



June 23, 2022

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

Re: Adopted Comprehensive Plan Amendments Package (22-01ESR)

Dear Mr. Eubanks:

The Tallahassee-Leon County Planning Department hereby submits adopted amendments for the 2022 Comprehensive Plan Amendment Cycle for the City of Tallahassee and Leon County, amending the joint Tallahassee-Leon County 2030 Comprehensive Plan. These amendments are submitted pursuant to the Joint City-County Commission adoption public hearing on June 14, 2022.

This adopted amendments package includes seven amendments. This package also contains additional information and analysis to address requested information from Commissioners and Technical Assistance Comments from Florida Department of Transportation on the proposed amendments package previously transmitted. Concurrence has not been rescinded for any amendment.

Enclosed are the following ordinances adopting the comprehensive plan amendments:

- Leon County Ordinance No. 22-09 adopted June 14, 2022
- Leon County Ordinance No. 22-16 adopted June 14, 2022
- Leon County Ordinance No. 22-18 adopted June 14, 2022
- Leon County Ordinance No. 22-14 adopted June 14, 2022
- Leon County Ordinance No. 22-12 adopted June 14, 2022
- Leon County Ordinance No. 22-10 adopted June 14, 2022
- City of Tallahassee Ordinance 22-O-07 adopted June 14, 2022
- City of Tallahassee Ordinance 22-O-08 adopted June 14, 2022
- City of Tallahassee Ordinance 22-O-09 adopted June 14, 2022
- City of Tallahassee Ordinance 22-O-10 adopted June 14, 2022
- City of Tallahassee Ordinance 22-O-11 adopted June 14, 2022

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

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

Sincerely,

M. Mohrman

Melinda Mohrman
Administrator of Comprehensive Planning
Tallahassee-Leon County Planning Department

City Hall • 300 South Adams Street • Tallahassee, Florida 32301 • (850) 891-6400



TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT



cc:

Department of Agriculture and Consumer Services (w/attachments)
Department of Education (w/attachments)
Department of Environmental Protection (w/attachments)
Department of State (w/attachments)
Florida Fish and Wildlife Conservation Commission (w/attachments)
Department of Transportation, District Three (w/attachments)
Apalachee Regional Planning Council (w/attachments)
Northwest Florida Water Management District (w/attachments)

Emily Pepin (w/o attachments)
Lou Norvell (w/o attachments)

**TALLAHASSEE-LEON COUNTY
MATRIX FOR 2022 CYCLE COMPREHENSIVE PLAN AMENDMENTS**

A = Approve
D = Denial
AM = Approve as Modified

<i>Item #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>	<i>Planning Staff Recommendation</i>	<i>LPA Recommendation</i>	<i>Board/Commission Position</i>	<i>Status</i>
TTA 2022 004 Property Rights Element	TEXT AMENDMENT Comprehensive Plan	Adopt a new Element: Property Rights Element	A	A	A	Adopted Adoption Hearing June 14, 2022
TTA 2022 003 Future Right of Way Needs Map	TEXT AMENDMENT Mobility Element	Amend the Mobility Element to update the Future Right-of-Way Needs Map to add new approved projects and remove completed projects	A	A	A	Adopted Adoption Hearing June 14, 2022
LTA 2022 01 Urban Services Area	TEXT AMENDMENT Land Use Element	Adjust the Urban Services Area to include areas related to three large scale map amendments	A	A	A	Adopted Adoption Hearing June 14, 2022
LMA 2022 01 April Road Large Scale Map Amendment	LARGE SCALE FUTURE LAND USE MAP	From: Rural, Suburban, UR-2 To: Urban Residential 2 (UR-2) Approximately 173.24 acres	A	A	A	Adopted Adoption Hearing June 14, 2022
LMA 2022 02 Woodville Highway Large Scale Map Amendment	LARGE SCALE FUTURE LAND USE MAP	From: Planned Development, Rural To: Suburban Approximately 154.09 acres	A	A	A	Adopted Adoption Hearing June 14, 2022
LMA 2022 02 Southwood Plantation Road Large Scale Map Amendment	LARGE SCALE FUTURE LAND USE MAP	From: Rural, Suburban To: Suburban Approximately 129.8 acres	A	A	A	Adopted Adoption Hearing June 14, 2022
TMA 2022 001 Ananeo Trust Small Scale Map Amendment	SMALL SCALE FUTURE LAND USE MAP	From: Government Operational To: High Intensity Activity Center Approximately 0.39 acres	A	A	A	Adopted Adoption Hearing June 14, 2022

TTA 2022 004: Property Rights Element

Adopted Map and Text Amendments

See attached.

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

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

Copies of executed ordinances

See attached.

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

None.

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

None.

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

Not applicable.

Text Amendment TTA 2022 004
Property Rights Element

Adopted Amendment to the Comprehensive Plan to add a new Element.

Staff Recommendation:

Approval

Local Planning Agency:

Approval

City Commission:

Adopted

County Commission:

Adopted

Property Rights

Goals, Objectives, and Policies

Goal 1: [PR]

To recognize and respect judicially acknowledged or constitutionally protected private property rights.

Objective 1.1: [PR]

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]

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.

1 WHEREAS, pursuant to Section 163.3177(6)(i), Florida Statutes, each local government must
2 adopt a property rights element in its comprehensive plan by the earlier of the date of its adoption of
3 its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled
4 evaluation and appraisal of its comprehensive plan; and

5 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
6 Commissioners of Leon County has held several public work sessions, public meetings, and public
7 hearings on the proposed amendment to the comprehensive plan, with due public notice having been
8 provided, to obtain public comment, and has considered all written and oral comments received during
9 said work sessions, public meetings and public hearings; and

10 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
11 Commissioners of Leon County transmitted copies of the proposed amendment to the comprehensive
12 plan to the Department of Economic Opportunity as the State Land Planning Agency and other state
13 and regional agencies for written comment; and

14 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
15 Commissioners of Leon County held a public hearing with due public notice having been provided on
16 the proposed amendment to the comprehensive plan; and

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

22 WHEREAS, in exercise of its authority, the Board of County Commissioners of Leon County
23 has determined it necessary and desirable to adopt the amendment to the comprehensive plan to

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

5 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON
6 COUNTY, FLORIDA, that:

7 **Section 1. Purpose and Intent.**

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

11 **Section 2. Text Amendment.**

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

16 Text Amendment TTA 2022-004, which creates the Property Rights Element.

17 **Section 3. Applicability and Effect.**

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

21 **Section 4. Conflict with Other Ordinances and Codes.**

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

24 **Section 5. Severability.**

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

4 **Section 6. Copy on File.**

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

10 **Section 7. Effective Date.**

11 The plan amendment shall be effective upon adoption by the Leon County Board of County
12 Commissioners and the Tallahassee City Commission and as further provided by the applicable statutes
13 and regulations pertaining thereto.

14 DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County,
15 Florida, this 14th day of June, 2022.

16 LEON COUNTY, FLORIDA

17 DocuSigned by:

18 *Bill Proctor*

19 E6F9A59141C244C...

20 By: _____

21 Bill Proctor, Chairman
22 Board of County Commissioners

23
24
25 ATTESTED BY:
26 Gwendolyn Marshall Knight, Clerk of the
27 Court & Comptroller, Leon County, Florida

28 APPROVED AS TO FORM:
29 Chasity H. O'Steen, County Attorney
30 Leon County, Florida

31 DocuSigned by:

Gwendolyn Marshall Knight

178D7F95C3774F4...

DocuSigned by:

Chasity H. O'Steen

BCE5E0EFD079484...

DocuSigned by:



Exhibit A.

Text Amendment TTA 2022 004

Property Rights

Goals, Objectives, and Policies

Goal 1: [PR]

To recognize and respect judicially acknowledged or constitutionally protected private property rights.

Objective 1.1: [PR]

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]

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.

1 **ORDINANCE NO. 22-O-07**

2
3 **AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT**
4 **AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE**
5 **PLAN CREATING THE PROPERTY RIGHTS ELEMENT; PROVIDING FOR**
6 **SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**
7

8 WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of the
9 City of Tallahassee to prepare and enforce comprehensive plans for the development of the City;
10 and,

11 WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community
12 Planning Act, empower and require the City Commission of the City of Tallahassee to (a) plan for
13 the City's future development and growth; (b) adopt and amend comprehensive plans, or elements
14 or portions thereof, to guide the future growth and development of the City; (c) implement adopted
15 or amended comprehensive plans by the adoption of appropriate land development regulations; and
16 (d) establish, support, and maintain administrative instruments and procedures to carry out the
17 provisions and purposes of the Act; and,

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

22 WHEREAS, on April 12, 2022, pursuant to Section 163.3184, Florida Statutes, the City
23 Commission of the City of Tallahassee transmitted copies of the proposed amendment of the
24 comprehensive plan to the Department of Economic Opportunity and other state and regional
25 agencies for written comment; and,

26 WHEREAS, pursuant to Section 163.3177, Florida Statutes, each local government must
27 adopt a property rights element in its comprehensive plan by the earlier of the date of its adoption of
28 its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled
29 evaluation and appraisal of its comprehensive plan; and,

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

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

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

12 **Section 1. Purpose and Intent.**

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

15 **Section 2. Text Amendment.**

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

21 Text Amendment TTA2022004 which creates the Property Rights Element.

22 **Section 3. Conflict With Other Ordinances and Codes.**

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

25

1 **Section 4. Severability.**

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

5 **Section 5. Copy on File.**

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

11 **Section 6. Effective Date.**

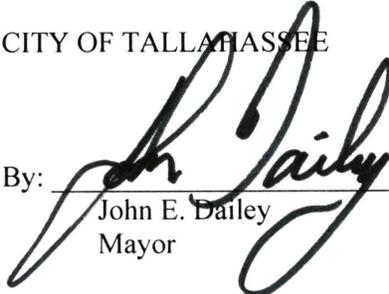
12 The effective date of this Plan amendment shall be according to law and the applicable statutes and
13 regulations pertaining thereto.

14 INTRODUCED in the City Commission on the 8th day of June, 2022.

15 PASSED by the City Commission on the 14th day of June, 2022.



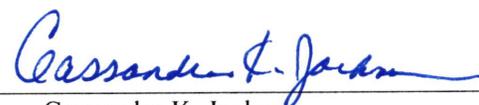
CITY OF TALLAHASSEE

By: 
John E. Dailey
Mayor

27 ATTEST:

APPROVED AS TO FORM:

28
29
30 By: 
31 James O. Cooke, IV
32 City Treasurer-Clerk
33

By: 
Cassandra K. Jackson
City Attorney

Property Rights

Goals, Objectives, and Policies

Goal 1: [PR]

To recognize and respect judicially acknowledged or constitutionally protected private property rights.

Objective 1.1: [PR]

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]

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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.

TALLAHASSEE DEMOCRAT

Tallahassee.com

A GANNETT COMPANY

ATTN:
CITY TALLAHASSEE TREASURY
300 S ADAMS ST
TALLAHASSEE, FL 32301-1721

STATE OF WISCONSIN COUNTY OF BROWN

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

PUBLIC NOTICE

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

6/3/2022

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

Sworn to and subscribed before me this 3rd day of June, 2022 by Leckner who is personally known to me.

Affiant

Nancy Heyrman
Notary Public, State of Wisconsin, County of Brown
5.15.23

My commission expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

Notice of Change of Land Use Comprehensive Plan Amendment Public Hearing

City Commission Adoption Public Hearing and Implementing Ordinance and Rezoning Public Hearing
Tuesday, June 14, 2022, 6 pm, County Commission Chambers – Leon County Courthouse,
301 S. Monroe Street, Tallahassee, FL, 32301

TEXT AMENDMENT ADOPTION

At the above public hearing the City Commission will take public comments on and consider adoption of the following Ordinances, which adopts the text amendment in this advertisement:

ORDINANCE NO. 22-O-07

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN CREATING THE PROPERTY RIGHTS ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Property Rights Element
Reference Number: TTA2022004

Applicant: Tallahassee-Leon County Planning Department
This proposed amendment creates a Property Rights Element within the Tallahassee-Leon County Comprehensive Plan.

ORDINANCE NO. 22-O-08

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE MOBILITY ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Future Right of Way Needs Map
Reference Number: TTA2022003

Applicant: Tallahassee-Leon County Planning Department
The proposed amendment would update the Future Right-of-Way Needs Map in the Mobility Element of the Tallahassee Leon County Comprehensive Plan to reflect right-of-way that is needed to implement Blueprint 2020 projects and projects identified in the Capital Region Transportation Planning Agency's (CRTPA's) 2045 Regional Mobility Plan Cost Feasible Plan (the Long Range Transportation Plan).

ORDINANCE NO. 22-O-09

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE URBAN SERVICES AREA IN THE LAND USE ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Urban Service Area
Reference Number: LTA202201

Applicant: D. R. Horton, Inc.
This is a request to expand the Urban Services Area to include parcels related to the April Road (LMA202201), Woodville Hwy (LMA202202) and Southwood Plantation (LMA202203) amendments. In the three cases, the proposed map amendment is bisected by and/or directly adjacent to the current Urban Services Area boundary. The proposed amendment would result in approximately 304.7 acres of additional area within the Urban Services Area.

MAP AMENDMENT ADOPTION

At the above public hearing the City Commission will take public comments on and consider adoption of the following Ordinances, which adopts the map amendments in this advertisement:

ORDINANCE NO. 22-O-10

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A LARGE SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE PLANNED DEVELOPMENT LAND USE CATEGORY TO THE SUBURBAN LAND USE CATEGORY AT WOODVILLE HIGHWAY AND CAPITAL CIRCLE SE; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Woodville Highway
Reference Number: LMA202202

Applicant: D. R. Horton Inc.
Large Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Planned Development (PD) and Rural (R) to Suburban (SUB) on two parcels totaling approximately 154.09 acres. The parcels are located along Capital Circle SE and Woodville Highway. This amendment is related to text amendment LTA202201 to adjust the Urban Service Area boundary for the parcel in the county.

ORDINANCE NO. 22-O-11

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE GOVERNMENT OPERATIONAL LAND USE CATEGORY TO THE ACTIVITY CENTER LAND USE CATEGORY AT MACLAY COMMERCE DRIVE AND FINANCIAL PLAZA; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Ananeo Trust
Reference Number: TMA2022001

Applicant: Ananeo Trust LLC
Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Government Operational (GO) to High Intensity Urban Activity Center (AC) on approximately 0.39 acres. The parcel is located at the northeast corner of the intersection of Maclay Commerce Drive and Financial Plaza.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Planned Unit Development (PUD) to High Intensity Urban Activity Center (AC) is requested to implement the proposed amendment to the Future Land Use Map.

REZONINGS

ORDINANCE NO. 22-Z-12

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS HIGH INTENSITY ACTIVITY CENTER (AC) ON THE OFFICIAL ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) AT MACLAY COMMERCE DRIVE AND FINANCIAL PLAZA; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2022001, which is proposed for adoption on June 14, 2022. The rezoning requests a change to the Official Zoning Map from Planned Unit Development (PUD) to High Intensity Urban Activity Center (AC) Zoning District.

Leon County will also broadcast the public hearing on Comcast channel 16, the Leon County Florida channel on Roku, and the County's Facebook page (<https://www.facebook.com/LeonCountyFL/>), YouTube channel (<https://www.youtube.com/user/LeonCountyFL>), and web site (www.LeonCountyFL.gov).

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Interested parties may also provide virtual real-time public comments during the public hearing. Interested parties wishing to provide virtual real-time public comments must complete and submit the registration form provided at <https://www2.leoncountyfl.gov/coadmin/agenda/> by 8:00 p.m. on Monday, June 13, 2022. Following submittal of the registration form, further instructions for participating in the meeting will be provided. Persons needing assistance with registering or providing real-time comments may contact County Administration via telephone at (850) 606-5300. Please note that Board of County Commissioners Policy 01-05, Article IX., Section E., entitled "Addressing the Commission", and Article IX., Section F., entitled "Decorum", shall remain in full force and effect.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Mathieu Cavell or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.

Copies of the Ordinances may be inspected as part of the agenda package on the County's web site (<https://www2.leoncountyfl.gov/coadmin/agenda/>). To receive copies of the Ordinances by other means, such as email, mail, or facsimile transmittal, contact County Administration at 850-606-5300 or the Tallahassee-Leon County Planning Department at 850-891-6400.

Adoption Hearing 6/14/22

TTA 2022 003: Future Right-of-Way Needs Map

Adopted Map and Text Amendments

See attached.

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

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

Copies of executed ordinances

See attached.

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

None.

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

None.

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

Not applicable.

Text Amendment TTA 2022 003
Future Right of Way Needs Map

Adopted Amendment to the Mobility Element.

Staff Recommendation:

Approval

Local Planning Agency:

Approval

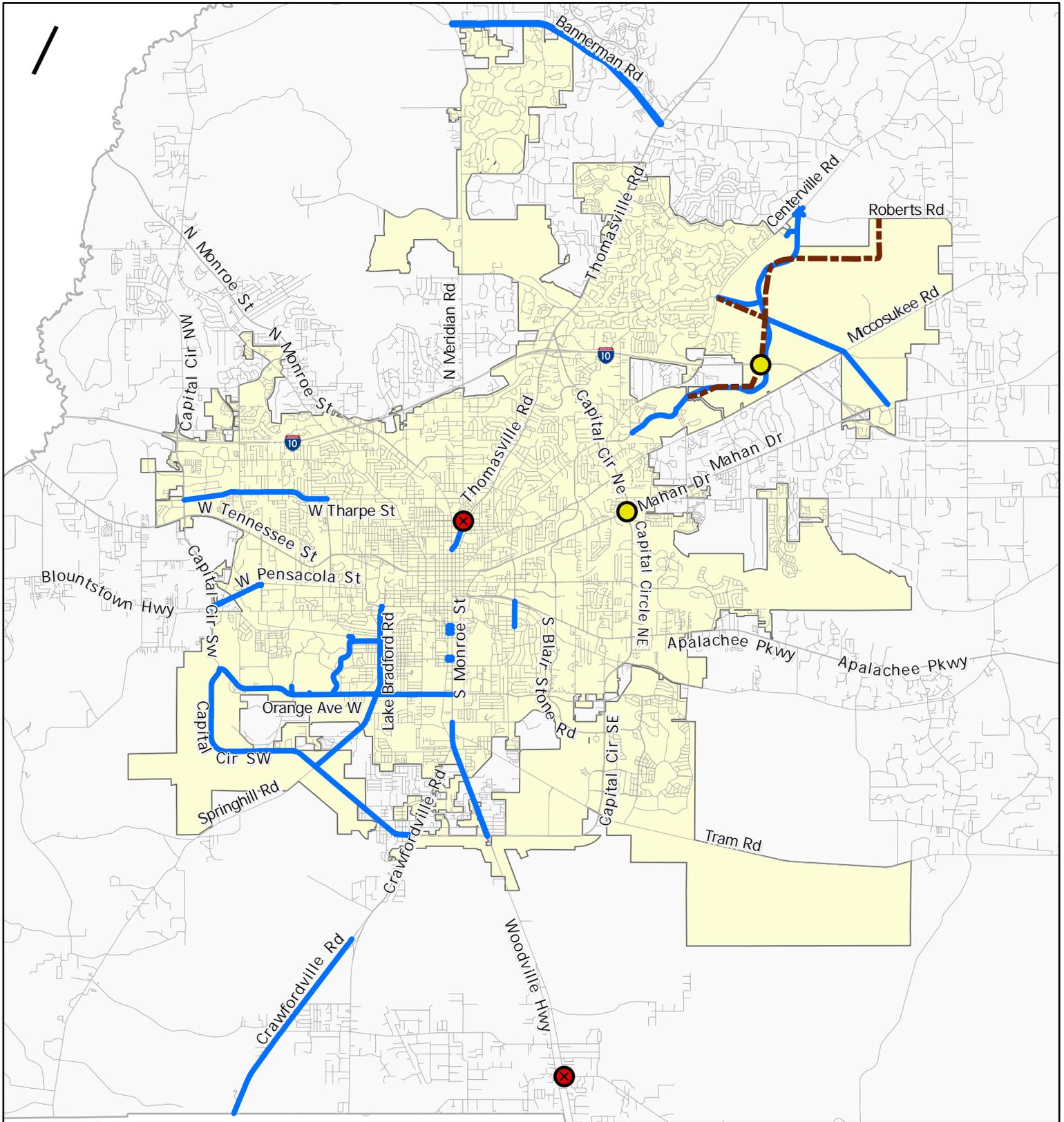
City Commission:

Adopted

County Commission:

Adopted

Future Right-of-Way Needs Map



Legend

-  Transportation Systems Management Projects
-  Transportation Systems Management Projects Proposed For Removal
-  Roadway Projects
-  Roadway Projects Proposed For Removal
-  City of Tallahassee Limits

~~Mobility Element Map 28: Leon County Cost Feasible Plan [delete Map 28]~~

~~Mobility Element Table 13: Leon County Cost Feasible Plan (Roadway) [delete Table 13]~~

~~Mobility Element Table 14: Leon County Cost Feasible Plan (Bicycle/Pedestrian) [delete Table 14]~~

~~Mobility Element Table 15: Leon County Cost Feasible Plan (Transit) [delete Table 15]~~

LEON COUNTY ORDINANCE NO. 2022-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE MOBILITY ELEMENT; PROVIDING FOR APPLICABILITY AND EFFECT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH THE TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

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

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

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

WHEREAS, the horizon year for the Tallahassee-Leon County Comprehensive Plan is now 2030 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2030 Comprehensive Plan; and

1 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
2 Commissioners of Leon County has held several public work sessions, public meetings, and public
3 hearings on the proposed amendment to the comprehensive plan, with due public notice having been
4 provided, to obtain public comment, and has considered all written and oral comments received during
5 said work sessions, public meetings and public hearings; and

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

10 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
11 Commissioners of Leon County held a public hearing with due public notice having been provided on
12 the proposed amendment to the comprehensive plan; and

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

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

1 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON
2 COUNTY, FLORIDA, that:

3 **Section 1. Purpose and Intent.**

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

7 **Section 2. Text Amendment.**

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

12 Text Amendment TTA 2022-003, which relates to the Mobility Element.

13 **Section 3. Applicability and Effect.**

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

17 **Section 4. Conflict with Other Ordinances and Codes.**

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

20 **Section 5. Severability.**

21 If any word, phrase, clause, section, or portion of this Ordinance is declared by any court of
22 competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and
23 portions of this Ordinance shall remain in full force and effect.

24 **Section 6. Copy on File.**

1 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a
2 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon County
3 2030 Comprehensive Plan and these updates thereto, shall also be located in the Tallahassee-Leon
4 County Planning Department. The Planning Director shall also make copies available to the public for
5 a reasonable publication charge.

6 **Section 7. Effective Date.**

7 The plan amendment shall be effective upon adoption by the Leon County Board of County
8 Commissioners and the Tallahassee City Commission and as further provided by the applicable statutes
9 and regulations pertaining thereto.

10 DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County,
11 Florida, this 14th day of June, 2022.

12
13 LEON COUNTY, FLORIDA

14 DocuSigned by:
15 *Bill Proctor*
16 By: E6F9A59141C244C...
17 Bill Proctor, Chairman
18 Board of County Commissioners
19

20 ATTESTED BY:

21 Gwendolyn Marshall Knight, Clerk of the Court
22 & Comptroller, Leon County, Florida

23 DocuSigned by:
24 *Gwendolyn Marshall Knight*
25 By: 178D7F95C3774F4...

DocuSigned by:


27 APPROVED AS TO FORM:

28 Chasity H. O'Steen, County Attorney
29 Leon County Attorney's Office

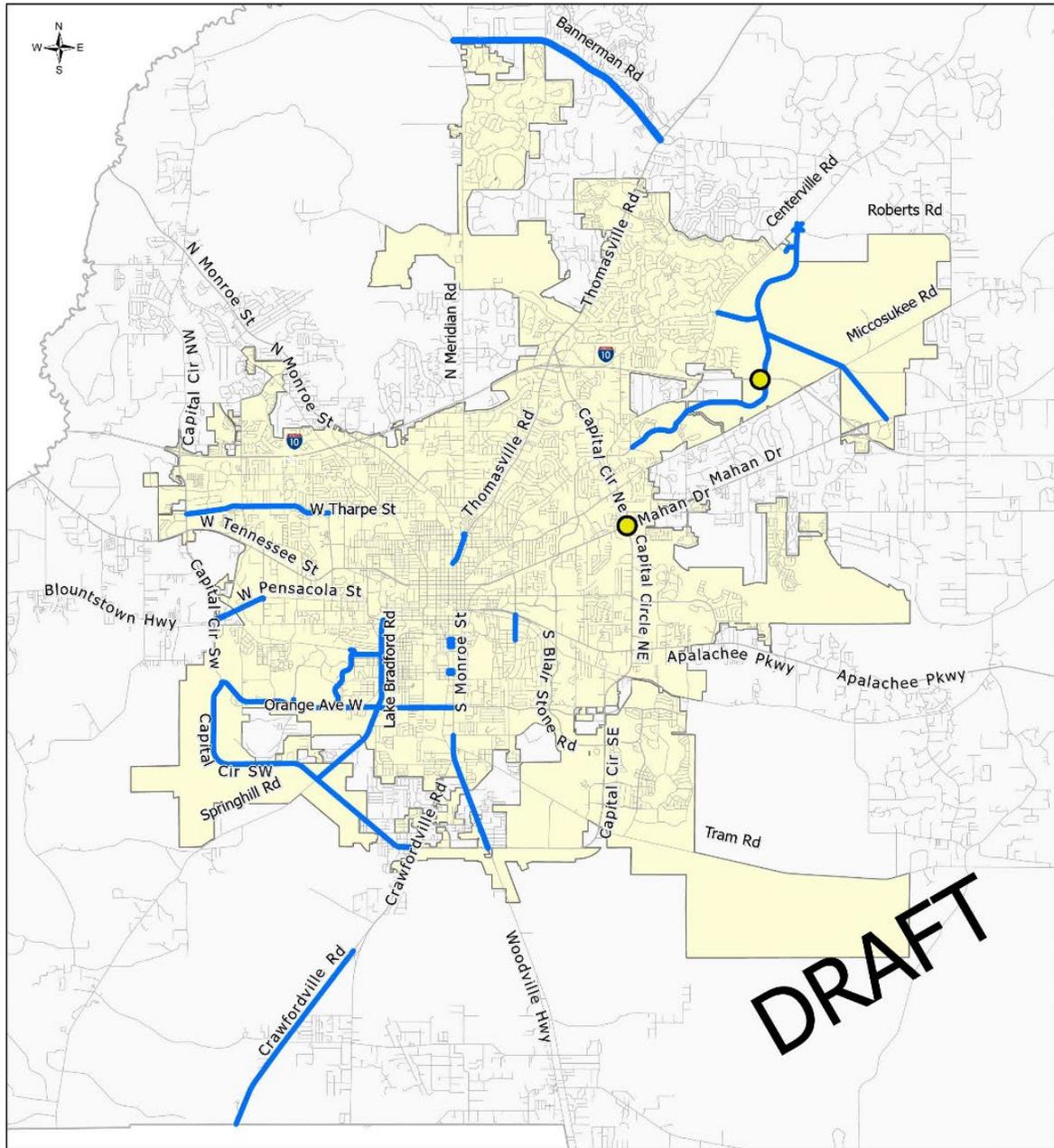
30 DocuSigned by:
31 *Chasity H. O'Steen*
32 By: BCE5E0EFD079484...

Exhibit A.

Text Amendment TTA 2022 003

2022 Comprehensive Plan Cycle

Future Right-of-Way Needs Map



DRAFT

Legend

- Transportation Systems Management Projects
- Roadway Projects
- City of Tallahassee Limits

PLANNING DEPARTMENT

October 14, 2021

Exhibit A.

~~Mobility Element Map 28: Leon County Cost Feasible Plan [delete Map 28]~~

~~Mobility Element Table 13: Leon County Cost Feasible Plan (Roadway) [delete Table 13]~~

~~Mobility Element Table 14: Leon County Cost Feasible Plan (Bicycle/Pedestrian) [delete Table 14]~~

~~Mobility Element Table 15: Leon County Cost Feasible Plan (Transit) [delete Table 15]~~

1 **ORDINANCE NO. 22-O-08**

2
3 **AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT**
4 **AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE**
5 **PLAN AMENDING THE MOBILITY ELEMENT; PROVIDING FOR SEVERABILITY**
6 **AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**
7

8 WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of the
9 City of Tallahassee to prepare and enforce comprehensive plans for the development of the City;
10 and,

11 WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community
12 Planning Act, empower and require the City Commission of the City of Tallahassee to (a) plan for
13 the City's future development and growth; (b) adopt and amend comprehensive plans, or elements
14 or portions thereof, to guide the future growth and development of the City; (c) implement adopted
15 or amended comprehensive plans by the adoption of appropriate land development regulations; and
16 (d) establish, support, and maintain administrative instruments and procedures to carry out the
17 provisions and purposes of the Act; and,

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

22 WHEREAS, on April 12, 2022, pursuant to Section 163.3184, Florida Statutes, the City
23 Commission of the City of Tallahassee transmitted copies of the proposed amendment of the
24 comprehensive plan to the Department of Economic Opportunity and other state and regional
25 agencies for written comment; and,

26 WHEREAS, the City Commission of the City of Tallahassee considered all oral and
27 written comments received during public hearings, including the data collection and analyses
28 packages, the recommendations of the Local Planning Agency/Planning Commission; and,
29

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

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

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

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

12 **Section 2. Text Amendment.**

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

18 Text Amendment TTA2022003 which relates to the Mobility Element.

19 **Section 3. Conflict With Other Ordinances and Codes.**

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

22 **Section 4. Severability.**

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

1 **Section 5. Copy on File.**

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

7 **Section 6. Effective Date.**

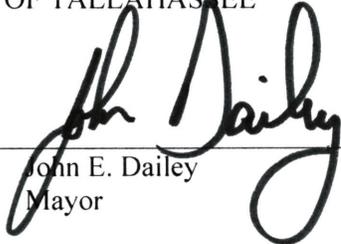
8 The effective date of this Plan amendment shall be according to law and the applicable statutes and
9 regulations pertaining thereto.

10 INTRODUCED in the City Commission on the 8th day of June, 2022.

11 PASSED by the City Commission on the 14th day of June, 2022.



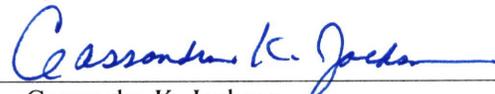
CITY OF TALLAHASSEE

By: 
John E. Dailey
Mayor

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23 ATTEST:

APPROVED AS TO FORM:

24
25
26
27 By: 
James O. Cooke, IV
City Treasurer-Clerk

28 By: 
Cassandra K. Jackson
City Attorney

Text Amendment TTA 2022 003

2022 Comprehensive Plan Cycle

Future Right-of-Way Needs Map



DRAFT

Legend

- Transportation Systems Management Projects
- Roadway Projects
- City of Tallahassee Limits

Ordinance No. 22-O-08

Exhibit A

Page 2 of 2

~~Mobility Element Map 28: Leon County Cost Feasible Plan [delete Map 28]~~

~~Mobility Element Table 13: Leon County Cost Feasible Plan (Roadway) [delete Table 13]~~

~~Mobility Element Table 14: Leon County Cost Feasible Plan (Bicycle/Pedestrian) [delete Table 14]~~

~~Mobility Element Table 15: Leon County Cost Feasible Plan (Transit) [delete Table 15]~~

TALLAHASSEE DEMOCRAT

Tallahassee.com

A GANNETT COMPANY

ATTN:
CITY TALLAHASSEE TREASURY
300 S ADAMS ST
TALLAHASSEE, FL 32301-1721

STATE OF WISCONSIN COUNTY OF BROWN

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

PUBLIC NOTICE

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

6/3/2022

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

Sworn to and subscribed before me this 3rd day of June, 2022 by Leckner who is personally known to me.

Affiant

Nancy Heyrman
Notary Public, State of Wisconsin, County of Brown
5.15.23

My commission expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

Notice of Change of Land Use Comprehensive Plan Amendment Public Hearing

City Commission Adoption Public Hearing and Implementing Ordinance and Rezoning Public Hearing
Tuesday, June 14, 2022, 6 pm, County Commission Chambers – Leon County Courthouse,
301 S. Monroe Street, Tallahassee, FL, 32301

TEXT AMENDMENT ADOPTION

At the above public hearing the City Commission will take public comments on and consider adoption of the following Ordinances, which adopts the text amendment in this advertisement:

ORDINANCE NO. 22-O-07

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN CREATING THE PROPERTY RIGHTS ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Property Rights Element
Reference Number: TTA2022004

Applicant: Tallahassee-Leon County Planning Department
This proposed amendment creates a Property Rights Element within the Tallahassee-Leon County Comprehensive Plan.

ORDINANCE NO. 22-O-08

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE MOBILITY ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Future Right of Way Needs Map
Reference Number: TTA2022003

Applicant: Tallahassee-Leon County Planning Department
The proposed amendment would update the Future Right-of-Way Needs Map in the Mobility Element of the Tallahassee Leon County Comprehensive Plan to reflect right-of-way that is needed to implement Blueprint 2020 projects and projects identified in the Capital Region Transportation Planning Agency's (CRTPA's) 2045 Regional Mobility Plan Cost Feasible Plan (the Long Range Transportation Plan).

ORDINANCE NO. 22-O-09

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE URBAN SERVICES AREA IN THE LAND USE ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Urban Service Area
Reference Number: LTA202201

Applicant: D. R. Horton, Inc.
This is a request to expand the Urban Services Area to include parcels related to the April Road (LMA202201), Woodville Hwy (LMA202202) and Southwood Plantation (LMA202203) amendments. In the three cases, the proposed map amendment is bisected by and/or directly adjacent to the current Urban Services Area boundary. The proposed amendment would result in approximately 304.7 acres of additional area within the Urban Services Area.

MAP AMENDMENT ADOPTION

At the above public hearing the City Commission will take public comments on and consider adoption of the following Ordinances, which adopts the map amendments in this advertisement:

ORDINANCE NO. 22-O-10

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A LARGE SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE PLANNED DEVELOPMENT LAND USE CATEGORY TO THE SUBURBAN LAND USE CATEGORY AT WOODVILLE HIGHWAY AND CAPITAL CIRCLE SE; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Woodville Highway
Reference Number: LMA202202

Applicant: D. R. Horton Inc.
Large Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Planned Development (PD) and Rural (R) to Suburban (SUB) on two parcels totaling approximately 154.09 acres. The parcels are located along Capital Circle SE and Woodville Highway. This amendment is related to text amendment LTA202201 to adjust the Urban Service Area boundary for the parcel in the county.

ORDINANCE NO. 22-O-11

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE GOVERNMENT OPERATIONAL LAND USE CATEGORY TO THE ACTIVITY CENTER LAND USE CATEGORY AT MACLAY COMMERCE DRIVE AND FINANCIAL PLAZA; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Ananeo Trust
Reference Number: TMA2022001

Applicant: Ananeo Trust LLC
Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Government Operational (GO) to High Intensity Urban Activity Center (AC) on approximately 0.39 acres. The parcel is located at the northeast corner of the intersection of Maclay Commerce Drive and Financial Plaza.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Planned Unit Development (PUD) to High Intensity Urban Activity Center (AC) is requested to implement the proposed amendment to the Future Land Use Map.

REZONINGS

ORDINANCE NO. 22-Z-12

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS HIGH INTENSITY ACTIVITY CENTER (AC) ON THE OFFICIAL ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) AT MACLAY COMMERCE DRIVE AND FINANCIAL PLAZA; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2022001, which is proposed for adoption on June 14, 2022. The rezoning requests a change to the Official Zoning Map from Planned Unit Development (PUD) to High Intensity Urban Activity Center (AC) Zoning District.

Leon County will also broadcast the public hearing on Comcast channel 16, the Leon County Florida channel on Roku, and the County's Facebook page (<https://www.facebook.com/LeonCountyFL/>), YouTube channel (<https://www.youtube.com/user/LeonCountyFL>), and web site (www.LeonCountyFL.gov).

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Interested parties may also provide virtual real-time public comments during the public hearing. Interested parties wishing to provide virtual real-time public comments must complete and submit the registration form provided at <https://www2.leoncountyfl.gov/coadmin/agenda/> by 8:00 p.m. on Monday, June 13, 2022. Following submittal of the registration form, further instructions for participating in the meeting will be provided. Persons needing assistance with registering or providing real-time comments may contact County Administration via telephone at (850) 606-5300. Please note that Board of County Commissioners Policy 01-05, Article IX., Section E., entitled "Addressing the Commission", and Article IX., Section F., entitled "Decorum", shall remain in full force and effect.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Mathieu Cavell or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.

Copies of the Ordinances may be inspected as part of the agenda package on the County's web site (<https://www2.leoncountyfl.gov/coadmin/agenda/>). To receive copies of the Ordinances by other means, such as email, mail, or facsimile transmittal, contact County Administration at 850-606-5300 or the Tallahassee-Leon County Planning Department at 850-801-6400.

Adoption Hearing 6/14/22

LTA 2022 01: Urban Services Area

Adopted Map and Text Amendments

See attached.

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

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

Copies of executed ordinances

See attached.

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

None.

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

None.

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

Not applicable.

Text Amendment LTA 2022 01
Urban Service Area

Adopted Amendment to the Urban Services Area in the Land Use Element.

Staff Recommendation:

Approval

Local Planning Agency:

Approval

City Commission:

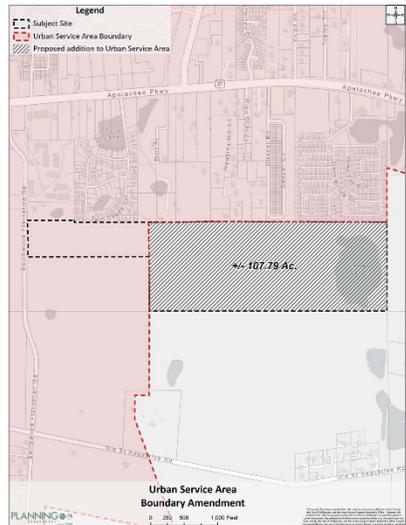
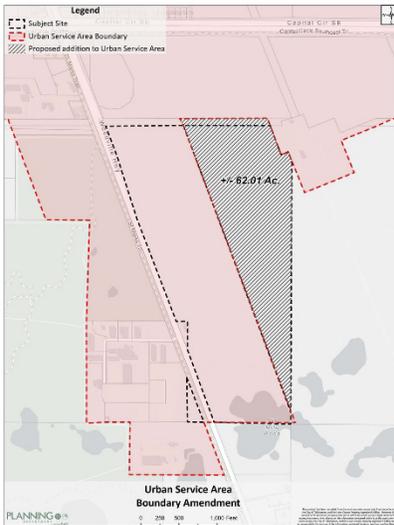
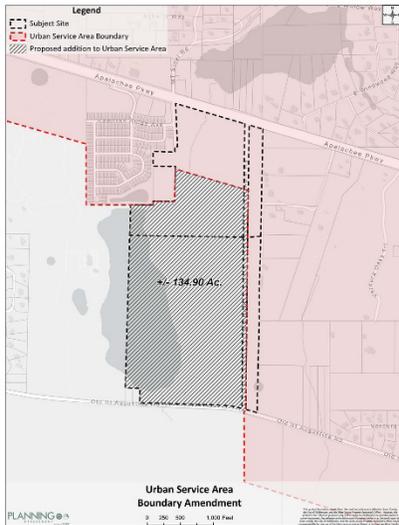
Adopted

County Commission:

Adopted

Text Amendment LTA 2022 01

Update *Map 2: Future Land Use Map, Tallahassee Urban Area* and *Map 3: Future Land Use Map, Leon County* to include the area depicted below inside the Urban Services Area



1 LEON COUNTY ORDINANCE NO. 22-¹⁸
2

3 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF**
4 **LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON**
5 **COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE**
6 **LAND USE ELEMENT; PROVIDING FOR APPLICABILITY AND EFFECT;**
7 **PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY;**
8 **PROVIDING FOR A COPY TO BE ON FILE WITH THE TALLAHASSEE-**
9 **LEON COUNTY PLANNING DEPARTMENT; AND PROVIDING FOR AN**
10 **EFFECTIVE DATE.**

11 RECITALS
12

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

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

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

26 WHEREAS, the horizon year for the Tallahassee-Leon County Comprehensive Plan is now
27 2030 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2030 Comprehensive
28 Plan; and

1 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
2 Commissioners of Leon County has held several public work sessions, public meetings, and public
3 hearings on the proposed amendment to the comprehensive plan, with due public notice having been
4 provided, to obtain public comment, and has considered all written and oral comments received during
5 said work sessions, public meetings and public hearings; and

6 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
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8 plan to the Department of Economic Opportunity as the State Land Planning Agency and other state
9 and regional agencies for written comment; and

10 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
11 Commissioners of Leon County held a public hearing with due public notice having been provided on
12 the proposed amendment to the comprehensive plan; and

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

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

1 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON
2 COUNTY, FLORIDA, that:

3 **Section 1. Purpose and Intent.**

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

7 **Section 2. Text Amendment.**

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

12 Text Amendment LTA 2022-001, which relates to the Land Use Element.

13 **Section 3. Applicability and Effect.**

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

17 **Section 4. Conflict with Other Ordinances and Codes.**

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

20 **Section 5. Severability.**

21 If any word, phrase, clause, section, or portion of this Ordinance is declared by any court of
22 competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and
23 portions of this Ordinance shall remain in full force and effect.

24 **Section 6. Copy on File.**

1 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a
2 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon County
3 2030 Comprehensive Plan and these updates thereto, shall also be located in the Tallahassee-Leon
4 County Planning Department. The Planning Director shall also make copies available to the public for
5 a reasonable publication charge.

6 **Section 7. Effective Date.**

7 The plan amendment shall be effective upon adoption by the Leon County Board of County
8 Commissioners and the Tallahassee City Commission and as further provided by the applicable statutes
9 and regulations pertaining thereto.

10 DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County,
11 Florida, this 14th day of June, 2022.

12 LEON COUNTY, FLORIDA

13
14 DocuSigned by:
15 *Bill Proctor*
16 By: E6F9A59141C244C...
17 Bill Proctor, Chairman
18 Board of County Commissioners
19

20 ATTESTED BY:

21 Gwendolyn Marshall Knight, Clerk of the Court
22 & Comptroller, Leon County, Florida

23 DocuSigned by:
24 *Gwendolyn Marshall Knight*
25 By: 178D7F95C3774F4...
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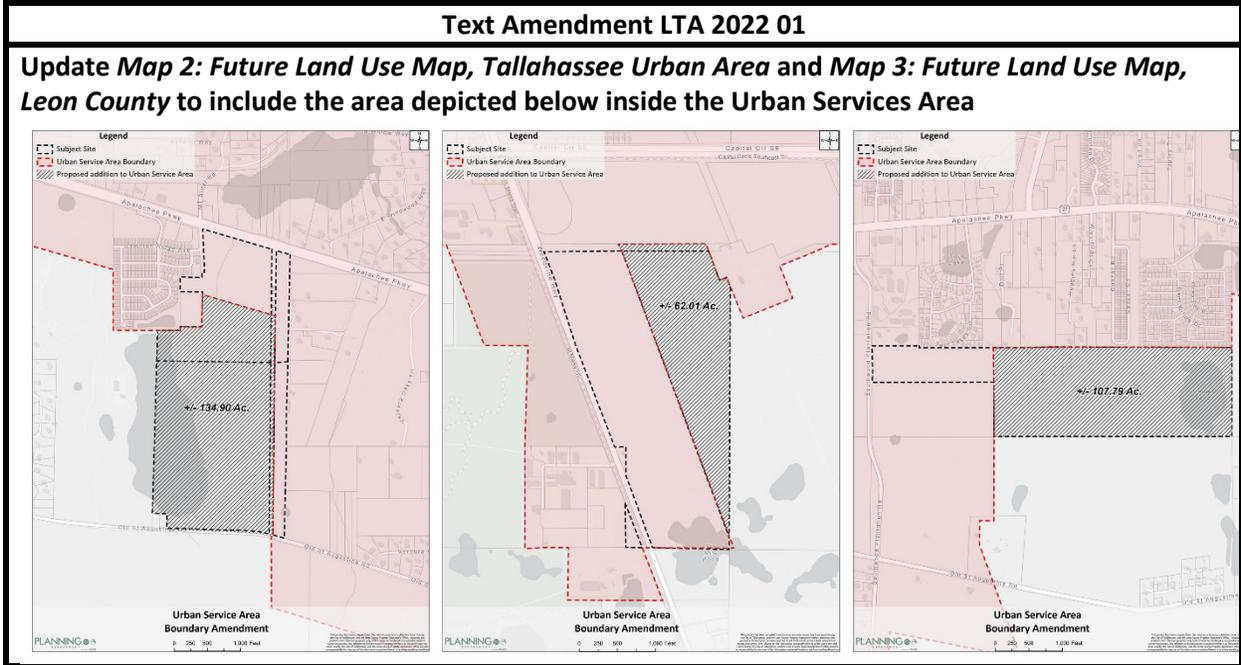
DocuSigned by:


27 APPROVED AS TO FORM:

28 Chasity H. O'Steen, County Attorney
29 Leon County Attorney's Office

30 DocuSigned by:
31 *Chasity H. O'Steen*
32 By: BCE5E0EFD079484...

Exhibit A.



1 **ORDINANCE NO. 22-O-09**

2
3 **AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT**
4 **AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE**
5 **PLAN AMENDING THE URBAN SERVICES AREA IN THE LAND USE ELEMENT;**
6 **PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN**
7 **EFFECTIVE DATE.**

8
9 WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of the
10 City of Tallahassee to prepare and enforce comprehensive plans for the development of the City;
11 and,

12 WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community
13 Planning Act, empower and require the City Commission of the City of Tallahassee to (a) plan for
14 the City's future development and growth; (b) adopt and amend comprehensive plans, or elements
15 or portions thereof, to guide the future growth and development of the City; (c) implement adopted
16 or amended comprehensive plans by the adoption of appropriate land development regulations; and
17 (d) establish, support, and maintain administrative instruments and procedures to carry out the
18 provisions and purposes of the Act; and,

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

23 WHEREAS, on April 12, 2022, pursuant to Section 163.3184, Florida Statutes, the City
24 Commission of the City of Tallahassee transmitted copies of the proposed amendment of the
25 comprehensive plan to the Department of Economic Opportunity and other state and regional
26 agencies for written comment; and,

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

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

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

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

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

12 **Section 2. Text Amendment.**

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

18 Text Amendment LTA202201 which relates to the Land Use Element.

19 **Section 3. Conflict With Other Ordinances and Codes.**

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

22 **Section 4. Severability.**

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

1 **Section 5. Copy on File.**

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

7 **Section 6. Effective Date.**

8 The effective date of this Plan amendment shall be according to law and the applicable statutes and
9 regulations pertaining thereto.

10 INTRODUCED in the City Commission on the 8th day of June, 2022.

11 PASSED by the City Commission on the 14th day of June, 2022.



CITY OF TALLAHASSEE

By: *John E. Dailey*
John E. Dailey
Mayor

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23 ATTEST:

APPROVED AS TO FORM:

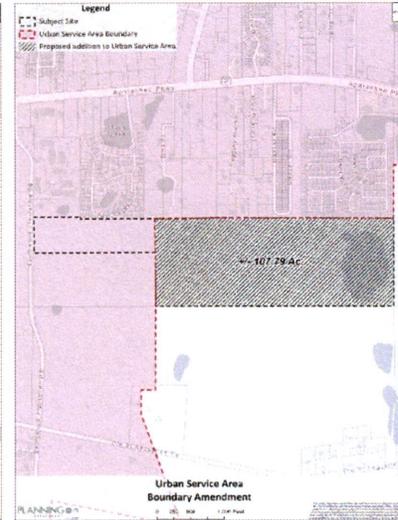
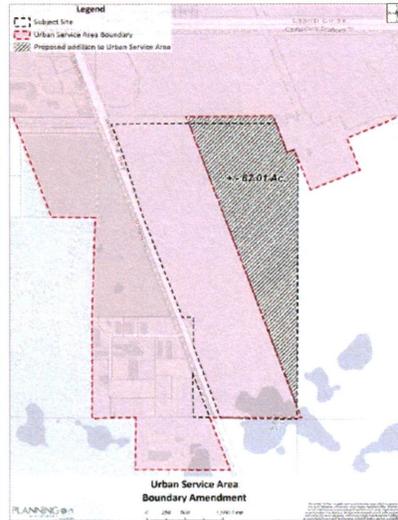
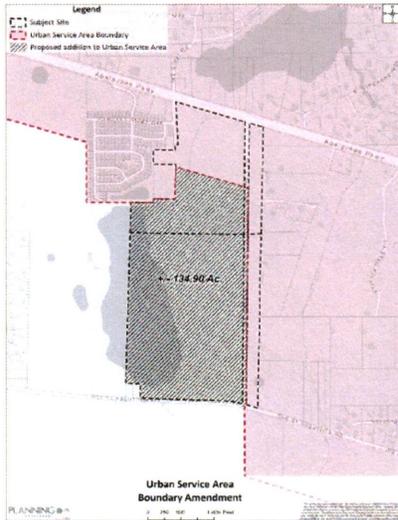
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25
26
27 By: *James O. Cooke, IV*
James O. Cooke, IV
City Treasurer-Clerk

28
29 By: *Cassandra K. Jackson*
Cassandra K. Jackson
City Attorney

Ordinance No. 22-O-09
Exhibit A

Text Amendment LTA 2022 01

Update Map 2: Future Land Use Map, Tallahassee Urban Area and Map 3: Future Land Use Map, Leon County to include the area depicted below inside the Urban Services Area



TALLAHASSEE DEMOCRAT

Tallahassee.com

A GANNETT COMPANY

ATTN:
CITY TALLAHASSEE TREASURY
300 S ADAMS ST
TALLAHASSEE, FL 32301-1721

STATE OF WISCONSIN COUNTY OF BROWN

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

PUBLIC NOTICE

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

6/3/2022

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

Sworn to and subscribed before me this 3rd day of June, 2022 by Leckner who is personally known to me.

Affiant

Nancy Heyrman
Notary Public, State of Wisconsin, County of Brown
5.15.23

My commission expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

Notice of Change of Land Use Comprehensive Plan Amendment Public Hearing

City Commission Adoption Public Hearing and Implementing Ordinance and Rezoning Public Hearing
Tuesday, June 14, 2022, 6 pm, County Commission Chambers – Leon County Courthouse,
301 S. Monroe Street, Tallahassee, FL, 32301

TEXT AMENDMENT ADOPTION

At the above public hearing the City Commission will take public comments on and consider adoption of the following Ordinances, which adopts the text amendment in this advertisement:

ORDINANCE NO. 22-O-07

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN CREATING THE PROPERTY RIGHTS ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Property Rights Element
Reference Number: TTA2022004

Applicant: Tallahassee-Leon County Planning Department
This proposed amendment creates a Property Rights Element within the Tallahassee-Leon County Comprehensive Plan.

ORDINANCE NO. 22-O-08

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE MOBILITY ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Future Right of Way Needs Map
Reference Number: TTA2022003

Applicant: Tallahassee-Leon County Planning Department
The proposed amendment would update the Future Right-of-Way Needs Map in the Mobility Element of the Tallahassee Leon County Comprehensive Plan to reflect right-of-way that is needed to implement Blueprint 2020 projects and projects identified in the Capital Region Transportation Planning Agency's (CRTPA's) 2045 Regional Mobility Plan Cost Feasible Plan (the Long Range Transportation Plan).

ORDINANCE NO. 22-O-09

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE URBAN SERVICES AREA IN THE LAND USE ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Urban Service Area
Reference Number: LTA202201

Applicant: D. R. Horton, Inc.
This is a request to expand the Urban Services Area to include parcels related to the April Road (LMA202201), Woodville Hwy (LMA202202) and Southwood Plantation (LMA202203) amendments. In the three cases, the proposed map amendment is bisected by and/or directly adjacent to the current Urban Services Area boundary. The proposed amendment would result in approximately 304.7 acres of additional area within the Urban Services Area.

MAP AMENDMENT ADOPTION

At the above public hearing the City Commission will take public comments on and consider adoption of the following Ordinances, which adopts the map amendments in this advertisement:

ORDINANCE NO. 22-O-10

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A LARGE SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE PLANNED DEVELOPMENT LAND USE CATEGORY TO THE SUBURBAN LAND USE CATEGORY AT WOODVILLE HIGHWAY AND CAPITAL CIRCLE SE; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Woodville Highway
Reference Number: LMA202202

Applicant: D. R. Horton Inc.
Large Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Planned Development (PD) and Rural (R) to Suburban (SUB) on two parcels totaling approximately 154.09 acres. The parcels are located along Capital Circle SE and Woodville Highway. This amendment is related to text amendment LTA202201 to adjust the Urban Service Area boundary for the parcel in the county.

ORDINANCE NO. 22-O-11

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE GOVERNMENT OPERATIONAL LAND USE CATEGORY TO THE ACTIVITY CENTER LAND USE CATEGORY AT MACLAY COMMERCE DRIVE AND FINANCIAL PLAZA; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Ananeo Trust
Reference Number: TMA2022001

Applicant: Ananeo Trust LLC
Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Government Operational (GO) to High Intensity Urban Activity Center (AC) on approximately 0.39 acres. The parcel is located at the northeast corner of the intersection of Maclay Commerce Drive and Financial Plaza.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Planned Unit Development (PUD) to High Intensity Urban Activity Center (AC) is requested to implement the proposed amendment to the Future Land Use Map.

REZONINGS

ORDINANCE NO. 22-Z-12

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS HIGH INTENSITY ACTIVITY CENTER (AC) ON THE OFFICIAL ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) AT MACLAY COMMERCE DRIVE AND FINANCIAL PLAZA; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2022001, which is proposed for adoption on June 14, 2022. The rezoning requests a change to the Official Zoning Map from Planned Unit Development (PUD) to High Intensity Urban Activity Center (AC) Zoning District.

Leon County will also broadcast the public hearing on Comcast channel 16, the Leon County Florida channel on Roku, and the County's Facebook page (<https://www.facebook.com/LeonCountyFL/>), YouTube channel (<https://www.youtube.com/user/LeonCountyFL>), and web site (www.LeonCountyFL.gov).

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Interested parties may also provide virtual real-time public comments during the public hearing. Interested parties wishing to provide virtual real-time public comments must complete and submit the registration form provided at <https://www2.leoncountyfl.gov/coadmin/agenda/> by 8:00 p.m. on Monday, June 13, 2022. Following submittal of the registration form, further instructions for participating in the meeting will be provided. Persons needing assistance with registering or providing real-time comments may contact County Administration via telephone at (850) 606-5300. Please note that Board of County Commissioners Policy 01-05, Article IX., Section E., entitled "Addressing the Commission", and Article IX., Section F., entitled "Decorum", shall remain in full force and effect.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Mathieu Cavell or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.

Copies of the Ordinances may be inspected as part of the agenda package on the County's web site (<https://www2.leoncountyfl.gov/coadmin/agenda/>). To receive copies of the Ordinances by other means, such as email, mail, or facsimile transmittal, contact County Administration at 850-606-5300 or the Tallahassee-Leon County Planning Department at 850-891-6400.

Adoption Hearing 6/14/22

LMA 2022 01: April Road

Adopted Map and Text Amendments

See attached.

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

To address the Florida Department of Transportation request for traffic analysis based on the FLU change for the Southwood Plantation Road amendment, additional traffic analysis has been provided. It should be noted that this large-scale map amendment has a concurrent rezoning to the R-1 zoning category which provides for a maximum development of 3.63 dwelling units per acre, and the relevant traffic analysis based on the zoning will be performed at the time that the applicant submits a site plan and applies for permitting. This additional information is attached.

Copies of executed ordinances

See attached.

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

None.

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

None.

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

Not applicable.

Large Scale Map Amendment

LMA 2022 01

April Road

173.24 Acres

From: Rural, Suburban, UR-2

To: Urban Residential 2 (UR-2)

Staff Recommendation:

Approval

Local Planning Agency:

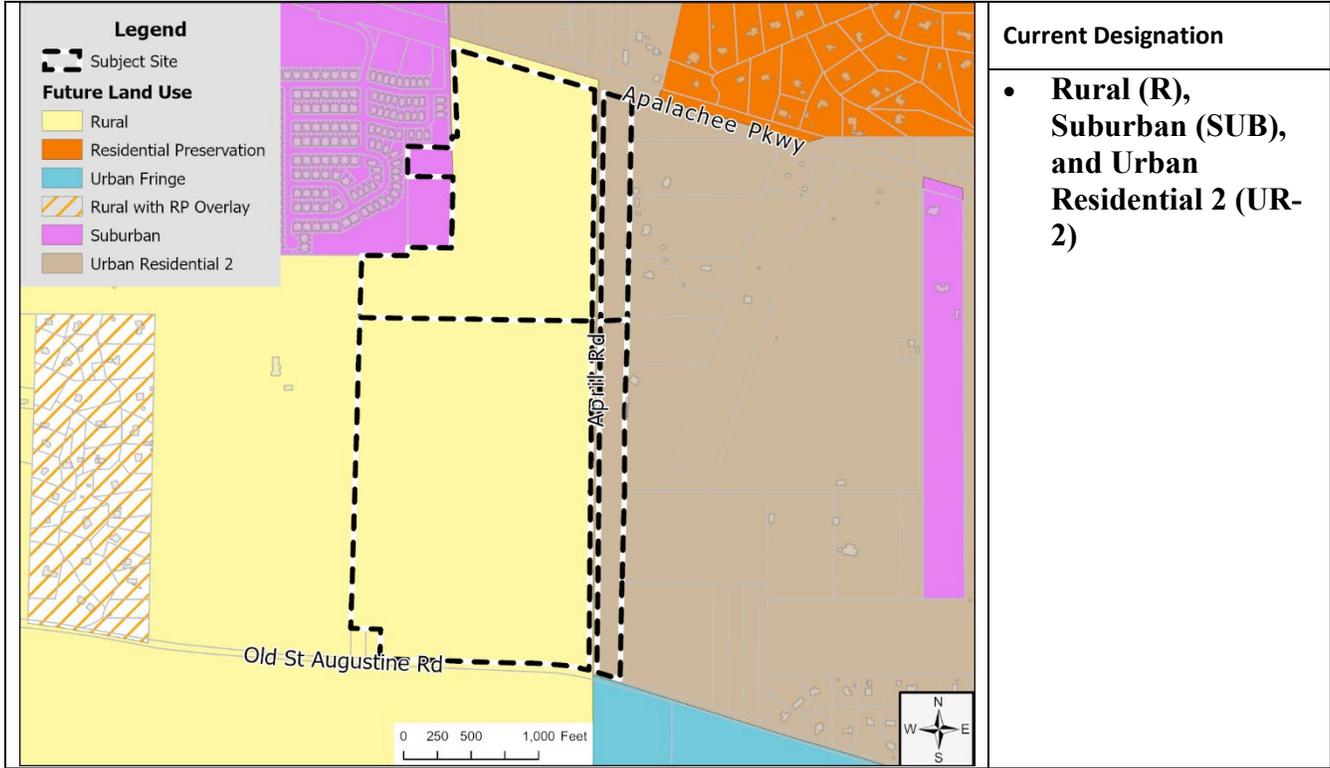
Approval

County Commission:

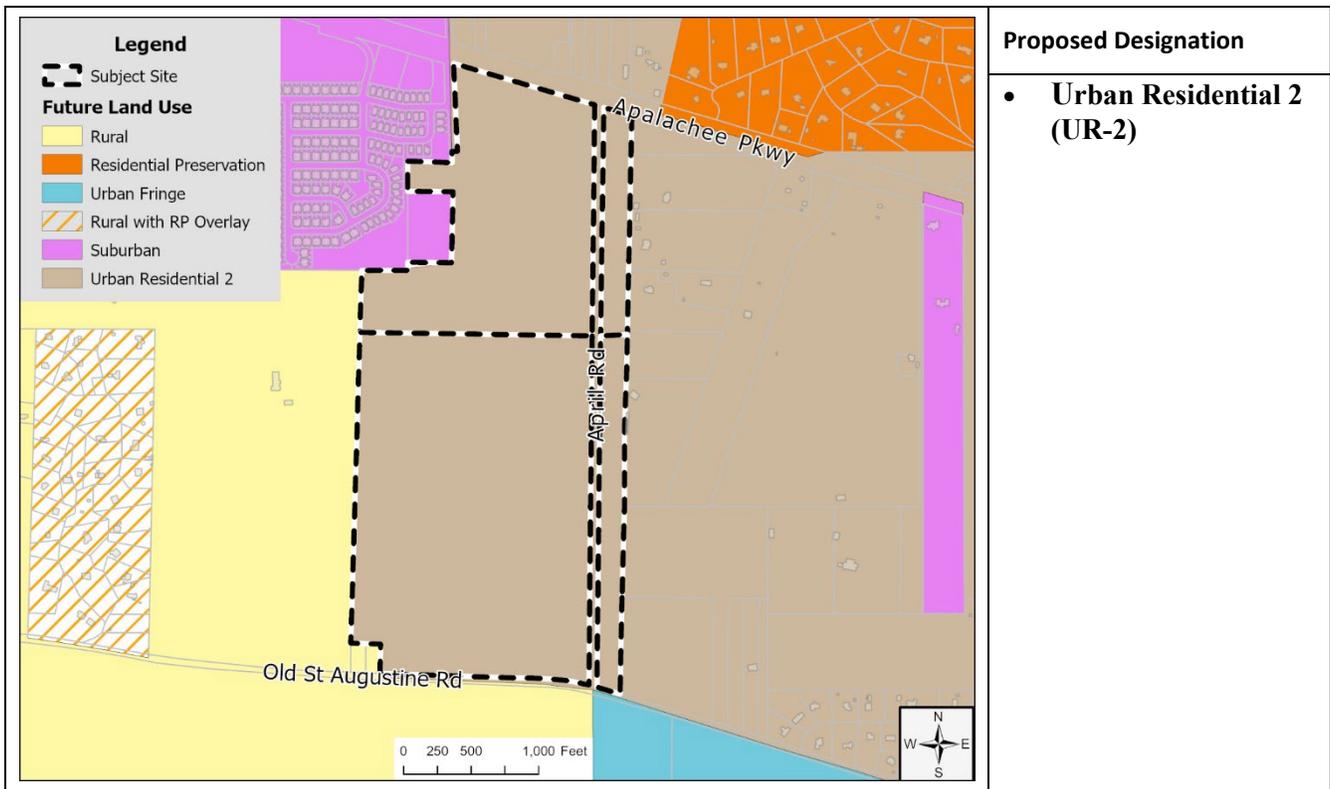
Adopted

LMA 2022 01: April Road

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



Additional Traffic Analysis based on FLU designation requested by Florida Department of Transportation

The subject site is not within the MMTD. The subject site fronts Apalachee Parkway (US Highway 27; State Road 20), a Principal Arterial, to the north and Old St. Augustine Road (County Road 2196), a Minor Arterial to the south. April Road, a Minor Collector, runs through the east of the subject site connecting Apalachee Parkway to Old St. Augustine Road. The intersection of Apalachee Parkway and April Road, and the intersection of Old St. Augustine and April Road are not signalized. Old St. Augustine Road is a designated canopy road.

The potential for modifications to the transportation network such as adding turn lanes, adding signalized intersections, adding travel lanes, etc., will be determined through the site planning process. At the time of site plan, modifications to Apalachee Parkway (such as the addition of turn lanes, etc.) will be submitted to the Florida Department of Transportation for review, while Leon County Engineering Services will review site plan submissions for turn lanes, travel lanes, site entrances and curb cuts based on roadway deficiencies of April Rd and Old St. Augustine Rd, if applicable. The subject site **will not** be granted access directly to Old St. Augustine Rd, as alternative access to the designated canopy road can be provided by April Rd. Section 10-4.202(a)(3)b.8.(vii) of the Leon County Code specifies “If the site is accessible by roads other than the canopy road, it shall not have direct vehicular access to the canopy road.” Future developers of the subject site will be required to bring April Rd up to Leon County standards that may include, but are not limited to, paving and stormwater management.

The following tables depict preliminary trip calculations based on the maximum residential development allowed under the requested land use category and associated rezoning. Trip generation rate and entering/exiting trip percentages for residential and commercial buildouts are based on Single Family Detached (210) and Multifamily Housing Low-Rise (221) as determined by the Institute of Transportation Engineers’ Trip Generation Manual, 10th Edition. Calculations shown will far exceed true maximums as they do not take into consideration site constraints that will be determined through the site planning process. At the time of site plan, true concurrency values will be calculated based on constraints that include, but are not limited to, setbacks, environmentally sensitive areas, tree protection, archaeological assets, roadway network requirements, open space requirements, lot size requirements, parking requirements, access requirements, and other stipulations defined by the Comprehensive Plan and applicable Land Development Code(s).

Additionally, roadway capacity information has been calculated and shown based on concurrency information provided by City of Tallahassee and Leon County staff. Actual concurrency calculations will be calculated at the time of site-plan for the subject amendment and concurrent rezoning.

Trips based on existing FLU

Acres	Buildout Type	Maximum Buildout Intensity	Maximum Buildout*	Trip Generation Rate	% Enter*	% Exit*	Trips Enter*	Trips Exit*	Total Trips*
1.67	Residential based on existing FLU (SUB)	20 DU/Acre	33.4 DU	Multifamily Housing Low-Rise (221) 0.55	67	33	12.31	6.06	18.37
19	Residential based on existing FLU (UR-2)	20 DU/Acre	380 DU	Multifamily Housing Low-Rise	67	33	140.03	68.97	209.00

				(221) 0.55					
152.57	Residential based on existing FLU (R)	0.1 DU/Acre	15.26 DU	Single Family Detached (210) 0.98	63	37	9.42	5.53	14.95
								Total:	242.32

* Calculations shown will far exceed true maximums as they do not take into consideration site constraints. At the time of site plan, true values will be calculated based on constraints such as setbacks, environmental sensitive areas, tree protection, archaeological assets, roadway network requirements, open space requirements, lot size requirements, parking requirements, access requirements, and other stipulations defined by the Comprehensive Plan and applicable Land Development Codes.

Trips based on proposed FLU

Acres	Buildout Type	Maximum Buildout Intensity	Maximum Buildout*	Trip Generation Rate	% Enter*	% Exit*	Trips Enter*	Trips Exit*	Total Trips*
173.24	Residential based on proposed FLU (UR-2)	20 DU/Acre	3464.8 DU	Multifamily Housing Low-Rise (221) 0.55	67	33	12.76.78	628.86	1905.64

* Calculations shown will far exceed true maximums as they do not take into consideration site constraints. At the time of site plan, true values will be calculated based on constraints such as setbacks, environmental sensitive areas, tree protection, archaeological assets, roadway network requirements, open space requirements, lot size requirements, parking requirements, access requirements, and other stipulations defined by the Comprehensive Plan and applicable Land Development Codes.

Trips based on proposed Zoning.

Additional traffic analysis will be required and true concurrency values will be calculated at time of site planning.

Acres	Buildout Type	Maximum Buildout Intensity	Maximum Buildout*	Trip Generation Rate	% Enter*	% Exit*	Trips Enter*	Trips Exit*	Total Trips*
173.24	Residential	3.63DU/Acre	629 DU	0.98	63	37	388	228	616

* Calculations shown will far exceed true maximums as they do not take into consideration site constraints. At the time of site plan, true values will be calculated based on constraints such as setbacks, environmental sensitive areas, tree protection, archaeological assets, roadway network requirements, open space requirements, lot size requirements, parking requirements, access requirements, and other stipulations defined by the Comprehensive Plan and applicable Land Development Codes.

Roadway Capacity Information

Roadway	Segment	Capacity	Current Trips	Remaining Capacity	Volume to Capacity Ratio
Apalachee Parkway	Conner Blvd to Williams Rd	1960	1137	823	58.0%
Apalachee Parkway	Williams Rd to Conner Blvd	1960	1337	623	68.2%
Capital Circle	Apalachee Parkway to Dick Wilson/DMV	2145	2313	-168	107.8%
Capital Circle	Dick Wilson/DMV to Apalachee Parkway	2313	2226	87	96.2%
Capital Circle	Old St. Augustine to Apalachee	1658	2111	-453	127.4%
Capital Circle	Apalachee to Old St. Augustine	2188	1630	558	74.5%
Capital Circle	Midyette to Old St. Augustine	2236	2314	-79	103.5%
Capital Circle	Old St. Augustine to Midyette	3326	2293	1033	68.9%
April Road*	Old St. Augustine Rd to Apalachee Pkwy	N/A	N/A	N/A	N/A
April Road*	Apalachee Pkwy to Old St. Augustine Rd	N/A	N/A	N/A	N/A
Old St. Augustine Road	Southwood Plantation Rd to Williams Rd	430	60	193	14.0%
Old St. Augustine Road	Williams Rd to Southwood Plantation Rd	430	123	86	28.6%

* No traffic data available for April Rd at the time of this staff report.

LEON COUNTY ORDINANCE NO. 2022-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE FUTURE LAND USE MAP; PROVIDING FOR APPLICABILITY AND EFFECT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH THE TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

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

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

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

WHEREAS, the horizon year for the Tallahassee-Leon County Comprehensive Plan is now 2030 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2030 Comprehensive Plan; and

1 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
2 Commissioners of Leon County has held several public work sessions, public meetings, and public
3 hearings on the proposed amendment to the comprehensive plan, with due public notice having been
4 provided, to obtain public comment, and has considered all written and oral comments received during
5 said work sessions, public meetings and public hearings; and

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

10 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
11 Commissioners of Leon County held a public hearing with due public notice having been provided on
12 the proposed amendment to the comprehensive plan; and

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

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

1 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON
2 COUNTY, FLORIDA, that:

3 **Section 1. Purpose and Intent.**

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

7 **Section 2. Map Amendment.**

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

12 Map Amendment LMA 2022-01, which relates to the Future Land Use Map.

13 **Section 3. Applicability and Effect.**

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

17 **Section 4. Conflict with Other Ordinances and Codes.**

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

20 **Section 5. Severability.**

21 If any word, phrase, clause, section, or portion of this Ordinance is declared by any court of
22 competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and
23 portions of this Ordinance shall remain in full force and effect.

24 **Section 6. Copy on File.**

1 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a
2 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon County
3 2030 Comprehensive Plan and these updates thereto, shall also be located in the Tallahassee-Leon
4 County Planning Department. The Planning Director shall also make copies available to the public for
5 a reasonable publication charge.

6 **Section 7. Effective Date.**

7 The plan amendment shall be effective upon adoption by the Leon County Board of County
8 Commissioners and the Tallahassee City Commission and as further provided by the applicable statutes
9 and regulations pertaining thereto.

10 DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County,
11 Florida, this 14th day of June, 2022.

12 LEON COUNTY, FLORIDA

13
14 DocuSigned by:
15 *Bill Proctor*
16 By: E6F9A59141C244C...
17 Bill Proctor, Chairman
18 Board of County Commissioners
19

20 ATTESTED BY:

21 Gwendolyn Marshall Knight, Clerk of the Court
22 & Comptroller, Leon County, Florida

23 DocuSigned by:
24 *Gwendolyn Marshall Knight*
25 By: 178D7F95C3774F4...

DocuSigned by:

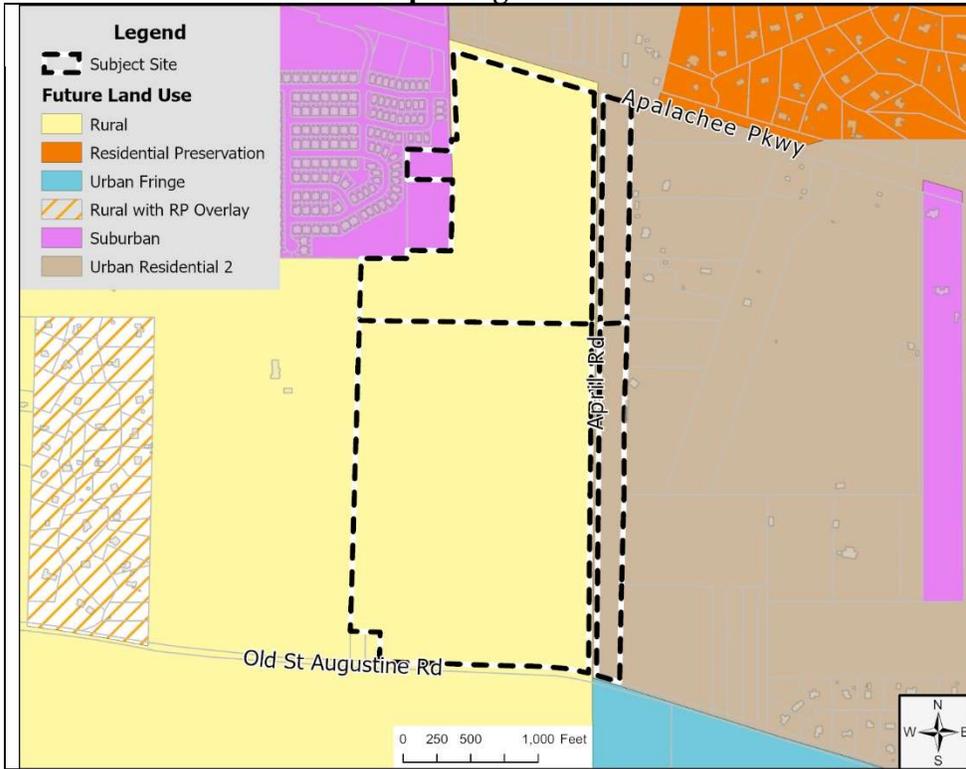

27 APPROVED AS TO FORM:

28 Chasity H. O'Steen, County Attorney
29 Leon County Attorney's Office

30 DocuSigned by:
31 *Chasity H. O'Steen*
32 By: BC5E0EFD079484...

Exhibit A

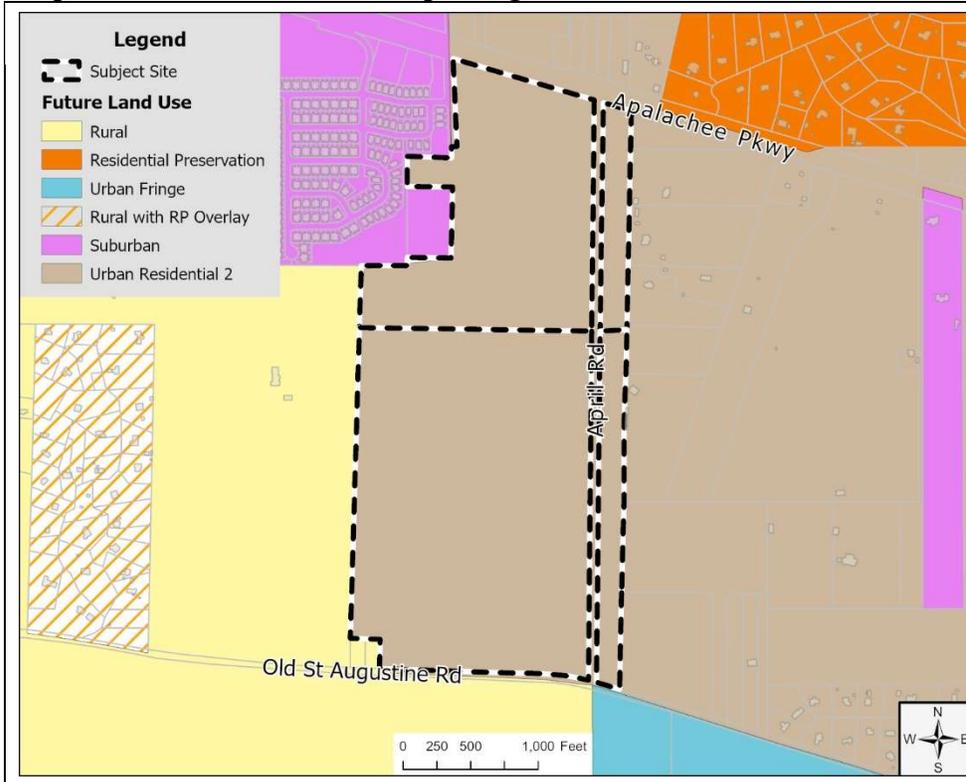
Current Future Land Use Map Designation



Current Designation

- **Rural (R), Suburban (SUB), and Urban Residential 2 (UR-2)**

Proposed Future Land Use Map Designation



Proposed Designation

- **Urban Residential 2 (UR-2)**

LMA 2022 02: Woodville Highway

Adopted Map and Text Amendments

See attached.

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

To address the Florida Department of Transportation request for traffic analysis based on the FLU change for the Southwood Plantation Road amendment, additional traffic analysis has been provided. It should be noted that this large-scale map amendment has a concurrent rezoning to the R-3 zoning category which provides for a maximum development of 8 dwelling units per acre, and the relevant traffic analysis based on the zoning will be performed at the time that the applicant submits a site plan and applies for permitting. This additional information is attached.

Copies of executed ordinances

See attached.

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

None.

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

None.

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

Not applicable.

Large Scale Map Amendment

LMA 2022 02

Woodville Highway

154.09 Acres

From: Planned Development, Rural

To: Suburban

Staff Recommendation:

Approval

Local Planning Agency:

Approval

City Commission:

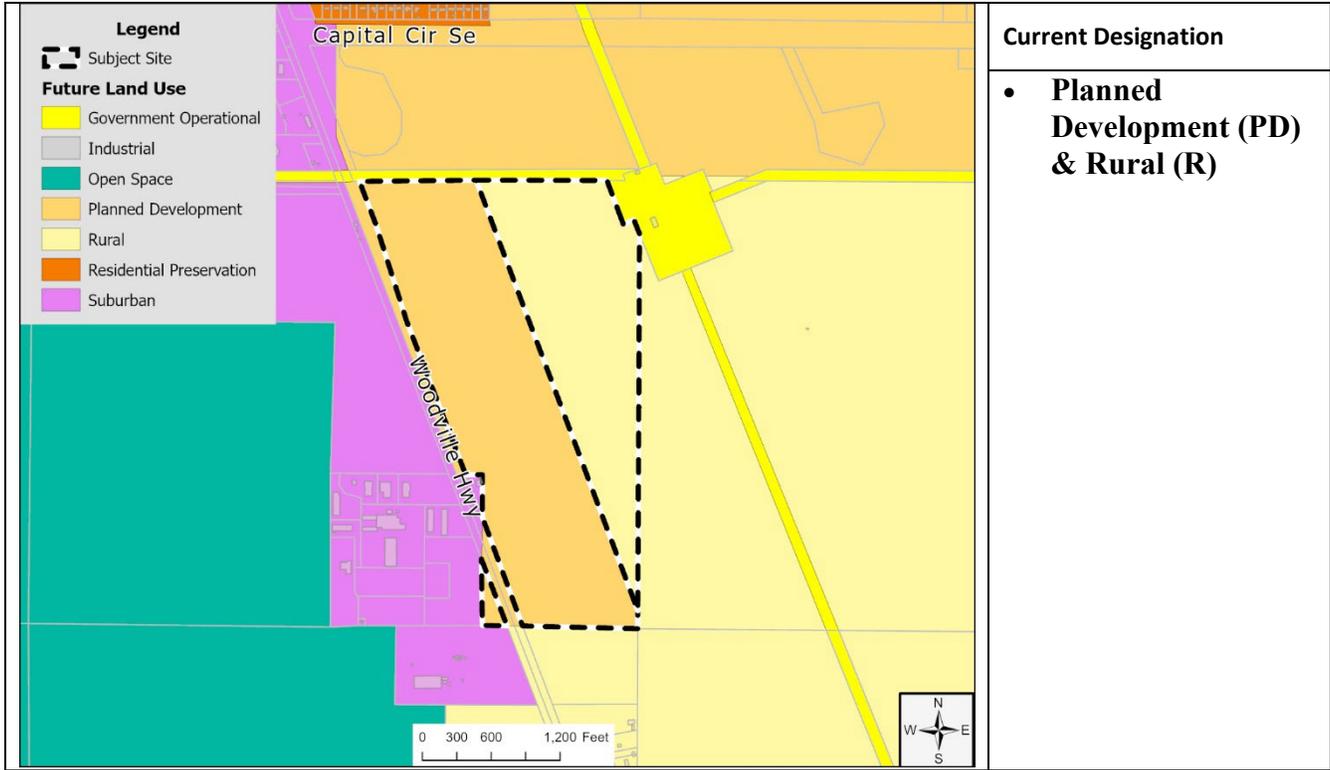
Adopted

County Commission:

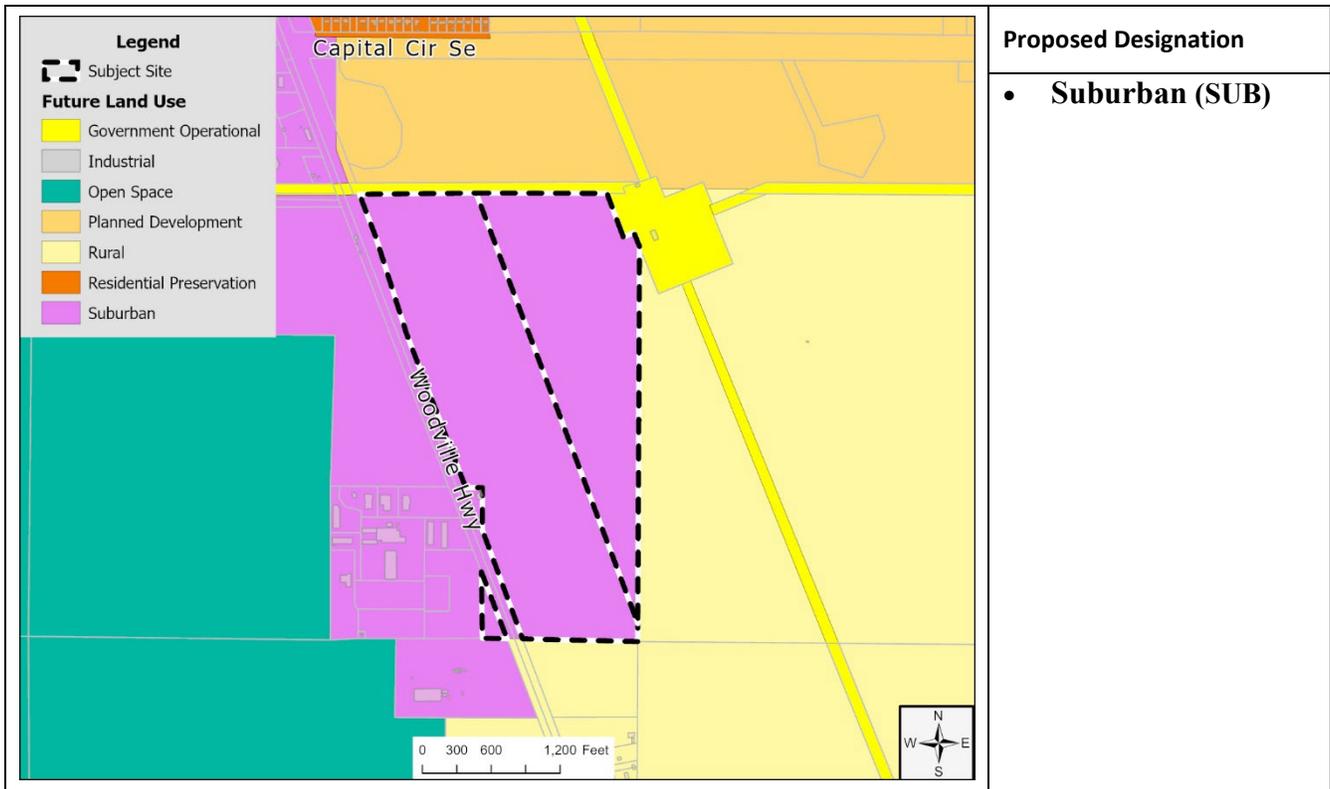
Adopted

LMA 2022 02: Woodville Highway

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



Additional Traffic Analysis based on FLU designation requested by Florida Department of Transportation

The subject site is not within the MMTD. The subject site fronts Capital Circle SE, A Principal Arterial, to the north and Woodville Highway, a Principal Arterial, to the west. The intersection of Capital Circle SE and Woodville Highway is signalized. The subject site’s west boundary fronts signalized intersection of the entrance of the Lakes at San Marcos Apartments and Woodville Highway. This entrance (west approach to the signal) is privately maintained and also provides access to parking for the St. Marks Trail trailhead.

The potential for modifications to the transportation network such as adding turn lanes, adding signalized intersections, connecting to existing signalized intersections, adding travel lanes, etc., will be determined through the site planning process. At the time of site plan, modifications to Woodville Highway and/or Capital Circle (such as the addition of turn lanes, intersection signalization, etc.) will be submitted to the Florida Department of Transportation for review.

The following tables depict preliminary calculations based on the maximum residential development allowed under the requested land use category and associated rezoning. Trip generation rates and entering/exiting trip percentages for residential and commercial buildouts are based on Single Family Detached (210) and Multifamily Housing Low-Rise (221) as determined by the Institute of Transportation Engineers’ Trip Generation Manual, 10th Edition, to estimate maximum buildout possible for the subject site. Calculations shown will far exceed true maximums as they do not take into consideration site constraints that will be determined through the site planning process. At the time of site plan, true concurrency values will be calculated based on constraints that include, but are not limited to, setbacks, environmentally sensitive areas, tree protection, archaeological assets, roadway network requirements, open space requirements, lot size requirements, parking requirements, access requirements, and other stipulations defined by the Comprehensive Plan and applicable Land Development Code(s).

Additionally, roadway capacity information has been calculated and shown based on concurrency information provided by City of Tallahassee and Leon County staff. Actual concurrency calculations will be calculated at the time of site-plan for the subject amendment and concurrent rezoning.

Trips based on existing FLU

Acres	Buildout Type	Maximum Buildout Intensity	Maximum Buildout*	Trip Generation Rate	% Enter*	% Exit*	Trips Enter*	Trips Exit*	Total Trips*
59.40	Residential based on existing FLU (R)	0.1 DU/Acre	5.94 DU	Single Family Detached (210) 0.98	63	37	3.67	2.15	5.82
94.69	Residential based on existing FLU (PD)	20 DU/Acre	1893.80 DU	Multifamily Housing Low-Rise (221) 0.55	67	33	697.87	343.72	1041.59
								Total:	1047.41

* Calculations shown will far exceed true maximums as they do not take into consideration site constraints. At the time of site plan, true values will be calculated based on constraints such as setbacks, environmental sensitive areas, tree protection, archaeological assets, roadway network requirements, open space requirements, lot size requirements, parking requirements, access requirements, and other stipulations defined by the Comprehensive Plan and applicable Land Development Codes.

Trips based on proposed FLU

Acres	Buildout Type	Maximum Buildout Intensity	Maximum Buildout*	Trip Generation Rate	% Enter*	% Exit*	Trips Enter*	Trips Exit*	Total Trips*
154.09	Residential based on proposed FLU (SUB)	20 DU/Acre	3081.80 DU	Multifamily Housing Low-Rise (221) 0.55	67	33	1135.64	559.35	1694.99

* Calculations shown will far exceed true maximums as they do not take into consideration site constraints. At the time of site plan, true values will be calculated based on constraints such as setbacks, environmental sensitive areas, tree protection, archaeological assets, roadway network requirements, open space requirements, lot size requirements, parking requirements, access requirements, and other stipulations defined by the Comprehensive Plan and applicable Land Development Codes.

Trips based on proposed Zoning.

Additional traffic analysis will be required and true concurrency values will be calculated at time of site planning.

Acres	Buildout Type	Maximum Buildout Intensity	Maximum Buildout*	Trip Generation Rate	% Enter*	% Exit*	Trips Enter*	Trips Exit*	Total Trips*
154.09	Residential	8 DU/Acre	1233 DU	0.55	67	33	454	224	678

* Calculations shown will far exceed true maximums as they do not take into consideration site constraints. At the time of site plan, true values will be calculated based on constraints such as setbacks, environmental sensitive areas, tree protection, archaeological assets, roadway network requirements, open space requirements, lot size requirements, parking requirements, access requirements, and other stipulations defined by the Comprehensive Plan and applicable Land Development Codes.

Roadway Capacity Information

Roadway	Segment	Capacity	Est Total Future Demand	Remaining Capacity	Volume to Capacity Ratio
Capital Circle	Woodville Hwy to Merchants Row	2494	887	1607	35.6%
Capital Circle	Merchants Row to Woodville Hwy	2003	2054	-51	102.5%
Capital Circle	Woodville Hwy to Crawfordville Hwy	1630	1308	322	80.2%
Capital Circle	Crawfordville Hwy to Woodville Hwy	1473	840	633	57.0%
Crawfordville Hwy	Munson to Capital Circle	2095	650	1445	31.0%
Crawfordville Hwy	Capital Circle to Munson	2469	2174	295	88.0%
Crawfordville Hwy	Capital Circle to Shelfer	1737	610	1127	35.1%
Crawfordville Hwy	Shelfer to Capital Circle	1232	1271	-39	103.1%
Woodville Hwy	Capital Circle to Ross Rd	1236	667	569	54.0%
Woodville Hwy	Ross Rd to Capital Circle	1100	1071	29	97.4%
Woodville Hwy	Capital Circle to San Marcos Housing	1312	1593	-281	121.4%
Woodville Hwy	San Marcos Housing to Capital Circle	2113	664	1449	31.4%
Woodville Hwy	San Marcos Housing to Southchase (Proposed)	1005	1338	-333	133.1%
Woodville Hwy	Southchase (Proposed) to San Marcos Housing	1233	399	834	32.4%

LEON COUNTY ORDINANCE NO. 2022-¹²

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

RECITALS

11
12
13 WHEREAS, Chapters 125 and 163, Florida Statutes, empowers the Board of County
14 Commissioners of Leon County to prepare and enforce comprehensive plans for the development of
15 the County; and

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

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

26 WHEREAS, the horizon year for the Tallahassee-Leon County Comprehensive Plan is now
27 2030 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2030 Comprehensive
28 Plan; and

1 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
2 Commissioners of Leon County has held several public work sessions, public meetings, and public
3 hearings on the proposed amendment to the comprehensive plan, with due public notice having been
4 provided, to obtain public comment, and has considered all written and oral comments received during
5 said work sessions, public meetings and public hearings; and

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

10 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
11 Commissioners of Leon County held a public hearing with due public notice having been provided on
12 the proposed amendment to the comprehensive plan; and

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

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

1 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON
2 COUNTY, FLORIDA, that:

3 **Section 1. Purpose and Intent.**

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

7 **Section 2. Map Amendment.**

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

12 Map Amendment LMA 2022-02, which relates to the Future Land Use Map.

13 **Section 3. Applicability and Effect.**

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

17 **Section 4. Conflict with Other Ordinances and Codes.**

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

20 **Section 5. Severability.**

21 If any word, phrase, clause, section, or portion of this Ordinance is declared by any court of
22 competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and
23 portions of this Ordinance shall remain in full force and effect.

24 **Section 6. Copy on File.**

1 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a
2 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon County
3 2030 Comprehensive Plan and these updates thereto, shall also be located in the Tallahassee-Leon
4 County Planning Department. The Planning Director shall also make copies available to the public for
5 a reasonable publication charge.

6 **Section 7. Effective Date.**

7 The plan amendment shall be effective upon adoption by the Leon County Board of County
8 Commissioners and the Tallahassee City Commission and as further provided by the applicable statutes
9 and regulations pertaining thereto.

10 DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County,
11 Florida, this 14th day of June, 2022.

12 LEON COUNTY, FLORIDA

13
14 DocuSigned by:
15 *Bill Proctor*
16 By: E6F9A59141C244C...
17 Bill Proctor, Chairman
18 Board of County Commissioners
19

20 ATTESTED BY:

21 Gwendolyn Marshall Knight, Clerk of the Court
22 & Comptroller, Leon County, Florida

23 DocuSigned by:
24 *Gwendolyn Marshall Knight*
25 By: 178D7F95C3774F4...

DocuSigned by:

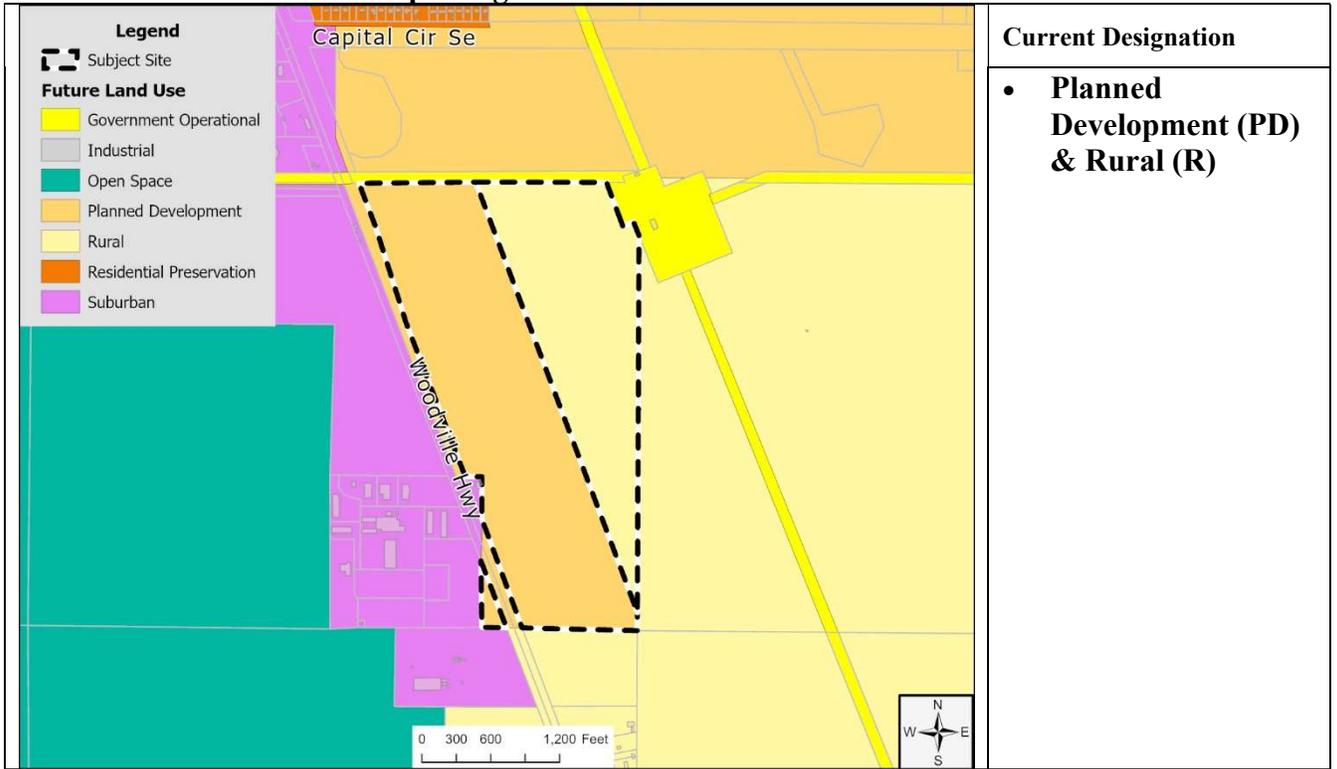

26 APPROVED AS TO FORM:

27 Chasity H. O'Steen, County Attorney
28 Leon County Attorney's Office

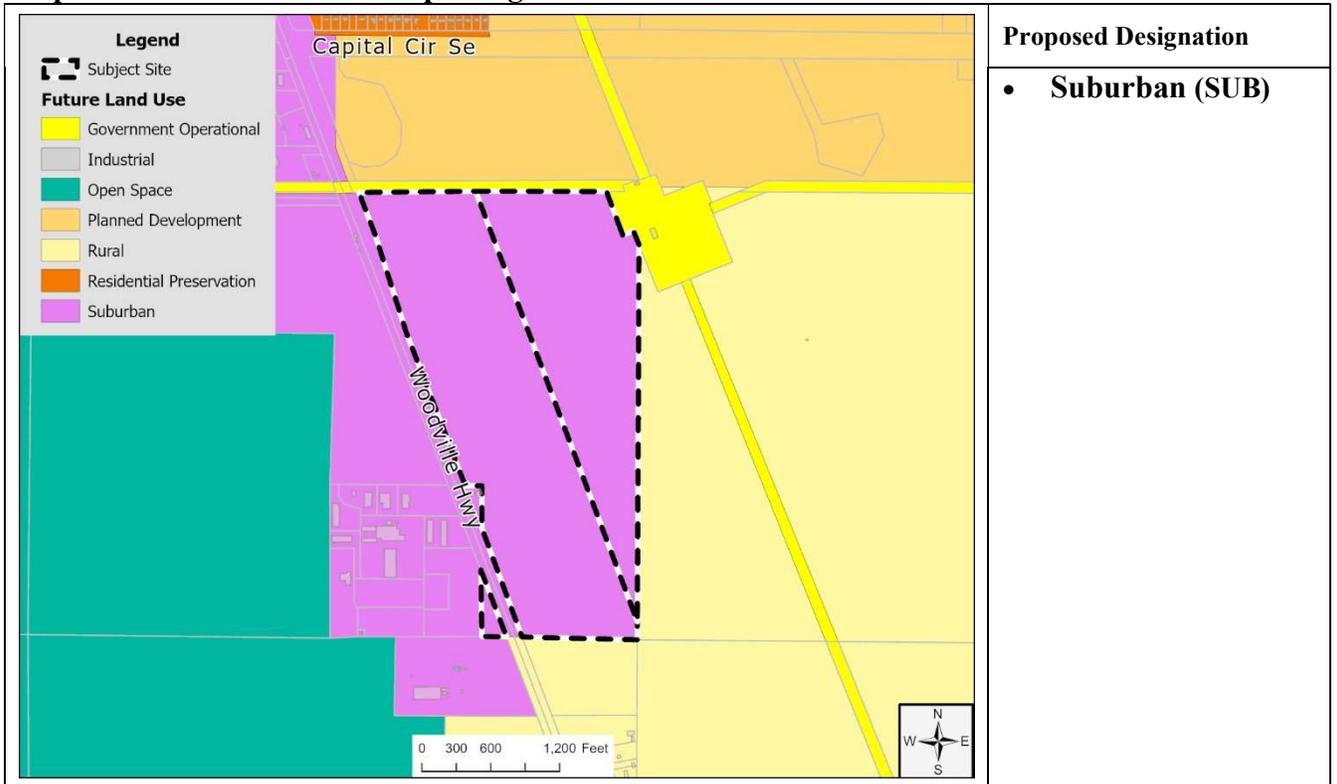
29 DocuSigned by:
30 *Chasity H. O'Steen*
31 By: BCE5E0EED079484
32

Exhibit A

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



1 **ORDINANCE NO. 22-O-10**

2
3 **AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A LARGE SCALE**
4 **AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE**
5 **PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE**
6 **PLANNED DEVELOPMENT LAND USE CATEGORY TO THE SUBURBAN LAND USE**
7 **CATEGORY AT WOODVILLE HIGHWAY AND CAPITAL CIRCLE SE; PROVIDING**
8 **FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**
9

10 WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of the
11 City of Tallahassee to prepare and enforce comprehensive plans for the development of the City;
12 and,

13 WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community
14 Planning Act, empower and require the City Commission of the City of Tallahassee to (a) plan for
15 the City's future development and growth; (b) adopt and amend comprehensive plans, or elements
16 or portions thereof, to guide the future growth and development of the City; (c) implement adopted
17 or amended comprehensive plans by the adoption of appropriate land development regulations; and
18 (d) establish, support, and maintain administrative instruments and procedures to carry out the
19 provisions and purposes of the Act; and,

20 WHEREAS, pursuant to Section 163.3187, Florida Statutes, the City Commission of the
21 City of Tallahassee has held several public work sessions, public meetings and several public
22 hearings with due public notice having been provided, on this amendment to the Comprehensive
23 Plan; and,

24 WHEREAS, on April 12, 2022, pursuant to Section 163.3184, Florida Statutes, the City
25 Commission of the City of Tallahassee transmitted copies of the proposed amendment of the
26 comprehensive plan to the Department of Economic Opportunity and other state and regional
27 agencies for written comment; and,

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

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

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

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

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

12 **Section 2. Map Amendment.**

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

18 Map Amendment LMA202202 which relates to the Future Land Use Map.

19 **Section 3. Conflict With Other Ordinances and Codes.**

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

22 **Section 4. Severability.**

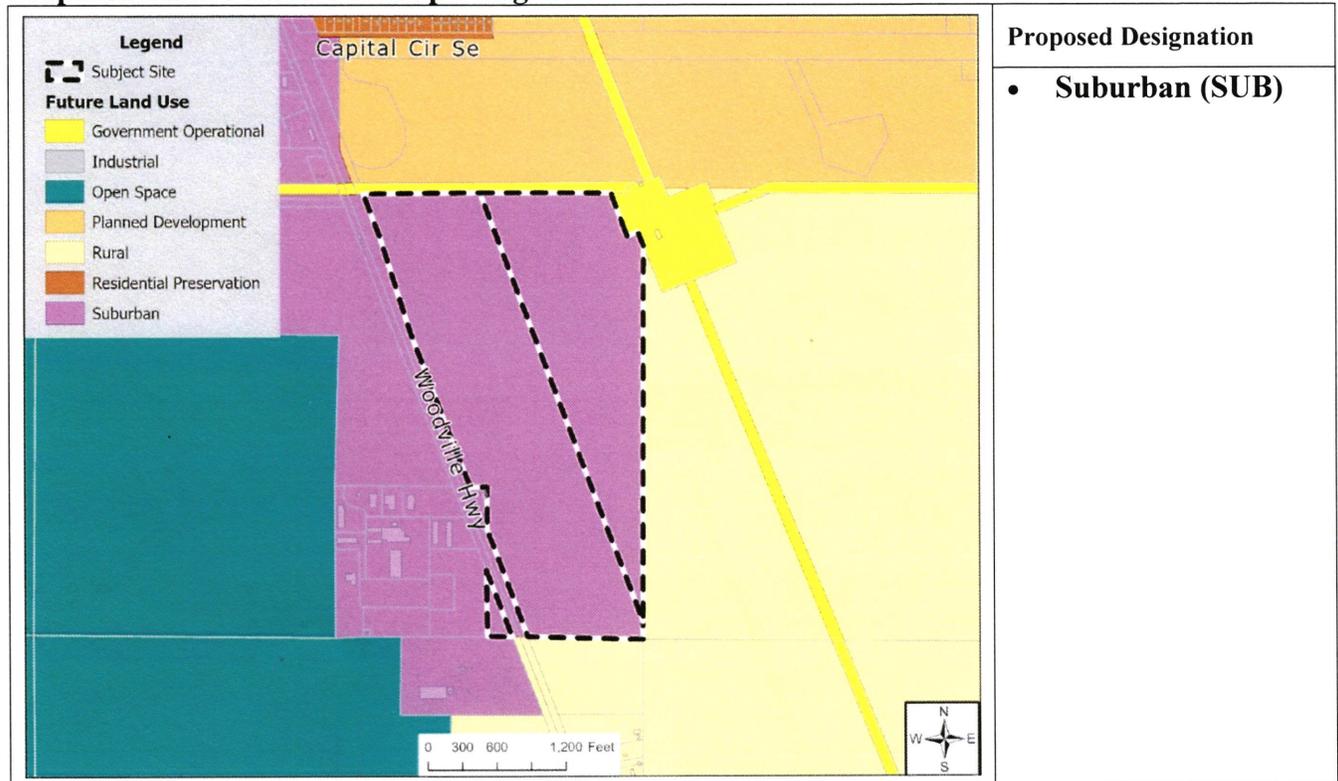
23 If any provision or portion of this ordinance is declared by any court of competent
24 jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and
25 portions of this Ordinance shall remain in full force and effect.

Ordinance No. 22-O-10
Exhibit A

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



TALLAHASSEE DEMOCRAT

Tallahassee.com

A GANNETT COMPANY

ATTN:
CITY TALLAHASSEE TREASURY
300 S ADAMS ST
TALLAHASSEE, FL 32301-1721

STATE OF WISCONSIN COUNTY OF BROWN

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

PUBLIC NOTICE

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

6/3/2022

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

Sworn to and subscribed before me this 3rd day of June, 2022 by Leckner who is personally known to me.

Affiant

Nancy Heyrman
Notary Public, State of Wisconsin, County of Brown
5.15.23

My commission expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

Notice of Change of Land Use Comprehensive Plan Amendment Public Hearing

City Commission Adoption Public Hearing and Implementing Ordinance and Rezoning Public Hearing
Tuesday, June 14, 2022, 6 pm, County Commission Chambers – Leon County Courthouse,
301 S. Monroe Street, Tallahassee, FL, 32301

TEXT AMENDMENT ADOPTION

At the above public hearing the City Commission will take public comments on and consider adoption of the following Ordinances, which adopts the text amendment in this advertisement:

ORDINANCE NO. 22-O-07

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN CREATING THE PROPERTY RIGHTS ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Property Rights Element
Reference Number: TTA2022004

Applicant: Tallahassee-Leon County Planning Department
This proposed amendment creates a Property Rights Element within the Tallahassee-Leon County Comprehensive Plan.

ORDINANCE NO. 22-O-08

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE MOBILITY ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Future Right of Way Needs Map
Reference Number: TTA2022003

Applicant: Tallahassee-Leon County Planning Department
The proposed amendment would update the Future Right-Of-Way Needs Map in the Mobility Element of the Tallahassee Leon County Comprehensive Plan to reflect right-of-way that is needed to implement Blueprint 2020 projects and projects identified in the Capital Region Transportation Planning Agency's (CRTPA's) 2045 Regional Mobility Plan Cost Feasible Plan (the Long Range Transportation Plan).

ORDINANCE NO. 22-O-09

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE URBAN SERVICES AREA IN THE LAND USE ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Urban Service Area
Reference Number: LTA202201

Applicant: D. R. Horton, Inc.
This is a request to expand the Urban Services Area to include parcels related to the April Road (LMA202201), Woodville Hwy (LMA202202) and Southwood Plantation (LMA202203) amendments. In the three cases, the proposed map amendment is bisected by and/or directly adjacent to the current Urban Services Area boundary. The proposed amendment would result in approximately 304.7 acres of additional area within the Urban Services Area.

MAP AMENDMENT ADOPTION

At the above public hearing the City Commission will take public comments on and consider adoption of the following Ordinances, which adopts the map amendments in this advertisement:

ORDINANCE NO. 22-O-10

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A LARGE SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE PLANNED DEVELOPMENT LAND USE CATEGORY TO THE SUBURBAN LAND USE CATEGORY AT WOODVILLE HIGHWAY AND CAPITAL CIRCLE SE; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Woodville Highway
Reference Number: LMA202202

Applicant: D. R. Horton, Inc.
Large Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Planned Development (PD) and Rural (R) to Suburban (SUB) on two parcels totaling approximately 154.09 acres. The parcels are located along Capital Circle SE and Woodville Highway. This amendment is related to text amendment LTA202201 to adjust the Urban Service Area boundary for the parcel in the county.

ORDINANCE NO. 22-O-11

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE GOVERNMENT OPERATIONAL LAND USE CATEGORY TO THE ACTIVITY CENTER LAND USE CATEGORY AT MACLAY COMMERCE DRIVE AND FINANCIAL PLAZA; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Ananeo Trust
Reference Number: TMA2022001

Applicant: Ananeo Trust LLC
Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Government Operational (GO) to High Intensity Urban Activity Center (AC) on approximately 0.39 acres. The parcel is located at the northeast corner of the intersection of Maclay Commerce Drive and Financial Plaza.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Planned Unit Development (PUD) to High Intensity Urban Activity Center (AC) is requested to implement the proposed amendment to the Future Land Use Map.

REZONINGS

ORDINANCE NO. 22-Z-12

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS HIGH INTENSITY ACTIVITY CENTER (AC) ON THE OFFICIAL ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) AT MACLAY COMMERCE DRIVE AND FINANCIAL PLAZA; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2022001, which is proposed for adoption on June 14, 2022. The rezoning requests a change to the Official Zoning Map from Planned Unit Development (PUD) to High Intensity Urban Activity Center (AC) Zoning District.

Leon County will also broadcast the public hearing on Comcast channel 16, the Leon County Florida channel on Roku, and the County's Facebook page (<https://www.facebook.com/LeonCountyFL/>), YouTube channel (<https://www.youtube.com/user/LeonCountyFL>), and web site (www.LeonCountyFL.gov).

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Interested parties may also provide virtual real-time public comments during the public hearing. Interested parties wishing to provide virtual real-time public comments must complete and submit the registration form provided at <https://www2.leoncountyfl.gov/coadmin/agenda/> by 8:00 p.m. on Monday, June 13, 2022. Following submittal of the registration form, further instructions for participating in the meeting will be provided. Persons needing assistance with registering or providing real-time comments may contact County Administration via telephone at (850) 606-5300. Please note that Board of County Commissioners Policy 01-05, Article IX., Section E., entitled "Addressing the Commission", and Article IX., Section F., entitled "Decorum", shall remain in full force and effect.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Mathieu Cavell or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.

Copies of the Ordinances may be inspected as part of the agenda package on the County's web site (<https://www2.leoncountyfl.gov/coadmin/agenda/>). To receive copies of the Ordinances by other means, such as email, mail, or facsimile transmittal, contact County Administration at 850-606-5300 or the Tallahassee-Leon County Planning Department at 850-891-6400.

Adoption Hearing 6/14/22

LMA 2022 03: Southwood Plantation Road

Adopted Map and Text Amendments

See attached.

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

1. Additional information requested by Commissioners on Amendment LMA202203 included information on the Southwood DRI, planned transportation improvements and traffic concurrency. This additional information is attached.
2. To address the Florida Department of Transportation request for traffic analysis based on the FLU change for the Southwood Plantation Road amendment, additional traffic analysis has been provided. It should be noted that this large-scale map amendment has a concurrent rezoning to the R-3 zoning category which provides for a maximum development of 8 dwelling units per acre, and the relevant traffic analysis based on the zoning will be performed at the time that the applicant submits a site plan and applies for permitting. This additional information is attached.

Copies of executed ordinances

See attached.

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

None.

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

None.

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

Not applicable.

Large Scale Map Amendment

LMA 2022 03

Southwood Plantation Road

129.80 Acres

From: Rural, Suburban

To: Suburban

Staff Recommendation:

Approval

Local Planning Agency:

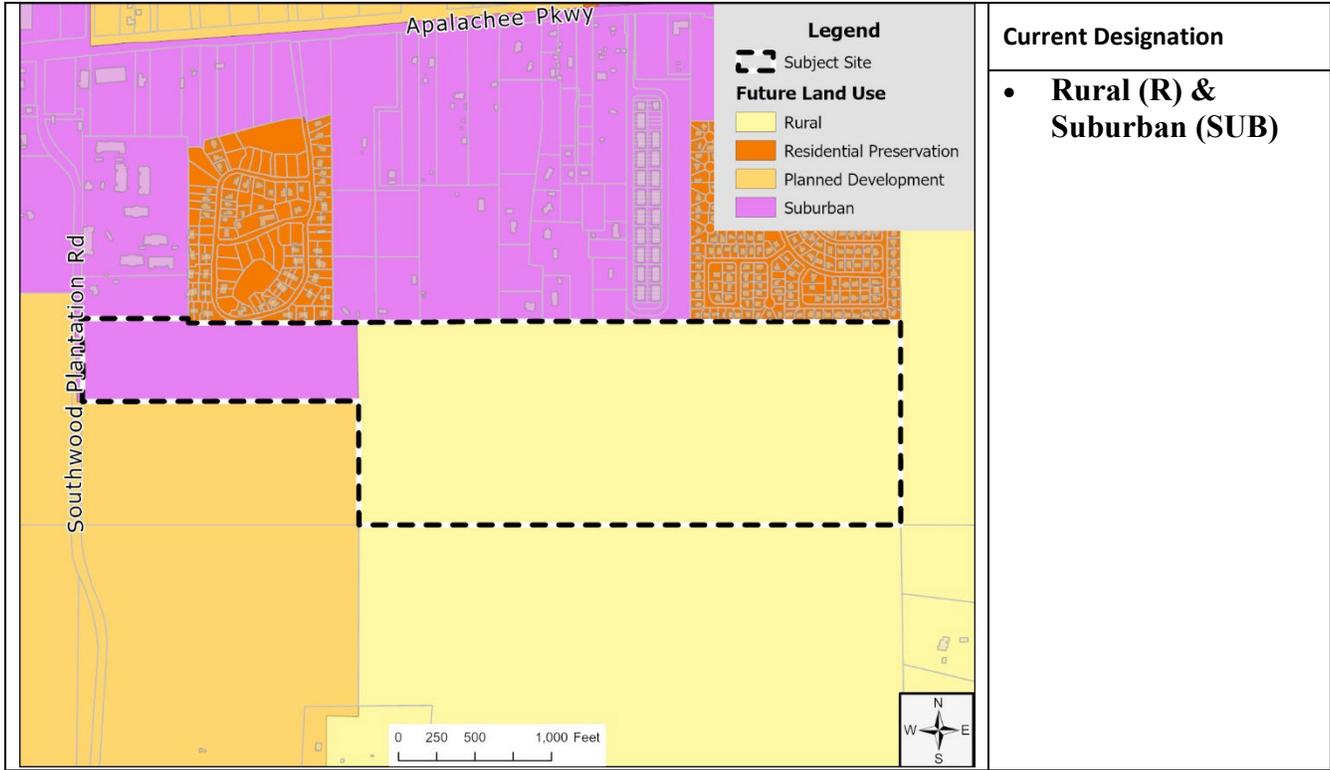
Approval

County Commission:

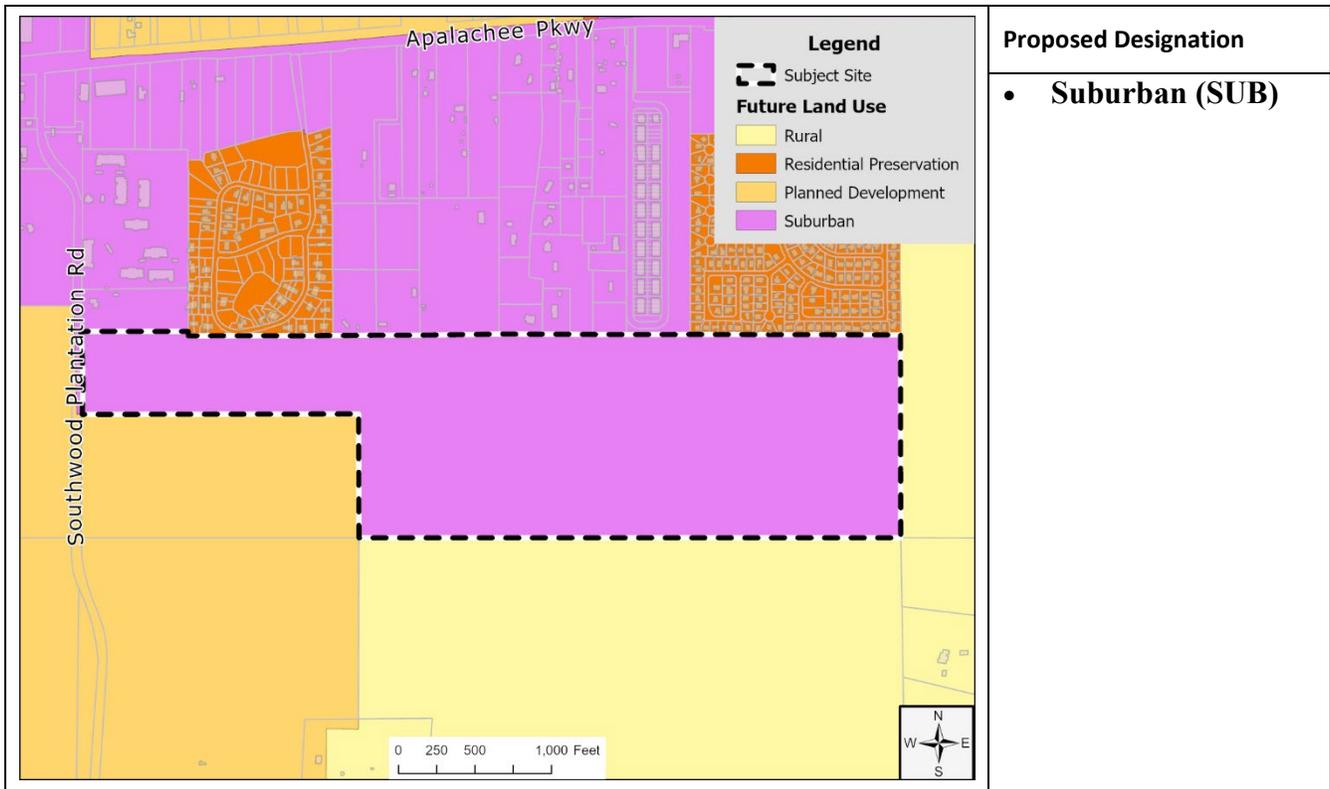
Adopted

LMA 2022 03: Southwood Plantation Road

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



Additional Information Requested at the April 12, 2022 Transmittal Hearing

Southwood DRI, Planned Transportation Improvements, and Traffic Concurrency

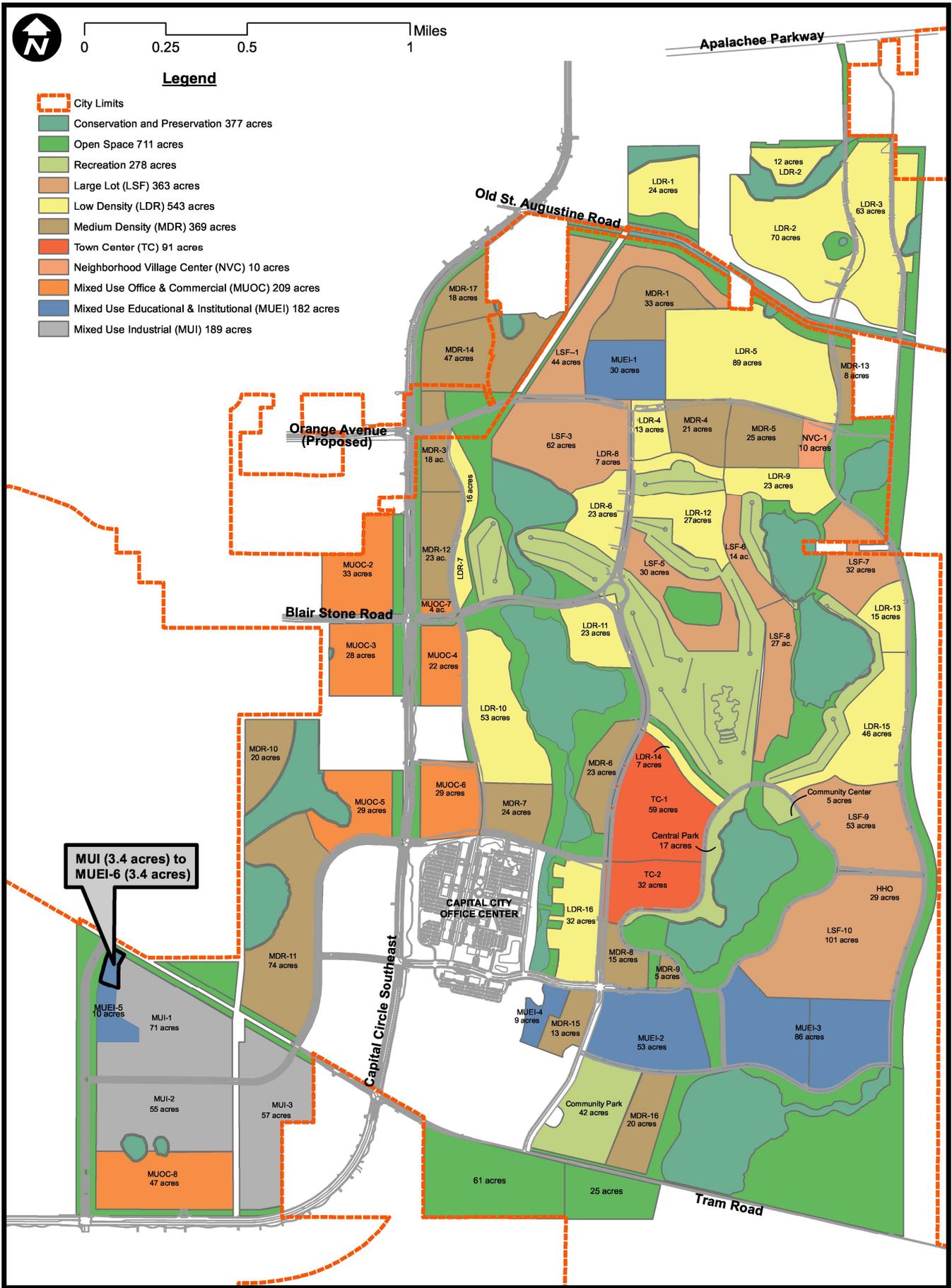
Roadway improvements in the Southwood area are required by the Southwood DRI. The St. Joe Company is responsible for adhering to this development agreement, including concurrency mitigation payments, regardless of the sale of property located within the Southwood DRI. The amount of concurrency mitigation still outstanding is \$4,685,982.00. These payments are required to start in 2023 and conclude in 2028, although State-mandated permit extensions have the possibility of extending these payment timeframes in the event of a Governor disaster declaration for our area. These funds will be allocated in accordance with the Significant Benefit Memorandum of Agreement executed by the City of Tallahassee, Leon County, and the Florida Department of Transportation, which contains previously identified roadway projects for future construction.

Southwood Plantation Road and the Biltmore Avenue extension, in addition to other internal roads, are required to be improved as adjacent parcels (pods) are developed. Each development will be required to complete a traffic analysis at the time of site planning which will determine the needed roadway improvements above and beyond the concurrency fees, such as turn lanes or traffic lights. In some cases, limits to roadway capacity may influence the maximum buildout of a development.

Southwood's concurrency proportionate share obligation is \$14,999,290 for the transportation concurrency impacts caused by the Southwood DRI Phase 2a. To date, the developer of Southwood has paid a total of \$10,313,308 in "cash" payments for mitigation of transportation concurrency impacts. In addition to the \$10,313,308 payment that has already been made, the developer has reported a value of \$9,782,691.63 for the turn lane and off-site concurrency road improvements that were completed in Southwood Phase I, meaning that to date, a grand total of \$20,095,999.63 has been paid in proportionate share payments and constructed road improvements by the Southwood DRI, and the balance of the proportionate share payment that remains to be paid is \$4,685,982.

A schedule of internal road improvements, remaining concurrency mitigation payments, and a chronology of concurrency mitigation is included below.

Land Use Amendment MUI - MUE16 (September 2021)



- Legend**
- City Limits
 - Conservation and Preservation 377 acres
 - Open Space 711 acres
 - Recreation 278 acres
 - Large Lot (LSF) 363 acres
 - Low Density (LDR) 543 acres
 - Medium Density (MDR) 369 acres
 - Town Center (TC) 91 acres
 - Neighborhood Village Center (NVC) 10 acres
 - Mixed Use Office & Commercial (MUOC) 209 acres
 - Mixed Use Educational & Institutional (MUEI) 182 acres
 - Mixed Use Industrial (MUI) 189 acres

MUI (3.4 acres) to MUE16 (3.4 acres)



Schedule of Internal Road Improvements

<u>Internal Road Improvement</u>	<u>Master Plan Development Pods</u>
Merchants Row Boulevard (from Capital Circle SE to Tram Road)	Completed
Merchants Row Boulevard (from Tram Road to Artemis Way)	MUI-2, MUI-1, MUI-3
Four Oaks Boulevard (from current terminus to Orange Avenue Extension)	Completed
Artemis Way (fka Paul Russell Extension) (from Capital Circle SE to Tram Road)	MUOC-8, MUI-1, MUI-2
Shumard Oak Boulevard (from Capital Circle SE to Merchants Row Extension)	Completed
Esplanade Way (from current terminus to Orange Avenue Extension)	LDR-7, MDR-3
Orange Avenue Extension (from Capital Circle SE to Southwood Plantation Road)	LDR-5, MDR-5, NVC-1, MDR-13 (Note: Orange Avenue Extension from Capital Circle SE to Jasmine Hill Road is completed)
Southwood Plantation Road/Biltmore Avenue (from current terminus to Apalachee Parkway as aligned with Sutor Road)	LSF-7, LDR-9, NVC-1, MDR-13, LDR-5, LDR-2, LDR-3
Biltmore Avenue (from Salinger Way to Schoolhouse Road)	Completed
Schoolhouse Road (from current terminus to Biltmore Avenue)	Completed

Notes:

- 1) *Segments of each internal road improvement listed above are to be completed no later than the completion of the applicable portion of the referenced development pods that are immediately adjacent to the road segment.*
- 2) *For the purpose of this exhibit, a portion of a development pod shall be deemed completed when all of the horizontal infrastructure (i.e. roads, water/sewer, stormwater, etc.) necessary to service the applicable portion of the development pod are constructed and inspected.*
- 3) *Each applicable internal road segment is to be designed, permitted and constructed simultaneously with the applicable portion of a development pod that is immediately adjacent to the road segment.*
- 4) *All roads reference above shall be completed no later than December 31, 2025 unless otherwise noted.*

Schedule of Pro Rata Share Contributions For Phase 2a

<u>Year</u>	<u>Payment Amount</u>
4/20/2023	\$500,000
4/20/2024	\$500,000
4/20/2025	\$685,982
4/20/2026	\$1,000,000
4/20/2027	\$1,000,000
4/20/2028	\$1,000,000
Grand Total	\$4,685,982

Notes:

- 1) *Payments will be made to the City of Tallahassee and pipelined in accordance with the Significant Benefit Memorandum of Agreement executed by the City of Tallahassee, Leon County and the Florida Department of Transportation.*

Brief Chronology of Southwood Concurrency Mitigation

- Southwood NOPC 6 approved 8/31/2005, providing for a list of actual improvements to be constructed or funded to mitigate traffic impacts. Estimated cost of these was \$20 Million.
- Significant Benefit Agreement approved 10/22/2008 (FDOT was last executing entity on 1/27/2009)
- City Concurrency Manual amended 10/22/2008 to implement Significant Benefit Agreement
- Southwood NOPC7 approved 1/25/2012 to convert the list of actual improvements required to a proportionate share for all 71 road segments impacted, totaling \$14,999,290
- Southwood NOPC7 determined a credit for previous \$10,313,308 in “cash” payments against the total proportionate share obligation, resulting in a balance to be paid of \$4,685,982, to be “pipelined” to the applicable significant benefit districts
- FDOT, Leon County, and City all reviewed and approved the proportionate share calculations and DRI Development Order language to implement the revised payment plan

Allocation of Southwood Mitigation by Significant Benefit District

Significant Benefit District	Total	% of Mitigation	\$ Paid	\$ Unpaid
District I: North East	\$ 4,846,773	32%	\$ 3,332,575	\$ 1,514,198
District II: South East	\$ 7,809,616	52%	\$ 5,369,786	\$ 2,439,830
District III: South West	\$ 859,543	6%	\$ 591,010	\$ 268,533
MMTD	\$ 1,483,357	10%	\$ 1,019,936	\$ 463,421
Total	\$ 14,999,289	100%	\$ 10,313,307	\$ 4,685,982

Funded projects in each district include:

- District I North East - Bannerman Road Phase 1 and 2
- District II South East – Woodville Highway and Weems Road
- District III South West – North South Connector (Orange to Jackson Bluff), Pensacola Street
- MMTD- Bike/Ped/Transit Improvements

Additional Traffic Analysis based on FLU designation requested by Florida Department of Transportation

LMA 2022 03: Southwood Plantation Road

The subject site is not within the MMTD. The subject site sits in between Apalachee Parkway (US Highway 27; State Road 20), a Principal Arterial, to the north and Old St. Augustine Road (County Road 2196), a Minor Arterial to the south. Southwood Plantation Road, a Minor Collector, runs adjacent to the west boundary of the subject site connecting Apalachee Parkway to Old St. Augustine Road. The intersection of Apalachee Parkway and Southwood Plantation Road is not signalized and requires northbound users of Southwood Plantation Rd to take a right-hand turn (eastbound). Eastbound users of Apalachee Parkway have the ability to access Southwood Plantation Rd while westbound users do not have access due to the present intersection configuration. The intersection of Old St. Augustine and Southwood Plantation Road is signalized on each approach. Old St. Augustine Road is a designated canopy road.

The potential for modifications to the transportation network such as adding turn lanes, adding signalized intersections, adding travel lanes, etc., will be determined through the site planning process. At the time of site plan, modifications to Apalachee Parkway (such as the addition of turn lanes, etc.) will be submitted to the Florida Department of Transportation for review. Leon County Engineering Services will review site plan submissions for the addition of turn lanes, travel lanes, site entrances and curb cuts, etc., based on roadway deficiencies on Old St. Augustine Rd, if applicable. The City of Tallahassee will review site plan submissions for the addition of turn lanes, travel lanes, site entrances and curb cuts, etc., based on roadway deficiencies on Southwood Plantation Rd, if applicable.

The following tables depict preliminary calculations based on the maximum residential development allowed under the requested land use category and associated rezoning. Trip generation rate and entering/exiting trip percentages are based on Single-Family Detached Residential (210) and Multifamily Housing Low-Rise (221) as determined by the Institute of Transportation Engineers’ Trip Generation Manual, 10th Edition, to estimate maximum buildout possible for the subject site. Final transportation concurrency calculations will be conducted when a site plan for proposed development is submitted.

Trips based on existing FLU

Buildout Type	Acres	Max. Buildout Intensity	Max. Buildout*	Trip Generation Rate	% Enter*	% Exit*	Trips Enter*	Trips Exit*	Total Trips*
Residential based on existing FLU (R)	108.10	0.1 DU/Acre	10.81 DU	Single Family Detached (210) 0.98	63	37	6.67	3.92	10.59
Residential based on existing FLU (SUB)	21.70	20 DU/Acre	434.00 DU	Multifamily Housing Low-Rise (221) 0.55	67	33	159.93	78.77	238.70
								Total	249.29

* Calculations shown will far exceed true maximums as they do not take into consideration site constraints. At the time of site plan, true values will be calculated based on constraints such as setbacks, environmental sensitive areas, tree protection, archaeological assets, roadway network requirements, open space requirements, lot size requirements, parking requirements, access requirements, and other stipulations defined by the Comprehensive Plan and applicable Land Development Codes.

Trips based on existing FLU

Buildout Type	Acres	Max. Buildout Intensity	Max. Buildout*	Trip Generation Rate	% Enter*	% Exit*	Trips Enter*	Trips Exit*	Total Trips*
Residential based on existing FLU (SUB)	129.80	20 DU/Acre	2596.00 DU	Multifamily Housing Low-Rise (221) 0.55	67	33	956.63	471.17	1427.80

* Calculations shown will far exceed true maximums as they do not take into consideration site constraints. At the time of site plan, true values will be calculated based on constraints such as setbacks, environmental sensitive areas, tree protection, archaeological assets, roadway network requirements, open space requirements, lot size requirements, parking requirements, access requirements, and other stipulations defined by the Comprehensive Plan and applicable Land Development Codes.

Trips based on proposed Zoning.

Additional traffic analysis will be required and true concurrency values will be calculated at time of site planning.

Buildout Type	Acres	Max. Buildout Intensity	Max. Buildout*	Trip Generation Rate	% Enter*	% Exit*	Trips Enter*	Trips Exit*	Total Trips*
PUD-38 Low Density Residential	4.8	3.5 DU/Acre	16.8 DU	0.98	63	37	10.4	6.1	16.5
R-3 Single and Two-Family Residential	125	8 DU/Acre	1000 DU	0.55	63	37	346.5	203.5	550.0
								Total	566.5

* Calculations shown will far exceed true maximums as they do not take into consideration site constraints. At the time of site plan, true values will be calculated based on constraints such as setbacks, environmental sensitive areas, tree protection, archaeological assets, roadway network requirements, open space requirements, lot size requirements, parking requirements, access requirements, and other stipulations defined by the Comprehensive Plan and applicable Land Development Codes.

Roadway Capacity Information

Roadway	Segment	Capacity	Est Total Future Demand	Remaining Capacity	Volume to Capacity Ratio
Southwood Plantation Rd	Biltmore Ave to Old St Augustine Rd	343	271	72	79.1%
Southwood Plantation Rd	Old St Augustine Rd to Biltmore Ave	343	122	221	35.5%
Southwood Plantation Rd	Old St Augustine Rd to Apalachee Pkwy	351	304	47	86.7%
Southwood Plantation Rd	Apalachee Pkwy to Old St Augustine Rd	343	121	222	35.2%
Old St Augustine Rd	Capital Circle to Southwood Plantation Rd	667	483	184	72.4%
Old St Augustine Rd	Southwood Plantation Rd to Capital Circle	499	171	328	34.2%
Old St Augustine Rd	Southwood Plantation Rd to Williams Rd	341	385	-44	112.9%
Old St Augustine Rd	Williams Rd to Southwood Plantation Rd	220	50	170	22.9%
Apalachee Pkwy	Sutor/Walmart to Southwood Plantation Rd	2294	1600	694	69.8%
Apalachee Pkwy	Southwood Plantation to Sutor/Walmart	2257	1060	1197	47.0%
Apalachee Pkwy	Southwood Plantation to Conner Blvd	2218	1695	523	76.4%
Apalachee Pkwy	Conner Blvd to Southwood Plantation Rd	2385	933	1452	39.1%
Capital Circle	Apalachee Parkway to Dick Wilson/DMV	2145	2313	-168	107.8%
Capital Circle	Dick Wilson/DMV to Apalachee Parkway	2313	2226	87	96.2%
Capital Circle	Old St. Augustine to Apalachee	1658	2111	-453	127.4%
Capital Circle	Apalachee to Old St. Augustine	2188	1630	558	74.5%
Capital Circle	Midyette to Old St. Augustine	2236	2314	-79	103.5%
Capital Circle	Old St. Augustine to Midyette	3326	2293	1033	68.9%

At the time of site plan, true concurrency values will be calculated based on constraints that include, but are not limited to, setbacks, environmentally sensitive areas, tree protection, archaeological assets, roadway network requirements, open space requirements, lot size requirements, parking requirements, access requirements, and other stipulations defined by the Comprehensive Plan and applicable Land Development Code(s). The potential for modifications to the transportation network such as adding turn lanes, adding signalized intersections, adding travel lanes, improving Southwood Plantation Rd. or directing traffic off Southwood Plantation Rd. will be determined through the site planning process. Additional information on consideration to the roadway network is provided below, in the Southwood DRI section.

Old. St. Augustine is a designated canopy road and as such, Leon County Land Development Code (LDC) provisions state that if a site is accessible by roads other than the canopy road, it shall not have direct vehicular access to the canopy road. Improvements to the surrounding transportation network including signalized intersections may be required for development of the site depending on site design, density, and traffic analysis required at time of site plan and permitting.

1 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
2 Commissioners of Leon County has held several public work sessions, public meetings, and public
3 hearings on the proposed amendment to the comprehensive plan, with due public notice having been
4 provided, to obtain public comment, and has considered all written and oral comments received during
5 said work sessions, public meetings and public hearings; and

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

10 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
11 Commissioners of Leon County held a public hearing with due public notice having been provided on
12 the proposed amendment to the comprehensive plan; and

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

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

1 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON
2 COUNTY, FLORIDA, that:

3 **Section 1. Purpose and Intent.**

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

7 **Section 2. Map Amendment.**

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

12 Map Amendment LMA 2022-03, which relates to the Future Land Use Map.

13 **Section 3. Applicability and Effect.**

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

17 **Section 4. Conflict with Other Ordinances and Codes.**

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

20 **Section 5. Severability.**

21 If any word, phrase, clause, section, or portion of this Ordinance is declared by any court of
22 competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and
23 portions of this Ordinance shall remain in full force and effect.

24 **Section 6. Copy on File.**

1 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a
2 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon County
3 2030 Comprehensive Plan and these updates thereto, shall also be located in the Tallahassee-Leon
4 County Planning Department. The Planning Director shall also make copies available to the public for
5 a reasonable publication charge.

6 **Section 7. Effective Date.**

7 The plan amendment shall be effective upon adoption by the Leon County Board of County
8 Commissioners and the Tallahassee City Commission and as further provided by the applicable statutes
9 and regulations pertaining thereto.

10 DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County,
11 Florida, this 14th day of June, 2022.

12 LEON COUNTY, FLORIDA

13 DocuSigned by:
14 *Bill Proctor*
15 E6F9A59141C244C...
16 By: _____
17 Bill Proctor, Chairman
18 Board of County Commissioners
19

20 ATTESTED BY:

21 Gwendolyn Marshall Knight, Clerk of the Court
22 & Comptroller, Leon County, Florida

23 DocuSigned by:
24 *Gwendolyn Marshall Knight*
25 By: _____
26 178D7F95C3774F4...

DocuSigned by:

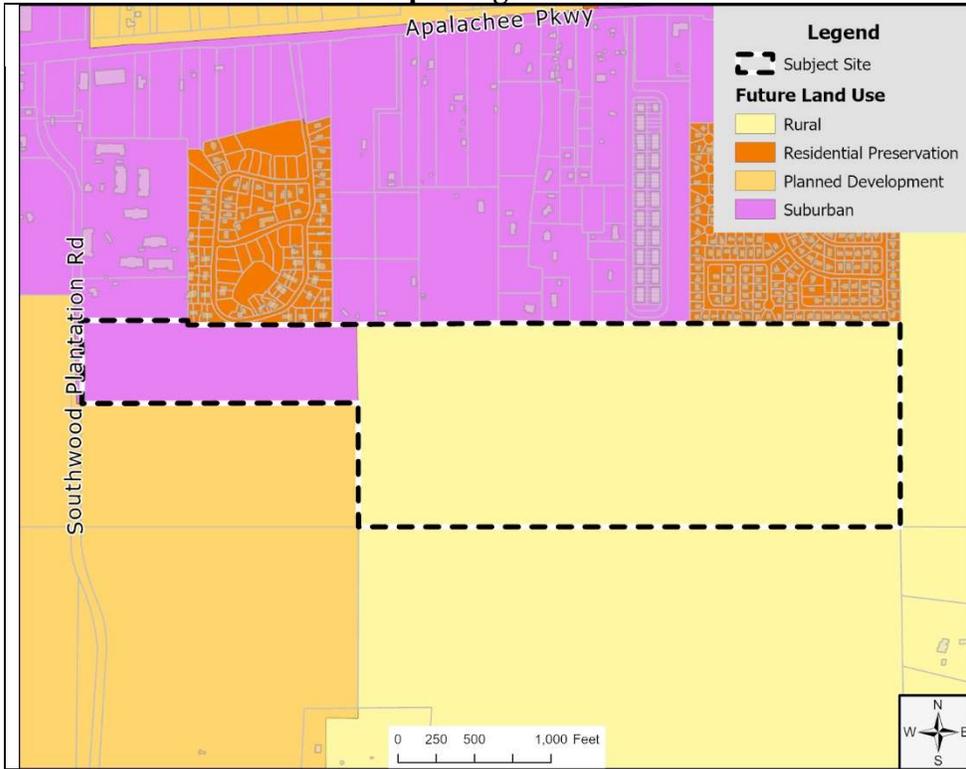

27 APPROVED AS TO FORM:

28 Chasity H. O'Steen, County Attorney
29 Leon County Attorney's Office

30 DocuSigned by:
31 *Chasity H. O'Steen*
32 By: _____
33 BCE5E0EFD079484...

Exhibit A

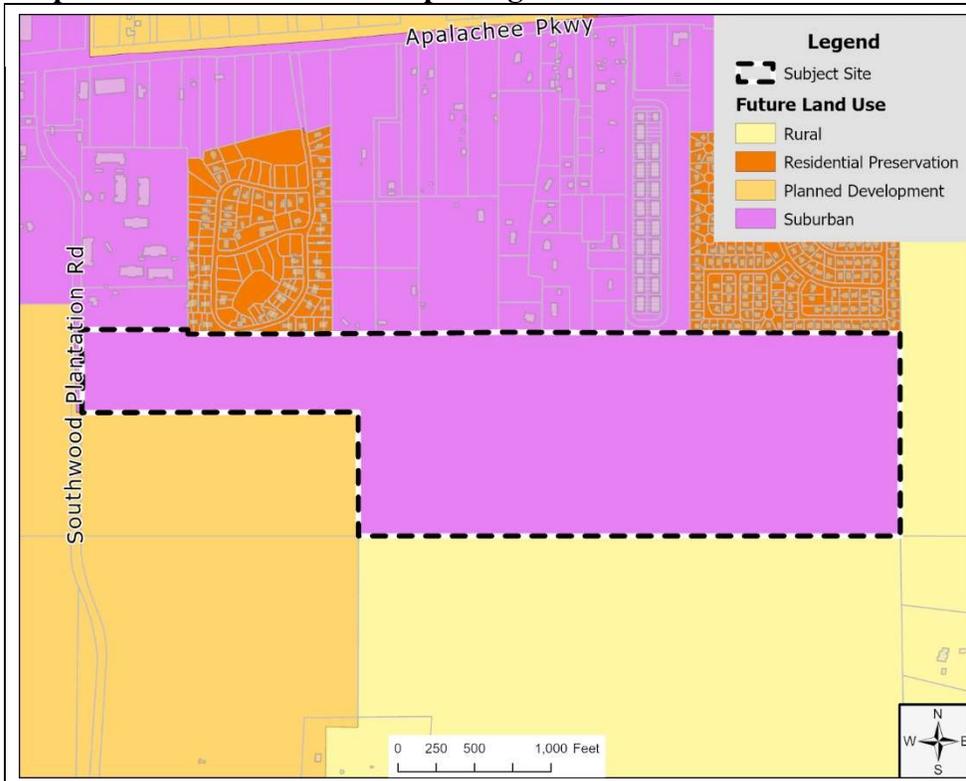
Current Future Land Use Map Designation



Current Designation

- **Rural (R) & Suburban (SUB)**

Proposed Future Land Use Map Designation



Proposed Designation

- **Suburban (SUB)**

TMA 2022 001: Ananeo Trust

Adopted Map and Text Amendments

See attached.

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

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

Copies of executed ordinances

See attached.

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

None.

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

None.

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

Not applicable.

Small Scale Map Amendment TMA 2022 001

Ananeo Trust

0.39 Acres

From: Government Operational

To: High Intensity Activity Center

Staff Recommendation:

Approval

Local Planning Agency:

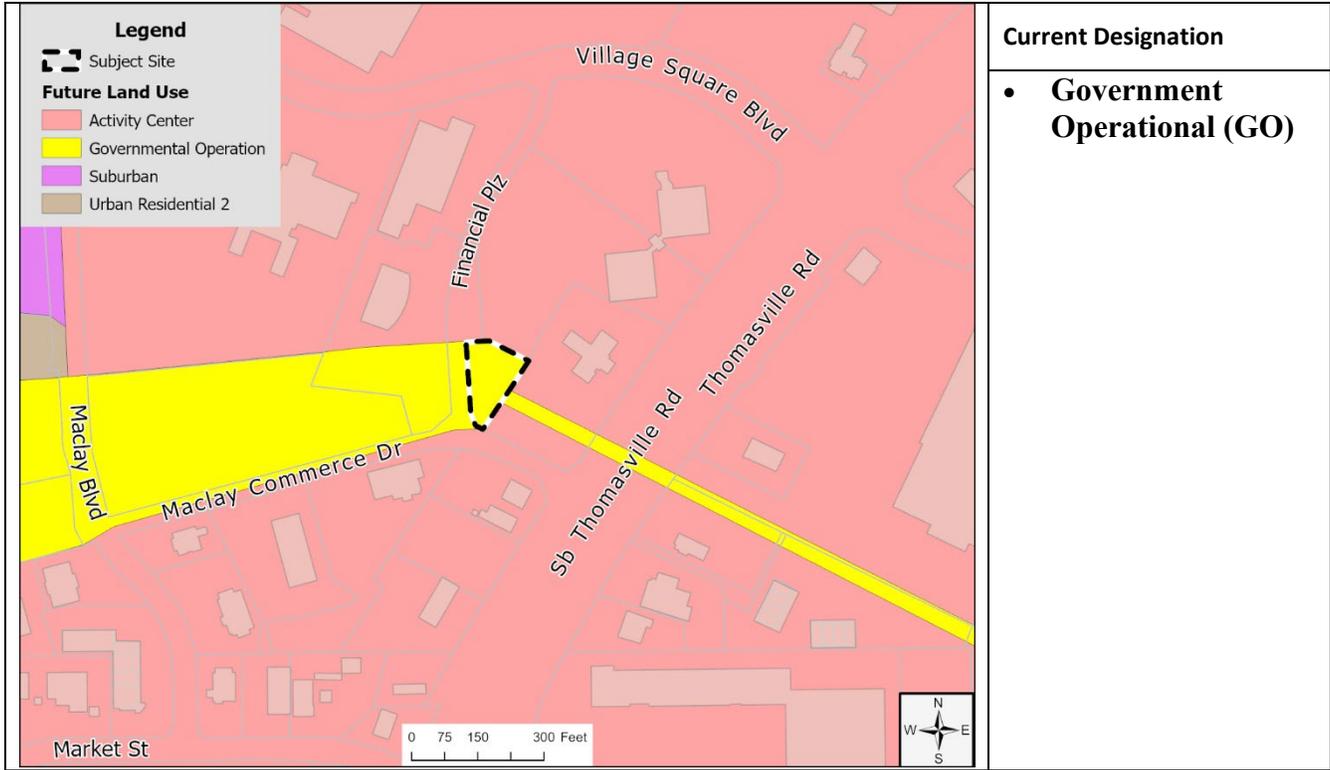
Approval

City Commission:

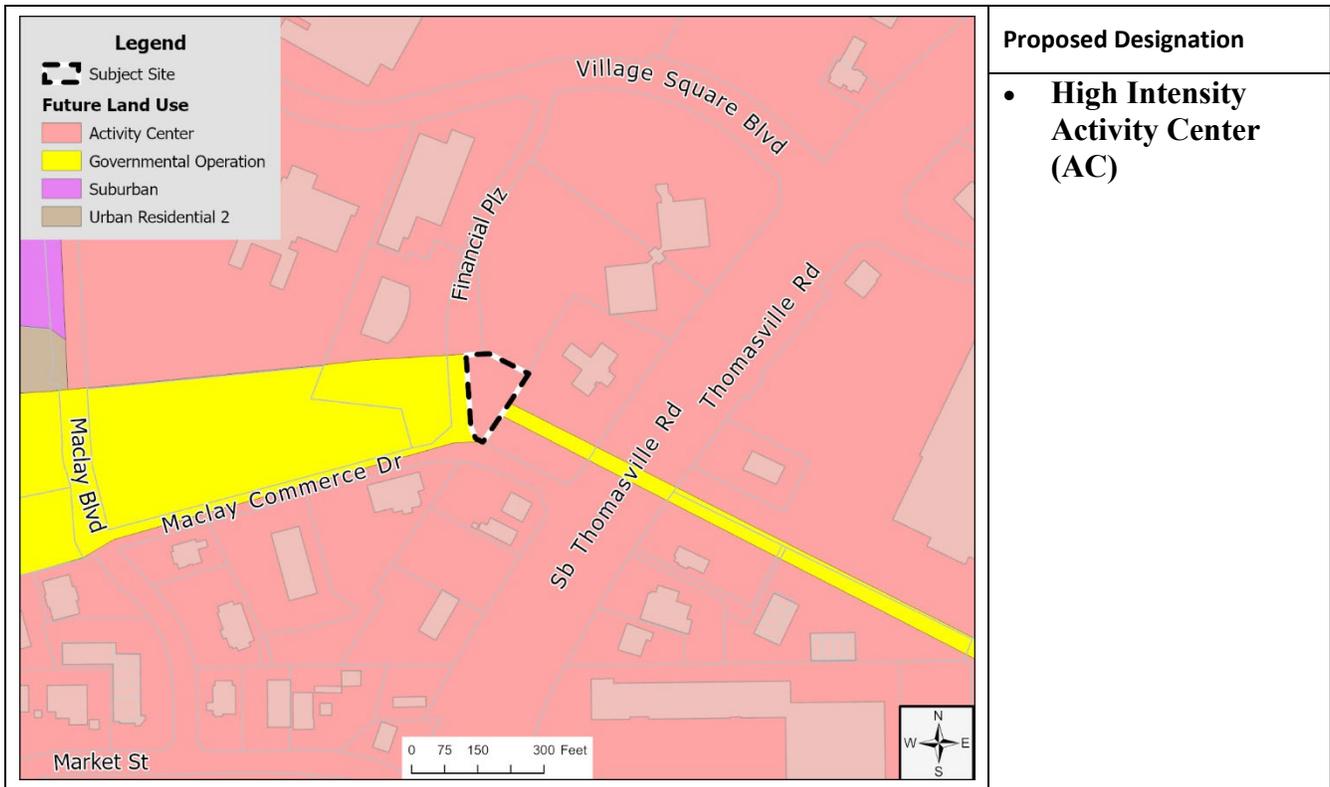
Adopted

TMA 2022 001: Ananeo Trust

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



ORDINANCE NO. 22-O-11

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE GOVERNMENT OPERATIONAL LAND USE CATEGORY TO THE ACTIVITY CENTER LAND USE CATEGORY AT MACLAY COMMERCE DRIVE AND FINANCIAL PLAZA; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of the City of Tallahassee to prepare and enforce comprehensive plans for the development of the City; and,

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empower and require the City Commission of the City of Tallahassee to (a) plan for the City’s future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and,

WHEREAS, pursuant to Section 163.3187, Florida Statutes, the City Commission of the City of Tallahassee has held several public work sessions, public meetings and several public hearings with due public notice having been provided, on this amendment to the Comprehensive Plan; and,

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

WHEREAS, in exercise of its authority, the City Commission of the City of Tallahassee has determined it necessary and desirable to adopt this amendment to the comprehensive plan to preserve and enhance present advantages; encourage the most appropriate use of land, water and

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

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

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

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

9 **Section 2. Map Amendment.**

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

15 Map Amendment TMA2022001 which relates to the Future Land Use Map.

16 **Section 3. Conflict With Other Ordinances and Codes.**

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

19 **Section 4. Severability.**

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

23 **Section 5. Copy on File.**

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

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

4 **Section 6. Effective Date.**

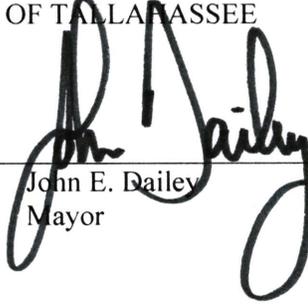
5 The effective date of this Plan amendment shall be according to law and the applicable statutes
6 and regulations pertaining thereto.

7 INTRODUCED in the City Commission on the 8th day of June, 2022.

8 PASSED by the City Commission on the 14th day of June, 2022.

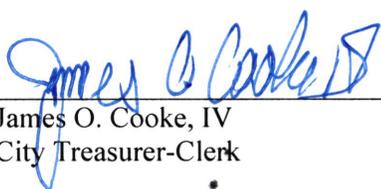


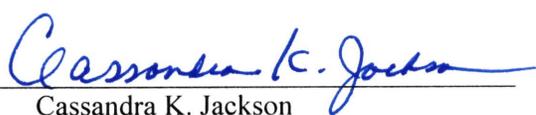
CITY OF TALLAHASSEE

By: 
John E. Dailey
Mayor

19 ATTEST:

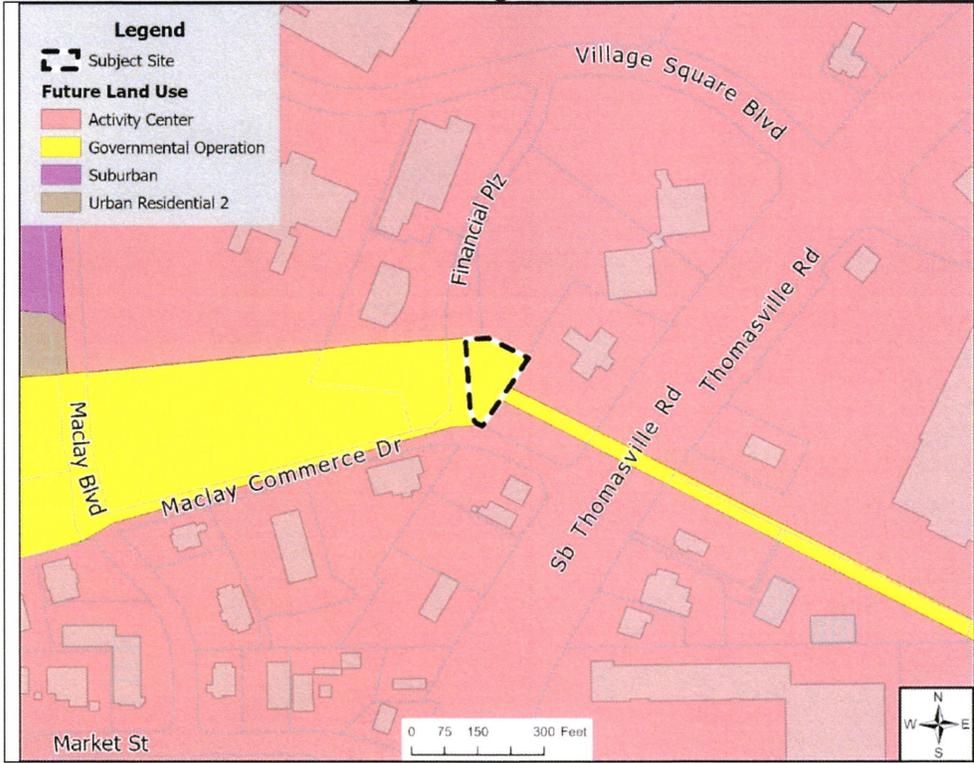
APPROVED AS TO FORM:

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

22 By: 
Cassandra K. Jackson
City Attorney

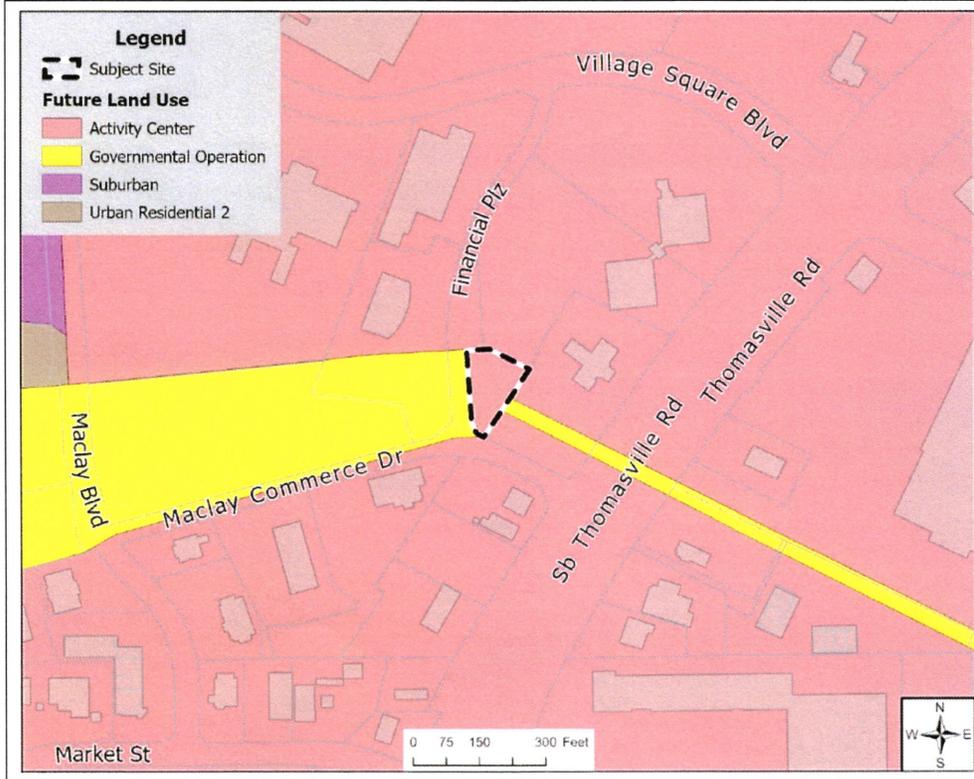
Ordinance No. 22-O-11
Exhibit A

Current Future Land Use Map Designation



Current Designation
<ul style="list-style-type: none">• Government Operational

Proposed Future Land Use Map Designation



Proposed Designation
<ul style="list-style-type: none">• High Intensity Urban Activity Center

TALLAHASSEE DEMOCRAT

Tallahassee.com

A GANNETT COMPANY

ATTN:
CITY TALLAHASSEE TREASURY
300 S ADAMS ST
TALLAHASSEE, FL 32301-1721

STATE OF WISCONSIN COUNTY OF BROWN

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

PUBLIC NOTICE

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

6/3/2022

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

Sworn to and subscribed before me this 3rd day of June, 2022 by Leckner who is personally known to me.

Affiant

Nancy Heyrman
Notary Public, State of Wisconsin, County of Brown
5.15.23

My commission expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

Notice of Change of Land Use Comprehensive Plan Amendment Public Hearing

City Commission Adoption Public Hearing and Implementing Ordinance and Rezoning Public Hearing
Tuesday, June 14, 2022, 6 pm, County Commission Chambers – Leon County Courthouse,
301 S. Monroe Street, Tallahassee, FL, 32301

TEXT AMENDMENT ADOPTION

At the above public hearing the City Commission will take public comments on and consider adoption of the following Ordinances, which adopts the text amendment in this advertisement:

ORDINANCE NO. 22-0-07

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN CREATING THE PROPERTY RIGHTS ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Property Rights Element

Reference Number: TTA2022004

Applicant: Tallahassee-Leon County Planning Department

This proposed amendment creates a Property Rights Element within the Tallahassee-Leon County Comprehensive Plan.

ORDINANCE NO. 22-0-08

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE MOBILITY ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Future Right of Way Needs Map

Reference Number: TTA2022003

Applicant: Tallahassee-Leon County Planning Department

The proposed amendment would update the Future Right-Of-Way Needs Map in the Mobility Element of the Tallahassee Leon County Comprehensive Plan to reflect right-of-way that is needed to implement Blueprint 2020 projects and projects identified in the Capital Region Transportation Planning Agency's (CRTPA's) 2045 Regional Mobility Plan Cost Feasible Plan (the Long Range Transportation Plan).

ORDINANCE NO. 22-0-09

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE URBAN SERVICES AREA IN THE LAND USE ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Urban Service Area

Reference Number: LTA202201

Applicant: D. R. Horton, Inc.

This is a request to expand the Urban Services Area to include parcels related to the April Road (LMA202201), Woodville Hwy (LMA202202) and Southwood Plantation (LMA202203) amendments. In the three cases, the proposed map amendment is bisected by and/or directly adjacent to the current Urban Services Area boundary. The proposed amendment would result in approximately 304.7 acres of additional area within the Urban Services Area.

MAP AMENDMENT ADOPTION

At the above public hearing the City Commission will take public comments on and consider adoption of the following Ordinances, which adopts the map amendments in this advertisement:

ORDINANCE NO. 22-0-10

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A LARGE SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE PLANNED DEVELOPMENT LAND USE CATEGORY TO THE SUBURBAN LAND USE CATEGORY AT WOODVILLE HIGHWAY AND CAPITAL CIRCLE SE; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Woodville Highway

Reference Number: LMA202202

Applicant: D. R. Horton Inc.

Large Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Planned Development (PD) and Rural (R) to Suburban (SUB) on two parcels totaling approximately 154.09 acres. The parcels are located along Capital Circle SE and Woodville Highway. This amendment is related to text amendment LTA202201 to adjust the Urban Service Area boundary for the parcel in the county.

ORDINANCE NO. 22-0-11

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE GOVERNMENT OPERATIONAL LAND USE CATEGORY TO THE ACTIVITY CENTER LAND USE CATEGORY AT MACLAY COMMERCE DRIVE AND FINANCIAL PLAZA; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Ananeo Trust

Reference Number: TMA2022001

Applicant: Ananeo Trust LLC

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Government Operational (GO) to High Intensity Urban Activity Center (AC) on approximately 0.39 acres. The parcel is located at the northeast corner of the intersection of Maclay Commerce Drive and Financial Plaza.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Planned Unit Development (PUD) to High Intensity Urban Activity Center (AC) is requested to implement the proposed amendment to the Future Land Use Map.

REZONINGS

ORDINANCE NO. 22-Z-12

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS HIGH INTENSITY ACTIVITY CENTER (AC) ON THE OFFICIAL ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) AT MACLAY COMMERCE DRIVE AND FINANCIAL PLAZA; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2022001, which is proposed for adoption on June 14, 2022. The rezoning requests a change to the Official Zoning Map from Planned Unit Development (PUD) to High Intensity Urban Activity Center (AC) Zoning District.

Leon County will also broadcast the public hearing on Comcast channel 16, the Leon County Florida channel on Roku, and the County's Facebook page (<https://www.facebook.com/LeonCountyFL/>), YouTube channel (<https://www.youtube.com/user/LeonCountyFL>), and web site (www.LeonCountyFL.gov).

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Interested parties may also provide virtual real-time public comments during the public hearing. Interested parties wishing to provide virtual real-time public comments must complete and submit the registration form provided at <https://www2.leoncountyfl.gov/coadmin/agenda/> by 8:00 p.m. on Monday, June 13, 2022. Following submittal of the registration form, further instructions for participating in the meeting will be provided. Persons needing assistance with registering or providing real-time comments may contact County Administration via telephone at (850) 606-5300. Please note that Board of County Commissioners Policy 01-05, Article IX., Section E., entitled "Addressing the Commission", and Article IX., Section F., entitled "Decorum", shall remain in full force and effect.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Mathieu Cavell or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.

Copies of the Ordinances may be inspected as part of the agenda package on the County's web site (<https://www2.leoncountyfl.gov/coadmin/agenda/>). To receive copies of the Ordinances by other means, such as email, mail, or facsimile transmittal, contact County Administration at 850-606-5300 or the Tallahassee-Leon County Planning Department at 850-891-6400.

Adoption Hearing 6/14/22