category is to be a vibrant, 18-hour urban activity center with quality development that includes a variety of residential and nonresidential uses at high densities and intensities. The land use is characterized by buildings in close proximity to one another, featuring retail on the ground floor and residential units above, wide sidewalks, consistent street trees, and a strong emphasis on pedestrian activity. The emphasis in this area, which is within the Multimodal Transportation District, is to facilitate a shift from cars to pedestrian, bike and transit modes of transportation. The land use intends to promote a mix of uses and higher densities and intensities within its Urban Center, while promoting multiple modes of transportation.

Allowed land uses include residential, commercial, office and community facilities.

A maximum gross residential density of 150 dwelling units per acre is allowed. Development intensity in Urban Center is up to 100% lot coverage. Land development regulations may establish more restrictive lot coverage, building heights, and design standards for different locations, neighborhoods, and special character districts within the Urban Center land use.

Intensity for nonresidential uses shall be identified in the Downtown regulating land development code that shall include lot coverage and maximum building height.

The following special conditions shall apply to the Urban Center Land Use Category:

1. The development regulations within the Urban Center area shall establish Design Guidelines for the land use in

order to allow for more mixed-use, pedestrian, bike and transit- oriented development.

2. Future Expansion of the Urban Center land use shall be subject to the following requirements.

   a. The proposed parcels shall be:

      i. Within the existing Downtown Overlay; and

      ii. Contiguous to the existing Urban Center FLUM area.

      iii. Served by available and adequate infrastructure to support the densities and intensities allowed in the Urban Center land use.

      iv. Demonstrated to exhibit a need for the expansion (e.g.: parcel of sufficient size not available in the Central Core FLUM for the proposed development).

Policy 2.8.14 [LM]– Special Development Districts (City of Tallahassee/Leon County): (EFF. 1/23/26)

The following Special Development Districts are created to address unique uses and areas throughout the community:

- Manufacturing and Mining– Heavy industrial land uses that do not, typically, have a defined intensity or density and may have the potential to create significant offsite impacts to surrounding areas, have specific federal and/or state requirements and must receive federal and/or state approval in addition to local government approval. Impacts such as noise, lighting, traffic, and vibrations that are not regulated by federal and/or state laws shall be regulated by the City and County.
- Institutional - Heavy infrastructure community facilities which may be public or privately owned or established that provide significant public benefit but may have the potential to create off-site impacts.
- Parks and Civic Spaces – City, County, State and Federal areas utilized for passive and/or active recreation uses. The principal land use will not, typically, have a defined density or intensity.
- Planned Development – Large, undeveloped land areas within the Urban Services Boundary that are generally under single ownership that are required to be master planned prior to development.

Special Development Districts shall be subject to the provisions of the Comprehensive Plan except where otherwise specified by federal and state laws.

Policy 2.8.15 [LM]– Manufacturing and Mining Special District (City of Tallahassee/Leon County): (EFF. 1/23/26)

Advanced manufacturing and mining are important parts of the economy in the City of Tallahassee and Leon County. Dramatic shifts in the technologies used by these sectors are resulting in operations that are often cleaner, quieter, and less noxious to neighboring uses than traditional heavy industrial uses. Manufacturing and mining uses in appropriate locations provide necessary jobs and the raw materials needed to support growth and development in the community.

Manufacturing and mining uses intended for the distribution of manufactured goods should be encouraged in areas with access to the Tallahassee International Airport or the Florida Department of Transportation's (FDOT) Strategic Intermodal System (SIS) facilities. The Manufacturing and Mining Special District shall not be applied to areas outside the Urban Services Area.

Because heavy industrial uses vary in their operations and potential for offsite impacts, performance and locational criteria shall be established in the City and County land development codes for the implementing zoning districts.

The Manufacturing and Mining Special District accommodates a variety of uses that may have similar demands on public infrastructure. Light industrial, mining, and heavy industrial uses are allowable in the Manufacturing and Mining Land Use.

- Light Industrial – Light Industrial uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre. Ancillary residential uses (intended for caretaking, maintenance, the temporary lodging of employees, or security) may not exceed two units per acre.
- Mining– Mining uses shall be permitted subject to applicable landscaping and natural area requirements and the dimensional standards included in land development regulations. A land reclamation plan shall be submitted demonstrating that upon termination of the activity, the land shall be returned to a condition that will allow an effective reuse compatible with surrounding properties.
- Heavy Industrial – Heavy Industrial uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre. These areas shall have stringent locational criteria and require extensive buffering and/or relative distance from other land uses. These uses may require employment of techniques to prevent impacts offsite or require mitigation and/or minimization techniques for impacts. Ancillary commercial uses designed to serve adjacent workers may be permitted.

The following special conditions shall apply to the Manufacturing and Mining Special District:

1. Noise, vibrations, smoke, dust and particulate matter, odor, and lighting resulting from industry and mining uses shall be prevented or mitigated to avoid negative impacts on properties in the vicinity of these uses. The City and Leon County Land Development Code shall provide minimum mitigation standards.
2. Administrative offices that support and are functionally related to onsite activities are allowed in any of the implementing zoning districts for the Industry and Mining Special District.
3. Site plans must demonstrate the protection of adjacent non-industry and non-mining properties through development standards outlined in the land development codes.
4. A plan for vehicular access to and from the site addressing heavy trucks and equipment must be submitted with site plans and must demonstrate compatibility with adjacent land uses.
5. Hydraulic fracturing, proppant fracturing, acid fracturing, matrix acidizing, and similar activities, commonly referred to as fracking, are not permitted uses in the Industry and Mining Land Use.

Policy 2.8.16 [LM]– Institutional Special District (City of Tallahassee/Leon County): (EFF. 1/23/26)

The purpose of this Special District is to provide lands for heavy infrastructure community facilities that must obtain federal and/or state approvals to be located, modified and/or expanded within the community. Institutional facilities and uses may be

public or privately owned or established but must provide significant public benefit.

Principal uses for institutional facilities and uses may not have a defined density or intensity. Generally, facilities and accessory uses shall not occupy more than 90 percent of the entire site when located within the Urban Service Boundary or 75 percent of the entire site when located outside of the Urban Services Boundary. Primary buildings for institutional uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre.

The following special conditions shall apply to the Institutional Special District:

1. Institutional land uses have the potential to create offsite impacts to surrounding areas. Because institutional uses vary in their operations and their potential offsite impacts, performance and locational criteria shall be established in the City and County land development codes for the implementing zoning districts.
2. Whenever possible, noise, vibrations, smoke, dust and particulate matter, odor, and lighting resulting from institutional uses shall be prevented. In cases where the impacts cannot be prevented, they shall be mitigated to avoid negative impacts on properties in the vicinity of these uses.

Policy 2.8.17 [LM]- Parks and Civic Spaces Special District (City of Tallahassee/Leon County): (EFF. 1/23/26)

The Parks and Civic Spaces Special District may be applied to publicly or privately owned lands and is intended to provide areas within the community for the resource conservation and recreational facility needs of the community. Non-residential uses that enhance parks with active recreational facilities, such as a clubhouse at a golf course or restaurant and retail uses at parks in urban areas, are allowed if designed to complement the park's intended use.

The maximum intensity for non-residential uses in areas designated Parks and Civic Spaces Special District is 1,000 square feet per acre. Residential uses shall be limited to hosts and resident volunteers involved in the maintenance or operation of the parks and civic spaces.

The following special conditions shall apply to the Parks and Civic Spaces Special District:

1. Commercial active recreation land uses shall be established through the Planned Unit Development process.
2. Because commercial active recreation land uses vary in their operations and potential offsite impacts, the Planned Unit Development shall establish standards to address the potential offsite impacts, including, but not limited to noise, lighting, and traffic access and congestion.

Policy 2.8.18 [LM]– Planned Development Special District (City of Tallahassee/Leon County): (EFF. 1/23/26)

The Planned Development Special District is intended to identify large, undeveloped land holdings that will be developed with various mixes of land uses for which more detailed planning

is required to establish the appropriate mixture and arrangement of uses. Undeveloped areas within the Urban Service Area that, as of January 1, 2007, are predominantly in the same ownership or control and encompassing more than 200 acres shall be defined as a Planned Development Special District. These

Planned Development Special Districts shall require, prior to subdivision or development, a Master Plan approved by the jurisdiction in which the Planned Development Special District is located.

The Planned Development Special District allows intensities of 25,000 square feet per acre and densities shall not exceed 20 dwelling units per acre. Storage areas within buildings, warehouses, mini-warehouses and self-storage facilities may have a gross floor area up to 50,000 square feet per acre.

The following special conditions shall apply to the Planned Development Special District:

1. Master Plans shall show the location, intensity and mix of proposed land uses, as well as the transportation network necessary to serve the proposed development. To provide for a more self-supporting development pattern that is less oriented to the use of automobiles, the Master Plan area shall include at least four different land uses (e.g., residential, office, commercial, recreation, light industrial, public or private open space) that are integrated with each other, as well as with the unique characteristics of the development area.
2. Master Plans shall identify the following:
    a. Boundary of area subject to Planned Development.
    b. General depiction of mix, location and intensities of future land uses.
    c. Activities permitted within each land use.
    d. Total dwelling units.
    e. Total square footage of non-residential development.
    f. How natural resources on-site will be protected.
    g. Major transportation system improvements that are consistent with adopted transportation plans.
    h. Capacity maintenance, bicycle, and pedestrian accessibility, impacts to surrounding areas and protection of canopy roads, if applicable.
    i. Address mass transit, if transit facilities are available or planned within the plan horizon for the Tallahassee-Leon County Comprehensive Plan to serve the Planned Development.
    j. Facilities and development requirements to provide alternative modes of transportation, such as bicycle and pedestrian mobility and, if available, mass transit.
    k. An infrastructure plan which identifies the type, demand, and general location of needed utilities in relation to existing and scheduled utilities in the areas of the development.
    l. The location and adequacy of proposed schools, parks, and open space.
    m. How the development will reduce transportation demand by allowing for internal trip capture at project build-out through a mixture of land uses.
    n. How the development will comply with applicable affordable housing policies and/ordinances.
    o. How the unique characteristics of the area, including cultural and historic resources, preservation and conservation features, and greenways, will be addressed.
    p. A set of development guidelines that will direct the development of implementing PUD/PUDs. These

guidelines shall address, but not be limited to, building height, setbacks, the interrelationships of uses, energy efficiency, pedestrian access. The guidelines shall include basic design elements that generally address crime prevention, such as landscaping and lighting considerations, Crime Prevention through Environmental Design (CTPED) principles, or other design concepts intended to improve safety and deter crime.

3. Previous approved Comprehensive Plan Area Plans shall constitute a Master Plan as required by this policy. The Southeast Sector Plan serves as the Master Plan for Southwood, Colin English Properties, and the former Southside DRI lands. The Welaunee Critical Area Plan serves as the Master Plan for the Welaunee Toe, Heel, and Arch. The Capital Circle Office Complex Planned Unit Development Master Plan Concept shall serve as the Master Plan for this area, and shall be exempted from the four use requirement of this policy.
4. Approved Master Plans are to be implemented by one or more Planned Unit Developments. Minimum size requirements for Planned Unit Developments within the district shall be established in the land development code. Minor and major amendments to the Master Plan may be approved through the Planned Unit Development requirements and procedures. The Planned Unit Development may serve as the Master Plan if it meets the requirements for a Master Plan enumerated in this policy.
5. Easements, right-of-way and other improvements located throughout the Planned Development District boundary may be required to be dedicated in conjunction with proposed development applications to ensure adequate facilities can be constructed consistent with the Master Plan.
6. Subdivision of a portion of a Planned Development District for sale or donation to a public or quasi-public entity for the purpose of conservation, preservation, or passive resource-based recreation use shall not be contingent upon the adoption of a Master Plan or PUD.
7. Subdivision and development of a portion of a Planned Development area for sale or donation for the purpose of providing schools (pre-kindergarten through twelfth grade) and/or infrastructure to serve primarily offsite needs shall not, likewise, be contingent upon the adoption of a Master Plan or PUD. The land development code shall establish the process and requirements for siting and development of new schools and the expansion of existing schools. The conservation, preservation, passive recreation, educational facilities and types of infrastructure that are intended to be accessible by the public shall be designed for integrated auto, pedestrian and bicycle access, and shared access. The school facilities and infrastructure shall include adequate buffering for the remainder of the Planned Development. If any of these public acquisitions reduce the remaining acreage of the Planned Development below 200 acres, the Planned Development provisions of this Plan shall apply to all remaining acreage.
8. Separate Master Plans may be approved for each Planned Development District that is divided by an interstate or arterial highway that limits integration across the entire development.
9. As demands from a rapidly increasing population may require the expansion of the Urban Service Boundary in

the future, additional areas will be identified as Planned Development Areas upon their inclusion within the Urban Service Area.

10. Upon expansion of the Urban Service Area, properties that meet the definitions for Planned Development areas shall be designated as Planned Development on the adopted Future Land Use Map and Zoning Map.

Goal 3 [LM] (Eff. 1/23/26) – Healthy Neighborhoods and Vibrant Places:

Our community will plan for the development of healthy neighborhoods, vibrant places, and places of employment that are designed and built to be lively, inclusive, safe, and sustainable to ensure the equitable treatment and involvement of all citizens, recognize the importance of public spaces and private property, address the importance of civic and institutional uses, and account for community context.

These places will provide for:

- Recreational opportunities.
- Pedestrian and bicycle facilities.
- Healthy food options.
- Health services.
- Community facilities, including schools, community centers, and libraries.

Objective 3.1 [LM]– Residential Character (City of Tallahassee/Leon County): (Eff. 1/23/26)

Provide for connectivity and a balanced mix of residential uses that allow for greater housing diversity while protecting the character of existing, viable residential areas and neighborhoods.

Policy 3.1.1 [LM]– Residential Character Criteria (City of Tallahassee/Leon County): (Eff. 1/23/26) Maintain land development code regulations that protect existing residential areas from encroachment of incompatible uses. These regulations shall include context-based requirements for setbacks, buffering, open space, landscaping, tree protection, stormwater, and access management. Development proposals shall be reviewed for compliance with these requirements during the site plan review process.

Policy 3.1.2 [LM]– Housing Diversity (City of Tallahassee/Leon County): (Eff. 1/23/26)

Maintain a viable mix of available residential densities to accommodate a variety of housing types.

Policy 3.1.3 [LM]– Healthy Food Options (City of Tallahassee/Leon County): (Eff. 1/23/26)

The land development regulations shall foster healthy food options by promoting community public gardens and supporting neighborhood scale grocery uses within and adjacent to residential areas.

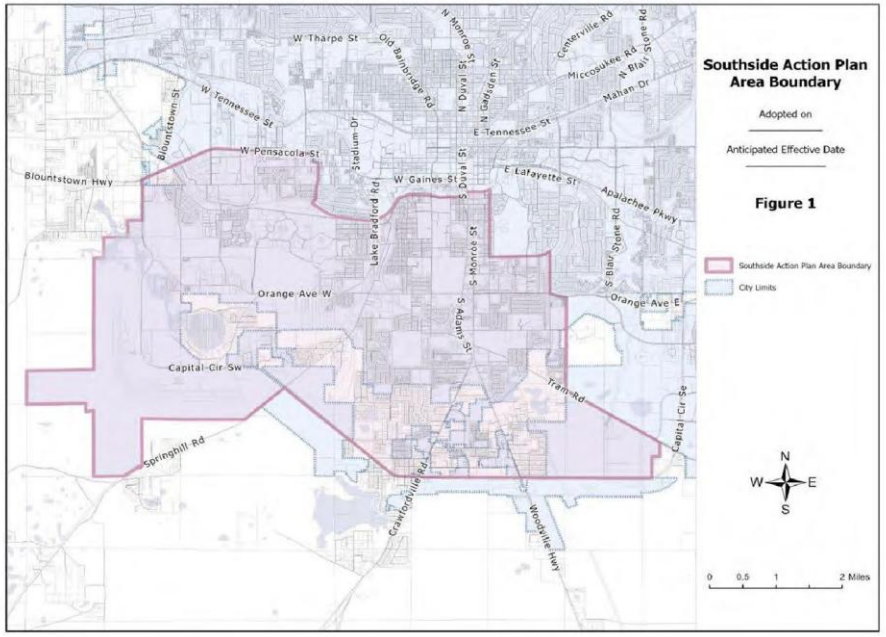
Objective 3.2 [LM]– Southside Action Plan (City of Tallahassee/Leon County): (Eff. 1/23/26)

Develop and monitor the Southside Action Plan to align with the community's desire for a framework of action in the southern part of the Tallahassee urban area. To achieve this objective, the local governments shall develop a Southside Action Plan that complements long term public and private investment with small scale visible improvements that are relatable and community driven. This approach recognizes that the vision of Southside citizens is essential to guiding the development, redevelopment, and rehabilitation of the Southside; and that the community's vision focuses on three main areas of improvement: Beautification, Investment, and Engaged and Activated Citizens.

Policy 3.2.1 [LM]– Southside Action Plan Area (City of Tallahassee/Leon County): (Eff. 1/23/26)

The objective and policies for the Southside Investment Strategy apply to the designated Southside Action Plan area.

Map 8: Southside Action Plan Area



Policy 3.2.2 [LM]– Beautification (City of Tallahassee/Leon County): (EFF. 1/23/26)

Focus local government beautification efforts in shared public spaces by frequently maintaining and enhancing existing public areas. Support citizen and business investment on private property and shared spaces.

Policy 3.2.3 [LM]– Investment (City of Tallahassee/Leon County): (EFF. 1/23/26)

Identify projects that initiate further investment opportunities in the Southside Community. Support partnerships across federal, state, city and county governments with non-profits and private organizations to identify resources for housing, homeownership, business, and infrastructure for the public. Investment within the Southside Action Plan area shall not occur at the expense of the natural environment or water quality in a manner which is found to be inconsistent with local government initiatives, policies, rules or regulations.

Policy 3.2.4 [LM]– Active and Engaged Citizens (City of Tallahassee/Leon County): (EFF. 1/23/26) Encourage citizens, neighborhoods, and businesses in the Southside to be engaged and actively involved in community-led projects. Promote projects, empower residents, and connect efforts with resources.

Policy 3.2.5 [LM]– Southside Action Plan Evaluation and Update (City of Tallahassee/Leon County): (EFF. 1/23/26)

The local governments will monitor project implementation of the Southside Action Plan by reporting annually, or as requested by the City Commission or County Commission, on Southside Action Plan policies.

Objective 3.3 [LM]– Connectivity Access Management (City of Tallahassee/Leon County): (EFF. 1/23/26) Require effective interconnectivity and access management to reduce vehicle trip demand, increase access and safety for bicyclists and pedestrians, and preserve the integrity of the transportation system.

Policy 3.3.1 [LM]– Access Management Design (City of Tallahassee/Leon County): (EFF. 1/23/26)

The City of Tallahassee and Leon County shall adopt and maintain access management standards and supporting design guidelines to control the location, spacing, operation and design of access connections and median openings. Development access shall be designed to protect the maximum service volume, safety, and operating characteristics of transportation facilities that it

impacts, taking into account impacts to all modes and users of transportation.

Policy 3.3.2 [LM]– Intersection and Interchange Restrictions (City of Tallahassee/Leon County): (EFF. 1/23/26)

Restrict vehicular access connections (e.g., driveways) close to the intersection of streets, roads, and highway interchanges. Regulations specifying the appropriate location and spacing of access connections from intersections and interchanges will be provided in the land development regulations or local policies.

Policy 3.3.3 [LM]– Unified Access and Circulation Plans (City of Tallahassee/Leon County): (EFF. 1/23/26) Alternative access connections and unified access and circulations plans shall be used to minimize access connections on arterial roadways. All development plans shall provide circulation systems that create multimodal access to and from the proposed development, as well as access to surrounding developments.

Policy 3.3.4 [LM]– Access Management Improvements (City of Tallahassee/Leon County): (EFF. 1/23/26) Improve access management to support the movement of through traffic, reduced crashes, and decrease vehicle conflicts by implementing standards and strategies that:

1. Address the transition of vehicles from arterial roadways to internal circulation systems.
2. Prioritize the redesign of median openings that are inadequately designed.
3. Require the closure or modification of excessive, overly wide, or unsafe driveway connections during resurfacing, repair, and rehabilitation projects.

Policy 3.3.5 [LM]– State Road Access Management (City of Tallahassee/Leon County): (EFF. 1/23/26) The local governments shall coordinate with the Florida Department of Transportation and utilize access management and permitting policies adopted, or recommended, by FDOT on state highways.

Policy 3.3.6 [LM]– Neighborhood Through-Traffic (City of Tallahassee/Leon County): (EFF. 1/23/26) Utilize context sensitive roadway design and traffic calming to allow connectivity while mitigating the effects of through-traffic on neighborhoods and supporting complete streets policies.

Policy 3.3.7 [LM]– Consolidated Properties (City of Tallahassee/Leon County): (EFF. 1/23/26) Properties under the same ownership, consolidated for development, or part of phased development plans shall be considered one property for the purposes of access management.

Access points to such developments shall be the minimum necessary to provide reasonable access.

Policy 3.3.8 [LM]– Development Near Interchanges (City of Tallahassee/Leon County): (EFF. 1/23/26) Circulation systems for new development and redevelopment at interstate interchange areas shall be designed to provide safe and efficient multimodal traffic flow through the implementation of strategies and standards such as access spacing or the utilization of service roads.

Policy 3.3.9 [LM]– Access Management Deviations (City of Tallahassee/Leon County): (EFF. 1/23/26) Flexibility shall be provided in the administration of access spacing standards to accommodate minor deviations, where safe and appropriate, and to ensure that no property is denied reasonable access to the transportation system. Major deviations from access spacing

standards shall not be granted until every feasible option for meeting access management standards has been explored and deemed impractical.

Objective 3.4 [LM]– Equitable Distribution of Land Uses (City of Tallahassee/Leon County): (EFF. 1/23/26) Provide for the geographic distribution of land uses in a manner that meets the needs of a growing and diverse population while ensuring that the benefits and burdens of public sector projects are shared across the community equitably.

Policy 3.4.1 [LM]– Distribution of Land Uses (City of Tallahassee/Leon County): (EFF. 1/23/26)

The Future Land Use Map shall provide for the balanced and orderly growth and development of the community with a distribution of land uses that allow residential, commercial, office, institutional, and manufacturing uses throughout the community while accounting for natural resources, the geology and geography of the community, and available transportation facilities.

Policy 3.4.2 [LM]– Public Investments (City of Tallahassee/Leon County): (EFF. 1/23/26)

The City and County will strive to distribute major infrastructure projects and other public investments geographically across the community with consideration given to the unique and specific infrastructure needs of different areas.

Objective 3.5 [LM]– Safety (City of Tallahassee/Leon County): (EFF. 1/23/26)

Prioritize safety as a foundational principle in the development and amendment of policies and guidelines. Apply best practices and best available data to land development regulations, street design, and urban design to enhance and promote the safety of all people regardless of age or ability.

Policy 3.5.1 [LM]– Public Infrastructure Design (City of Tallahassee/Leon County): (EFF. 1/23/26)

Public infrastructure, relevant to transportation, shall be designed to increase the safety of its users through strategies such as the application of context-based design and design speed, Complete Streets principles, Crime Prevention through Environmental Design (CPTED), and other nationally recognized strategies. This infrastructure design shall include sidewalks, street trees, and on-street parking. For roadways, public infrastructure including signalization, pedestrian facilities, on-street parking, and associated streetscaping elements such as lighting, pavement markings, and crosswalks shall follow design principles that increase the safety of its users. To support the goal for zero deaths and serious injuries on our roadways, design shall follow a Safe System Approach and utilize Proven Safety Countermeasures

Objective 3.6 [LM]– Land Development Regulations (City of Tallahassee/Leon County): (EFF. 1/23/26)

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.

Policy 3.6.1 [LM]– Criteria for Amendments to Land Development Regulations (City of Tallahassee/Leon County): (EFF. 1/23/26)

Proposed amendments to the City of Tallahassee and Leon County Land Development Regulations shall be evaluated for consistency with the overall intent of the adopted Goals,

Objectives, and Policies of each Element of the Comprehensive Plan.

Policy 3.6.2 [LM]– Implementing Zoning Districts (City of Tallahassee/Leon County): (EFF. 1/23/26)

Each Future Land Use Map Category shall be implemented by one or more zoning districts that are consistent with the intent of that respective land use category. Each zoning district shall specify allowable land uses and activities with appropriate development and design standards, including density and intensity of development, as applicable.

Policy 3.6.3 [LM]– Site Requirements (City of Tallahassee/Leon County): (EFF. 1/23/26)

Land development regulations shall include requirements for:

- Context-based stormwater management
- Open space
- Setbacks
- Buffers
- Screening
- On-site traffic circulation
- Roadway access
- Context-based transit amenities
- Land uses
- Subdivision of land
- Signage
- Standards for the regulation of development within and adjacent to areas subject to seasonal or periodic flooding compliant with state and federal regulations
- Areas known to be vulnerable to natural or human-caused hazards
- Lighting
- Noise mitigation

Policy 3.6.4 [LM]– Density and Intensity Incentives (City of Tallahassee/Leon County): (EFF. 1/23/26)

Land development regulations shall include incentives for greater development density and intensity to facilitate growth in areas that minimize and/or mitigate impacts on the natural environment or community character. These incentives shall allow densities or intensities that exceed unincentivized limits set out in the respective Future Land Use Category by up to 20%. Incentives for greater density and intensity up to 25% will be permitted for developments along Gateway Corridors as defined in Policy 2.6.2 of this Element within the Urban Services Area for developments that incorporate urban design standards resulting in more attractive developments.

Policy 3.6.5 [LM]– Planned Unit Developments (City of Tallahassee/Leon County): (EFF. 1/23/26)

The City of Tallahassee or Leon County Land Development Regulations shall provide for the creation of Planned Unit Developments (PUD) zoning districts to accommodate development proposals that are consistent with the Comprehensive Plan but are not provided for or allowed in the zoning districts otherwise established. Planned Unit

Developments may establish site-specific standards by ordinance.

Policy 3.6.6 [LM]– Non-Conforming Uses (City of Tallahassee/Leon County): (EFF. 1/23/26)

The City of Tallahassee and Leon County Land Development Regulations shall provide a procedure to substantially mitigate or eliminate legally established non-conforming land uses or deem an existing use to be conforming. These procedures shall include a process for evaluating and determining eligibility for a waiver of non-conforming status based on:

- The impact of the non-conformity to conforming land uses adjacent to the non-conformity.
- A determination that the non-conformity is not detrimental to public health, safety, and welfare.
- The ability to prevent or substantially mitigate impacts of the non-conformity.

The development regulations shall distinguish between non-conforming uses which are to be terminated or amortized, and legally established non-conforming uses in nonresidential designations which may continue, but not be expanded.

Policy 3.6.7 [LM]– Previously Vested Development (City of Tallahassee/Leon County): (EFF. 1/23/26) Any development approved under earlier comprehensive plan versions, but not yet commenced, shall still have that approval vested as such until the expiration of the approved development or until development is approved under the current comprehensive plan.

Policy 3.6.8 [LM]– Landfill Redevelopment (City of Tallahassee/Leon County): (EFF. 1/23/26)

Local governments shall adopt and maintain land development regulations that ensure redevelopment of mapped landfill sites will not adversely impact health, safety, or welfare.

Objective 3.7 [LM]– Urban Design (City of Tallahassee/Leon County): (EFF. 1/23/26)

Incorporate urban design standards and design guidelines into the City of Tallahassee and Leon County Land Development Regulations to support distinctive and adaptable places that promote engaging, accessible, and safe public spaces.

Policy 3.7.1 [LM]– Design Principles and Priorities (City of Tallahassee/Leon County): (EFF. 1/23/26) General urban design principles included in land development regulations shall prioritize pedestrian safety and comfort within an interconnected network of small blocks supported by a mixture of land uses and housing types in urban areas. Outside of urban areas, design principles shall prioritize conservation and preservation of natural resources.

Policy 3.7.2 [LM]– Crime Prevention through Environmental Design (City of Tallahassee/Leon County): (EFF. 1/23/26)

Land development regulations shall incorporate principles of Crime Prevention Through Environmental Design (CPTED) to:

- Incorporate landscaping, walkways, fencing, signage, and/or other design elements that are intended to provide visual cues on whether property is public, semi-public, or private.

- Selectively place entrances and exits, fencing, lighting, and landscaping to control access to private spaces.
- Place physical features, activities, and amenities in ways that maximize the visibility of public spaces and their users.
- Standards shall be designed taking all people into consideration, regardless of age, physical ability, or mental ability.
- CPTED principles shall be applied thoughtfully and equitably so that the implementation of the principles does not reduce quality of life or inequitably burden any part of the community.

Policy 3.7.3 [LM]– Design Criteria for Mobility Hubs (City of Tallahassee/Leon County): (EFF. 1/23/26)

New developments or redevelopment projects shall contribute to providing a safe, convenient, comfortable, and aesthetically pleasing transportation environment that promotes walking, cycling, and transit use. Mobility Hubs, that offer multiple transportation options in a centralized area, promoting the use of public transit, cycling, car-sharing, micro-mobility and other sustainable modes of transportation available to users of all ages and abilities, will be encouraged through incentives to increase access to community facilities and employment opportunities, including those for underserved communities. Design standards and incentives for including mobility hubs shall be adopted into land development regulations.

Goal 4 [LM] (Eff. 1/23/26) – Greater Housing Diversity:

Our community will strive for greater housing diversity that expands affordable housing opportunities and housing options for people with varying income levels, offers more flexibility for people in different stages of life and with different abilities, and promotes options that are supported by transit, on-demand transportation, and non-motorized forms of transportation.

While working toward greater housing diversity, our community will:

- Protect the character of existing, viable residential areas through neighborhood design, building types, buffering, and screening.
- Promote development practices to support:
  - Neighborhoods that are diverse in use and population.
  - Communities that are designed for people walking, riding bicycles, and using transit as well as driving motorized vehicles.
  - Places that offer inclusive access to public spaces and community institutions.

Objective 4.1 [LM]– Missing Middle Housing (City of Tallahassee/Leon County): (Eff. 1/23/26)

Ensure diverse housing options along a spectrum of affordability and housing types in residential areas to support walkable neighborhoods, neighborhood commercial uses, and multimodal transportation options. Allow for diverse housing options in new and existing neighborhoods to ensure that the housing types are not homogeneous and provide a solution to the mismatch between the available housing stock, shifting demographics, and growing demand for walkability.

Policy 4.1.1 [LM]– Accessory Dwelling Units (ADUs) (City of Tallahassee/Leon County): (Eff. 1/23/26)

Maintain land development regulations that allow and encourage the development of accessory dwelling units in most residential and mixed-use zoning districts to attract young graduates, support families with aging parents and grandparents, and provide additional income for homeowners.

Policy 4.1.2 [LM]– Missing Middle Housing as Conforming Uses (City of Tallahassee/Leon County): (Eff. 1/23/26)

Existing, legally established single-family detached dwellings, accessory dwelling units, single-family attached dwellings or townhomes, and two-family homes or duplexes shall be deemed conforming uses notwithstanding any density or permitted use provisions of the Comprehensive Plan or land development regulations.

Policy 4.1.3 [LM]– Community Character Analysis (City of Tallahassee/Leon County): (Eff. 1/23/26)

In order to facilitate the development of diverse housing options, form-based zoning districts may be developed indicating a specific range of housing types that are permitted. Form-based zoning districts will be based on a Community Character Analysis to identify a range of housing types appropriate accounting for the existing physical development patterns.

Policy 4.1.4 [LM]– Pattern Books (City of Tallahassee/Leon County): (EFF. 1/23/26)

Pattern books shall be developed to identify a specific range of housing types allowed for different land use categories. These pattern books would serve as a tool to provide predictability of the housing types allowed in various areas of the community and to provide residents, developers, and homebuilders with an understanding of allowable housing types in the community.

Objective 4.2 [LM]– Mobility-Based Housing Incentives (City of Tallahassee/Leon County): (EFF. 1/23/26) Provide density bonuses and other incentives that encourage compact, mixed-use communities near transit and trail corridors and mobility hubs.

Policy 4.2.1 [LM]– Coordinate Transit with Land Use (City of Tallahassee): (EFF. 1/23/26)

As transit centers are planned, the Planning Department shall evaluate adjacent land uses for opportunities to implement Transit-Oriented Development.

Policy 4.2.2 [LM]– Transit-Oriented Development (TOD) Design Standards (City of Tallahassee/Leon County): (EFF. 1/23/26)

Land development regulations shall include design standards to encourage the following principles around transit centers:

- Site centers in locations with highest ridership potential and development opportunities.
- Designate 0.5-mile radius around centers as higher density, mixed-use, walkable development.
- Create a range of densities with highest at centers, tapering down to existing neighborhoods.
- Design centers for seamless pedestrian connections to surrounding development.
- Create public plaza directly fronting one or more sides of the center building where feasible.
- Create retail and cafe streets leading to center entrances along main pedestrian connections where feasible.
- Reduce parking at centers and locate parking in areas that direct pedestrian flow along retail streets.
- Enhance multi-modal connections, making transfers easy, direct, and comfortable.
- Incorporate bikeshare, a comprehensive bikeway network, and large ride-in bike parking areas.
- Use centers as catalysts for major redevelopment of area and create placemaking around centers.

Policy 4.2.3 [LM]– Transit-Oriented Development (TOD) Density Bonus (City of Tallahassee/Leon County): (EFF. 1/23/26)

Land development regulations may include provisions that allow for densities up to 20% higher than otherwise allowable in a given land use category with a minimum density bonus of one additional unit for development located within ¼ mile of a transit stop. This density bonus shall not apply to the Residential Preservation land use category. This density bonus may be applied in addition to other eligible density bonuses. Total density bonuses shall not exceed 30% of the residential density allowed in the underlying land use category.

Policy 4.2.4 [LM]– Coordinate Trails with Land Use (City of Tallahassee/Leon County): (EFF. 1/23/26)

As shared use paths and protected bike lanes are planned and designed, adjacent land uses shall be evaluated by the Planning Department for opportunities to implement trail-oriented development.

Policy 4.2.5 [LM]– Trail-Oriented Development (TrOD) Design Standards (City of Tallahassee/Leon County): (EFF. 1/23/26)

Trail Oriented Development shall be mixed-use areas and feature a Mobility Hub connected to the trail network to serve as a focal point that brings multiple modes of personal mobility together.

Policy 4.2.6 [LM]– Trail-Oriented Development (TrOD) Density Bonus (City of Tallahassee/Leon County): (EFF. 1/23/26)

Land development regulations shall include provisions that allow for densities up to 20% higher than otherwise allowable in a given land use category with a minimum density bonus of one additional unit for development located within 1/2 miles of a trailhead. This density bonus may be applied in addition to other eligible density bonuses. Total density bonuses shall not exceed 30% of the residential density allowed in the underlying land use category.

Objective 4.3 [LM]– Affordability (City of Tallahassee/Leon County): (EFF. 1/23/26)

Provide density bonuses and other incentives that expand affordable housing opportunities and options for people with varying income levels, including opportunities and options not adequately supplied by the market.

Policy 4.3.1 [LM]– Inclusionary Housing Policy (City of Tallahassee/Leon County): (EFF. 1/23/26)

As part of an overall affordable housing strategy, the City and County shall develop and maintain inclusionary housing policies in their respective land development regulations in order to increase private development of affordable housing. The inclusionary housing policies may include a range of incentives, including density bonuses up to 30% greater density than otherwise provided by the applicable zoning district.

Policy 4.3.2 [LM]– Establishing Community Land Trusts (City of Tallahassee/Leon County): (EFF. 1/23/26)
To support long-term affordable homeownership, prioritize the use of Community Land Trusts (CLTs) when possible. In doing so, give preference to CLTs over other affordable housing models that:

- Do not include resale restrictions, or
- Include resale restrictions that are temporary, forgiven, or set to expire over time, or
- Rely on local government land donations without long-term affordability guarantees.

Policy 4.3.3 [LM]– Requirements of Community Land Trusts (City of Tallahassee/Leon County): (EFF. 1/23/26)

To qualify for local government assistance, Community Land Trusts shall:

- Require permanent affordability.
- Require that owners live in the homes as their primary residence.
- Include resale formulas in land leases.

Policy 4.3.4 [LM]– Affordable Housing Design Standards (City of Tallahassee/Leon County): (EFF. 1/23/26)

Develop design standards for affordable housing, including Aging in Place design that could be incorporated into the County and City's Housing Programs.

Policy 4.3.5 [LM]– Affordable Housing Density Bonus (City of Tallahassee/Leon County): (EFF. 1/23/26)

Land development regulations shall include provisions that allow for densities up to 25% higher than otherwise allowable in a given land use category with a minimum density bonus of one additional unit for the provision of affordable housing units. Land development regulations may include qualifying criteria, design standards, and site design flexibility for the implementation of the density bonus.

Objective 4.4 [LM]– Family Heir Subdivisions (City of Tallahassee/Leon County): (EFF. 1/23/26)

Provide a hardship provision by which owners of property outside of the Urban Services Area who meet defined eligibility requirements may have the ability to create smaller parcels of land for family members for use as homesteads.

Policy 4.4.1 [LM]– Family Heir Subdivision Eligibility (City of Tallahassee/Leon County): (EFF. 1/23/26)

The use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel is permitted per this policy, notwithstanding the density or intensity of use assigned to the parcel by the Future Land Use Map and official zoning atlas. The parcel to be subdivided must be in the same configuration as it was on February 1, 1990; or the parcel must have been created through subdivision pursuant to the family heir provision and the applicant is an originally intended heir or an heir through successive generations of the originally intended heir. The parcel shall be conveyed within 90 days of subdivision approval to the intended heir, who shall hold uninterrupted title for at least two years.

Goal 5 [LM] (Eff. 1/23/26) – A Robust Economy:

Our community will facilitate the development, attraction, and cultivation of innovative businesses and associated job creation to position the local economy for sustained, directed growth, raise the quality of life for residents, and alleviate poverty in the community.

Our community will foster a robust economy by:

- Supporting target industry cluster development and innovation districts.
- Retaining and creating new employment opportunities emphasizing Tallahassee-Leon County's

target industries.

- Reducing barriers to starting and growing businesses.
- Increasing access to job opportunities and training.
- Ensuring adequate and suitable lands are designated for commercial and industrial uses.

Objective 5.1 [LM]– Economic Health (City of Tallahassee/Leon County): (Eff. 1/23/26)

Initiate community planning, urban development, and redevelopment strategies that prepare businesses, production facilities, trades, and related activities that provide the livelihoods of the population to take advantage of positive opportunities and withstand negative changes in the economy and to continue providing jobs and incomes to support the community.

Policy 5.1.1 [LM]– Economic Development Strategic Plan (City of Tallahassee/Leon County): (Eff. 1/23/26) The Tallahassee-Leon County Office of Economic Vitality (OEV) hall maintain a strategic plan that includes, at a minimum, target industries and objectives for business development and job creation. During development project reviews, the Planning Department and OEV shall coordinate on issues of land use and development to support economic health consistent with the OEV strategic plan.

Objective 5.2 [LM]– Airport Access (City of Tallahassee): (Eff. 1/23/26)

Provide access to the Tallahassee International Airport to ensure the movement of people and commerce while maintaining the safety and security of the airport.

Policy 5.2.1 [LM]– Airport Master Plan (City of Tallahassee): (Eff. 1/23/26)

The airport master plan developed for the Tallahassee International Airport shall account for transportation facilities and access to both the General Aviation and the Commercial Service facilities at the airport. The airport master plan shall be coordinated with the plans of the US Army Corps of Engineers, the Federal Aviation Administration, FDOT, and the CRTPA. The planning, design, and construction of transportation facilities in the vicinity of the Tallahassee International Airport shall account for existing airport access as well as planned development at the airport.

Objective 5.3 [LM]– Freight and Cargo (City of Tallahassee/Leon County): (Eff. 1/23/26)

Provide a network of transportation facilities that are coordinated across different modes of travel to support the movement of freight and cargo.

Policy 5.3.1 [LM]– Intermodal Centers (City of Tallahassee/Leon County): (EFF. 1/23/26)

The City of Tallahassee and Leon County shall maintain an inventory of intermodal freight centers, including the locations, types of facilities, and activities of the centers.

Policy 5.3.2 [LM]– Tallahassee International Airport (City of Tallahassee/Leon County): (EFF. 1/23/26) Coordinate land uses adjacent to the Tallahassee International Airport, access to the airport, and access to other transportation facilities to enhance the express shipment, transfer, and movement of air cargo, including air freight and mail.

Policy 5.3.3 [LM]– Transportation Access (City of Tallahassee/Leon County): (EFF. 1/23/26)

Industrial uses and other freight-related uses shall be located in proximity to and have direct access to major transportation routes and intermodal freight centers, or other freight transfer locations.

Objective 5.4 [LM]– Resilience Planning (City of Tallahassee/Leon County): (EFF. 1/23/26)

Plan for post-disaster recovery and redevelopment to help resume economic activities following damage or destruction by a natural or human-made disaster.

Policy 5.4.1 [LM]– Post Disaster Redevelopment Plan (City of Tallahassee/Leon County): (EFF. 1/23/26) The community shall maintain a countywide post-disaster redevelopment plan to better prepare the community for long-term recovery and redevelopment after a disaster. The post-disaster redevelopment plan shall address business resumption and economic redevelopment; infrastructure restoration and mitigation; housing repair and reconstruction; sustainment of services; sustainable land use; and financial management.

Policy 5.4.2 [LM]– Local Mitigation Strategy (City of Tallahassee/Leon County): (EFF. 1/23/26)

The community shall maintain the Local Mitigation Strategy to identify those strategies and projects that improve the resiliency of critical public infrastructure assets of the community based on potential hazards.

Objective 5.5 [LM]– Intergovernmental Coordination (City of Tallahassee/Leon County): (EFF. 1/23/26)

Increase the economic strength of the Tallahassee Metropolitan Statistical Area (MSA) by leveraging opportunities, programs, land uses, and transportation facilities across the region to grow existing businesses and attract new businesses.

Policy 5.5.1 [LM]– Regional Economic Development Coordination (City of Tallahassee/Leon County): (EFF. 1/23/26)

The Department of PLACE shall coordinate economic development projects and programs with the State of Florida, Apalachee Regional Planning Council, Capital Region Transportation Planning Agency, and/or appropriate neighboring jurisdictions to leverage opportunities, programs, land uses, and transportation facilities across the region to support business retention and expansion, and to attract new businesses.

Policy 5.5.2 [LM]– Grant Funding Opportunities (City of Tallahassee/Leon County): (EFF. 1/23/26) Local governments shall pursue grant opportunities for projects or programs of regional significance.

Goal 6 [LM] (Eff. 1/23/26) – A Balanced Transportation Network:

Our community will support a balanced and viable transportation network with convenient and context-sensitive options, so pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities can travel safely around the community.

The transportation network shall:

- Include streets, sidewalks, bicycle lanes, shared use paths, trails, aviation facilities, rail lines, transit, and on-demand transportation options.
- Account for land use context, right-of-way constraints, and the short-term and long-term costs of transportation infrastructure.
- Account for emerging technologies and best practices.
- Discourage the negative effects roadway widening can have on neighborhoods and community character.
- Provide safe routes to schools and options for the transportation disadvantaged and vulnerable road users.
- Maintain adopted roadway level of service (LOS) measures and retain multimodal level of service targets.
- Be coordinated between the local governments, with neighboring jurisdictions, and with regional, state, and federal agencies to cooperatively plan and manage transportation systems that are within the community but managed by FDOT.

Objective 6.1 [LM]– Land Use and Transportation Coordination for Livability (City of Tallahassee/Leon County): (EFF. 1/23/26)

Coordinate land use and transportation systems to foster vibrant communities across context areas with compact urban forms and a mixture of uses to minimize travel distances, reduce greenhouse gas emissions, and enhance pedestrian, bicycle, and transit mobility.

Policy 6.1.1 [LM]– Mitigate Sprawl (City of Tallahassee/Leon County): (EFF. 1/23/26)

New and substantial improvements to roadways, shall be identified and programmed consistent with the context (Context Classification) where design and environmental constraints allow that supports the Urban Services Area policies to promote efficient growth and urban infill, and discourage urban sprawl.

Policy 6.1.2 [LM]– Context-Based On-Site Facilities (City of Tallahassee/Leon County): (EFF. 1/23/26) Development projects shall contribute to a safe, convenient, and comfortable transportation environment that promotes walking, cycling, and transit use consistent with the development's context-classification. Land development regulations shall specify the conditions and standards for provision of on- and off-site roadway extensions, sidewalk and trail connections, and transit facilities. Context-appropriate improvements or enhancements shall be required as a condition of development approval, such as, but not limited to sidewalks and bicycle facilities, plantings, and building configuration, buffers, setbacks and stepbacks. Development shall mitigate impacts to the multi-modal transportation network.

Policy 6.1.3 [LM]– Tallahassee-Leon County Transportation Corridors (City of Tallahassee/Leon County): (EFF. 1/23/26)

Transportation corridor maps showing the future land uses shall be developed and maintained to reflect the enhanced coordination between land use and transportation including new construction and improvements, reflecting the intended context classification.

Policy 6.1.4 [LM]– Retrofit for Livability (City of Tallahassee/Leon County): (Eff. 1/23/26)

Roadways with design characteristics inconsistent with their assigned Context-Classification shall be inventoried and prioritized for retrofit including but not to limited lane width adjustments, street lighting, stormwater management retrofits, and streetscape improvements such as sidewalks, bicycle lanes, shared-use paths, transit amenities, and plantings to improve livability for the adjacent land uses consistent with the Future Land Use Map.

Objective 6.2 [LM]– Network Connectivity Improvement (City of Tallahassee/Leon County) : Improve the balance of transportation options, connectivity, and capacity of the multimodal transportation network.

Policy 6.2.1 [LM]– Enhance Connectivity (City of Tallahassee/Leon County): (EFF. 1/23/26)

Local governments shall identify, prioritize, and engage in the necessary collaboration to establish crossings that connect road and trail networks across interstates, railroads, and other dividing features such as stormwater ditches. Locations where informal crossing regularly occurs shall be prioritized and where appropriate mid-block crossing may be assessed and implemented. Locations where high-quality and/or sensitive natural features exist shall be deprioritized.

Policy 6.2.2 [LM]– Future Right-of-Way Needs (City of Tallahassee/Leon County): (EFF. 1/23/26)

Local governments shall secure anticipated right-of-way needs, including supporting stormwater management, for additional travel lanes and/or turn lanes, as well as multimodal facilities, through appropriate development review and other processes, targeted acquisitions, or other suitable means to address motor vehicle traffic volume on roadway segments that will be impacted by targeted development areas within the long-term planning period. Roadways shall not be constructed to accommodate development anticipated beyond the long-term planning period.

Policy 6.2.3 [LM]– Build and Enhance the Network (City of Tallahassee/Leon County): (EFF. 1/23/26) Where appropriate, create new minor and major collector roadways to relieve motor vehicle traffic congestion and increase network connectivity. Additionally, include network-enhancing local and minor collector street projects. All development plans shall contribute to developing a local and collector street and unified circulation system that will allow multimodal access to and from the proposed development, as well as access to surrounding developments.

Policy 6.2.4 [LM]– Corridor Management and Preservation (City of Tallahassee/Leon County): (EFF. 1/23/26)

Transportation corridors requiring additional right of way and/or corridor management are designated for preservation and management as provided in §337.273, F.S.

Policy 6.2.5 [LM]– Interconnectivity for Development (City of Tallahassee/Leon County): (EFF. 1/23/26)

Require vehicle, pedestrian, and bicycle interconnections between adjacent, compatible development; and require these interconnections between adjacent, incompatible developments when such connection has the potential to reduce the vehicular traffic on the external street system.

Policy 6.2.6 [LM]– Continuation of Streets (City of Tallahassee/Leon County): (EFF. 1/23/26)

All development plans shall incorporate and continue all sub arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development.

Policy 6.2.7 [LM]– Interconnectivity to Adjacent Uses (City of Tallahassee/Leon County): (EFF. 1/23/26) Require private developers within the Urban Service Area to include bikeways, pathways, or sidewalks in their proposed developments, with connections to nearby properties and land uses.

Objective 6.3 [LM]– Context Based Mobility (City of Tallahassee/Leon County): (EFF. 1/23/26)

Plan, design, and build the transportation system to reflect the existing context areas and what the context areas will be based on future land use and zoning.

Policy 6.3.1 [LM]– Local Context Classification and Safe Systems (City of Tallahassee/Leon County): (EFF. 1/23/26)

A Local Context Classification system shall be implemented for all publicly maintained streets and roads that reflects Future Land Use and zoning, and follows nationally accepted professional guidelines to best identify and classify facilities. Additional criteria shall be developed for local streets. The Context Classification system shall incorporate design characteristics that reflect Safe Systems approaches using proven safety countermeasures and complete streets design principles. These measures shall aim for zero deaths and serious injuries along roadways and recognize that transportation systems users inherently make mistakes and ensure that the transportation system will be constructed in a manner that mitigates frequency and severity of crashes when errors occur.

Policy 6.3.2 [LM]– Context Classification Application (City of Tallahassee/Leon County): (EFF. 1/23/26)

The context classification system shall be applied to City and County roadway resurfacing and enhancement projects in a manner that reflects the future vision and context of the area, and considers available rights-of-way and environmental constraints where the project is located by accounting for the Future Land Use map, zoning, and Context Classification. Land Development Regulations shall provide for the implementation of context classification design standards as a requirement or condition of development approval.

Policy 6.3.3 [LM]– Context Classification Map (City of Tallahassee/Leon County): (EFF. 1/23/26)

By 2030, a Local Context Classification map shall be developed and maintained through the planning timeframe that recognizes local roadway functional classification and context classification in addition to land use context. The Local Context Classification map shall be updated concurrently with amendments to the Local Functional Classification Map and the Future Land Use Map. As part of map series, the FDOT context classification and functional classification maps are included as a reference and resource document.

Policy 6.3.4 [LM]– Downtown Traffic (City of Tallahassee/Leon County): (EFF. 1/23/26)

By 2035, in alignment with the vision of a vibrant 18-hour Downtown, strategies to reduce the negative effect of high-volume multi-lane through traffic in the Urban Core including managing speed and streetscaping shall be implemented.

Policy 6.3.5 [LM]– Lane Repurposing (City of Tallahassee/Leon County): (EFF. 1/23/26)

Evaluate the need for road lane repurposing to accommodate existing and future capacity, land uses, and multi-modal demand through the planning timeframe. Reducing, narrowing, or repurposing automobile lanes to support multimodal or travel by modes other than by automobile will not require transportation concurrency mitigation. Outside of the Multimodal Transportation District (MMTD), an analysis of transportation and land use impacts on parallel roadways must be conducted prior to implementation.

Policy 6.3.6 [LM]– One-Way Pair Studies (City of Tallahassee/Leon County): (EFF. 1/23/26)

Studies completed by the City and/or County for one-way pairs shall evaluate potential safety, operational, and aesthetic improvements. Improvements considered in the studies may include pedestrian crossings, speed reduction, one-way pair conversions, landscaping, and other potential improvements. The policy aims to strengthen neighborhood connectivity, support local businesses, and foster a more livable urban environment. Reduced levels of service due to improvements shall be acceptable within the Multimodal Transportation District (MMTD), prioritizing safety and complete networks for pedestrians and bicyclists over traffic efficiency.

Policy 6.3.7 [LM]– Speed Management (City of Tallahassee/Leon County): (EFF. 1/23/26)

By 2035, the City and County shall implement speed management programming based on the most recent American Association of State Highway and Transportation Officials (ASHTO), Federal Highway Administration (FHWA), Florida Department of Transportation (FDOT), and National Association of City Transportation Officials (NACTO) guidelines to reduce the frequency and severity of crashes and collisions. Additional speed management criteria shall be established in the land development code for local streets.

Policy 6.3.8 [LM]– Level of Service (LOS) (City of Tallahassee/Leon County): (EFF. 1/23/26)

Peak Hour Roadway Level of Service is established below and shall be assessed during the Evaluation and Appraisal Report every 7 years.

Table 2: Peak Hour Roadway Level of Service Standards

Functional Classification	Inside the Urban Service Area	Outside the Urban Services Area
Interstate, Intrastate, Limited Access Parkways	C	B
Principal Arterials	D	C
Minor Arterials	D/E*	C
Major and Minor Collectors	D/E*	C
Local Streets	D	D

*For Minor Arterials and Major and Minor Collectors located inside the Urban Service Area and south of U.S. 90, the Level of Service shall be "D" for purposes of establishing priorities for programming transportation improvements, and "E" for meeting concurrency requirements, to support the Southside Action Plan. Roads north of U.S. 90 shall be LOS D for both programming improvement and concurrency purposes.

Policy 6.3.9 [LM]– Multimodal Transportation District Area Wide Level of Service (LOS) (City of Tallahassee): (EFF. 1/23/26)

In order to create community design that supports mobility and prioritizes a safe, comfortable and attractive pedestrian environment with convenient interconnection to transit, the following performance standards are targeted for the Multimodal Transportation District:

Table 3: MMTD Areawide Multimodal Level of Service Standards

Areawide Multimodal Level of Service Standards Pursuant to F.S. 163.3180(5)(f)2			
Pedestrian	**Transit**	**Bicycle**	**Automobile**
C	C	D	E+50%

By 2030, assess MMTD Areawide LOS standards to determine if revisions to the measures should be made.

Objective 6.4 [LM]– Complete Streets (City of Tallahassee/Leon County): (EFF. 1/23/26)

Design, construct, and operate streets and roads, consistent with context-sensitive design principles, to provide safe and convenient facilities, and access for pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities.

Policy 6.4.1 [LM]– Project Evaluation (City of Tallahassee/Leon County): (EFF. 1/23/26)

Road projects, including resurfacing projects, shall be evaluated for the inclusion of bicycle lanes or paved shoulders, sidewalks, shared use paths, appropriate sidewalk shade plantings, right-sized traffic lanes, on-street parking, stormwater management, street lighting, utility improvements, and transit amenities where they did not previously exist. Where design criteria allow, bicycle and pedestrian facilities shall be separated from vehicular traffic.

Policy 6.4.2 [LM]– Share Transportation Information (City of Tallahassee/Leon County): (EFF. 1/23/26) The City and County shall share information across departments and with policy makers and the general public regarding the health benefits and existing laws related to motor vehicle, bicycle and pedestrian operation and interaction.

Policy 6.4.3 [LM]– Bicycle and Pedestrian Network (City of Tallahassee/Leon County): (EFF. 1/23/26) The City and County shall maintain and enhance the local system of bicycle lanes, sidewalks, and shared-use paths in conjunction with the Greenways and Trails Master Plan. Enhancements shall be prioritized in the vicinity of schools, community facilities, parks, recreation facilities, and mixed-use areas with a retail and service focus.

Policy 6.4.4 [LM]– Bicycle and Pedestrian Master Plan (City of Tallahassee/Leon County): (EFF. 1/23/26) In coordination with the Capital Region Transportation Planning Agency, the City and County shall maintain a bicycle and pedestrian master plan through the planning timeframe that identifies projects to address bicycle and pedestrian network connectivity and safety feature upgrades, and pursue implementation funding. The bicycle and pedestrian master plan shall identify gaps where facilities do not exist in the bicycle and sidewalk networks.

Policy 6.4.5 [LM]– Safe Routes to Schools (City of Tallahassee/Leon County): (EFF. 1/23/26)

Provide a safe, accessible environment and support active living for students by developing and maintaining programs to increase

biking, walking, and transit to schools, prioritizing sidewalk and bicycle infrastructure within a two-mile radius of schools, and continuing to identify, fund and build Safe Routes to Schools projects.

Policy 6.4.6 [LM]– Community Gateways (City of Tallahassee/Leon County): (EFF. 1/23/26)

Designate preferred entrance corridors into and connecting Tallahassee and Leon County. City and County departments with interests in the public right-of-way shall identify funding sources to convert these corridors into shaded bicycle and pedestrian ways to create attractive gateways into the community. These entrance corridor gateways shall include an appropriate gateway from the airport to Downtown, the Capitol Center, and University destinations.

Policy 6.4.7 [LM]– Scenic Roadway Assessments (City of Tallahassee/Leon County): (EFF. 1/23/26)

In the planning and construction of new roads in the suburban and rural areas and for needed improvement of existing roads, the City and County shall require a scenic roadway assessment, environmental assessment, and landscape component for the purposes of preserving those scenic features, protecting natural resources and providing interesting and aesthetically preferred places.

Policy 6.4.8 [LM]– Maintenance of Traffic (City of Tallahassee/Leon County): (EFF. 1/23/26)

When construction or repair work infringes on regular corridor operation, a project specific Maintenance of the Traffic Plan shall be developed that specifies one or more alternate routes accounting for all modes of transportation, including vehicles, bicycles, pedestrians, transit and freight.

Policy 6.4.9 [LM]– Multi-Modal Safety and Access (City of Tallahassee/Leon County): (EFF. 1/23/26) Development shall provide safe and convenient access to transportation facilities for pedestrians, cyclists, and transit users, with the following exceptions:

- For emergency repair and routine maintenance.
- In locations where specific users are prohibited, such as interstate freeways or pedestrian malls. In these instances, a safe and convenient alternate route shall be identified and, if needed, prioritized for improvement or construction.
- A documented absence of current or future need.
- Procedures and criteria for approving exceptions will be identified in the Land Development Code.

New transportation facilities shall follow generally accepted or adopted design standards when implementing improvements intended to fulfill this Complete Streets policy and shall use innovative or non-traditional design options where a comparable level of safety for users is present.

Policy 6.4.10 [LM]– Applicability (City of Tallahassee/Leon County): (EFF. 1/23/26)

All new roadway facilities, whether publicly or privately designed and constructed, shall comply with this Complete Streets Objective and associated policies, in coordination with standards of the designated Context Classification, shall follow nationally accepted or recommended Complete Street design standards as specified in Policy 6.4.12. When circumstances do not allow for full compliance, innovative or nontraditional design options may be utilized, provided a comparable level of safety for users is present.

Policy 6.4.11 [LM]– Equity (City of Tallahassee/Leon County): (EFF. 1/23/26)

The implementation of Complete Streets shall reflect equity by facilitating safe streets for all users, regardless of ability or income, and that enables travel to destinations with or without a car.

Policy 6.4.12 [LM]– Design Standards (City of Tallahassee/Leon County): (EFF. 1/23/26)

Land Development Codes that apply to all development policies and programs shall be revised by 2030 to use the latest professionally accepted design guidance, standards, and recommendations for Complete Streets in coordination with the designated context classification Guidance resources shall include, but need not be limited to:

- Federal Highway Administration's Manual on Uniform Traffic Control Devices
- Florida Department of Transportation (FDOT) Context Classification Guide, Complete Streets Handbook, FDOT Design Manual, and Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (the Florida Greenbook)
- National Association of City Transportation (NACTO) published guidelines
- American Association of State Highway and Transportation Official (AASHTO) published guidelines
- U.S. Department of Transportation's National Roadway Safety Strategy (NRSS), including the Safe System Approach

Policy 6.4.13 [LM]– Pavement Markings and Signage (City of Tallahassee/Leon County): (EFF. 1/23/26) All projects, whether public or private, that provide vehicle, bicycle, and/or pedestrian infrastructure shall provide proper pavement markings and signage to enhance recognition of infrastructure elements such as bicycle lanes, neighborhood bikeways, and pedestrian crossings. The City and County shall identify, prioritize, and install or update any such pavement markings or signage that are absent or out of date with current practices during the course of required maintenance.

Policy 6.4.14 [LM]– Two-Way Left Turn Lane Replacement (City of Tallahassee/Leon County): (EFF. 1/23/26)

Identify and prioritize replacement of existing continuous two-way left turn lanes with raised medians and exclusive turn lanes on multi-lane arterials. Replacement shall be contingent upon funding availability.

Policy 6.4.15 [LM]– Measuring Progress (City of Tallahassee/Leon County): (EFF. 1/23/26)

The success of this Complete Streets Objective shall be measured by the Planning Department with assistance by the City and County during the Evaluation and Appraisal Review process, using but not limited to, the following performance measures:

- Total miles of new designated bike lanes
- Total miles of new shared-use paths (paved and natural surface)
- Total miles of neighborhood bikeways signed, marked, or constructed
- Linear feet of new and repaired sidewalk and other pedestrian accommodations (paths, trails, etc.)

- Number and type of crosswalk and intersection improvements and new installations
- Number of revenue service miles traveled by transit vehicles
- Rates of crashes, injuries, and fatalities by mode, as available
- Identification and updates to existing codes, policies, or programs to incorporate updated guidance from FDOT, FHWA, NACTO, AASHTO, and other best practices.
- Number of exceptions to this policy granted

The Joint City-County Bicycle Working Group and Advisory Committee for Quality Growth may review these measures and make recommendations annually.

Policy 6.4.16 [LM]– Coordination with Placemaking Plans (City of Tallahassee/Leon County): (EFF. 1/23/26)

Implementation of Complete Streets policies for development shall be coordinated with the existing placemaking plans by including reference to those that are applicable.

Objective 6.5 [LM]– Bicycle Facilities (City of Tallahassee/Leon County): (EFF. 1/23/26)

Develop a network of bicycle facilities that provides safe, comfortable, and direct connections for all users throughout the community.

Policy 6.5.1 [LM]– Build Bike Facilities Concurrent with Maintenance (City of Tallahassee/Leon County): (EFF. 1/23/26)

All roadway or trail resurfacing, restoration, and rehabilitation projects shall be evaluated for the ability to add bicycle facilities where they currently do not meet bicycle facility selection and design standards.

Policy 6.5.2 [LM]– Bicycle Facilities in New Development (City of Tallahassee/Leon County): (EFF. 1/23/26)

New development shall prioritize the provision of and maintain continuous bicycle networks, including connections to transit stops and adjacent properties, and to provide bicycle parking at all non-residential uses, multi-family uses and other key destinations. Bicycle and trail connections shall be required consistent with and coordinated with the Leon County Greenways Master Plan per the City or the County when development contains or is adjacent to planned greenway projects.

Objective 6.6 [LM]– Pedestrian Facilities (City of Tallahassee/Leon County): (EFF. 1/23/26)

Improve walkability by designing and providing facilities that create an environment where walking is useful, safe, comfortable, and aesthetically interesting. Prioritize the pedestrian network over other transportation modes in the Multimodal Transportation District within the most urbanized and densely populated areas of the community.

Policy 6.6.1 [LM]– Pedestrian Level of Comfort (City of Tallahassee/Leon County): (EFF. 1/23/26)

As part of development review and approval, pedestrian level of comfort shall be enhanced through planting of shade trees and other amenitization including but not limited to installation of water fountains, benches, overhead pavilions, street and trail lighting, and installation of wayfinding signage.

Policy 6.6.2 [LM]– Crosswalks (City of Tallahassee/Leon County): (EFF. 1/23/26)

Programming of sidewalks projects in the budget and capital improvement schedule shall include provisions for crosswalk installations to provide regular crossings that align with the roadway's Local Context Classification.

Policy 6.6.3 [LM]– Pedestrian Infrastructure for New Development (City of Tallahassee/Leon County): (EFF. 1/23/26)

New development shall maintain continuous pedestrian networks, including connections to transit stops, adjacent lots, and between building entrances and the internal and external sidewalk network. Land development regulations shall include alternative options such as payment in lieu, the dedication of easements, and the dedication of right-of-way and shall identify when the alternative scenarios may apply.

Objective 6.7 [LM]– Mobility Hubs (City of Tallahassee/Leon County): (EFF. 1/23/26)

Support and incentivize the creation of mobility hubs to serve as connection points between public and private shared mobility services and multimodal options.

Policy 6.7.1 [LM]– Implementation of Mobility Hubs (City of Tallahassee/Leon County): (EFF. 1/23/26) Implement a network of mobility hubs in partnership with transit providers, incorporating transit with other shared mobility services, such as bikeshare and car-share where feasible.

Policy 6.7.2 [LM]– Mobility Hubs Location Coordination (City of Tallahassee/Leon County): (EFF. 1/23/26)

The City and County shall work with community-based organizations to ensure the appropriate geographic placement of mobility hubs and outreach regarding transportation options.

Policy 6.7.3 [LM]– Mobility Hubs Design Guidelines Requirements (City of Tallahassee/Leon County): (EFF. 1/23/26)

Amend the land development regulations by 2028 to provide mobility hub design guidelines to support mobility hub implementation and provide flexibility for change as technology and travel behavior and patterns evolve over time.

Objective 6.8 [LM]– Transportation Demand Management (City of Tallahassee/Leon County): (EFF. 1/23/26)

Leverage transportation and parking demand management strategies to promote system efficiencies and alternate modes of travel and to spread the travel demand across more hours of the day that result in minimizing impacts on natural resources and neighborhoods and reducing vehicle miles traveled.

Policy 6.8.1 [LM]– Encourage Alternate Transportation Modes (City of Tallahassee/Leon County): (EFF. 1/23/26)

Through the planning timeframe, the use of alternate transportation modes through the promotion of public transit, provision of or coordination with on-demand, micromobility or car-share and van-share or pool programs, investment in bicycle and pedestrian infrastructure, and support for telecommuting policies shall be encouraged by public and private sector transportation entities.

Policy 6.8.2 [LM]– Enhance Bicycle and Pedestrian Infrastructure (City of Tallahassee/Leon County): (EFF. 1/23/26)

City and County shall prioritize bicycle and pedestrian enhancements in high-traffic areas, mixed use areas, and near transit stops for both public and private projects to ensure biking and walking are a safe, comfortable, and convenient alternative to driving.

Policy 6.8.3 [LM]– Land Development Patterns (City of Tallahassee/Leon County): (EFF. 1/23/26)

The City and County shall propose or maintain land development regulations that promote development patterns that reduce the need for personal automobile ownership including mixed use development, Transit Oriented Development (TOD), and pedestrian friendly design strategies.

Policy 6.8.4 [LM]– Shared Parking Criteria (City of Tallahassee/Leon County): (EFF. 1/23/26)

Private shared parking arrangements may be allowed as a method to meet parking requirements for development. Eligibility criteria may be adopted regarding proximity of sites, timing of peak parking demand, requirements for a written and recorded parking agreement, availability of parking spaces, availability transit amenities, and other criteria that ensure the effectiveness of shared parking arrangements.

Policy 6.8.5 [LM]– Parking Reduction for Certain Development Types (City of Tallahassee/Leon County): (EFF. 1/23/26)

City and County land development regulations, if adopting minimum or maximum parking requirements, shall provide for reduced minimum parking requirements for mixed use developments, Transit Oriented Development (TOD), Trail Oriented Development (TrOD), and other development types that have a reduced parking need. Reductions from standard parking requirements shall be based on the peak parking demand for the mix of uses and account for mode shift.

Policy 6.8.6 [LM]– Private Parking Lots (City of Tallahassee/Leon County): (EFF. 1/23/26)

City and County land development regulations shall include provisions for privately owned and operated parking lots as a principal use in urban center and urban mixed use land use categories. Development and design criteria shall be adopted with regard to minimum and/or maximum size, location relative to intersections or distance between such facilities, demonstration of parking demand within a walkable area, minimum landscaping requirements to reduce visual impact and enhance aesthetics especially adjacent to public rights-of-way, lighting, and minimum requirements for safe and convenient pedestrian connections.

Policy 6.8.7 [LM]– Drop-Off & Pick-Up Zones (City of Tallahassee/Leon County): (EFF. 1/23/26)

The City and County shall adopt or maintain land development regulations through the planning timeframe for the provision of drop-off and pick-up zones to accommodate the increase in use of ride share services and autonomous vehicle use. Requirements shall apply to certain uses such as restaurants, bars, hotels, office parks, religious facilities, community facilities, sporting facilities, parks, and other uses with a high frequency of drop-off and pick-up activity. Criteria shall be with regard to size of the use, provide design standards, location on site, and the availability of porte cocheres or valet operations that meet the design requirements.

Policy 6.8.8 [LM]– Intelligent Transportation Systems (ITS) (City of Tallahassee/Leon County): (EFF. 1/23/26)

City and County transportation strategies, to the extent possible, shall incorporate intelligent transportation systems strategies including speed management programming, traffic signal control, and variable driver real-time messaging, to minimize environmental effects of congestion and improve safety.

Policy 6.8.9 [LM]– Traffic Operations Management (City of Tallahassee/Leon County): (EFF. 1/23/26) The transportation management system in the land development code shall be maintained or revised to reduce demand for wider roads by evaluating traffic operations to maximize efficiency of the existing street system capacity and support modal shifts to public transit, bicycling, and walking.

Objective 6.9 [LM]– Transportation for the Disadvantaged (City of Tallahassee/Leon County): (EFF. 1/23/26) Coordinate transportation options to empower members in the community who are unable to provide their own transportation to vital services, including seniors, and individuals with disabilities, people with low incomes, and children at risk.

Policy 6.9.1 [LM]– Human Services Transportation (City of Tallahassee/Leon County): (EFF. 1/23/26) Through the planning timeframe, applicable projects shall comply with federal and state requirements regarding planning and coordination of human services transportation in meeting the needs of the Transportation Disadvantaged.

Policy 6.9.2 [LM]– Transport to Destinations (City of Tallahassee/Leon County): (EFF. 1/23/26) Through the planning timeframe, the transit provider shall ensure Transportation Disadvantaged program services continue to provide transport to local goods and services, including medical services for all users.

Policy 6.9.3 [LM]– Affordable and Cost-Effective Service (City of Tallahassee/Leon County): (EFF. 1/23/26)

Transit providers, the Capital Region Transportation Planning Agency, Community Transportation Coordinator, and the Apalachee Regional Planning Council shall support innovative ways, such as utilizing emerging technology or negotiating fees and services with on-demand providers, to reduce costs and provide superior service for the transportation disadvantaged that also increases efficiency and provide local government savings.

Policy 6.9.4 [LM]– Transportation Disadvantaged Needs Assessment (City of Tallahassee/Leon County): (EFF. 1/23/26)

A needs assessment of the Transportation Disadvantaged shall be developed/updated every 5 years or as required by federal and state laws. This assessment of existing public and private transit programs shall be undertaken with an analysis to determine needs. A strategy to meet identified needs of the Transportation Disadvantaged shall be developed.

Objective 6.10 [LM]– Transit (City of Tallahassee/Leon County): (EFF. 1/23/26)

Ensure that the community is well-connected via transit to major employment and activity centers, that transit stops and waiting areas are safe and comfortable, and that transit is coordinated with other modes of transportation.

Policy 6.10.1 [LM]– Transit Development Plan (City of Tallahassee): (EFF. 1/23/26)

Through the planning timeframe, the Transit Development Plan shall identify transit improvements needs and capital improvements plans shall prioritize funding for transit projects that increase the availability, speed, frequency, duration, and reliability of transit. Development shall be consistent with and support the Transit Development Plan.

Policy 6.10.2 [LM]– Pedestrian Infrastructure Connectivity (City of Tallahassee/Leon County): (EFF. 1/23/26)

The annual infrastructure capital improvements list maintained by City and County shall prioritize sidewalks and pedestrian facilities that provide connectivity to transit stops.

Policy 6.10.3 [LM]– Southside Transit (City of Tallahassee/Leon County): (EFF. 1/23/26)

The City, County, and CRTPA shall prioritize improved transit service on the Southside by including, where appropriate and feasible, projects in the Transit Development Plan that would have a positive impact on the area.

Policy 6.10.4 [LM]– Employment and Activity Center Service (City of Tallahassee): (EFF. 1/23/26)

Systematically prioritize the extension and/or route modifications within the City limits to provide access to major employment, shopping, and business, recreational, and other activity centers. Transit service outside of City limits are not the responsibility of the City of Tallahassee.

Policy 6.10.5 [LM]– Transit Corridors (City of Tallahassee/Leon County): (EFF. 1/23/26)

Incentives shall be developed to encourage the donation of transit rights-of-way to establish and maintain transit corridors. Development agreements and land use regulations shall be used when available and in the best interest of transit service to preserve future transit corridors.

Objective 6.11 [LM]– Aviation (City of Tallahassee/Leon County): (EFF. 1/23/26)

Provide aviation facilities to meet the demand for commercial service, general aviation, freight and cargo, advanced air mobility, and military services and to enhance aviation and airport development opportunities.

Policy 6.11.1 [LM]– Adjacent Land Use Compatibility (City of Tallahassee/Leon County): (EFF. 1/23/26)

Protect the Tallahassee International Airport from the encroachment of incompatible land uses and the creation or establishment of airport hazards to ensure the continuation of normal airport operations, including landing and takeoff of aircraft, in order to promote public health, safety, and general welfare by implementing airport land use compatibility zoning regulations that include potential noise and safety impacts to surrounding land uses.

Policy 6.11.2 [LM]– Airport Master Plan (City of Tallahassee): (EFF. 1/23/26)

The Tallahassee International Airport shall maintain an airport master plan that establishes a logical set of development parameters and timelines that coincide with the airport's needs for general aviation, commercial service, freight and cargo, and advanced air mobility through the planning horizon.

Policy 6.11.3 [LM]– Compatibility of Land Use (City of Tallahassee/Leon County): (EFF. 1/23/26)

Airport land use compatibility zoning regulations shall include provisions for existing aviation facilities as well as planned aviation facilities identified in the airport master plan. The City and County shall coordinate with Airport staff to develop any additional regulations needed that are not identified in the airport master plan, such as for locations off-airport suitable for development under these categories and for advanced air mobility facilities and services.

Policy 6.11.4 [LM]– Compatibility for Noise and Safety (City of Tallahassee/Leon County): (EFF. 1/23/26)

Airport land use compatibility zoning regulations shall include potential noise and safety impacts to surrounding land uses.

Policy 6.11.5 [LM]– Advanced Air Mobility (City of Tallahassee/Leon County): (EFF. 1/23/26)

Advanced Air Mobility facilities, including any public-use vertiport facilities, shall be directed to appropriate areas and not located within areas that may create compatibility issues. Land development regulations shall identify zoning districts and/or areas where Advanced Air Mobility facilities are either prohibited or restricted uses and include appropriate development standards for Advanced Air Mobility facilities.

Objective 6.12 [LM]– Rail (City of Tallahassee/Leon County): (EFF. 1/23/26)

Accommodate and mitigate impacts of existing rail-based freight and cargo services, support opportunities for commercial passenger service, and coordinate with rail owners to enhance the safety of existing crossings and seek additional safe crossings for pedestrian and bicycle users.

Policy 6.12.1 [LM]– Railroad Crossings (City of Tallahassee/Leon County): (EFF. 1/23/26)

Coordinate with the Federal Highway Administration and railroad companies to ensure railroad crossings are constructed and maintained to ensure safe crossings for drivers, pedestrians, and cyclists. Pedestrian crossings shall be constructed and maintained to ensure compliance with the Americans with Disabilities Act and other Federal and State Standards. Deficient crossings and new crossings of railroads shall be inventoried and prioritized in programming of the transportation network and trail system.

Objective 6.13 [LM]– Intergovernmental Coordination (City of Tallahassee/Leon County): (EFF. 1/23/26)

Coordinate with neighboring jurisdictions, the Florida Department of Transportation, and the Capital Region Transportation Planning Agency to effectively plan and manage transportation systems that extend beyond jurisdictional boundaries.

Policy 6.13.1 [LM]– Consistency with State Transportation Plans (City of Tallahassee/Leon County): (EFF. 1/23/26)

Maintain consistency with and support state transportation plans, including the Florida Transportation Plan and the Strategic Intermodal System Plan.

Policy 6.13.2 [LM]– Consistency with Regional Transportation Plans (City of Tallahassee/Leon County): (EFF. 1/23/26)

Maintain consistency with and support regional transportation plans, including the Capital Region Transportation Planning

Agency's Regional Mobility Plan, Transportation Improvement Plan, and any future regional transit plans.

Policy 6.13.3 [LM]– Consistency with Local Transportation Plans (City of Tallahassee/Leon County): (Eff. 1/23/26)

Maintain consistency with other transportation plans for Leon County and the City of Tallahassee, including the Bicycle and Pedestrian Master Plan.

Policy 6.13.4 [LM]– Signal Coordination Plans (City of Tallahassee/Leon County): (Eff. 1/23/26)

Require conformance of new signals with signal coordination plans and FDOT signal spacing standards for the state highway systems.

Policy 6.13.5 [LM]– Project Planning Partnerships (City of Tallahassee/Leon County): (Eff. 1/23/26)

Forge partnerships and effectively coordinate with modal providers, state and regional agencies, and other local governments in mobility planning and project development.

Policy 6.13.6 [LM]– Evacuation Routes (City of Tallahassee/Leon County): (Eff. 1/23/26)

Coordinate with the Florida Department of Transportation to ensure that the transportation network provides the capability to facilitate the evacuation of the coastal population in the event of an impending natural disaster.

Policy 6.13.7 [LM]– Emerging Technology (City of Tallahassee/Leon County): (Eff. 1/23/26)

New advancements in transportation and mobility technologies shall be monitored for identification of potential infrastructure and safety needs, and implementation of these emerging technologies shall be coordinated with federal, state, regional, and local transportation authorities.

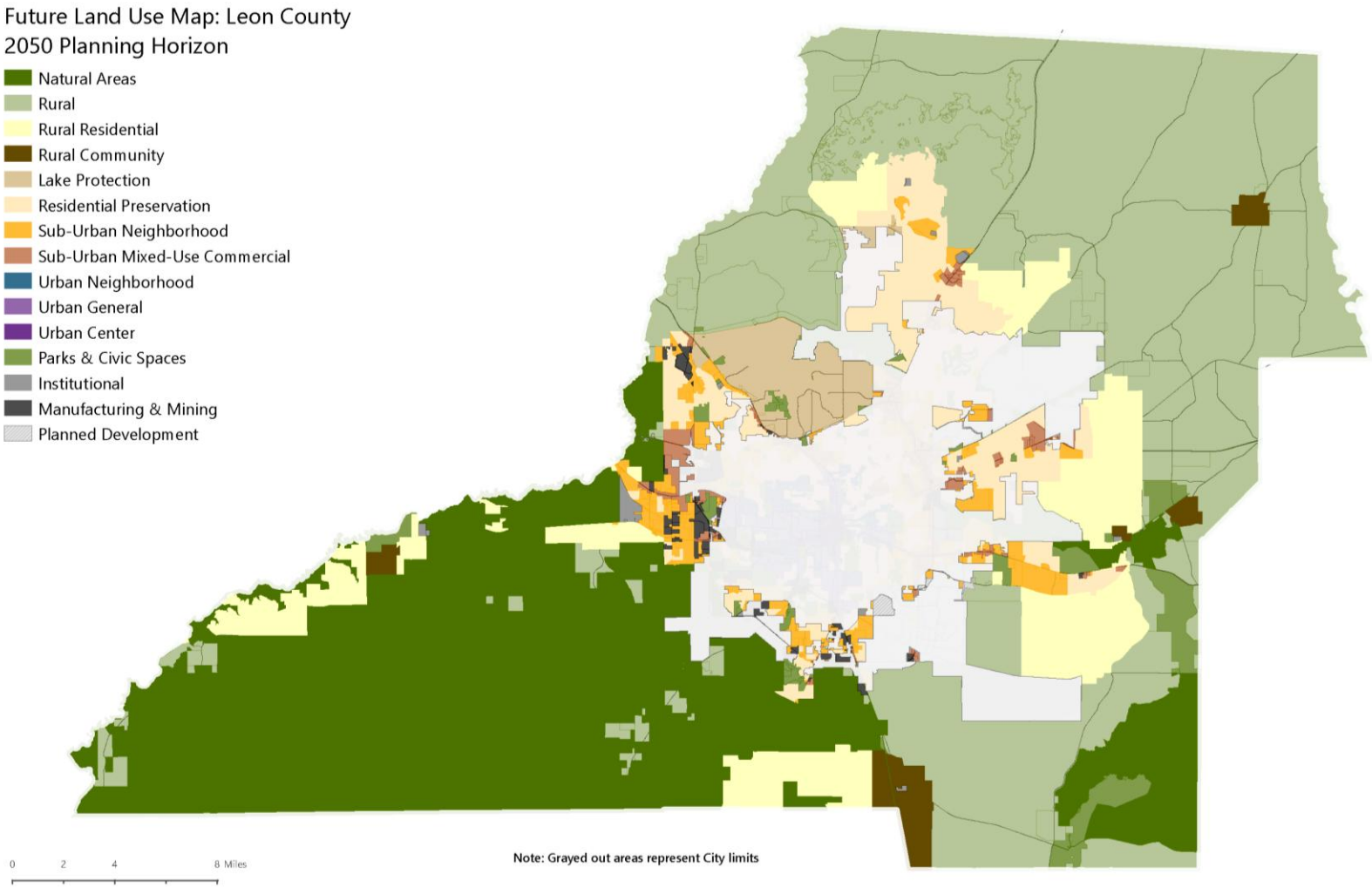
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Maps Series: Future Land Use Map

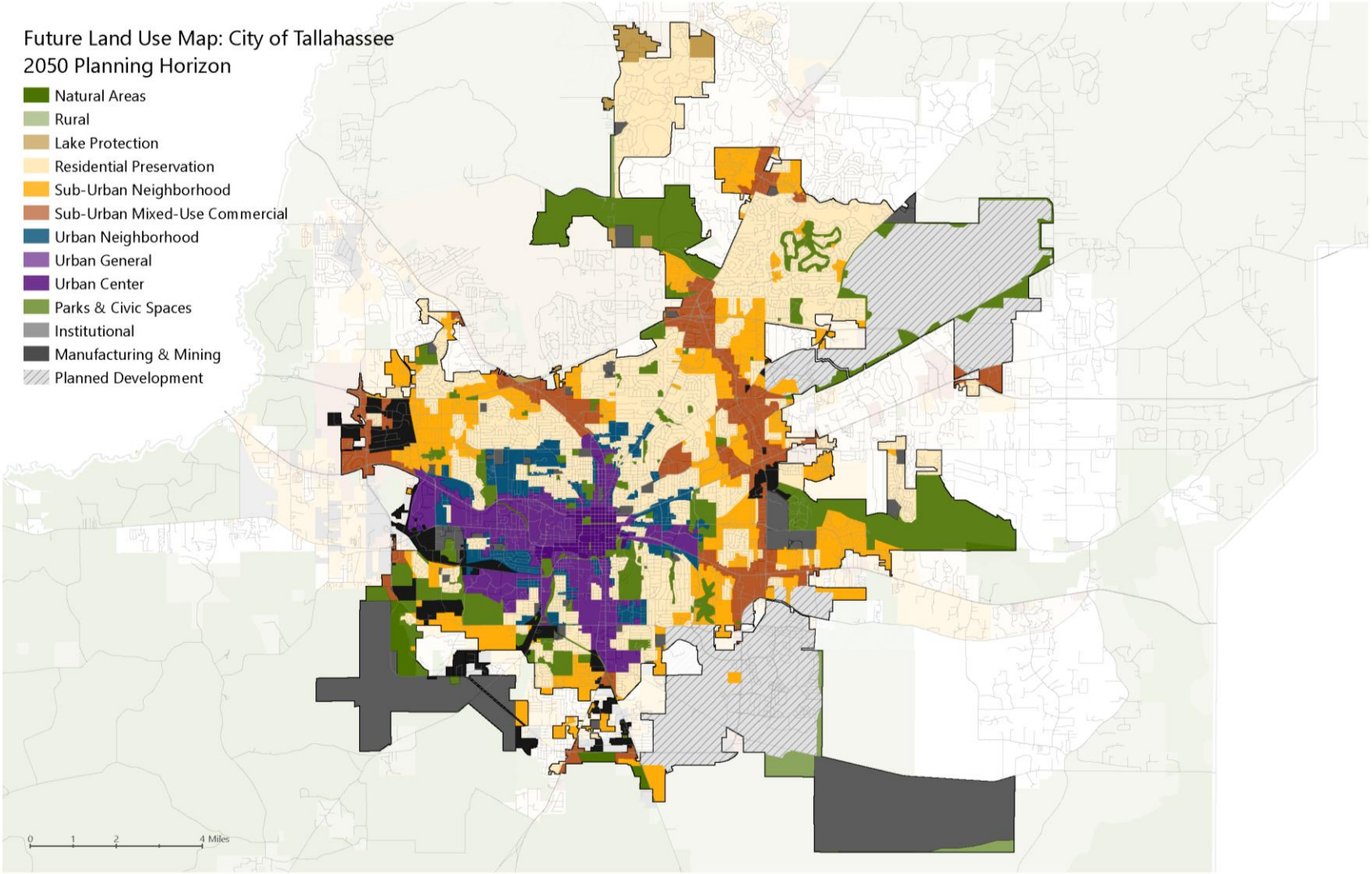
Maps and Data are maintained through GIS: https://tlcgis.org/

The Future Land Use Map is included in the map series for illustrative purposes. The official Future Land Use Map is adopted as Policy 2.8.1 of the Land Use and Mobility Element.

Map 9: Future Land Use Map: Leon County



Map 10: Future Land Use Map: City of Tallahassee

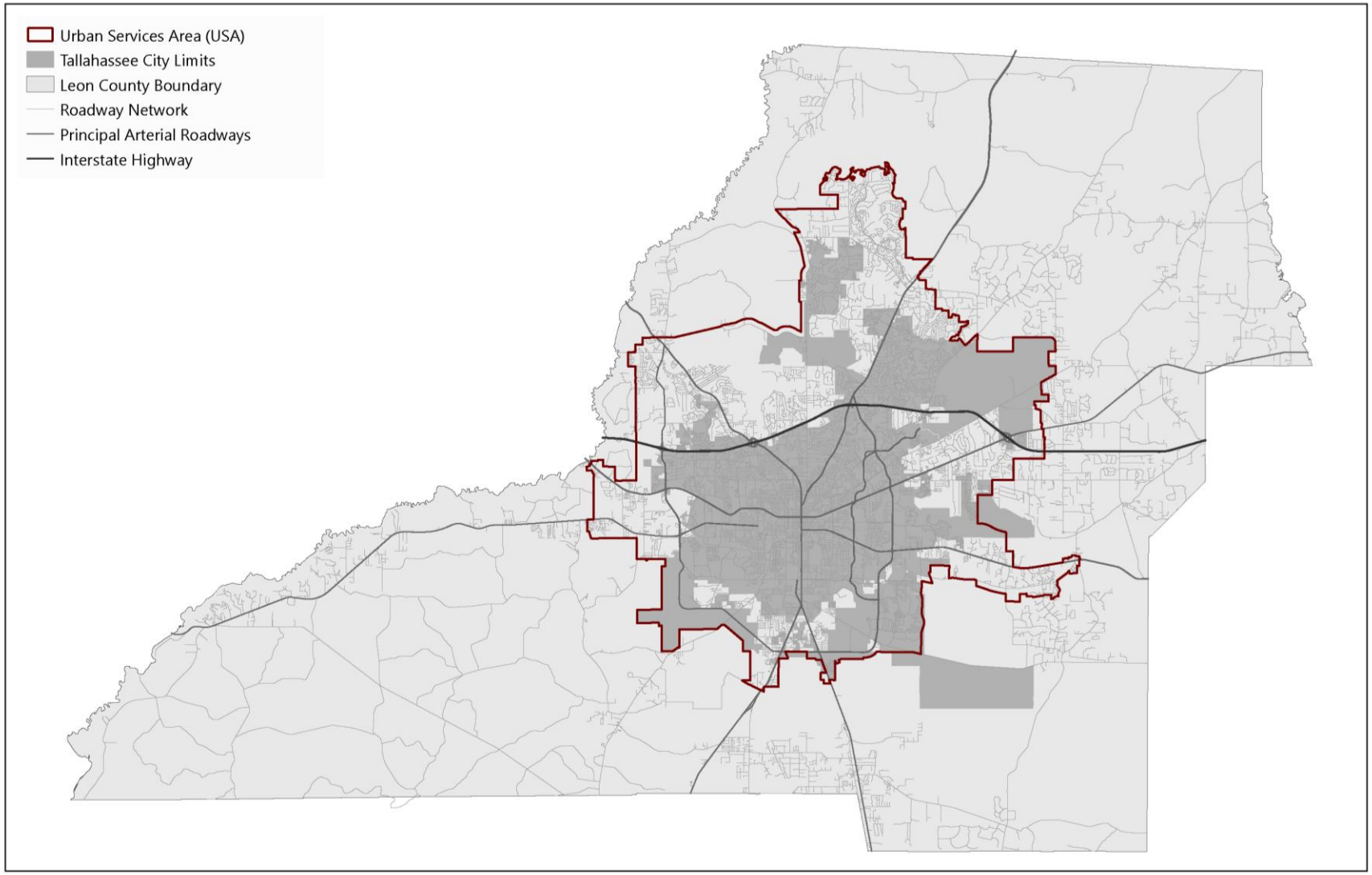


Maps Series: Urban Services Area

Maps and Data are maintained through GIS: https://tlcgis.org/

The Future Land Use Map is included in the map series for illustrative purposes. The official Future Land Use Map is adopted as Policy 2.8.1 of the Land Use and Mobility Element.

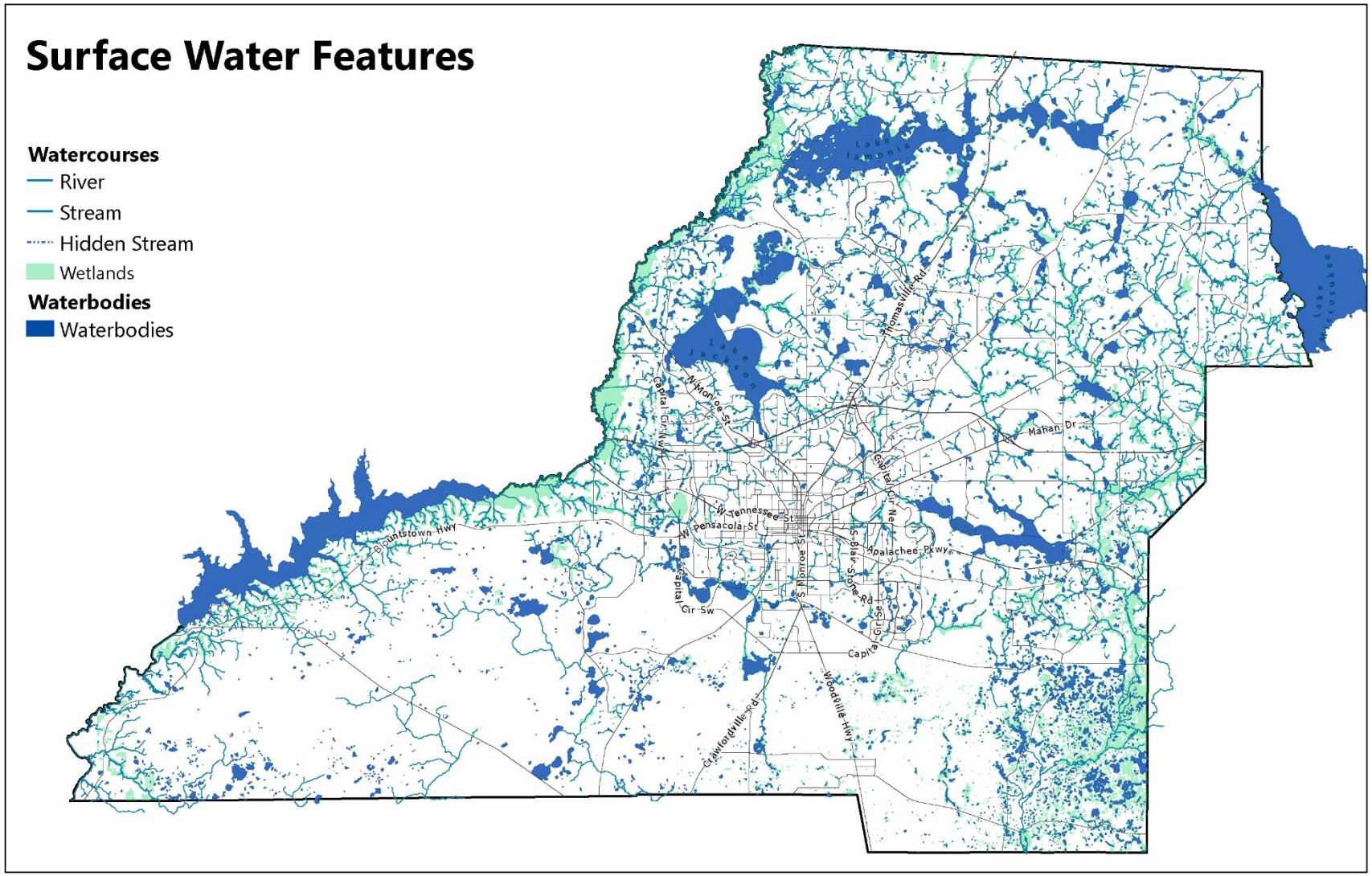
Map 11: Urban Services Area



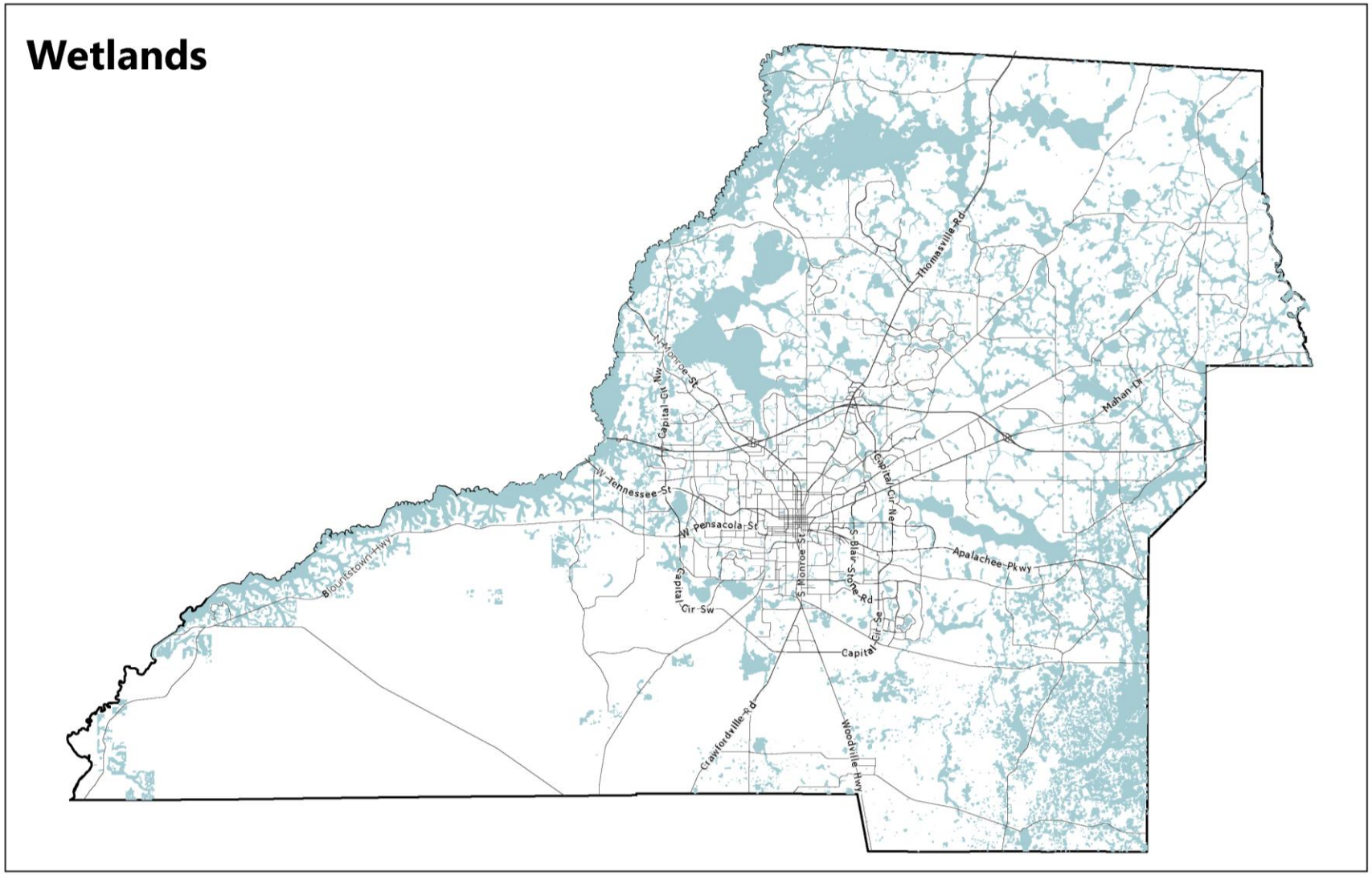
Maps Series: Natural and Historic Resources

Maps and Data are maintained through GIS: https://tlcgis.org/

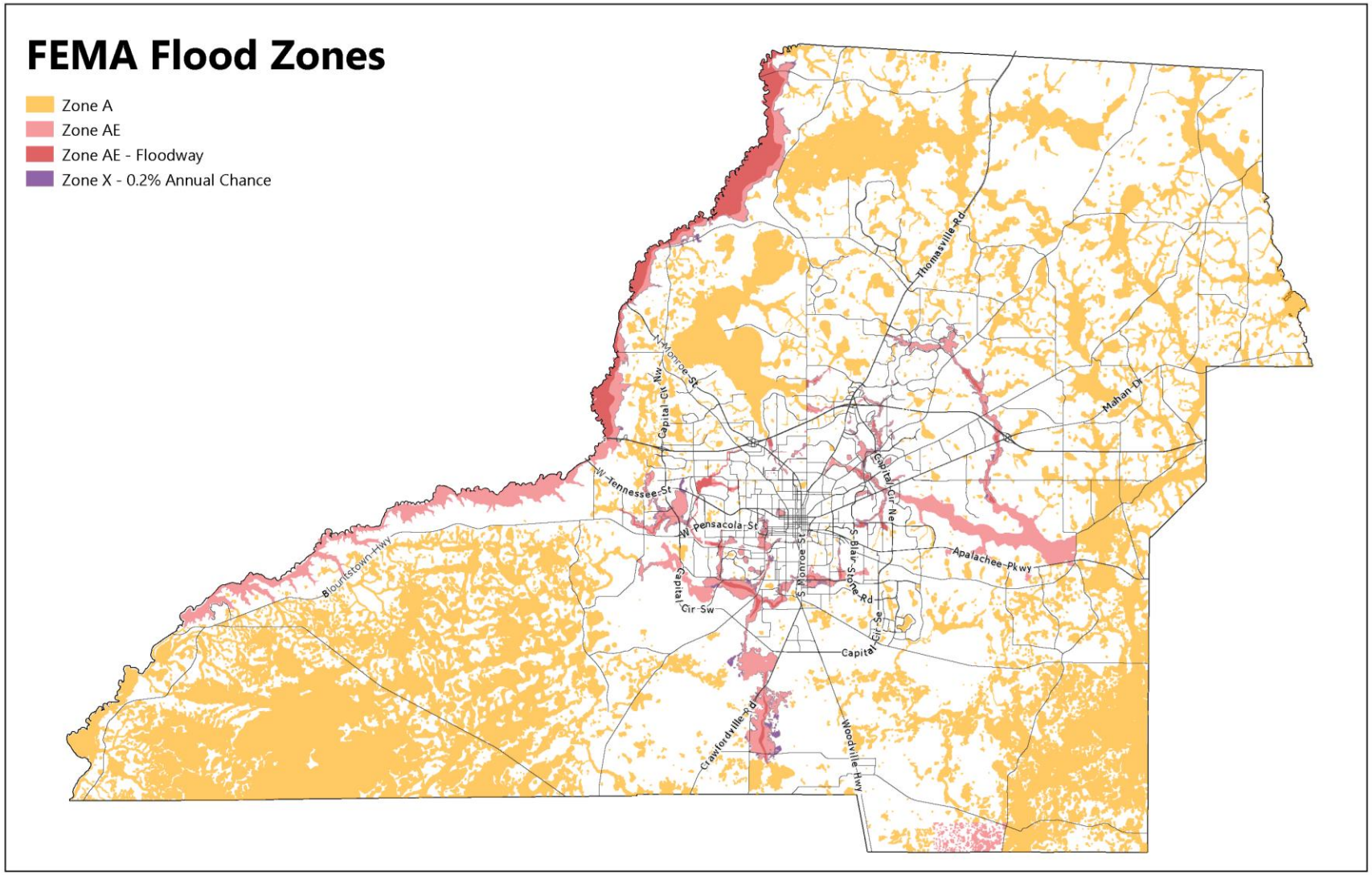
Map 12: Surface Water Features



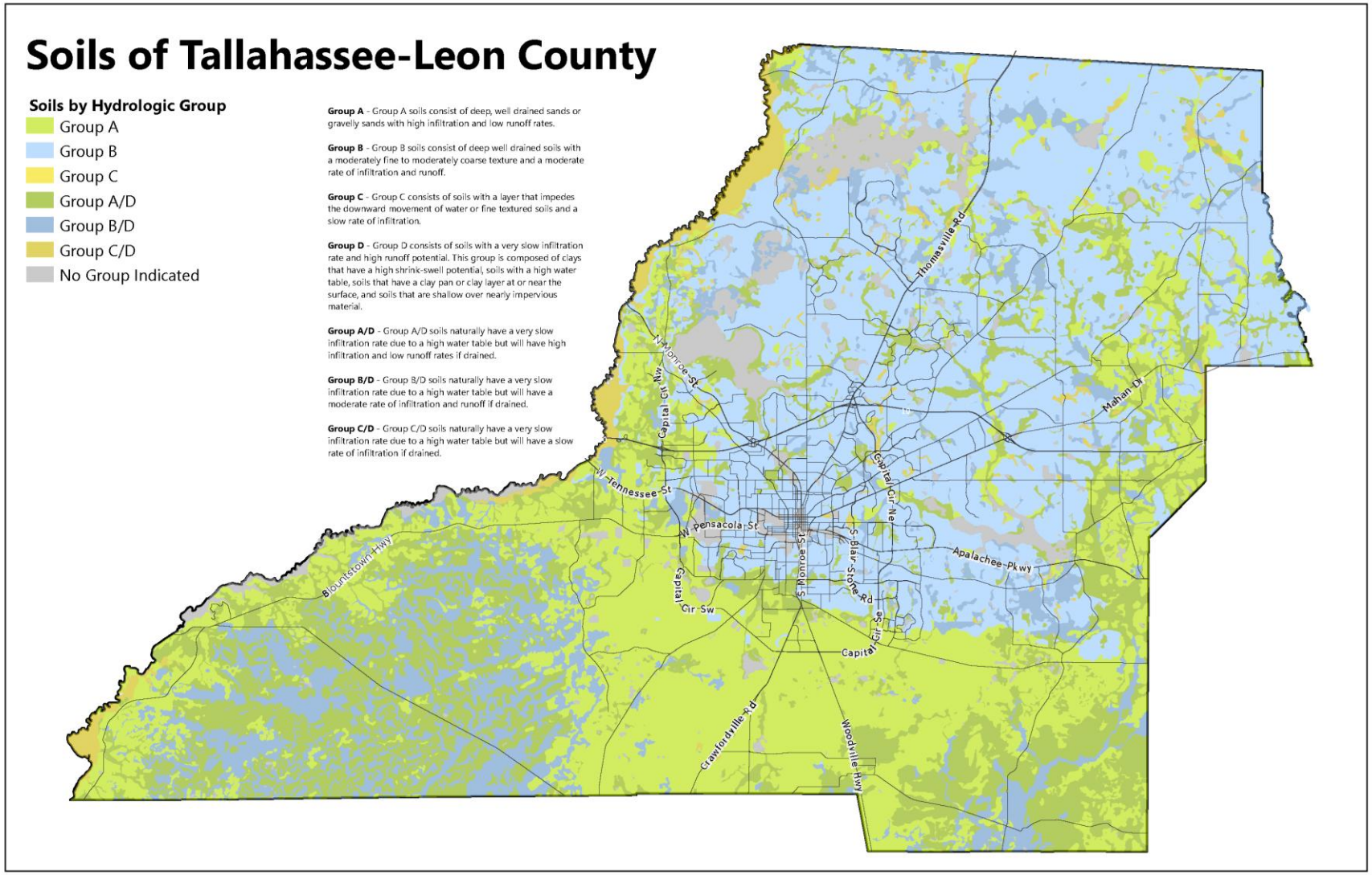
Map 13: Wetlands



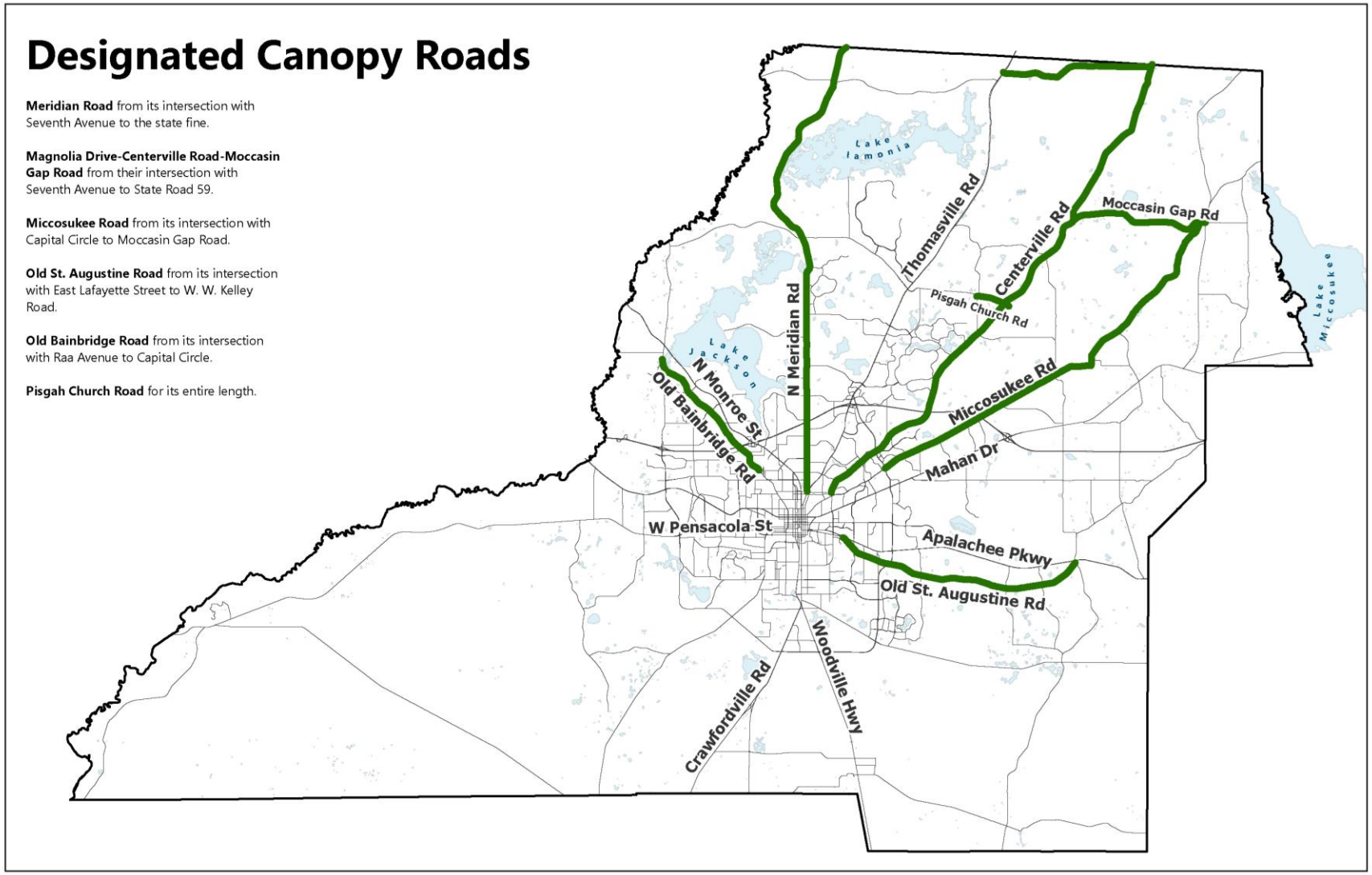
Map 14: FEMA Flood Zones



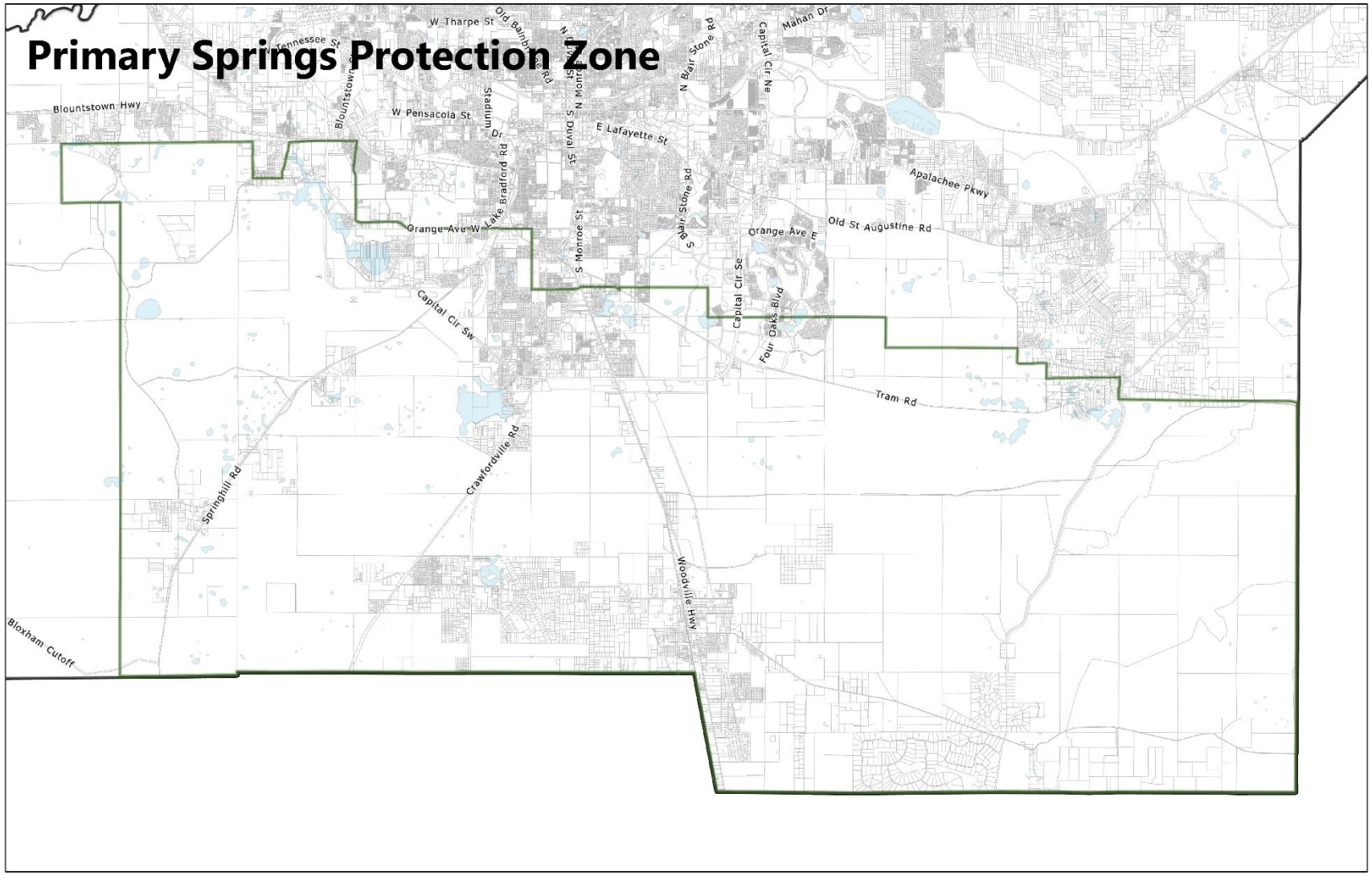
Map 15: Soils of Tallahassee-Leon County



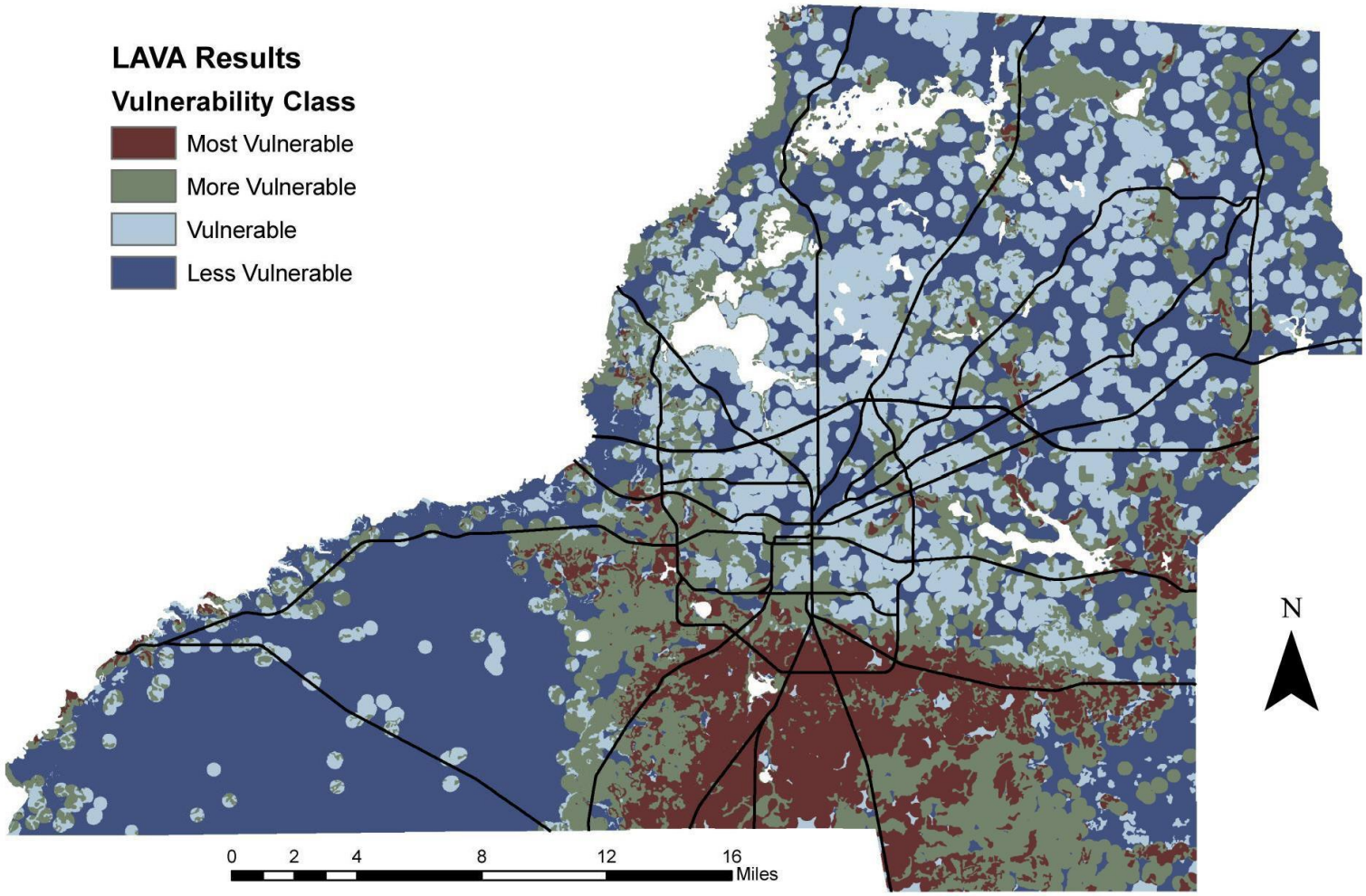
Map 16: Designated Canopy Roads



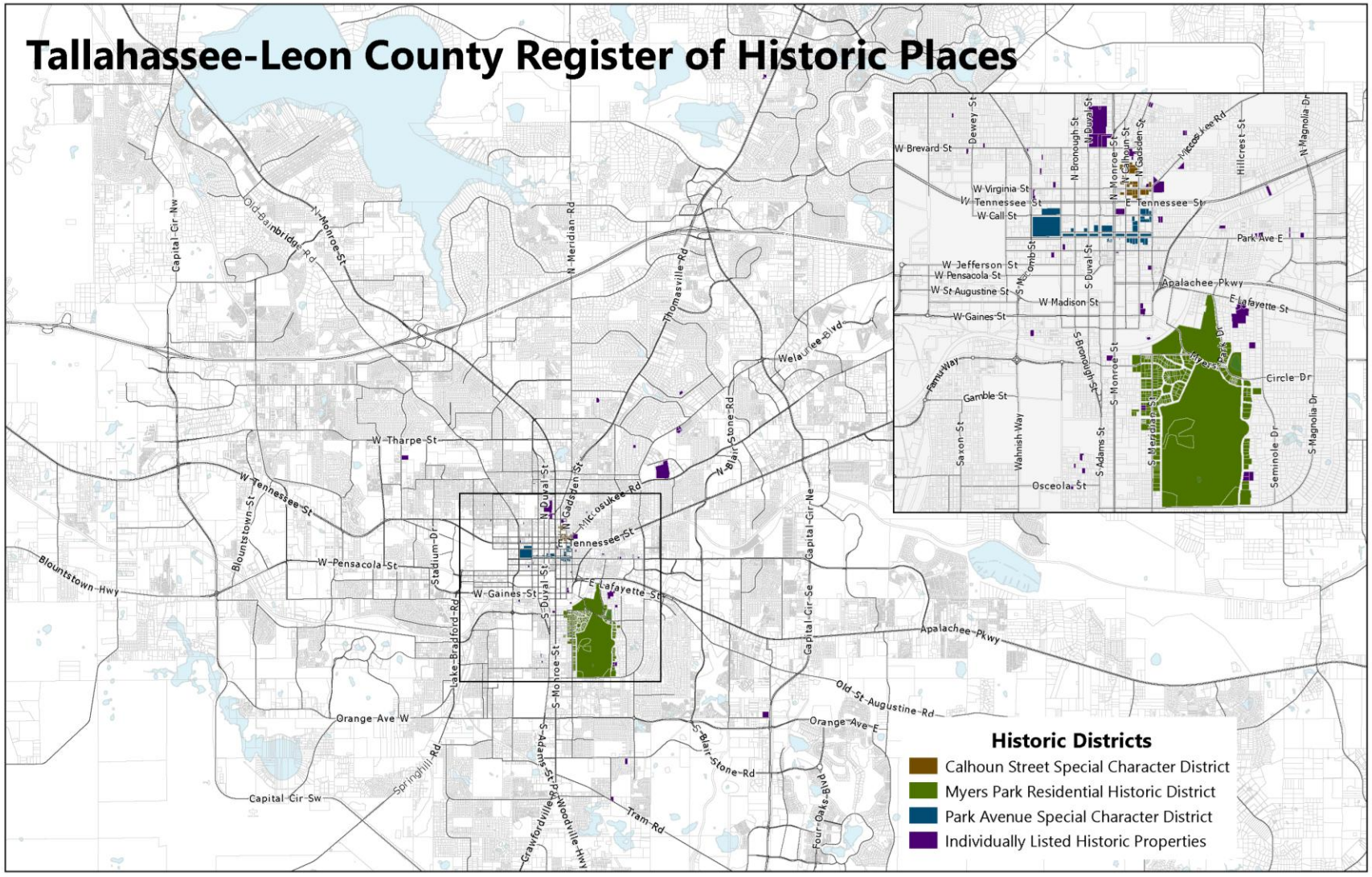
Map 17: Primary Springs Protection Zone



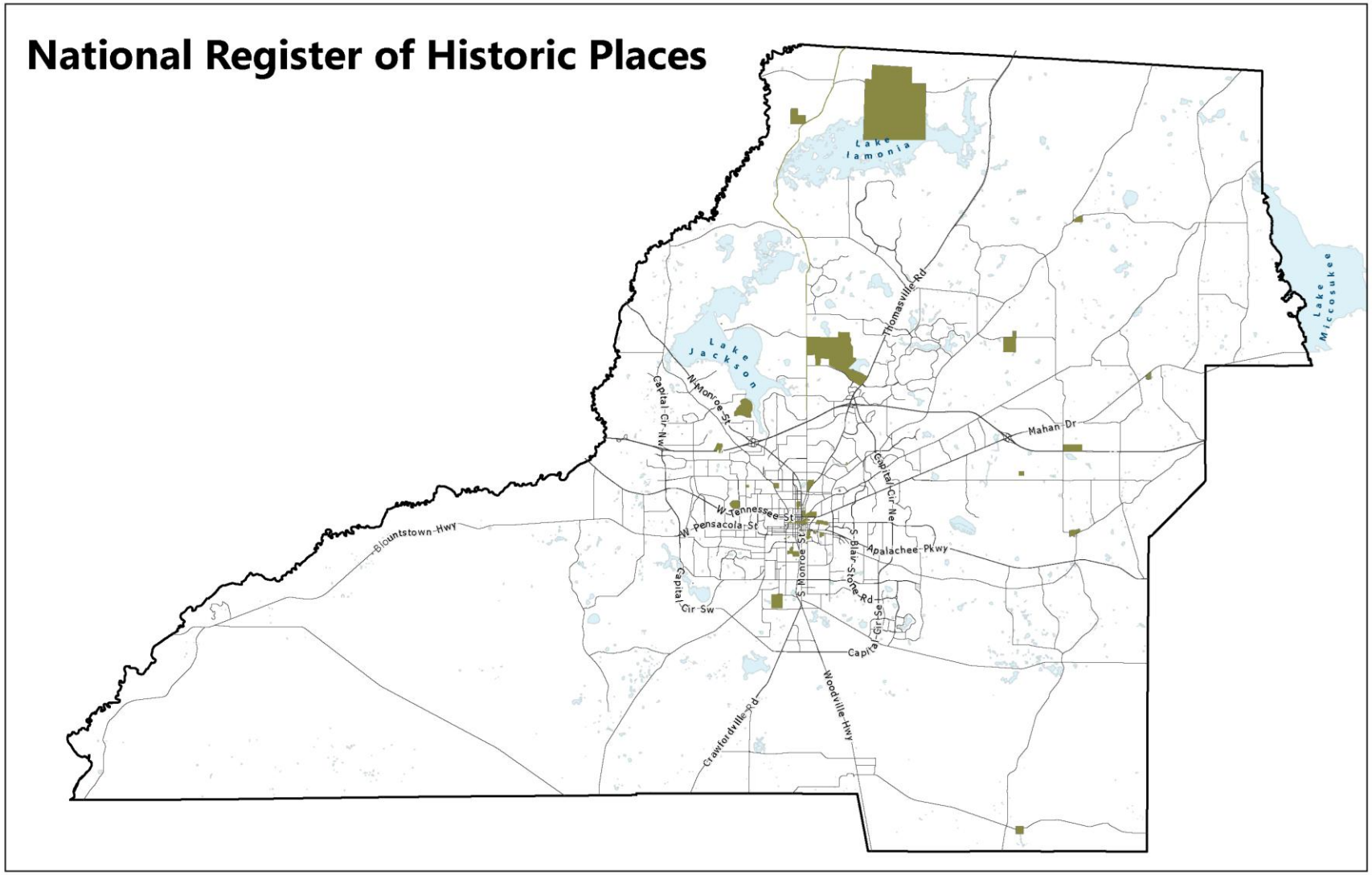
Map 18: Leon County Aquifer Vulnerability Assessment (LAVA) Results



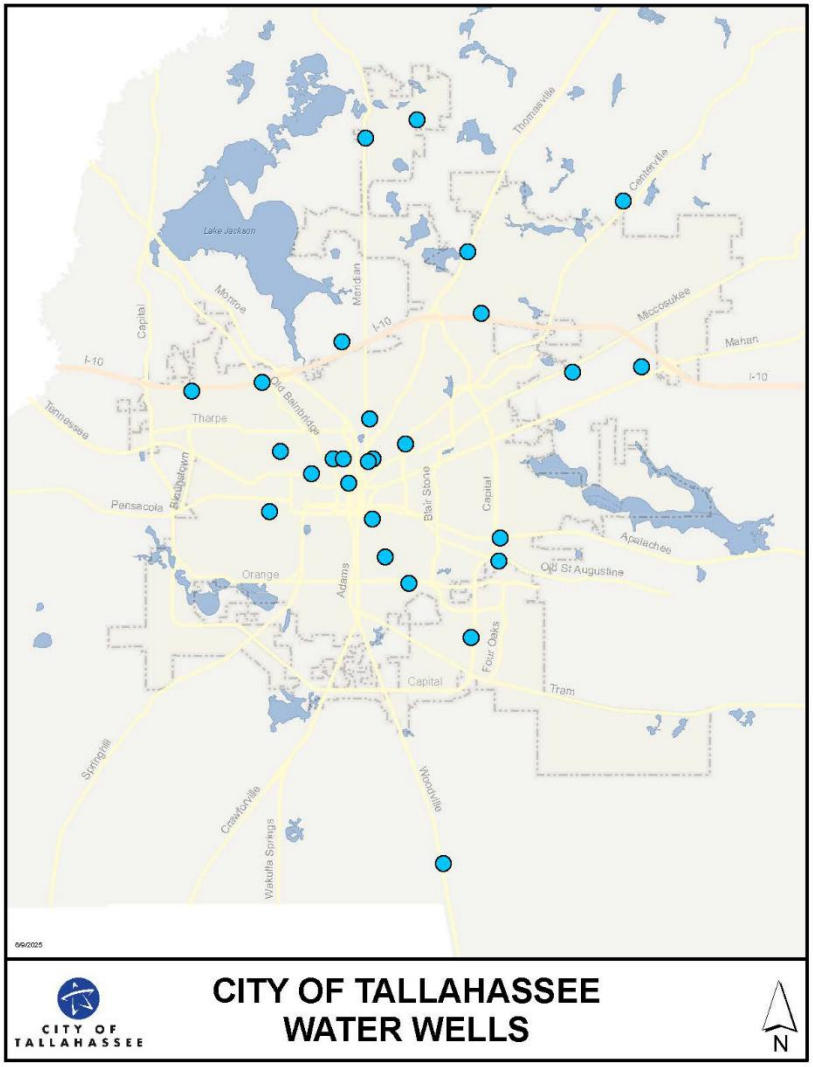
Map 19: Tallahassee-Leon County Register of Historic Places



Map 20: National Register of Historic Places

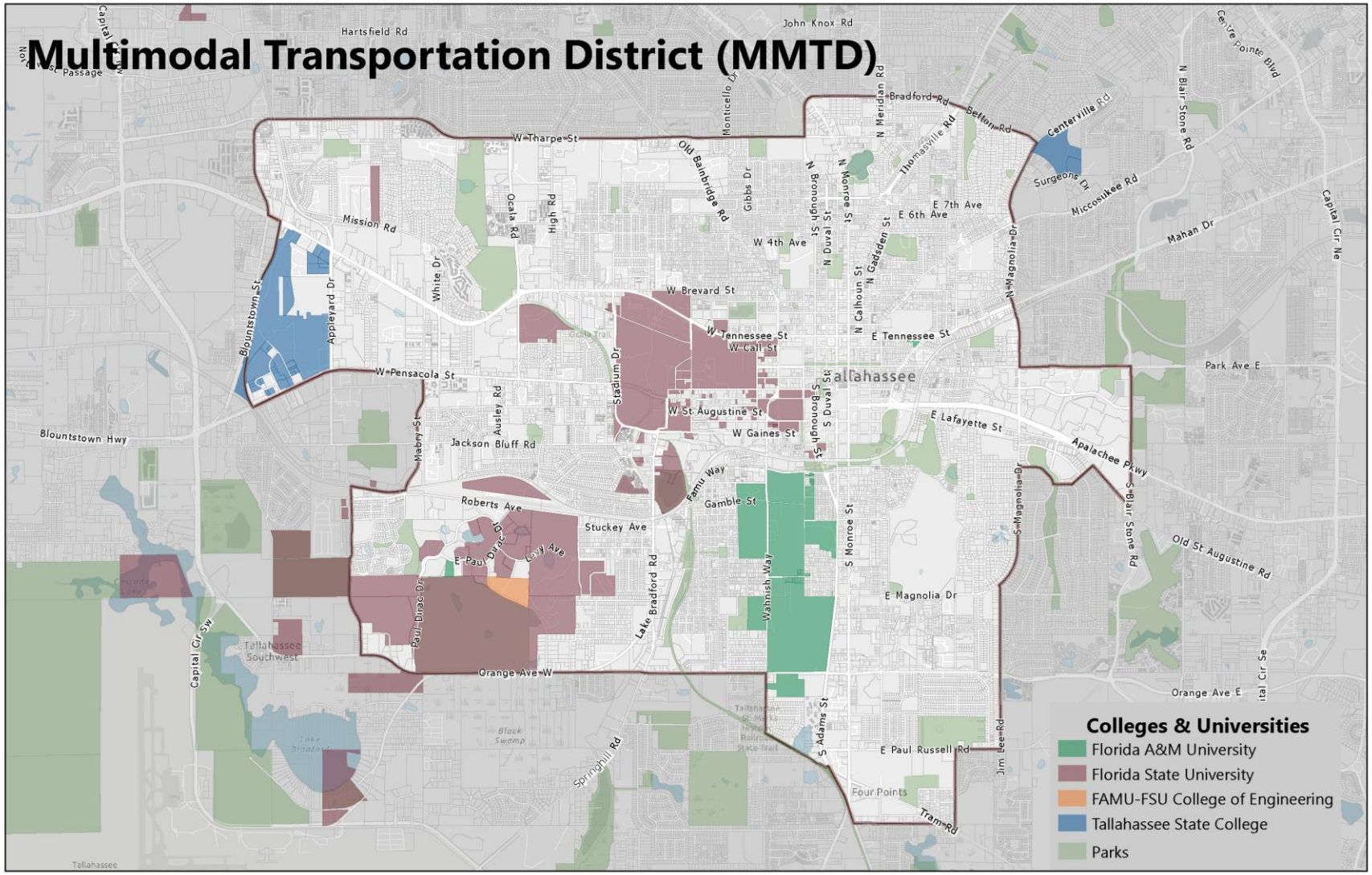


Map 21: City of Tallahassee Water Wells

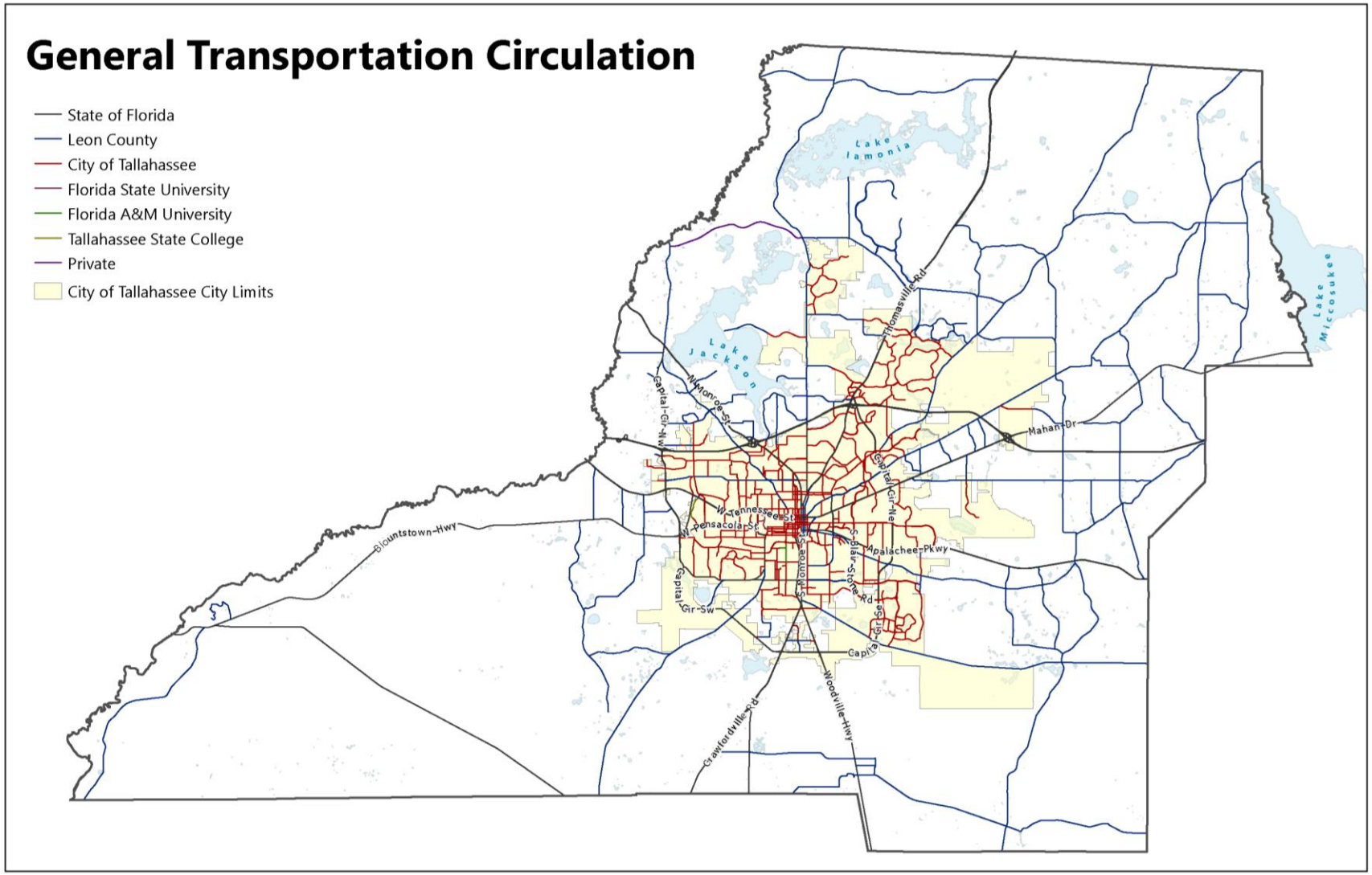


Mobility Maps

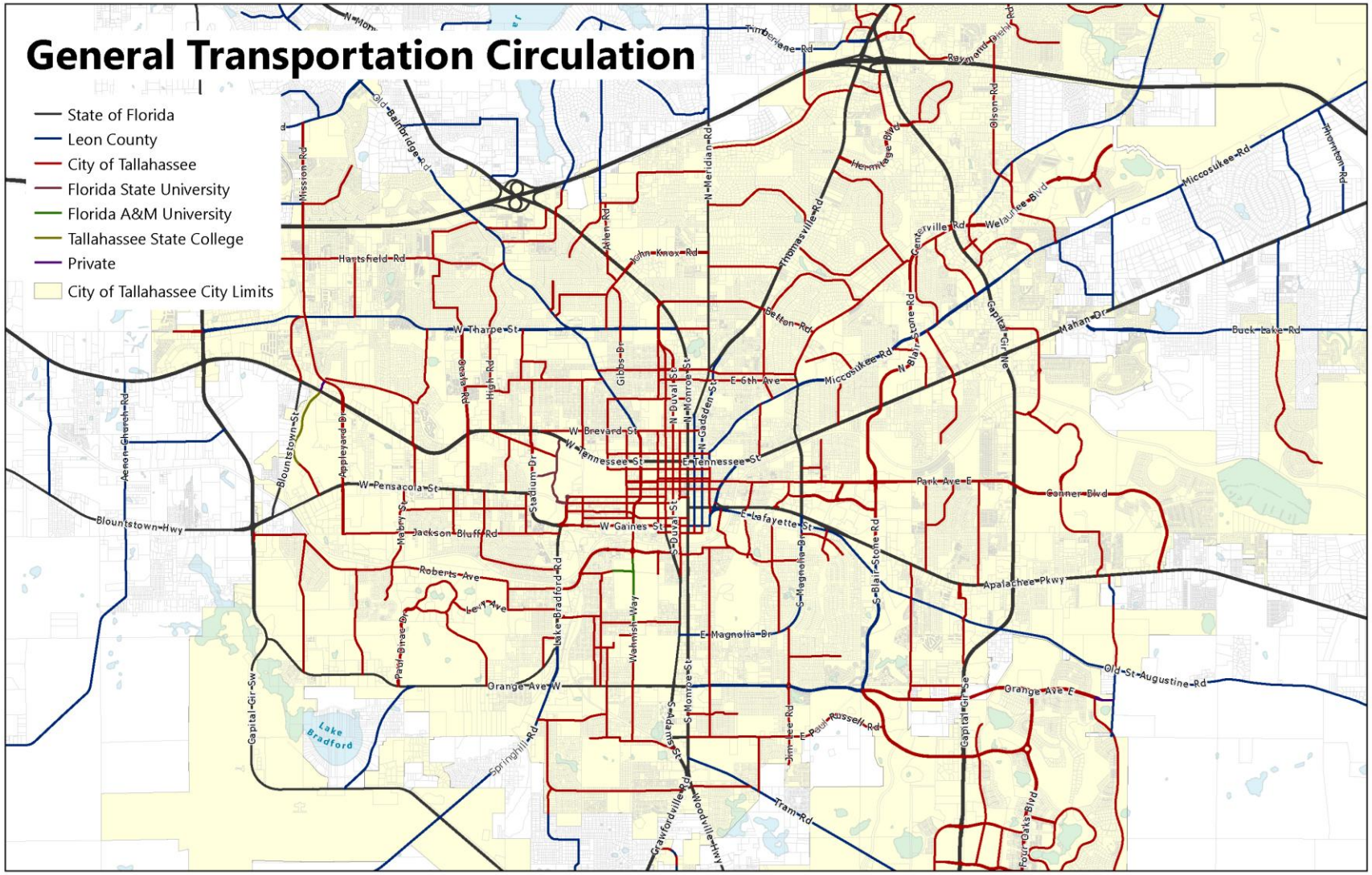
Map 22: Multimodal Transportation District (MMTD)



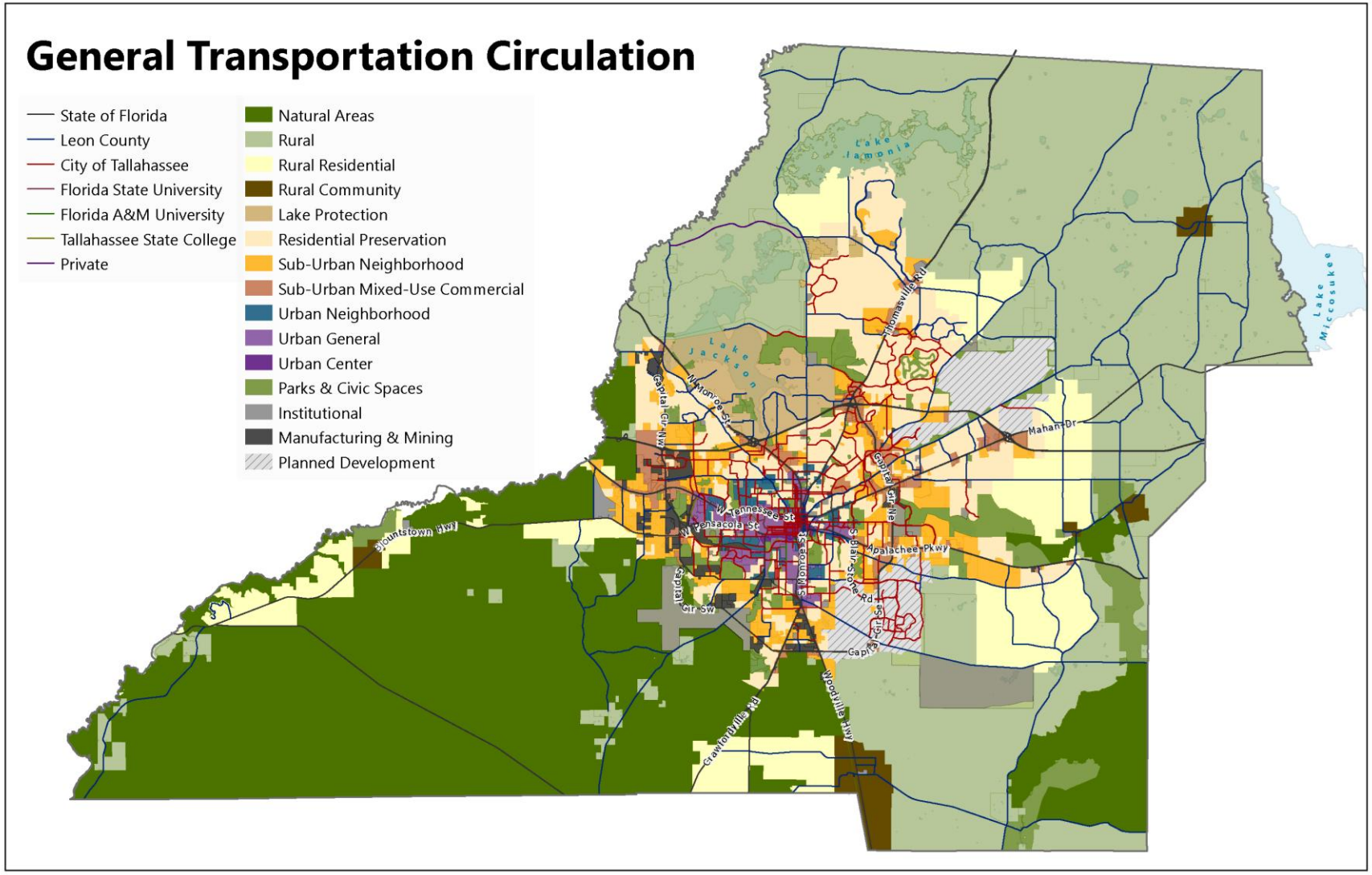
Map 23: General Transportation Circulation: Leon County



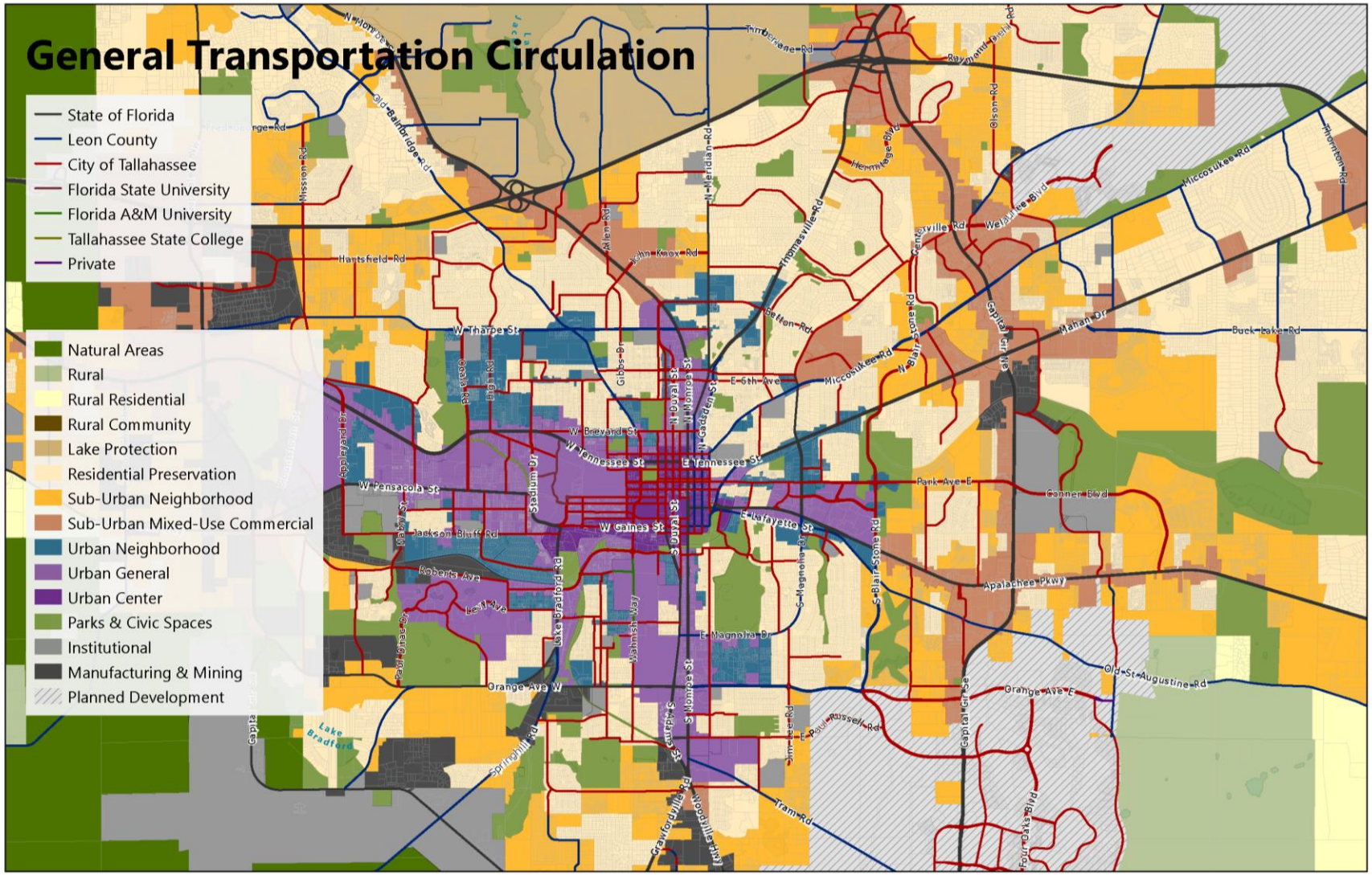
Map 24: General Transportation Circulation: City of Tallahassee



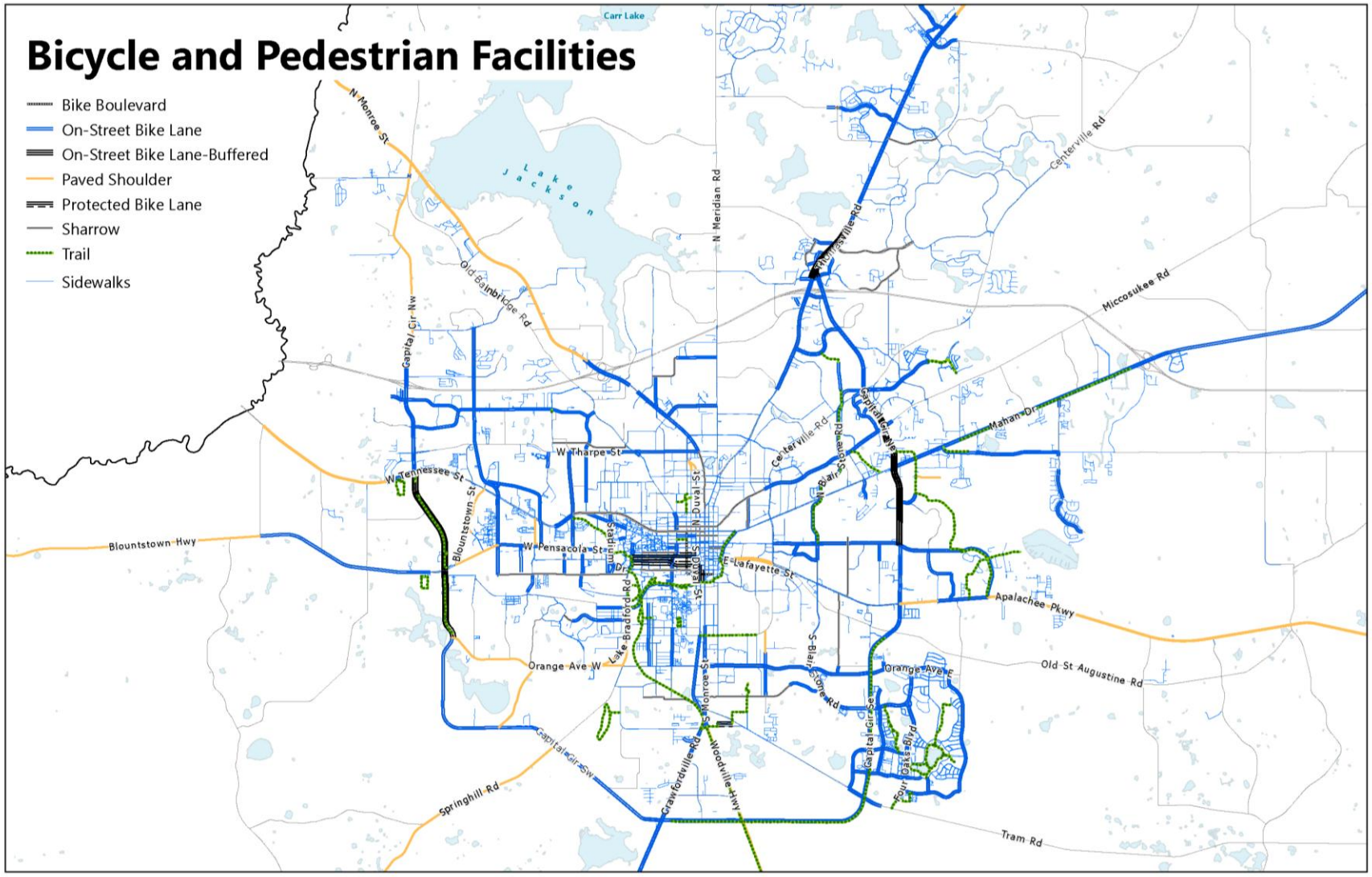
Map 25: General Transportation Circulation with Future Land Use: Leon County



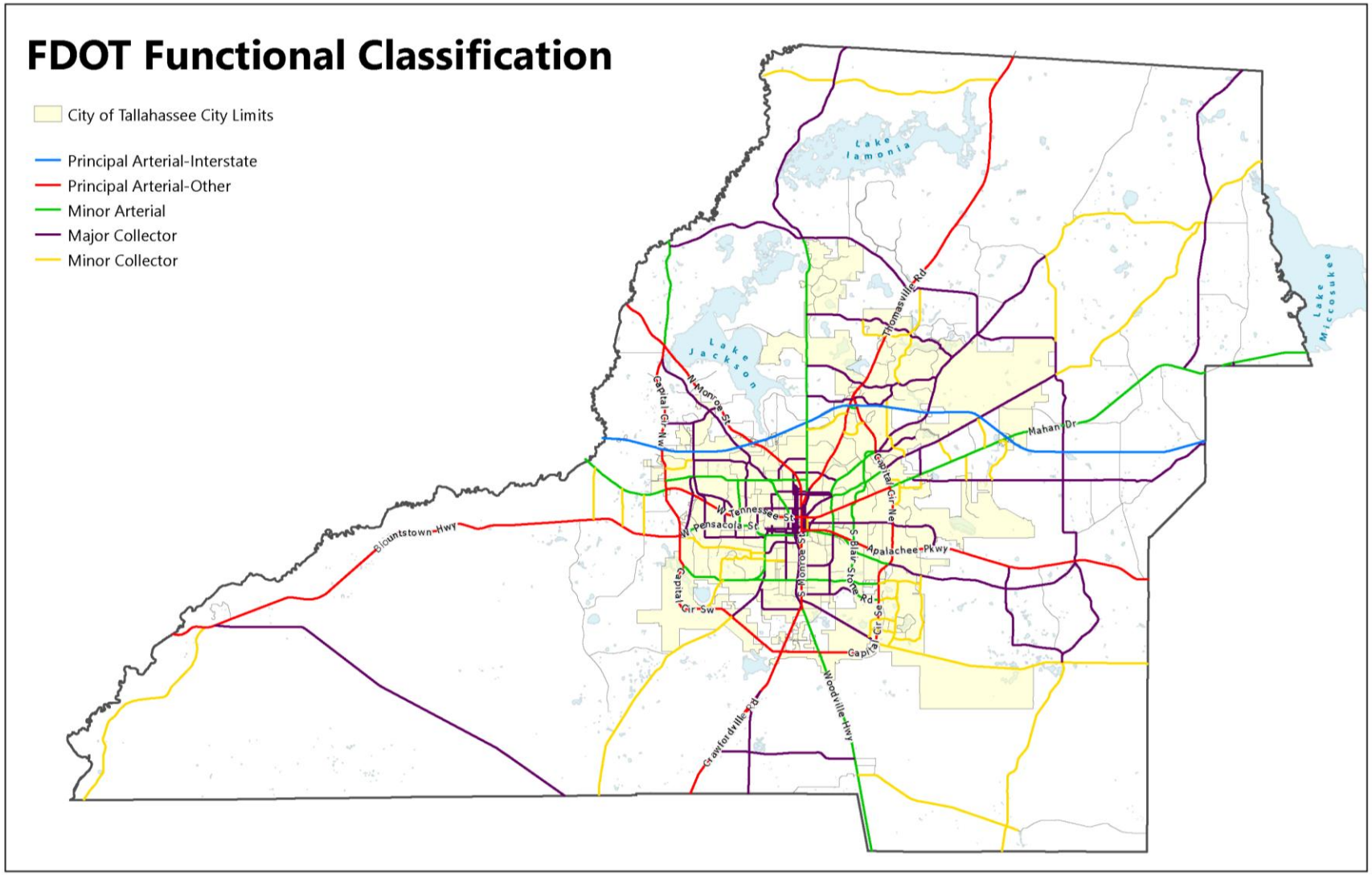
Map 26: General Transportation Circulation with Future Land Use: City of Tallahassee



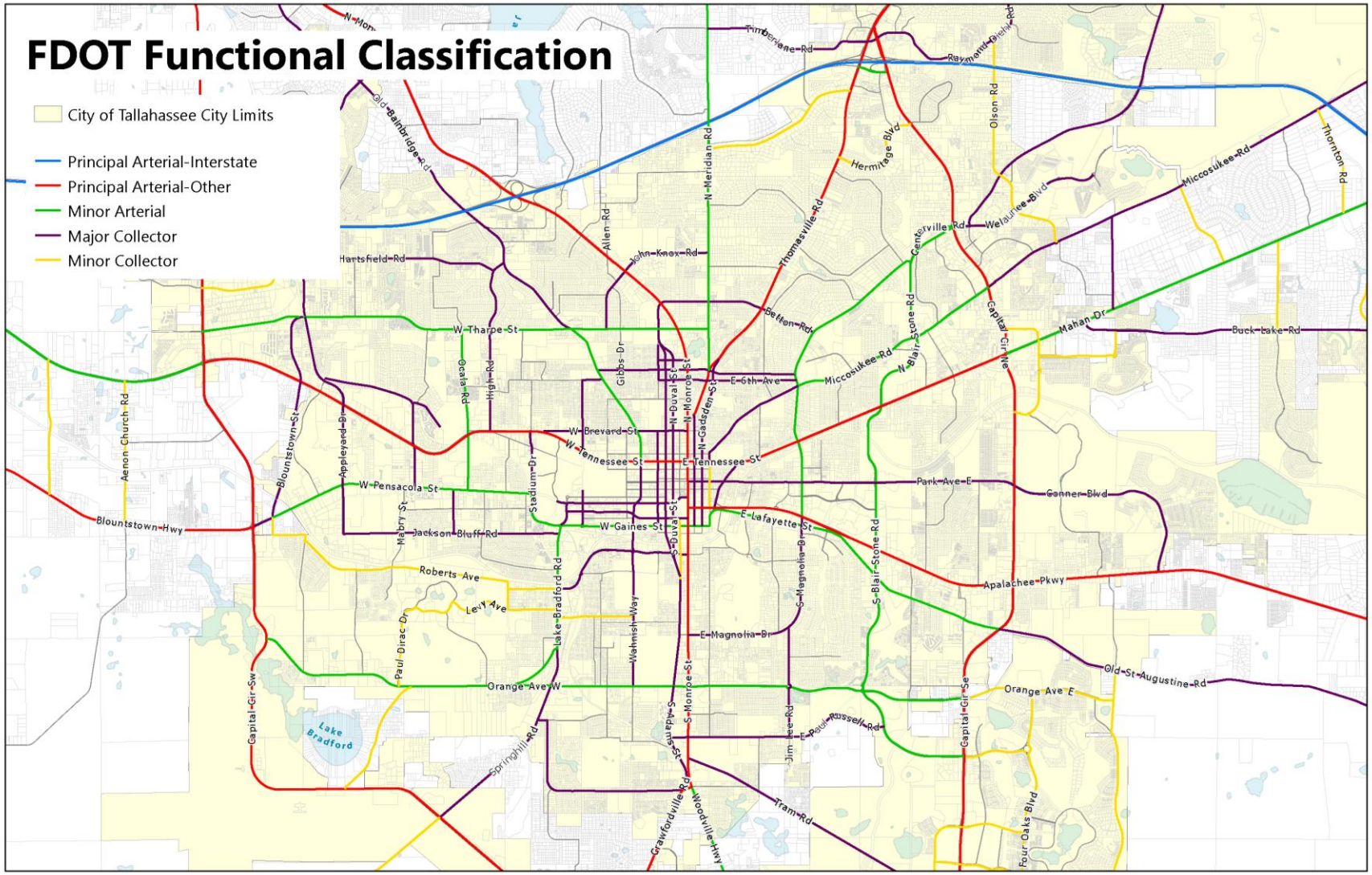
Map 27: Bicycle and Pedestrian Facilities



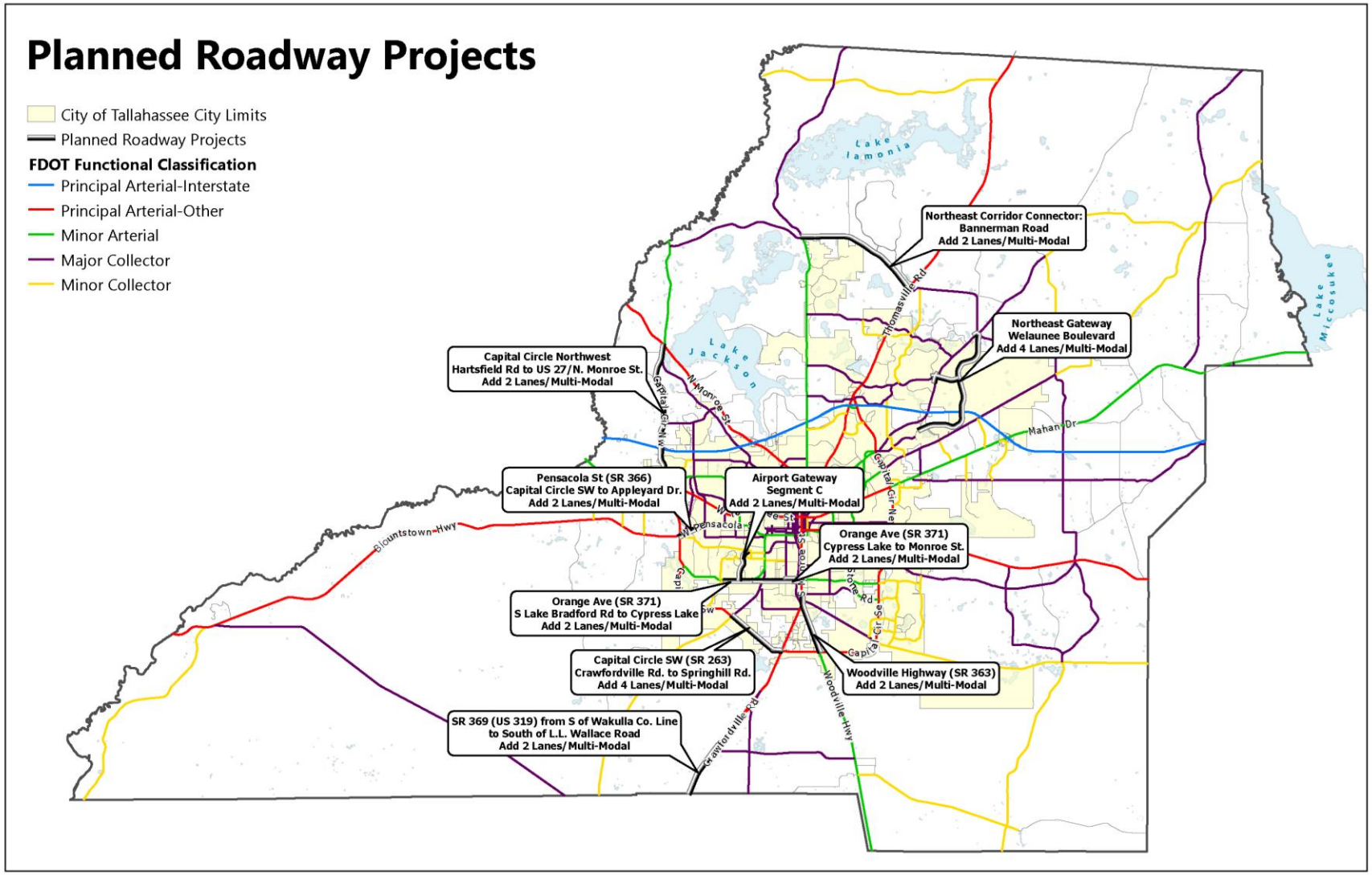
Map 28: FDOT Functional Classification: Leon County



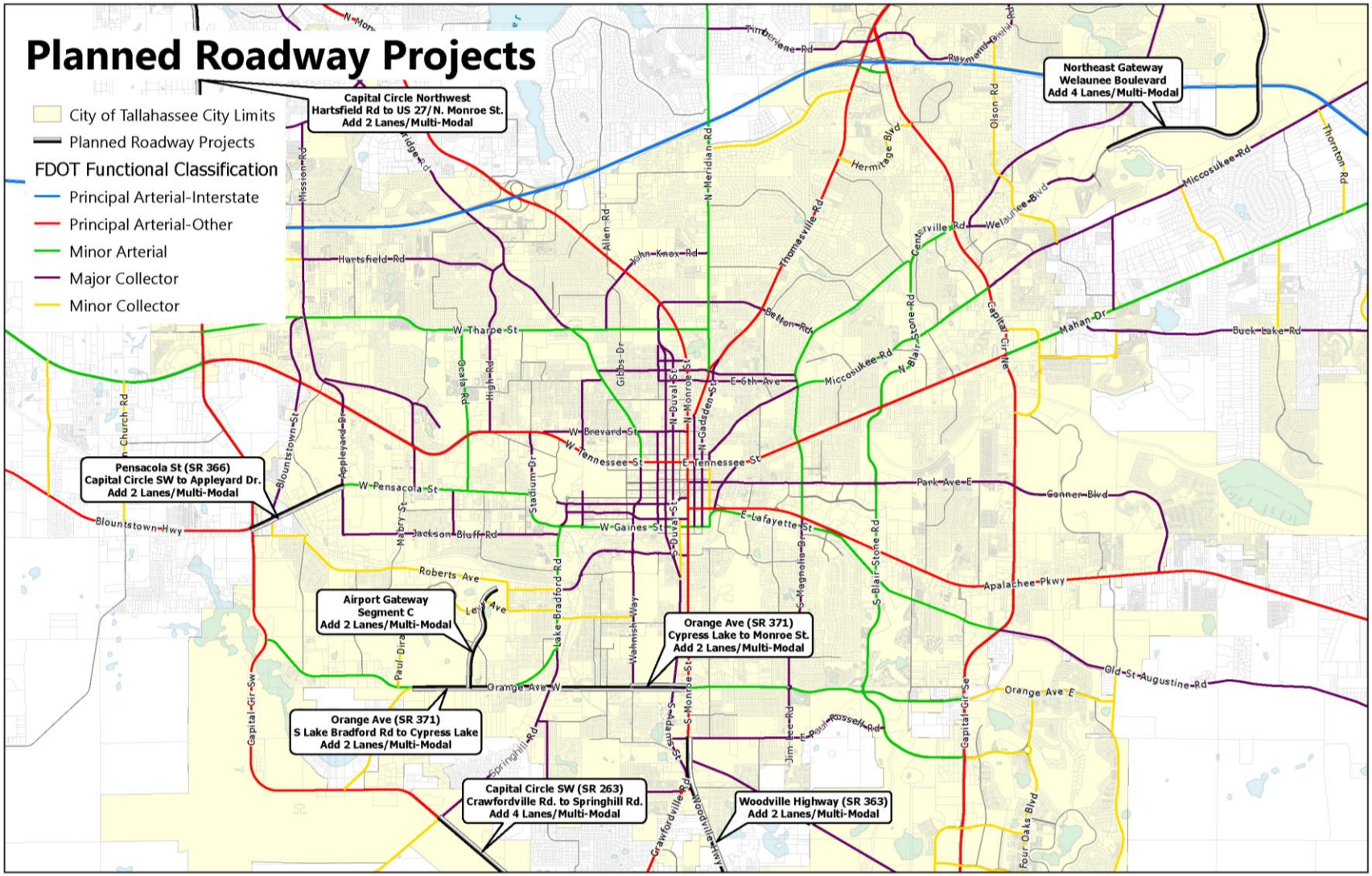
Map 29: FDOT Functional Classification: City of Tallahassee



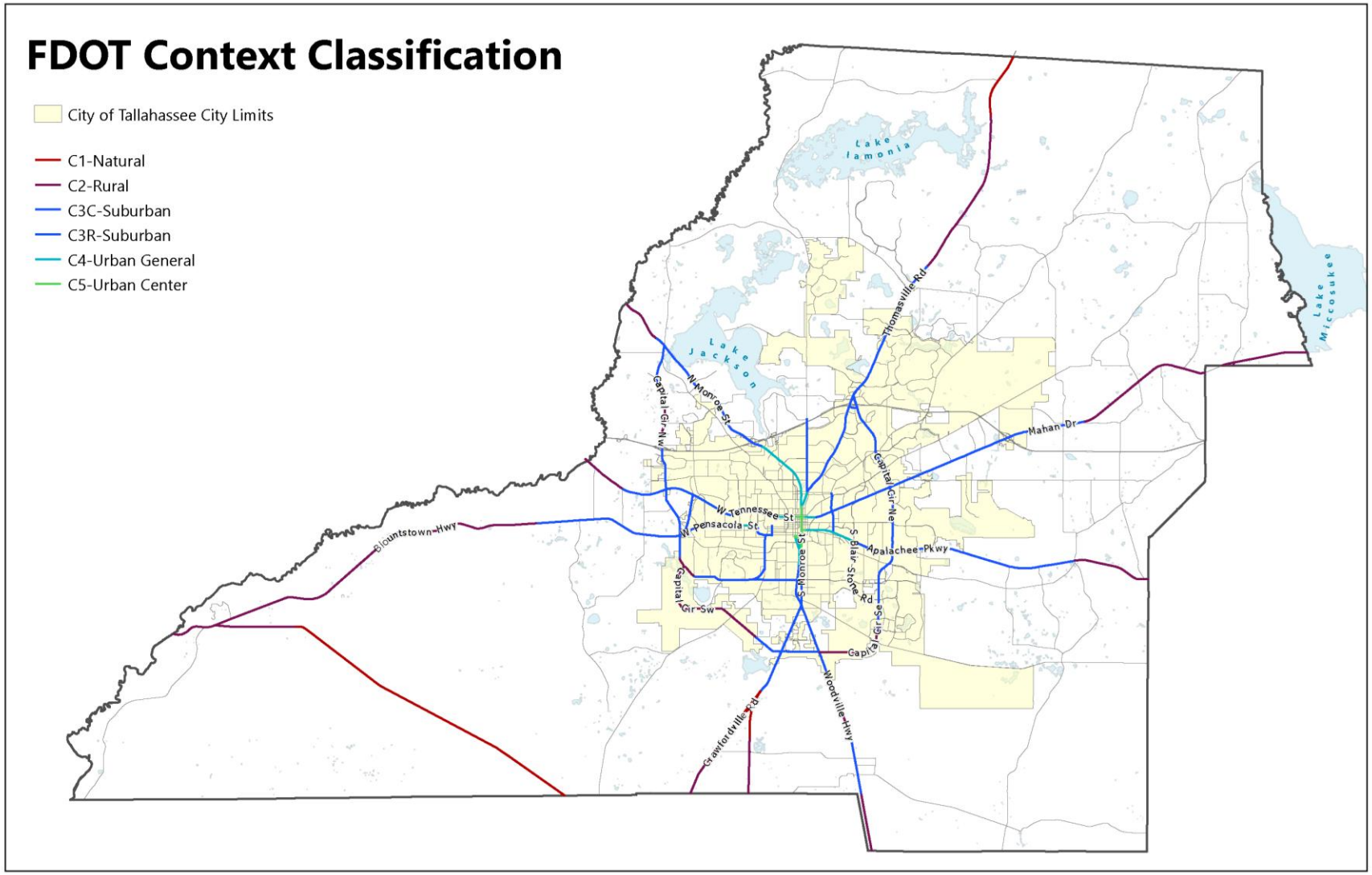
Map 30: Planned Roadway Projects: Leon County



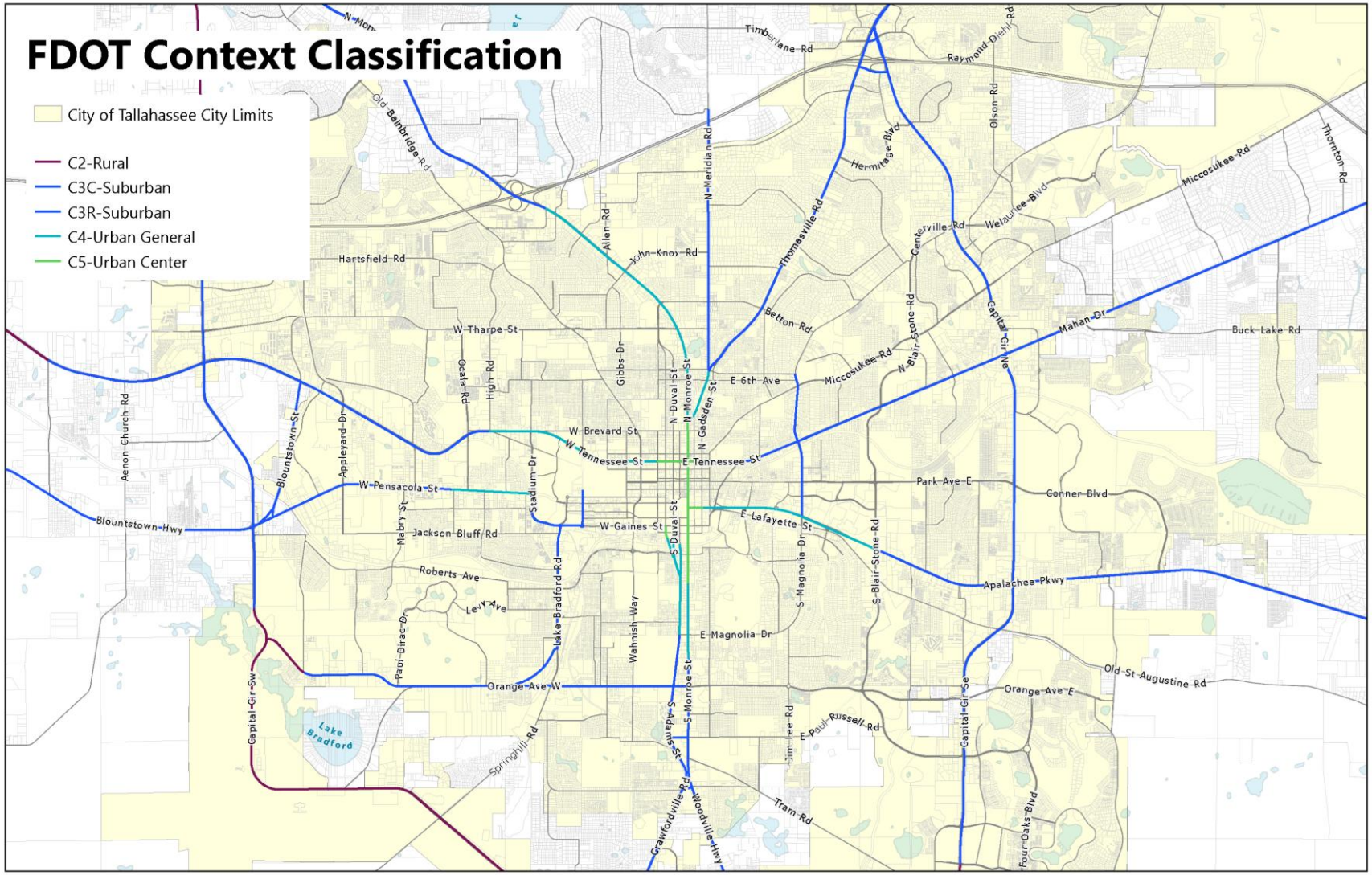
Map 31: Planned Roadway Projects: City of Tallahassee



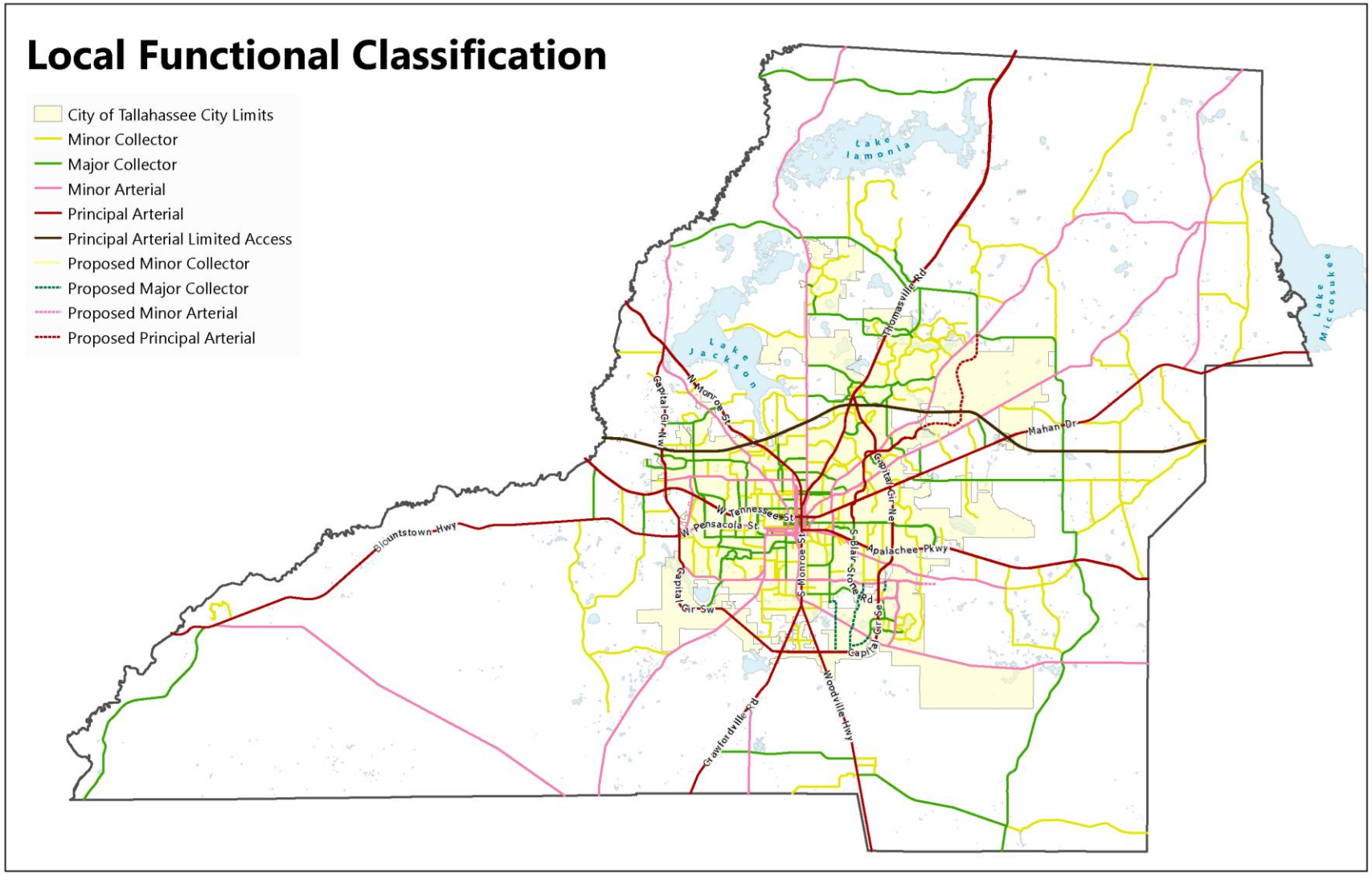
Map 32: FDOT Context Classification: Leon County



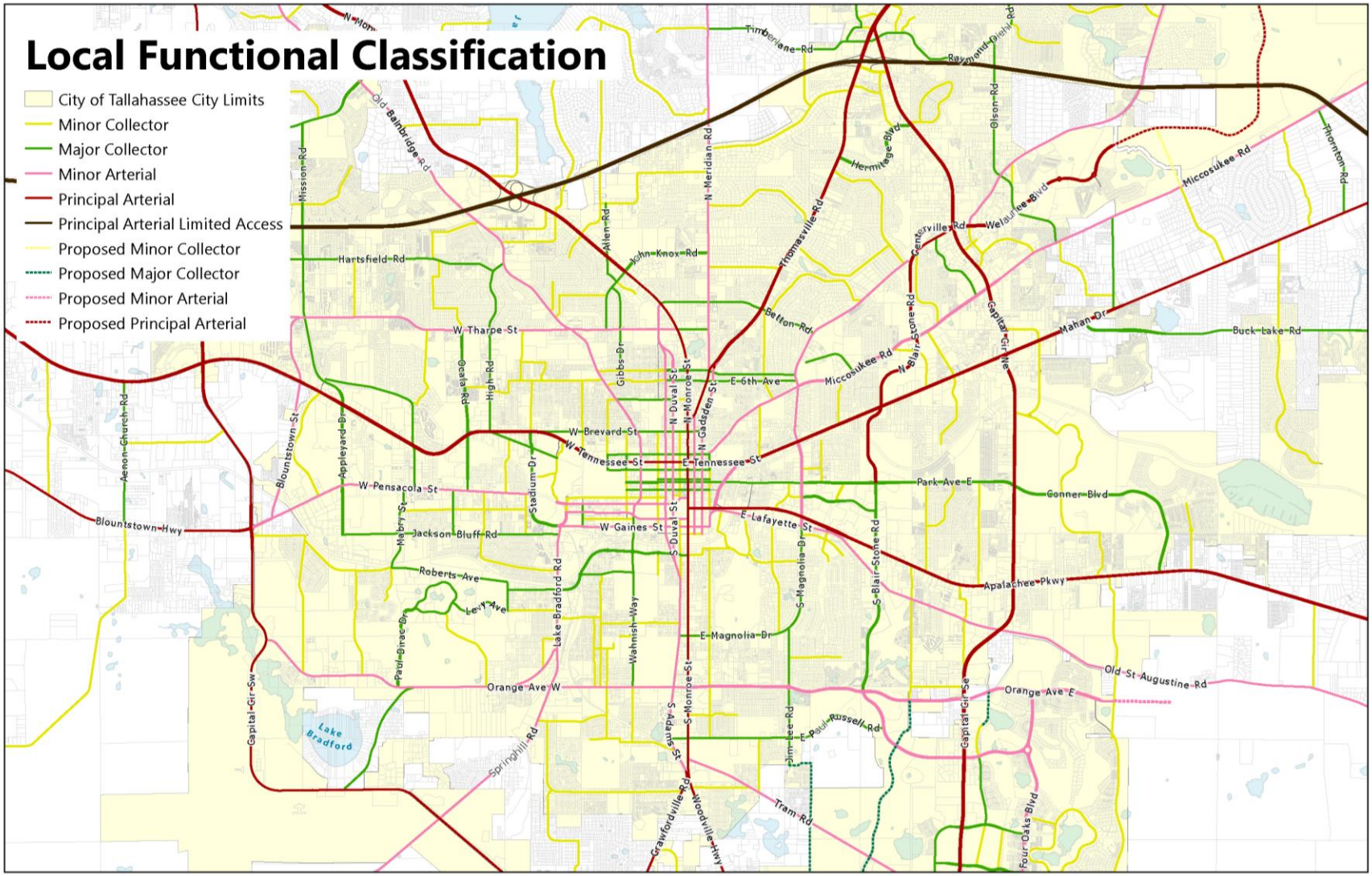
Map 33: FDOT Context Classification: City of Tallahassee



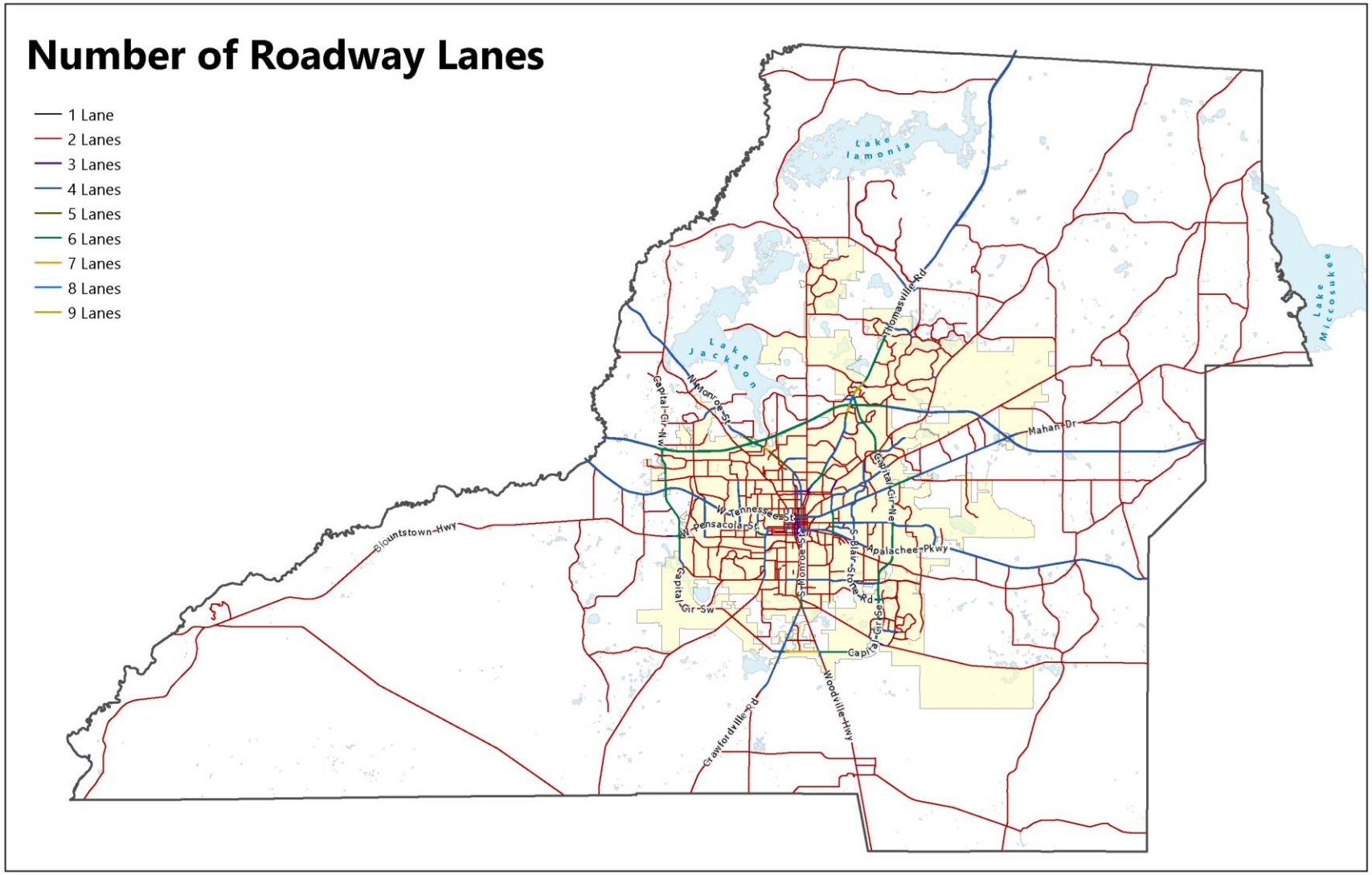
Map 34: Local Functional Classification: Leon County



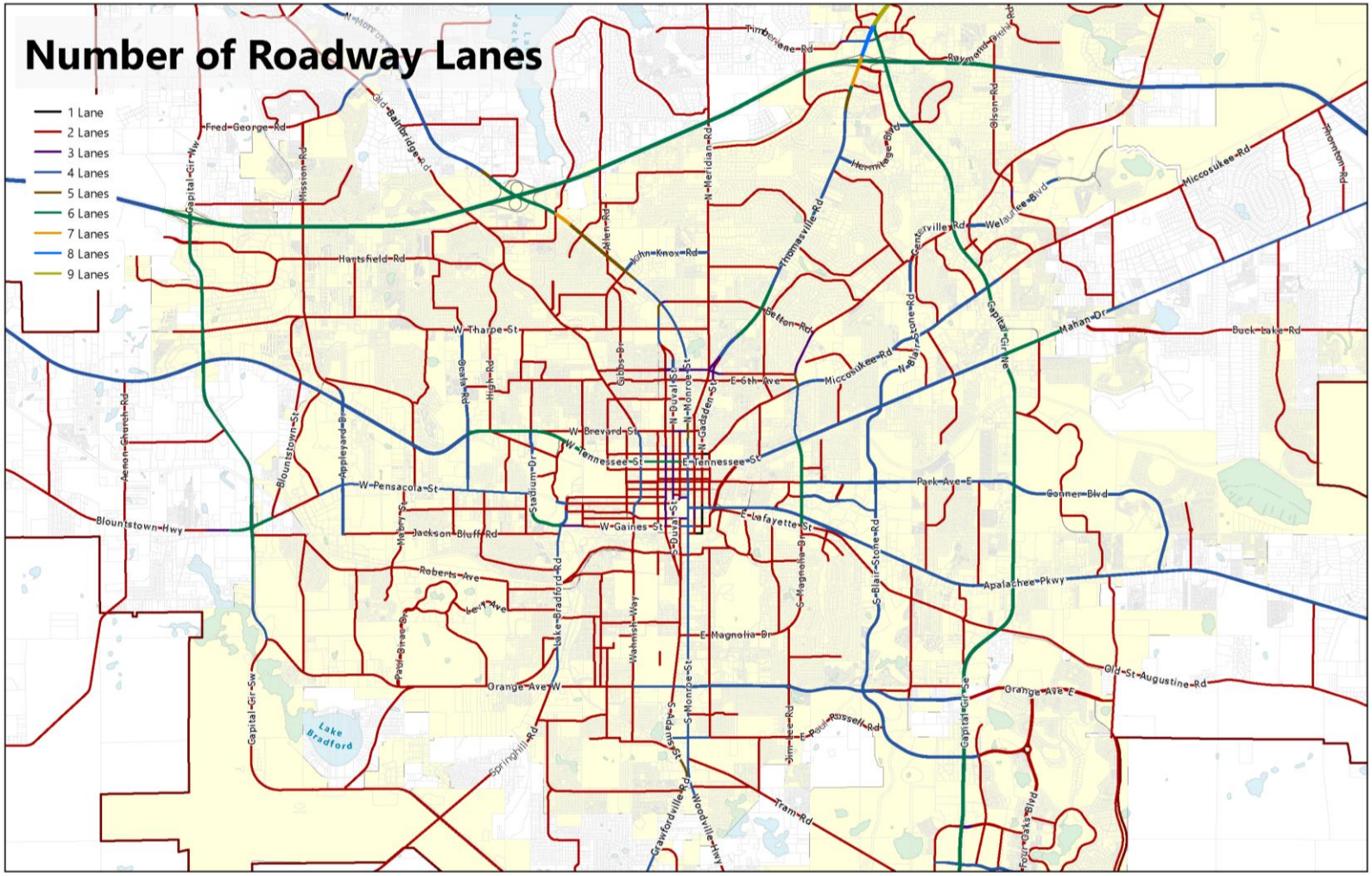
Map 35: Local Functional Classification: City of Tallahassee



Map 36: Number of Roadway Lanes: Leon County



Map 37: Number of Roadway Lanes: City of Tallahassee



UTILITIES ELEMENT: SOLID WASTE
GOALS, OBJECTIVES, AND POLICIES

Goal 1: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Provide an environmentally sound, sustainable, and cost effective integrated solid waste materials management system to serve the needs of Tallahassee-Leon County residents, businesses, and institutions. The management principles shall include the following in order: Prevention, Reduction, Re-use, Recycling, and Disposal.

SOLID WASTE PREVENTION AND REDUCTION
Objective 1.1: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Reduce and minimize the amount of per capita solid waste generated in Leon County and the City of Tallahassee where feasible and consistent with existing State laws and regulations.

Policy 1.1.1: [SW] (REV. EFF. 8/17/92; REV. EFF. 12/24/10)

Develop and maintain solid waste prevention and reduction programs for residents, businesses, and governmental and other institutions.

Policy 1.1.2: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Provide a public education program addressing all aspects of non-hazardous waste materials generation and management.

SOLID WASTE RE-USE AND RECYCLING
Objective 1.2: [SW] (REV. EFF. 8/17/92; REV. EFF. 12/24/10)

Reduce the amount of solid waste by meeting or exceeding established state-mandated recycling goals=through the use of recycling, resource recovery, and source reduction programs.

Policy 1.2.1: [SW] (EFF. 12/24/10)

Local government shall maintain and improve the residential recycling program and shall provide recycling opportunities to all residents.

Policy 1.2.2: [SW] (EFF. 12/24/10)

Local government should maintain and expand the recycling program to include apartments and multi-family dwellings, and shall encourage recycling programs and regulatory standards addressing recycling requirements to be applied during development review for commercial, institutional and industrial solid waste generators by the Plan Horizon.

Policy 1.2.3: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

The local government shall pursue available Federal or State grants and funding to maintain and promote expansion of recycling, resource recovery, and source reduction programs.

Policy 1.2.4: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

The local government shall encourage citizens and private industry to utilize recyclable materials, and encourage the public

to conserve resources by using source reduction and re-usable, recyclable, and recycled materials when possible.

Policy 1.2.5: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

The local government shall continue to investigate alternatives to landfill disposal of solid waste, including source reduction and prevention and waste recovery.

Policy 1.2.6: [SW] (EFF. 12/24/10)

The local government shall maintain a yard debris management program.

Policy 1.2.7: [SW] (EFF. 12/24/10)

The County shall monitor the progress of recycling programs. If monitoring indicates this standard may not be met, the County will expand or improve its recycling activities to ensure that established standards will be met.

WASTE COLLECTION SERVICES
Objective 1.3: [SW] (EFF. 12/24/10)

Ensure that collection and transportation of all solid waste is handled safely and efficiently to protect human health and the environment. The collection and transportation of all solid waste shall be conducted in an economically feasible manner to minimize costs to the citizens and the local government.

Policy 1.3.1: [SW] (EFF. 12/24/10)

The County shall continue to coordinate with the City of Tallahassee through interlocal agreements to ensure safe, efficient, and cost-feasible collection and management of solid waste collected within their jurisdictions.

Policy 1.3.2: [SW] (EFF. 12/24/10)

The County shall maintain and utilize sites for the management of household and commercial non-hazardous waste materials for the planning horizon.

SOLID WASTE DISPOSAL
Objective 1.4: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Public solid waste disposal facilities will be provided as needed in a manner which is feasible, cost-effective, and protects investments in existing facilities while meeting established Levels of Service, and protecting the environment and public health.

Policy 1.4.1: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Established procedures will be maintained to ensure that at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.

Policy 1.4.2: [SW] (EFF. 12/24/10)

Consistent with Chapter 403.706 F.S., the Leon County Board of County Commissioners will be responsible for determining

needed solid waste disposal facilities unless otherwise established by interlocal agreement with the City of Tallahassee.

Policy 1.4.3: [SW] (EFF. 12/24/10)

The Apalachee Solid Waste Management Facility will serve as a contingency disposal site. Additional contingency disposal arrangements shall be made with other existing landfills in case of emergency.

Policy 1.4.4: [SW] (EFF. 12/24/10)

The County shall maintain contractual arrangements for the disposal of non-hazardous household and commercial solid waste materials through the planning horizon.

Objective 1.5: [SW] (EFF. 12/24/10)

Establish solid waste disposal level of service standards to coordinate capital improvements and land use planning and to ensure adequate solid waste disposal capacity for development concurrent with the impacts of development.

Policy 1.5.1: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

The level of service (LOS) for solid waste shall be measured in pounds/ capita/ day and be the following:

Table 4: Solid Waste Level of Service

Year	LOS	Year	LOS	Year	LOS	Year	LOS
2011	7.20	2016	7.40	2021	7.40	2026	7.40
2012	7.20	2017	7.40	2022	7.40	2027	7.40
2013	7.30	2018	7.40	2023	7.40	2028	7.40
2014	7.35	2019	7.40	2024	7.40	2029	7.40
2015	7.40	2020	7.40	2025	7.40	2030	7.40

This level of service shall be used as the basis for determining the availability of facility capacity and the demand generated by a development. Facility demand and available capacity shall be periodically monitored as development orders or permits are issued.

Policy 1.5.2: [SW] (EFF. 9/19/91; REV. EFF. 12/24/10)

User fees shall be set at levels sufficient to finance municipal solid waste management infrastructure projects in the CIE and to encourage reduction and recycling.

Policy 1.5.3: [SW] (EFF. 12/24/10)

As the Leon County Solid Waste Management Facility reaches capacity, recreational facilities shall be allowed on this site.

HAZARDOUS WASTE

Goal 2: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Properly manage waste materials that have hazardous characteristics to protect public health and the environment.

Objective 2.1: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Maintain and improve existing hazardous waste materials management programs.

Policy 2.1.1: [SW] (REV. EFF. 12/10/91)

The hazardous waste management program shall include:

a) Identify and require small quantity generators to annually report the amount of hazardous waste generated and its disposal method;
b) Establishment of a hazardous waste collection center;
c) Educational programs;
d) Technical assistance;
e) Working with the Regional Planning Council in coordinating information and activities related to hazardous waste disposal facilities, collection centers and incineration sites.

Policy 2.1.2: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Maintain and promote the use of the County's hazardous waste collection programs.

Policy 2.1.3: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Continue to comply with state laws and programs to annually notify small quantity generators of hazardous wastes of their legal responsibilities; penalties for non-compliance; recycling alternatives; and other waste reduction opportunities.

Policy 2.1.4: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Consider user fees to help support public education programs for residents and small businesses addressing proper hazardous materials management, recycling and disposal.

Policy 2.1.5: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Prohibit the burial of non-degradable and potentially hazardous household garbage such as plastics, paint, batteries and tires by individual landowners or businesses in unapproved sites.

Policy 2.1.6: [SW] (EFF. 12/24/10)

Provide proper reuse and recycling of used electronic devices. Ensure that final disposition of used electronics is environmentally sound.

Policy 2.1.7: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Local government shall continue to identify, assess, and mitigate all public abandoned and active dump sites, underground storage tanks, and publicly-owned brownfield sites where necessary and appropriate.

UTILITIES ELEMENT: AQUIFER RECHARGE
GOALS, OBJECTIVES, AND POLICIES

Goal 1: [AR] (EFF. 7/16/90)

Protect aquifer water quality and quantity.

GROUNDWATER PROTECTION

Objective 1.1: [AR] (EFF. 7/16/90; REV. EFF. 1/7/09)

Maintain regulations and programs to protect the function of natural groundwater recharge areas and natural drainage features, including areas of high aquifer vulnerability.

Policy 1.1.1: [AR] (EFF. 7/16/90; REV. EFF. 4/10/09)

Maintain maps of relative aquifer vulnerability based on indicators such as soil permeability, thickness of overburden, and distance to karst features.

Policy 1.1.2: [AR] (EFF. 12/10/91)

Local government shall protect groundwater recharge throughout the county by requiring properly functioning stormwater management systems and a minimum percentage of open space for all development projects.

Policy 1.1.3: [AR] (EFF. 7/16/90; DEL. EFF. 4/10/09)

Reserved

Policy 1.1.4: [AR] (EFF. 7/16/90; REV. EFF. 4/10/09)

In areas identified as having high aquifer vulnerability, regulations will be developed by local government that:

a) Regulate the placement of underground storage tanks;
b) Restrict land uses which use, produce or generate as a waste any listed RCRA (Resource Conservation and Recovery Act) material or EPA priority pollutant.

NOTE: Additional policies related to high aquifer vulnerability and spring protection are included in policy 4.2.5: [C].

Policy 1.1.5: [AR] (EFF. 7/16/90)

Establish a program which meets DER requirements and will enable the County to assume responsibility for the enforcement of state regulations concerning underground storage tanks in Leon County.

Policy 1.1.6: [AR] (EFF. 7/16/90)

Establish a program regulating heat exchange recharge wells which requires:

a) Monitoring of these wells;
b) Clean-up of the aquifer in cases of contamination resulting from their use;
c) Financial responsibility for the clean-up to be assigned to the well owner.

Policy 1.1.7: [AR] (EFF. 7/16/90)

Enact regulations which prevent contamination of the aquifer via sinkholes and sinkhole lakes.

Policy 1.1.8: [AR] (EFF. 7/16/90)

All groundwater protection ordinances shall be strictly enforced.

UTILITIES ELEMENT: POTABLE WATER
GOALS, OBJECTIVES, AND POLICIES

Goal 1: [PW] (EFF. 7/16/90)

Protect the quality and quantity of our potable water supplies and systems.

POTABLE WATER PROTECTION
Objective 1.1: [PW] (EFF. 7/16/90)

By 1993, have regulations in place that protect potable water supplies from contamination as defined by DER Rule 17-550, F.A.C.

Policy 1.1.1: [PW] (EFF. 9/19/91)

By 1991 the County shall adopt an interim comprehensive countywide wellhead protection ordinance that protects existing and future public water supply wells from potential contamination. The wellhead protection ordinance shall require groundwater monitoring and regulate land uses within the USA which use, produce, or generate any material on the Resource Conservation and Recovery Act list or the Environmental Protection Agency priority pollutant list.

Policy 1.1.2: [PW] (EFF. 7/16/90)

Implement regulations which require installation inspection and periodic monitoring of water supply wells not regulated by Chapter 430, F.S.

Policy 1.1.3: [PW] (EFF. 7/16/90)

Establish a program which addresses contaminated potable water resources by:

a) Identifying and monitoring sites with contaminated potable water resources;
b) Developing remedial strategies for such identified sites;
c) Implementing corrective measures.

Policy 1.1.4: [PW] (EFF. 7/16/90)

Until the Floridian Aquifer study is completed, adopt interim land development regulations by February 1, 1991 which will protect water wellheads.

Policy 1.1.5: [PW] (EFF. 9/19/91)

By 1991, adopt by ordinance a groundwater protection program which requires all businesses which use, generate or produce any material on the Resource Conservation and Recovery Act (RCRA) list or the Environmental Protection Agency (EPA) priority pollutant list to:

1) Register with the County;
2) Allow on-site inspections for proper handling, storage and disposal of RCRA and EPA-listed materials.

This program will include user fees to contribute to the cost of the inspection program.

POTABLE WATER LOS
Objective 1.2: [PW] (EFF. 7/16/90)

Needed potable water facilities will be provided in a manner which promotes orderly compact urban growth and maximizes the use of existing facilities.

Policy 1.2.1: [PW] (EFF. 7/16/90; REV. EFF. 12/29/05)

Regulations shall be maintained to ensure that a:) at the time a development order permit is issued, adequate facility capacity at the adopted level of service is available or will be available when needed to serve the development; or b) at the time a development order is issued , the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Florida Statutes, or an agreement or development order is issued pursuant to chapter 380, Florida Statutes to be in place and available to serve new development at the time of the issuance of a certificate of occupancy.

Policy 1.2.2: [PW] (LOS Inside Urban Service Area) (EFF. 7/16/90)

The level of service for potable water systems in the Urban Service Area shall be:

160 gallons per capita per day (GPCD) for average daily demand. This level of service includes residential, commercial, institutional, and industrial demands, and also unaccounted for water. This level of service is derived by dividing the total production by the service population.

In the design of water production, storage, and distribution facilities, appropriate peak and fire flow factors shall be utilized.

This is the adopted level and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Policy 1.2.3: [PW] (LOS Outside Urban Service Area) (EFF. 7/16/90)

The level of service for potable water systems outside of the Urban Service Area shall be 100 gallons per capita per day (GPCD).

In the design of new water production, storage, and distribution facilities, appropriate peak and fire flow factors shall be utilized.

This is the adopted level and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development outside of the Urban Service Area.

Policy 1.2.4: [PW] (EFF. 7/16/90)

Procedures will be developed by 1991, to periodically update and project facility demand and capacity information as development orders or permits are issued.

Policy 1.2.5: [PW] (City of Tallahassee) (REV. EFF. 9/19/91)

New potable water service, within the urban service area, shall be provided in a manner which promotes orderly, compact urban growth, prevents “leapfrog” development, and maximizes the use of existing facilities.

Policy 1.2.5: [PW] (Leon County) (REV. EFF. 8/17/92)

New potable water service, within the urban service area, shall be provided in a manner which promotes orderly, compact urban and cost efficient growth, and prevents "leapfrog" development, while optimizing the use of existing facilities.

CONSERVATION OF POTABLE WATER

Objective 1.3: [PW] (EFF. 7/16/90)

Programs for the conservation of potable water resources will be established by 1992.

Policy 1.3.1: [PW] (EFF. 7/16/90)

Education programs such as inserts in newsletters and utility billings as well as media interaction that inform the public on the importance and value of water resource conservation will be initiated.

Policy 1.3.2: [PW] (EFF. 7/16/90)

Incentives programs that promote water resource conservation will be established.

Policy 1.3.3: [PW] (EFF. 10/21/92)

Incentives to encourage xeriscaping (low water use landscape design) will be incorporated into the landscaping code.

Policy 1.3.4: [PW] (City of Tallahassee) (REV. EFF. 9/19/91)

Connection fees and user fees shall be set at levels sufficient to finance the water infrastructure projects in the CIE.

Policy 1.3.4: [PW] (Leon County) (REV. EFF. 8/17/92; REV. EFF. 8/5/23)

Connection and user fees shall be set at levels sufficient to equitably finance the water infrastructure projects in the CIE. For the purposes of the Sanitary Sewer and Water Sub-Elements, equitably is defined as users paying for hook-up and system charges and their pro rata share of the costs of facility expansions to serve their development, but allowing for special practices to implement the Southside Action Plan . Pro rata amounts will be determined by the cost impacts of each development which is anticipated to hook-up to the facility expansion.

Goal 2: [PW] (EFF. 7/16/90)

Potable water facilities and service shall be provided to meet existing and projected demands identified in this Plan.

EXTENSION OF POTABLE WATER SERVICE

Objective 2.1: [PW] (EFF. 7/16/90; REV. EFF. 12/29/05)

Coordinate with utility providers in the extension of potable water services to ensure that potable water service is provided in a cost efficient manner to serve development within the adopted Urban Service Area boundary.

Policy 2.1.1: [PW] (EFF. 8/17/92)

Regulations shall be developed to provide for adequate fire flows.

Policy 2.1.2: [PW] (EFF. 12/29/05)

New developments which require site and development plan approval or issuance of a development order shall be required to connect to central water if such service is defined as available within the current Water and Sewer Agreement. The requirement to connect to central water and the definition of service availability found within the Water and Sewer Agreement are applicable to all service providers operating within the County.

Policy 2.1.3: [PW] (EFF. 12/29/05; REV. EFF. 12/24/10)

The City of Tallahassee shall prepare and maintain long range master plans with a 20-year planning horizon for major water infrastructure facilities and services from which subsequent five year capital improvement programs shall be derived. These long range master plans shall be based upon a needs plan to serve the Future Land Use Plan and its expected population within the Urban Service Area, and shall also contain a cost feasible plan. These long range master plans will be updated every five years, consistent with the provisions of the Water and Sewer Agreement. The County may propose new capital projects for inclusion in these documents. The draft plan shall be submitted to the County for review prior to finalization and the County shall provide comments, if any, prior to adoption by the City Commission. The timing and location of service expansion projects identified in these plans shall be based on the rational extension of such services from existing urbanized areas so as to encourage compact development.

Policy 2.1.4: [PW] (RENUMBERED EFF. 12/29/05; FORMERLY POLICY 2.2.1)

Projects shall be undertaken according to the schedule provided in the Capital Improvements Element of this Plan.

Policy 2.1.5: [PW] (REV. EFF. 12/29/05; DEL. EFF. 12/24/10)

Reserved

Policy 2.1.6: [PW] (EFF. 12/29/05)

All extensions and planning of central water systems shall be consistent with the adopted Water and Sewer Agreement.

Policy 2.1.7: [PW] (EFF. 12/29/05)

Standards for the construction of water systems by providers other than the City in the USA shall be at least equal to those of the City as regards to fire flow and water quality.

Policy 2.1.8: [PW] (EFF. 12/24/10)

Additional potable water service related policies are included in the Sanitary Sewer section of the Utilities Element (see Policies 1.2.1 [SS], 1.3.8 [SS], 2.1.1 [SS], 2.1.2 [SS], 2.1.9 [SS], and 2.1.12 [SS]).

CAPITAL PROJECTS PRIORITY

Objective 2.2: [PW] (EFF. 7/16/90; DEL. EFF. 12/29/05)

Objective 2.3: [PW] (EFF. 7/16/90; DEL. EFF. 12/29/05)

Policy 2.3.1: [PW] (DEL. EFF. 12/29/05)

Policy 2.3.2: [PW] (DEL EFF. 12/29/05)

UTILITIES ELEMENT: SANITARY SEWER
GOALS, OBJECTIVES, AND POLICIES

Goal 1: [SS] (EFF. 7/16/90)

Provide efficient wastewater treatment that meets the demands of the community while maintaining public health and environmental standards.

WASTEWATER TREATMENT
Objective 1.1: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05)

Treat and dispose of all wastewater in a manner that protects natural resources and public health.

Policy 1.1.1: [SS] (EFF. 7/16/90; RENUMBERING EFF. 12/29/05, FORMERLY POLICY 1.1.3; RENUMBERING EFF. 12/24/10, FORMERLY POLICY 1.1.2)

Establish a program to monitor and inspect all sanitary sewer systems for compliance with federal, state and local regulations.

SEPTIC TANK REGULATION
Objective 1.2: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05)

Maintain ordinances that regulate septic tanks in a manner that protects public health and groundwater quality.

Policy 1.2.1: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05; REV. EFF. 12/24/10)

The land use designations on the Future Land Use Map notwithstanding, the densities and intensities authorized by such land use designations shall not be allowed until such time as central water and sewer services are available, except as provided in Policy 1.2.3: [SS] and 1.2.4: [SS] below. The minimum lot size for a septic tank shall be one-half acre.

Policy 1.2.2: [SS] (EFF. 7/16/90)

Leon County shall establish a countywide program that:

a) Inspects and monitors existing septic tanks for compliance with state and local regulations;
b) Educates the public on the proper operation and maintenance of septic tanks.

Policy 1.2.3: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05; REV. EFF. 12/24/10)

With the exception of community facilities authorized by Policy 2.1.2 [SS], inside the Urban Service Area any non-residential development that is calculated to generate a wastewater flow in excess of 900 gallons per day must be connected to a central sanitary sewer service. For the purposes of administering this specific policy, Rule 64E-6.008 F.A.C. shall be used in calculating estimated sewage flows attributable to various types of non-residential development.

Policy 1.2.4: [SS] (EFF. 7/1/94; REV. EFF. 12/24/10)

As an interim measure until sanitary sewer service is available, the use of septic tanks strictly for the purpose of providing sanitary facilities for employee necessity may be permitted in portions of the Heavy Industrial future land use category without sanitary sewer service under the following conditions:

a) Central sewer is not presently in place or available within ¼ mile of the property line of the proposed development.
b) The site is located within the franchise area of a designated sanitary sewer provider.
c) The septic system is designed and maintained to meet all state and local regulations and ordinances.
d) The septic system is designed and sized solely for the use of the resultant work force.
e) The proposed industrial use for the building for which the septic tank is to be constructed does not result in any hazardous by-products,
f) Any use on a septic tank within the Heavy Industrial future land use category must hookup to central sewer when available and remove septic facilities and,
g) (In the City only) A capital improvement project that would make central sewer available to the proposed development appears in the 5-year Capital Improvement Program of the designated provider consistent with the CIE.

Policy 1.2.5: [SS] (EFF. 12/29/05)

Facilities other than traditional septic systems must be provided before development is allowed in areas where severe soil limitations exist for septic systems.

Policy 1.2.6: [SS] (EFF. 4/10/09; REV. EFF. 4/2/10)

Within the Primary Springs Protection Zone, as identified in Policy 4.2.5 [C], Performance Based On-Site Treatment Disposal Systems shall be required when connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards is not available. Performance Based on-Site Treatment Disposal Systems must be a design that is accepted by the Department of Health. Local government shall establish by ordinance a Nitrogen reduction treatment standard for new and replacement Performance Based On-Site Treatment Disposal Systems in the Primary Springs Protection Zone.

SANITARY SEWER LOS

Objective 1.3: [SS] (REV. EFF. 8/17/92; REV. EFF. 12/24/10; REV. EFF. 7/25/24)

Needed sanitary sewer facilities will be provided in a manner that promotes orderly, compact urban and cost efficient growth while optimizing the use of existing facilities and prioritizing advanced wastewater treatment where feasible and consistent with the goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

Policy 1.3.1: [SS] (REV. EFF. 9/19/91; REV. EFF. 7/26/06; REV. EFF. 12/24/10)

Central sanitary sewer service shall be provided only in the Urban Service Area, designated Rural Communities (as provided by Policy 1.1.4: [L]), and the Urban Fringe land use category (only under the circumstances provided in Policy 1.3.2: [SS]). Areas outside those areas indicated above shall obtain sewage treatment through the use of an on-site system or a package plant, if consistent with the criteria provided in Policy 1.3.3 [SS]. An on-

site system may serve more than one parcel but only to correct an existing environmental problem. The capacity of these facilities shall be limited to that necessary to serve development existing on or prior to February 1, 1990.

Policy 1.3.2: [SS] (REV. EFF. 12/24/10, PREVIOUSLY POLICY 1.3.1: [SS]; REV. EFF. 12/15/11; REV. EFF. 7/14/23)

For areas lying outside of the Urban Service Area boundary and within the Urban Fringe land use category, central sanitary sewer service may be extended and/or provided by an existing utility provider under the following circumstances:

a) To serve an existing residential subdivision in order to correct documented environmental or health problems associated with failing septic treatment systems; or
b) To serve a new Conservation subdivision or permitted non-residential use that is otherwise in compliance with the Comprehensive Plan and its implementing land development regulations; AND
c) No additional lands designated Rural or Urban Fringe as of August 26, 2006 shall be converted to a more dense or intense land use category unless adjoining lands are also within the designated Urban Service Area boundary or the designated Woodville Rural Community. Conversions to the Woodville Rural Community designation shall be consistent with the Transfer of Development Units provision in Policy 4.2.5: [C].

All costs of sewer line extensions, any necessary lift stations and on-site sewer infrastructure shall be borne by the developer as specified within the adopted "Water and Sewer Agreement" and shall be constructed to the standards specified within the Agreement. In cases where the City of Tallahassee is the service provider, the City Manager and the County Administrator or their designees may agree that the connection of a development to central sewer is not economically feasible and may deny such requests to connect. Such cases may arise when considering lower density isolated developments, developments located in areas that are not environmentally sensitive, or developments that are not within a reasonable distance to existing infrastructure. The City of Tallahassee shall place a higher priority upon serving areas that are within the Southside Action Plan area and/or areas that may be determined to negatively impact the environmental quality of Wakulla Springs if developed with traditional septic tank systems. The City of Tallahassee reserves the right to develop agreements with property owners and developers to make service available within time frames and at locations that vary from those criteria for connection found within the "Water and Sewer Agreement." As part of such agreements, additional financial responsibility may be borne by the developer for connection to occur.

Policy 1.3.3: [SS] (REV. EFF. 8/17/92; REV. AND RENUMBERING EFF. 12/24/10)

Package plants shall be limited to the Rural Community, Urban Fringe and the Rural land use categories. In the Urban Fringe and Rural land use categories, package plants must meet the following criteria:

a) Serving existing environmental problem areas (Environmental problem is defined as the contamination of groundwater or surface water resulting from inadequate sanitary sewage treatment. The capacity of any facilities resulting from environmental problems shall be limited to that necessary to serve development existing on or prior to February 1, 1990); or
b) Urban fringe parcels which utilize the 25% cluster; or

c) Allowable industrial activities; or
d) Serving existing public schools.

Policy 1.3.4: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05; REV. AND RENUMBERING EFF. 12/24/10)

Regulations shall be maintained to ensure that: a) at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development; or b) at the time a development order is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Florida Statutes, or an agreement or development order is issued pursuant to Chapter 380, Florida Statutes to be in place and available to serve new development at the time of the issuance of a certificate of occupancy.

Policy 1.3.5: [SS] (EFF. 7/16/90; REV. EFF. 1/7/10; REV. AND RENUMBERING EFF. 12/24/10)

The LOS for sanitary sewer systems shall be as published in the Recommended Standard for Wastewater Facilities as referenced in 62-604.300 (5) (g) Florida Administrative Code.

In the design of sewer collection, pumping, treatment, and effluent disposal facilities, appropriate peak factors shall be utilized. This is the adopted level and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Policy 1.3.6: [SS] (EFF. 7/16/90; RENUMBERED 12/24/10)

Procedures will be developed to periodically update and project facility demand and capacity information as development orders or permits are issued.

Policy 1.3.7: [SS] (City of Tallahassee) (EFF. 7/16/90; RENUMBERED 12/24/10)

Connection fees and user fees shall be set at levels sufficient to finance the sewer infrastructure projects in the CIE.

Policy 1.3.7: [SS] (Leon County) (REV. EFF. 8/17/92; REV. AND RENUMBERING EFF. 12/24/10; REV. EFF. 8/5/23)

Connection fees and user fees shall be set at levels sufficient to equitably finance the sewer infrastructure projects in the CIE. For the purposes of the Sanitary Sewer and Water Sub-Elements, equitably is defined as users paying for hook-up and system charges and their pro rata share of the costs of facility expansions to serve their development, but allowing for special practices to implement the Southside Action Plan . Pro rata amounts will be determined by the cost impacts of each development which is anticipated to hook-up to the facility expansion.

Policy 1.3.8: [SS] (EFF. 8/17/92; REV. AND RENUMBERING EFF. 12/24/10)

Heavy infrastructure facilities which are located far from urban development because of their off-site impacts, and which therefore would be uneconomical to service with sanitary sewer service, shall not be required to have sanitary sewer service or potable water service. Examples of such uses are waste-to-energy

facilities, power generating plants, landfills, sanitary sewer spray fields, and material recovery facilities.

Goal 2: [SS] (EFF. 7/16/90)

Sanitary sewer facilities and service shall be provided to meet existing and projected demands identified in this plan.

EXTENSION OF SANITARY SEWER SERVICE

Objective 2.1: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05)

Coordinate with utility providers in the extension of sanitary sewer services to ensure that sanitary sewer service is provided in a cost efficient manner to serve development within the adopted Urban Service Area boundary.

Policy 2.1.1: [SS] (EFF. 9/19/91; RENUMBERING EFF. 12/29/05, FORMERLY POLICY 2.1.2)

Annexation shall not be required as a precondition of water or sewer service to a new area requested by the City and granted by Leon County.

Policy 2.1.2: [SS] (REV. EFF. 1/27/94; RENUMBERING EFF. 12/29/05, FORMERLY POLICY 2.1.3; REV. EFF. 12/24/10)

Potable water service and sanitary sewer service shall be extended to serve community service customers within the Urban Service Area. Until such time as utility services are available, community service land uses shall be allowed to connect to on-site facilities. Approval will be limited to community service users with less than 5,000 square feet of floor space, or a sewage flow estimated not to exceed 900 gallons per day as provided for in Policy 1.2.3: [SS].

Policy 2.1.3: [SS] (EFF. 12/29/05)

New developments, which require site and development plan approval or issuance of a development order shall be required to connect to central sewer if such service is defined as available within the current Water and Sewer Agreement. The requirement to connect to central sewer and the definition of service availability found with the Water and Sewer Agreement are applicable to all service providers within the County.

Policy 2.1.4: [SS] (EFF. 12/29/05; REV. EFF. 12/24/10)

Utility providers shall provide facilities within the Urban Service Area at a level of service adopted in the comprehensive plan. Areas with known limitations regarding soils, high septic tank concentrations or failures, or areas with known groundwater problems should receive priority regarding facility service.

Policy 2.1.5: [SS] (EFF. 12/29/05; REV. EFF. 12/24/10)

The City of Tallahassee shall prepare and maintain long range master plans with a 20-year planning horizon for major sewer infrastructure facilities and services from which subsequent five year capital improvement programs shall be derived. These long range master plans shall be based upon a needs plan to serve the Future Land Use Plan and its expected population within the Urban Service Area, and shall also contain a cost feasible plan. These long range master plans will be updated every five years, consistent with the provisions of the Water and Sewer

Agreement. The County may propose new capital projects for inclusion in these documents. The draft plan shall be submitted to the County for review prior to finalization and the County shall provide comments, if any, prior to adoption by the City Commission. The timing and location of service expansion projects identified in these plans shall be based on the rational extension of such services from existing urbanized areas so as to encourage compact development.

Policy 2.1.6: [SS] (EFF. 12/29/05; DEL. EFF. 1/7/09; REV. EFF. 7/25/24)

Pursuant to section 163.3177(6)(c), F.S., the City of Tallahassee and Leon County have considered the feasibility of providing sanitary sewer services to development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per acre within a 10-year planning horizon. The feasibility analysis was performed in accordance with Section 21-91 of the Code of General Ordinances of the City of Tallahassee and the Water and Sewer Agreement between the City of Tallahassee and Leon County, which addresses the provision of potable water and wastewater infrastructure. Additionally, pursuant to Policy 1.3.1: [SS], existing developments outside of the Urban Services Area or designated Rural Communities are not deemed feasible except where consistent with Policy 1.3.2: [SS]. Based on the foregoing, the City of Tallahassee and Leon County have deemed it infeasible to provide sanitary sewer services to the developments specified in section 163.3177(6)(c), F.S. This policy shall be amended as needed to account for future applicable developments.

Policy 2.1.7: [SS] (EFF. 7/16/90; RENUMBERED EFF. 12/29/05, FORMERLY POLICY 2.2.1; REV. EFF. 12/24/10)

Subject to financial feasibility, the long range master plan will be used as a guide in selecting projects to be included in the Capital Improvements Element of this plan.

Policy 2.1.8: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05; DEL. EFF. 12/24/10)

Reserved

Policy 2.1.9: [SS] (Leon County) (EFF. 8/17/92; RENUMBERED EFF. 12/29/05, FORMERLY POLICY 2.2.2; REV. EFF. 12/24/10)

Water and sewer system charges collected by the County for the benefit of County Franchisees shall be paid prior to the issuance of a building permit or tap, whichever is first. Water and sewer system charges shall not be made for development proposals that are served by existing on site well and/or septic systems which are determined to be functioning properly and do not require repair or substantial modification as determined by the County Public Health Unit.

Policy 2.1.10: [SS] (EFF. 12/29/05)

All extension and planning of sanitary sewer facilities and services shall be consistent with the adopted Water and Sewer Agreement.

Policy 2.1.7: [SS] (EFF. 12/29/05; REV. EFF. 12/24/10)

Standards for the construction of sewer systems by providers other than the City in the Urban Service Area shall be at least equal to those of the City.

Policy 2.1.12: [SS] (EFF. 12/29/05; REV. EFF. 12/24/10)

Any land proposed for development using septic tanks within the Urban Service Area, or within a designated Rural Community that is identified as a Target Area Rural Community in the adopted Water and Sewer Agreement, will be subject to:

a) Dedicating easements/right-of-ways for future installation of water and sewer lines.
b) Connecting to the City's water and sewer service, when it is available.
c) County assessment of the on-site water and sewer installation costs within the area at the time the City is ready to provide the water and or sewer service.
d) A requirement that the developer include a deed restriction requiring the property owner to connect to City water and sewer as well as a notice to the buyer of lots in the subdivision.
e) The County will not re-prioritize any projects proposed by the City to provide service based on the above criteria.

CAPITAL PROJECTS PRIORITY

Objective 2.2: [SS] (EFF. 7/16/90; DEL. EFF. 12/29/05)

Objective 2.3: [SS] (EFF. 7/16/90; DEL. EFF. 12/29/05)

Policy 2.3.1: [SS] (EFF. 7/16/90; DEL. EFF. 12/29/05)

Policy 2.3.2: [SS] (EFF. 7/16/90; DEL EFF. 12/29/05)

Objective 3.1: [SS] (EFF. 1/27/94; DEL EFF. 12/29/05)

RESPONSIBILITY FOR PROVISION OF SERVICE/STANDARDS FOR CONSTRUCTION & REVIEW (DEL. EFF. 12/29/05)

Policy 3.1.1: [SS] (REV. EFF. 4/18/02; DEL. EFF. 12/29/05)

Policy 3.1.2: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

Policy 3.1.3: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

CRITERIA FOR HOOKUP TO CENTRAL SYSTEMS (DEL. EFF. 12/29/05)

Policy 3.1.4: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

Policy 3.1.5: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

Policy 3.1.6: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

Policy 3.1.7: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

FEES FOR UNINCORPORATED AREAS OF USA (DEL. EFF. 12/29/05)

Policy 3.1.8: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

Policy 3.1.9: [SS] (EFF. 12/23/96; DEL. EFF. 12/29/05)

CAPITAL IMPROVEMENT PLANNING PROCEDURE FOR UNINCORPORATED USA (DEL. EFF. 12/29/05)

Policy 3.1.10: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

Policy 3.1.11: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

Policy 3.1.12: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

UTILITIES ELEMENT: STORMWATER MANAGEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 1: [SM] (EFF. 7/16/90)

Provide a stormwater management system which protects the health, welfare and safety of the general public by reducing damage and inconvenience from flooding and protects surface water and groundwater quality.

STORMWATER MANAGEMENT
Objective 1.1: [SM] (EFF. 7/16/90)

A system for a coordinated watershed approach to managing stormwater runoff so as to protect land and water resources will be in place by 1993.

Policy 1.1.1: [SM] (EFF. 7/16/90)

Regulations will be established by 1991 that retain wetlands, floodways, and floodplains in their natural state.

Policy 1.1.2: [SM] (EFF. 7/16/90)

A program for the acquisition of lands which naturally store and treat stormwater will be established by 1992.

Policy 1.1.3: [SM] (EFF. 7/16/90)

Areas with sensitive environmental features will be required to have an environmental analysis performed when applying for a change in land use or intensity.

Policy 1.1.4: [SM] (EFF. 7/16/90)

Measures will be enacted for controlling erosion and sedimentation. No clearing, grading, cutting and filling will be allowed unless required devices are in place to control erosion and sedimentation.

Policy 1.1.5: [SM] (EFF. 8/17/92)

Development in closed basins will be permitted only to the extent that there is sufficient stormwater capacity within the basin. Inter-basin transfer of stormwater run-off from closed basins shall not be allowed except where conditions a) and c), or b) and c) identified below are met:

a) The inter-basin transfer is necessary for a public sector project, or a private/public joint venture either of which must benefit a broad segment of the community;
b) The inter-basin transfer mitigates an existing stormwater problem;
c) A detailed assessment has been made indicating minimal negative impacts to the receiving water shed relative water quality, quantity and rate of discharge.

All stormwater treatment requirements regarding water quality must also be met.

Policy 1.1.6: [SM] (EFF. 7/16/90)

All stormwater management ordinances shall be strictly enforced.

STORMWATER MANAGEMENT FACILITIES

Objective 1.2: [SM] (EFF. 7/16/90)

By 1993, ordinances will be adopted which establish design, construction and monitoring standards for stormwater management facilities.

Policy 1.2.1: [SM] (EFF. 7/16/90)

A stormwater management ordinance shall establish minimum aesthetic standards for stormwater facility designs and shall provide incentives to encourage designs which exceed minimum standards.

Policy 1.2.2: [SM] (EFF. 7/16/90)

All permitted stormwater facilities shall be inspected periodically to ensure compliance with code.

STORMWATER MANAGEMENT UTILITY PROGRAM

Objective 1.3: [SM] (REV. EFF. 12/10/91)

By 1992, form a unified stormwater management program to provide regulatory, capital improvement, planning, operation, and maintenance functions to control stormwater quantity, rate and quality.

Policy 1.3.1: [SM] (EFF. 12/10/91)

The City and County shall have a coordinated stormwater program which may have individual territorial responsibility and administrative functions for the Stormwater Management Utility Program.

Policy 1.3.2: [SM] (EFF. 12/10/91)

Funding for the stormwater utility shall be generated by:

1) Equitable user charges;
2) Impact and system availability connection fees;
3) Grants;
4) Ad valorem taxes;
5) Other sources.

Policy 1.3.3: [SM] (EFF. 12/10/91)

Funding for the stormwater utility shall be generated by:

1) Equitable user charges to owners of property contributing runoff;
2) Impact and system availability connection fees;
3) Grants;
4) Special overlay district;
5) Other sources;
6) Any combination of the above

Policy 1.3.4: [SM] (EFF. 7/16/90)

By 1992, local government shall have adopted operating policies and procedures which shall clearly define local government's responsibility and procedures relating to the following matters:

--Scope of operation and maintenance activities and service areas
--Acceptance of dedicated facilities
--Methodology for computing user and other changes
--Engineering and pollution control design criteria
--Connection permit and enforcement procedures
--Master stormwater/drainage management system planning, funding and construction

STORMWATER MANAGEMENT PLAN

Objective 1.4: [SM] (REV. EFF. 12/10/91)

A comprehensive stormwater management plan for the entire county shall be adopted by 1994.

Policy 1.4.1: [SM] (EFF. 8/17/92)

Development of the stormwater management plan shall utilize and include:

1) The review of previous studies;
2) The inventorying of the existing stormwater system major components;
3) Detailed topographical mapping of the drainage basins;
4) Hydrological analysis to determine existing and future system capacities and loadings;
5) Delineation of floodways and floodplains;
6) Other planning and economical analysis as appropriate;
7) Necessary regulatory measures;
8) A plan for retrofitting of existing developments not in compliance with stormwater ordinance;
9) Water quality and flow monitoring necessary to measure the effectiveness of the plan;
10) Non-structural systems as much as possible. These measures shall include utilization of naturally occurring drainage features as well as land use regulations intended to preserve water quality and prevent flooding.

Policy 1.4.2: [SM] (City of Tallahassee)

(REV. EFF. 12/14/04; DEL. EFF. 7/26/06)

Reserved

Policy 1.4.2: [SM] (Leon County) (EFF. 12/7/99)

Existing developed sites which do not achieve the level of stormwater treatment required by the comprehensive plan for new development shall be required to have a retrofit plan in accordance with the adopted retrofit portion of the stormwater management plan.

Policy 1.4.3: [SM] (EFF. 7/16/90)

The comprehensive stormwater management plan shall be a practical document which will function as a day-to-day reference providing guidance to both government and the public on short term and long term stormwater system requirements, capacities, and system implementation plans.

Policy 1.4.4: [SM] (EFF. 7/16/90)

A technical advisory group shall be created to monitor and evaluate the effectiveness of the comprehensive stormwater management plan and make recommendations to elected officials.

STORMWATER MANAGEMENT LOS
Objective 1.5: [SM] (EFF. 7/16/90)

Needed stormwater management facilities will be provided in a manner which:

1) protects investments in and maximizes the use of existing facilities;
2) protects presently developed or undeveloped downstream properties;
3) promotes orderly, compact urban growth.

Policy 1.5.1: [SM] (EFF. 7/16/90)

Regulations will be in place by 1991 to ensure that at the time a development permit is issued, adequate stormwater management capacity is available or will be available when needed to serve the development.

Policy 1.5.2: [SM] (EFF. 7/16/90)

The design and water quality standards set forth in Florida Administrative Code Chapters 17-3 and 17-25, as the same may be amended from time to time, are hereby adopted by reference as the level of service for stormwater quality.

Local government may set higher minimum levels of treatment in watersheds where investigation and analysis indicate more stringent levels of service are required.

Stormwater management facilities shall be adequate to provide the following levels of service with regard to flood control:

100 Year Critical Storm Event

--No flood water in new buildings or existing buildings.

--Overland flow capacity available for all flow in excess of capacity of underground and open channel conveyance systems.

25 Year or Less Critical Storm Event

--No flood water more than six inches deep in local roads, parking lots, or other non-street vehicular use areas.

--No flood water in one driving lane each direction of collector streets.

--No flood water in two driving lanes each direction on arterial streets.

--Open channel conveyance capacity available for all flow in excess of capacity of underground conveyance system, or for full twenty-five year storm flow if no underground system exists.

--The rate of off-site discharge shall not exceed the predevelopment rate of discharge.

10 Year or Less Critical Storm Event

--No flood water in one driving land of local roads.

--No flood water in the driving lanes of any road other than a local road.

--Underground conveyance not overflowing in business and commercial districts.

5 Year or Less Critical Storm Event

--No flood water in the driving lanes of any roadways.

--Underground conveyances not overflowing in residential districts.

These are the adopted levels of service and shall be used as the basis for determining the availability of facility capacity and the system demand generated by development. In instances where an off-site deficiency exists at the time of adoption of this policy, such deficiency shall not be increased as the result of any development or land use changes.

Policy 1.5.3: [SM] (EFF. 7/16/90)

Procedures will be developed to periodically update and project stormwater management need and capacity information as development orders or permits are issued.

Policy 1.5.4: [SM] (City of Tallahassee) (EFF. 7/26/06)

Water quality impacts from stormwater runoff associated with sites that were developed prior to the adoption of current stormwater treatment regulations will be addressed through two approaches. Land development regulations require water quality retrofit of sites that undergo major redevelopment. To address water quality impacted from older developed areas not undergoing major redevelopment, local government will develop and fund a water quality enhancement program. This water quality enhancement program will be developed with due consideration of State and Federal regulatory requirements, technical feasibility and community affordability. The water quality enhancement program will be funded through revenue generated by the Stormwater Fee at the funding level approved by the City Commission.

CAPITAL PROJECTS PRIORITY

Objective 1.6: [SM] (EFF. 7/16/90)

Existing facility deficiencies that must be corrected in order to meet the adopted LOS standards shall be identified by the Comprehensive Stormwater Management Plan and listed in the Capital Improvements Element.

Policy 1.6.1: [SM] (EFF. 7/16/90)

Projects shall be undertaken according to the schedule provided in the Capital Improvements Element of this plan.

Objective 1.7: [SM] (EFF. 7/16/90)

Projected future demands shall be met by completing the projects in the Capital Improvements Element.

Policy 1.7.1: [SM] (EFF. 7/16/90)

Projects shall be undertaken according to the schedule provided in the Capital Improvements Element of this plan.

CONSERVATION ELEMENT *
GOALS, OBJECTIVES, AND POLICIES

**See Generalized Environmental Map Series (Land Use - Addendum)*

Goal 1: [C] (EFF. 7/16/90)

Preserve, protect, and conserve the ecological value and diversity of natural resources in Tallahassee and Leon County.

ENVIRONMENTAL MAPPING
Objective 1.1: [C] (EFF. 7/16/90)

Local government shall compile and maintain maps describing the natural resources of the county and information denoting environmental constraints to future development and use. The areas to be mapped shall include but not be limited to areas designated as conservation and preservation.

Policy 1.1.1: [C] (EFF. 12/7/99)

Upon adoption of this comprehensive plan, local government shall designate an appropriate entity responsible for the inventory of natural resources, the compilation of the maps, the maintenance and update of the information, and monitoring of the continued viability of conservation and preservation area. No rezoning or development shall be undertaken until the area included in the request is mapped and natural resources noted by either local government or the applicant and presented to the various commissions or committees required to act on the request.

Policy 1.1.2: [C] (EFF. 7/26/06)

Environmental features which have been delineated for special protection are broken into two categories—Conservation and Preservation. Environmental features within these two categories have more stringent development design or performance criteria associated with them. Conservation and Preservation features are intended to be depicted on the Future Land Use Map through a series of overlays. Large scale generalized environmental features maps are included within the data and analysis portion of the Conservation Element (Vol. 3) and the addendum of this Land Use Element. Smaller scale and more detailed environmental overlays are available for review and purchase at the Planning Department. Specific mapping of environmental features on-site shall be required prior to any development approval. (Conservation Element Policy 1.1.1.)

INTERGOVERNMENTAL COORDINATION
Objective 1.2: [C] (EFF. 7/16/90)

State and regional agencies shall coordinate and participate with local government on environmental planning, regulations and management techniques that affect the conservation and preservation of area natural resources.

Policy 1.2.1: [C] (EFF. 7/16/90)

Local government shall work with all applicable private, local, state and federal programs such as the Conservation and Recreation Lands program, Save Our Rivers, Surface Water Improvement and Management (SWIM), Land Acquisition Trust Fund program and others in the acquisition and maintenance of

unique vegetative communities, as well as protecting and enhancing surface and groundwater.

Policy 1.2.2: [C] (EFF. 7/16/90)

By 1991, involve other area governments, such as adjacent counties, regional, state and federal agencies, in the review process regarding ordinances and policies that affect surface waters and unique environmental communities shared by other jurisdictions.

Policy 1.2.3: [C] (EFF. 6/14/00; REV. EFF. 4/10/09)

In conjunction with the appropriate state, federal and regional agencies and property owners, local government shall implement, maintain, and promote land management practices that enhance fire protection, wildlife habitat and sustainable silviculture practices. These practices shall include, but not be limited to, the use of prescribed burns, the creation of defensible space buffers, vegetative maintenance, and the control or removal of invasive exotics.

In areas of wildfire hazard, the land development regulations shall require the provision of defensible space buffers surrounding new developments and multiple exits from large developments. To further the effectiveness of these practices, public awareness programs will be developed by 2010 to inform and educate existing and new property owners that these practices, prescribed burns in particular, may be regularly employed nearby and may affect their property.

ENVIRONMENTAL REVIEW CRITERIA

Objective 1.3: [C] (City of Tallahassee only) (REV. EFF. 12/10/91)

By 1991, local government shall provide for the protection of natural resources by incorporating into the land development code stringent requirements for development within or adjacent to conservation and preservation areas.

Objective 1.3: [C] (Leon County only) (EFF. 7/16/90)

By 1991, local government shall provide for the protection of natural resources by incorporating into the land development code conservation and preservation environmental overlay districts which have more stringent requirements for development within or adjacent to them.

CONSERVATION AREAS

Policy 1.3.1: [C] (REV. EFF. 6/07/01; REV. EFF. 7/19/13)

The following natural features shall be identified and mapped prior to rezoning or development and be regulated as conservation areas:

a) Altered floodplains and floodways,
b) Altered watercourses and improved elements of the primary drainage system;
c) Altered wetlands;
d) Closed basins;
e) Significant grade areas 10%–20% (only required outside the Urban Service Area);
f) High quality successional forests;
g) Areas exhibiting active karst features;
h) Designated canopy road corridors.

Policy 1.3.2: [C] (REV. EFF. 7/1/04; REV. EFF. 7/26/06; REV. EFF. 1/7/10; REV. EFF. 7/19/13)

Potential development within areas of the conservation overlay district shall exhibit best environmental management practices with the emphasis on designing with nature. Assessed impact upon natural resource determines density and/or intensity within a prescribed range within which the parcel is located. Planned development is required for approval. Strict performance requirements will be applied. The major criterion for approval shall be the continued functioning, with minimum disturbances, of the ecosystem, which the development is impacting.

Conservation area development criteria are as follows:

a) **Altered floodplains and floodways** – Development will be allowed in these areas as long as it does not impede water flow or displace volume (development will be allowed at the density consistent with the land use category). Density can be transferred out of these areas at a density reflective of the density permitted by the existing land use category.

b) **Altered watercourses and improved elements of the primary drainage system** – No development allowed in these areas, development density will be transferred out of these areas at a density reflective of the density permitted by the existing land use category.

c) **Altered Wetlands (City of Tallahassee Only)** – May only be used for a stormwater treatment facility if wetlands are degraded. Design of any stormwater facility shall result in the re-establishment of the undisturbed portion of the wetland.

d) **Closed basins** – These areas will be permitted to develop only to the extent that there is sufficient stormwater capacity within the basin. Development will be permitted reflective of the density allowed by the existing land use category.

e) **Significant grade areas (10-20%)** – The intent of protecting sloped areas of ten percent and above is to maintain local topography, prevent erosion, protect water quality, and maintain existing vegetation. However, in order to help direct development and growth to inside the Urban Service Area and further the protection of lands outside of the Urban Service Area, significant grade regulations are not required by the Comprehensive Plan within the Urban Service Area. Land development regulations may provide protection appropriate for more compact urban development inside the Urban Service Area for significant grades near wetlands, water bodies, watercourses, floodways, floodplain, and karst.

   Areas outside the Urban Service Area shall be regulated by this policy and development will be allowed at a density reflective of the density permitted by the existing land use category. Development density can be transferred to areas that are not environmentally sensitive at the density allowed by the existing land use category. It is not the intent of this policy to regulate man made slopes. Development outside the Urban Service Area will be permitted provided the following are done:

   (1) Minimize any topographical changes. Minimal grade changes typically associated with site development include those necessary for the safety of a building, parking area, road right-of-way, handicapped access, or associated utilities, including stormwater management system.

(2) A minimum of 50% of the grade must be left undisturbed or have an approved vegetation management plan and shall be placed so as to provide downhill buffers, protect forested areas, and buffer other conservation or preservation areas.
(3) Small areas (¼ acre or less) of severe grade areas located within significant grades may be regulated using the criteria for significant grades.
(4) The implementing LDRs shall address erosion, local topography, water quality and existing vegetation as appropriate.

f) **High quality successional forest** – If the entire site is high quality successional forest, the site may be developed at the allowed density with no more than 20% disturbance of the site. Those areas designated to remain natural shall be selected in a manner that protects or enhances adjacent or other on-site natural features. Development density can be transferred to non-environmentally sensitive areas at the density allowed by the existing land use category. If the transfer option is not used, development may be permitted at a density of one (1) unit per two (2) acres.

g) **Areas exhibiting active karst features (sink holes)** – No untreated stormwater will be allowed to enter active karst features. Stormwater discharged to active karst features must meet the following criteria:

(1) Runoff must be treated to comply with Sec. 17-25.700(2) F.A.C.;
(2) Discharge rate and volume shall not exceed predevelopment rate and volume;
(3) The area within the uppermost contour of an active sink, as determined by standard geotechnical evidence in consideration of soil types, slopes, vegetation, topography and geologic features shall remain natural. A transitional buffer from the uppermost contour may also be required;
(4) There will be no discharge of water to an active karst feature from any land use, which uses, produces or generates as waste any listed Resource Conservation and Recovery Act material or listed Environmental Protection Agency priority pollutant.

h) **Designated canopy roads** (REV. EFF. 6/28/02) – Development can be permitted at a density consistent with the density allowed by the existing land use category, provided that the following are done:

(1) No clearing may occur in the canopy road zone (CPZ) (100 feet from center line of the road) unless authorized for legal access (provided no other alternative exists), or for the health, safety or welfare of the public or, for linear sidewalk improvements when practical given the unique attributes of the particular site as approved by the local government provided they meet the following criteria:
   (a) Clearing in the canopy road zone will be kept to a minimum.
   (b) A variety of surfaces will be evaluated for use in the sidewalk/pathway through the CPZ based on impact to the resource (CPZ trees and vegetation), location of the sidewalk/pathway, and anticipated use.
   (c) Sidewalks may not always be required in the CPZ given the impact to the CPZ or encroachment on other conservation or preservation features.

(2) Any part of the canopy road zone that is cleared or has trees removed from it must be widened by the same amount that was removed;

(3) A full analysis of the impact of a development on the affected canopy road must be submitted at the time of development review;

(4) Joint access to canopy roads will be utilized unless there is no alternative. New cuts into canopy roads must be designed to serve more than one property development

Conservation Areas Summary Chart (REV. EFF. 1/7/10; REV. EFF. 7/19/13)

Table 5: Conservation Areas Summary Chart

	Transfer	Develop
Altered Floodplains and floodways	Density per land use category	Density per land use if (1)*
Altered Wetlands (City only)	Density per land use category	May only be used for storm-water treatment facility if wetlands are degraded **
Altered watercourses, improved elements of primary drainage system	Density per land use	None
Closed basin	Density per land use	Density per land use if (2)*
Significant grades (6) (10-20%)	Density per land use	Density per land use if (3)* or 1 unit per acre
High quality successional forest	Density per land use	Density per land use if (4)* or 1 unit per acre
Active karst features	Density per land use. No untreated storm-water, *meet all additional criteria.	Density per land use. No untreated stormwater, *meet all additional criteria.
Designated Canopy Roads	Density per land use	Density per land use if (5)* or 1 unit per acre. 100 ft. zone applies.

*footnotes
(1) Provided it does not increase flow or displace volume.
(2) There must be sufficient stormwater capacity within the closed basin.
(3) Provided:
  a) Topographical changes are minimized.
  b) 50% of grade left undisturbed (or under approved vegetation management plan)
  c) Small areas of severe grades within significant grades may be treated as significant grades.
(4) Provided development is clustered and there is no more than 20% disturbance of the site.
(5) Provided all requirements are met, i.e., 100 foot zone, authorized access with no alternative or health safety and welfare of public, analysis of impact, joint access.
(6) The Comprehensive Plan only regulates significant grades outside of the Urban Service Area.
**Design of the stormwater facility shall result in the re-establishment of the undisturbed portion of the wetland.

Policy 1.3.3: [C] (EFF. 7/26/06; REV. EFF. 7/19/13)

In all cases the transfer of development to non-environmentally sensitive areas is preferable. Density transfer shall be within the parcel; no off-site transfer is permitted. Transfer of development density to non-environmentally sensitive areas will be allowed up

to the density permitted by the future land use category in which the parcel is located. The amount of density transfer may be limited by other applicable requirements and ordinances implemented during the development review process, such as requirements for stormwater retention, open space and landscaping, buffer, setbacks, parking, transportation access and any concurrency requirements. If there is no area on the site suitable for transfer, development will be allowed at one unit per acre unless otherwise stated. Where open space requirements are part of the land development code, 50% credit may be given for conservation areas that are preserved. In no case can the density on the developable portion of the site be more than double the allowed density of the Land Use category in which the parcel is located.

PRESERVATION AREAS

Policy 1.3.4: [C] (REV. EFF. 12/10/91; RENUMBERED EFF. 7/26/06, REV. EFF. 7/19/13)

The following natural features shall be identified and mapped prior to rezoning or development and be regulated as preservation areas:

a) Wetlands and waterbodies and water courses;
b) Severe grades over 20% (only required outside of the Urban Service Area);
c) Native forests;
d) Undisturbed/undeveloped 100 year floodplain; and
e) Areas of environmental significance
f) Habitats of endangered, threatened and species of special concern.

Policy 1.3.5: [C] (REV. EFF. 12/10/91; RENUMBERED EFF. 7/26/06; DEL. EFF. 7/19/13)

Reserved

Policy 1.3.6: [C] (REV. EFF. 12/7/99; REV. EFF. 7/26/06; REV. EFF. 7/19/13)

Development approval within the preservation areas shall be restricted to extremely low density and intensity type projects due to the environmental constraints present. Alteration due to development would result in destruction or severe degradation of the natural resource function. As a result, these areas are unsuitable for all but extremely low-density development for one or more of the following reasons:

(1) To prevent degradation of water quality.
(2) To prevent degradation of freshwater storage capabilities.
(3) To prevent the degradation of biological productivity.
(4) To prevent damage to property and loss of life due to flooding.
(5) To prevent degradation of the viability and diversity of native plants and animals and their habitats.
(6) To assure the conservation of irretrievable or irreversible resources.

Preservation areas development criteria are as follows

Table 6: Preservation Areas Development Criteria

Preservation Areas	Transfer	Develop
Wetlands, water bodies, water courses*	Density per land use	1 unit per 40 acres
Severe grades (only required outside of the Urban Service Area)	Density per land use	1 unit per 40 acres**
Native forest	Density per land use	1 unit per 40 acres

Preservation Areas	Transfer	Develop
Areas of environmental Significance	Density per land use	1 unit per 40 acres
Undisturbed/undeveloped 100 year floodplains	Density per land use	1 unit per 40 acres
Habitat of endangered, threatened, or species of special concern	Density per land use	1 unit per 40 acres, management plan

* Footnote: Any portion of a site within a water body, which is also a preservation area, shall be excluded when calculating a transfer.

**Footnote: When an area of significant grades contains within its boundaries small fragments of severe grades, the criteria for development within significant grades may be authorized. (EFF. 6/07/01)

Policy 1.3.7: [C]

(REV. EFF. 9/19/91; RENUMBERED EFF. 7/26/06)

Development must be clustered away from preservation areas on to non-environmentally sensitive portions of the site. Clustering development outside conservation areas shall be the preferred option and shall be implemented through the use of density incentives to be applied on-site.

Policy 1.3.8: [C]

(REV. EFF. 7/1/04; RENUMBERED EFF. 7/26/06; DEL. EFF. 7/19/13)

Reserved

Policy 1.3.9: [C]

(EFF. 7/26/06)

When preservation features are present, the transfer of density to non-environmentally sensitive portions of the site will be required. Development can be transferred at the same density allowed by the existing land use category. If there is no area suitable for density transfer, development can be allowed at one (1) unit per 40 acres. In no case, can the density on the developable portion of the site be more than double the allowed density of the land use category in which the parcel is located. The amount of density may also be limited by other applicable requirements and ordinances such as the requirements for stormwater retention, open space and landscaping, buffers, setbacks, parking, transportation access and any concurrency requirements. This may result in substantially less density than the maximum density allowed by the land use category in which the parcel is located.

Policy 1.3.10: [C]

(REV. EFF. 7/16/90; RENUMBERED EFF. 7/26/06)

A site plan review will be required for all projects which have 40% or more of their acreage located in the preservation or conservation overlay districts. The land development code shall include procedures for public notification and comment on such development plans.

Policy 1.3.11: [C]

(REV. EFF. 6/7/01; RENUMBERED EFF. 7/26/06)

A procedure will be developed as part of the land development regulations that will allow minor deviation, not to exceed 5%, from development standards associated with conservation and preservation overlay districts where the applicant can demonstrate to the satisfaction of the Commissions or their designee that the functions of the preservation or conservation area are not substantially impacted and all reasonable efforts have been made to incorporate or design around the protected resource. This procedure will include provisions for

professionally based environmental analysis of development proposals and shall provide for review of permitting and land development decisions by the local government, other appointed boards or committees or professionals designated by the local government.

The land development regulations (LDRs) may provide additional flexibility from the minor deviation limits established in this policy for existing or new public sector infrastructure projects that will become a component of linear public sector infrastructure systems. The LDRs shall establish criteria specifically for this additional flexibility, including evaluation of alternatives, minimizing and mitigating impacts to the environmental features. Examples of linear infrastructure systems include transportation systems such as roads, bikeways and sidewalks; water and sewer distribution and collection systems; stormwater conveyance and impoundment systems; and gas and electric distribution and transmission systems. The added regulatory flexibility will also apply to ancillary components or subsystems of linear infrastructure systems, which functionally must be located adjacent to or near the linear systems.

Policy 1.3.12: [C]

(REV. EFF. 9/19/91; RENUMBERED EFF. 7/26/06)

When there are no non-environmentally sensitive areas on which to cluster on a parcel, the allowable density must be clustered in the portion of the site that will have the least impact on the natural resource being impacted.

Policy 1.3.13: [C]

(REV. EFF. 7/1/04; RENUMBERED EFF. 7/26/06; DEL. EFF. 7/19/13)

Reserved

Policy 1.3.14: [C]

(REV. EFF. 7/1/04; RENUMBERED EFF. 7/26/06; DEL. EFF. 7/19/13)

Reserved

Policy 1.3.15: [C]

(REV. EFF. 7/1/04; RENUMBERED EFF. 7/26/06; DEL. EFF. 7/19/13)

Reserved

INTERGOVERNMENTAL IMPLEMENTATION STRUCTURE

Objective 1.4: [C]

(EFF. 12/10/91)

By 1993, local government will establish a unified single agency focused on environmental and natural resource protection and management that will help conserve, protect, and enhance the natural resources in Tallahassee and Leon County.

Policy 1.4.1: [C]

(EFF. 7/16/90)

The duties of this coordinated natural resources agency may include but not be limited to:

a) Administering the Environmentally Significant Land Acquisition Program;
b) Implementing a program to assist private landowners in better managing their lands for the preservation of natural resources;

c) Sponsoring countywide environmental education programs;
d) Determining the environmental effects of subdivisions, site plans, rezoning and land use changes by establishing an environmental assessment process that ensures maximum restriction and mitigation of development impacts on natural resources;
e) Developing area-wide resource management plans and studies for wildlife, native plants, surface water restoration, closed basin needs, and endangered, threatened and species of special concern as well as restoration plans needed to maintain wetlands, native forests, and wildlife populations in conjunction with state and regional agencies;
f) Administering the environmental permitting, enforcement, and compliance process unless otherwise delegated;
g) Violations of environmental ordinances shall include the most stringent penalties which may include restriction of future development opportunities;
h) Developing and maintaining a comprehensive monitoring program for natural and native vegetation, surface waters and other natural resources;
i) Coordinate with local government and citizens groups to develop an urban forest management plan;
j) Working with the forestry community to improve and implement "silviculture best management practices" and their impacts on wildlife and wildlife habitat;
k) Coordinating with the stormwater utility regarding surface water quality.

ENVIRONMENTAL LAND PROTECTION PROGRAMS

Objective 1.5: [C] (REV. EFF. 7/1/94)

By 1995, establish an incentives program for those landowners and developers who protect important wildlife habitats and natural resources within Leon County.

Policy 1.5.1: [C] (EFF. 7/16/90)

Undisturbed native or successional forest communities of at least five acres in size that are placed under some form of conservation instrument, will be eligible for this program.

Policy 1.5.2: [C] (EFF. 7/16/90)

Incentives shall be developed for landowners and developers who are eligible for this program. They may include conservation easements, adjusted property appraisals, participation in available state and federal programs and other forms of compensation and benefits such as density adjustments.

ENVIRONMENTAL LAND ACQUISITION

Objective 1.6: [C] (REV. EFF. 8/17/92)

By 1994, local government shall establish an environmentally significant land acquisition program.

Policy 1.6.1: [C] (REV. EFF. 8/17/92)

Develop, fund and implement an environmentally significant land acquisition program at the level indicated through available funding.

Policy 1.6.2: [C] (REV. EFF. 8/17/92)

Within one year of the establishment of an environmentally sensitive land acquisition program and any acquisition selection committee a survey shall be initiated to determine the community's definition of greenspace and preservation/conservation lands and the community's objectives for acquisition of such lands. Purchasing criteria shall then be developed which reflect those objectives, and these criteria shall be the standards used by the local government in developing their acquisition program. These may include habitats of listed species, environmentally significant lands that are not sufficiently represented on other protected lands in the county, and habitats and vegetative communities (e.g., upland communities) that are not well protected through regulatory processes.

Policy 1.6.3: [C] (EFF. 7/16/90)

The land acquisition program shall cooperate with other public and private land acquisition programs to ensure that monies are spent in an efficient manner.

Goal 2: [C] (EFF. 7/16/90)

Protect and enhance natural surface water bodies to provide for fishable and swimmable uses.

STORMWATER MANAGEMENT
Objective 2.1: [C] (REV. EFF. 12/7/99)

By 2004, local government shall coordinate the various elements of their overall stormwater program through a unified plan to ensure the efficient and effective provisions of stormwater regulations, enforcement, planning, maintenance, operations, and capital improvements.

Policy 2.1.1: [C] (REV. EFF. 12/10/91; REV. EFF. 12/24/10)

By 1992, or within six months from receiving the final Water Management District Study, whichever occurs later, the local government shall adopt by ordinance and begin implementation of a watershed approach to water resource protection. This will result in the implementation of a single comprehensive stormwater management plan, which, by 1995, results in improvements to water quality in degraded water bodies and maintenance of water quality in all other water bodies. The plan shall include but not be limited to streambank and shoreline buffers, preservation of natural vegetation, design and maintenance standards for on-site management systems, retrofit of existing development not in compliance with the Comprehensive Plan. As an interim measure, all design and water quality standards set forth in FAC 17-25 and 17-3 must be met as the required LOS for stormwater quality. The LOS for flooding must also be met as required in the Stormwater Sub-Element of the Comprehensive Plan.

Policy 2.1.2: [C] (EFF. 7/16/90)

By 1993, local government shall establish a permitting system and a periodic inspection of the stormwater management system to assure the system operates in accordance with its design specifications.

Policy 2.1.3: [C] (EFF. 7/16/90)

By 1992, the local government shall require, where appropriate, that on-site stormwater management systems be functional prior to the beginning of building construction.

Policy 2.1.4: [C] (EFF. 7/16/90)

By 1992, local government shall develop standards for stormwater runoff from impervious areas and policies for meeting those standards. Incentives will be developed for the use of alternatives to paving, for limiting parking areas to code minimums and other alternatives that improve stormwater quality.

Policy 2.1.5: [C] (EFF. 7/16/90)

Require parking areas in excess of minimum code requirements to be of pervious material unless determined by local government that pervious material would be more damaging to the environment.

Policy 2.1.6: [C] (EFF. 7/16/90)

By 1991, local government shall review existing code requirements for parking and set minimum and maximum standards that are more oriented toward reducing impervious surface.

Policy 2.1.7: [C] (City of Tallahassee) (EFF. 12/14/04)

Existing developed sites, which do not achieve the level of stormwater treatment required by the comprehensive plan, shall be addressed in accordance with the provisions of Policy 1.5.4[SM] (City of Tallahassee).

Policy 2.1.7: [C] (Leon County) (REV. EFF. 12/7/99)

Local government shall develop a program for retrofitting developed areas which lack adequate facilities for treating stormwater runoff by defining and implementing a sequence of intermediate milestones necessary to achieve the retrofit objective. Local government shall fund and initiate a work program to quantify water quality problems, costs and mitigation methods. Using this information it shall develop more specific retrofit objectives with due consideration to costs, methodology and the community's willingness to financially support implementation. Policies shall be adopted into the comprehensive plan that reflect those objectives including program funding targets. Local government shall then develop, fund, and initiate a water quality enhancement program which will achieve the retrofit goals on the established schedule.

Policy 2.1.8: [C] (EFF. 7/16/90)

By 1992, adequate management, technical, and administrative staff shall be secured by local government to carry out the provisions of this Conservation Element.

Policy 2.1.9: [C] (REV. EFF. 6/28/02)

Regional stormwater facilities may be located within the Lake Jackson special Development Zone and the lake's undisturbed 100 year floodplains, wetlands and native forest for the purpose of addressing existing stormwater problems provided the following criteria are met:

1. All other reasonable options have been considered, and there is no other location that can be utilized given the stormwater flow patterns.

2. The stormwater facility is designed to retrofit an existing stormwater problem.
3. The stormwater facility must be initiated by the local government and shall demonstrate a net benefit in water quality which offsets the loss of the 100 year floodplain, wetlands, and native forest.
4. This retrofit option is only available if the lake has an adopted retrofit plan.

WATER BODIES PROTECTION

Objective 2.2: [C] (EFF. 7/16/90)

By 1992, local government shall have in place programs and procedures to improve water quality in degraded water bodies. In other natural water bodies, local government shall have in place programs and procedures to maintain water quality in order to meet local standards or state standards if no local standards are designated.

Policy 2.2.1: [C] (EFF. 7/16/90)

Protect and conserve the natural function of wetlands by limiting wetland destruction and adverse impacts.

Policy 2.2.2: [C] (EFF. 7/16/90)

Require the density and intensity of developments permitted adjacent to wetlands to be at a level consistent with the continued natural functions of the resource.

Policy 2.2.3: [C] (EFF. 7/16/90)

Allow some redevelopment in floodplains that have been altered, while severely limiting alterations in undeveloped floodplains, by restriction vegetation removal and limiting fill. Altered floodplains may be redeveloped as long as the redevelopment does not impede water flow or displace volume.

Policy 2.2.4: [C] (EFF. 7/16/90)

Require additional restrictions in drainage basins that have been identified through scientific studies as having significant surface water degradation as defined by declining surface water systems, loss of aquatic plant and animal species, and an increase in the level of the parameters that define polluted water.

Policy 2.2.5: [C] (REV. EFF. 8/17/92)

Development in closed basins will be permitted only to the extent there is sufficient stormwater capacity within the basin. Inter-basin transfer of stormwater run-off from closed basins, shall not be allowed except where conditions a) and c), or b) and c) identified below are met:

a) The inter-basin transfer is necessary for a public sector project, or a private/public joint venture, either of which must benefit a broad segment of the community;
b) the inter-basin transfer mitigates an existing stormwater problem;
c) a detailed assessment has been made indicating minimal negative impacts to the receiving water shed relative to water quality, quantity, and rate of discharge.

All stormwater treatment requirements regarding water quality must also be met.

Policy 2.2.6: [C] (EFF. 7/16/90)

By 1992, develop and implement an ongoing surface water quality monitoring program to establish a bank of baseline data.

Policy 2.2.7: [C] (REV. EFF. 9/19/91)

Continue and refine the on-going studies of designated lakes to determine existing water quality in area lakes and develop management plans for the continued function of area lakes with minimum impact from development.

Policy 2.2.8: [C] (DEL. EFF. 12/10/02)

Reserved

Policy 2.2.9: [C] (REV. EFF. 9/19/91)

By 1991, the local government shall adopt as part of its development code streambank and shoreline buffers, requirements that emphasize preservation of natural vegetation in and around lakes and waterways, and design and maintenance standards for on-site stormwater management systems. Educate the community in the use of best management principles and practices in order to reduce fertilizer and pesticide runoff and preserve water quality.

Policy 2.2.10: [C] (REV. EFF. 12/10/02)

By 2002, a Lake Lafayette Special Development Zone shall be adopted to minimize further degradation of Lake Lafayette. Determination of the area to be included within the Special Development Zone shall be based upon buffers for watercourses and water bodies consistent with the Comprehensive Plan, and the topography, soil erodibility, 100-year floodplain, and existing land uses within the Lake Lafayette watershed. The Special Development Zone shall have applicable development criteria based on the best available scientific information derived from ongoing surface water quality and lake ecology monitoring, studies of the relationships between land use and stormwater in the lake's watershed, and coordination with Department of Environmental Protection and other public agency ecosystem management-related activities.

Policy 2.2.11: [C] (EFF. 9/19/91)

By 1992, develop and begin implementation of a five year surface water quality study program that includes but is not limited to:

- development of water quality data for designated lakes;
- studies on the effectiveness of existing regulations;
- commitment to water quality studies on a countywide basis.

Policy 2.2.12: [C] (REV. EFF. 12/15/03)

Special development zones with accompanying criteria shall be established and implemented through the LDRs for the following lakes:

Lake Jackson

Zone A = below elevation 100 feet NGVD
(criteria) 5% or 4,000 sq. ft. may be disturbed
Zone B = between 100 feet NGVD and 110 feet NGVD
(criteria) 50% of the site must be left natural

Preserve shoreline vegetation in its natural state for minimum of 50 linear feet landward of the ordinary high water line. Allow essential access. Government initiated stormwater facilities for retrofit purposes may utilize a greater portion of the SDZ if applicable criteria (Policy 2.1.9 [C]) are met.

Bradford Brook Chain of Lakes

Zone A = below elevation 40 feet NGVD
(criteria) 5% or 4,000 sq. ft. may be disturbed
Zone B = between 40 feet NGVD and 60 feet NGVD
(criteria) 50% of the site must be left natural

Preserve shoreline vegetation in its natural state for minimum of 50 linear feet upland of the ordinary high water line. Allow essential access.

Fred George Basin

Zone A = below elevation 104 NGVD
(criteria) 75% of the site must be left natural

Lake Iamonia

Zone A = below elevation 110 feet NGVD
(criteria) 5% or 4,000 sq. ft. may be disturbed
Zone B = between 110 feet NGVD and 120 feet NGVD
(criteria) 50% of the site must be left natural

Preserve shoreline vegetation in its natural state for minimum of 50 linear feet landward of the ordinary high water line. Allow essential access.

For lots of record on February 1, 1992, containing any portion of any Zone A as defined in this policy, disturbance within Zone A may be approved up to 75% above the square footage criterion where a single owner applies to develop two or more contiguous lots for a single permitted use with a single principal structure and allowable accessory structure. Further development within any portion of Zone A of properties so approved for development shall not be permitted. (REV. EFF. 8/1/07)

Policy 2.2.13: [C] (EFF. 1/7/10)

Policies addressing nonconformities and noncomplying characteristics included under Objective 1.5: [L] shall be applicable in the special development zones described in Policy 2.2.12: [C].

Development that is consistent with one of the criterion below shall be allowed to continue indefinitely, and any structures may be repaired, maintained, remodeled, or reconstructed within the existing footprint.

Government-owned public facilities located in a documented closed basin and consistent with criteria "B" below may be eligible for an expansion of up to 20% of the legally constructed impervious area inside the special development zones.

Eligibility Criteria:

A. Legally established constructed development made noncomplying by the adoption of special development zones in Policy 2.2.12: [C] on January 7, 1991 or
B. Legally established constructed development made noncomplying by the expanded enforcement of special development zones on June 28, 2006.

Policy 2.2.14: [C] (EFF. 9/19/91; RENUMBERED EFF. 1/7/10)

All water bodies that meet the following definition shall be protected by interim protection standards until a study can be done on the lake or water body to determine protection standards needed for that water body and the limits of the special development zone specific to that particular water body.

Water Bodies – A water body is a depression in the ground that normally and continually contains surface water. This definition is not intended to include aquaculture ponds or facilities whose sole purpose is water management for rate, volume or water quality.

Interim Protection Standards for Lakes/Water Bodies

1) Shoreline Buffer – A natural vegetated buffer will be maintained from the normal high water line 50 feet landward. Allowances may be made for essential access or an approved management plan. These areas will be placed in environmental easements.
2) A 50 foot natural shoreline buffer is presently part of the special development zone language.
3) Lake/Water Body Protection Zone – This protection zone will include the 100 year floodplain around a lake or water body. Within this area only 5% or 4,000 square feet of the site may be disturbed.
4) Buffers Along Tributaries – A buffer extending 50 feet from either side of the top of the bank of all jurisdictional watercourses entering lakes/water bodies shall be left natural. No structures will be permitted in this area that do not serve a public purpose. Placement of these structures will be allowed only if there is no reasonable alternative.
5) Septic/Sewer Systems – Septic tanks, pump or lift stations, or sewer lines shall not be placed in the lake protection zone (100 year floodplain) unless there is no reasonable alternative. No part of a septic system may be located within 75 feet of the normal high water line of a water body or jurisdictional wetland.

LAKE JACKSON PROTECTION

Objective 2.3: [C] (EFF. 7/16/90)

By 1991, local government shall adopt policies and ordinances that will prevent any further degradation of Lake Jackson and by the year 2000, return water quality in the lake to its condition at the time of Outstanding Florida Waters (OFW) designation.

Policy 2.3.1: [C] (EFF. 7/16/90)

Local government shall designate special development zones for Lake Jackson that restrict activities that impact the quality of stormwater.

Policy 2.3.2: [C] (EFF. 7/16/90)

No new on-site sewage disposal systems shall be installed in the Lake Jackson Special Development Zone on lots having less than one (1) net acre, except for single family properties which were platted with less than one (1) net acre prior to the adoption of this plan except where sanitary sewer is available. Existing septic tanks may be replaced by the same size or larger units as required by local regulations. No permits will be issued for new septic tanks in the 100-year floodplain in the Lake Jackson Special Development Zone except for replacement septic tanks for single family lots which were platted prior to the adoption of this plan except where sanitary sewer is available.

Policy 2.3.3: [C] (EFF. 7/16/90)

Require connection to central sewer systems whenever sewer is available or becomes available especially in the Lake Jackson Special Development Zone.

Policy 2.3.4: [C] (EFF. 7/16/90)

Require a natural vegetation zone around the lake edge that severely limits clearing and is sufficient in size to help buffer the lake against runoff and provide aquatic vegetation for habitat.

Policy 2.3.5: [C] (City of Tallahassee) (REV. EFF. 12/17/99)

By 2004, adopt a plan and implementation schedule to retrofit developed areas in the Lake Jackson basin that do not meet the stormwater standards required by the comprehensive land use plan and provided in the implementing ordinances. This plan shall include priorities for implementation. Funding for the necessary improvements shall be reflected in the Capital Improvements Element. The implementation and funding priorities shall be set with due consideration of other stormwater management needs in the community.

Policy 2.3.5: [C] (Leon County) (REV. EFF. 12/7/99)

By 2004, adopt a plan and implementation schedule to retrofit developed areas in the Lake Jackson basin and all other lake basins in Leon County that do not meet stormwater standards required by the comprehensive land use plan and provided in the implementing ordinances. This plan shall be based on the S.W.I.M. Lake Jackson Management Plan or its successor, include priorities for implementation and provide for funding of the necessary improvements.

Goal 3: [C] (EFF. 7/16/90)

Protect, enhance, and restore natural resources, wildlife habitat, and natural vegetative communities to maintain a diversity of native flora and fauna to assure the maintenance of a viable population of native species.

ENDANGERED SPECIES PROTECTION

Objective 3.1: [C] (EFF. 7/16/90)

Protect and enhance populations of endangered, threatened and species of special concern listed by Leon County and the Florida Game and Fresh Water Fish Commission, and their habitat so there is no loss of wildlife species that are in Leon County at the time of adoption of the comprehensive plan.

Policy 3.1.1: [C] (EFF. 7/16/90)

Local government shall identify all endangered, threatened, and species of special concern identified on the state and federal list which exist within Leon County. Local government shall allow private groups to inventory and develop a list of endangered, threatened or species of special concern unique to Leon County, and will present such Leon County lists for inclusion on the state and federal list.

Policy 3.1.2: [C] (DEL. EFF. 12/10/92)

Reserved

Policy 3.1.3: [C] (REV. EFF. 7/1/94)

Local government shall continue, by ordinance, to require the property owner or his agent to conduct an assessment of the impact of a project on listed wildlife, its habitat and listed plants in the site plan review process.

Policy 3.1.4: [C] (REV. EFF. 12/7/99)

By 2001, local government shall develop habitat protection and management guidelines that at a minimum meet or exceed state and federal requirements for threatened, endangered species and species of special concern. Through local ordinances, continue to require proposed development to indicate any habitats of endangered, threatened, and species of special concern which may exist on-site or may be expected to occur on-site. In addition, the applicant must discuss the wildlife habitat characteristics of the site and list any wildlife species observed through field survey. State and Federal requirements will give guidance until local management guidelines are developed.

Policy 3.1.5: [C] (REV. EFF. 7/1/94)

Interim local standards consistent with the State and Federal requirements for dealing with endangered, threatened, and species of special concern will be adopted by local government by June, 1994. Guidelines which are specific to Leon County will be developed and adopted by 1995. State and Federal requirements will give guidelines until local management guidelines are developed.

Policy 3.1.6: [C] (EFF. 7/16/90)

By 1993, local government shall have developed and implemented management plans for listed species found on all lands owned by city and county governments, especially passive parks.

Policy 3.1.7: [C] (EFF. 7/1/94)

All development sites that contain endangered, threatened or species of special concern shall submit a management plan that must be submitted to Florida Game and Fresh Water Fish Commission or other appropriate Federal, State and local government agency for review and comment prior to development approval. Recommendations from the Florida Game and Fresh Water Fish Commission and if applicable, other appropriate Federal, State and local government agencies shall be incorporated into the management plan.

SOIL EROSION AND MINING

Objective 3.2: [C] (EFF. 7/16/90)

By 1992, local government shall establish site review procedures to reduce area soil erosion, dissemination, and arbitrary changes of grade and topography.

Policy 3.2.1: [C] (EFF. 7/16/90)

By 1992, local government shall require land clearing and building operations to immediately provide on-site stabilization for exposed, destabilized, or otherwise altered soil.

Policy 3.2.2: [C] (REV. EFF. 8/17/92)

By 1992, local government shall include criteria in the Land Development Code that allows for sand mines or borrow pits. These criteria may include but not limited to siting these facilities away from residential areas, adequate transportation access, subsurface investigation, emission controls and reclamation. These facilities may be allowed outside the USA if applicable criteria are met.

TREE PRESERVATION AND PROTECTION

Objective 3.3: [C] (REV. EFF. 12/7/99)

By 2002, implement a program to maintain and improve the condition of Leon County's urban forest.

Policy 3.3.1: [C] (City of Tallahassee) (REV. EFF. 12/7/99)

Local government shall continue, by ordinance, to adopt and maintain criteria for land clearing that will be part of the development code and will include but not be limited to:

a) Incentives and disincentives to promote tree preservation to be linked to tree sizes that are species specific;
b) Require a minimum percentage of existing, healthy trees present on the site to be preserved; use incentives and disincentives focused on preserving the maximum canopy per site.
c) Enforcement of tree preservation and removal will be linked to the code enforcement process;
d) Violations of tree or vegetation removal shall include substantial penalties for infractions including but not limited to mandatory fines and withholding of building

and development permits. Penalties shall be set at such a level as to discourage the first infraction and to severely restrict future development opportunities for repeat offenders.

e) Integration of existing healthy non-exotic vegetation into landscape plans. Emphasis will be on preserving natural and native vegetation rather than clearing and replanting.

Policy 3.3.1: [C] (Leon County) (REV. EFF. 12/7/99)

By 1992, local government shall continue to maintain criteria for land clearing that will be part of the development code and will include but not be limited to:

a) Require a minimum percentage of existing, healthy trees present on the site to be preserved; use incentives focused on preserving the maximum canopy per site.
b) Enforcement of tree preservation and removal will be linked to the code enforcement process;
c) Integration of existing healthy non-exotic vegetation into landscape plans. Emphasis will be on preserving natural and native vegetation rather than clearing and replanting.

Policy 3.3.2: [C] (City of Tallahassee) (REV. EFF. 12/7/99)

By 2002, local government shall develop and implement an urban forest management plan incorporating current urban forest management techniques designed to achieve the goals of the program.

Policy 3.3.2: [C] (Leon County) (REV. EFF. 12/7/99)

Local government shall develop and implement an urban forest management plan incorporating current urban forest management techniques designed to achieve the goals of the program.

Policy 3.3.3: [C] (REV. EFF. 12/7/99)

Vegetation removal shall continue to be regulated by a permit prior to any land development activity through the land development code.

Policy 3.3.4: [C] (EFF. 7/16/90)

In the development code, require a percentage of naturally occurring vegetation and/or landscaped area to be preserved as open space on each site based on criteria such as land use and using incentives to minimize the ratio of impervious surface to building site. Emphasis will be placed on retaining or using non-exotic, naturally occurring and native species, retaining existing understory for needed buffer or landscaping and designing development to incorporate existing healthy trees to the greatest extent possible.

Policy 3.3.5: [C] (City of Tallahassee) (REV. EFF. 12/7/99)

By 2002, develop and implement comprehensive landscape requirements for multi-family, commercial, office and industrial land uses with an emphasis on the maintenance of existing quality vegetation rather than clearing and replanting.

Policy 3.3.5: [C] (Leon County) (REV. EFF. 12/7/99)

Develop and implement comprehensive landscape requirements for multi-family, commercial, office and industrial land uses with an emphasis on the maintenance of existing quality vegetation rather than clearing and replanting.

Policy 3.3.6: [C] (REV. EFF. 12/7/99)

Continue the existing programs to encourage maintenance and planting of trees for the future in partnership with private landowners and community groups.

CANOPY ROADS

Objective 3.4: [C] (EFF. 7/16/90)

Local government shall protect, maintain and improve the designated canopy roads.

Policy 3.4.1: [C] (EFF. 7/16/90)

By 1992, define specific attributes unique to each canopy road, how to maximize the roadway without destroying it, and identify alternative traffic routes.

Policy 3.4.2: [C] (EFF. 7/16/90)

By 1992, develop and implement management plans to maintain each canopy road according to its unique attributes. Such plans shall incorporate appropriate safety provisions.

Policy 3.4.3: [C] (EFF. 7/16/90)

Provide an urban forest management professional to assist in implementing canopy road management plans.

Policy 3.4.4: [C] (REV. EFF. 6/28/02)

Prohibit new subdivisions and development that would allow development to occur within 100 feet of the centerline of a canopy road without the express approval of the local government. No clearing may occur in the canopy road zone (CPZ) (100 feet from the center line of the road) unless authorized for legal access (provided no other alternative exists), or health, safety or welfare of the public or for sidewalk improvements as approved by the local government provided they meet the following criteria:

a) Clearing in the canopy road zone (CPZ) will be kept to a minimum.
b) A variety of surfaces will be evaluated for use in the sidewalk/pathway through the CPZ based on impact to the resource (CPZ trees and vegetation), location of the sidewalk/pathway, and anticipated use.
c) Sidewalks may not always be required in the CPZ given the impact to the CPZ or encroachment on other conservation or preservation features.

Policy 3.4.5: [C] (EFF. 7/16/90)

Mitigation requirements shall be established and utilized to condition approvals for those projects which intrude on the area within 100 feet of the centerline of a designated canopy road.

Policy 3.4.6: [C] (EFF. 7/16/90)

Prohibit subdivision of property along canopy roads which would require the significant increase of driveways to provide legal access to newly created parcels.

Policy 3.4.7: [C] (EFF. 7/16/90)

Major criteria for approving development along canopy roads will be the minimizing of traffic impacts and the limiting of driveway access to the canopy road.

Policy 3.4.8: [C] (EFF. 7/16/90)

Integrated access will be required for new subdivisions along canopy roads.

Policy 3.4.9: [C] (EFF. 7/16/90)

Land uses which generate or attract large volumes of traffic shall be discouraged along designated canopy corridors.

Policy 3.4.10: [C] (REV. EFF. 6/28/95)

Medium and high density residential, commercial and office uses will be allowed on designated canopy roads only where there is alternate access to a road other than a canopy road. A single secondary access to the canopy road on lots which front Capital Circle and a canopy road may be allowed in association with public improvements to such intersections if all of the following criteria are met:

1) Full movement joint or direct access to the arterial is unfeasible;
2) A replanting/restoration plan which enhances and maintains the long term viability of the canopy is guaranteed by the property owner; and
3) Landscaping easements are granted to the city in order to ensure the implementation of a replanting/restoration plan.

These provisions would not apply to parcels having only access from a canopy road within the Activity Center.

Policy 3.4.11: [C] (EFF. 6/28/95)

Local government shall allow for certain unpaved portions of Canopy Road designated roadways or road segments to remain unpaved when paving or other roadway improvements would negatively impact the canopy vegetation or the historical or natural character of the roadway.

EXPANSION OF CANOPY ROADS

Objective 3.5: [C] (EFF. 7/16/90)

Local government shall expand the number of designated canopy roads.

Policy 3.5.1: [C] (EFF. 7/16/90)

By 1993, develop a procedure for designation and acquisition of new canopy roads and adjoining easements.

Policy 3.5.2: [C] (EFF. 7/16/90)

Assess the impact of a new canopy road designation on the existing and desired level of service for roads in the area.

Goal 4: [C] (EFF. 7/16/90)

Protect the quality and quantity of groundwater resources.

WATER CONSERVATION

Objective 4.1: [C] (EFF. 7/16/90)

By 1995, reduce the per capita water consumption in Leon County.

Policy 4.1.1: [C] (EFF. 7/16/90)

By 1992, the local government shall require the use of water restrictive plumbing devices such as flow restrictors and low volume toilets in local government building codes.

Policy 4.1.2: [C] (EFF. 7/16/90)

By 1991, local government shall adopt a water use reduction plan in coordination with the NWFWMD and their Emergency Water Shortage Plan. Local government will comply with water emergencies declared by the local water management district.

GROUNDWATER PROTECTION

Objective 4.2: [C] (REV. EFF. 12/10/91; REV. EFF. 4/10/09)

Protect aquifer recharge areas from contamination by restricting land uses with the potential to contaminate groundwater through site location review and strict monitoring requirements and by establishing a Primary Springs Protection Zone for Wakulla Springs.

Policy 4.2.1: [C] (REV. EFF. 12/10/91)

Local government shall protect groundwater recharge throughout the County by requiring properly functioning stormwater management systems and a minimum percentage of open space for all development projects.

Policy 4.2.2: [C] (REV. EFF. 12/10/91)

The development code shall require investigation of all sub-surface conditions for land uses which have the potential for contamination of groundwater and shall require uses which have a significant potential for contamination to be monitored. The code may include but not be limited to buffer requirements around wells, monitoring of hazardous substance disposal, restriction of certain land uses with a defined area around wells (i.e., any land use which uses, produces or generates as a waste any listed Resource Conservation and Recovery Act material or Environmental Protection Agency priority pollutant), or requirements for monitoring wells around consumptive use wells.

Policy 4.2.3: [C] (EFF. 7/16/90)

By 1992, local government shall, by ordinance, restrict incompatible land uses near active karst features and prohibit untreated stormwater from entering these features. Incompatible land uses are uses that use, produce, or generate as a waste any listed Resource Conservation and Recovery Act material or Environmental Protection Agency priority pollutant.

Policy 4.2.4: [C] (REV. EFF. 12/10/91)

By 1992, local government shall adopt a comprehensive wellhead protection ordinance that protects existing and future water supply wells from potential contamination.

Policy 4.2.5: [C] (EFF. 4/10/09; REV. EFF. 12/15/11)

By 2010, local government shall adopt in the Land Development Regulations a mapped Primary Spring Protection Zone (PSPZ) for Wakulla Springs based on the Leon County Aquifer Vulnerability Assessment (LAVA). Land development regulations shall be adopted to establish additional requirements and regulations within the PSPZ to minimize the adverse impacts of development on groundwater recharge quality and quantity. At a minimum, local government shall address the items below:

1. The preferred method of wastewater treatment in the PSPZ within the Woodville Rural Community and the USA shall be connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards. Land development regulations and the Water and Sewer Agreement shall be amended to include enhanced requirements for new development and redevelopment to connect to Advanced Wastewater Treatment facilities. The costs of required sewer connections in the PSPZ shall be borne in part or in whole by the developer.
2. When connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards is not available, new development and redevelopment in the PSPZ shall use Performance Based On-Site Treatment Disposal Systems (OSTDS) as defined in Policy 1.2.6: [SS]. Existing traditional OSTDS shall be upgraded to Performance Based OSTDS when the traditional OSTDS fails, as defined in the Florida Administrative Code. A process providing alternatives to upgrading to a Performance Based OSTDS at the time of traditional OSTDS failure may be developed for low-income households. To ensure that all existing traditional OSTDS and new Performance Based OSTDS function effectively, local government shall designate or institute a Responsible Management Entity and supporting fee structure.
3. New development and redevelopment in the PSPZ shall use a Low Impact Development approach, in addition to conventional water quality treatment infrastructure required outside the PSPZ, to minimize adverse impacts of development on water quality and Wakulla Springs. Land development regulations shall specify the mechanism for implementing the Low Impact Development planning and design approach.
4. Establish a transfer of development units system within the PSPZ to foster growth in Woodville Rural Community, increase the feasibility of providing centralized sewer service, and protect Wakulla Springs. The transfer of development units system shall be based on the policies below:

   (A) The Rural and Urban Fringe Future Land Use Map categories inside the PSPZ shall be designated as the sending areas to transfer dwelling units out of. Expansion of the Urban Fringe Future Land Use Map category shall not be allowed in the PSPZ.

   (B) Areas inside the Woodville Rural Community Future Land Use Map category, where connection to sewer facilities designed to achieve Wastewater Treatment standards is available and required, shall be designated to receive dwelling units.

   (C) No net increase in dwelling units, as allowed by the Future Land Use Map on the effective date of this policy, shall be allowed in the PSPZ. Areas inside the

USA are exempt from this policy and may increase in allowed density when consistent with applicable Comprehensive Plan policies. Approval of a Future Land Use Map amendment outside the USA that would allow an increased number of dwelling units shall require appropriate documentation that rights to the number of increased dwelling units have been, or are committed by a legally binding agreement to be, acquired from the designated sending areas.

5. Restrict fertilizer content and application rates within the PSPZ.
6. Protection of environmentally sensitive areas and features within the PSPZ shall be a priority for the local government environmental land acquisition program.

SOLID AND HAZARDOUS WASTE

Objective 4.3: [C] (EFF. 7/16/90)

Develop a countywide plan for solid and hazardous waste in order to comply with the requirements of state legislation involving the reduction of the waste stream by 30% by 1994, and reducing illegal disposal of hazardous waste.

Policy 4.3.1: [C] (EFF. 7/16/90)

Establish a program that includes but is not limited to:

- Countywide solid waste and curbside recycling collection by 1991.
- Establish a hazardous waste transfer facility by 1991, and convenient satellite drop off sites for household hazardous waste by 1992.
- An educational program on the benefits of recycling and proper hazardous waste disposal by 1991.

Goal 5: [C]

(EFF. 7/16/90)

Preserve air quality throughout Leon County to maintain maximum health benefits for residents and for native fauna and flora.

AIR QUALITY

Objective 5.1: [C]

(EFF. 7/16/90)

Through 2010, local government shall monitor air quality standards in order to identify any areas where they fall below state and federal standards.

Policy 5.1.1: [C]

(EFF. 7/16/90)

Local government shall, by way of the land development code, require a forested and/or landscaped visual buffer screen strip between newly constructed arterial roads and residential areas.

Policy 5.1.2: [C]

(EFF. 7/16/90)

Any new or expanded portion of a coal burning facility, new asphalt plant, resource recovery facility or other potential point source shall use at least the best available control technology (BACT) in their design and be subject to site plan review criteria for neighborhood protection by local governments with applicable jurisdiction.

Policy 5.1.3: [C]

(EFF. 8/17/92)

All waste incinerators must be reviewed by local government for consistency with the comprehensive plan before an applicant can submit a request for a permit to other permitting agencies.

Policy 5.1.4: [C]

(EFF. 7/16/90)

If air quality levels in Leon County fail to meet state standards, local and state government will develop a plan to re-attain the air quality standards.

Policy 5.1.5: [C]

(EFF. 7/16/90)

By 1993, local government shall implement an educational program to inform citizens on the importance of vehicle emission requirements and other clean air issues.

GREENWAYS

Objective 6.1: [C] (EFF. 6/25/96)

Local government shall implement a county-wide greenways network. It shall be the intent of the greenways network to provide for integrated natural resources management and protection, resource-based recreation, educational and historical interpretive opportunities, and increased opportunities for alternative modes of transportation with an emphasis on connectivity among these resources.

Policy 6.1.1: [C] (EFF. 6/25/96; REV. EFF. 7/20/05)

The greenways network shall attempt to interconnect existing dedicated open space areas and be comprised primarily of preservation and conservation features as described in Policy 1.3.1 [C] and 1.3.2 [C]. Floodplains and natural drainageways shall receive particular emphasis for inclusion in the network. Other lands that do not qualify as preservation or conservation features may be included in the network based on connectivity, historical value, or value as a natural resource buffer. To the maximum extent practicable, bicycle trails, pedestrian pathways, and where appropriate, utility corridors, shall be included in the greenways network.

Policy 6.1.2: [C] (EFF. 6/25/96; REV. EFF. 7/20/05)

The Tallahassee-Leon County Greenways Master Plan is the overall guiding document for the planning, acquisition, development, and management of the local greenways network. Local government shall incorporate the objectives of the Greenways Master Plan in its long-range land use, leisure, conservation, and transportation planning activities where applicable, and reflect the presence of greenway features and design in permitting activities. The Planning Department in consultation with other City and County departments and other local agencies as appropriate, shall be responsible for identifying and coordinating the acquisition or protection of the elements of a county-wide greenways system.

Policy 6.1.3: [C] (EFF. 6/25/96; REV. EFF. 7/20/05)

Local government shall prepare specific management plans for lands acquired, preserved, or otherwise included in the greenways network. The management plans shall address natural resources protection, public access, recreation, education, and opportunities for economic development that is complementary to maintaining the network. The management plans shall identify the anticipated costs and departments responsible for implementation of the plans.

Policy 6.1.4: [C] (EFF. 7/2/99)

Properties acquired to implement the county-wide Greenways network shall be managed to ensure that the resources for which the sites are acquired are protected or restored to the greatest extent practicable while supportive of other objectives such as passive recreation, education, and interpretation. Such management shall include, but not be limited to, reforestation and replanting of appropriate terrestrial and aquatic or wetland vegetation, removal of noxious exotic terrestrial and aquatic vegetation, and physical modification and biological enhancement of streambeds, ditches and shorelines to improve water quality or minimize erosion.

PARKS AND RECREATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 1: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

Provide, manage and fund adequate recreational and cultural facilities to encourage a physically and mentally healthy lifestyle for all citizens of Tallahassee-Leon County.

LEVEL OF SERVICE/FUNDING
Objective 1.1: [R] (REV. EFF. 12/23/96; REV. EFF. 12/24/10)

The City of Tallahassee and Leon County shall share responsibility for the provision of public parks and recreation facilities and programs. The City will have primary responsibility within the city limits and Leon County will have primary responsibility in the unincorporated county. Special funding and maintenance agreements between the City and County shall be established as needed to improve or maintain park and recreation facilities and programs.

Policy 1.1.1: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

A system of Resource Management Areas, Regional Parks, Area Parks, and Neighborhood Parks shall continue to be maintained in accordance with the following minimum level of service acreage standards (measured in acres per 1,000 population):

Table 7: Parks level of service acreage standards

Responsible Government	Type of Park			
	Resource Management Area (Recommended)	Regional Park (Required)	Area Park (Required)	Neighborhood Park (Recommended)
City	N/A	4	1	2
County	N/A	8	1	N/A
Fed/State*	20	4	N/A	N/A
Total	20	16	2	2

* Recommended only

PARK TYPE DESCRIPTIONS:

Neighborhood Parks
The neighborhood park is a "walk-to" park in the City, generally located along streets where people can walk or bicycle without encountering heavy traffic. Neighborhood parks serve people in a radius of approximately one-half mile. A system wide average of 2 acres of such parks for each 1,000 population (City population only) is recommended, but not required for proposes of concurrency. Typical facilities developed in the neighborhood park may include play apparatus, multipurpose courts, sports fields, picnic areas, and free play areas.

Area Parks
An area park is a "ride to" park, located near major streets. It is designed to serve the needs of multiple neighborhoods. It generally serves people with a radius of approximately 3 miles. A system wide average of at least 2 acres of such parks for each 1,000 population (countywide population) is required for concurrency. Typical facilities at an area park may include smaller swimming facilities, ball fields, tennis courts, play areas, picnic areas, multipurpose courts, and small community centers.

Regional Parks
A regional park is designed to serve the recreation needs of a large portion of the County population. Regional parks serve an area with a radius of approximately 20 miles. A system wide average of at least 16 acres of such parks for each 1,000 population (countywide population) is required for concurrency. Typical areas and facilities include large swimming facilities, gymnastics facilities, natural areas, trails, boating facilities, zoos, golf courses, botanical gardens, and large community centers.

Resource Management Areas
Resource management areas are large, resource-based areas that serve two or more communities or counties. These areas are large Federal or State owned lands outside of the management of local government, such as the Apalachicola National Forest. A space allowance of 20 acres for each 1,000 population (countywide population) is recommended, but not required for proposes of concurrency. While these areas are outside of local government management, they are recognized for their significant contribution to local outdoor recreation. Typical facilities provided at a resource management area include water-based recreation, camping areas, nature trails, and other facilities not requiring intensive development.

These facilities will be provided in the following manner:

a. Leon County shall annually budget appropriate funds, per the signed inter-local agreement, to be used by the City of Tallahassee Parks and Recreation Department in providing recreational services to the citizens of Leon County.
b. Level of Service for Area and Regional Parks shall be adopted for purposes of concurrency.
c. Level of Service for Neighborhood Parks is a recommended level, which primarily shall be used as a guideline for the provision of this type park in relation to new developments, per Policy 2.1.6 of the Land Use Element.
d. Level of Service for Resource Management Areas is a recommended level, included to recognize the significant passive recreation opportunities provided by these Federal and State owned lands.

Policy 1.1.2: [R] (EFF. 7/16/90)

Local government shall maintain a land acquisition program adequate to maintain the level of service standards consistent with the Capital Improvements Element. This acquisition program is intended to serve multiple uses such as protection of flood plains or natural habitat areas, or solve flooding problems. This acquisition program can include requirements and incentives for private land donation.

Policy 1.1.3: [R] (REV. EFF. 1/27/94; REV. EFF. 12/24/10)

As part of their budget processes, the City and the County shall each annually review costs necessary to operate, maintain, and improve park facilities consistent with the adopted levels of service as included in this plan. The City and the County shall prepare budget requests to implement this policy.

Policy 1.1.4: [R] (REV. EFF. 1/27/94; REV. EFF. 12/24/10)

In the acquisition and development of future park facilities, priority shall be given to the preservation of natural vegetation and land features, consistent with the functional purpose of the individual park. As a minimum, a system-wide average of 50% of the natural features will remain undeveloped except for inclusion of passive recreational facilities, such as trail systems, ancillary

parking, and picnicking facilities. This system-wide policy is based on the recognition that some types of facilities (such as golf courses and ball fields), due to their design requirements and functions, will require greater disturbance of natural features than would other types of park facilities. This standard shall be based on all lands included in the level of service system provided in Policy 1.1.1 [R] above, not on the land holdings of an individual government.

Policy 1.1.5: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

Design and construction of all future activity based parks and any future redesign of existing activity based parks will include equipped children's playground areas whenever feasible.

Policy 1.1.6: [R] (EFF. 12/24/10)

As part of the Capital Budget processes the City and County shall each annually review the active recreation facilities needs. Whenever possible these agencies shall pursue grant funding to help provide needed facilities.

ACCESSIBILITY TO RECREATIONAL FACILITIES

Objective 1.2: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

All public park and recreation facilities shall be identifiable by and accessible to Leon County residents and to visitors and include reasonable accessibility for the physically challenged.

Policy 1.2.1: [R] (EFF. 7/16/90; DEL. EFF. 12/24/10)

Reserved

Policy 1.2.2: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

Neighborhood Parks are recognized primarily as "walk-to" facilities; as such, providing safe pedestrian/bicycle accessways shall be provided whenever feasible.

Policy 1.2.3: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

The County shall provide public boat ramps at public water bodies.

Policy 1.2.4: [R] (REV. EFF. 12/20/91; DEL. EFF. 12/24/10)

Reserved

Policy 1.2.5: [R] (REV. EFF. 7/2/99; REV. EFF. 12/24/10)

Area and Regional Parks should include Neighborhood Park amenities wherever the need for Neighborhood Parks, based on established LOS, is not being met. Such amenities should be located as to be readily accessible to pedestrians and bicyclists and should supply the same park and recreational amenities as a standalone Neighborhood Park whenever feasible.

PUBLIC/PRIVATE COORDINATION

Objective 1.3: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

The City and the County shall implement actions to improve coordination between the public and private sectors in matters relating to the provision of recreational opportunities.

Policy 1.3.1: [R] (EFF. 7/16/90; DEL. EFF. 12/24/10)

The City shall maintain an advisory mechanism for securing citizen involvement regarding public park and recreation decisions, including park acquisition.

Policy 1.3.2: [R] (EFF. 7/16/90; DEL. EFF. 12/24/10)

Reserved

Policy 1.3.3: [R] (EFF. 7/16/90; DEL. EFF. 12/24/10)

Reserved

Policy 1.3.4: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

Maintain working agreements with the Leon County School System for the shared use of school facilities for recreation and/or leisure purposes.

Policy 1.3.5: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

The City and the County will support the Tallahassee Museum's efforts to preserve and interpret our region's natural and cultural heritage.

CULTURAL ACTIVITIES AND FACILITIES

Objective 1.4: [R] (EFF. 7/16/90)

Make local government an active participant in fostering cultural activities and facilities.

Policy 1.4.1: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

The Council on Culture and Arts shall be advisory to City and County governments. This agency, among its other responsibilities, shall be responsible for enhancing public awareness of cultural opportunities and for periodically apprising the City and County of current cultural needs of the community.

The Council on Culture and Arts shall maintain a cultural plan outlining the goals and objectives for cultural preservation and development in this community. The Council shall also coordinate implementation, periodic review and modification of the plan, and lead in advocacy and service as provided within the plan.

OPEN SPACE

Objective 1.5: [R] (EFF. 7/16/90; REV. EFF. 4/10/09; REV. EFF. 12/24/10)

Lands designated as open space will be protected from incompatible land uses and will remain functionally intact.

Policy 1.5.1: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

Maintain land development regulations which include specific open space definitions and standards.

Policy 1.5.2: [R] (EFF. 7/16/90)

Development regulations shall include provisions for incentives and/or requirements for the designation and inclusion of open space in future development.

Policy 1.5.3: [R] (County only) (EFF. 12/24/10)

The County shall help fund and develop a Greenways Trail System that provides the public opportunities to access a safe and convenient trail system in the unincorporated County. This system should incorporate public lands, right of way, easements on private lands, and open space designated lands to achieve this goal. The trail system will connect to the maximum extent possible existing and future residential areas to employment, education, and activity centers.

(TALLAHASSEE-LEON COUNTY)

JOINT HOUSING ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 1: [JH] (EFF. 4/10/09)

To the greatest extent possible, coordinate and leverage available resources to maximize the production and preservation of affordable housing and the quality of life for the residents of Tallahassee-Leon County.

COORDINATION OF HOUSING ACTIVITIES AND SERVICES
Objective 1.1: [JH] (EFF. 4/10/09)

The City of Tallahassee Department of Economic and Community Development and Leon County Division of Housing Services shall investigate ways how both housing services departments can maximize coordination and the best use of limited resources in the provision of affordable housing for very low, low and moderate income households in Tallahassee-Leon County.

Policy 1.1.1: [JH] (EFF. 4/10/09)

The Department of Economic and Community Development and Leon County Division of Housing Services shall prepare a report outlining how both departments can coordinate and maximize local resources for greater and more efficient production of affordable housing. Said report shall be presented to the City Commission and the Board of County Commissioner no later than December 2009.

Policy 1.1.2: [JH] (EFF. 4/10/09)

The City of Tallahassee and Leon County shall explore ways to leverage available and potential funding for affordable housing. In addition, the City and the County shall explore and support partnership opportunities from time to time with private sector entities, non-profits and governmental entities which will result in the maximum leveraging of local funding for affordable housing.

DESIGNATION OF ADEQUATE SITES FOR AFFORDABLE HOUSING
Objective 1.2: [JH] (EFF. 4/10/09)

An adequate amount of land shall be designated on the Future Land Use Map to accommodate Tallahassee-Leon County's projected housing needs, including affordable housing through the year 2030.

Policy 1.2.1: [JH] (EFF. 4/10/09)

The Tallahassee-Leon County Planning Department shall ensure that there is sufficient lands designated on the adopted Future Land use Map for residential uses within the Urban Service Area to accommodate the housing needs for existing and future residents, including very low, low, and moderate income households through the year 2030.

Policy 1.2.2: [JH] (EFF. 4/10/09)

To encourage the development of affordable housing units, affordable housing developments shall be eligible to receive density bonuses as provided for in the Future Land Use Element. Within the City of Tallahassee, development must be a "certified

affordable housing development" in order to receive the density bonus.

Policy 1.2.3: [JH] (EFF. 4/10/09)

Appropriately designated and suitable redundant lands owned by the City of Tallahassee and Leon County shall be made available for the development of affordable housing.

Policy 1.2.4: [JH] (EFF. 4/10/09)

When requested and where appropriate, the City of Tallahassee and Leon County may assist developers of affordable/certified affordable housing developments to obtain clear title to lands for housing development and the waiver of fines and other fees that may be associated with said properties.

Policy 1.2.5: [JH] (EFF. 4/10/09)

The Department of Economic and Community Development and Leon County Housing Department shall explore the feasibility of facilitating the development of a land bank for affordable housing. Proposals for the implementation of the land bank shall be presented to the City Commission and Leon County Board of County Commissioners for action no later September 2010.

Policy 1.2.6: [JH] (EFF. 4/10/09)

The Department of Economic and Community Development and Leon County Housing Department shall explore the feasibility of facilitating the development of a community land trust for affordable housing. Proposals for the implementation of the community land trust shall be presented to the City Commission and Leon County Board of County Commissioners for action no later September 2010.

Policy 1.2.7: [JH] (EFF. 4/10/09)

The City of Tallahassee and Leon County support infill lot re-use for existing or new residential developments. Within the City, the Department of Economic and Community Development in conjunction with the City's Real Estate Division shall conduct an inventory of existing vacant lots in target neighborhoods. Leon County Housing Services Division shall conduct a similar inventory. The City of Tallahassee and Leon County shall share these inventories with potential developers and/or builders of affordable/certified affordable housing projects.

COORDINATION OF SERVICES WITH AFFORDABLE HOUSING

Objective 1.3: [JH] (EFF. 4/10/09)

Affordable housing shall be considered in conjunction with the availability of services for very low, low and moderate income families.

Policy 1.3.1: [JH] (EFF. 4/10/09)

The City of Tallahassee and Leon County shall adopt procedures to ensure that entities receiving City and County funds for the development of new affordable housing units take into consideration the following provisions when designing new affordable housing projects:

Transit-oriented development, where applicable;
Maximization of the highest density available in a designated land use category;
The proximity to transit bus service;

Proximity to employment and shopping centers;
Availability of parks and open space; and
Proximity to schools

Preference will be given to projects based on the extent to which these criteria are met.

Policy 1.3.2: [JH] (EFF. 4/10/09)

As outlined in the Economic Development Element, Leon County and the City of Tallahassee shall continue to work with the Economic Development Council and other community leadership toward securing full employment for the local workforce; thereby, giving residents the means to secure adequate and decent housing.

Policy 1.3.3: [JH] (EFF. 4/10/09)

Leon County and the City of Tallahassee recognize that household income is one of the main key factors in determining a household's ability to obtain safe, decent and affordable housing. Therefore, the County and the City shall support the creation of jobs paying living wages and shall lend their support to organizations and institutions which focus on job training.

STUDENT HOUSING
Objective 1.4: [JH] (EFF. 4/10/09)

Facilitate the development of student housing in areas proximate to the universities and community college to maximize existing infrastructure, including mass transit services.

Policy 1.4.1: [JH] (EFF. 4/10/09)

The University Transition land use category as established by Future Land Use Element Policy 2.2.17: [L] shall be the primary area designated for student housing developments. Student housing developments located in this land use category shall be encouraged to maximize the land use density and existing urban facilities and services.

Policy 1.4.2: [JH] (EFF. 4/10/09)

The Planning Department shall develop and recommend to the City Commission a list to incentives to encourage the development of student housing development in the University Transition land use category. Student housing development including a mix of ancillary uses and design considerations as contemplated in Policy 2.2.17[L] shall qualify for these incentives. Such incentives shall be limited to non-financial incentives and may include land use considerations to maximize the density allowed in University Transition.

Policy 1.4.3: [JH] (EFF. 4/10/09)

The construction and production of student housing shall be the responsibility of local universities and community college and the private sector.

Policy 1.4.4: [JH] (EFF. 4/10/09)

Student housing shall be discouraged in Residential Preservation areas through the continued enforcement of the Rooming House Ordinance.

Policy 1.4.5: [JH] (EFF. 4/10/09)

The City of Tallahassee and Leon County shall coordinate with the local universities and community college regarding student housing construction on campus, pursuant each institution adopted campus mater plan agreement as well as student housing developments within the University Transition land use category.

ENERGY EFFICIENCY IN NEW HOUSING CONSTRUCTION

Objective 1.5: [JH] (EFF. 1/7/10)

New residential construction shall promote and maximize the use of energy efficiency to reduce energy consumption.

Policy 1.5.1: [JH] (EFF. 1/7/10)

The City of Tallahassee and Leon County shall continue to require new residential construction to meet the energy code requirements of the Florida Building Code as amended from time to time.

Policy 1.5.2: [JH] (EFF. 1/7/10)

The City of Tallahassee shall offer incentives when economically feasible to its electric utility customers for the installation and the use of energy efficient fixtures and appliances.

Policy 1.5.1: [JH] (EFF. 1/7/10)

The City of Tallahassee and Leon County shall encourage housing projects receiving funding from the City and/or the County to use energy efficient building materials in new construction and substantial rehabilitation projects.

(CITY OF TALLAHASSEE)

HOUSING ELEMENT

GOALS, OBJECTIVES, AND POLICIES

IMPLEMENTATION

Goal 1: [H] (EFF. 4/10/09)

Fund and implement a coordinated housing program that will result in the construction and/or rehabilitation of the housing units needed to meet the objectives outlined for housing affordability, rehabilitation, and special needs.

Objective 1.1: [H] (EFF. 4/10/09)

By June 2008, the City shall establish an Affordable Housing Advisory Committee. The Affordable Housing Advisory Committee shall be appointed by the City Commission and shall serve in an advisory manner to the Department of Economic and Community Development and the City Commission as necessary in the formulation and implementation of housing programs to meet the City's housing objectives.

Policy 1.1.1: [H] (EFF. 4/10/09)

The Department of Economic and Community Development, unless otherwise noted, shall be the primary department coordinating and implementing the City's affordable housing services, policies and programs. Unless otherwise noted, the Department of Economic and Community Development shall take the lead on the implementation of the policies in this element.

Policy 1.1.2: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee shall advise the City Commission and the Department of Economic and Community Development on housing issues, programs, and policies for the allocation of funds from the Affordable Housing Trust Fund. The Committee shall also carry out the duties outlined in Chapter 420, Florida Statutes. The Department of Economic and Community Development will provide staff assistance to the Affordable Housing Advisory Committee.

Policy 1.1.3: [H] (EFF. 4/10/09)

In recognition of the fact that housing activities can often be best accomplished through entrepreneurial initiatives of organizations outside of City Government, the City will partner with non-profit and for-profit organizations and volunteer groups for the implementation of housing programs and related services.

Policy 1.1.4: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee in conjunction with the Department of Economic and Community Development and other non-profits involved in the production of affordable housing shall actively seek community wide support and involvement by:

a) Seeking cash contributions or donations from community businesses and corporations;
b) Soliciting volunteer labor to be used on housing projects;
c) Working with and organizing neighborhood self-help groups.

Policy 1.1.5: [H] (EFF. 4/10/09)

The Department of Economic and Community Development, in conjunction with the Tallahassee-Leon County Planning Department shall maintain a housing database sufficient to support present or future housing strategies.

Policy 1.1.6: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee in conjunction with the Department of Economic and Community Development shall report annually to the City on the state of housing in the City of Tallahassee and the progress made toward achieving the housing goals of this element.

Policy 1.1.7: [H] (EFF. 4/10/09)

The Department of Economic and Community Development shall coordinate with all applicable City agencies and private entities and act as a clearinghouse for all affordable housing projects receiving funding from the City of Tallahassee.

Policy 1.1.8: [H] (EFF. 4/10/09)

The Department of Economic and Community Development shall research and recommend means of reducing housing costs. These recommendations can be included in the annual State of Housing Report or may be presented at other times as may be warranted.

Policy 1.1.9: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee in conjunction with the Department of Economic and Community Development shall make recommendations to the City Commission on improving the performance of the housing delivery system within the City of Tallahassee.

Policy 1.1.10: [H] (EFF. 4/10/09)

The Department of Economic and Community Development and Tallahassee-Leon County Planning Department shall be responsible for organizing and developing a coordinated comprehensive housing strategy for the City of Tallahassee.

Policy 1.1.11: [H] (EFF. 4/10/09)

The Department of Economic and Community Development in conjunction with the Affordable Housing Advisory Committee shall make available on an annual basis a housing needs analysis, comparing current household income characteristics with cost figures per unit of the previous year's production of housing. This information shall be presented to the City Commission as part of the Annual State Housing Report.

Policy 1.1.12: [H] (EFF. 12/24/10)

Priority for affordable housing resources will take into consideration the annual needs analyses.

FUNDING PROGRAMS

Objective 1.2: [H] (EFF. 4/10/09)

Develop and maintain funding programs which use both public and private fiscal resources to generate at least $1 million on an annual basis to be used toward implementing affordable housing programs and services.

Policy 1.2.1: [H] (EFF. 4/10/09)

The City shall maintain the Affordable Housing Trust Fund that was established to provide and generate funds for the production of affordable housing and affordable housing services. The Fund shall be maintained separately from the general funds of the City. Fees collected from Developments of Regional Impact for affordable housing impacts shall be deposited in this Fund and the City shall designate other funds as available. (Policy language formerly part of Objective 1.1[H])

Policy 1.2.2: [H] (EFF. 4/10/09)

The Department of Economic and Community Development shall identify and apply for all applicable funds available for the provision of housing.

Policy 1.2.3: [H] (EFF. 4/10/09)

The City shall explore new and innovative methods of funding affordable housing. These methods could include petitioning the State legislature for authority to levy a documentary stamp tax to provide funds for community housing programs and apply this tax to the recording of all notes at a rate not to exceed .30 per $100 of valuation. Housing program objectives are largely contingent on this funding source as well as federal funds and shall be substantially lowered if authority to levy tax is not secured or federal funds are cut substantially.

Policy 1.2.4: [H] (EFF. 4/10/09; REF. EFF. 8/5/23)

To insure that future development provides some degree of affordable housing units and that these units are evenly distributed throughout the community and to prevent negative impacts associated with geographic over-concentration, the City shall continue to require the following for residential developments: the construction of affordable on-site housing units or off-site housing units within the same census tract or other location as approved by elected officials.

The percentage of affordable units required to be built by the developer shall be established by ordinance and shall be consistent with the following: the most recent housing information available from the Shimberg Center for Affordable Housing and the latest estimates of area family income published annually by the federal Housing and Urban Development Department, or the best available data, as determined by the Planning Department.

The option of contributing fees to an applicable affordable housing program in lieu of construction of an affordable unit shall be available only for small and medium size developments. This fee shall be established by ordinance and shall be based upon a percentage of the difference between the average selling price of the units sold and the established maximum sales price affordable to a low income family. The fee shall apply to each required affordable unit not built. The thresholds for small, medium and large residential developments will be established by ordinance.

In order to accomplish equitable distribution of affordable housing, this policy shall apply only to developments located within census tracts where the median family income is higher than the median family income for Leon County. Census tracts located in the Southside Action Plan area where the median family income is higher than the median family income for Leon County shall be exempted from this policy. Maps of the census tracts affected by this policy are located at the end of the Housing Element Goals, Objectives, and Policies.

For the purposes of this policy, two or more developments shall be aggregated and considered as one development, if they are no more than ¼ mile apart and any two of the following criteria are met:

a) There is a common interest in two or more developments;
b) The developments will undergo improvements within the same five year period;
c) A master plan exists submitted to a governmental body addressing all developments;
d) All developments share some infrastructure or amenities;
e) A common advertising scheme addresses all development.

Policy 1.2.5: [H] (EFF. 4/10/09)

The Department of Economic and Community Development shall continue implementing the ordinance adopted to specify the methodology and the process to ensure the implementation of the developer-provided affordable housing contribution specified in Policy 1.2.4. The provisions of the ordinance shall continue to specify all applicable implementation details, including, but not limited to: eligible housing recipient qualifications and applicable restrictions; exemptions as stated in Policy 1.2.4 to affordable housing contribution requirements (if applicable); the periodic monitoring, review, and revision (as necessary) of Policy 1.2.4 and its implementation; enforcement provisions; and, for fee revenues provided through the implementation of Policy 1.2.4., the agency or agencies responsible for collection, management, and application of all such fee revenues including any criteria for the application of revenues.

Policy 1.2.6: [H] (EFF. 4/10/09)

Notwithstanding the exceptions provided in Housing Policy 1.2.4, all Planned Developments and Developments of Regional Impact (DRIs) shall be required to address the provision of affordable housing. For Planned Developments the Land Development Regulations (LDRs) shall provide criteria and procedures to implement this policy. Developments of Regional Impact shall address its impacts on affordable housing consistent with Rule 9J-2, FAC; Policy 1.2.3; and other local, state and regional requirements, as applicable.

Policy 1.2.7: [H] (EFF. 4/10/09)

Based on the availability of funds, the City of Tallahassee shall annually fund the Affordable Housing Trust Fund. Portion of said annual funding shall be allocated to pay for waivers for growth management fees, such a building permits for certified affordable housing developments as provided for in Policy 2.1.4. The Department of Economic and Community Development shall develop criteria and procedures for the implementation of this program and annual funding recommendations to the City Commission.

Production of Affordable Housing

Goal 2: [H] (Eff. 4/10/09)

Ensure that the housing market provides affordable housing options and services for very low, low, and moderate income individuals, households and families of the City of Tallahassee.

Objective 2.1 [H] (Purchase) (Eff. 4/10/09)

Devise and implement a coordinated housing strategy that produces or contributes to the City's goal of producing and/or assisting the purchase of an average of 100 housing units a year affordable to very low, low, and moderate income families and households. Implementation and achievement of this target is dependent on the funding available to the City. Major funding sources or programs which shall be emphasized to accomplish the prescribed level are:

1) Inclusionary zoning for new residential construction or pay fee in lieu of;
2) Development incentives to be used as inducements to purchase or construct very low, low and moderate income housing such as the utilization of local, state and federal programs. Such programs can include Housing Assistance Program, State Apartment Incentive Loan (SAIL) Program, Affordable Housing Demonstration Loan Program, State Community Contribution Tax Credit, Federal Low Income Housing Tax Credit, First-time Home Buyer Bonds, the State's Homeownership Pool (HOP) program, the State's Community Workforce Housing Innovation Pilot (CWHIP) program, the State Housing Initiative Partnership (SHIP) program, the federal HOME program and the use of the City of Tallahassee-Affordable Housing Trust Fund;
3) Public-private partnerships with emphasis on creating programs in conjunction with the local banking industry such as the Community Reinvestment Act Challenge Fund Program;
4) Developing and funding non-profit organizations and community housing development organizations whose primary and sole purpose is the development of affordable housing and community development; and
5) Funding from the Community Redevelopment Area.

Objective 2.1 [H] (Rental) (Eff. 4/10/09; Rev. Eff. 12/24/10)

Devise and implement a coordinated housing strategy that produces or contributes to the City's goal of preserving and/or producing an average of 50 rental housing units a year which are affordable for very low, low, and moderate income families and households. Implementation and achievement of this target is dependent on the funding available to the City. Major funding sources or programs which shall be emphasized to accomplish the prescribed level are:

1) Implementation of local, state and federal programs designed to promote construction of very low, low, and moderate income multi-family housing units.
2) Incentives for the private and non-profit sectors such as a reduction or waiver of utility hook-up, tap and connection fees and priority permitting for projects which include affordable housing.
3) Funding from the Affordable Housing Trust Fund for eligible projects based on Affordable Housing Trust Fund criteria.

Policy 2.1.1: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee and the Department of Economic and Community Development shall act as advocates for affordable housing and coordinate all community outreach programs dealing with its production.

Policy 2.1.2: [H] (EFF. 4/10/09)

The Department of Economic and Community Development and community partner organizations shall actively solicit the support of and work with local lending institutions in order to provide reduced rate or market rate loans for construction, purchase and/or rehabilitation of single and multi-family units.

Policy 2.1.3: [H] (EFF. 4/10/09)

The City of Tallahassee shall continue to actively pursue public/private/non-profit partnerships to create innovative programs for the development of affordable housing to meet the City's projected housing needs.

Policy 2.1.4: [H] (EFF. 4/10/09; REV. EFF. 12/24/10)

The City of Tallahassee shall promote the production of affordable housing units that target the City's greatest need by providing incentives to developers such as:

a) Priority permitting for certified affordable housing projects;
b) Reduction or waiver of utility connections, hook-up and/or tap fees for certified affordable housing projects;
c) Allowing for the construction of affordable housing units at densities greater (density bonuses) than provided in the respective classifications of land use contained within the Land Use Element when done by agreement with local government and in fulfillment of a determined need for affordable units in the City. Such agreements must demonstrate that the increased densities shall not negatively impact the environment and shall, in general, be consistent with the overall provisions and intent of the plan;
d) Technical assistance from appropriate City staff to address planning, permitting and financing issues;
e) On a case-by-case basis, partnering with non-profit and for profit developers in applying for grant funding or special programs to fund new construction or rehabilitation of existing properties for affordable housing; and
f) Waiver of applicable growth management fees for certified affordable housing developments.

These incentives shall be reviewed periodically to ensure their effectiveness and continued appropriateness.

Policy 2.1.5: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee and all applicable agencies of the City shall continue to investigate the costs associated with the housing delivery system within the City of Tallahassee and make recommendations for changes which may result in lower cost housing.

Policy 2.1.6: [H] (EFF. 4/10/09)

The City shall continue to review its existing rules and regulations, including land use policies, to determine whether or not they have an unwarranted adverse impact in the provision of

affordable housing. In addition, the City will institutionalize, as part of its proposed ordinance review process, a review which will identify the impacts, if any, of proposed ordinances, rules, land development codes, policies, programs, and services on the production of new or rehabilitated affordable housing projects.

Policy 2.1.7: [H] (EFF. 4/10/09)

The Future Land Use Element and the adopted land development regulations shall include policy provisions which allow and encourage through various development incentives a variety of housing types, densities, cost, and rents within a single development to provide housing opportunities for very low, low and moderate income households throughout the City limits.

Policy 2.1.8: [H] (EFF. 4/10/09)

The City of Tallahassee shall permit and support the use of innovative construction techniques and materials consistent with health, safety and welfare concerns which lower the development cost of housing while maintaining quality where savings would be passed on to the housing dweller.

Policy 2.1.9: [H] (EFF. 4/10/09)

Manufactured/mobile homes shall be allowed on a variety of lot sizes in future land use categories permitting single-family residential development, as long as it is consistent with other goals, objectives and policies of this comprehensive plan. The land development regulations shall include provisions to implement this policy.

Policy 2.1.10: [H] (EFF. 4/10/09)

Land Development Regulations shall allow for mobile home parks within low to medium density residential areas throughout the City. Permitting of Mobile Home Parks shall be consistent with all applicable goals, objectives and policies of the comprehensive plan.

Policy 2.1.11: [H] (EFF. 4/10/09)

The Department of Economic and Community Development in cooperation and/or in partnership with other entities in the community, including Leon County Housing Services Division shall provide technical assistance and financial counseling to very low, low and moderate income households desiring to purchase a home.

Policy 2.1.12: [H] (EFF. 4/10/09)

The Department of Economic and Community Development may include in the Annual State of Housing Report, analyses of demonstrated successful affordable housing programs in other communities and may make recommendations as to their applicability for implementation within the City of Tallahassee.

Rehabilitation Program

Goal 3: [H] (Eff. 4/10/09)

Ensure that existing housing units provide decent, and safe basic living shelter and maintain the quality of life in the City's neighborhoods.

Objective 3.1 [H] (Eff. 4/10/09)

Annually, starting from 2008, the City's housing rehabilitation goal shall be an average of 100 housing units needing life, health and safety repairs. Implementation and achievement of this target is dependent on the funding available to the City.

Policy 3.1.1: [H] (Eff. 4/10/09)

The City's housing rehabilitation program shall be funded on an annual basis. Major funding sources or programs which shall be used to accomplish the prescribed level are:

1. Monies set aside from the federal Community Development Block Grant Program, the State Housing Initiative Partnership (SHIP) and HOME;
2. Public-private partnerships emphasizing self-help community support type programs;
3. The Affordable Housing Trust Fund; and the
4. Rental Rehabilitation Loan Program.

Policy 3.1.2: [H] (Eff. 7/16/90)

Define substandard housing by the criteria adopted within the Tallahassee-Leon County 1988 Housing Conditions Survey.

Policy 3.1.3: [H] (Eff. 4/10/09)

The City of Tallahassee shall continue to implement a code enforcement program, which requires, at a minimum, a housing unit to provide safe and decent basic living shelter. A basic living shelter is structurally sound and includes indoor plumbing, a functional heating source, and provides protection from the elements in accordance with the standard housing code.

Policy 3.1.4: [H] (Eff. 4/10/09)

The City shall implement programs which require landlords to provide at a minimum a basic living shelter in accordance with the standard housing code for housing units offered for lease tenancy.

Policy 3.1.5: [H] (Eff. 7/16/90)

The City shall establish a program which links code enforcement violations to the revocation of the Certificate of Occupancy. Certificates of Occupancy shall be denied to units which do not provide a basic living shelter in accordance with standard housing code.

Policy 3.1.6: [H] (Eff. 4/10/09)

As allowed by State laws, the City shall periodically inspect housing units which are suspected of not providing a basic living shelter in accordance with standard housing code.

Policy 3.1.7: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee in conjunction with the City will seek resources through donations and volunteer labor to assist very low, and low income owners of substandard housing who cannot afford or need financial assistance in rehabilitating their owner-occupied housing units.

Policy 3.1.8: [H] (EFF. 4/10/09)

The Department of Economic and Community Development in conjunction with all applicable City agencies shall maximize rehabilitation efforts by coordinating and combining resources from all programs offering rehabilitation subsidies or services.

Policy 3.1.9: [H] (EFF. 4/10/09)

The Department of Economic and Community Development shall support self-help and volunteer labor programs to offset rehabilitation costs.

Objective 3.2 [H] (EFF. 12/8/98)

Foster and maintain the viability of residential areas and neighborhoods and the integrity of the housing stock located within them. Neighborhoods in the community shall be safe, attractive, and desirable places in which people choose to live.

Policy 3.2.1: [H] (EFF. 4/10/09)

Code enforcement within neighborhoods shall operate at a level sufficient to maintain and/or improve the housing stock at an acceptable code level and to protect the health, safety and welfare of the neighborhood and its residents.

Policy 3.2.2: [H] (EFF. 12/8/98; REV. EFF. 8/5/23)

City and County governments will consider incentives to individuals and businesses to encourage them to reside and locate, and to promote business and homeownership within the Southside Action Plan area and Central Core. These incentives may include obligations on the part of such individuals and businesses to participate in the betterment of the targeted area through commitment of resources, assets, or other contributions. Special consideration shall be given to provide incentives to attract law enforcement personnel to reside within the targeted Central Core and Southside Action Plan area neighborhoods.

Special Needs and Relocation Housing

Goal 4: [H] (Eff. 4/10/09)

Provide specialized housing and relocation housing for qualified residents of the City of Tallahassee.

Objective 4.1 [H] (Eff. 4/10/09)

The Department of Economic and Community Development shall operate a relocation program to assist persons that are permanently displaced by certain governmental actions.

Policy 4.1.1: [H] (Eff. 7/16/90)

The City of Tallahassee shall provide relocation benefits on a uniform basis to persons displaced by City code and ordinance activities, specifically housing code enforcement activities.

Policy 4.1.2: [H] (Eff. 7/16/90)

Prior to undertaking any relocation activity, families and individuals to be displaced by code enforcement activities shall have full opportunity to occupy suitable replacement housing that is adequate to their needs and is reasonably located.

Objective 4.2 [H] (Eff. 4/10/09)

On an annual basis the City of Tallahassee shall assist in the conversion and/or construction of 10 housing units specially equipped for disabled individuals and which are affordable for purchase or rent to very low, low, and moderate income households.

Policy 4.2.1: [H] (Eff. 4/10/09)

All housing projects receiving funding from the City of Tallahassee shall be encouraged to use Universal Design features in their construction to facilitate "aging in place."

Policy 4.2.2: [H] (Eff. 4/10/09)

The Department of Economic and Community Development in conjunction with community partners shall encourage landlords to offer accessible housing for the disabled, by including a means to finance non-structural and structural accessibility modifications, through Rental Rehabilitation Program.

Homeless

Goal 5: [H] (Eff. 7/16/90)

Maintain and support a comprehensive homeless services plan that will serve as a coordinated, comprehensive means to provide for safe, temporary and transitional shelter and services for all homeless individuals who desire them.

Objective 5.1 [H] (Eff. 4/10/09)

The City of Tallahassee shall provide funding for the support of public and government resources for a year round shelter program to provide temporary housing and services for homeless individuals and families.

Policy 5.1.1: [H] (Eff. 4/10/09)

The City Commission will fund within the City budget, on an annual basis, programs operated by appropriate outside agencies to address the community's problem of homelessness. The Department of Economic and Community Development shall develop and present to the City Commission annual funding recommendations to address the problem of homelessness.

Policy 5.1.2: [H] (Eff. 4/10/09)

The Department of Economic and Community Development will assist existing outside agencies in their efforts to solicit contributions to support their funding needs for homeless programs from resources available from federal, state, and other agencies outside of local government.

Policy 5.1.3: [H] (Eff. 4/10/09)

Community agencies serving the homeless, with assistance from the City of Tallahassee, shall implement programs focused on reducing homelessness in our community. The Department of Economic and Community Development shall have the responsibility for monitoring the success of community agencies receiving funds from the City with the requirement of annual reports and program evaluations.

Policy 5.1.4: [H] (Eff. 4/10/09)

Community agencies serving the homeless, with assistance from the City of Tallahassee shall coordinate with existing local and state employment networks to provide job opportunities for those who are homeless and are seeking employment.

Policy 5.1.5: [H] (Eff. 4/10/09)

Community agencies serving the homeless with assistance from the City of Tallahassee shall provide assistance to individuals and families who desire to obtain permanent housing within the community through the implementation of applicable local, state and federal housing programs as may be available from time to time. Such community agencies can also refer homeless individuals and families to other agencies in the community providing said services.

Policy 5.1.6: [H] (Eff. 4/10/09)

Community agencies serving the homeless and the Department of Economic and Community Development will coordinate with the State office on Homelessness operated by the Department of

Children and Families (DCF). DCF programs that will be utilized include but are not limited to:

1) Grant-in-aid programs
2) The Emergency Financial Assistance Housing Program
3) Domestic Violence Shelters Program
4) Youth Runaway Shelters Program

Goal 6: [H] (EFF. 7/16/90)

Ensure that special needs housing is equitably integrated into the community to prevent isolation or concentrations of individuals who have special needs.

Objective 6.1 [H] (EFF. 7/16/90)

Leon County and the City shall establish nondiscriminatory standards and criteria addressing the location of group homes, foster care facilities and other housing facilities dealing with special needs of clients.

Policy 6.1.1: [H] (EFF. 7/16/90)

Land development regulations shall not discriminate against group housing for persons with physical, emotional or cognitive disabilities. Persons with such disabilities include but are not limited to: development disabled citizens, persons with physical disabilities, persons with mental illnesses, persons recovering from drug or alcohol dependencies, non-delinquent youth in foster care and shelters for battered victims or the homeless.

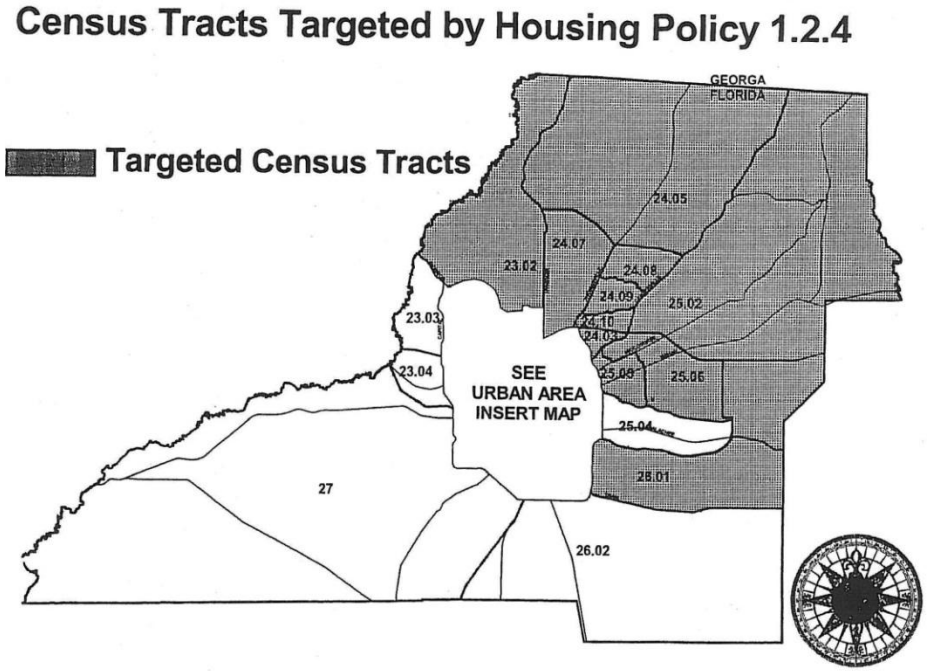
Policy 6.1.2: [H] (EFF. 7/16/90)

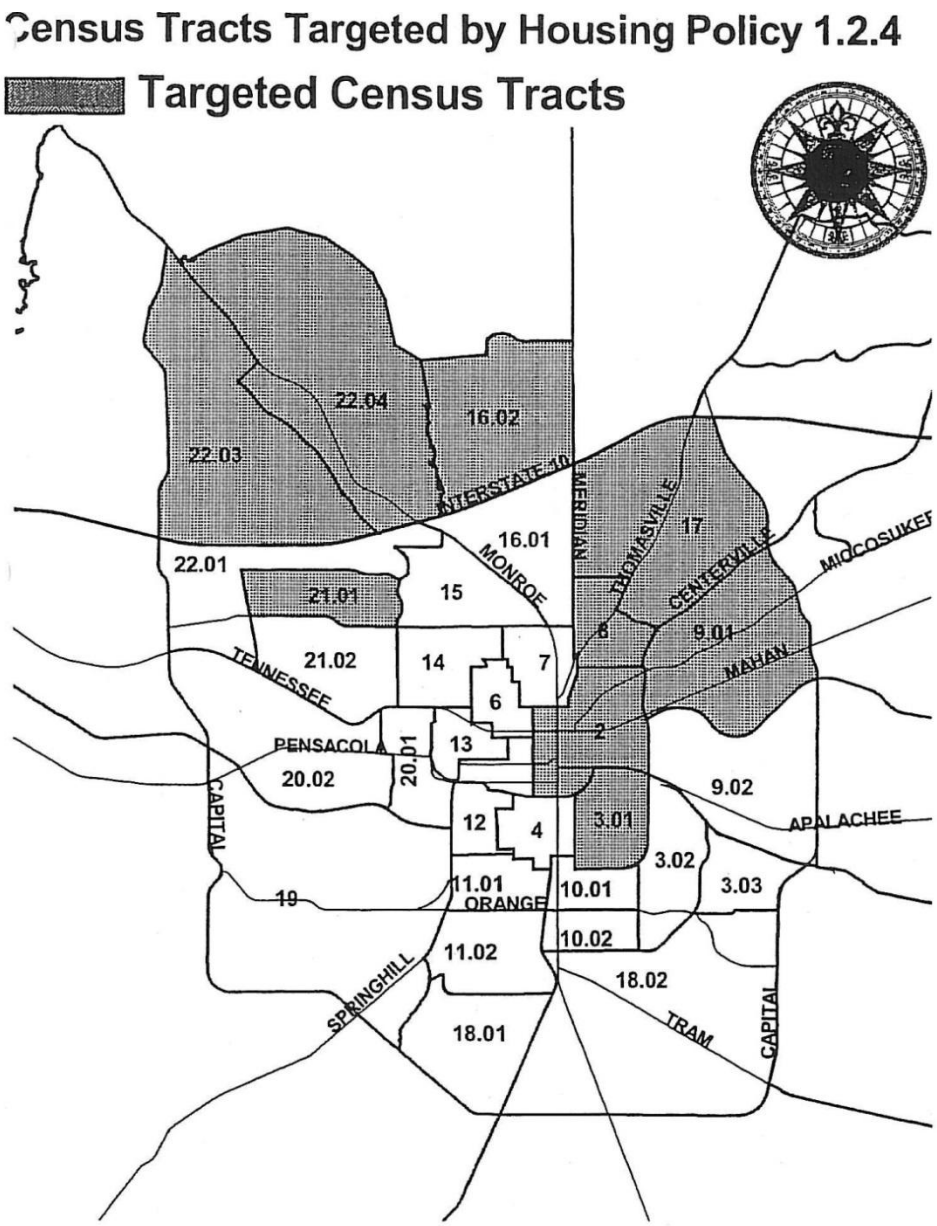
Group homes with no more than six residents and Adult Congregate Living Facilities (ACLFs) with no more than twelve residents shall be permitted in all zoning districts that allow residential land uses. Such homes shall not be located closer than 1,000 feet to a similar home.

Policy 6.1.3: [H] (EFF. 7/16/90)

Group homes with no more than 14 residents shall be permitted in all zoning districts which allow for multi-family residential land uses. Such facilities may not be closer than 1,200 feet from a similar facility, nor within 500 feet of a single family residential zoned district. These numbers may be less restrictive if adopted by local ordinance.

Map 38: Census Tracts Targeted by Housing Policy 1.2.4





(LEON COUNTY)

HOUSING ELEMENT

GOALS, OBJECTIVES, AND POLICIES

Goal 1: [HC]

(REV. EFF. 4/10/09)

Implement, contingent on the availability of funds, an affordable home ownership housing program for very low, low, and moderate income persons and families and for the development of mixed income housing in distressed low income neighborhoods/ communities to facilitate economic growth and revitalization in those neighborhoods and communities.

ADMINISTRATION

Objective 1.1: [HC]

(EFF. 7/1/94; REV. EFF. 4/10/09)

Contingent on the availability of outside funding, facilitate the delivery of 30 rehabilitation and 15 home ownership opportunities for very low and low and moderate income citizens annually through the use of County and community resources.

Policy 1.1.1: [HC]

(EFF. 7/1/94; REV. EFF. 4/10/09; REV. EFF. 8/9/12)

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

Policy 1.1.2: [HC]

(EFF. 7/1/94)

With the advice and consent of the Board, the County Administrator shall draft, implement, and update on an annual basis operational policies and procedures to ensure that the affordable housing program is being managed as efficiently as possible. These policies and procedures will concern, by way of example, relocation activities, eligibility criteria for the County's housing program, the allowable unit costs for rehabilitation projects, and the number and amount of Board supported down payment recipients.

Policy 1.1.3: [HC]

(EFF. 7/1/94)

The Board adopted on November 27, 1990 a Fair Housing Ordinance that satisfies the requirements of s. 760.20, F. S., and a housing relocation policy that complies with and will be used solely in conjunction with the requirements of the Community Development Small Cities Block Grant Program. The fair housing plan contains policies to prohibit discrimination in housing on the basis of race, color, ancestry, national origin, religion, sex, familial status, marital status, handicap, or age. The relocation policy provides for benefit payments, assistance in finding temporary housing, a grievance procedure, eligibility requirements, and replacement housing.

Policy 1.1.4: [HC]

(EFF. 7/1/94)

The Leon County Housing Finance Authority shall ensure that the housing plans and programs of the County are coordinated with the efforts of the City, non-profit groups, and the private sector

by having County plans reviewed by affected parties, and by holding workshops to obtain citizen input.

Policy 1.1.5: [HC] (EFF. 7/1/94)

The Board and the Planning Department shall seek the advice of the Leon County Housing Finance Authority for input on the County's affordable housing program.

Policy 1.1.6: [HC] (EFF. 7/1/94)

Due to the extensive numbers of substandard mobile and site built owner-occupied housing units in the County, the Board will place a high priority on the rehabilitation or replacement of owner-occupied housing. The Board will support alternative home ownership programs.

Policy 1.1.7: [HC] (EFF. 4/10/09)

The Division of Housing Services, unless otherwise noted, shall be the primary department coordinating and implementing the Leon County's affordable housing services, policies and programs.

AFFORDABLE HOUSING
Objective 1.2: [HC] (EFF. 7/1/94)

The County shall provide monetary incentives, such as a down payment assistance program and regulatory incentives, such as streamlined processing, to encourage the private sector to develop cost saving and innovative techniques for affordable housing initiatives.

Policy 1.2.1: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

As is provided for in Objective 1.1 and Objective 1.7, the County shall implement a down payment and closing cost assistance program to annually enable 15 very low, low and moderate income residents to become homeowners. For qualified individuals who are unable to save the requisite amounts for down payment and closing costs, the County will draft policies to meet these needs. Maximum loan amounts shall be established by County policy. The cost of this program is to be locally funded up to $15,000 maximum. Additionally, the County shall work with the existing programs that provide education and savings opportunities for very low, low, and moderate income residents to assist them in qualifying for the purchase of affordable housing.

Policy 1.2.2: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

For developments incorporating construction or rehabilitation of affordable housing, the Leon County Growth and Environmental Management Department will provide a streamlined permitting process. The County's streamlined permitting procedure will provide in part for: a mandatory maximum review time for projects by type (e.g., 120 days for average and small sized projects; 180 days for large projects) for the processing of all rezoning, site plan, PUD, or subdivision reviews; in conjunction with the City and County GIS, the creation of a computerized wide-area and local-area network which will facilitate the delivery of development services on a one-stop basis and reduce application and permitting processing time. The streamlined permitting process for affordable housing and a process for the review of local ordinances and regulations for their impact on affordable housing shall be developed by the Housing Advisory

Committee and adopted by the County as provided under the SHIP Program.

Policy 1.2.3: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

To further the purposes of affordable housing, the County will continue to survey all publicly owned land to determine what parcels are not needed for public purposes. After these parcels are evaluated for environmental and other constraints, the County will donate or sell appropriate parcels to non-profit providers of affordable housing and encourage other public agencies to donate or sell properties for the same purpose.

Policy 1.2.4: [HC] (EFF. 7/1/94; REV. EFF. 8/9/12)

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

Policy 1.2.5: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

The mixed use land development categories shall allow affordable housing in certain commercial areas where appropriate to the plan of development consistent with environmental constraints. The land development regulations shall include provisions to implement this policy.

Policy 1.2.6: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

The Leon County Growth and Environmental Management Department will undertake a study to determine how its concurrency requirements may be modified to provide incentives for the inclusion of affordable housing in residential development plans. This study shall be submitted to Leon County Board of County Commissioners for consideration by December 31, 2009.

Policy 1.2.7: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

The Leon County Housing Services Division will work with major employers to incorporate employee home ownership assistance programs as part of employee retention programs. Program components can include, if employers agree, mortgage guarantees and forgivable down payment loans.

FUNDING PROGRAMS

Objective 1.3: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

Since the County's affordable housing program is predicated on obtaining non-property tax funding, the Leon County Housing Finance Authority shall annually develop a financial plan for the rehabilitation of 30 units and the subsidy of down payment costs for 15 low income units which emphasizes, first, private sector funding; second, financial institution funding; third, state and federal housing funds, and fourth, grants. The annual financial plan will include funding proposals from the private sector, funding of program components from local financial institutions,

state and federal housing programs and a listing of grants to be applied for. To implement the financial plan, the Affordable Housing Services staff will prepare a grant application schedule showing grants to be applied for and their respective deadlines and will work with the private sector in the preparation of annual funding proposals.

Policy 1.3.1: [HC] (EFF. 7/1/94; REV. EFF. 8/9/12)

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

Policy 1.3.2: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

Given the County's eligibility for and the reasonable likelihood of receiving funds, the Affordable Housing Services staff shall investigate and prepare annual applications for housing funds from state and federal programs and private sources.

Policy 1.3.3: [HC] (EFF. 7/1/94)

Given the County's eligibility for and the reasonable likelihood of receiving funds, the Affordable Housing Coordinator shall make applications annually for or facilitate, through an education program, low income resident use of federal affordable housing programs such as the Farmer's Home Administration programs in Home Ownership Loans, Home Improvement Loans and Repair Loans and Grants, Community Facility Loans, Congregate Housing and Group Homes, and Water and Wastewater Disposal Loans and Grants.

Policy 1.3.4: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

The Affordable Housing Services staff shall develop, in conjunction with local financial institutions, private market affordable housing financial programs for very low, low and moderate income persons such as low interest loans and reduced down payments.

Policy 1.3.5: [HC] (EFF. 7/1/94)

The Board shall apply for a housing grant under the Small Cities Block Grant in each fiscal year in which the County is eligible to apply for the purposes of increasing the quality of affordable ownership housing.

Policy 1.3.6: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

To facilitate the provision of homeownership opportunities for low and moderate income households within future development; to encourage the even distribution of these opportunities throughout the community; and to prevent negative impacts associated with geographic over concentration of low-income households, the County shall provide incentives for the voluntary provision of residential units affordable to very low, low and moderate income households within new development or at nearby off-site locations.

The minimum percentage of affordable units required to be built by the developer within a new development necessary to qualify for incentives shall be established by the ordinance and shall be consistent with the following: the most recent housing, economic and demographic information available from the United States Department of Housing and Urban Development, the United

States Bureau of the Census, or the best available data, as determined by Leon County.

Policy 1.3.7: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09; REV. EFF. 8/5/23)

By 2009, the County shall adopt an ordinance providing developer incentives for the provision of low and moderate income homeownership opportunities within new developments or at nearby off-site locations. Priority shall be given to developments locating within the Southside Action Plan area, especially developments locating in areas where urban infrastructure currently exists with adequate capacity to support new development. This ordinance shall specify all applicable implementation details, including, but not limited to: available developer incentives; criteria for granting incentives; eligible household recipient qualifications and applicable restrictions; exemptions as may be applicable; and periodic review and monitoring of the implementation of Policies 1.4.6 and 1.4.7.

Policy 1.3.8: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

All Planned Developments and Developments of Regional Impact (DRIs) shall be required to address the provision of affordable housing. The Land Development Regulations (LDRs) shall provide criteria and procedures to implement this policy. Development of Regional Impact shall address its impact on affordable housing consistent with Rule 9J-2, FAC, and other local, state, regional requirements as applicable.

REHABILITATION PROGRAM

Objective 1.4: [HC] (EFF. 7/1/94)

The County shall conserve and rehabilitate housing whenever economically feasible.

Policy 1.4.1: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

Contingent on the availability of federal, state, or private funds made available to local government for the purposes of carrying out an affordable very low, low and moderate income home rehabilitation loan and grant program, the County shall target the rehabilitation of 30 low or very low income owner-occupied dwelling units per annum.

Policy 1.4.2: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

The County shall support the conservation, protection, and rehabilitation of affordable housing by programming housing rehabilitation and infrastructure improvements in areas where there is a concentration of substandard housing and where infrastructure improvements are needed. By December 2009, the County shall identify and adopt target areas for the implementation of this program. The availability of funding shall dictate the annual work program for these target areas.

Policy 1.4.3: [HC] (EFF. 4/10/09)

In order to counteract the decline of sound neighborhoods and the further decline of adopted target areas where there are concentrations of deteriorated housing, the County shall, in the preparation of its annual capital budget, give high priority to roadways and other capital improvements located in affected

neighborhoods and/or target area. Given grant or private funding sources, dilapidated units will be replaced and residents relocated pursuant to the provisions of the County's relocation policy.

Policy 1.4.4: [HC] (Eff. 4/10/09; Rev. Eff. 8/5/23)

The first priority for the expenditure of unrestricted County housing funding shall be housing rehabilitation and preference shall be given to housing rehabilitation within the target areas adopted pursuant to Policy 1.4.3[HC] and the Southside Action Plan area.

Inspections Program

Objective 1.5: [HC] (Eff. 7/1/94)

Building inspectors shall survey, on a request basis, owner-occupied and rental housing which may be substandard by virtue of having major deterioration or of being in a dilapidated condition.

Policy 1.5.1: [HC] (Eff. 7/1/94)

Building inspectors shall maintain a log of all alleged building code violations requests and file an annual report with the Housing Finance Authority and the Board which includes information on the number of requests, the results of each inspection, and the resolution of each complaint. The County's Housing Code shall be used to inspect units.

Regulatory Program

Objective 1.6: [HC] (Eff. 7/1/94)

The Board shall implement land development regulations and development policies which shall ensure the appropriate supply of affordable, group, foster, and special need housing by decreasing the regulatory costs and by facilitating the location of different types of housing throughout the County that is consistent with the availability of community services and employment centers.

Policy 1.6.1: [HC] (Eff. 7/1/94; Rev. Eff. 4/10/09)

The location of mobile homes, mobile home parks, group homes, foster care, and other special need housing facilities shall be allowed in urban areas of the county which will facilitate their location near employment centers, transportation, and community services. The land development regulations shall include principles to guide the location of such uses.

New Housing Development Incentive Program

Objective 1.7: [HC] (Eff. 7/1/94; Rev. Eff. 4/10/09)

Contingent on the availability of non-property tax funding, the Board shall facilitate the provision of 15 home ownership opportunities per annum for very low, low and moderate income persons.

Policy 1.7.1: [HC] (Eff. 7/1/94; Rev. Eff. 4/10/09)

The Board shall identify and adopt specific initiatives and incentives to encourage and facilitate the development of affordable housing, as required under the SHIP Program. The

incentives provided shall be reviewed periodically to ensure their effectiveness.

Policy 1.7.2: [HC] (EFF. 4/10/09)

Staff shall research the need for housing for the elderly within Leon County. Based on the findings of the study, the County shall consider the adoption of specific incentives for the production of affordable housing for seniors.

NEIGHBORHOOD VIABILITY PROGRAM

Objective 1.8: [HC] (EFF. 4/18/02; RENUMBERED 1/7/09)

Foster and maintain the viability of residential areas and neighborhoods and the integrity of the housing stock located within them. Neighborhoods in the community shall be safe, attractive, and desirable places in which people choose to live.

Policy 1.8.1: [HC] (EFF. 4/18/02; REV. EFF. 4/10/09)

Leon County shall continue to sustain a level of code enforcement within neighborhoods sufficient to maintain and/or improve the housing stock at an acceptable code level and to protect the health, safety, and welfare of the neighborhood and its residents.

Policy 1.8.2: [HC] (EFF. 4/18/02; REV. EFF. 4/10/09)

The Department of Housing Services will provide technical assistance to neighborhood associations and other non-profit groups to foster neighborhood improvement, innovative housing solutions, and preservation and restoration of historic housing.

Policy 1.8.3: [HC] (EFF. 4/18/02; REV. EFF. 8/5/23)

City and County governments will consider incentives to individuals and businesses to encourage them to reside and locate, and to promote business and homeownership within the Southside Action Plan area and Central Core. These incentives may include obligations on the part of such individuals and businesses to participate in the betterment of the targeted area through commitment of resources, assets, or other contributions. Special consideration shall be given to provide incentives to attract law enforcement personnel to reside with the targeted Central Core and Southside Action Plan area neighborhoods.

Policy 1.8.4: [HC] (EFF. 4/10/09; REV. EFF. 8/5/23)

The development of affordable housing shall be encouraged in the unincorporated section of the Southside Action Plan area. The County shall prioritize or set-aside a portion of existing incentives for developments locating in the Southern Strategy Area and are providing an integrate community with a mixture of housing types, prices, and lot sizes. As provided for in Policy 1.3.7, Leon County shall develop and adopt incentives for affordable housing development with specific priority and/or set-aside for quality housing development in the Southside Action Plan area that include affordable/workforce housing.

HISTORIC PRESERVATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 1: [HP] (REV. EFF. 12/24/10)

Identify, document, and preserve historic resources in Tallahassee-Leon County.

Objective 1.1: [HP] Public-Private Partnerships (REV. EFF. 12/24/10)

Maintain public-private partnerships to preserve and protect historic resources, and to promote cultural heritage.

Policy 1.1.1: [HP] (REV. EFF. 12/24/10)

Establish a federal-state-local partnership with the Tallahassee Trust for Historic Preservation to provide funding and technical support for identification, documentation, evaluation, preservation, and protection of historic resources.

Policy 1.1.2: [HP] (REV. EFF. 12/24/10)

In cooperation with the Tallahassee Trust for Historic Preservation and other private preservation organizations, develop public-private ways to assist with acquisition and preservation of historic resources.

Objective 1.2: [HP] Identification (REV. EFF. 12/24/10)

Identify, document, and evaluate historic resources on public and private land.

Policy 1.2.1: [HP] (REV. EFF. 12/24/10)

Continue to apply for state and federal grants to conduct surveys and prepare nominations to the Local and National Registers of Historic Places.

Policy 1.2.2: [HP] (REV. EFF. 12/24/10)

Identify areas to be surveyed for historic archaeological resources.

Policy 1.2.3: [HP] (REV. EFF. 12/24/10)

All public sector planning, development, and construction, including neighborhoods, housing, transportation, drainage, stormwater and utilities, shall identify historic resources and the impact of any proposals on these resources.

Policy 1.2.4: [HP] (REV. EFF. 12/24/10)

Tax rolls, utility records, and GIS shall identify properties included in the Florida Master Site File, to track development and demolition permits, property transactions, and property tax activity. Florida Master Site File data in these records shall be updated annually.

Objective 1.3: [HP] Education (REV. EFF. 12/24/10)

Promote awareness and appreciation of historic resources and cultural heritage.

Policy 1.3.1: [HP] (REV. EFF. 12/24/10)

Develop and distribute publications, media presentations, and other promotional information about historic resources, preservation and cultural heritage.

Policy 1.3.2: [HP] (REV. EFF. 12/24/10)

Develop and distribute print and on-line material to assist property owners with preserving historic resources, including technical manuals, information on economic incentives, and lists of historic design and construction professionals.

Policy 1.3.3: [HP] (REV. EFF. 12/24/10)

Encourage walking, bicycling and driving tours in areas with historic resources.

Policy 1.3.4: [HP] (REV. EFF. 12/24/10)

With the Tourism Development Board and the Tallahassee Trust for Historic Preservation, develop a local heritage tourism program highlighting historic resources in areas open to the public. Tourism planning shall minimize the impacts of traffic, noise, light and air pollution, litter and trespassing. Brochures, signage and other information shall indicate privately-owned properties.

Policy 1.3.5: [HP] (REV. EFF. 12/24/10)

In cooperation with property owners, encourage community and cultural events in historic buildings, districts, neighborhoods and other areas with historic resources.

Policy 1.3.6: [HP] (REV. EFF. 12/24/10)

Maintain an education program to enhance awareness and appreciation of historic resources.

Policy 1.3.7: [HP] (REV. EFF. 12/24/10)

Work with the Leon County School Board to develop curriculum that includes information on local historic resources, historic preservation, and cultural heritage.

Policy 1.3.8: [HP] (REV. EFF. 12/24/10)

Provide for historic interpretation at historic resources in parks and other public places owned by local government.

Policy 1.3.9: [HP] (REV. EFF. 12/24/10)

For archaeological projects supported by local government, coordinate with federal, state and local agencies to interpret archaeological sites, provide displays of recovered artifacts, and provide public outreach programs.

Objective 1.4: [HP] Preservation (REV. EFF. 12/24/10)

Protect, conserve, rehabilitate, and adaptively reuse historic resources.

Policy 1.4.1: [HP] (REV. EFF. 12/24/10)

Recognize and protect historic resources, including structures, locations, and districts by listing them in the local register of historic places.

Policy 1.4.2: [HP] (REV. EFF. 12/24/10)

Ensure high quality, appropriate design and construction in historic districts and structures by incorporating historic preservation data and review criteria, including the Secretary of the Interior's Standards for Rehabilitation, in land development regulations and development review processes.

Policy 1.4.3: [HP] (REV. EFF. 12/24/10)

Include the presence of historic resources, and mitigation of impacts of development on historic resources, in reviewing applications for rezoning or subdivision.

Policy 1.4.4: [HP] (REV. EFF. 12/24/10)

Allow exceptions to zoning regulations, land development regulations, and building regulations when such exceptions promote the preservation of historic resources and are consistent with life safety issues.

Policy 1.4.5: [HP] (REV. EFF. 12/24/10)

Provide incentives for property owners to preserve local historic resources, including waivers of taxes and fees, establishment of tax and enterprise districts, and other such methods. Include preservation incentives in land development regulations.

Policy 1.4.6: [HP] (REV. EFF. 12/24/10)

Follow the Secretary of the Interior's Standards for Rehabilitation when relocating historic resources.

Policy 1.4.7: [HP] (REV. EFF. 12/24/10)

When disposing of government-owned historic resources, local government is encouraged to nominate the property to the Local register of Historic Places, and require that the Secretary of the Interior's Standards for Rehabilitation be followed for any alteration to the resource.

Policy 1.4.8: [HP] (REV. EFF. 12/24/10)

Consider the presence of historic resources in planning public parks.

Policy 1.4.9: [HP] (REV. EFF. 12/24/10)

Follow the Secretary of the Interior's Standards for Rehabilitation when rehabilitating historic resources using public funds.

Policy 1.4.10: [HP] (REV. EFF. 12/24/10)

Establish an awards program to recognize excellence in historic preservation.

Objective 1.5: [HP] Neighborhood Rehabilitation

Policy 1.5.1: [HP] (REV. EFF. 12/24/10)

Provide technical and economic assistance to rehabilitate locally-designated historic districts, and to rehabilitate neighborhoods with historic resources.

Policy 1.5.2: [HP] (REV. EFF. 12/24/10)

In the interest of stabilizing and revitalizing low-income neighborhoods, encourage public and private participation in federal, state, and local historic preservation programs and opportunities.

Policy 1.5.3: [HP] (REV. EFF. 12/24/10)

Preservation and rehabilitation of deteriorated historic resources should not cause displacement of neighborhood residents.

Policy 1.5.4: [HP] (REV. EFF. 12/24/10)

In locally-designated historic districts, public improvements or replaced infrastructure such as streetlights, signage, and sidewalks, should be compatible with neighborhood character as identified in local historic preservation materials, and shall follow the Secretary of the Interior's Standards for Rehabilitation.

Policy 1.5.5: [HP] (REV. EFF. 12/24/10)

Encourage all providers to locate utilities in a manner consistent with the historic character of historic districts, and neighborhoods with historic resources. The impact of utilities on archeological historic resources shall be mitigated.

INTERGOVERNMENTAL COORDINATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES

Goal 1: [I] (EFF. 1/27/94)

To promote maximum local government effectiveness, efficiency, and coordination through the identification and provision of mechanisms for resolving incompatible or conflicting statements within the local government comprehensive plan, and with the plans of other governmental entities.

DESIGNATION AND ROLE OF LPA

Objective 1.1: [I] (EFF. 1/27/94)

Designate the Tallahassee-Leon County Planning Commission to serve as the Local Planning Agency (LPA):

The LPA shall be responsible for coordinating the Comprehensive Plan of the City of Tallahassee and Leon County with the plans of other government entities, to include the School Board, other units of government providing service but not having regulatory authority over the use of land, and adjacent counties. This agency shall ensure coordination in establishing level of service standards for public facilities with any other entities having operational and maintenance responsibilities for such facilities.

Policy 1.1.1: [I] (EFF. 1/27/94)

The Local Planning Agency shall meet at least on a quarterly basis to provide regular opportunities for other entities to present their plans to the agency, and for the agency to communicate its plans to the other entities for the purpose of planning coordination. The agency shall serve as a recommending body to the City and County Commissions in resolving conflicts between the plans of the other entities with those of the city and the County.

Policy 1.1.2: [I] (EFF. 1/27/94)

The Local Planning Agency shall periodically coordinate with adjacent Local Planning agencies on issues of mutual interest, and shall serve as a mediating body where conflicts exist. Conflicts with other local governments which cannot be settled within a reasonable period of time, shall be resolved through the Regional Planning Council informal mediation process. It is the intent of the City and County that local development plans do not adversely affect adjacent governments.

Policy 1.1.3: [I] (EFF. 1/27/94)

The Local Planning Agency shall monitor the effectiveness and status of the comprehensive plan and make recommendations to the City and County Commissions, including preparation of the 5-year Evaluation and Appraisal reports as required by State Law.

Policy 1.1.4: [I] (EFF. 1/27/94)

As a means to monitor and evaluate plan implementation, a "target issues" process will be utilized to track dates and actions as shown in the plan. Actions having dates for accomplishment will be monitored on a monthly basis; others will be monitored semi-annually.

Policy 1.1.5: [I] (EFF. 1/27/94)

Within one year of plan adoption, the Local Planning Agency shall recommend to the City and to the County an optional education element for inclusion in the comprehensive plan.

Policy 1.1.6: [I] (EFF. 1/27/94; REV. EFF. 12/24/10)

The Tallahassee-Leon County Planning commission in its role as the Land development Regulation Commission shall be responsible for the following activities:

a) Reviewing proposed land development regulations and amendments for consistency with the Comprehensive Plan.
b) At the request of the city and County Commissions conduct audits of land development regulations to determine adequacy of their implementation and to identify any portion thereof appropriate for amendment.
c) Advising the Local Planning Agency and the City and County Commissions on Plan implementation issues for consideration as amendments to the 2010 Comprehensive Plan.
d) Assisting in the substantive development of amendments to the zoning code and subdivision regulations at the request of the City and County Commissions.

Policy 1.1.7: [I] (EFF. 1/27/94)

The Tallahassee-Leon County Planning Department will serve as the primary staff to the Local Planning Agency.

Policy 1.1.8: [I] (EFF. 1/27/94)

The Director of the Apalachee Regional Planning Council, the downtown Improvement Authority, the Capitol center Planning Commission, the Northwest Florida Water Management District, the two State Universities, and the community college shall be kept apprised of information being considered by the Planning Department.

Policy 1.1.9: [I] (EFF. 1/27/94)

Based upon a recommendation from the Local Planning Agency, the City and County shall, by 1992, develop a formalized agreement (or agreements) with the Leon County School Board regarding the use of school recreation facilities to help meet local park and recreation needs.

Policy 1.1.10: [I] (EFF. 1/27/94)

The Local Planning Agency shall serve as the coordination and monitoring mechanism to ensure the coordination of the permitting process in order to protect natural resources features through the appropriate location and intensity of development. This process shall be consistent with land development regulations designed to implement this plan.

CAPITAL INFRASTRUCTURE COORDINATION

Objective 1.2: [I] (EFF. 1/27/94)

By 1991, local government will designate a Utilities Coordinating Group to coordinate the installation and maintenance of utilities so as to avoid undue damage to utilities, roads, and

environmental features (including canopy roads) as a result of utilit1es and road construction and maintenance.

Policy 1.2.1: [I] (EFF. 1/27/94)

The City and County will jointly designate a utilities coordinating group whose membership will be open to all utilities providers. This coordinating group will meet on a regular basis and will serve in a technical capacity to assure coordination in the installation, maintenance, and repair of utilities.

Policy 1.2.2: [I] (EFF. 1/27/94)

By 1994, the utilities coordinating group will study and address options to encourage the long term burying of utility lines in Leon County. Priority will be given to areas where underground utilities can be incorporated into roadway construction and reconstruction projects. The coordinating group's analysis will present options for economic incentives, costs, and priorities.

DUPLICATION OF SERVICES

Objective 1.3: [I] (EFF. 1/27/94)

Identify and eliminate duplication of functions and services of the City of Tallahassee and Leon County.

Policy 1.3.1: [I] (City of Tallahassee) (EFF. 1/27/94)

The local government shall jointly fund an external professional analysis of how government services in Leon County and the City of Tallahassee should be combined. The analysis shall include both full consolidation of all services under one form of government and functional service area consolidation. The analysis shall be completed by 1993 and shall include:

a) An implementation plan providing governmental structure options.
b) A review of the functions of City and County departments, advisory boards, citizen boards, authorities, and committees to determine where separate but similar City and County functions could be performed more effectively by unified City-County entities.

Policy 1.3.1: [I] (Leon County) (EFF. 1/27/94)

The local government shall jointly fund an external professional analysis of how government services in Leon County and the City of Tallahassee should be combined. The analysis shall include both full consolidation of all services under one form of government and functional service area consolidation. The analysis shall be completed by 1992 and shall include:

a) An implementation plan providing governmental structure options.
b) A review of the functions of City and County departments, advisory boards, citizen boards, authorities, and committees to determine where separate but similar City and County functions could be performed more effectively by unified City-County entities.

Policy 1.3.2: [I] (EFF. 1/27/94)

The City and County, and their designated Local Planning Agency, will continue to work cooperatively with State and Regional water resources agencies to develop and implement a comprehensive stormwater management plan. A stormwater

utility will be developed by 1992 to prioritize and fund stormwater facility improvements.

Policy 1.3.3: [I] (EFF. 7/16/90)

The City of Tallahassee and Leon County shall maintain an interlocal contract for the provision of public park and recreation facilities and programs to all citizens of Leon County. Provision of park facilities shall be consistent with Policy 1.1.1 of the Parks and Recreation Element.

Policy 1.3.4: [I] (EFF. 7/16/90)

The Housing Trust Committee established by the City shall act as a clearinghouse and coordinating agency for all programs dealing with housing.

Policy 1.3.5: [I] (EFF. 4/10/09)

The Tallahassee-Leon County Local Hazard Mitigation Steering Committee shall review and update the adopted Leon County Local Mitigation Strategy as required by state law. The composition of the LMS Committee shall be comprised of a broad representation from governmental and private sector interests to ensure effective disaster mitigation coordination. The LMS Committee shall meet on a regular basis and provide an annual report to the City and County Commissions on the status of disaster mitigation efforts and recommendations for prioritization of disaster mitigation programs in the annual schedule of Capital Improvements.

ESTABLISHMENT OF CONCURRENCY MANAGEMENT

Objective 1.4: [I] (EFF. 7/16/90)

On or before February, 1991, have in place a Concurrency Management System (CMS) which will assure that development orders and permits when issued will not result in a reduction of the adopted level of service standards at the time that the impact of development occurs.

Policy 1.4.1: [I] (EFF. 7/16/90)

The CMS will include procedures to assure that development and permits will be approved only for those developments which will not degrade facilities level of service standards below those adopted in this plan.

Policy 1.4.2: [I] (EFF. 7/16/90)

The CMS will include guidelines for interpreting and applying level of service standards.

Policy 1.4.3: [I] (EFF. 7/16/90)

The City of Tallahassee and Leon County will be responsible for administration of the CMS, with ex officio advisory participation by the Leon County School Board.

Policy 1.4.4: [I] (EFF. 7/16/90)

Concurrency under the comprehensive plan shall become effective upon adoption of a Concurrency Management System.

Policy 1.4.5: [I] (EFF. 7/16/90)

The City of Tallahassee and Leon County will implement a concurrency management system which will be integrated into the permitting process for all development in Tallahassee and Leon County. Future capacity on the street and highway system will be coordinated with the MPO and the Florida DOT to ensure that adequate capacity will exist for future development.

Policy 1.4.6: [I] (EFF. 7/16/90)

Create a Special Transportation Area (STA) within the central city, as delineated on the STA map, which will allow a lower level of service. Development of the Special Transportation Area and backlogged and constrained facilities will be coordinated with the Florida Department of Transportation District III Office.

Policy 1.4.7: [I] (EFF. 6/6/08)

The City and County shall adhere to the Public School Concurrency and Facility Planning Interlocal Agreement, as required by Section 1013.33, F.S., which establishes procedures for, among other things, coordination and sharing of information; planning processes; school siting procedures; site design and development plan review; and school concurrency implementation.

CITIZEN PARTICIPATION

Objective 1.5: [I] (EFF. 7/16/90)

On a continuing basis, local government shall promote awareness and involvement of citizens of Tallahassee-Leon County in the comprehensive planning and plan implementation process. Specifically, the elected Commissions, and City and County staff agencies shall make full use of the local media, and shall conduct public workshops, meetings, and hearings tailored to achieve broad public knowledge of planning issues and to solicit public involvement in local decision making. Use of these techniques shall apply, at a minimum, to plan amendments and to development of the 5-year Evaluation and Appraisal Report.

Policy 1.5.1: [I] (EFF. 7/16/90)

Develop procedures to disseminate information and provide for timely citizen comment on plan amendments and in the plan evaluation and appraisal process.

Policy 1.5.2: [I] (EFF. 7/16/90)

Use citizen committees to make recommendations on the creation of, and amendments to, local growth management ordinances.

COORDINATION WITH COLLEGES AND UNIVERSITIES

Objective 1.6: [I] (REV. EFF. 6/26/98; REV. EFF. 4/10/09)

Florida State University, Florida A & M University, and Tallahassee Community College have all adopted master plans for their growth and development pursuant to applicable State statute and rules. The City of Tallahassee and Leon County will coordinate their land use, transportation, hazard mitigation, and utility planning with these institutions to assure that overall community needs are addressed and conflicts between the Plans are minimized.

Policy 1.6.1: [I] (EFF. 7/16/90)

The Mayor of the City of Tallahassee and the Chairman of the Leon County Board of County Commissioners will initiate at least annual meetings with representatives of Florida State University, Florida A & M University, and Tallahassee Community College in order to coordinate the plans of those institutions with local government planning efforts.

COORDINATION OF SEWER AND WATER PROVIDERS

Objective 1.7: [I] (EFF. 7/16/90)

By 1991, coordinate the extension of sewer and water infrastructure with designated service providers.

Policy 1.7.1: [I] (EFF. 7/16/90)

Designate providers of sewer and water infrastructure within specifically defined areas of the unincorporated County inside the Urban Service Area.

COMPREHENSIVE PLAN AMENDMENT PROCESS

Objective 1.8: [I] (REV. EFF. 8/13/18)

Provide a comprehensive plan amendment procedure consistent with state statute.

Policy 1.8.1: [I] (REV. EFF. 8/13/18; REV. EFF. 7/25/24)

To promote the efficient use of City and County resources, one Comprehensive Plan amendment cycle will be initiated annually for text amendments and large-scale map amendments only. Applications for small-scale map amendments will be accepted on an ongoing basis. The Board of County Commissioners or City Commission may approve the initiation of additional text amendments and large-scale map amendments outside of the annual cycle.

Amendments to the Joint Comprehensive Plan require approval by both the Leon County Board of County Commissioners and the Tallahassee City Commission except as set forth below:

(1) An amendment to the Future Land Use Map which concerns property located entirely within the Tallahassee city limits, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to the City of Tallahassee, shall require approval solely by the Tallahassee City Commission.

(2) An amendment to the Future Land Use Map which concerns property located entirely within unincorporated Leon County, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to Leon County, shall require approval solely by the Leon County Board of County Commissioners.

All amendments to the Joint Comprehensive Plan shall follow the statutory process for the adoption of plan amendments with effective dates as outlined in Florida Statutes.

Policy 1.8.2: [I] (Leon County) (REV. EFF. 7/25/26)

Proposed map amendments in unincorporated Leon County that are 10 acres or more in size in the Lake Protection, Rural, and Residential Preservation future land use categories and any proposed expansions to the Urban Services Area shall be provided to the Board of County Commissioners (Board) as an agenda item or in a workshop format prior to the Board considering the amendment in transmittal or adoption public hearings.

Policy 1.8.3: [I] (EFF. 7/16/90)

All local rezoning and subdivision decisions within the jurisdiction of the County and City shall be the responsibility of the respective government.

Policy 1.8.4: [I] (REV. EFF. 7/1/04)

Citizen initiated future land use map amendment requests that have been withdrawn subsequent to receiving a recommendation from the LPA or which have been denied will have to wait until one amendment application period has passed before resubmitting a future land use map amendment request for the same parcel or parcels. Nothing in this policy will prohibit staff, LPA or elected commissions from initiating a map amendment on a previously denied request on subject parcel(s).

Policy 1.8.5: [I] (EFF. 6/6/08)

Coordinated reviews of proposed plan amendments shall include an analysis of the existing, planned and funded capacity of schools to serve development resulting from these approvals. The analysis, provided by the applicant working with the School District staff, shall reflect the need for additional schools and the financial feasibility of adding those facilities into the 5 year plan and/or 10-20 year plans.

Objective 1.9: [I] (EFF. 7/2/99)

The City of Tallahassee and Leon County will encourage the State of Florida to fulfill the goal of revitalizing downtowns.

Policy 1.9.1: [I] (EFF. 7/2/99)

It is local government's intent to work with the appropriate State agencies to jointly implement planning efforts to revitalize downtown. A progress report will be provided to the City Commission and the Board of County Commissioners by the Planning Department by January 1, 2004.

DISPUTE RESOLUTION

Objective 1.10: [I] (EFF. 4/2/10)

Leon County and the City of Tallahassee, respectively and/or collectively, shall establish procedures and mechanisms to reconcile differences on planning and growth management issues between local governments, regional agencies, and private interest.

Policy 1.10.1: [I] (EFF. 4/2/10)

Conflicts with governmental and/or non-governmental entities having existing agreements with Leon County and/or the City of Tallahassee shall be resolved using the procedures established in those agreements to the extent that the referenced agreements contain provisions addressing the resolution of disputes.

Policy 1.10.2: [I] (EFF. 4/2/10)

For those governmental and/or non-governmental entities whose planning and/or growth management issue of dispute is not covered by an existing agreement with Leon County and/or the City of Tallahassee, the County Manager or the City Manager, respectively, shall direct the appropriate level staff to work with the staff of the other governmental and/or non-governmental entity to resolve any such conflicts.

Policy 1.10.3: [I] (EFF. 4/2/10)

If an agreement cannot be reached through the procedures specified in Policies 1.10.1 and 1.10.2, Leon County and/or the City of Tallahassee shall utilize the dispute resolution process established by Apalachee Regional Planning Council pursuant to Section 186.509, Florida Statutes. However, nothing contained herein shall preclude any party to a dispute from seeking judicial or administrative remedy as provided otherwise by the law.

Goal 2: [I] (EFF. 7/16/90)

To maintain and enhance the health, viability, and growth of the City of Tallahassee.

ANNEXATION POLICY
Objective 2.1: [I] (EFF. 7/16/90)

The City of Tallahassee intends to expand its corporate limits to provide urban services to urbanized and urbanizing areas in the Urban Services Area, including the Southwood and Welaunee study areas as referenced in the Land Use Element.

Policy 2.1.1: [I] (EFF. 7/16/90)

The City of Tallahassee will pursue annexation. Such pursuit shall be of all neighborhoods regardless of socioeconomic status and in all directions outward from the present City limits. The City is required to provide full urban services to areas that are annexed.

Policy 2.1.2: [I] (EFF. 7/16/90)

Leon County will support the City's annexation efforts in the Urban Services Area.

Policy 2.1.3: [I] (EFF. 12/14/04)

The City shall maintain a map of annexation study areas. The annexation study areas map shall be amended at least biennially to add additional areas which qualify for annexation. The City shall provide the County with a copy of the amended annexation study area maps after each amendment.

Policy 2.1.4: [I] (EFF. 12/14/04; REV. EFF. 7/13/16)

Annexation by the City of Tallahassee shall be in accordance with the requirements of Chapter 171, Florida Statutes, and as set forth in an Interlocal Agreement for Annexation Procedures to be entered into by and between Leon County and the City of Tallahassee. The Interlocal Agreement for Annexation Procedures shall include:

a. Annexation review policies and procedures that allow the County not less than 20 days prior to the first reading of the ordinance considering such annexation(s) to review the proposed annexation(s);
b. Dispute resolution procedures should the County object to any proposed annexation;
c. The requirement for a City Annexation Plan prior to the passage of any ordinance for annexation which shall include, at a minimum, a specific description of the proposed areas to be annexed, an assurance of land use compatibility, the schedule for the delivery of City-provided urban services to the area proposed for annexation, how the level of service standards will be met, the facilities to be provided and the responsible entity for said facilities, and, in the event of a voluntary annexation, the amount of any agreed upon water and/or sewer rebate that would be due to the petitioner.

CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 1: [CI] (EFF. 7/16/90)

To use sound fiscal policies to provide adequate public facilities concurrent with, or prior to development in order to achieve and maintain adopted standards for levels of service, and to exceed the adopted standards, when possible. 9J-5.016(3)(a)

PUBLIC FACILITY NEEDS
Objective 1.1: [CI] (EFF. 7/16/90)

Define types of public facilities, establish standards for levels of service for each type of public facility, and determine what capital improvements are needed in order to achieve and maintain the standards for existing and future populations, and to repair or replace existing public facilities. 9J-5.016(3)(b)1

Policy 1.1.1: [CI] (EFF. 7/16/90)

The following definitions apply throughout this Capital Improvements Element.

1. "Capital Improvement" means land, improvements to land, structures (including design, permitting, and construction), initial furnishings and selected equipment (including ambulances, fire apparatus). Capital improvements have an expected useful life of at least 3 years. Other "capital" costs, such as motor vehicles and motorized equipment, computers and office equipment, office furnishings, and small tools are considered in the local government's annual budgets, but such items are not "capital improvements" for the purposes of the Comprehensive Plan, or the issuance of development orders.
2. "Category of public facilities" means a specific group of public facilities, as follows:
    a. Category A public facilities are arterial and collector roads, mass transit, stormwater management, potable water, sanitary sewer, solid waste, and parks and recreation facilities owned or operated by the local government, all of which are addressed in other elements of this Comprehensive Plan.
    b. Category B public facilities are fire service, bikeway, sidewalk, airport and other government facilities owned or operated by the local government.
    c. Category C public facilities are arterial and collector roads, mass transit, stormwater management, potable water, sanitary sewer, solid waste, and parks and recreation facilities owned or operated by Federal, and State governments, independent districts, and private organizations.
3. "Development order" for purposes of determining vested rights means any order granting, denying, or granting with conditions an application for a building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of the local government having the effect of permitting the development of land. Development orders shall be categorized as:
    a. "Final Development Orders" The following development order shall be considered to be final development orders for purposes of a determination of vested rights in a previously approved development:

(1) Preliminary subdivision plat approval;
(2) Final subdivision plat approval;
(3) Final Site plan approval (pursuant to County Ordinance 88-16);
(4) Approval of a PUD concept plan;
(5) Approval of a PUD Final Development Plan;
(6) Building permit;
(7) Development agreement entered into pursuant to Florida Statutes, Section 163.3220, et seq.; and
(8) Any other development order which approves the development of land for a particular use or uses at a specified intensity of use and which allows commencement of construction or physical development activity on the land for which the development order is issued.

b. "Preliminary development order" means a DRI Development approval, zoning approval, preliminary development plan approval, conditional use approval, master plan approval, Board of Adjustment approval, and any other development order than a final development order.

4. "Local government" means the City of Tallahassee, Florida and Leon County, Florida.
5. "Public facility" means the capital improvements and systems of each of the following: arterial and collector roads, mass transit, stormwater management, potable water, sanitary sewer, solid waste, parks and recreation, library, corrections, emergency medical service, fire service, bikeway, sidewalk, airport, other local government buildings, public education and public health facilities.

Policy 1.1.2: [CI] (REV. EFF. 8/17/92)

The local government shall establish standards for levels of service for Categories A and C of public facilities, and shall apply the standards as follows:

1. **Category A.** The standards for levels of service of each type of public facility in Category A shall apply to development orders issued by the local government after January 31, 1991, or such earlier date as may be adopted by the local government, the local governments' annual budgets beginning with the 1990-91 fiscal year, the local governments' Capital Improvement Programs beginning with the 1990-91 fiscal year, and other elements of this Comprehensive Plan.
2. **Category C.** The standards for levels of service of each type of public facility in Category C shall apply to development orders issued by the local government after January 31, 1991, or such earlier date as may be adopted by the local government, and other elements of this Comprehensive Plan, but shall not apply to the local governments' annual budgets or the local governments' Capital Improvement Programs.

Policy 1.1.3: [CI] (REV. EFF. 7/25/03; REV. EFF. 7/20/05; REV. EFF. 12/24/10; REV. EFF. 12/15/11; REV. EFF. 8/5/23)

LEVELS OF SERVICE REQUIRED FOR INFRASTRUCTURE, FACILITIES, AND UTILITIES

The following standards are hereby established as the minimum levels of service for various infrastructure, facilities, utilities and services required to support new development within the City of Tallahassee and Leon County.

1. Roadways

The peak hour roadway level of service for Tallahassee and Leon County is established as follows:

Table 8: Peak hour roadway level of service (Capital Improvements)

Functional Classification	Inside the USA	Outside the USA
Interstate, Intrastate, Limited Access Parkways	C	B
Principal Arterials	D	C
Minor Arterials	D / E*	C
Major and Minor Collectors	D / E*	C
Local Streets	D	D

*For Minor Arterials, and Major and Minor Collectors located inside the Urban Service Area and south of U.S. 90, the Level of Service shall be "D" for purposes of establishing priorities for programming transportation improvements, and "E" for meeting concurrency requirements, to support the Southside Action Plan . Roads north of U.S. 90 shall be LOS D for both programming improvement and concurrency purposes.

2. Mass Transit

For purposes of evaluating transit level of service over the Plan Horizon, the local government should expand coverage with a goal of serving 80 to 89 percent of the residential population within the Urban Service Area by a transit route along an arterial or collector roadway within approximately ½ mile.

3. Stormwater

a. Tallahassee and Leon County (Category A)

The design and water quality standards set forth in Florida Administrative Code Chapters 17-3 and 17-25, as the same may be amended from time to time, are hereby adopted by reference as the level of service for stormwater quality.

Local government may set higher minimum levels of treatment in watersheds where investigation and analysis indicate more stringent levels of service are required.

Stormwater management facilities shall be adequate to provide the following levels of service with regard to flood control:

100 Year Critical Storm Event

- No flood water in new buildings or existing buildings.
- Overland flow capacity available for all flow in excess of capacity of underground and open channel conveyance systems.

25 Year or Less Critical Storm Event

- No flood water more than six inches deep in local roads, parking lots, or other non-street vehicular use areas.
- No flood water in one driving lane each direction of collector streets.
- No flood water in two driving lanes each direction on arterial streets.
- Open channel conveyance capacity available for all flow in excess of capacity of underground conveyance system, or for full twenty-five year storm flow if no underground system exists.
- The rate of off-site discharge shall not exceed the predevelopment rate of discharge.

10 Year or Less Critical Storm Event

- No flood water in one driving lane of local roads.
- No flood water in the driving lanes of any road other than a local road.

- Underground conveyance not overflowing in business and commercial districts.

5 Year or Less Critical Storm Event

- No flood water in the driving lanes of any roadways.
- Underground conveyances not overflowing in residential districts.

These are the adopted levels of service and shall be used as the basis for determining the availability of facility capacity and the system demand generated by development. In instances where an off-site deficiency exists at the time of adoption of this policy, such deficiency shall not be increased as the result of any development or land use changes.

b. Federal and State lands stormwater management (Category C):

(1) Inside urban service area: Same as local government
(2) Outside urban service area: Same as local government

4. Potable Water

a. Tallahassee and Leon County water systems (Category A):

(1) Inside urban service area: 160 GPCPD
(2) Outside urban service area (Rural Community Land Use Category or Demonstrated Hardship: 100 GPCPD

b. Private water system (Category C):

(1) Inside urban service area: 160 GPCPD
(2) Outside urban service area: 100 GPCPD

5. Sanitary Sewer (REV. EFF. 1/7/10; REV. EFF. 12/24/10)

The LOS for sanitary sewer systems shall be as published in the Recommended Standard for Wastewater Facilities as referenced in 62-604.300 (5) (g) Florida Administrative Code. In the design of sewer collection, pumping, treatment, and effluent disposal facilities, appropriate peak factors shall be utilized. This is the adopted level and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

6. Parks and Recreation Facilities (REV. EFF. 12/24/10)

a. Tallahassee parks and recreation facilities:

(1) Regional parkland: 4 acres per 1,000 population Includes City operation of County-owned Tom Brown Park.
(2) Area park land: 1 acre per 1,000 population
(3) Recreation facilities are included in the cost of parkland.

b. Leon County parks and recreation facilities:

(1) Regional parkland: 8 acres per 1,000 population
(2) Area Parkland: 1 acre per 1,000 population
(3) Recreation facilities are included in the cost of park land.

7. Solid Waste (REV. EFF. 12/24/10)

a. Leon County solid waste facilities (includes all public, private, public/private partnerships, facilities, and contracted services):

(1) Provide for:

Table 9: Solid waste level of service (Capital Improvements)

Year (Jan 1)	LOS (lbs/ Capita Per Day)	Year	LOS	Year	LOS	Year	LOS
2011	7.20	2016	7.4	2021	7.4	2026	7.4
2012	7.20	2017	7.4	2022	7.4	2027	7.4

Year (Jan 1)	LOS (lbs/ Capita Per Day)	Year	LOS	Year	LOS	Year	LOS
2013	7.30	2018	7.4	2023	7.4	2028	7.4
2014	7.35	2019	7.4	2024	7.4	2029	7.4
2015	7.4	2020	7.4	2025	7.4	2030	7.4

(2) One year of Class I landfill lined cell disposal capacity at present fill rates
(3) Five years of Class I landfill capacity with preliminary permit approval from the Florida Department of Environmental Protection
(4) Ten years of properly zoned Class I landfill raw land capacity at present fill rates

b. Private solid waste disposal facilities: Same as local government

8. On-Site

Tallahassee and Leon County Category A Public Facilities

Levels of service for on-site improvements, including local streets, water and sewer connection lines, stormwater management facilities, local parks and open space shall be as required of the developer in Tallahassee's and Leon County's land development regulations. Development approval shall be conditioned on the availability of services necessary to maintain all applicable level of service standards as adopted within the Comprehensive Plan.

Policy 1.1.4: [CI] (EFF. 7/16/90)

The local governments shall determine the quantity of capital improvements that is needed as follows:

1. The quantity of capital improvements that is needed to eliminate existing deficiencies and to meet the needs of future growth shall be determined for each public facility by the following calculation: Q = (S x D) - I.

   Where Q is the quantity of capital improvements needed,

   S is the standard for level of service,
   D is the demand, such as the population, and
   I is the inventory of existing facilities.

   The calculation will be used for existing demand in order to determine existing deficiencies. The calculation will be used for projected demand in order to determine needs of future growth. The estimates of projected demand will account for demand that is likely to occur from previously issued development orders as well as future growth. Public facilities to serve demand from previously issued development orders are assured by including such demand in "D" (demand) in the preceding calculation.

2. There are two circumstances in which the standards for levels of service are not the exclusive determinant of needs for a capital improvement:
   a. Repair, remodeling, renovation, and replacement of obsolete or worn out facilities will be determined by the local government.
   b. Capital improvements that provide levels of service in excess of the standards adopted in this Comprehensive Plan may be constructed or acquired at any time as long as the following conditions are met:
      (1) the capital improvement does not make financially infeasible any capital improvement of the same type that is needed to achieve or

maintain the standards for levels of service adopted in this Comprehensive Plan, and

(2) the capital improvement does not contradict, limit or substantially change the goals, objectives and policies of any element of this Comprehensive Plan, and

(3) one of the following additional conditions is met:

(a) the excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for levels of service, or

(b) the excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date, or

(c) the asset acquired is land that is environmentally sensitive, or designated by the local government as necessary for conservation or recreation, or

(d) the excess capacity is part of a capital project financed by general obligation bonds approved by referendum.

3. Any capital improvement that is determined to be needed as a result of any of the factors listed in Policy 1.1.4.2 shall be included in the regular Schedule of Capital Improvements contained in this Capital Improvements Element. All such capital improvements shall be approved in the same manner as the capital improvements that are determined to be needed according to the quantitative analysis described in Policy 1.1.4.1. 9J-5.016(3)(b)2, (3)(c)1, (3)(c)1.b, (3)(c)1.e, (3)(c)3, (3)(c)5, (3)(c)9

Policy 1.1.5: [CI] (EFF. 7/16/90)

The relative priorities among types of public facilities are as follows:

1. Priorities Among Types of Public Facilities. All public facility improvements that are based on achieving and maintaining a standard for levels of service adopted in this Comprehensive Plan are included in the financially feasible Schedule of Capital Improvements contained in this Capital Improvements Element. The relative priorities among types of public facilities (i.e., roads, potable water, sanitary sewer, etc.) were established by adjusting the standards for levels of service and the available revenues until the resulting public facilities needs became financially feasible.

   Legal restrictions on the use of many revenue sources limit the extent to which types of facilities may be prioritized because they do not compete for the same revenues. During each annual prioritization process, no further prioritization among types of public facilities is necessary because all projects in the Schedule of Capital Improvements are financially feasible, programmed for improvement, and will be completed according to the Schedule. Each year, however, prioritization among types of facilities is redetermined by reaffirming or revising standards for levels of service within the constraints of available restricted revenues.

2. Priorities of Capital Improvements Within a Type of Public Facility. Capital improvements within a type of public facility are to be evaluated on the following criteria and considered in the order of priority listed below. The local government shall establish the final priority of all capital improvements using the following criteria as general

guidelines. Any revenue source that cannot be used for a high priority facility will be used beginning with the highest priority for which the revenue can legally be expended.

a. Repair, remodeling, renovation, or replacement of obsolete or worn out facilities that contribute to achieving or maintaining standards for levels of service adopted in this Comprehensive Plan.
b. New or expanded facilities that reduce or eliminate deficiencies in levels of service for existing demand.
c. New public facilities, and improvements to existing public facilities, that eliminate public hazards not otherwise eliminated by improvements prioritized according to Subsection a or b, above.
d. New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next five fiscal years, as updated by the annual review of this Capital Improvements Element. Tallahassee and Leon County may acquire land or right-of-way in advance of the need to develop a facility for new development. The location of facilities constructed pursuant to this Subsection shall conform to the Future Land Use Element, and specific project locations shall serve projected growth areas within the allowable land use categories. In the event that the planned capacity of public facilities is insufficient to serve all applicants for development orders, the capital improvements will be scheduled in accordance with criteria contained in the land development regulations.
e. Improvements to existing facilities, and new facilities that significantly reduce the operating cost of providing a service or facility, or otherwise mitigate impacts of public facilities on future operating budgets.
f. New facilities that exceed the adopted levels of service for new growth during the next five fiscal years by either;
   (1) providing excess public facility capacity that is needed by future growth beyond the next five fiscal years, or
   (2) providing higher quality public facilities than are contemplated in the local governments' normal design criteria for such facilities.
g. Facilities not described in Subsections a through f, above, but which the local government is obligated to complete, provided that such obligation is evidenced by a written agreement the local government executed prior to July 1, 1990.

3. All facilities scheduled for construction or improvement in accordance with this Policy shall be evaluated to identify any plans of State agencies or the Northwest Florida Water Management District that affect, or will be affected by, the proposed local government capital improvements.
4. Project evaluation may also involve additional criteria that are unique to each type of public facility, as described in other elements of this Comprehensive Plan.

9J-5.016(3)(c)1, (3)(c)3

Policy 1.1.6: [CI] (EFF. 7/1/04)

All proposed capital projects in the City and County shall be consistent with the adopted Transportation Plan and designated future transportation corridors.

FINANCIAL FEASIBILITY

Objective 1.2: [CI] (EFF. 7/16/90)

Provide needed public facilities that are within the ability of the local government to fund the facilities from local government revenues, development's proportionate share contributions, and grants or gifts from other sources. 9J-5.016(3)(b)5

Policy 1.2.1: [CI] (EFF. 7/16/90)

The estimated costs of all needed capital improvements shall not exceed conservative estimates of revenues from sources that are available to the local government pursuant to current statutes, and which have not been rejected by referendum, if a referendum is required to enact a source of revenue. 9J-5.016(3)(c)1.f

Policy 1.2.2: [CI] (REV. EFF. 12/8/98; REV. EFF. 7/21/05; REV. EFF. 3/17/11; REV. EFF. 8/5/23)

Existing and future development shall both pay for the costs of needed public facilities.

1. Future development
   a. Future development shall pay for its proportional share of the capital improvements needed to address the impact of such development. Enterprise fund user charges, connection fees, and other user fees paid by new development shall be reviewed every two years to assure that provision of capital improvements needed to address the impact of future development will not increase ad valorem tax rates or rates of electric, gas, water or sewer utilities. Upon completion of construction, "future" development becomes "present" development, and shall contribute to paying the costs of the replacement of obsolete or worn out facilities as described in subsection 2, below.
   b. Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, special assessments and taxes.
   c. Future development's payment of proportionate fair-share mitigation for various deficient facilities may be aggregated to pay for one or more transportation system improvements. "Significant benefit" proportionate fair share may be applied to calculate and expend developer mitigation in the following manner:

      Assessment: The local government shall require an analysis of transportation facilities level of service to determine if deficiencies occur or are projected to occur within a prospective five-year period. If deficiencies are anticipated, the local government may use the "significant benefit" approach to assess proportionate fair-share mitigation and schedule improvements to address the identified deficiency(ies) on the impacted facility(ies) to meet the requirements for financial feasibility pursuant to Sections 163.3164(32), F.S., and 163.3177(3), F.S.

      Implementation: The "significant benefit" provision shall be enacted through a Significant Benefit Memorandum of Agreement ("MOA") between the State of Florida Department of Transportation ("FDOT"), the City of Tallahassee, and Leon County, as it may be amended from time to time. The MOA shall adhere to the following:

(1) Identify geographic zones and prioritize specific facilities that constitute "significant benefit" facilities for each zone. These facilities, and the amount of funding necessary to pay for each of them, shall be identified within the MOA. Significant benefit facilities included in the annual Capital Improvements Element update shall be noted as being funded by significant benefit proportionate fair-share. A map showing the most current boundaries of the geographic zones shall also be included in the annual Capital Improvements Element update;

(2) When there are no roadway capacity projects in the City, County, or FDOT Capital Improvements Plan ("CIP") that address the capacity deficiency of an impacted roadway segment(s), the local government may collect proportionate fair-share mitigation based on the deficient facility(ies), and direct that mitigation toward the top priority project identified in the MOA;

(3) Proportionate fair-share mitigation shall be accumulated for the top priority significant benefit project for each zone until such time as the project is fully funded. This project shall be incorporated into the local government's 5-Year Capital Improvements Schedule;

(4) Prior to adoption of any comprehensive plan amendment relying on a MOA for City and/or County approval, the developer/applicant shall enter into a binding agreement with the City and/or County guaranteeing payment of the proportionate fair-share amount at the time of site plan approval. This agreement shall apply to the parcel rather than the applicant, and shall be submitted to the state land planning agency as data and analysis in support of the comprehensive plan amendment

(5) In the event a plan amendment necessitates the addition, deletion or change in priority for projects listed in the significant benefit project priority list (Attachment B of the MOA), the 5-Year Capital Improvements Schedule must be amended to indicate the significant benefit project(s) to which the proportionate fair-share funding will be allocated.

2. Existing development
   a. Existing development shall pay for the capital improvements that reduce or eliminate existing deficiencies, and some or all of the replacement of obsolete or worn out facilities.
   b. Existing development's payments may take the form of user fees, special assessments and taxes. 9J-5.016(3)(b)4, (3)(c)8
3. Both existing and future development may have part of their costs paid by grants, entitlements or the provision of public facilities from other levels of government and independent districts.
4. The City will eliminate on-site refunds to property owners or their representatives except in those situations within the City limits which specifically support the City's goals of affordable housing, urban infill development, or goals of the Southside Action Plan. In order to receive a rebate, a development must have an average net density of not less than two (2) units per acre.

   For purposes of this paragraph, the following definitions shall apply:

a. Affordable housing: Any residential development in which 7% or greater of the residential units are determined to be affordable housing as defined in Section XIII, Glossary, under the Housing Element.
b. Urban infill development: A development located on a parcel of property bounded on two or more sides by existing urban development, or adjacent to existing water or sewer service. "Urban development" is defined as densities or intensities of one unit per acre or greater.
c. Southside Action Plan: Any development located within the Southside Action Plan Area Boundary, as defined in the Land Use Element. (REV. EFF. 4/18/02; REV. EFF. 8/5/23)

The amount of on-site water and sewer refunds, on a residential equivalent basis shall not exceed (for water) an amount calculated to be the average cost to extend water distribution lines across a lot having 80 feet of frontage and (for sewer) an amount calculated to be the average cost to extend sewer collection lines across a lot having 80 feet of frontage.

The City shall amend its water and sewer extension policies and ordinances within sixty (60) days of the effective date of this amendment in order to effectuate the intent of this amendment.

In any utility reimbursement agreement, urban services agreement, or any other agreement which provides for on-site refunds, the agreement shall state the specific goal or goals of this plan which are served or achieved by the provision of refunds.

Policy 1.2.3: [CI] (REV. EFF. 9/19/91)

Capital improvements shall be financed, and debt shall be managed as follows:

1. Public facilities financed by enterprise funds (i.e., potable water, sanitary sewer, solid waste, and airport) shall be financed by:
   a. debt to be repaid by user fees and charges for enterprise services, or
   b. current assets (i.e., reserves, surpluses and current revenue), or
   c. a combination of debt and current assets.
2. Public facilities financed by non-enterprise funds (i.e., roads, stormwater management, parks, fire service, police protection, and other government buildings) shall be financed from current assets: revenue, equity and/or debt. Specific financing of specific capital projects shall consider which asset, or group of assets, will be most cost effective, consistent with prudent asset and liability management, appropriate to the useful life of the project(s) to be financed, and efficient use of the local governments' debt capacity.
3. Debt financing shall not be used to provide more capacity than is needed within the Schedule of Capital Improvements for non-enterprise public facilities unless:
   a. the excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for levels of service, or
   b. the excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date, or
   c. the asset acquired is land that is environmentally sensitive, or designated by the local government as necessary for conservation or recreation, or

d. the excess capacity is part of a capital project financed by general obligation bonds approved by referendum. 9J-5.016(3)(c)2

4. The aggregate net bonded indebtedness in the City's enterprise activities shall not exceed 70% of assets. The City's adjusted general government net bonded indebtedness per capita shall not exceed 135% of Moody's Investor Service published median for cities of comparable size.

Policy 1.2.4: [CI] (EFF. 7/16/90)

Tallahassee and Leon County shall not provide a public facility, nor shall it accept the provision of a public facility by others if Tallahassee, Leon County or another provider is unable to pay for the subsequent annual operating and maintenance costs of the facility.

Policy 1.2.5: [CI] (EFF. 7/16/90)

All development orders issued by the local government which require public facilities that will be financed by sources of revenue which have not been approved or implemented (such as future debt or referenda) shall be conditioned on the approval of implementation of the indicated revenue source, or the substitution of a comparable amount of revenue from existing sources.

Policy 1.2.6: [CI] (EFF. 7/16/90)

The sources of revenue contain within the adopted Comprehensive Plan (July 16, 1991) require no local referendum. In the event that subsequent sources of revenue listed under "Projected Costs and Revenues" require voter approval in a local referendum that has not been held, and a referendum is not held, or is held and is not successful, the Comprehensive Plan shall be amended to adjust for the lack of such revenues, in any of the following ways:

1. Reduce the standard for levels of service for one or more public facilities, or
2. Increase the use of other sources of revenue, or
3. Decrease the cost, and therefore the quality, of some types of public facilities while retaining the quantity of the facilities that is inherent in the standard for levels of service, or
4. A combination of the above alternatives.

The analysis that supports this Capital Improvements Element shall contain an Alternative Recommendation setting forth the costs and sources of revenue that will be proposed in the Plan amendment in the event the referendum is not held, or is held and is not successful.

Policy 1.2.7: [CI] (EFF. 4/18/02; REV. EFF. 12/29/05; REV. EFF. 12/24/10)

Utility providers for sanitary sewer, water and stormwater shall prepare long range master plans with a 20-year planning horizon for major facilities from which subsequent five year capital improvement programs shall be derived. These long range master plans shall be based upon a needs plan to serve the Future Land Use Plan and its expected population within the Urban Service Area, and shall also contain a cost feasible plan. These long range master plans will be updated every five years.

Policy 1.2.8: [CI] (EFF. 6/6/08; REV. 6/28/19)

The five-year Schedule of Capital Improvements will be evaluated and updated annually to reflect existing and future public school facility needs to ensure that the School District's five-year capital plan is financially feasible and that the adopted level-of service standard for public schools is achieved and maintained.

Policy 1.2.9: [CI] (RENUMBERED EFF. 12/15/11; FORMERLY TRANSPORTATION ELEMENT POLICY 1.10.2, EFF. 7/16/90)

The local government shall not take over the maintenance or the responsibilities associated with a local private road not built or upgraded to standards adopted by the local government.

Policy 1.2.10: [CI] (RENUMBERED EFF. 12/15/11; FORMERLY TRANSPORTATION ELEMENT POLICY 1.10.5, EFF. 7/16/90)

The City shall develop and maintain a program to pave all unpaved streets in the city limits under a 50% public and 50% assessment to owners along the street. The program will be prioritized with dead-end streets given lowest priority. The program will be subject to the availability of right-of-way.

Policy 1.2.11: [CI] (REV. EFF. 12/15/11; FORMERLY TRANSPORTATION ELEMENT POLICY 2.1.1)

Multimodal transportation districts shall only be approved in conjunction with the approval of financially feasible plans for bicycle, pedestrian and transit systems that reduce reliance on automobiles for access and internal circulation. In addition to local, state, and federal sources, financial feasibility shall be supported by a mobility fee to be paid by development projects based on their projected impacts to the transportation network consistent with procedures established by in the City of Tallahassee *Concurrency Management system Policy and Procedures Manual* (dated July 21, 2006 or most current).

Objective 1.3: [CI] (EFF. 7/16/90)

Provide needed capital improvements for repair or replacement of obsolete or worn out facilities, eliminating existing deficiencies, and meeting the needs of future development consistent with the adopted plan and depicted on the future land use map and redevelopment caused by previously issued and new development orders. The local governments' ability to provide needed improvements shall be demonstrated by maintaining a financially feasible Schedule of Capital Improvements, as documented by the summary "Costs and Revenues by Type of Public Facility" contained in this Capital Improvements Element. 9J-5.016(3)(b)1 and 5

Policy 1.3.1: [CI] (REV. EFF. 11/22/99)

The local government shall provide, or arrange for others to provide, the public facilities listed in the Schedule of Capital Improvements in the "Requirements for Capital Improvements Implementation" section of this Capital Improvements element. The capital improvements listed for Leon County within this element are balanced pursuant to 9J-5 with available revenue sources. However, the County reserves the right to amend projects and funding sources consistent with the criteria set out

in 9J-5 for the Capital Improvements Element. The Schedule of Capital Improvements may be modified as follows:

1. The Schedule of Capital Improvements shall be updated annually. The annual update process shall be initiated concurrently with the preparation and adoption of the local governments' capital budgets. The capital improvement element schedule update amendment to the Comprehensive Plan shall be based upon the local governments' draft capital budgets being considered for adoption. The capital improvement element schedule update shall reflect any changes in the construction initiation date, completion date, or estimated project cost as otherwise established in a previous year's capital improvement element schedule update. The update shall also indicate whether those projects included in the previous year's capital improvement element schedule update (but not included in the current year's capital improvement element schedule update), have been completed, are ongoing, or have been deleted. Thereafter, prior to the transmittal of the amendment revising the Schedule of Capital Improvements, the amendment shall be revised to reflect any corresponding changes in the adopted local government capital budgets.
2. Pursuant to Florida Statutes 163.3187, the Schedule of Capital Improvements may be amended two times during any calendar year, and as allowed for emergencies, developments of regional impact, and certain small scale development activities.
3. Pursuant to Florida Statutes 163.3177, the Schedule of Capital Improvements may be adjusted by ordinance not deemed to be an amendment to the Comprehensive Plan for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in the Schedule of Capital Improvements.
4. Any act, or failure to act, that causes any project listed in the Schedule of Capital Improvements of this Comprehensive Plan to be scheduled for completion in a fiscal year later than the fiscal year indicated in the Schedule of Capital Improvements shall be in effect only if the act causing the delay is subject to one of the following:
   a. Projects providing capacity equal to, or greater than the delayed project are accelerated within, or added to the Schedule of Capital Improvements, in order to provide capacity of public facilities in the fiscal year at least equal to the capacity scheduled prior to the act which delayed the subject project.
   b. Modification of development orders issued conditionally or subject to the concurrent availability of public facility capacity provided by the delayed project. Such modification shall restrict the allowable amount and schedule of development to that which can be served by the capacity of public facilities according to the revised schedule.
   c. Amendment of the plan to reduce the adopted standard for the level of service for public facilities until the fiscal year in which the delayed project is scheduled to be completed. 9J-5.016(3)(c)7

Policy 1.3.2: [CI] (EFF. 7/16/90)

The local government shall include in the capital appropriations of their annual budgets all the capital improvements projects listed in the Schedule of Capital Improvements for expenditure during the appropriate fiscal year, except that the local government omit from their budgets any capital improvements for which a binding agreements has been executed with another

party to provide the same project in the same fiscal year. The local government may also include in the capital appropriations of their annual budgets additional public facility projects that conform to Policy 1.1.4.2.b.3 and Policy 1.2.3.3. 9J-5.016(3)(c)7.

Policy 1.3.3: [CI] (REV. EFF. 8/17/92; REV. EFF. 12/29/05)

The City Commission of Tallahassee and the Board of County Commissioners of Leon County find that the impacts of development on public facilities within Tallahassee and Leon County occur at the same time as development authorized by a final development order. The local government shall determine, prior to the issuance of development orders, whether or not there is sufficient capacity of Category A and Category C public facilities to meet the standards for levels of service for existing development and the proposed development concurrent with the impacts of proposed development. For the purpose of this policy, the City of Tallahassee shall define "concurrent with" as follows:

1. No final development order shall be issued by the local government after October 1, 1990, unless there shall be sufficient capacity of Category A and Category C public facilities to meet the standards for levels of service for the existing population and for the proposed development according to the following timeframes:
   a. For the following public facilities, there must be: a) available capacity to serve the impacts of the proposed development prior to the issuance of the building permit; b) at the time a development order is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Florida Statutes, or an agreement or development order is issued pursuant to Chapter 380, Florida Statutes to be in place and available to serve new development at the time of the issuance of a certificate of occupancy.
      (1) Potable water.
      (2) Sanitary sewer.
      (3) Solid waste.
      (4) Stormwater management.
   b. For the following public facilities there must be available capacity to serve the impacts of the proposed development at the adopted level of service within 12 months of the issuance of the final development order:
      (1) Parks and recreation.
      (2) Mass transit.
2. An applicant for a preliminary development order shall have a determination made as to the availability of Category A and Category C public facilities in accordance with subsection a or b:
   a. The applicant may request a determination of available capacity as part of the review and approval of the preliminary development order provided that the determination of available capacity shall apply only to specific uses, densities and intensities based on information provided by the applicant and included in the development order,
   b. The applicant may request the approval of a preliminary development order without a determination of capacity of Category A and Category C public facilities provided that any such order is issued subject to requirements in the applicable land development regulation or to specific conditions contained in the preliminary development order that:
      (1) Final development orders for the subject property are subject to a determination of available capacity in Category A and Category C public facilities, as required by Policy 1.3.1, and;

(2) No rights to obtain final development order, nor any other rights to develop the subject property have been granted or implied by the local government's approval of the preliminary development order without determining that there is available capacity in Category A and Category C public facilities.

3. Except for an approved development of regional impact with specific phases of development, the determination of available capacity shall be valid for the term of a proposed project's development order. For development orders without specific terms of development, the determination and reservation of available capacity shall not exceed two years. For good faith development, extensions of the two year terms may be permitted in six month intervals.

4. A determination that there is available capacity in public works to serve the project shall run with the land; shall be assignable within adjacent portions of a project; and shall not be assignable to other projects. A determination that there is available capacity for a project shall apply only to specific land uses, densities, and intensities based upon information provided by the applicant. Any change in the density, intensity or land use is subject to review and approval or denial by the City of Tallahassee.

5. An applicant shall prepay all impact fees or other infrastructure costs to guarantee the applicant's pro rata share of the local governments' financial obligation for public facilities which are constructed by the local government for the benefit of the subject property.
   a. Whenever an applicant's pro rata share of a public facility is less than full cost of the facility, the local government shall contract with the applicant for the full cost of the facility including terms regarding reimbursement of the applicant for costs in excess of the applicant's pro rata share.
   b. Upon expiration of the determination of capacity for the development pursuant to subsection 2.a.(2) all unused capacity shall be forfeited. The pro rata infrastructure costs (not impact fees) paid for said capacity now forfeited shall be held by the City as a credit unless excess capacity exists that will allow local government to extend the expiration date. Pro rata infrastructure costs held as a credit by local government and not used by a developer to offset future impacts on public facilities shall be rebated without interest to the developer after a period of one (1) year.

6. The standards for levels of service of Category A and Category C public facilities shall be applied to the issuance of development orders on the following geographical basis:
   a. Public facilities which serve all of Leon County shall achieve and maintain the standard for levels of service on a countywide basis. No development order shall be issued in any unincorporated part of Leon County if the standard for levels of service is not achieved and maintained throughout the County for the following public facilities:
      (1) Solid Waste Disposal
      (2) Countywide Parks
   b. Public facilities which serve less than all of Leon County shall achieve and maintain the standard for levels of service within their assigned service area. No development order shall be issued in an assigned service area if the standard for levels of service is not achieved and maintained throughout the assigned

service area for the following public facilities and assigned service areas:

(1) Arterial and Collector Roads: All such roads throughout the county significantly affected by the proposed development
(2) Stormwater Management Systems: Major Stormwater Basin
(3) Potable Water Systems: Water System Service Area
(4) Sanitary Sewer Systems: Treatment Plant Service Area
(5) Area Parks: Urban Service Area
(6) Mass Transit: Citywide

COORDINATE CAPITAL IMPROVEMENTS WITH LAND DEVELOPMENT

Objective 1.4: [CI] (EFF. 7/16/90)

Manage the land development process to insure that all development receives public facility levels of service equal to, or greater than the standards adopted in Policy 1.1.3, subsections 1-3, and 6. 9J-5.016(3)(b)3 and 5 by implementing the Schedule of Capital Improvements (required by Objective 1.3) and produced in its entirety elsewhere in the Capital Improvements Element, and by using the fiscal resources provided for in Objective 1.2 and its supporting policies.

Policy 1.4.1: [CI] (EFF. 7/16/90)

All Category A public facility capital improvements shall be consistent with the goals, objectives and policies of the appropriate elements of this Comprehensive Plan. 9J-5.016(3)(b)5, (3)(c)9, and (4)(a)1.b

Policy 1.4.2: [CI] (REV. EFF. 11/22/99)

The local government shall integrate their land use planning and decisions with their plans for public facility capital improvements by developing and adopting the programs listed in the "Implementation Programs" section of this Capital Improvements Element. The location of, and level of service provided by projects in the Schedule of Capital Improvements shall maintain adopted standards for levels of service for existing and future development in a manner and location consistent with the Future Land Use Element of this Comprehensive Plan. Individual land use decision shall be consistent with the Comprehensive Plan. 9J-5.016(3)(b)3, (3)(c)9

REQUIREMENTS FOR CAPITAL IMPROVEMENTS IMPLEMENTATION: SCHEDULE OF CAPITAL IMPROVEMENTS, INCLUDING GENERAL LOCATION

The Schedule of Capital Improvements on the following pages will repair or replace obsolete or worn out facilities, eliminate existing deficiencies, and make available adequate facilities for future growth through no less than a five-year planning period, updated annually. The analysis of capacity requirements for deficiency and growth at the time of original plan adoption appears in a support document prepared for this Capital Improvements Element: "Public Facility Requirements 1988/89 - 1995/96 and to 2010."

The projects are listed according to the type of public facility. Within each list, projects are listed in sequence according to the fiscal year in which the initial project expenditures are scheduled. The capital improvement element schedule update shall provide the projected construction initiation date, completion date, and rough estimate of the total project cost for each project included

therein. The capital improvement element schedule update shall include advance-funded State of Florida roadway projects, noting, however, that the local government bears no obligation in the funding or construction of these facilities. The capital improvement element schedule update shall include those local road projects reflected in the local government's adopted capital budget.

Each project is named, and briefly described. Most project locations are specified in the name or description of the project. The capacity of the project is shown, using the same measure of capacity that is used in the standard for the level of service (see Policy 1.1.3). Capacity increases may meet the needs of current deficiencies, or future development, or both, as noted above. If no "added capacity" is shown, the project is limited to repair, renovation, remodeling or replacement of an existing facility, with no net increase in capacity.

The estimated cost of each project during each of the next five or six fiscal years is shown in thousands of dollars ($1000s), and the total 5 or 6-year cost is also shown. Any costs incurred before or after the 5 or 6-year schedule are omitted from the project total. Such costs appear in the local governments' Capital Improvements Programs. All cost data is in current dollars; no inflation factor has been applied because the costs will be revised as part of the annual review and update of the Capital Improvements Element.

All projects contained in this Schedule of Capital Improvements are consistent with the other elements of this Comprehensive Plan. Consistency is determined and maintained by calculating that the total capacities of planned projects and existing facilities achieve or exceed the capacity of facilities that are required by the adopted standards for levels of service using the formula in Policy 1.1.4. 9J-5.016(4)(a)1

The Capital Improvements Element reflects the five year adopted Capital Improvement Plans (CIPs) of the City of Tallahassee and Leon County, and may not reflect other Capital Facilities documents that are concurrently being developed and yet to be adopted.

Rule 9J-5.016, F.A.C., concerning the Capital Improvements Element states, in part, "The Capital Improvements Element should include projects for which local government has fiscal responsibility."

Objective 1.5: [CI] (EFF. 6/28/98)

Ensure that the City of Tallahassee and Leon County, their agents, and their assigns appropriate adequate funds and maintain an operational commitment sufficient to implement the various obligations of the Comprehensive Plan which are not addressed through the capital improvements planning requirements.

Policy 1.5.1: [CI] (EFF. 6/28/98)

The City of Tallahassee and Leon County, either jointly or separately, shall, in conjunction with the Comprehensive Plan Evaluation and Appraisal Report process, undertake a periodic review of obligations set forth in the Comprehensive Plan for which they, or their agents or assigns, are responsible for implementing, and which are not otherwise addressed through the capital improvements planning process. Each obligation shall be evaluated; including: a) affirmation of the commitment to the obligation; b) demonstration of financial capacity and commitment to carry out the work necessary to fulfill the obligation; and c) an assessment as to the ability to perform, or have performed, required work within the specified period of time (as applicable).

Should the City of Tallahassee or Leon County determine, as an outcome of this review, that an obligation found in the Comprehensive Plan should be deleted or otherwise modified, the affected local government shall file, at the first available opportunity, an amendment to the Comprehensive Plan making corresponding appropriate revisions.

Objective 1.6: [CI] (EFF. 12/8/98; REV. EFF. 8/5/23)

The City of Tallahassee and Leon County shall adopt and implement revised programs and/or policies which favor the funding and scheduling of their capital improvements programs and policies for the Central Core Area and Southside Action Plan area.

Policy 1.6.1: [CI] (EFF. 12/8/98; REV. EFF. 8/5/23)

The local governments shall commit to undertake needed repairs, replace obsolete infrastructure and facilities, and address existing infrastructure deficiencies within the Central Core Area and Southside Action Plan area. The identification of such projects shall be based on the Comprehensive Assessment of the Central Core Area; the Comprehensive Assessment of the Southside Action Plan area; the Strategic Implementation Plan of the Central Core Area; the Strategic Implementation Plan of the Southside Action Plan area; and, any applicable Sector Plans.

Policy 1.6.2: [CI] (EFF. 12/8/98; REV. EFF. 8/5/23)

By 1999, the local governments shall establish criteria for evaluation of projects proposed for inclusion within the 5 Year Capital Improvement Schedule. Among these criteria, there shall be criteria reflecting the commitment to needed improvements within the Central Core Area the Southside Action Plan area.

Policy 1.6.3: [CI] (EFF. 12/8/98)

Funding approved to implement capital improvements necessary to address those needs identified by the Comprehensive Assessment of the Central Core Area and the Comprehensive Assessment of the Southside Action Plan area shall not be diverted to other projects without the expressed consent of the Commission.

PROGRAMS TO ENSURE IMPLEMENTATION (REV. EFF. 9/19/91; REV. EFF. 3/17/11)

The following program descriptions are part of the adopted Comprehensive Plan. The following programs shall be implemented by January 31, 1991, or such earlier date as may be adopted by the local government, to ensure that the goals, objectives and policies established in the Capital Improvements Element will be achieved or exceeded. Each implementation program will be adopted by ordinance, resolution or executive order, as appropriate for each implementation program.

1. **Review of Applications for Development Orders**. The local government shall amend their land development regulations to provide for a system of review of various applications for the levels of service of Category A and Category C public facilities. Such system of review shall assure that no final development order shall be issued which results in a reduction in the levels of service below the standards adopted in Policy 1.1.3.a-c for Category A public facilities and Policy 1.1.3.f for Category C public facilities. The land development regulations shall include,

at a minimum, the provisions of Policy 1.3.3.a and b in determining whether a development order can be issued.

The land development regulations shall also address the circumstances under which public facilities may be provided by applicants for development orders. Applicants for development orders may offer to provide public facilities at the applicant's own expense in order to insure sufficient capacity of Category A and Category C public facilities, as determined according to Paragraphs A and B, above. Development orders may be issued subject to the provision of public facilities by the applicant subject to the following requirements:

a. The local government and the applicant enter into an enforceable development agreement which shall provide, at a minimum, a schedule for construction of the public facilities and mechanisms for monitoring to insure that the public facilities are completed concurrent with the impacts of the development, or the development will not be allowed to proceed.
b. The public facilities which are impacted by a subsequent Development Order are operating and will continue to operate at or above the adopted LOS consistent with the conditions outlined in Policy 1.3.3 of the CIE and that the public facilities are contained in the Schedule of Capital Improvements of the Comprehensive Plan.

2. **Impact Fees**. Impact fee ordinances shall require the same standard for the level of service as is required by Policy 1.1.3., and may include standards for other types of public facilities not addressed under Policy 1.1.3. All impact fee ordinances necessary to support the financial feasibility of this element shall be adopted, or amended to the required standard for the level of service by January 31, 1991.
3. **Annual Budget**. The annual budget shall include in its capital appropriations all projects in the Schedule of Capital Improvements that are planned for expenditure during the next fiscal year.
4. **Capital Improvements Program**. The annual multi-year Capital Improvement Program (CIP) shall be prepared in conjunction with the annual review and update of the Capital Improvements Element. The CIP shall contain all of the projects listed in the Schedule of Capital Improvements of the updated version of the Capital Improvements Element.
5. **Semiannual Report**. The mandatory semiannual report to the Department of Community Affairs concerning amendments to the Comprehensive Plan due to emergencies, developments of regional impact and selected small developments shall report on changes, if any, to adopt goals, objectives and policies in the Capital Improvements Element.
6. **Update of Capital Improvements Element**. The Capital Improvements Element shall be reviewed and updated annually. The element shall be updated in conjunction with the budget process and the release of the official population estimates and projections by the Bureau of Economic and Business Research (BEBR) of the University of Florida. The update shall include the following data and analysis:
   a. Revision of population projections
   b. Update of inventory of public facilities
   c. Update of costs of public facilities

d. Update of Public Facilities Requirements analysis (actual levels of service compared to adopted standards)
e. Update of revenue forecasts
f. Revise and develop capital improvements projects for the next five fiscal years
g. Update analysis of financial capacity
h. The most current version of the Significant Benefit Memorandum of Agreement (MOA), as allowed pursuant to Policy 1.2.2.(c), and notation in the Capital Improvements Schedule of specific projects allowed by Policy 1.2.2.(c).

7. **Concurrency Implementation and Monitoring System**. The local government shall establish and maintain Concurrency Implementation and Monitoring Systems. The Systems shall consist of the following components:
   a. Annual report on the capacity and levels of service of public facilities compared to the standards for levels of service adopted in Policy 1.1.3.a-c and f. The report shall summarize the actual capacity of public facilities, and forecast the capacity of public all be based on the most recently updated Schedule of Capital Improvements in this Capital Improvements Element. The annual report shall constitute prima facie evidence of the capacity and levels of service of public facilities for the purpose of issuing development orders during the 12 months following completion of the annual report. The annual report shall also summarize and forecast capacities and levels of service for comparison to the standards adopted in Policy 1.1.3.d and e, but such portion of the annual report shall be for information purposes only, and shall not pertain to the issuance of development orders by the local government.
   b. Public facility capacity review. The City of Tallahassee and Leon County shall use the procedures specified in Implementation Program 1, above, to enforce the requirements of Policy 1.3.3.a. and b. and as such the impacts of proposed development will be analyzed in relation to the availability of capacity at the time of permitting. Records shall be maintained during each fiscal year to indicate the cumulative impacts of all development orders approved during the fiscal year-to-date on the capacity of public facilities as set forth in the most recent annual report on capacity and levels of service of public facilities. The land development regulations of the local government shall provide that applications for development orders that are denied because of insufficient capacity of public facilities may be resubmitted after a time period to be specified in the land development regulations. Such time period is in lieu of, and not in addition to, other minimum waiting periods imposed on applications for development orders that are denied for reasons other than lack of capacity of public facilities. Land development regulations shall require that development commence within a specified time after a development order is issued, or the development order shall expire, subject to reasonable extensions of time based on Criteria included in the regulations.
   c. Review of changes in planned capacity of public facilities. The local government shall review each amendment to this Capital Improvement Element, in particular any changes in standards for levels of service and changes in the Schedule of Capital Improvements, in order to enforce the requirements of Policy 1.3.1.d.

d. Concurrency implementation strategies. The local government shall annually review the concurrency implementation strategies that are incorporated in this Capital Improvements Element:
   (1) Standards for levels of service that are phased to reflect the local governments financial ability to increase public facility capacity, and resulting levels of service, from year to year. Standards for levels of service may be phased to specific fiscal years in order to provide clear, unambiguous standards for issuance of development orders. (See Policy 1.1.3)
   (2) Standards for levels of service that are applied within appropriate geographical areas of the local government. Standards for Countywide public facilities are applied to development orders based on levels of service throughout the County. Standards for public facilities that serve less than the entire County are applied to development orders on the basis of levels of service within assigned service areas. (See Policy 1.3.3.c)
   (3) Standards for levels of service are applied according to the timing of the impacts of development on public facilities. Final development orders, which impact public facilities in a matter of months, are issued subject to the availability of water, sewer, and solid waste facilities prior to the issuance of the building permit, and other facilities (i.e., parks stormwater management and, mass transit) must be available within 12 months of the final development order. Preliminary development orders can be issued subject to public facility capacity, but the capacity determination expires in two years unless the applicant provides financial assurances to the local government. As an alternative, the determination of public facility capacity for preliminary development orders can be waived with in agreement that a capacity determination must be made prior to issuance of any final development order for the subject property. Such a waiver specifically precludes the acquisition of rights to a final development order as a result of the issuance of the preliminary development order. (See Policy 1.3.3.a and b)
   (4) Levels of service are compared to adopted standards on an annual basis. Annual monitoring is used, rather than case-by-case monitoring, for the following reasons:
      (a) annual monitoring corresponds to annual expenditures for capital improvements during the local governments' fiscal years;
      (b) annual monitoring covers seasonal variations in levels of service; and
      (c) case-by-case monitoring would require applicants for development orders or the local government to conduct costly, time-consuming research which would often be partially redundant of prior research, or involve disparate methodologies and produce inconsistent results.

      (See Concurrency Implementation and Monitoring System component A, above.)

   (5) Public facility capital improvements are prioritized among competing applications for the same amount of facility capacity according to the criteria in Policy 1.1.5.b.4. If any applications have

to be deferred to a future fiscal year because of insufficient capacity of public facilities during the current fiscal year, the applications to be deferred will be selected on the basis of rational criteria.

e. Capacity of Public Facilities for Development Orders Issued Prior to Adoption of the Plan. The City of Tallahassee and Leon County will "reserve" capacity of public facilities for development orders, in addition to approved Developments of Regional Impact, that were issued by the local government prior to the adoption of this Comprehensive Plan under the following circumstances:
   (1) A representative of the property which is the subject of the development order has requested and received a determination of vested rights, and
   (2) A representative of the property which is the subject of the development order has accepted in writing the applicable requirements of Policy 1.3.3.b, c of the Capital Improvements Element.

   The local governments find that it is not necessary to automatically "reserve" capacity of public facilities for all development orders issued prior to the adoption of the plan because experience indicates that many such development orders are not used, or are not used to the maximum allowable uses, densities or intensities. The local governments find that the population forecasts that are the basis for this plan are a reasonable prediction of the absorption rate for development, and that the capital facilities which are planned to serve the forecast development are available for that absorption rate. Reserving public facility capacity for previously issued development orders would deny new applicants access to public facilities, and would arbitrarily enhance the value of dormant development orders.

   The local governments intend to develop and pursue programs that will give persons with legitimate and substantial rested rights an opportunity to proceed with their plans without arbitrary interference by the new Comprehensive Plan. However; the local governments intend to require such persons to "continue in good faith" in order to "reserve" capacity of public facilities which are provided by the local government. The City of Tallahassee and Leon County will not "reserve" capacity of public facility for previously issued development orders that have not been vested under the local government's vesting ordinance and which have not continued development in good faith.

8. **5-Year Evaluation**. The required 5-year evaluation and appraisal report shall address the implementation of the goals, objectives and policies of the Capital Improvements Element. The monitoring procedures necessary to enable the completion of the 5-year evaluation include:
   a. Review of Annual Reports of the Concurrency Implementation and Monitoring System.
   b. Review of Semiannual Reports to DCA concerning amendments to the Comprehensive Plan.
   c. Review of Annual Updates of this Capital Improvements Element, including updated supporting documents.

9. **Contractor Performance System**. The local government will develop a system of monitoring the actual performance of contractors who design and/or construct public facilities for the local government. The monitoring system shall track such items as actual vs. planned time schedule, and actual vs. bid cost. The performance of contractors shall be considered when the local government awards contracts for public facilities. 9J-5.016(3)(c)6 and (4)(b)

ECONOMIC DEVELOPMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 1: [ED] (EFF. 8/9/12)

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

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

Objective 1.1: [ED] (EFF. 8/9/12)

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

Policy 1.1.1: [ED] (EFF. 8/9/12)

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

Policy 1.1.2: [ED] (EFF. 8/9/12)

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

Objective 1.2: [ED] (EFF. 8/9/12)

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

Policy 1.2.1: [ED] (EFF. 8/9/12)

Through participation in local, regional, state, and federal economic development organizations, agencies, and other

community partners, support employers where appropriate by helping provide economic development marketing, research, and technical and business assistance consistent with identified targeted industrial, tourism, and other related initiatives and strategic economic development priorities.

Objective 1.3: [ED] (EFF. 8/9/12)

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

Policy 1.3.1: [ED] (EFF. 8/9/12)

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

PUBLIC SCHOOL FACILITIES ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 1: [PS] (EFF. 6/6/08)
PUBLIC SCHOOL CONCURRENCY

Recognizing the obligations of Article IX of the Florida Constitution, make available public school facilities consistent with the adopted level of service standard.

Objective 1.1: [PS] (EFF. 6/6/08)
LEVEL OF SERVICE

Ensure that school capacity is sufficient to support student growth at the adopted level of service standard in the five-year planning period, is financially feasible by the end of the five-year planning period, and is sufficient through the long term planning period.

Policy 1.1.1: [PS] (EFF. 6/6/08)
COORDINATING AND SHARING OF INFORMATION

The School Board shall annually submit the educational facilities report and plan to the City and the County. The plan will be consistent with the requirements of §1013.35, F.S. Within 45 days of the School Board's annual workshop, the City and County shall review the plan and send any comments to the School Board, including any objections to adopting the plan into the annual capital improvements update of the comprehensive plan. The educational facilities report and plan will serve as a basis for adoption of annual five-year school capital improvement amendments adding a new fifth year, incorporate an updated financially feasible public schools capital facilities program, and will be consistent with the five-year district facilities work plan.

Policy 1.1.2: [PS] (EFF. 6/6/08)
LEVEL OF SERVICE STRUCTURE

All new residential development shall be reviewed to ensure that adequate school capacity will exist within three years after the issuance of a final site and development plan approval for the residential development, in order to support the additional student growth at the adopted level of service.

Policy 1.1.3: [PS] (EFF. 6/6/08)
SCHOOL CONCURRENCY AREAS

The School Concurrency Service Areas shall be coterminous with the school attendance zones for each school, as adjusted by the School Board.

Policy 1.1.4: [PS] (EFF. 6/6/08)
ENSURING SCHOOL CAPACITY

School concurrency shall be applied on a less than district-wide basis through the attendance zones for each school. Development may proceed if the level of service standard is exceeded for a project, but capacity exists in one or more contiguous school attendance zones provided that transportation restrictions do not exist.

Policy 1.1.5: [PS] (EFF. 6/6/08)
ADJUSTING SCHOOL CONCURRENCY AREAS

The School Board will optimize use of student capacity at each school to the greatest extent practicable, based on the adopted level of service and the total number of permanent student stations available according to the FISH inventory, taking into account special considerations such as core capacity, special programs, transportation costs, geographic impediments, and class size reduction requirements to prevent disparate enrollment levels between schools of the same type (elementary, middle, high). The School Board may adjust the school attendance zones as needed to comply with state and federal mandates and other programs and to maximize capacity utilization. The adjustment of school concurrency service areas will follow the School Board's changes to school attendance zones and the process established in the Public School Concurrency and Facilities Planning Interlocal Agreement.

Policy 1.1.6: [PS] (EFF. 6/6/08)
LEVELS OF SERVICE

The level of service established for Elementary schools is 100% of Florida Inventory of School Houses (FISH) capacity.

The level of service established for Middle schools is 100% of Florida Inventory of School Houses (FISH) capacity.

The level of service established for High schools is 100% of Florida Inventory of School Houses (FISH) capacity.

Policy 1.1.7: [PS] (EFF. 6/6/08)
MAINTENANCE OF LEVEL OF SERVICE

The School Board will annually compare the number of projected students, calculated based on approved site and development plan applications submitted by the City and County, to available capacity within each school concurrency service area over the five-year period.

Policy 1.1.8: [PS] (EFF. 6/6/08)
CHANGES TO LEVEL OF SERVICE STANDARDS

Proposed changes to the level of service for each school type will be administered through the processes detailed in the Public School Concurrency and Facility Planning Interlocal Agreement.

Objective 1.2: [PS] (EFF. 6/6/08)
CAPITAL IMPROVEMENTS & CORRECTION OF DEFICIENCIES

To ensure that existing deficiencies and future needs are addressed, provide mitigation alternatives that are financially feasible by the end of the five-year planning period in order to achieve and maintain the adopted level of service standard, and include those projects in the five-year schedule of capital improvements.

Policy 1.2.1: [PS] (EFF. 6/6/08)
DISTRICT EDUCATIONAL FACILITIES REPORT AND PLAN

The School District's annual education facilities report and plan will contain the School Board's capital improvement plan, including a financially feasible plan for acquisition, expansion, and construction of facilities with funding for the five-year

planning period, and the educational facilities representing the district's unmet need. This plan will address identified needs and how level of service will be maintained.

Policy 1.2.2: [PS] (EFF. 6/6/08)

COLLOCATION

Collocation and shared use opportunities will be considered by the City and the County when preparing the annual update to the comprehensive plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities.

Policy 1.2.3: [PS] (EFF. 6/6/08)

SCHOOL BOARD DIRECTION TO ENSURE SUFFICIENT CAPACITY

If adequate capacity is not available or planned to serve the proposed development at the time of review, the School Board shall specify how it proposes to meet the anticipated student enrollment demand; alternatively, the School Board, local government, and developer may collaborate to find means to ensure sufficient capacity will exist to accommodate the development, such as, developer contributions, project phasing, required facility improvements, etc.

Policy 1.2.4: [PS] (EFF. 6/6/08)

COORDINATION WITH COMMUNITY DEVELOPMENT PLANS

In formulating community development plans and programs, the City and the County will consider giving priority to capital improvements that are coordinated with, and meet the capital needs identified in, the School Board's school facilities plan.

Policy 1.2.5: [PS] (EFF. 6/6/08)

MITIGATION OPTION

If there is not adequate capacity within the schools impacted by a proposed residential site and development plan, the School Board shall consider proportionate fair-share mitigation options, and if acceptable, will enter into a binding agreement with the developer and the City or County, as applicable, to mitigate the impacts from the development through the creation of additional school capacity.

Policy 1.2.6: [PS] (EFF. 6/6/08)

BASIS OF MITIGATION

When the student impacts from a proposed residential development would cause the adopted level of service to fail, the developer's proportionate fair-share mitigation for the development will be based upon the number of additional student stations necessary to meet the established level of service. The amount to be paid by the developer will be calculated utilizing the cost per student station allocations for elementary, middle, and high school, as published by the Department of Education (DOE), and adjusted by the School Board to reflect local conditions, such as land and infrastructure costs.

Policy 1.2.7: [PS] (EFF. 6/6/08)

MITIGATION FORMULA

The following methodology shall be used to calculate the developer's proportionate fair-share mitigation amount:

Proportionate Share = (Development Students – Available Capacity) x Total Cost per Student Station

Where:

Development Students =
Students generated by the proposed development that are assigned to the particular school

Available Capacity =
FISH Capacity – (actual enrollment + vested)

Total Cost =
the cost per student station as determined and published by the DOE, adjusted by the School Board to account for land costs and infrastructure costs, as determined and published annually in the School District's Five-Year Capital Facilities Plan

Policy 1.2.8: [PS] (EFF. 6/6/08)

MITIGATION AGREEMENT

The applicant will negotiate an acceptable mitigation option with the School Board prior to approval of the development order, and the mitigation option shall be clarified in a binding development agreement submitted to the County or City, as applicable, for approval.

Policy 1.2.9: [PS] (EFF. 6/6/08)

ACCEPTABLE FORMS OF MITIGATION

The following mitigation options will be acceptable to the City, County, and School Board, as negotiated by the School Board on a case-by-case basis: payment for land acquisition; contribution of land; construction of new, or expansion of existing, public school facilities; contribution of District-owned portable school facilities meeting SREF standards (only in cases where capacity is available in the core facilities of the school); construction of a charter school meeting SREF standards if the mitigation agreement requires the ownership of the charter school to revert to the District upon closure of the facility; and developer-established mitigation banks, including both construction of schools and acquisition of land.

Goal 2: [PS] (EFF. 6/6/08)

SCHOOL FACILITY SITING

Maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making regarding public school siting and collocation with other public facilities, supporting the development of public education facilities concurrent with residential development and other services.

Objective 2.1: [PS] (EFF. 6/6/08)

SCHOOL FACILITY SITING PROCESS

To establish a process of coordination and collaboration between the County, local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

Policy 2.1.1: [PS] (EFF. 6/6/08)

INITIATING SCHOOL SITING PROCESS

The School Board will submit potential sites for new schools and proposals for significant renovation, significant expansion, and closure of existing schools to the staff Work Group created by the Public School Concurrency and Facility Planning Interlocal Agreement.

Policy 2.1.2: [PS] (EFF. 6/6/08)
PARTICIPATION IN SCHOOL SITING

When the Superintendent/School Board identifies the need for a new school, or significant expansion of an existing school, requiring the purchase or lease of land, the school district staff will provide to the staff Work Group information pertaining to the type of proposed school or facility, or expansion thereof, acreage required, geographic boundaries of the area of need, and a listing of activities to occur on the site.

Policy 2.1.3: [PS] (EFF. 6/6/08)
EVALUATION BY WORK GROUP

The staff Work Group, as established by the Public School Concurrency and Facility Planning Interlocal Agreement, will evaluate and make recommendations regarding the location and need for new, significant renovation or expansion, and closures of educational facilities, and the consistency of such plans with the Comprehensive Plan and the Public School Concurrency and Facility Planning Interlocal Agreement.

Policy 2.1.4: [PS] (EFF. 6/6/08)
CONSISTENCY REVIEW

At least sixty (60) days prior to acquiring or leasing property that may be used for a new public educational facility, or initiating the significant renovation or expansion of an existing school, the School Board shall provide written notice to the Planning Department. Upon receipt of the notice, the Planning Department shall notify the School Board within forty-five (45) days if the proposed new school site(s) or the proposed significant renovation or expansion of an existing school is consistent with the land use categories and policies of the Comprehensive Plan.

Policy 2.1.5: [PS] (EFF. 6/6/08)
SITE PLAN REVIEW

At least ninety (90) days prior to commencing construction, the School Board shall submit a site design/development plan to either the City or County Growth Management Department, as applicable. Within forty-five (45) days after receiving the submittal, the City or County Growth Management Department will certify, in writing, whether the proposal is consistent with any applicable provisions of the land development code.

Policy 2.1.6: [PS] (EFF. 6/6/08)
POTENTIAL CLOSURE DETERMINATION

Upon receipt of notice of a potential school closure, the Work Group, as established by the Public School Concurrency and Facility Planning Interlocal Agreement, will issue a report to the Coordinating Committee summarizing the School Board's determination of the need for the closure and the impact on adjacent school concurrency service.

Objective 2.2: [PS] (EFF. 6/6/08)
COLLOCATION WITH OTHER PUBLIC FACILITIES

Coordinate location of public school facilities relative to the location of other public facilities.

Policy 2.2.1: [PS] (EFF. 6/6/08)

COLLOCATION AND SHARED USE

Collocation and shared use of facilities are important to the School Board, the City of Tallahassee, and Leon County. The School Board will look for opportunities to collocate and share use of school facilities and civic facilities when preparing the Educational School Plant Survey. Opportunities for collocation and shared use will be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. Where applicable, collocation and shared use of school and governmental facilities for health care and social services will be considered.

Policy 2.2.2: [PS] (EFF. 6/6/08)

AGREEMENTS FOR COLLOCATION AND SHARED USE

A separate agreement will be developed for each instance of collocation and shared use that addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision.

Goal 3: [PS] (EFF. 6/6/08)

COORDINATION OF SCHOOL FACILITY DEVELOPMENT

Maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making regarding intergovernmental coordination and coordination of population projections, supporting the development of public education facilities concurrent with residential development and other services.

Objective 3.1: [PS] (EFF. 6/6/08)

INTERGOVERNMENTAL COORDINATION

To establish and maintain a cooperative relationship between the School District, City of Tallahassee, and Leon County in coordinating land use planning with development of public school facilities proximate to existing or proposed residential areas and are complementary with other public facilities.

Policy 3.1.1: [PS] (EFF. 6/6/08)

JOINT MEETINGS

The City Commission, the County Commission, and the School Board will meet at least once every year in a joint workshop session. The joint workshop session will provide the opportunity for the City, the County, and the School Board to set direction, discuss issues and reach understandings regarding issues of mutual concern such as coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities.

Policy 3.1.2: [PS] (EFF. 6/6/08)

COORDINATING COMMITTEE

The City, County, and School Board will appoint a Coordinating Committee, as established by the Public School Concurrency and Facility Planning Interlocal Agreement, for oversight of the school concurrency program and the joint planning efforts of the parties. The Coordinating Committee will meet twice per year, synchronizing with the amendment cycles to the Comprehensive Plan.

Policy 3.1.3: [PS] (EFF. 6/6/08)

WORK GROUP

The staff Work Group, as established by the Public School Concurrency and Facility Planning Interlocal Agreement, will formulate recommendations to the Coordinating Committee.

Policy 3.1.4: [PS] (EFF. 6/6/08)

WORK GROUP PURPOSE

The Work Group shall formulate recommendations to the Coordinating Committee regarding coordination of land use and school facility planning, including such issues as population and student enrollment projections, development and redevelopment trends and plans, transportation, school needs, collocation and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access. The Work Group shall also make recommendations to the Coordinating Committee on amendments to the Comprehensive Plan.

Policy 3.1.5: [PS] (EFF. 6/6/08)
WORK GROUP MEETINGS

The Work Group will meet at least once per year regarding implementation of school concurrency, including adopted levels-of-service, school concurrency service areas, and preparation of the school district's 5-year facilities work program and any suggested revisions to these components of school concurrency.

Policy 3.1.6: [PS] (EFF. 6/6/08)
EDUCATIONAL PLANT SURVEY

The Work Group will assist the School Board in an advisory capacity in the preparation of the update to its Educational Plant Survey. The survey shall be consistent with the requirements of §1013.31, F.S., and include an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with the land use plan.

Policy 3.1.7: [PS] (EFF. 6/6/08)
CONSISTENCY WITH COMPREHENSIVE PLAN

The Work Group will evaluate and make recommendations regarding the location and need for new, significant renovation or expansion, and closures of educational facilities, and the consistency of such plans with the Public School Concurrency and Facility Planning Interlocal Agreement and the Comprehensive Plan. The work group will also ensure compatibility of school sites and surrounding land uses.

Policy 3.1.8: [PS] (EFF. 6/6/08)
COORDINATION FOR EMERGENCY MANAGEMENT

A joint committee made up of School Board members and/or district staff with appropriate Tallahassee Police Department, Leon County Sheriff Department, Tallahassee Fire Department, Juvenile Justice, other law enforcement officials, and community representatives shall be established to review the issues of emergency preparedness and school safety. This committee will have authority to make specific recommendations to the School Board, City or County Commissions, or other governmental agencies to enhance emergency preparedness and safety in and around district school facilities.

Policy 3.1.9: [PS] (EFF. 6/6/08)
AVAILABILITY OF SCHOOL FACILITIES

School Board facilities shall be made available at no charge to the City and County, when scheduling and school utilization permit, for public meetings related to land use, transportation planning, community improvement, and other related topics. The City and County shall make available at no charge to the School Board, maps, GIS and other data related to school sites, attendance zones, and land use.

Policy 3.1.10: [PS] (EFF. 6/6/08)
JOINT DETERMINATION ON TIMING OF IMPROVEMENTS

In conjunction with the local government review of a proposed new school site or the significant renovation or expansion of an existing school, the School Board and the affected local government will jointly determine the need for timing of onsite and off-site improvements necessary to support each school or renovation or expansion thereof, and will enter into a written

Agreement as to the timing, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements.

Policy 3.1.11: [PS] (EFF. 6/6/08)

SCHOOL BOARD PARTICIPATION IN SITE PLANNING

The Public School Concurrency and Facility Planning Interlocal Agreement requires the application of school concurrency at site plan and development approval, and therefore requires that the School Board participate in the review of all proposed site and development plans for new residential construction.

Policy 3.1.12: [PS] (EFF. 6/6/08)

SCHOOL IMPACT ANALYSIS PROCESS

The City and County will amend their land development regulations to require an applicant for a residential site and development plan to complete a School Impact Analysis Form for submittal with their application. The School Impact Analysis Form will require information concerning the location of the project; the number, type and size of dwelling units proposed; and the school concurrency service area in which the project is located.

Policy 3.1.13: [PS] (EFF. 6/6/08)

SCHOOL BOARD PARTICIPATION IN COMPREHENSIVE PLAN AMENDMENT

The Tallahassee/Leon County Planning Department (TLCPD) will amend its Comprehensive Plan application process to require an applicant for a residential Comprehensive Plan Amendment to complete a School Impact Analysis Form for submittal with their application. The School Impact Analysis Form will require information concerning the location of the project; the total number dwelling units permitted in the Future Land Use Map category; and the school concurrency service area in which the project is located.

Policy 3.1.14: [PS] (EFF. 6/6/08)

REVIEW OF SCHOOL IMPACT ANALYSIS BY SCHOOL BOARD

The City or County will transmit the School Impact Analysis Form for a residential site and development plan to a designated employee of the School Board for review at the same time the application is submitted to all departments for review. The TLCPD will provide the School Impact Analysis Form to a Comprehensive Plan Amendment applicant for review by a designated employee of the School Board for a determination of Level of Service impact created by the proposed Comprehensive Plan Amendment.

Policy 3.1.15: [PS] (EFF. 6/6/08)

SCHOOL BOARD MEMBER ON DRC

The City will amend its Land Development Regulations to require a member appointed by the School Board serve on the Development Review Committee.

Objective 3.2: [PS] (EFF. 6/6/08)

POPULATION PROJECTIONS

To establish a joint process of coordination and collaboration between the School District, the City of Tallahassee, and Leon County in the planning and decision-making on population projections.

Policy 3.2.1: [PS] (EFF. 6/6/08)

ENROLLMENT AND POPULATION PROJECTIONS

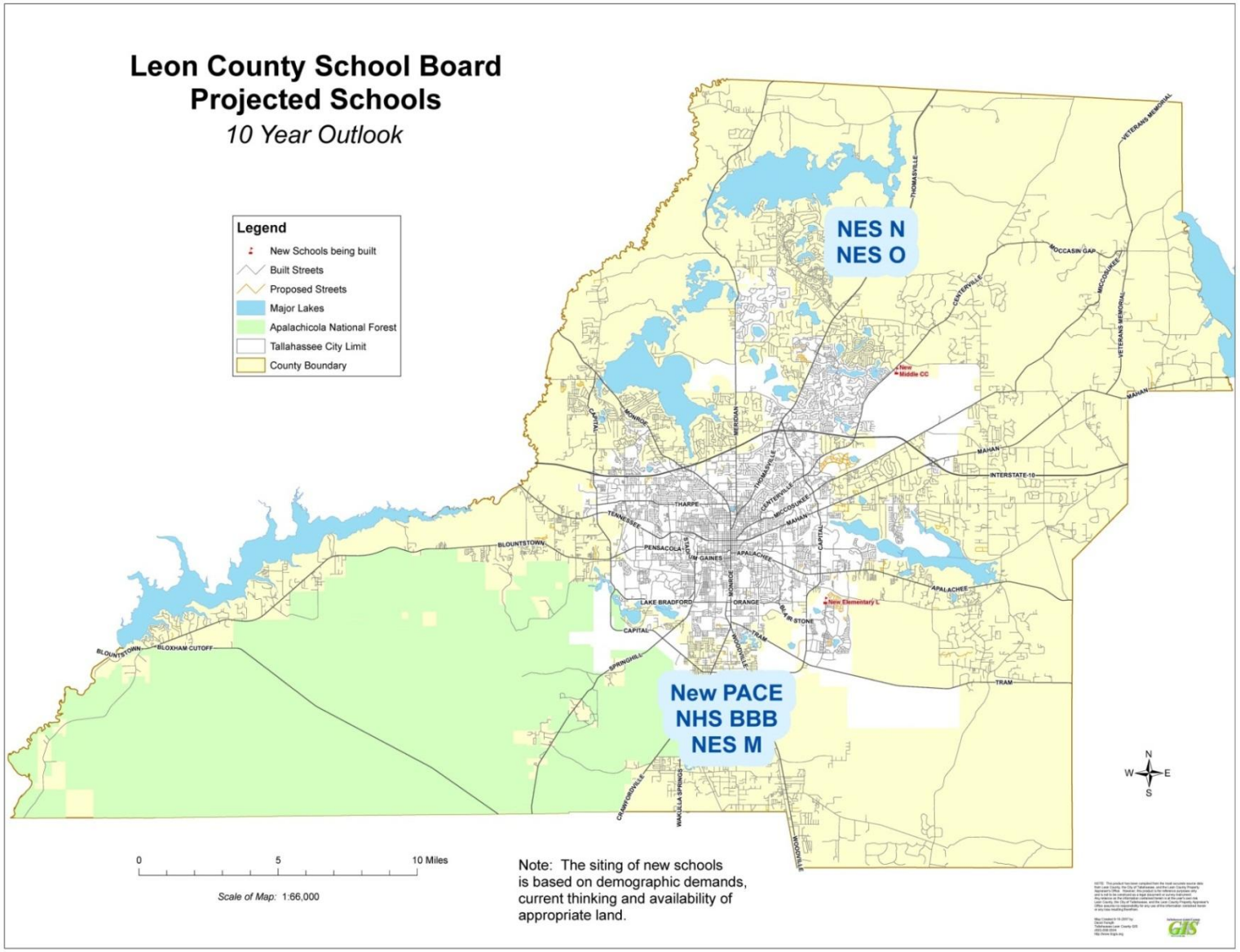
The City, the County, and the School Board agree to coordinate their plans upon the same projections of the amount, type, and distribution of population growth and student enrollment. The City, the County and the School Board agree to utilize the mid-range population projections published by the Bureau of Economic and Business Research (BEBR) at the University of Florida.

Policy 3.2.2: [PS] (EFF. 6/6/08)

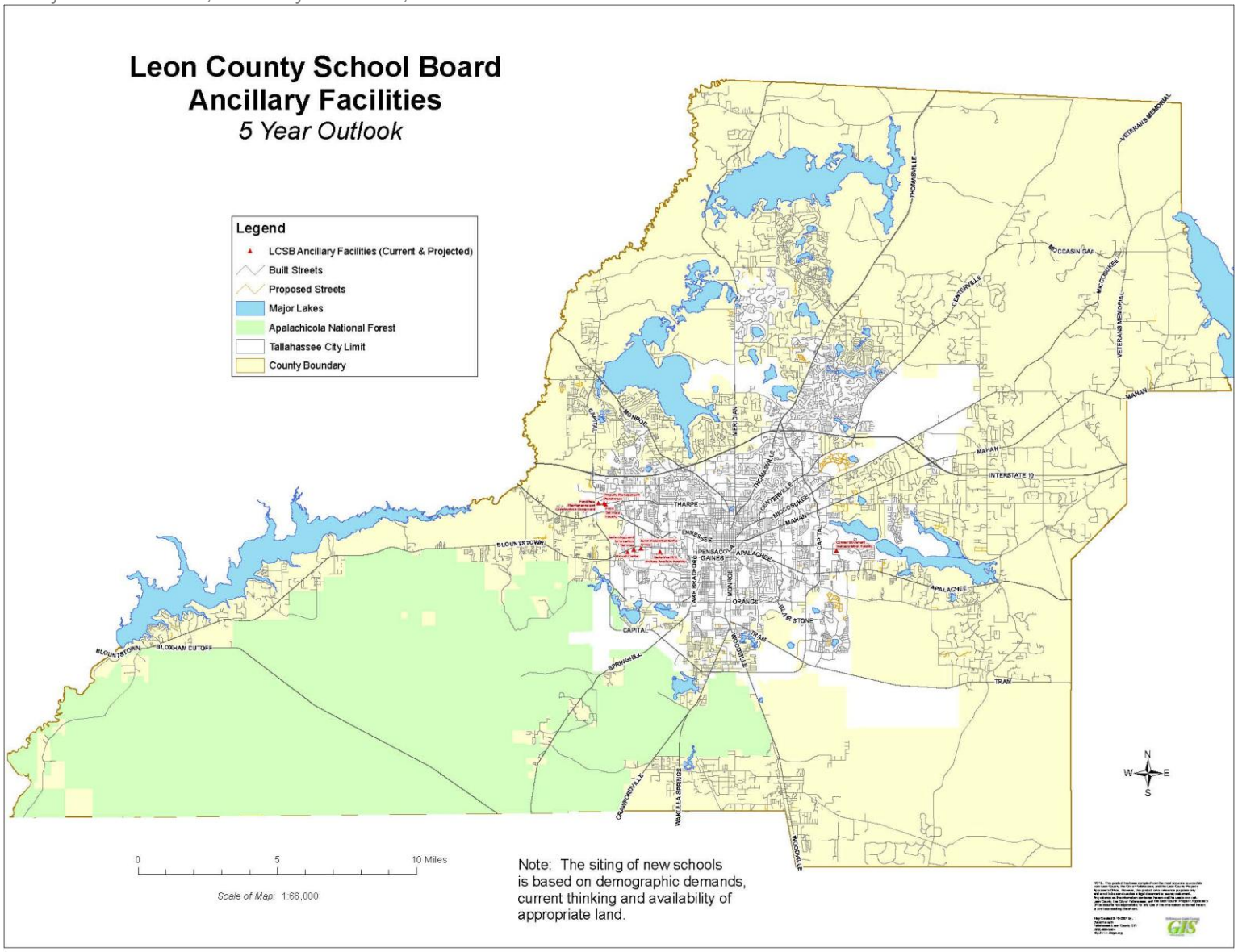
RECONCILING PROJECTIONS

The School Board shall also utilize the Department of Education (DOE) five-year countywide student enrollment projections. The School Board may request that the DOE projections be adjusted to reflect BEBR projections, and actual enrollment and development trends not anticipated by the DOE projections. In formulating such a request, the School Board will coordinate with the City and County regarding future population projections and growth.

Map 39: Leon County School Board, Projected Schools, 10 Year Outlook



Map 40: Leon County School Board, Ancillary Facilities, 5 Year Outlook



PROPERTY RIGHTS ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 1: [PR] (EFF. 7/14/22)

To recognize and respect judicially acknowledged or constitutionally protected private property rights.

Objective 1.1: [PR] (EFF. 7/14/22)

Ensure that all rules, ordinances, regulations, and programs are developed, advertised, implemented, and applied with sensitivity for private property rights.

Policy 1.1.1: [PR] (EFF. 7/14/22)

To ensure that private property rights are considered in local decision-making, the following rights shall be considered:

1) The right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights, subject to state law and local ordinances.
2) The right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.
3) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property, subject to state law and local ordinances.
4) The right of a property owner to dispose of their property through sale or gift, subject to state law and local ordinance.

PLAN MONITORING AND EVALUATION PROCEDURES

1. Citizen Participation

The comprehensive plan must be evaluated at least every five years, with an Evaluation and Appraisal Report being prepared, adopted, and submitted to the State. The exception to this requirement is the Capital Improvements Element, which must be reviewed and updated on an annual basis.

The five-year evaluation will be a detailed analysis of plan effectiveness, which will be prepared by the Local Planning Agency (LPA), and recommended for adoption by the City and County Commissions. A wide range of citizen involvement techniques will be an integral part of this process, and will involve meetings, workshops, and public hearings by elected and appointed officials. This process will be consistent with the citizen involvement procedures that were utilized by the city and the County in the original preparation of the plan.

2. Updating Baseline Data

Maintenance of baseline data sufficient to measure accomplishments of plan objectives will be the responsibility of the Local Planning Agency, with support of City and County departments and other applicable agencies.

3. Plan Accomplishments

Consistent with the Intergovernmental Coordination Element, a "target issues" process will be utilized to track dates and actions as shown in the plan. Actions having dates for accomplishments will be monitored on a monthly basis; others will be monitored semi-annually.

At least six months prior to the submittal of the required Five-year Evaluation and Appraisal Report, the City and County shall make available to the citizenry, consistent with adopted citizen involvement procedures, plan monitoring information which shall sufficiently inform them of the success or failure in meeting plan goals and objectives.

4. Evaluation and Appraisal Report

Based on technical evaluation, interim monitoring reports and citizen comments, the LPA shall prepare an Evaluation and Appraisal Report and submit it to the city and County commissions. That report will include, but need not be limited to:

a. A description of the accomplishments in the first five-year period of the plan, describing the degree to which the goals, objectives and policies have been reached.

b. Obstacles or problems, which resulted in underachievement of goals, objectives and policies.

c. New or modified goals, objectives or policies needed to correct discovered problems.

d. Other issues as may be appropriate, or as required by statute.

5. Capital Improvements Monitoring

In addition to the five-year monitoring procedures described above, monitoring of the Capital Improvements Element shall be accomplished annually in accordance with implementation procedures established in that element.

GLOSSARY

ACCESS: (EFF. 6/25/96) The means of vehicular entry to or exit from property to or from a public or private road.

ACLF: (EFF. 7/16/90) Means adult congregate living facility as defined in Section 400.402 of the Florida Statutes.

ACQUISITION: (EFF. 7/16/90) Includes purchase, land exchange, donation, easement, assisting private owners in obtaining tax advantages, etc. "Purchase" shall include all acquisition costs, such as surveying and title insurance.

ACTIVE RECREATION FACILITY: (EFF. 7/16/90) Means those recreation lands and improvements that are facility oriented, i.e. swimming pools, ball fields, tennis courts.

ADJOINING LAND USES: (EFF. 8/17/92) Land uses on parcels which are touching or contiguous to each other, as distinguished from lying near to or adjacent. For purposes of this Plan, land uses on parcels that are separated from each other by a local or a minor collector street or roadway shall also be considered adjoining; land uses on parcels that are separated by a major collector or an arterial street or roadway or by a railroad right of way shall not be considered adjoining.

ADVANCED AIR MOBILILTY: (EFF. 1/23/26) Vehicles and infrastructure associated with vertical take-off and landing (VTOL), air taxis, electric and hybrid short-to-medium distance aircraft. These vehicles may be piloted or autonomous and carry either passengers or cargo.

ADVANCED WASTEWATER TREATMENT: (EFF. 4/10/09) Treatment of sewage that goes beyond the secondary or biological wastewater treatment stage and includes the removal of nutrients such as phosphorus and nitrogen and a high percentage of suspended solids and biochemical oxygen demand.

AFFORDABLE HOUSING: (REV. EFF. 7/20/05; REV. EFF. 12/24/10) Housing that costs no more than 33% of the annual income of a household earning 80% or less of area median income (AMI) for homeownership and 60% AMI or less for rental housing, adjusted for the number of people in the household, as defined by the U.S. Department of Housing and Urban Development (HUD) annually.

AGRICULTURE: (EFF. 7/6/15) The production, keeping or maintenance, for sale, lease or personal use, of plants and/or animals useful to humans, including, but not limited to, the growing of crops, dairying, grazing, the raising and maintenance of poultry and other livestock, horticulture, nursery, forestry, and sod farms. Commercial feed lots, the raising of furbearing animals, riding academies, livery or boarding stables or dog kennels are not considered to be normal agricultural uses.

AGRITOURISM: (EFF. 7/6/15) Any agricultural related activity consistent with a bona fide farm or ranch or in a working forest which allows members of the general public to view or enjoy activities related to farming, ranching, historical, cultural or harvest-your-own attractions for recreational, entertainment or educational purposes.

ALTERED FLOODPLAINS: (EFF. 7/16/90) Areas within the 100 year floodplain that have been either ditched, drained, filled or have had structures built on them, any of which have diminished the flood storage capacity of the floodplain.

ALTERED WETLANDS: (EFF. 8/17/92) Wetlands that have been degraded to the extent their ecological function has been detrimentally impaired and the likelihood that they cannot be re-established except through a distinct program of man-made mitigation. Wetlands that can have beneficial function restored through natural processes will not be considered altered.

ARCHAEOLOGICAL SITE: (EFF. 7/16/90) A location that has yielded or may yield information on history or prehistory.

AREA PARK: (EFF. 7/16/90) Means those park facilities that serve the population of the urban service area, including but not limited to community parks and sports complexes.

BASIC LIVING SHELTER: (EFF. 7/16/90) Means a dwelling unit which, at a minimum, is structurally sound, includes indoor plumbing, has a functional heating source, and provides protection to its inhabitants from the elements.

BEST MANAGEMENT PRACTICES: (EFF. 7/16/90) Those practices and principles designed to reduce and manage non-point source pollution and in some cases, protect wildlife and habitat. These principles and practices are generally outlined in the latest updated version of various BMP manuals including "Silviculture Best Management Practices," "Best Management Practices," "A Landowners Handbook for Controlling Erosion for Forestry Operations," "Management Guidelines for Forested Wetlands," "DER: Florida Development Manual, A Guide to Sound Land and Water Management," and other publications on best management practices that are accepted by the industries and regulatory bodies. The local government reserves the right to add to or alter BMPs in specific instances as part of development agreements or development orders.

BUFFER: (EFF. 6/25/96) Open spaces, planted areas, fences, walls, berms, any combination thereof, or any other structure or design mechanism that is used to physically separate or screen one land use from another so as to visually shield and/or mitigate potential negative impacts.

BUSINESS ACCELERATOR: (EFF. 5/31/18) An organization that offers a range of support services and funding opportunities for startup businesses, including capital and investment, mentorship, office space and supply chain resources.

BUSINESS INCUBATOR: (EFF. 5/31/18) Organizations that help new and startup companies develop by providing services such as management training or office space, and are often a good path to capital from investors.

CANOPY ROAD: (EFF. 7/16/90) Road designated by local government as having significant aesthetic, cultural and historical value.

CAPITAL FACILITIES: (EFF. 7/16/90) Means transportation systems or facilities, including roads, mass transit, bikeway, sidewalk and aviation facilities; sewer systems or facilities; solid waste systems or facilities; drainage and stormwater management systems or facilities; potable water systems or facilities; education systems or facilities; parks and recreation systems or facilities; and health systems or facilities.

CAPITAL INFRASTRUCTURE: (REV. EFF. 8/17/92) Consists of sewer and water, roads, mass transit, solid waste, drainage, and parks.

CAPITOL CENTER PLANNING COMMISSION: (EFF. 8/17/92) As defined by §272.12, Florida Statutes.

CDBG: (EFF. 7/16/90) Means the Community Development Block Grant, as authorized under Title I of the Housing and Community Development Act of 1974.

CLOSED BASIN: (EFF. 7/16/90) A naturally depressed portion of the earth's surface for which there is no natural outlet for runoff other than percolation, evaporation, or transpiration.

CLUSTERING: (EFF. 12/7/99) The grouping together of structures and infrastructure on a portion of a development site with the balance remaining undeveloped or reserved as green space, which may or may not be used for development at a later date.

COMMERCIAL: (REV. EFF. 6/25/96) Generally, an activity or business involving the sale of goods and/or services carried out for profit.

MINOR: (EFF. 7/16/90) Provide for the sale of convenience goods and services to the immediate residential area. Gross floor area—less than 20,000 square feet except at a local street intersection where maximum allowable is 10,000 square feet.

NEIGHBORHOOD: (REV. EFF. 9/19/91) Provide for the sale of convenience goods and personal services such as food, drugs, sundries and hardware items to one or more neighborhoods. Gross floor area—20,000 to 100,000 square feet. Except at intersection of collectors where maximum allowable is 50,000 square feet.

COMMUNITY: (EFF. 7/16/90) Same functions of neighborhood commercial but on a larger scale. Provide for sale of retail goods such as clothing, variety items, appliances and furniture, hardware and home improvement items. Gross floor area—100,000 to 200,000 square feet.

REGIONAL: (EFF. 7/16/90) Same functions of community center, provide full range and variety of shopping goods for comparative shopping such as general merchandise apparel, furniture and home furnishings. Gross floor area - 200,000 to 1,000,000 square feet.

HIGHWAY: (EFF. 7/16/90) Provide for consumer oriented retail services designed for drive-in convenience. Gross floor area - 1,000 to 10,000 square feet.

COMMERCIALIZATION CENTERS: (EFF. 5/31/18) Facilities designed to further develop technologies through research partnerships, assistance with patents, and support for delivering products to the market through licensing and the creation of companies.

COMMUNITY FACILITIES: (REV. EFF. 8/17/92) Facility or service which may be public or privately owned, established, and intended to provide significant public benefit.

COMMUNITY SERVICES: (EFF. 7/16/90; REV. EFF. 8/27/17) 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, religious facilities, police/fire stations, hospitals, museums, and schools.

LIGHT INFRASTRUCTURE: (EFF. 7/16/90; REV. EFF. 1/19/20) Water wells, water tanks, sewage pump stations, electric substations, and solar power stations and systems.

HEAVY INFRASTRUCTURE: (EFF. 7/16/90; REV. EFF. 12/24/10; REV. EFF. 1/19/20) Government operational facilities, which have significant off-site impacts. Also included are such facilities operated by semi-public or private utility providers. These facilities shall include but are not limited to:

Waste-to-energy facilities
Materials recovery facilities
Sanitary sewer facilities
Sanitary sewer percolation ponds
Sewage treatment plants
Airports
Power generating stations (non-solar powered)
Landfills
Sludge disposal facilities
Incinerators
Correctional facilities
Water treatment plants
Outdoor storage facilities
Vehicle maintenance facilities
Solid waste transfer station
Correctional facilities

POST-SECONDARY: (EFF. 7/16/90) Public or private - Universities, colleges, vocational/technical schools.

COMMUNITY PARK: (EFF. 7/16/90) Means those parks that serve several neighborhoods with total populations of up to 25,000 and have a service area of up to a three mile radius. "Ride-to" facilities that are also accessible to bicyclists and pedestrians shall be included.

COMPATIBILITY: (EFF. 5/31/18) A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

CONSERVATION: (EFF. 7/16/90) Allowing only carefully planned development activities to occur on a site; development activities must be compatible with the perpetuation of the ecological resources on the site.

CONSERVATION SUBDIVISION: (EFF. 7/1/04) A residential or mixed-use development that has been developed utilizing a design approach in which a significant fraction of the parent tract(s) is reserved as permanently protected open space and the remaining fraction of the land is developed. Under this design approach, development is clustered or concentrated on the least environmentally or otherwise significant portions of the development site.

COUNTYWIDE PARK: (EFF. 7/16/90) Means those park facilities that serve the entire county population, including but not limited to regional parks, boat landings and parks, golf courses, state parks, including university recreation areas, and national forest lands.

COWORKING SPACES: (EFF. 5/31/18) Shared workplaces or offices that facilitate the social gathering of a group of people who are still working independently. Unlike in a typical office, those utilizing coworking spaces are usually not employed by the same organization. Coworking spaces are often attractive to work-at-home professionals, independent contractors, or people who travel frequently.

DENSITY: (EFF. 12/7/99) *see* Gross Density

DENSITY NEUTRAL: (EFF. 7/1/04) As applied to Conservation Subdivisions, means that the allowable density achieved through the utilization of the conservation subdivision design approach shall not exceed the maximum density established for the Future

Land Use Map category and base zoning district applicable to the subject property or properties.

DEVELOPMENT: (EFF. 7/16/90) Any proposed change in the use or character of the land, including but not limited to, land clearing or the placement of any structure or site improvement on the land except for silviculture activities employing best management practices.

DILAPIDATED: (EFF. 7/16/90) Means a structure which does not provide safe and adequate shelter in its present condition and endangers the health, safety and well-being of the occupants. A structure in the dilapidated classification cannot be economically repaired. A house is dilapidated when it has one or both of the following conditions:

1) Inadequate original construction such that it does not provide adequate protection against the elements;
2) Defects which would cost over 50% of the total value of the shelter to repair.

DRAINAGE BASIN: (EFF. 12/7/99) The area defined by topographic boundaries which contributes stormwater to a watershed or drainage system, including all areas artificially added to the basin.

ECOTOURISM: (EFF. 7/6/15) Tourism that focuses on the appreciation of natural areas, wildlife, or cultural and historical resources and strives to minimize ecological impact or damage. This nature-based tourism involves education and interpretation of the natural environment and is managed to be ecologically sustainable. Activities may include cycling, camping, fishing, hunting, paddling, hiking, birding, visiting scenic byways, agritourism, and wildlife viewing.

ENDANGERED SPECIES: (EFF. 7/16/90) Are defined based on the same criteria and analogous to the state and federal list: Any species of fish and wildlife or plant naturally occurring in Florida, whose prospects of survival are in jeopardy due to modification or loss of habitat; over utilization for commercial, sporting, scientific or educational purposes; disease; predation; inadequacy of regulatory mechanisms; or other natural or man-made factors affecting his continued existence.

ENVIRONMENTALLY SIGNIFICANT LANDS: (EFF. 7/16/90) Areas that provide breeding, wintering or foraging habitat, for federal, state, and locally listed plant and animal species; flood plains, wetlands, native forests and vegetated areas.

FLOOD OR **FLOODING**: (EFF. 1/23/09) A temporary condition of partial or complete inundation of normally dry land or wetlands from the overflow of water bodies or watercourses in response to stormwater runoff, or from excessive overland flow of stormwater, or the accumulation of stormwater runoff in a closed basin.

FLOODPLAIN: (EFF. 1/23/09) An area of land susceptible to being flooded by stormwater. Floodplains are normally designated in terms of their probability of flooding with a specified period, such as one, ten, 25, 50, and 100 years.

FLOODWAY: (EFF. 7/16/90; REV. EFF. 1/23/09) That part of the floodplain associated with the channel of a river, steam, or other watercourse, or waterbodies and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation of the floodway.

FLOOR AREA RATIO: (EFF. 6/25/96) A measure of development intensity expressed as a ratio of the gross floor area of all buildings on a site divided by the total area of the site.

FLORIDA CAPITOL CENTER PLANNING DISTRICT: (EFF. 8/17/92) As defined by §272.12, Florida Statutes.

FLORIDA MASTER SITE FILE: (EFF. 7/16/90) A clearinghouse for information on archaeological sites, buildings and historic resource surveys. Inclusion in the Florida Master Site File does not necessarily mean that the resource possesses historic, architectural, archaeological or cultural significance, or is worthy of preservation.

FREEWAYS: (EFF. 7/1/04) Roadways that provide the highest level of mobility and are intended to carry the greatest amount of traffic at the highest speeds. Accordingly, freeway mainlanes provide no direct access to property and access to the freeway is provided only at interchanges and ramps.

FUNCTIONAL AREA OF AN INTERSECTION: (EFF. 7/1/04) The area beyond the physical intersection that comprises decision and maneuver distance, plus any required vehicle storage length, and is protected through corner clearance standards and connection spacing standards.

GREEN INFRASTRUCTURE: (EFF. 1/23/26) Infrastructure that uses plants, soils, and other media to capture and treat stormwater. It relies on the natural processes of filtration, infiltration, and evapotranspiration to manage stormwater.

GREEN SPACE: (EFF. 7/16/90) Means that part of a lot open and unobstructed from its lowest level upward which is accessible to all residents on the lot, except as may be required for safety, and which is not used for off-street parking, streets, drives, refuse storage or other utility or building purposes.

GROSS DENSITY: (EFF. 7/16/90) Means the number of dwelling units per gross acre, an area of land containing forty three thousand, five hundred sixty (43,560) square feet including rights-of-way, common areas and the like. All residential densities referred to in the plan shall be gross densities unless otherwise noted.

GROUNDWATER RESOURCE PROTECTION: (EFF. 7/16/90) Areas determined to have high recharge to the aquifer and/or area where the potential for groundwater contamination is high.

GROUP HOME: (EFF. 7/16/90) Means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotel, residential treatment facilities, nursing homes, or emergency shelters.

HAZARD: (EFF. 4/10/09) Means a condition that exposes human life or property to harm from a man-made technological, or natural disaster.

HAZARD MITIGATION: (EFF. 4/10/09) Means any action taken to reduce or eliminate the exposure of human life or property to harm from a man-made or natural disaster.

HAZARDOUS WASTE: (EFF. 7/16/90) Means solid waste, or a combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness, or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated, or otherwise managed.

HEAVY INDUSTRIAL: (EFF. 7/16/90; REV. EFF. 5/31/18) Heavy industrial uses have or may have substantial offsite impacts, such as noise, vibrations, smoke, dust and particulate matter, and noxious or odorous gases. Heavy industrial uses typically depend on access to Strategic Intermodal System (SIS) facilities, rail facilities, or airport facilities.

HIGH QUALITY SUCCESSIONAL FOREST: (REV. EFF. 12/10/91; REV. EFF. 7/19/13) High quality successional forest shall mean a medium quality natural plant community that is a forest type described in the Florida Natural Areas Inventory publication "Guide to the Natural Communities of Florida." These forests typically show signs of past disturbances, but still retain a good distribution of high quality indicator species. A medium quality natural community generally possesses the following characteristics:

1) The floristic composition contains many of the more common species typical of the natural community type, although most rare species are absent;
2) The community may contain invasive exotic plants that could be controlled through management;
3) The community has likely had some past disturbance, but not to the extent that the potential for recovery or restoration to a high quality natural community is significantly impaired (unauthorized activities in high quality successional forest areas resulting in a violation of the ordinances will not be excluded from protection as such).

HISTORIC RESOURCE: (EFF. 7/16/90) Means all areas, districts, or sites containing properties listed on the Florida Master Site File, the National Register of Historical Places, or designated by a local government as historically, architecturally or archaeologically significant.

HYDRAULIC FRACTURING: (EFF. 5/31/18) The process by which fractures are created by pumping fluids at high pressure into target rock formations to stimulate the flow of natural gas or oil, increasing the volumes that can be recovered.

INNOVATION DISTRICTS: (EFF. 5/31/18) Geographic areas that are physically compact, walkable, and transit-accessible where educational institutions, university-affiliated research and development facilities, and/or technology-focused companies cluster and connect with startup companies, business incubators, and business accelerators. Innovation Districts are mixed-use areas that provide housing, office, and retail in addition to the educational and business uses.

INTEGRATED ACCESS: (EFF. 12/10/91) The permitting of ingress and egress to a parcel of land in a manner which will minimize disruptions of the traffic flow due to turning movements on the local, collector, or arterial street on which the parcel fronts. Integrated access may include the requirement of shared access or the use of frontage or rear access roads.

INTENSITY: (EFF. 12/7/99) A measurement of the extent of land development, including the consumption or use of the space above, on, or below ground; examples of intensity measurement

may include: the measurement of the use of or demand on facilities or services, allowed square footage or a floor area ratio of non-residential development, or the number of dwelling units per acre of residential development.

INTERMODAL: (EFF. 1/23/26) The term intermodal generally describes facilities that are used to move freight and cargo, as well as their transfer stations. Such facilities may include ports, railroad freight yards, freight/commercial airports, and the highways and railways that connect these facilities.

INTERSECTION: (EFF. 6/25/96) The point where the centerlines of two or more roads meet or cross and where allowance is made for the interchange of vehicular traffic.

LAND DEVELOPMENT REGULATIONS: (EFF. 7/16/90) Ordinances enacted by governing bodies for the regulation of any aspect of development, and including any local government zoning, rezoning, subdivision, building construction, or sign regulations, or any other regulations controlling the development of the land.

LDN: (EFF. 7/16/90) Means that measure of noise known as the Average Day-Night Sound Level rating which is the yearly energy average of the A-weighted sound level (to approximately the frequency response of the ear) integrated over a 24-hour period.

LEVEL OF SERVICE: (EFF. 7/16/90) Means an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on or related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each facility.

LEVELS OF SERVICE: (EFF. 7/16/90)

A Represents free flow. Individual users are virtually unaffected by the presence of others in the traffic stream.

B Is in the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable.

C Is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream.

D Represents high density, but stable flow. Speed and freedom to maneuver are severely restricted.

E Represents operating conditions at or near the capacity level. All speeds are reduced. Freedom to maneuver within the traffic stream is extremely difficult.

LIGHT INDUSTRIAL: (EFF. 7/16/90, REV. EFF. 5/31/18) Light Industrial uses typically constrain potentially offensive impacts onsite, either through complete enclosure or a combination of enclosure and screening. Light Industrial uses shall include the finishing of products composed of previously manufactured component parts (such as the assembly of apparel or food processing excluding slaughter); and any manufacturing, storage, or distribution of products unlikely to cause any of the following impacts to be detected off-site: odor, noise, fumes or dispersion of waste, or radiation. Ancillary commercial uses designed to serve adjacent workers may be permitted. Light Industrial uses are not dependent upon direct access to rail facilities for off-loading and on-loading. Mixed Use Industrial sites allow light industrial uses supported by training facilities, offices, restaurants, small scale commercial storefronts, factory tours, retail, ancillary residential and/or open space uses.

LISTED SPECIES: (EFF. 7/16/90) Any plant or animal listed by the county, state or federal governments as an endangered or threatened species, or a species of special concern.

LIVE-WORK UNITS: (EFF. 7/20/05) Residential structures with their own lots, designed to accommodate and that include both living facilities and commercial/office components within the structure or on the same lot. The non-residential uses allowed in live-work units are "destination" businesses that do not rely on passerby and drive-by traffic, but more typically have visitation by appointment.

LOCALLY DESIGNATED HISTORIC RESOURCE: (EFF. 7/16/90) A resource that has been designated as historic under the Tallahassee-Leon County Zoning Code and that undergoes design review by the Tallahassee-Leon County Architectural Review Board.

LOCAL PARK: (EFF. 7/16/90) Means those park facilities that serve the population of the corporate city limits, including but not limited to neighborhood parks and passive recreation facilities.

LOCAL STREETS: (REV. EFF. 7/1/04) Local streets collect traffic from adjacent land uses and other minor streets (cul-de-sacs, loops, alleys, lanes) and channel it to the collector/arterial system. Local streets are intended to carry the lowest traffic volumes at the lowest speeds, discourage through traffic (usually do not carry traffic between two streets of a higher classification), and to provide access to abutting land.

LOW IMPACT DEVELOPMENT: (EFF. 4/10/09) A land planning and engineering design approach that focuses on minimizing adverse impacts of development on water quality. This approach is implemented by replicating the pre-development hydrologic regime of the development site through infiltrating, filtering, storing, evaporating, and detaining stormwater runoff close to its source.

MAJOR COLLECTOR: (REV. EFF. 7/1/04) Major collector roadways channel traffic between arterials, from other collector streets to the arterial system, and from a major activity center to the arterial street system. Major collectors may carry relatively high traffic volumes.

MAJOR DETERIORATION: (EFF. 7/16/90) Means a dwelling unit which has major defects requiring extensive repairs. The unit will not necessarily provide safe and decent shelter unless the repairs are made. These housing units usually have critical defects of a substantial nature, such as:

1) Holes, open cracks, rotted or missing materials over a large part of the foundation, walls, roof or chimney;
2) Substantial sagging of floors, walls or roof,
3) Extensive damage by storm, fire or flood.

MAKERSPACES: (EFF. 5/31/18) Collaborative work spaces with tools available for the purposes of enabling people to design, prototype and create manufactured works that typically would not be possible to create with the resources available to individuals working alone. Makerspaces are intended to provide access to equipment, community, and education. Makerspaces often have a variety of equipment, such as 3D printers, laser cutters, CNC (Computer Numerical Control) machines, soldering irons, or sewing machines.

MASS TRANSIT: (EFF. 7/16/90) Means passenger transportation service, usually local in scope, that is available to any person who pays a prescribed fare. It operates on established schedules along designated routes or lines with specific stops and is designed to move relatively large number of people at one time.

MICROMOBILITY: (EFF. 1/23/26) Means passenger transportation service, usually local in scope, that is available to any person who pays a prescribed fare. It operates on established schedules along designated routes or lines with specific stops and is designed to move relatively large number of people at one time.

MINING: (EFF. 5/31/18) Mining uses have the potential for substantial offsite impacts and alterations to the land structure on and around the mining site. Mining uses shall include the mining and quarrying of sand, gravel, clay, limestone, ceramic, and refractory minerals. Mining uses do not include hydraulic fracturing. Mining uses typically depend on a transportation system that can support large and heavy trucks.

MINOR ARTERIAL: (REV. EFF. 7/1/04) Minor arterial roadways interconnect with and augment the principal arterial system. They are similar in function to principal arterials, but accommodate trips of more moderate length and distribute travel to geographic areas smaller than that of the principal arterial system. Therefore, they provide a somewhat higher degree of property access than principal arterials.

MINOR COLLECTOR: (REV. EFF. 7/1/04) Minor collector roadways channel traffic from minor streets to the major collector/arterial system, between other collectors, and from activity centers to a street of higher classification. Minor collectors provide access to adjoining properties and generally have lower volumes, shorter trip lengths, and fewer through trips than major collectors.

MISSING MIDDLE HOUSING: (REV. EFF. 1/23/26) This type of housing is represented as house-scale buildings with multiple units, such as duplexes, fourplexes, cottage courts, and cluster housing types, that fit seamlessly into existing residential neighborhoods, offering more housing options and supporting walkability. These types are frequently "missing" from the typical Florida housing market.

MITIGATION: (EFF. 7/16/90) To lessen or eliminate the impact of development on a significant historic resource. Mitigation can include the modification of project plans to ensure preservation of the significant resource, landscape buffering, adaptive use of a historic building, archaeological salvage, or historic or photographic documentation or the resource.

MSTU/MSBU: (EFF. 7/16/90) Means municipal service taxing units or municipal service benefit units, as authorized and defined in Florida Statutes, Chapter 125.01 (1)(q).

MULTIMODAL: (EFF. 1/23/26) The term multimodal describes supporting the presence of a variety of transportation options including but not limited to walking, biking, rolling (wheelchair et al.), micromobility (e-scooters et al.), freight, trolly, bus, train, etc. The term is generally used to emphasize alternatives to vehicular modes of transportation.

NATIONAL REGISTER OF HISTORIC PLACES: (EFF. 7/16/90) A federal listing of culturally significant buildings, structures, objects, sites and districts in the United States. This program was established by Congress in 1935 and is maintained by the United States Department of the Interior.

NATIVE FOREST: (EFF. 7/16/90; REV. EFF. 7/19/13) Native forest shall mean a high quality natural plant community that is a forest type described in the Florida Natural Areas Inventory publication "Guide to the Natural Communities of Florida." A high quality natural community generally possesses the following characteristics:

1) The plant species composition is dominated by high quality indicator species which are typical of their natural community type;
2) The community may contain invasive exotic plants that could be controlled through management;
3) Evidence of historical disturbance may be present, but the disturbance has not destroyed or prevented the re-establishment of a high quality natural community type.

NATURAL ACCESS CONTROL: (EFF. 12/10/02) A design concept directed primarily at decreasing opportunities for criminal activities by denying access to crime targets and creating a perception of risk for potential offenders. Natural access control is developed by designing streets, parking areas, sidewalks, building entrances, and neighborhood gateways, which clearly indicate public routes and discourage access to private areas with structural elements.

NATURAL SURVEILLANCE: (EFF. 12/10/02) A design concept directed primarily at identifying potential undesired r criminal activities. Natural surveillance is promoted by features that provide day and night visibility from windows, doors, and porches that oversee parking areas, pedestrian areas, play areas, building entrances, and similar areas.

NATURAL VEGETATION: (EFF. 7/16/90) The trees and plants occurring on a site prior to development, alteration or clearing of that site.

NEIGHBORHOOD PARK: (EFF. 7/16/90) Means those parks that serve as the focus for neighborhood units with a population of up to 5,000 and have a service area of approximately one-half mile and are accessible primarily to pedestrian and bicyclists.

NET ACRE: (EFF. 7/16/90) The amount of usable land area, exclusive of impervious areas and areas subject to environmental constraints.

NEW DEVELOPMENT: (EFF. 7/16/90) Means all land development activity subject to a development order after the adoption of this Comprehensive Plan, except those that shall be granted vested rights pursuant to the Plan itself.

OFFICE: (REV. EFF. 6/25/96) Generally, a room, group of rooms, or building used primarily for conducting the affairs of a business, profession, service, industry or government. An office shall not include the sale of goods for a profit as its primary use. For purposes of this Plan, the following are categories of office intensity:

MINOR: (REV. EFF. 6/28/95) Converted residence at the existing size or newly constructed building less than 10,000 square feet and .25 floor area ratio or less. Maximum of 2,500 square feet if located on a local street.

MAJOR: (REV. EFF. 6/28/95) An office building or buildings with more than a .25 floor area ratio, or at least 10,000 square feet. This includes a series of buildings within a subdivision that when combined is equal to or exceeds these thresholds.

OFF-SITE MITIGATION: (EFF. 7/1/04) CITY OF TALLAHASSEE ONLY—To compensate for the impacts of development on significant environmental resources in areas deemed important for infill or related conversions of land use by preserving, restoring and enhancing the environmental functions of ecosystems elsewhere.

ON-SITE SYSTEM: (EFF. 7/16/90) Means any sanitary sewer system designed and built to serve a single parcel of land, i.e. septic tank or package treatment plant with capacity sized to:

a) Meet the demand for a single parcel of land and its intended use
b) Meet the projected demand for a single parcel of land after its subdivision

An on-site system may serve more than one parcel but only to correct an existing environmental problem.

OPEN SPACE: (EFF. 7/1/04) Means undeveloped lands suitable for passive recreation or conservation uses. In the context of Conservation Subdivisions, Open Space refers to lands subject to a required conservation easement. These lands may include Conservation and Preservation features defined in this Plan, or agricultural or silvicultural properties, that are managed to preserve or promote environmental and aesthetic resources.

PASSIVE RECREATION FACILITY: (EFF. 7/16/90) Means those recreation lands and improvements that are natural resource oriented, i.e. hiking trails, boat landings, neighborhood parks.

PEAK HOUR: (REV. EFF. 8/17/92) Means the period during which the maximum amount of travel occurs. The period when demand for transportation service is heaviest.

PLANT COMMUNITY: (EFF. 7/16/90) A natural association of plants that is dominated by one or more prominent species, or possesses a characteristic physical and discernible attribute.

POPULATION ACCOMMODATION RATIO (PAR): (EFF. 4/18/02) The Population Accommodation Ratio (PAR) is the relationship between the supply of land available for development and the expected population growth over a period of time. A PAR of 2.00 means that there is twice the supply of land available for development compared to the expected population growth over a period of time. A PAR of 1.50 means there is 50% more land available for development than is needed for the expected population growth over a period of time.

PRESERVATION: (EFF. 7/16/90) Establishing strict requirements for the maintenance of significant ecological resources in a natural state. Activities should be in strict compliance with an effort to perpetuate the ecological value of the site or surrounding areas, including maintenance of listed plant and animal species.

PRESERVE AREAS: (EFF. 7/16/90) Vegetative areas required to be preserved by law.

PRINCIPAL ARTERIAL: (REV. EFF. 7/1/04) Principal arterial roadways are designed to carry the next highest level of mobility and are intended to carry substantial traffic volumes over relatively long distances and at relatively high speeds. Direct property access may be provided but must be carefully managed to avoid creating unsafe and congested conditions and to preserve mobility.

PRIVATE RECREATIONAL FACILITIES: (EFF. 7/1/04) Recreational resources provided by the private sector.

COMMERCIAL RECREATIONAL FACILITIES: (EFF. 7/1/04) Facilities operated by the private sector as for profit or not-for profit.

RESIDENTIAL RECREATIONAL FACILITIES: (EFF. 7/1/04) Facilities located within and associated with residential developments.

PROOF OF CONCEPT CENTERS: (EFF. 5/31/18) Facilities designed to provide services related to financial capital, business support, and university research to promote the adoption and further development of programs that aid technologies through phases between patenting and the creation of marketable products.

PUBLIC FACILITY: (EFF. 7/16/90) Means capital facilities that are owned by a governmental entity.

RECREATIONAL:

PASSIVE: (EFF. 7/16/90) Natural resource oriented, (hiking trails, boat landings, neighborhood parks).

ACTIVE: (EFF. 7/16/90) Facility oriented, (swimming pools, ball fields, tennis courts).

REGIONAL PARK: (EFF. 7/16/90) Means a large resource based area which serves the entire county. Such a park should serve a minimum of 100,000 population and be within a 30 minute driving time of that population.

REGULATED CLOSED BASINS: (EFF. 7/16/90) A naturally depressed portion of the earth's surface, at least 10 acres in size, for which there is no natural outlet for runoff other than percolation, evaporation, or transpiration.

REHABILITATION: (EFF. 7/16/90) The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

RESEARCH AND DEVELOPMENT: (EFF. 5/31/18) Research and Development uses shall have minimal offsite impacts and include facilities for developing technologies related to the physical and life sciences. Facilities may include laboratories, wet laboratories, classrooms, commercialization centers, coworking spaces, makerspaces, craftsman studios, proof of concept centers, and related facilities. Active and passive recreation, open space, hotels, restaurants, and limited retail and residential are allowed as ancillary uses to support the collaborative nature of research and development centers.

RESIDENTIAL: (REV. EFF. 6/25/96) Land that is used for or proposed to be used for the principal purpose of providing dwelling unit(s) for human habitation.

LOW: (EFF. 7/16/90) 0-8 dwelling units per acre

MEDIUM: (EFF. 7/16/90) 8-16 dwelling units per acre

HIGH: (EFF. 7/16/90) 16-50 dwelling units per acre

URBAN: (EFF. 1/19/02) 51 units to 150 units

RESPONSIBLE MANAGEMENT ENTITY: (EFF. 4/10/09) A legal entity that has the technical, managerial, and financial capacity to ensure viable long-term, cost-effective, centralized management, operation, and maintenance of decentralized wastewater systems in accordance with appropriate regulations and generally accepted accounting principles. Viability is defined as the capacity of a responsible management entity to provide adequate technical, managerial, and financial resources to protect the public health and the environment consistently, in perpetuity, and at a minimal cost to taxpayers.

SANITARY SEWER FACILITIES: (EFF. 7/16/90) Means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

SANITARY SEWER SERVICE: (EFF. 7/16/90) Means sewer service provided by sanitary sewer designed to serve a large service area and usually more than one land use type. These facilities have the intent and potential for expansion of their service areas.

SCHOOLS: (EFF. 6/26/98) Facilities intended primarily for the education of children pre-kindergarten through twelfth grade, children identified as exceptional regardless of age or grade, or for the vocational or community education of high school age students and adults. Unless otherwise stated elsewhere in the Plan, this term refers to public and private schools.

SECTION 8 PROGRAM: (EFF. 7/16/90) Means those programs authorized under the renumbered Section 8 of the United States Housing Act of 1937. These programs allow the Department of Housing and Urban Development to contract directly with the owner of existing, new, or rehabilitated units for the payment of the difference between a contract rent not exceeding a fair market rate for the dwelling and a specified percentage of the tenant's gross income.

SEVERE GRADES: (EFF. 7/16/90) Slopes greater than 20%.

SILVICULTURE: (EFF. 7/6/15) A practice, operation, or process following accepted forest management principles whereby the crops constituting forests are tended, harvested, and reforested.

SOLID WASTE: (EFF. 7/16/90) Means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations (as defined by Section 9J-5.002(88), F.A.C.).

SPECIAL NEEDS HOUSING: (EFF. 7/16/90) Means that part of the housing provision system designed to fulfill the demand of a household or individual who needs assistance, either permanent or temporary, in obtaining basic shelter, including but not limited to very low and low income handicapped individuals, homeless persons, group homes for persons with physical, emotional or cognitive disabilities, shelters for battered victims, adult congregate living facilities, and halfway houses for the non-criminal or non-delinquent.

SPECIES OF SPECIAL CONCERN: (EFF. 7/16/90) Are defined based on the same criteria and analogous to the state and federal list: A species, subspecies or isolated population which warrants special protection, recognition or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbances, or substantial human exploitation which, in the foreseeable future may result in its becoming a threatened species; may already meet certain criteria for designation as a threatened species but for which conclusive data are limited or lacking; may occupy such an unusually vital and essential ecological niche that should it decline significantly in numbers or distribution, other species would be adversely affected to a significant degree, or has not significantly recovered from past population depletion.

STARTUP COMPANY: (EFF. 5/31/18) An entrepreneurial venture that is typically a newly emerged, fast-growing business that aims to meet a marketplace need by developing a viable business model around an innovative product, service, process or a platform.

SUBSTANDARD HOUSING: (EFF. 7/16/90) Means any structure which falls within the structural conditions defined as "major deterioration" and "dilapidated."

SUPERSTOPS: (EFF. 4/10/09) Transit stops that will serve as transfer stations for two or more routes, removing the need for riders to go to a single, centralized location to make transfers.

TERRITORIAL REINFORCEMENT DESIGNS: (EFF. 12/10/02) Create or extend the spheres of influence of legitimate users of designed environments. Properly designed environments allow legitimate users to develop a sense of territorial control, while potential offenders (perceiving the legitimate user control of the environment) are discouraged from attempting criminal activities. Territorial reinforcement is promoted by features that distinguish private spaces from public spaces with the use of fences, gateways, hedges, and similar design strategies.

THREATENED SPECIES: (EFF. 7/16/90) Are defined based on the same criteria and analogous to the state and federal list: Any species of fish, wildlife and plants naturally occurring in Florida which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modifications of its environment.

THROUGH TRIPS: (EFF. 6/07/01) A through trip is one that has neither a beginning point nor a destination point contained within the subject area or on a particular roadway segment.

TRAIL ORIENTED DEVELOPMENT (TrOD): (EFF. 1/23/26) Trail Oriented Development is designed to locate buildings in immediate proximity to multi-use path transportation corridors with the intention of connecting or relating residences and businesses to the nearby trail facilities. Generally TrOd is compact, walkable, pedestrian and bike-oriented, and mixed-use.

TRANSIT ORIENTED DEVELOPMENT (TOD): (EFF. 1/23/26) Transit Oriented Development is designed to be compact, walkable, pedestrian-oriented, and mixed-use development that is centered near and around transit. TOD supports vibrant communities with a mix of commercial, residential, office and entertainment uses.

TRANSPORTATION CORRIDOR: (EFF. 7/16/90) Means a broad geographical band that follows a general directional flow or connects major sources of trips. It may contain a number of streets and highways and transit lines or routes.

TRANSPORTATION SYSTEM: (EFF. 7/16/90) Means a coordinated system made up of one or several modes of transportation serving a common purpose of the movement of people, goods, or both.

UNDEVELOPED FLOODWAY/FLOODPLAIN: (EFF. 7/16/90) A floodway/floodplain which has not been altered.

VULNERABLE ROAD USER: (EFF. 1/23/26) The term vulnerable road user describes transportation systems users

outside of vehicles. It includes pedestrians, cyclists, wheelchair/powerchair users, micromobility users, et al.

WATER BODY AND NATURAL WATER BODY: (EFF. 7/16/90) A water body is a depression in the ground that normally and continually contains surface water. This is opposed to a wet depression that holds water only intermittently. There are some types of wetlands that are examples of areas that hold water only certain times of the year. A natural water body is a depression in the ground existing in and produced by nature, not man-made, and occurring due to the operation of the ordinary course of nature that normally and continually contains surface water or has historically held surface water on a continuing basis.

WET LABORATORIES: (EFF. 5/31/18) Laboratories where chemicals, drugs, or other materials are handled in liquid solutions or volatile phases, requiring direct ventilation and specialized piped utilities (typically water and various gases).

WETLAND: (REV. EFF. 6/28/02; REV. EFF. 7/19/13) Wetlands mean those areas included within the landward extent of surface waters of the state, pursuant to applicable rules in the Florida Administrative Code, or any area which is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and which under normal circumstances does support a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligated hydrophytic macrophytes that are typically adapted to areas having soils conditions described in this definition. These species, due to morphological, physiological, or reproductive adaptations have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps and marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps, and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. The City of Tallahassee and Leon County intend to continue to protect isolated wetlands and wetlands on properties held by a single owner. Isolated wetlands and wetlands in one ownership must meet the State of Florida's definition for wetlands with regard to percent composition of wetland plant species, hydrologic indicators, and soils (Chapter 62-340, F.A.C.)

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