



TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT



May 30, 2017

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

Re: Adopted Comprehensive Plan Amendments Package (17-1ESR)

Dear Mr. Eubanks:

The Tallahassee-Leon County Planning Department hereby submits the adopted amendments for the 2017 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 May 23, 2017.

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 Concurrency has not been rescinded for any amendment.

Enclosed are the following ordinances adopting the comprehensive plan amendments:

- City of Tallahassee Ordinance 17-O-18 adopted May 23, 2016
- Leon County Ordinance No. 17-07 adopted May 24, 2016

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

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

Sincerely,

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



TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT



cc:

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

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

MATRIX FOR 2017 CYCLE AMENDMENTS

A = Approve
D = Denial
AM = Approve as Modified
NA – Not Applicable (Withdrawn)

<i>Item #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>	<i>Planning Staff Recommendation</i>	<i>LPA Recommendation</i>	<i>Commission Position</i>	<i>Status</i>
PCM201701	FUTURE LAND USE MAP Southside Pit	From: Urban Residential-2 and Residential Preservation To: Suburban 77.9 acres	AM – Modify	D	A	Adopted May 23, 2017
PCM201702	FUTURE LAND USE MAP Killearn Country Club	From: Recreation/Open Space To: Urban Residential and Residential Preservation 40.9 acres	AM - Expand	D	AM – Modify and Expand	Adopted May 23, 2017
PCM201703	FUTURE LAND USE MAP Arrowhead Drive	From: Government Operational To: Urban Fringe with Residential Preservation Overlay & Residential Preservation 2.05 acres	A	A	A	Adopted May 23, 2017
PCM201704	FUTURE LAND USE MAP City of Tallahassee Electric	From: Urban Residential-2 To: Government Operational 1.68 acres	A	A	A	Adopted May 23, 2017
PCM201705	FUTURE LAND USE MAP Amelia Circle	From: Residential Preservation To: Suburban 2.59 acres	D	D	D	NA
PCM201706	FUTURE LAND USE MAP WITHDRAWN Parks, Recreation, and Neighborhood Affairs (PRNA) Administrative Offices	From: Recreation/Open Space To: Central Urban 11.23 acres	A	D	NA	NA
PCM201707	FUTURE LAND USE MAP Thomas Park Subdivision	From: Urban Residential-2 To: Suburban 1.02 acres	A	A	A	Adopted May 23, 2017
PCM201708	FUTURE LAND USE MAP Old Willis Dairy	From: Residential Preservation To: Suburban 3.4 acres	A	A	AM	Continued to September 27, 2017 Public Hearing

Adoption Amendment Package
17-1ESR

Adopted Map and Text Amendments

See attached.

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

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

Copies of executed ordinances

See attached.

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

None.

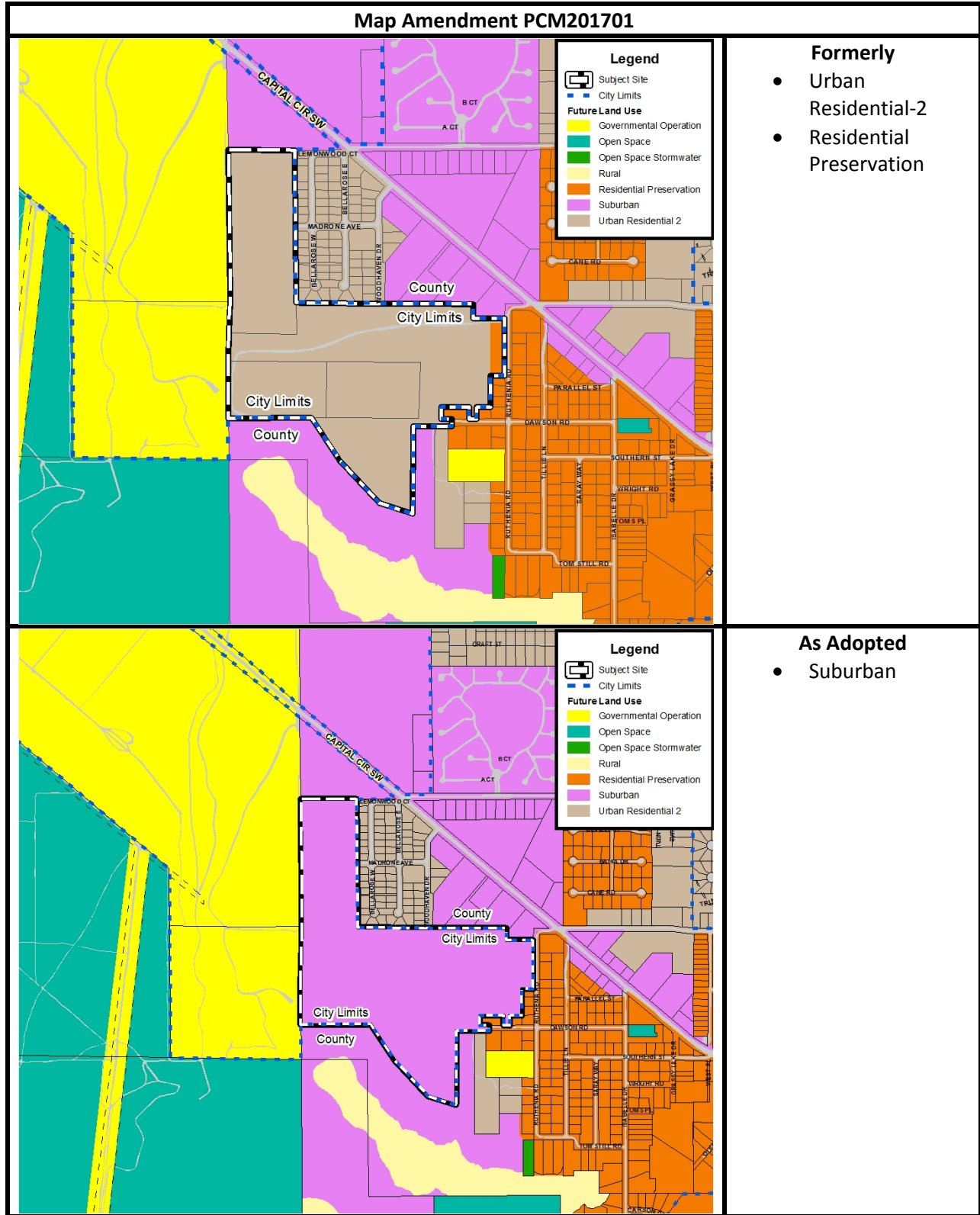
List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment:

None.

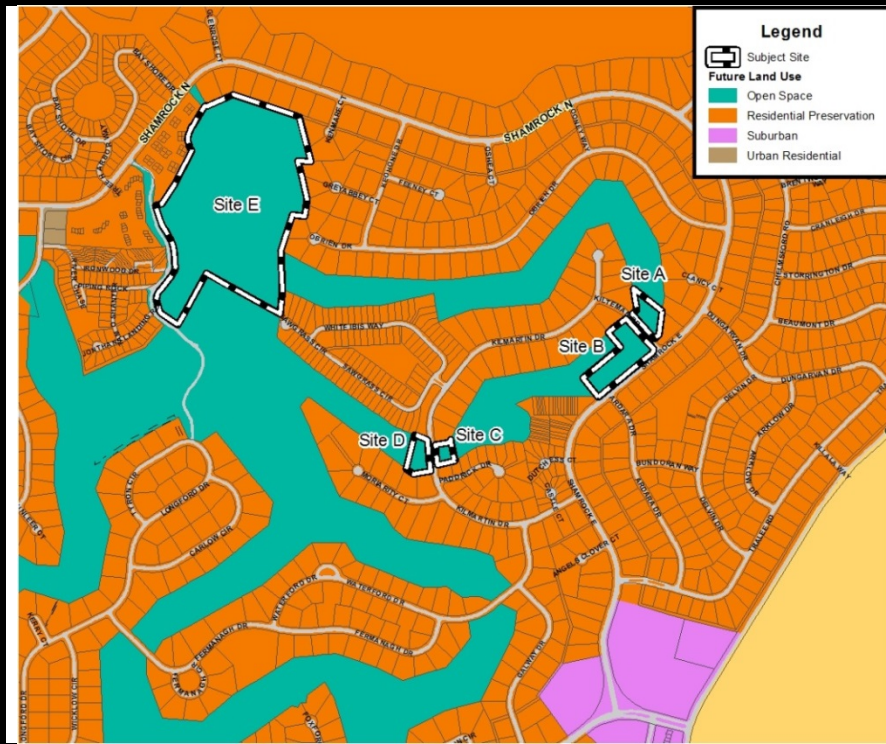
Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity:

Not applicable.

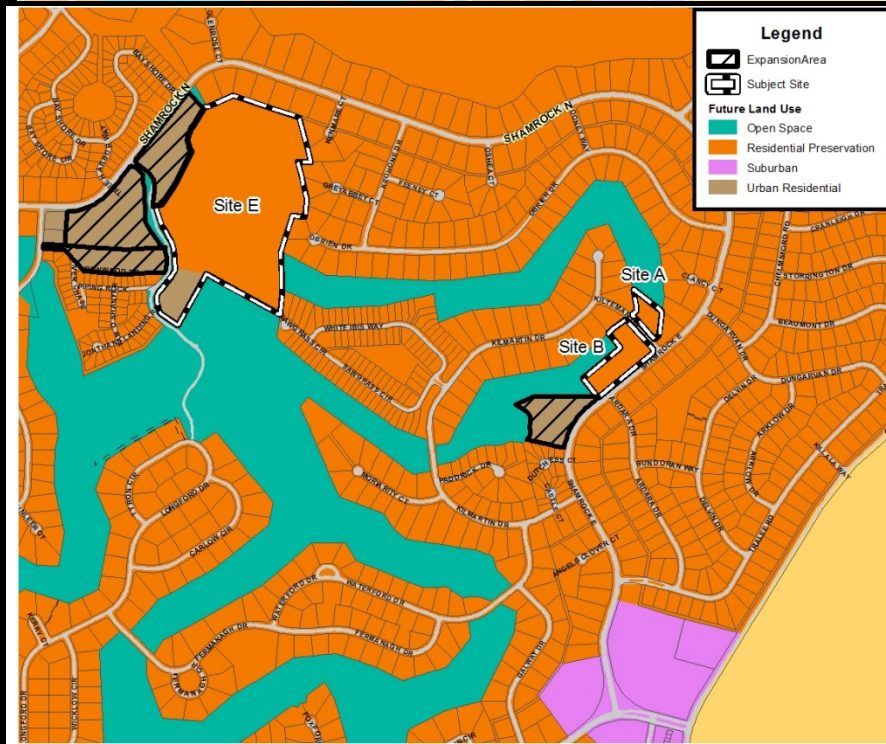
Adopted Amendments (17-1ESR)



Map Amendment PCM201702

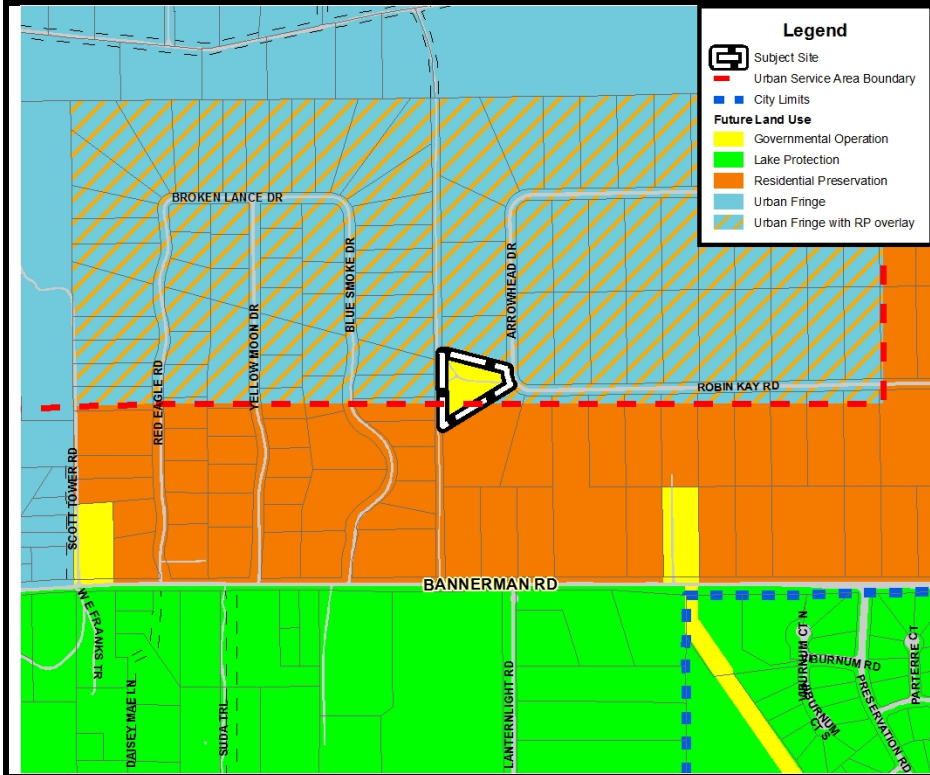


- Formerly**
- Recreation/Open Space



- As Adopted**
- Residential Preservation
 - Urban Residential

Map Amendment PCM201703



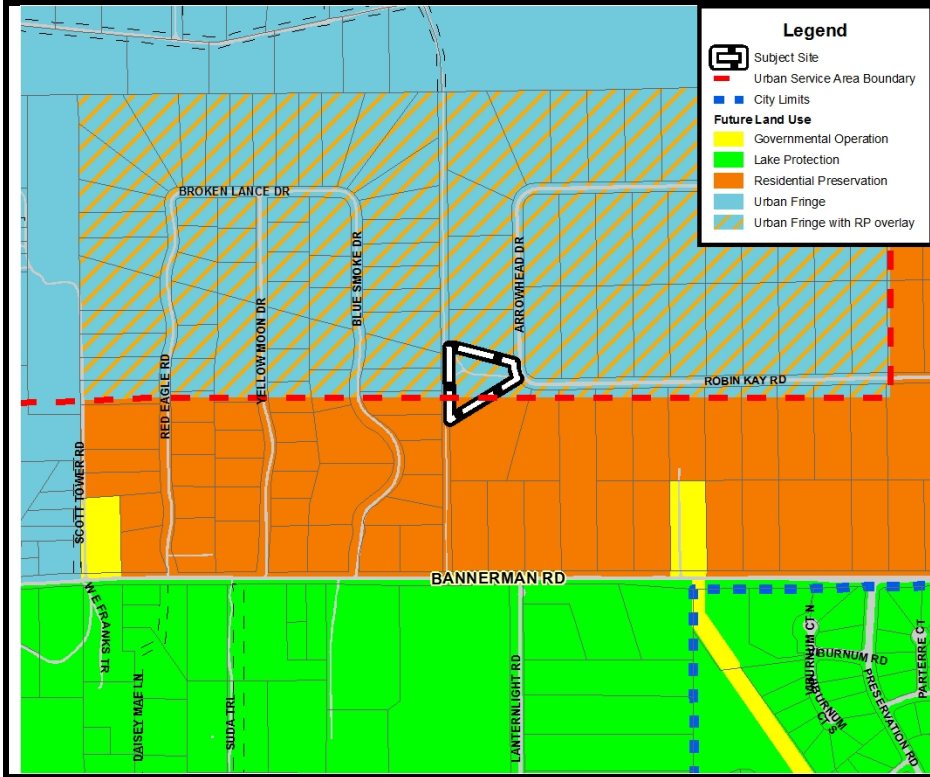
Legend

- Subject Site
- Urban Service Area Boundary
- City Limits

Future Land Use

- Governmental Operation
- Lake Protection
- Residential Preservation
- Urban Fringe
- Urban Fringe with RP overlay

- Formerly**
- Government Operational



Legend

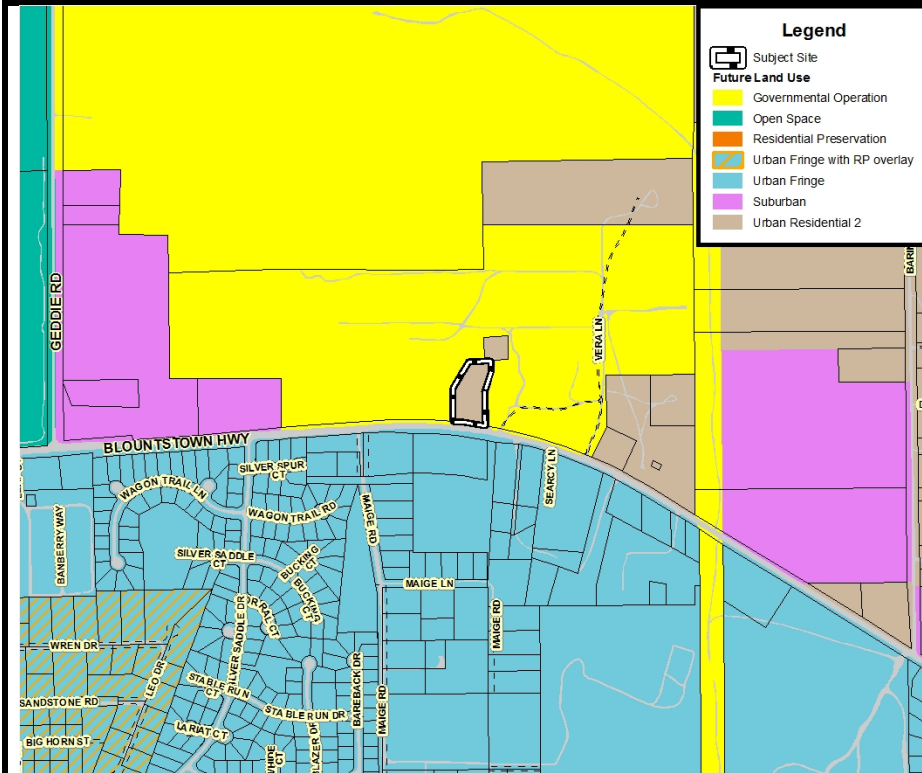
- Subject Site
- Urban Service Area Boundary
- City Limits

Future Land Use

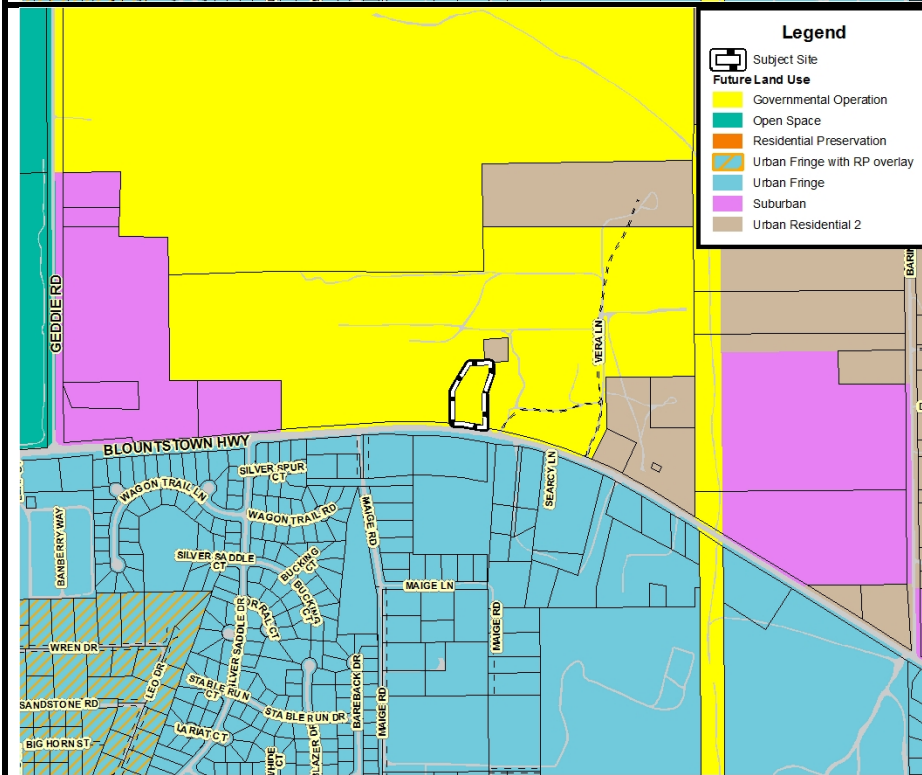
- Governmental Operation
- Lake Protection
- Residential Preservation
- Urban Fringe
- Urban Fringe with RP overlay

- As Adopted**
- Urban Fringe with Residential Preservation Overlay
 - Residential Preservation

Map Amendment PCM201704

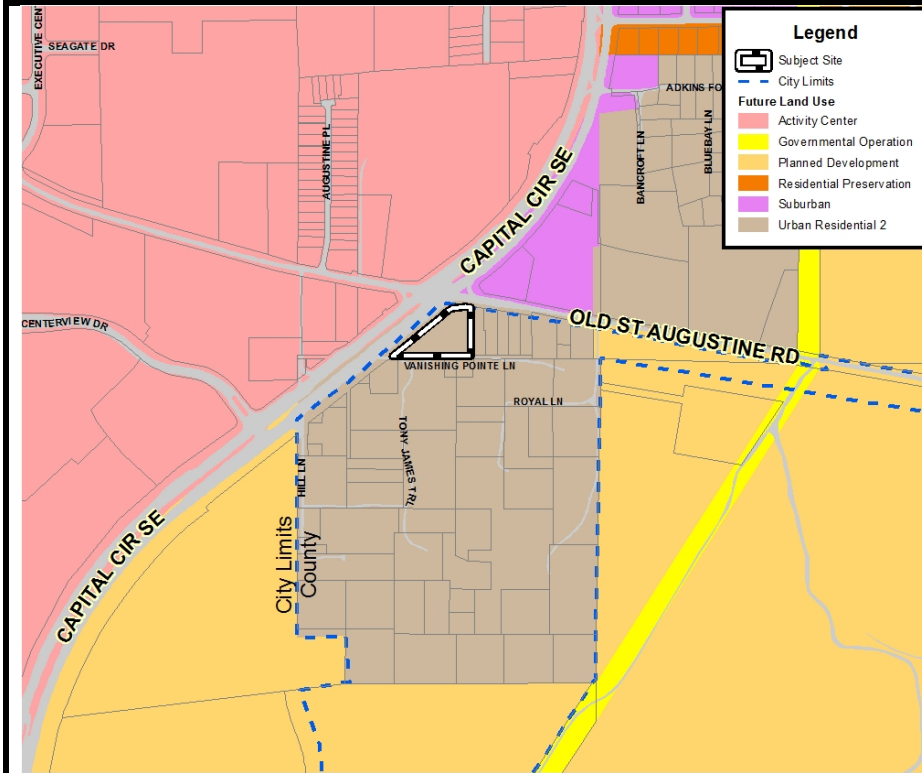


- Formerly**
- Urban Residential-2

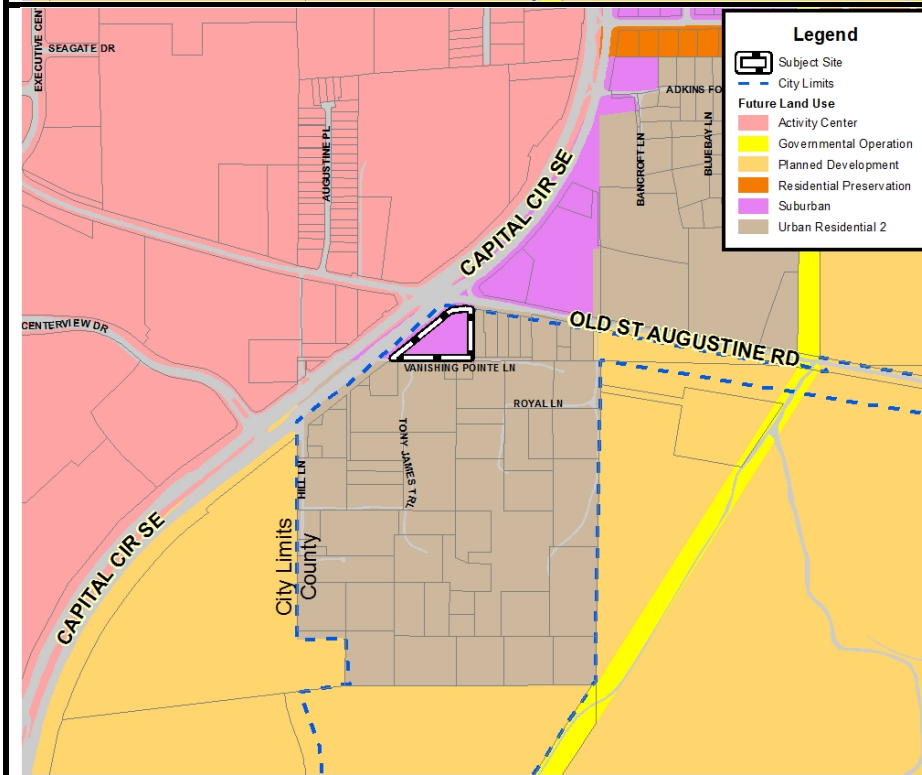


- As Adopted**
- Government Operational

Map Amendment PCM201707



- Formerly**
- Urban Residential-2



- As Adopted**
- Suburban

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

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

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

14 **Section 1. Purpose and Intent.**

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

18 **Section 2. Map Amendment.**

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

24 Map Amendment PCM201701 which relates to the Future Land Use Map.

25

1 **Section 3. Map Amendment.**

2 The ordinance does hereby adopt the following portion of the text attached hereto
3 as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County
4 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon
5 County 2030 Comprehensive Plan," as amended, in accordance therewith, being an
6 amendment to the following Plan element:

7 Map Amendment PCM201702 which relates to the Future Land Use Map.

8 **Section 4. Map Amendment.**

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

14 Map Amendment PCM201703 which relates to the Future Land Use Map.

15 **Section 5. Map Amendment.**

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

21 Map Amendment PCM201704 which relates to the Future Land Use Map.

22 **Section 6. Map Amendment.**

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

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

4 Map Amendment PCM201707 which relates to the Future Land Use Map.

5 **Section 7. Conflict With Other Ordinances and Codes.**

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

9 **Section 8. Severability.**

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

13 **Section 9. Copy on File.**

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

19 **Section 10. Effective Date.**

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

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Introduced in the City Commission on the 10th day of May, 2017.

Passed by the City Commission on the 23rd day of May, 2017.

CITY OF TALLAHASSEE

By: Andrew D. Gillum
Andrew D. Gillum
Mayor

ATTEST:

APPROVED AS TO FORM:

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

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



Exhibit "A"
Ordinance No. 17-O-18

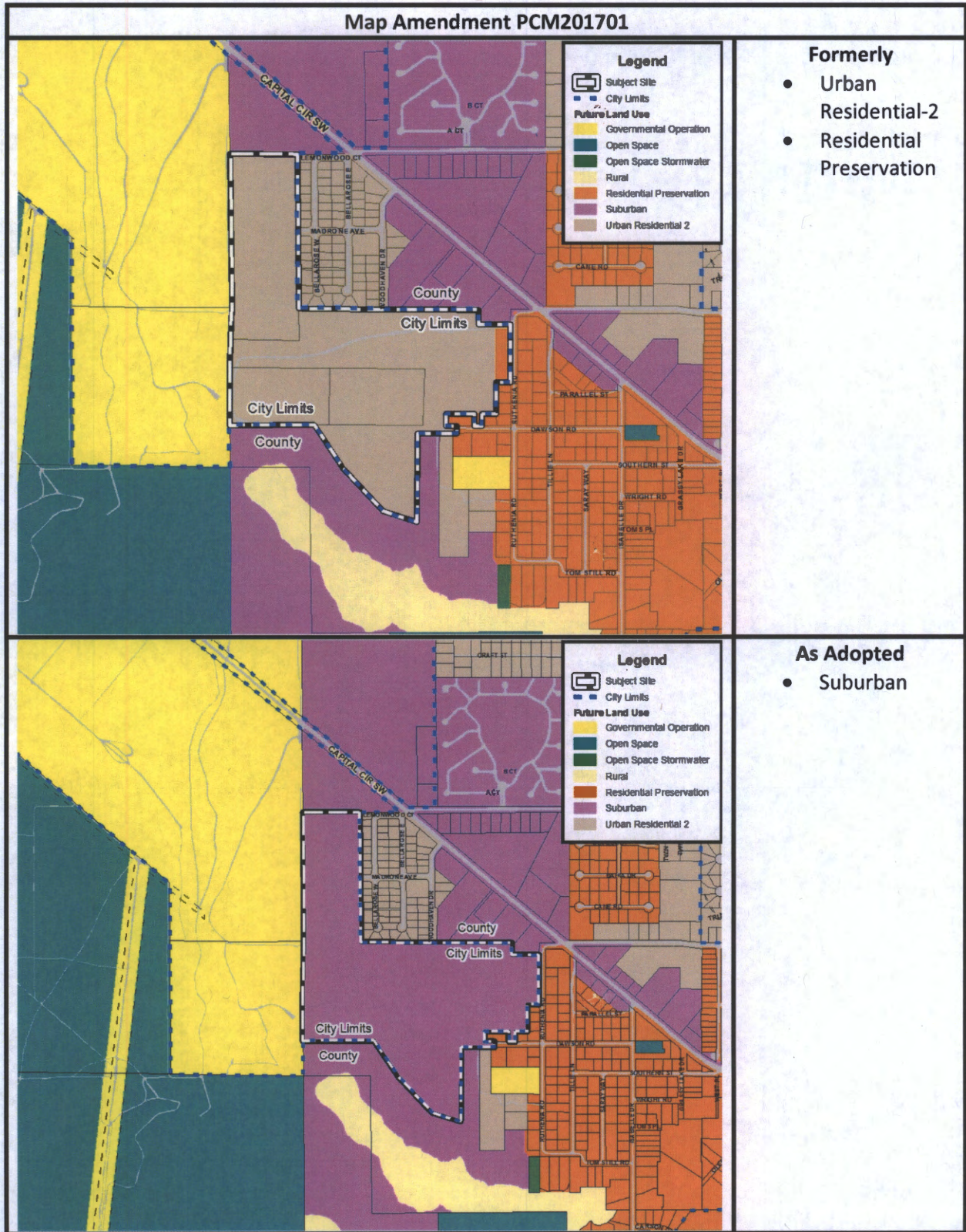
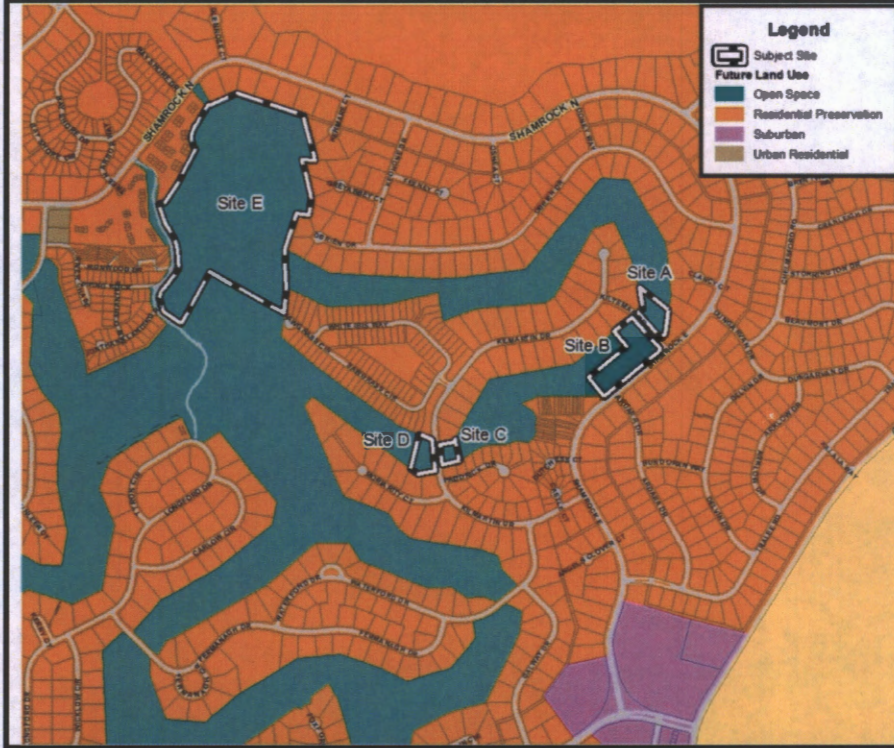
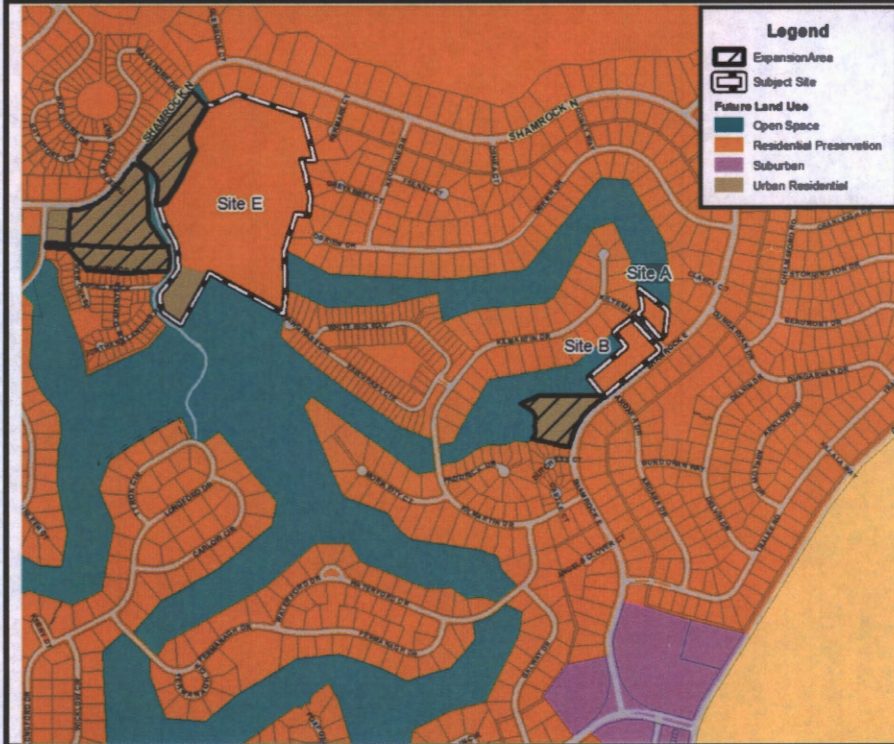


Exhibit "A"
Ordinance No. 17-O-18

Map Amendment PCM201702



- Formerly**
- Recreation/Open Space



- As Adopted**
- Residential Preservation
 - Urban Residential

Exhibit "A"
Ordinance No. 17-O-18

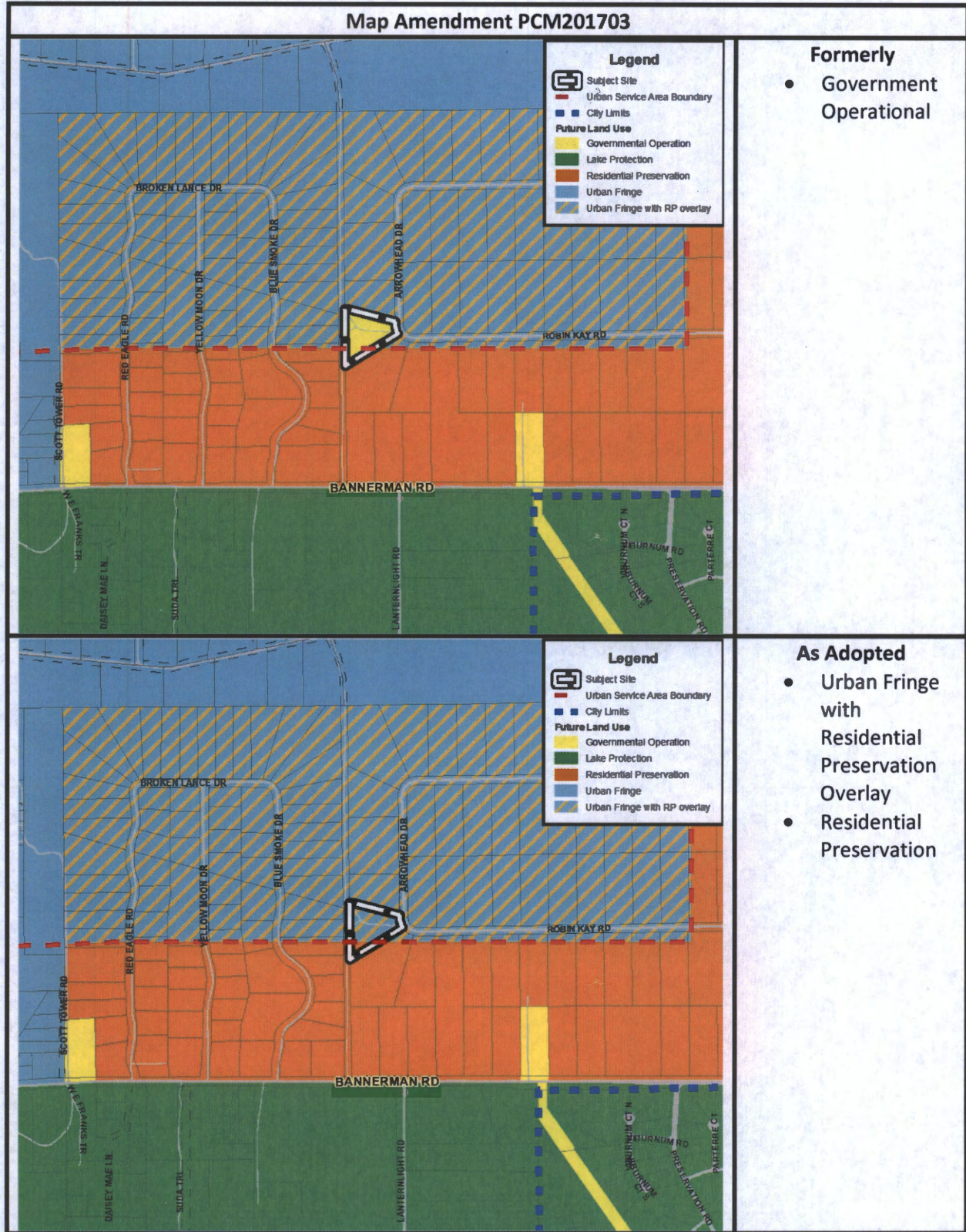


Exhibit "A"
Ordinance No. 17-O-18

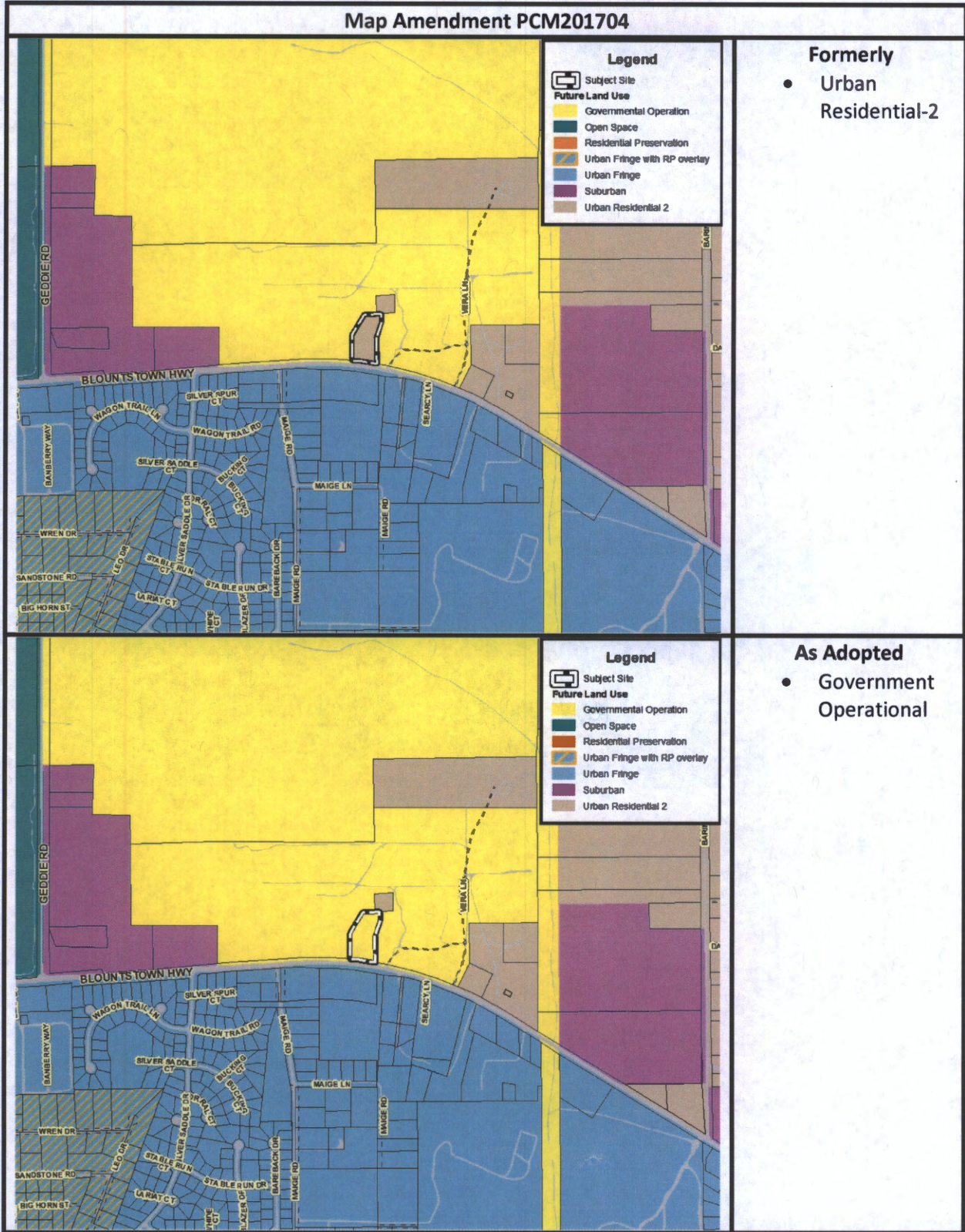
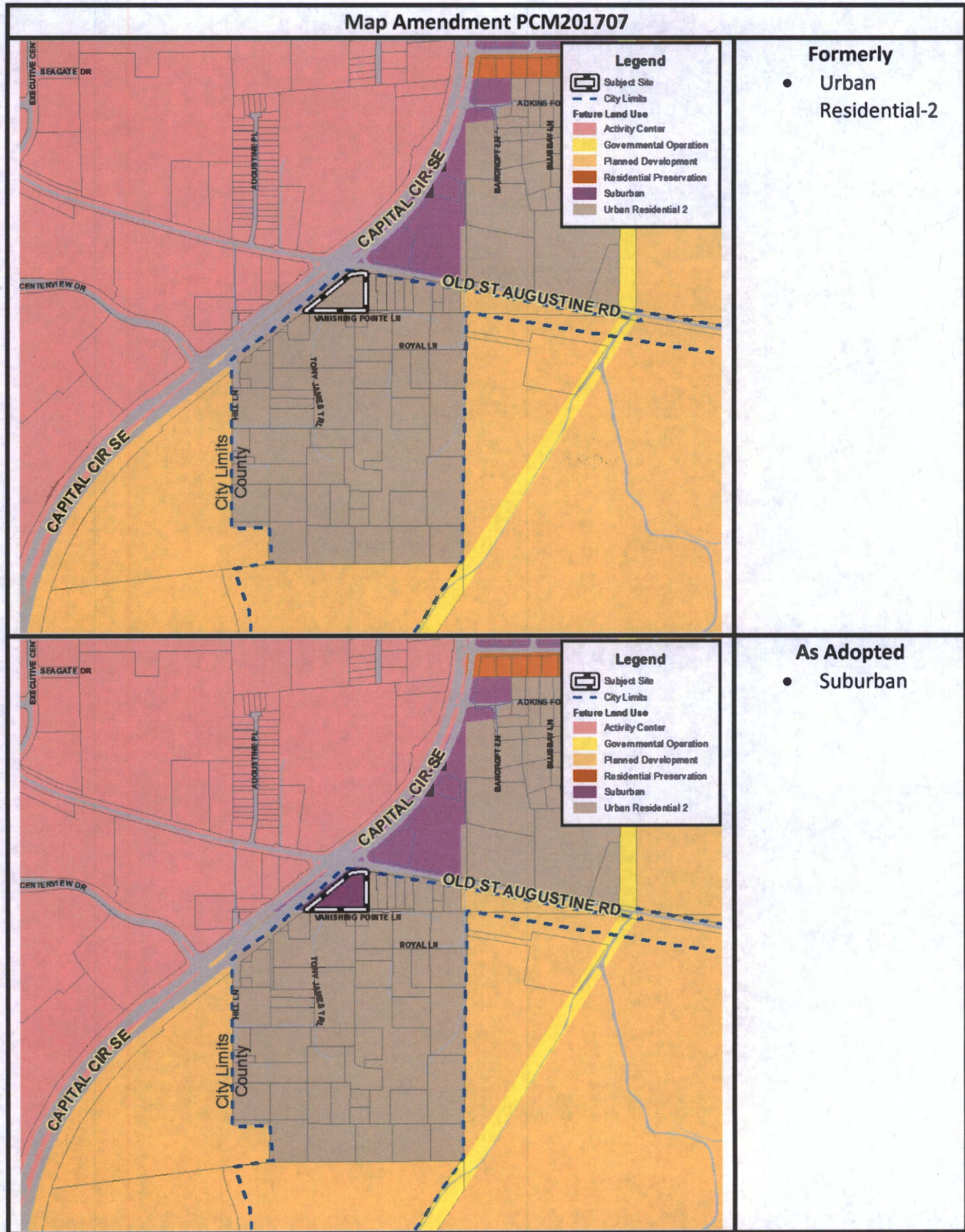


Exhibit "A"
Ordinance No. 17-O-18



1 having been provided, to obtain public comment, and has considered all written and oral
2 comments received during said work sessions, public meetings and public hearings; and

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

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

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

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

21 BE IT ORDAINED by the Board of County Commissioners of Leon County, Florida,
22 that:

23 **Section 1. Purpose and Intent.**

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

1 **Section 2. Map Amendment.**

2
3 The Ordinance does hereby adopt the following portion of the text attached hereto as
4 Exhibit “A,” and made a part hereof, as an amendment to the Tallahassee-Leon County 2030
5 Comprehensive Plan, as amended, and does hereby amend “The Tallahassee-Leon County 2030
6 Comprehensive Plan,” as amended, in accordance therewith, being an amendment to the
7 following Plan element:

8 Map Amendment PCM201703, which relates to the Future Land Use Map.

9
10 **Section 3. Map Amendment.**

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

17 Map Amendment PCM201704, which relates to the Future Land Use Map.

18
19 **Section 4. Map Amendment.**

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

26 Map Amendment PCM201707, which relates to the Future Land Use Map.

1 **Section 5. Applicability and Effect.**

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

6 **Section 6. Conflict with Other Ordinances and Codes.**

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

9 **Section 7. Severability.**

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

13 **Section 8. Copy on File.**

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

19 **Section 9. Effective Date.**

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

22

1 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon
2 County, Florida, this 23rd day of May, 2017.

3
4 LEON COUNTY, FLORIDA



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

15 ATTESTED BY:
16 GWENDOLYN MARSHALL, CLERK
17 OF THE COURT AND COMPTROLLER

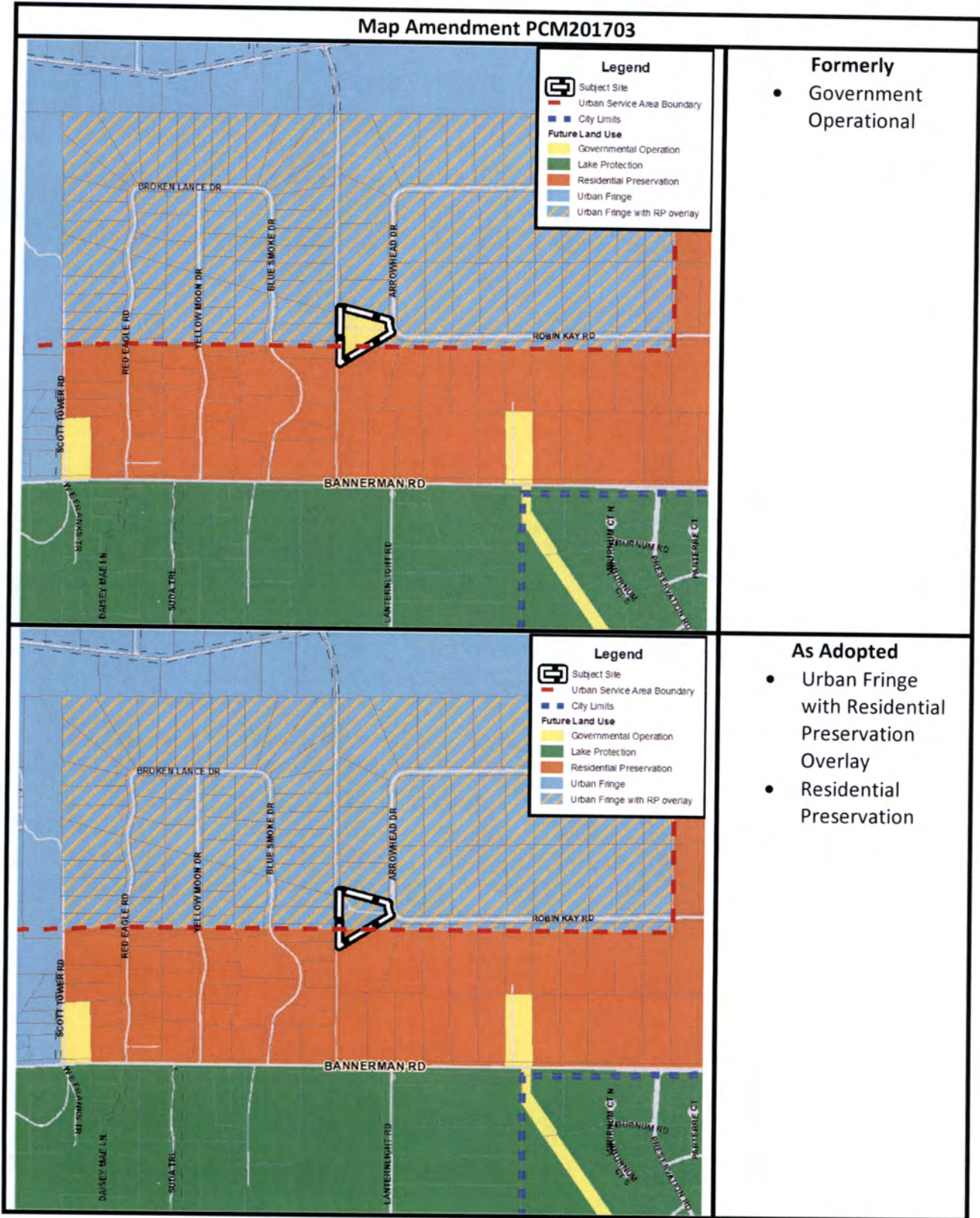
18 BY: *Gwendolyn Marshall*
19 CLERK

20 APPROVED AS TO FORM:
21 COUNTY ATTORNEY'S OFFICE
22 LEON COUNTY, FLORIDA

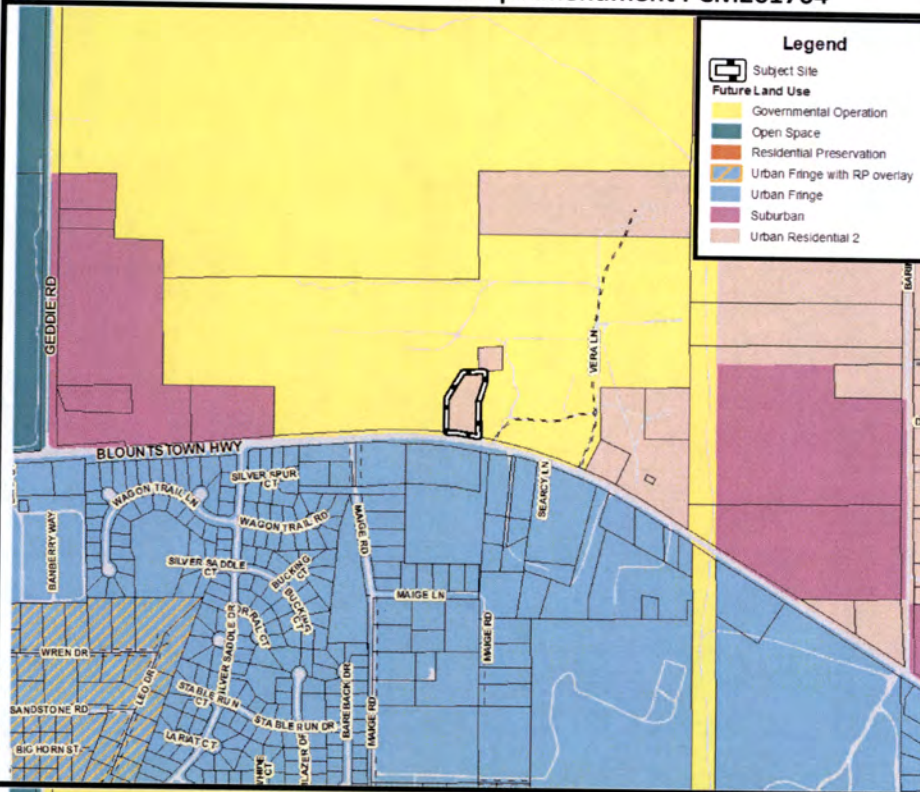
23
24
25 BY: *Herbert W.A. Thiele*
26 HERBERT W.A. THIELE, ESQ.
27 COUNTY ATTORNEY
28

Exhibit A

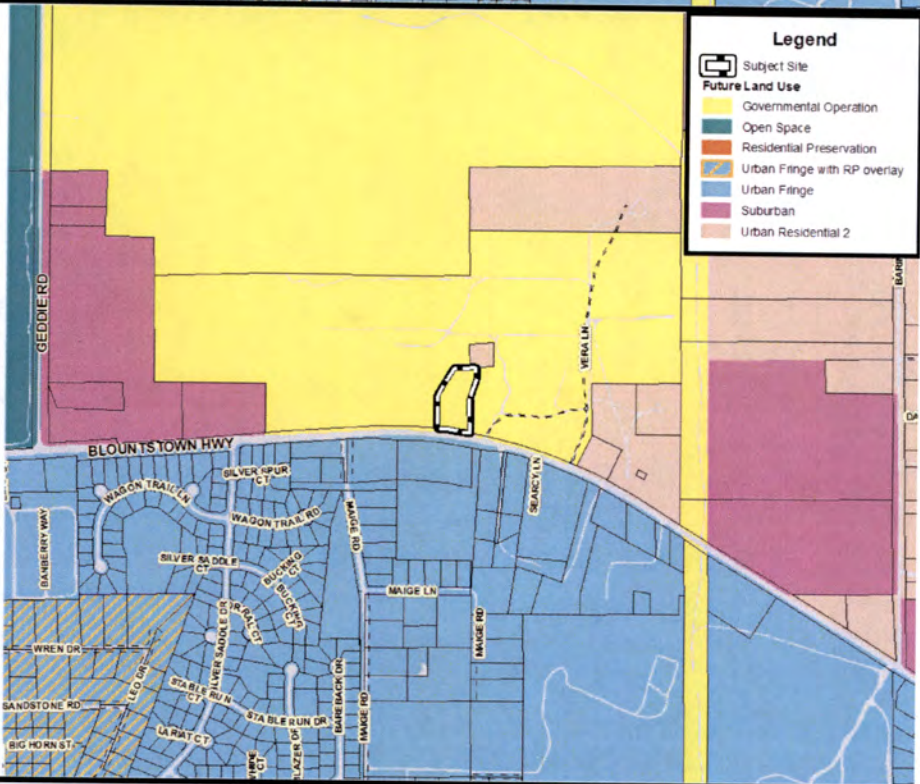
Map Amendment PCM201703



Map Amendment PCM201704

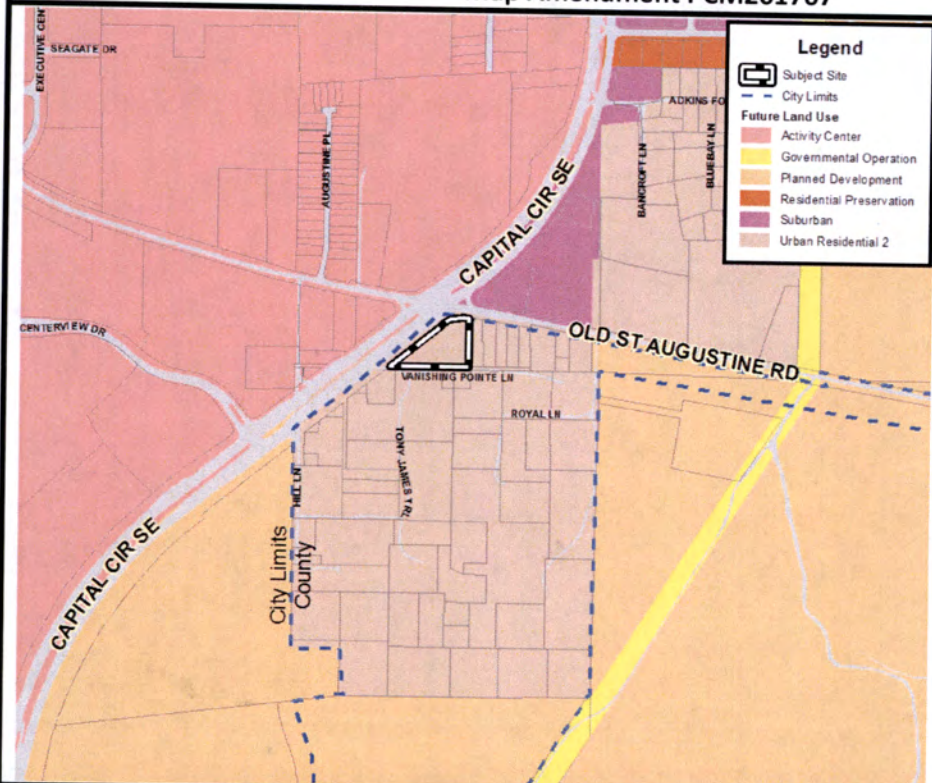


- Formerly**
- Urban Residential-2

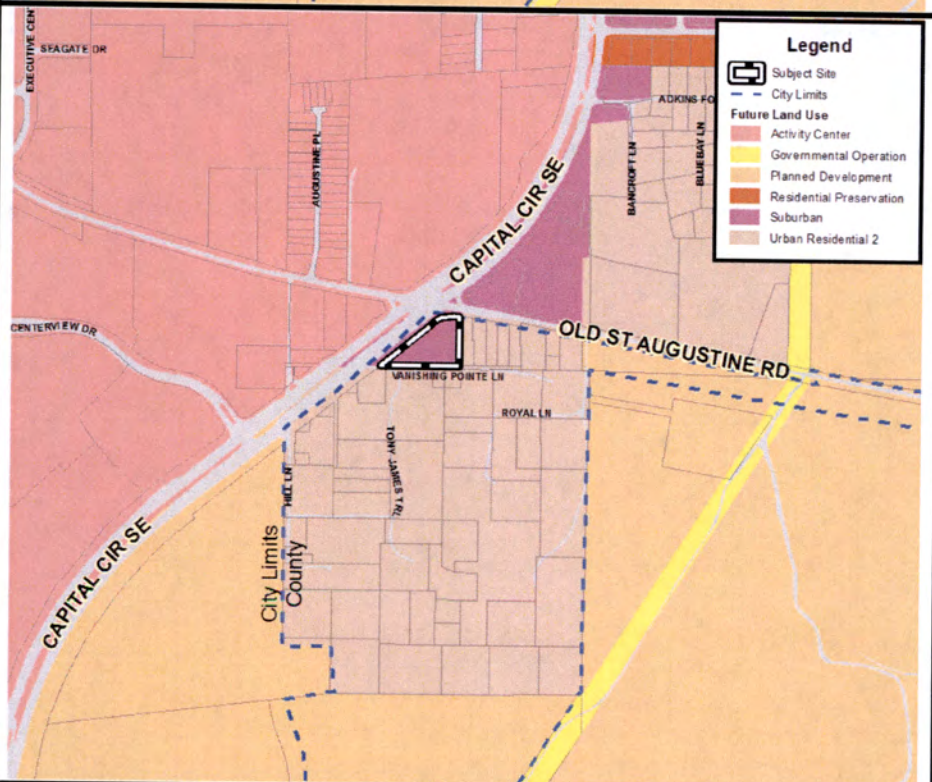


- As Adopted**
- Government Operational

Map Amendment PCM201707



- Formerly**
- Urban Residential-2



- As Adopted**
- Suburban