



June 3, 2016

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 (16-1ESR)

Dear Mr. Eubanks:

The Tallahassee-Leon County Planning Department hereby submits the adopted amendments for the 2016 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 Tallahassee City Commission adoption public hearing on May 18, 2016 and Board of County Commissioners adoption public hearing on May 24, 2016.

As transmitted to the State Land Planning Agency and review agencies, the adopted amendments package includes four large-scale map amendments, two text amendments, and four small scale amendments. The Tallahassee City Commission and Leon County Board of County Commissioners adopted each 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. Concurrence has not been rescinded for any amendment.

Enclosed are the following ordinances adopting the comprehensive plan amendments:

- City of Tallahassee Ordinance 16-0-16 adopted May 18, 2016
- Leon County Ordinance No. 16-08 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](mailto:artie.white@talgov.com)

Sincerely,

A handwritten signature in cursive script that reads "Cherie Bryant".

Cherie Bryant, AICP  
Planning Manager  
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 2016 CYCLE AMENDMENTS (16-1ESR)**

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>City Commission Position</i>           | <i>Board of County Commissioners Position</i> | <i>Status</i>  |
|---------------|--|--|---|---|---|---|--|
| PCM201601     | FUTURE LAND USE MAP<br><b>Fairmeadow Neighborhood</b>                    | From: Residential Preservation<br>To: University Transition<br>22.8 acres  | AM – Expanded to include surrounding area | AM – Expanded to include surrounding area | AM – Expanded to include surrounding area | AM – Expanded to include surrounding area     | City: Adopted May 18, 2016<br>County: Adopted May 24, 2016 |
| PCM201602     | FUTURE LAND USE MAP<br><b>Governor's Park</b>                            | From: Multiple Land Use Designations<br>To: Recreation/Open Space<br>30.2 acres  | A   | A   | A   | A   | City: Adopted May 18, 2016<br>County: Adopted May 24, 2016 |
| PCM201603     | FUTURE LAND USE MAP<br><b>Woodville Well Site</b>                        | From: Government Operational<br>To: Woodville Rural Community with a Residential Preservation overlay<br>1.07 acres                | A   | A   | A   | A   | City: Adopted May 18, 2016<br>County: Adopted May 24, 2016 |
| PCM201604     | FUTURE LAND USE MAP<br><b>Waterworks Site</b>                            | From: Recreation/Open Space<br>To: Central Core<br>0.57 acres  | A   | A   | A   | A   | City: Adopted May 18, 2016<br>County: Adopted May 24, 2016 |
| PCM201605     | FUTURE LAND USE MAP<br><b>Micosukee and Blairstone Road</b>              | From: Government Operational<br>To: Suburban<br>2.56 acres   | A   | A   | A   | A   | City: Adopted May 18, 2016<br>County: Adopted May 24, 2016 |
| PCM201606     | FUTURE LAND USE MAP<br><b>Tallahassee Memorial Hospital</b>              | From: Government Operational & Suburban<br>To: Suburban & Government Operational<br>23.8 acres                                     | A   | A   | A   | A   | City: Adopted May 18, 2016<br>County: Adopted May 24, 2016 |
| PCM201607     | <del>FUTURE LAND USE MAP</del><br><b>WITHDRAWN</b>                       | N/A  | N/A                                       | N/A                                       | N/A                                       | N/A   | N/A  |
| PCM201608     | FUTURE LAND USE MAP<br><b>City of Tallahassee Utility Operation Site</b> | From: Suburban and Urban Residential-2<br>To: Government Operational<br>72 acres   | A   | A   | A   | A   | City: Adopted May 18, 2016<br>County: Adopted May 24, 2016 |
| PCT201609     | TEXT AMENDMENT<br><b>Intergovernmental Coordination Element</b>          | Amend the Intergovernmental Coordination Element to define updated requirements for annexation procedures.                         | A   | A   | A   | A   | City: Adopted May 18, 2016<br>County: Adopted May 24, 2016 |
| PCT201610     | TEXT AMENDMENT<br><b>Future Right-of-Way Needs Map</b>                   | 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   | A   | City: Adopted May 18, 2016<br>County: Adopted May 24, 2016 |
| PCM201611     | FUTURE LAND USE MAP<br><b>Drury Inn and Suites</b>                       | From: Suburban<br>To: High Intensity Activity Center<br>9.05 acres   | AM – Expanded to include surrounding area | AM – Expanded to include surrounding area | AM – Expanded to include surrounding area | AM – Expanded to include surrounding area     | City: Adopted May 18, 2016<br>County: Adopted May 24, 2016 |

Adoption Amendment Package  
16-1ESR

**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.

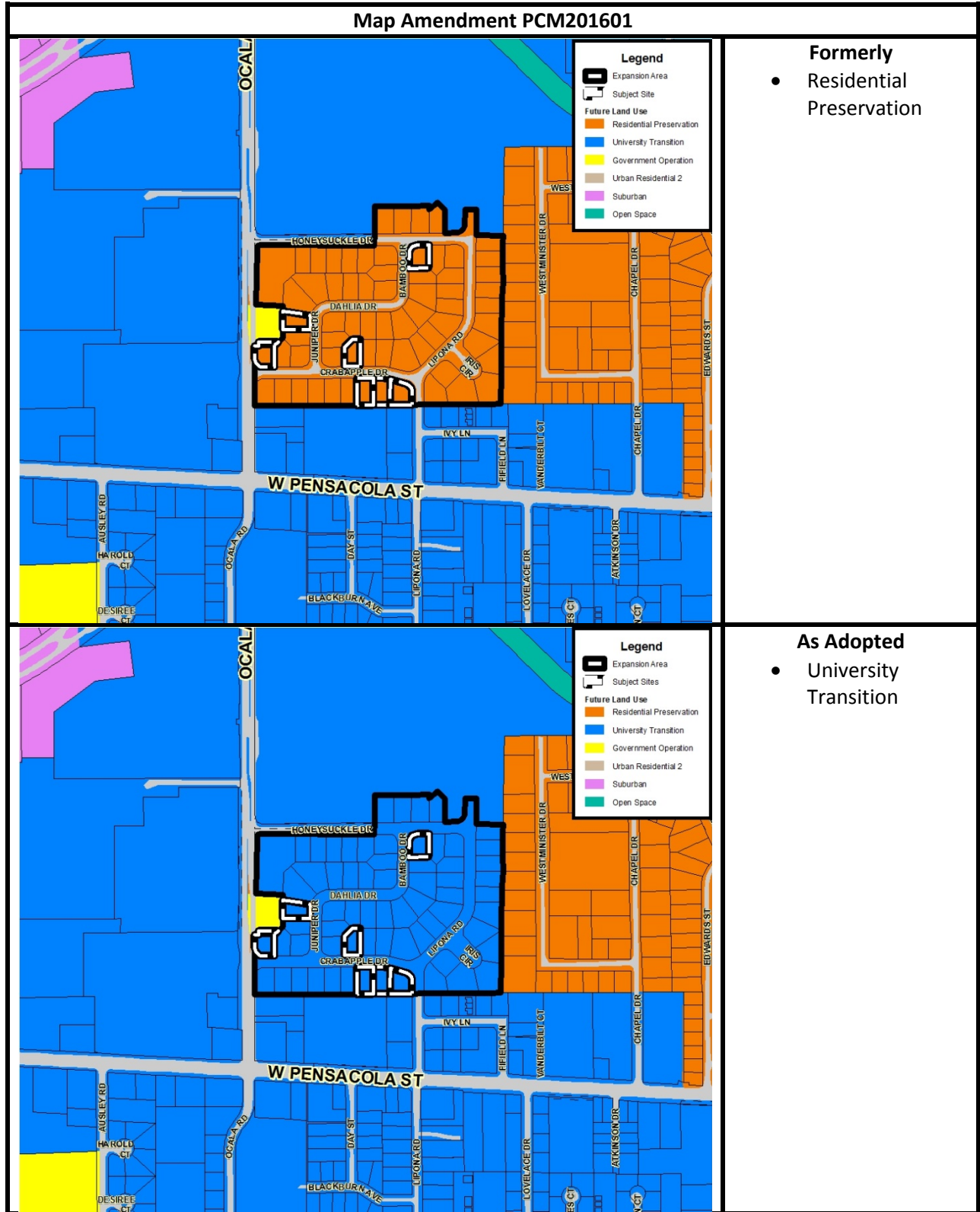
**List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment:**

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. No comments were made by the Department of Economic Opportunity or any other review agency.

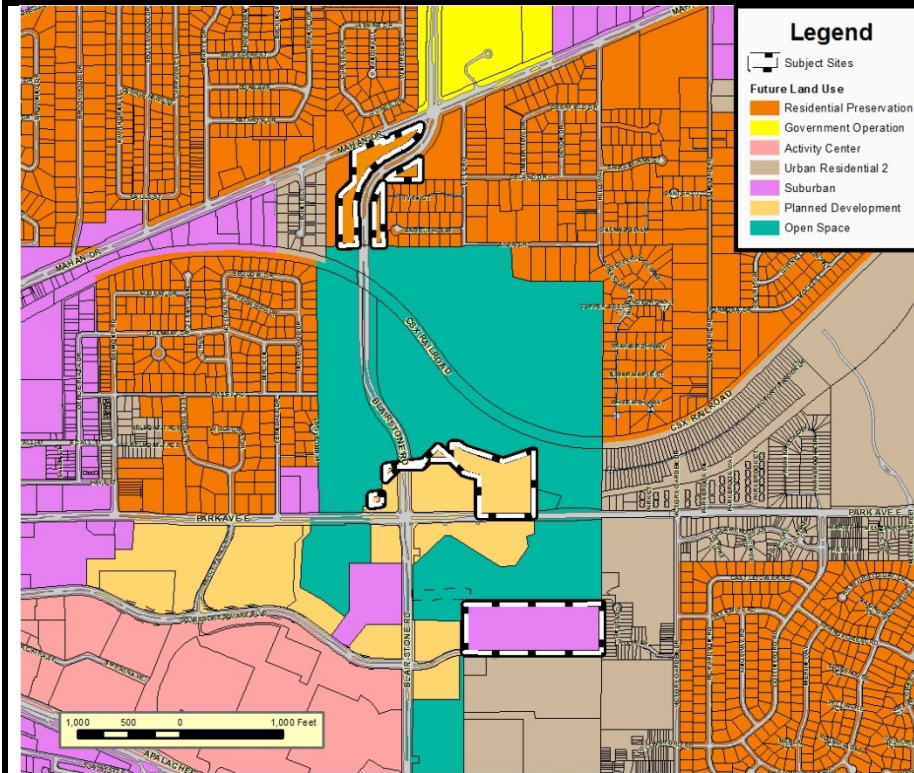
Adopted Amendments (16-1ESR)



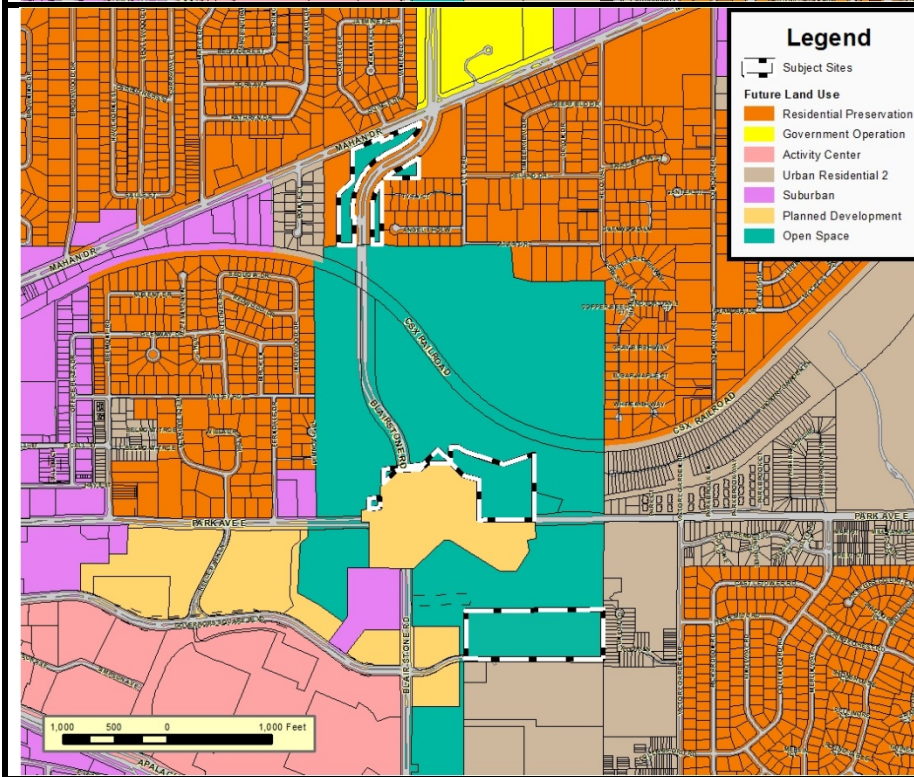
• Formerly Residential Preservation

• As Adopted University Transition

## Map Amendment PCM201602

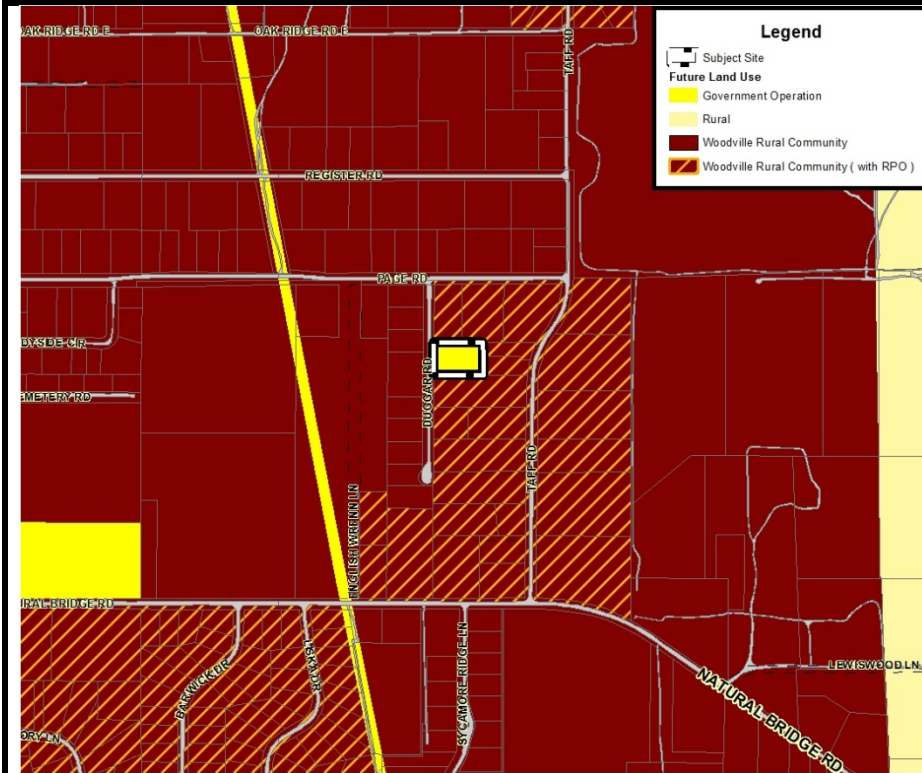


- Formerly**
- Residential Preservation
  - Planned Development
  - Suburban

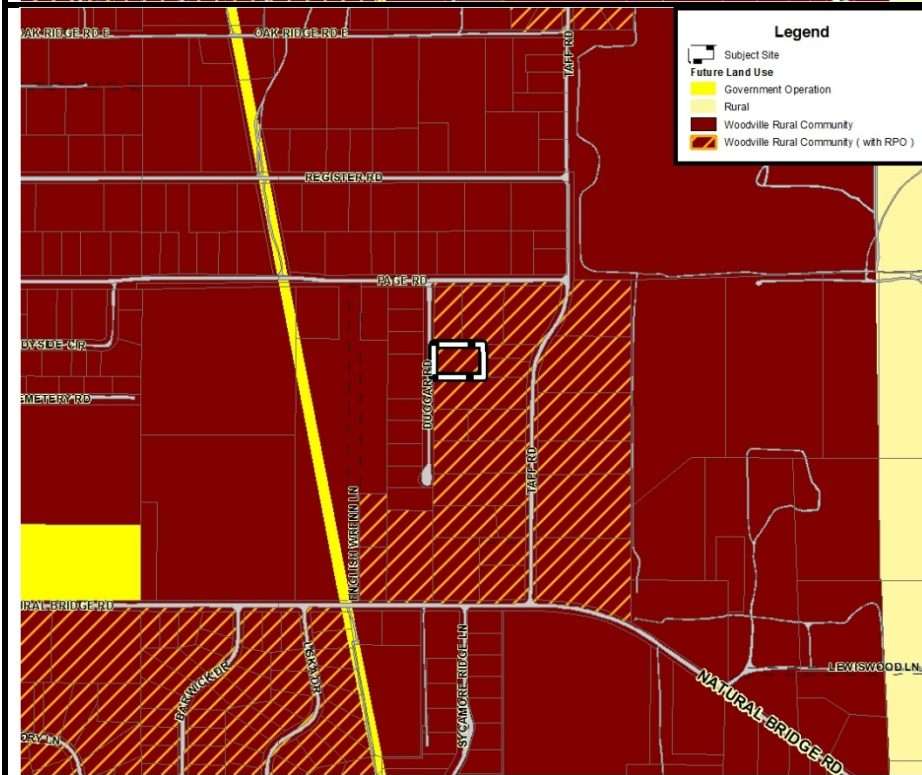


- As Adopted**
- Recreation/Open Space

### Map Amendment PCM201603

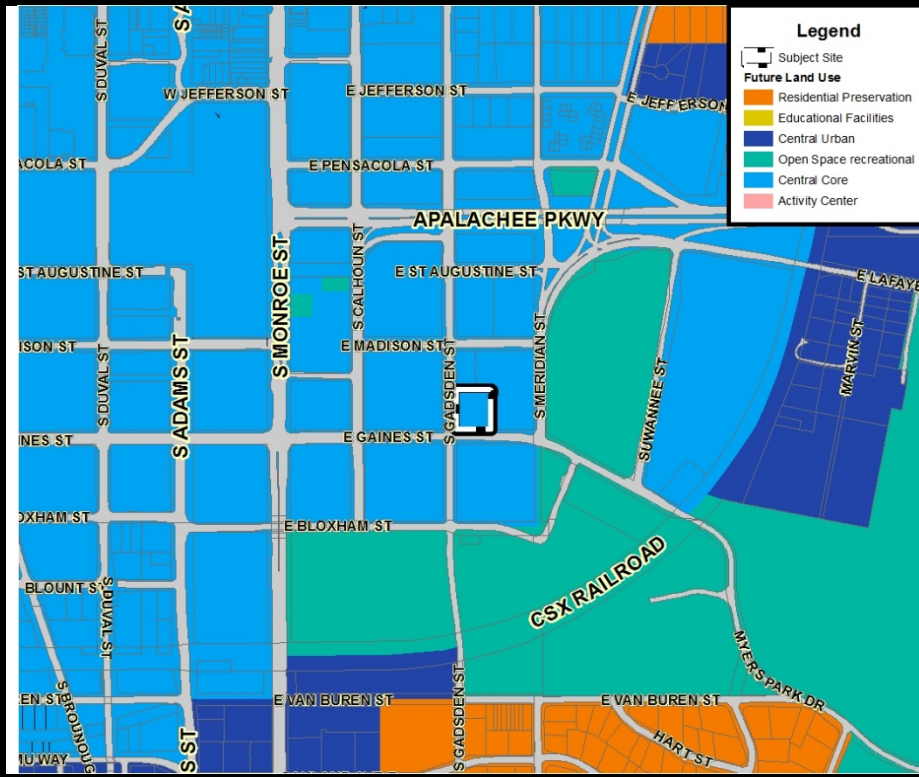
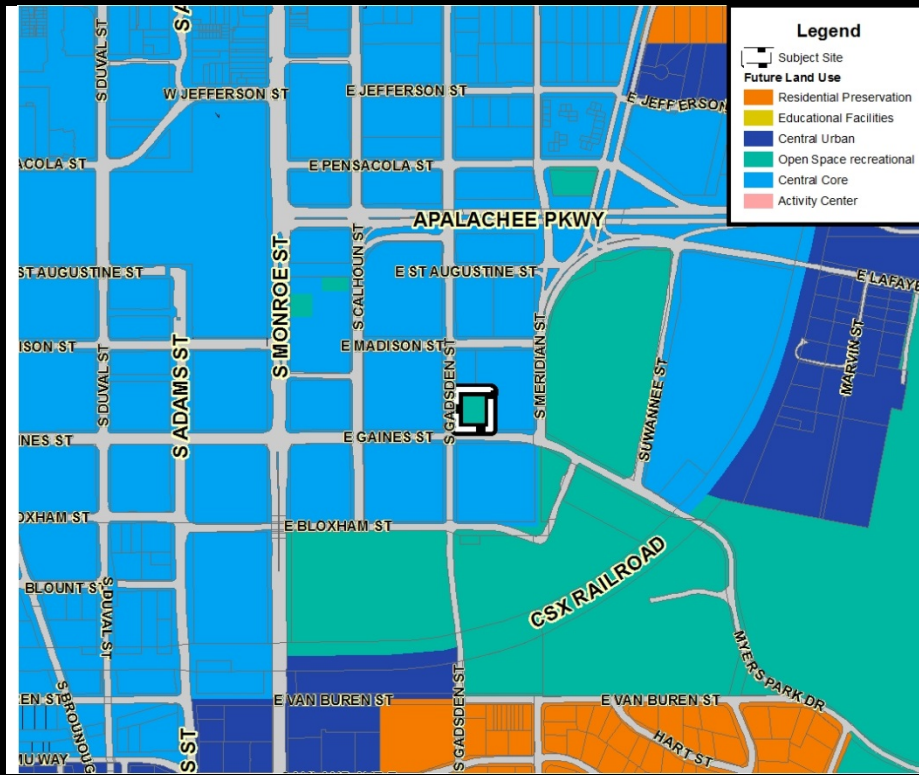


- Formerly**
- Government Operational



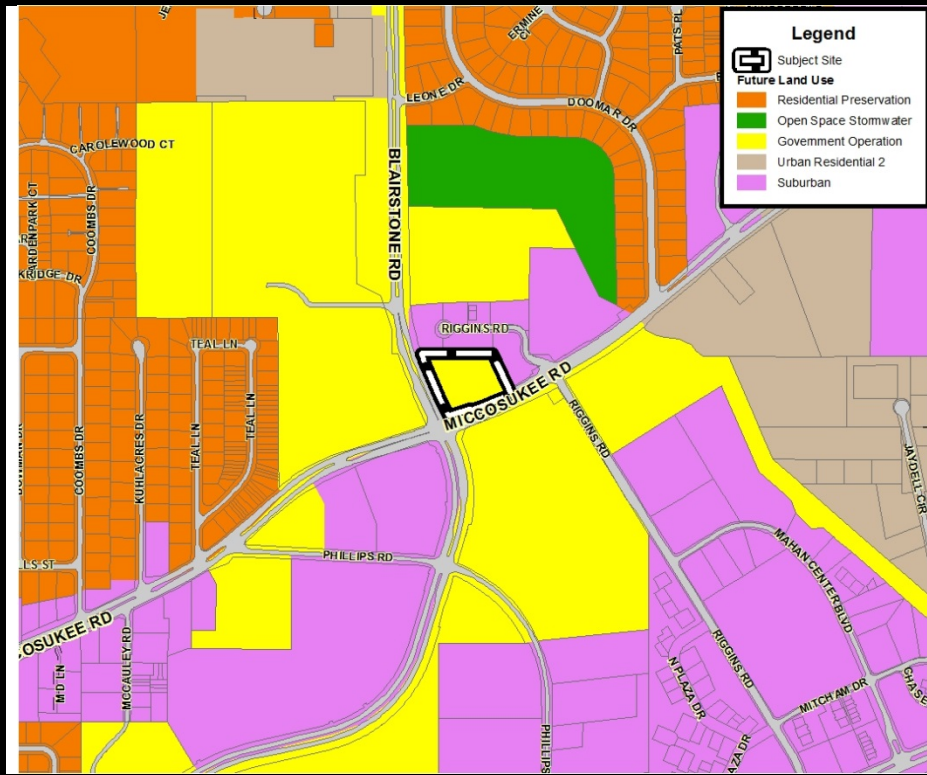
- As Adopted**
- Woodville Rural Community w/ Residential Preservation Overlay

### Map Amendment PCM201604

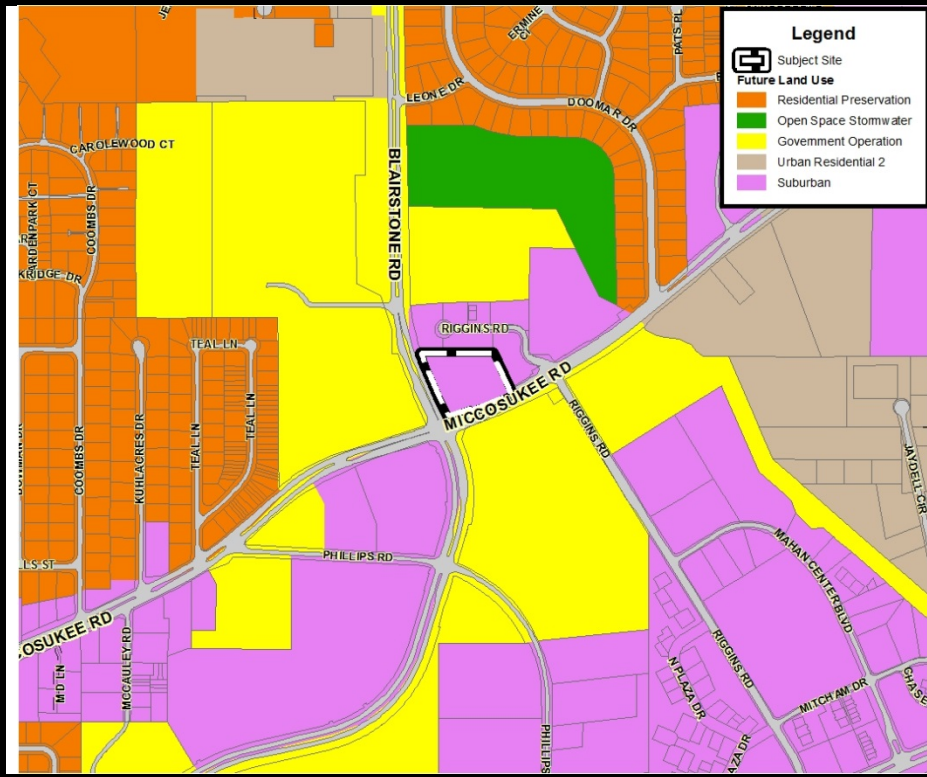




# Map Amendment PCM201605

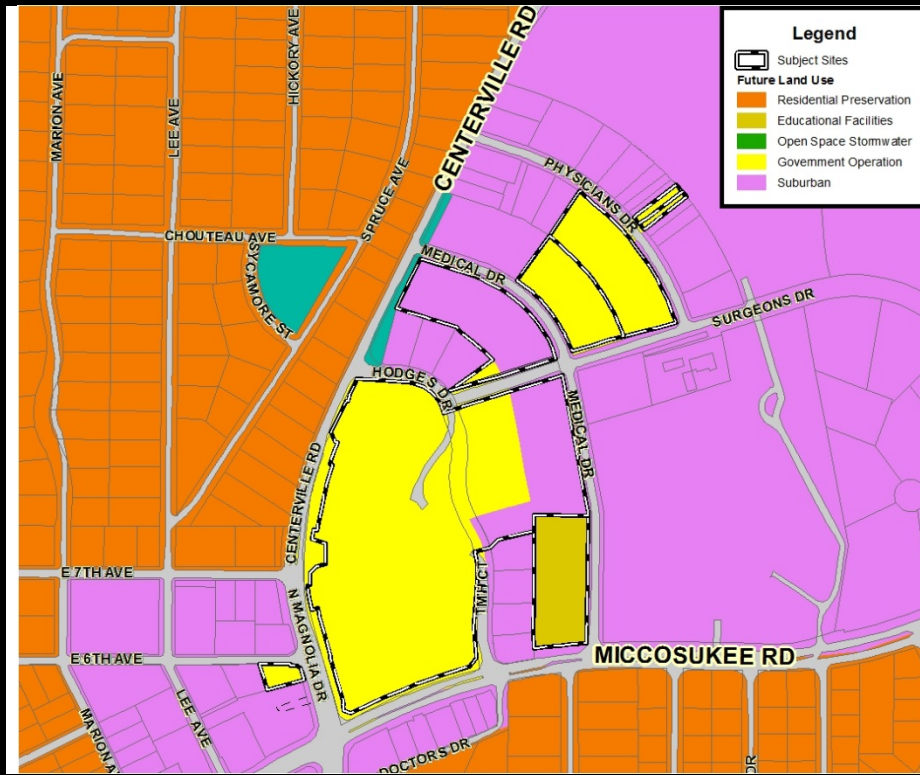


- Formerly**
- Government Operational



- As Adopted**
- Suburban

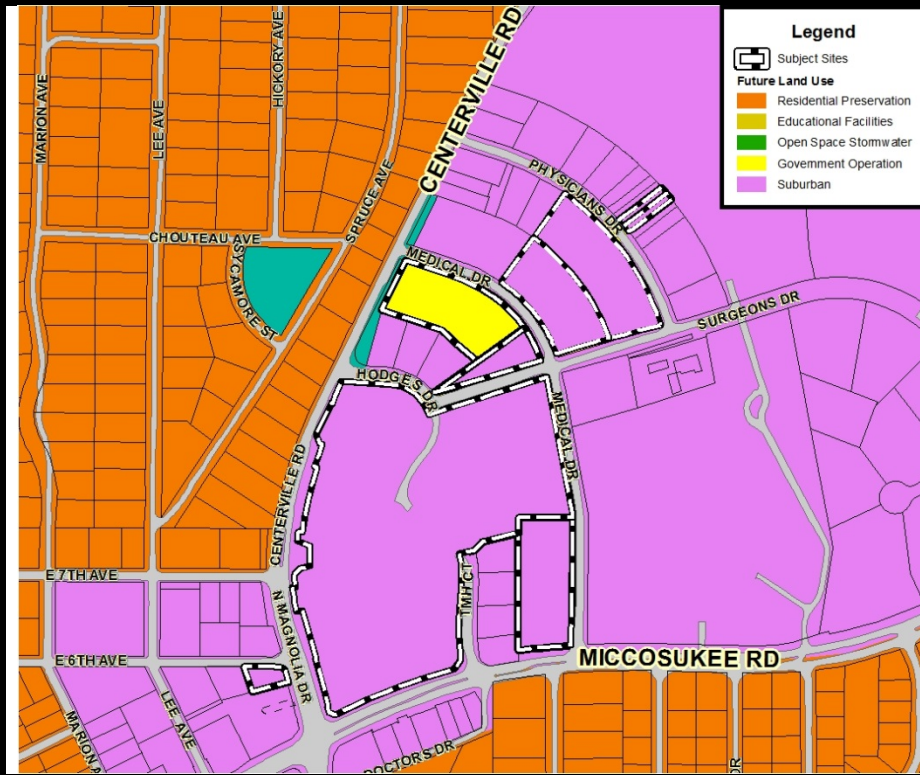
### Map Amendment PCM201606



**Legend**

- Subject Sites
- Future Land Use**
- Residential Preservation
- Educational Facilities
- Open Space Stormwater
- Government Operation
- Suburban

- Formerly**
- Suburban
  - Government Operational
  - Educational Facilities

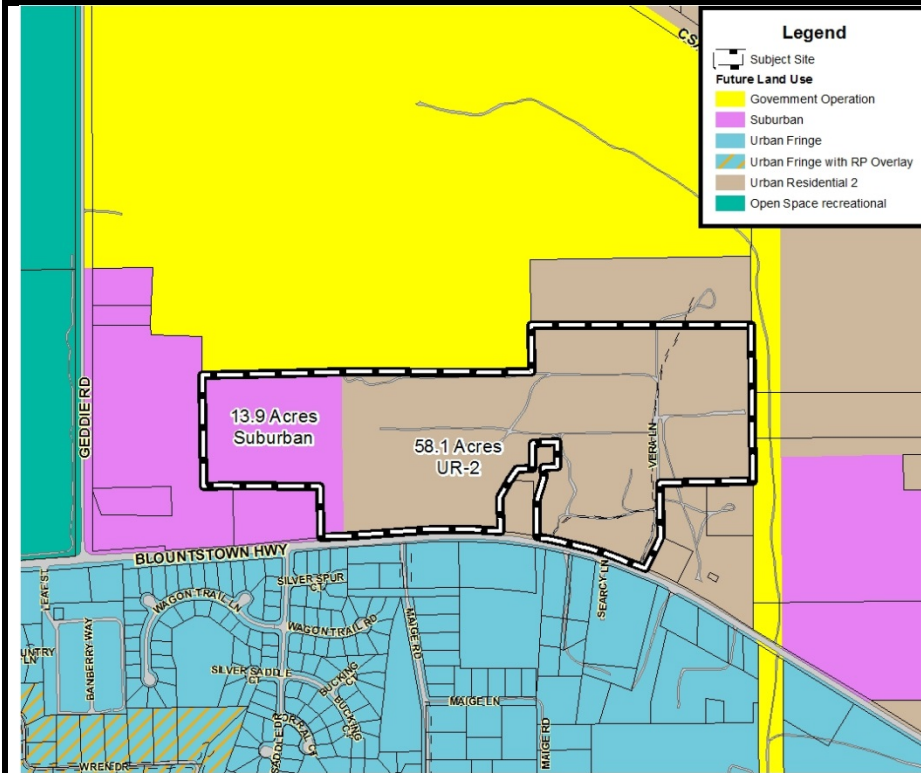


**Legend**

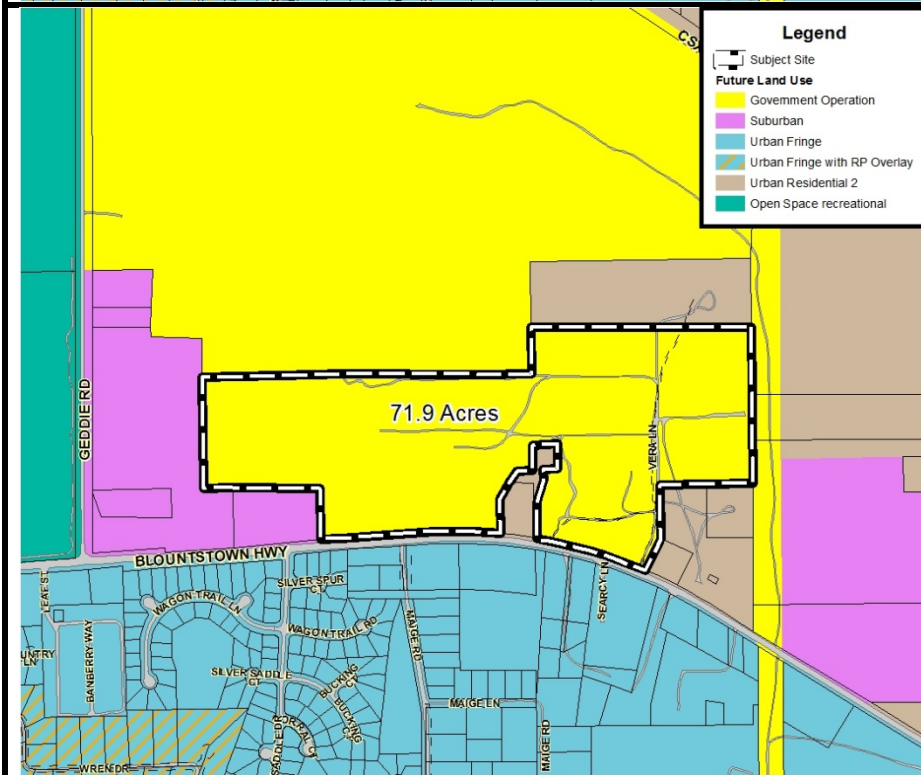
- Subject Sites
- Future Land Use**
- Residential Preservation
- Educational Facilities
- Open Space Stormwater
- Government Operation
- Suburban

- As Adopted**
- Suburban
  - Government Operational

## Map Amendment PCM201608

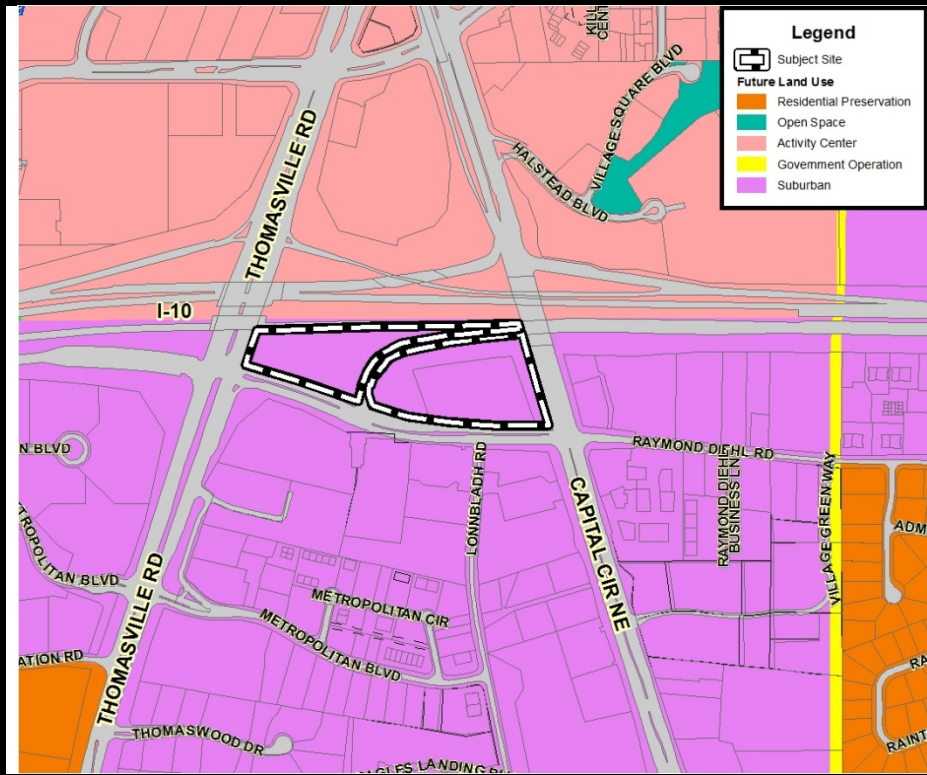


- Formerly**
- Urban Residential – 2
  - Suburban



- As Adopted**
- Government Operational

### Map Amendment PCM201611



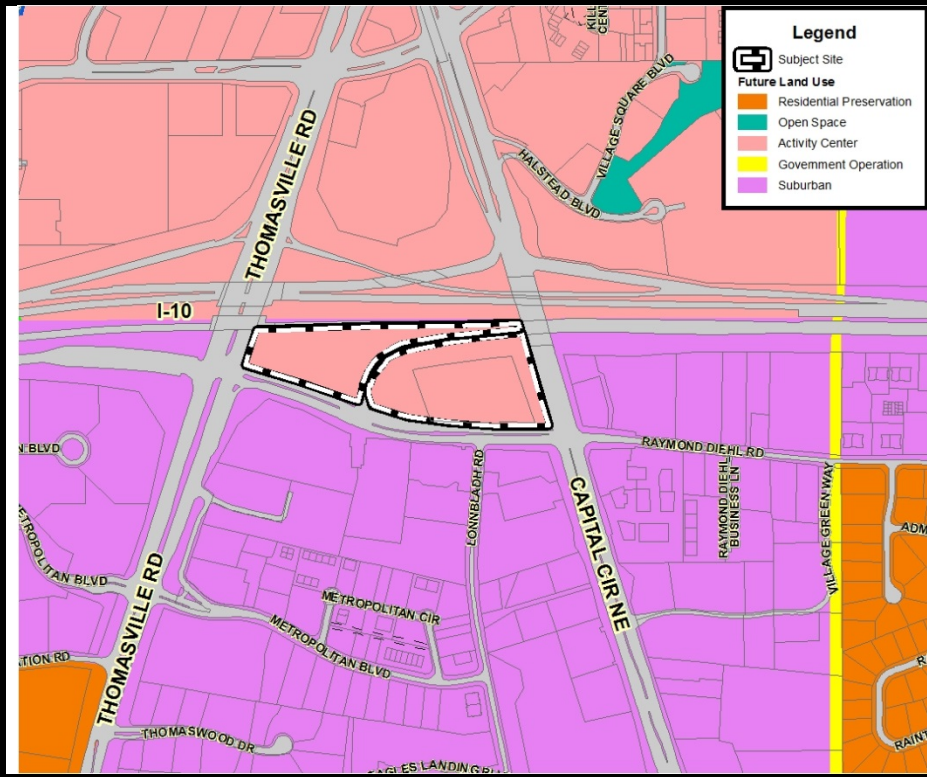
**Legend**

Subject Site

**Future Land Use**

- Residential Preservation
- Open Space
- Activity Center
- Government Operation
- Suburban

- Formerly**
- Suburban



**Legend**

Subject Site

**Future Land Use**

- Residential Preservation
- Open Space
- Activity Center
- Government Operation
- Suburban

- As Adopted**
- High Intensity Activity Center

## Text Amendment PCM201609

### Policy 2.1.4: [I]

Annexation by the City of Tallahassee shall be in accordance with the requirements of Chapter 171, Florida Statutes, and as set forth in an Interlocal Agreement for Annexation Procedures to be entered into by and between Leon County and the City of Tallahassee. The Interlocal Agreement for Annexation Procedures shall include:

- a. Annexation review policies and procedures that allow the County not less than 20 days prior to the first reading of the ordinance considering such annexation(s) to review the proposed annexation(s);
- b. Dispute resolution procedures should the County object to any proposed annexation;
- c. The requirement for a City Annexation Plan prior to the passage of any ordinance for annexation which shall include, at a minimum, a specific description of the proposed areas to be annexed, an assurance of land use compatibility, the schedule for the delivery of City-provided urban services to the area proposed for annexation, how the level of service standards will be met, the facilities to be provided and the responsible entity for said facilities, and, in the event of a voluntary annexation, the amount of any agreed upon water and/or sewer rebate that would be due to the petitioner.

~~Prior to the passage of any ordinance for annexation, the City shall prepare and have available for public inspection a plan setting forth the schedule for the delivery of City provided urban services to the property subject to annexation and shall include:~~

- ~~a. How land use compatibility will be insured;~~
- ~~b. How facilities will be provided, and by which entity;~~
- ~~c. How level of service standards will be made consistent with this plan;~~
- ~~d. For voluntary annexation, the amount of any agreed upon water and/or sewer rebate that will be due to the petitioner.~~

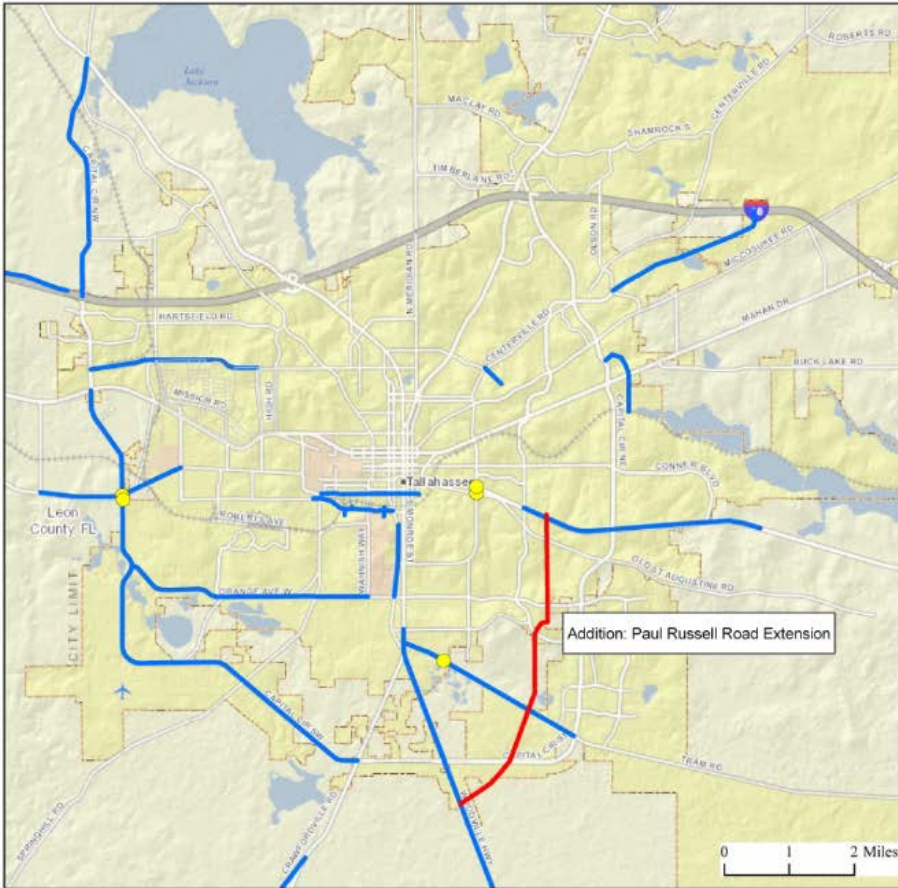
~~When the City receives a request or petition for voluntary annexation, it will provide notice of the request or petition, together with the parcel number(s), for official review and comment, as well as ownership information from the County's online data furnished by the County Property Appraiser, to the relevant City departments; and, at the same time, send a copy of the notice to the County Administrator. The plan for each annexation shall be provided by the City Manager to the County Administrator, the County's Growth Management Direction and the County Attorney at the time that it is provided to the City Commission, but no less than six (6) days before the first reading of the ordinance. The Board of County Commissioners shall have the opportunity to review, comment, and suggest changes regarding the proposed annexation prior to the adoption of the annexation ordinance(s) by the City Commission, but such comments must be received by the City Manager prior to the public hearing on the annexation ordinance(s) related to the plan. In the event that the County Commission objects to the annexation, the Mayor and the Chairman of the Board of County Commissioners shall confer in a publicly noticed meeting and fully discuss the areas of concern expressed by the County. The City shall delay the annexation process for a period not to exceed 30 days for the purpose of holding the joint meeting with the County. In the event the County continues to object to the proposed annexation following the joint meeting with the City, the City and County agreed to submit the dispute to a mutually acceptable mediator. Expense of the mediation shall be equally divided between the City and County. The City shall delay the annexation process for a period not to exceed 60 days for the purpose of conducting the mediation~~

proceedings.

Map 27: Future Right-of-Way Needs Map

13-1 Comprehensive Plan Cycle; Effective 7/19/13

# FUTURE RIGHT-OF-WAY NEEDS MAP

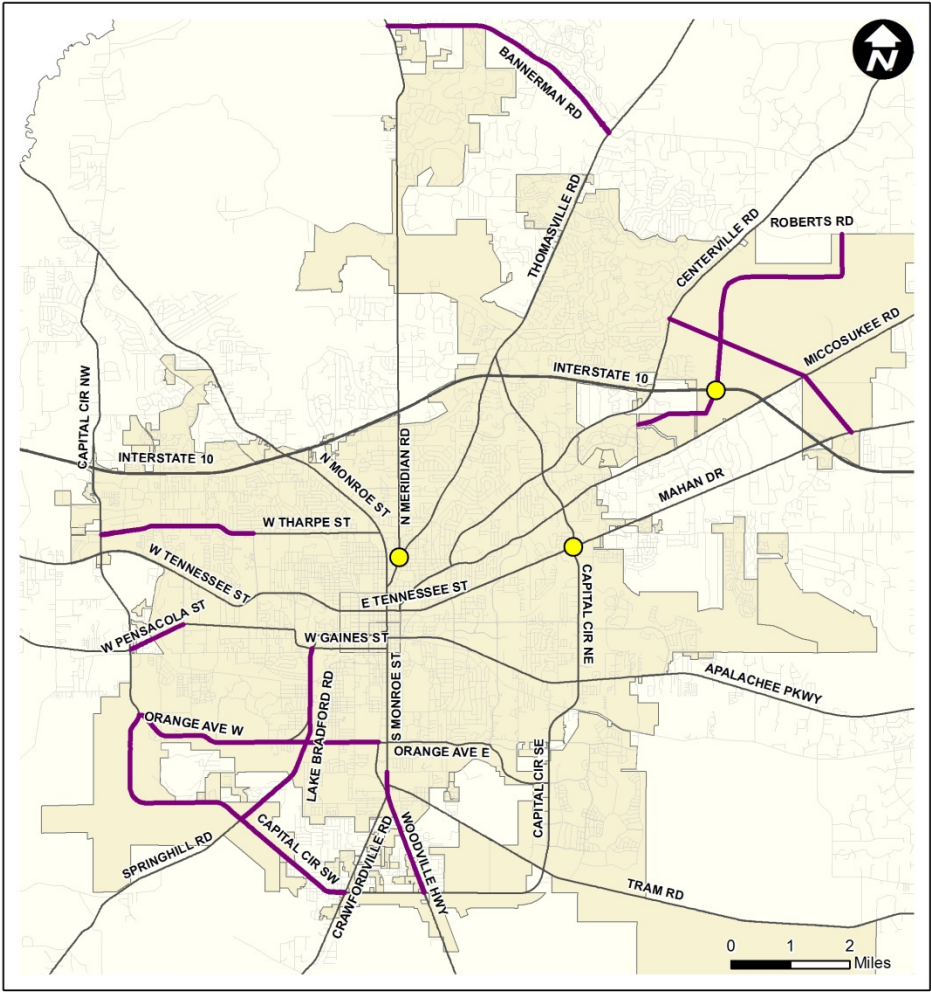


**Project Type**

- Paul Russell Road Extension
- Roadway Projects
- Transportation Systems Management

N  
Tallahassee-Leon County  
Planning Department  
19 December 2012

# Future Right-of-Way Needs Map Modifications



### Legend

- Transportation Systems Management Projects
- Roadway Projects Proposed for Future Right-of-Way Needs Map
- City of Tallahassee Limits



May 2016



**ORDINANCE NO. 16-O-16**

**AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING  
AMENDMENTS TO THE 2030 TALLAHASSEE/LEON COUNTY  
COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND  
CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

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

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

WHEREAS, Ordinance No. 90-O-0076 was enacted on July 16, 1990, to adopt the Tallahassee-Leon County 2010 Comprehensive Plan for the incorporated area of Tallahassee. Leon County also adopted a plan for the unincorporated area of Leon County 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 pursuant to the latest Evaluation and Appraisal Report; and

1           WHEREAS, pursuant to Section 163.3184, Florida Statutes, the City Commission of the  
2 City of Tallahassee has held several public work sessions, public meetings and several public  
3 hearings with due public notice having been provided, on these amendments to the  
4 Comprehensive Plan; and,

5           WHEREAS, on April 12, 2016, pursuant to Section 163.3184, Florida Statutes, the City  
6 Commission of the City of Tallahassee transmitted copies of the proposed amendments of the  
7 comprehensive plan to the Department of Economic Opportunity and other state and regional  
8 agencies for written comment; and,

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

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

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

20           **Section 1. Purpose and Intent.**

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

1           **Section 2. Map Amendment.**

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

7           Map Amendment PCM201601 which relates to the Future Land Use Map.

8           **Section 3. 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 2030  
11 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030  
12 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the  
13 following Plan element:

14           Map Amendment PCM201602 which relates to the Future Land Use Map.

15           **Section 4. 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 2030  
18 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030  
19 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the  
20 following Plan element:

21           Map Amendment PCM201603 which relates to the Future Land Use Map.

1           **Section 5. Map Amendment.**

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

7           Map Amendment PCM201604 which relates to the Future Land Use Map.

8           **Section 6. 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 2030  
11 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030  
12 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the  
13 following Plan element:

14          Map Amendment PCM201605 which relates to the Future Land Use Map.

15          **Section 7. 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 2030  
18 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030  
19 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the  
20 following Plan element:

21          Map Amendment PCM201606 which relates to the Future Land Use Map.

22

1           **Section 8. Map Amendment.**

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

7           Map Amendment PCM201608 which relates to the Future Land Use Map.

8           **Section 9. 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 2030  
11 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030  
12 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the  
13 following Plan element:

14           Map Amendment PCM201611 which relates to the Future Land Use Map.

15           **Section 10. Text 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 2030  
18 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030  
19 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the  
20 following Plan element:

21           Text Amendment PCT201609 related to the Intergovernmental Coordination Element.

22

1           **Section 11. Text Amendment.**

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

          Text Amendment PCT201610 related to the Mobility Element.

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

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

12           **Section 13. Severability.**

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

16           **Section 14. Copy on File.**

17           To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public,  
18 a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon  
19 2030 Comprehensive Plan and these amendments thereto, shall also be located in the  
20 Tallahassee-Leon County Planning Department. The Planning Director shall also make copies  
21 available to the public for a reasonable publication charge.

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**Section 15. Effective Date.**

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

INTRODUCED in the City Commission on the 11<sup>th</sup> day of May, 2016.

PASSED by the City Commission on the 18<sup>th</sup> day of May, 2016.



CITY OF TALLAHASSEE

By: Andrew D. Gillum  
Andrew D. Gillum  
Mayor

ATTEST:

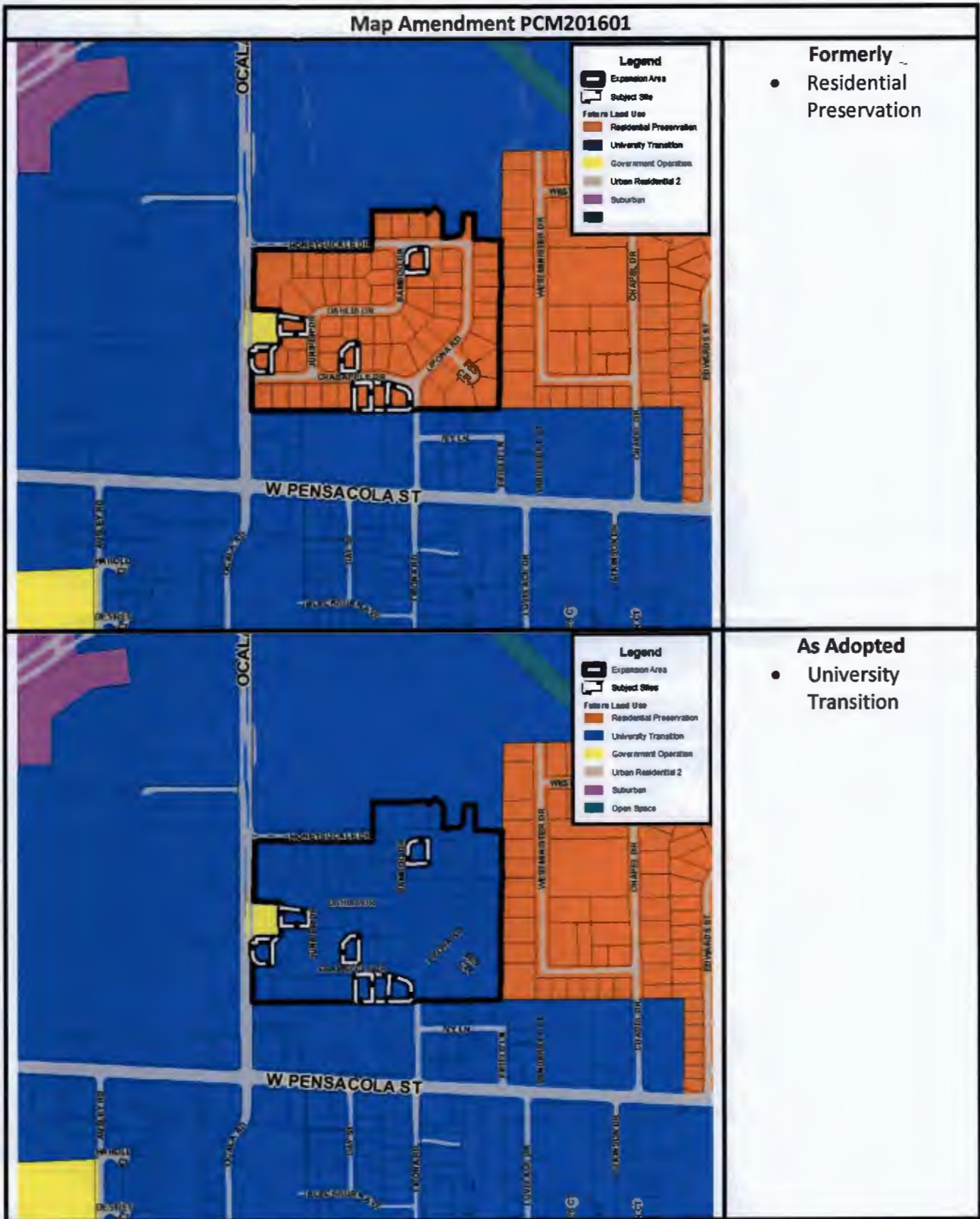
APPROVED AS TO FORM:

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

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

RECEIVED  
CITY TREASURER-CLERK  
2016 MAY 25 PM 12:07

**Ordinance No. 16-O-16  
Exhibit "A"**



**Formerly**

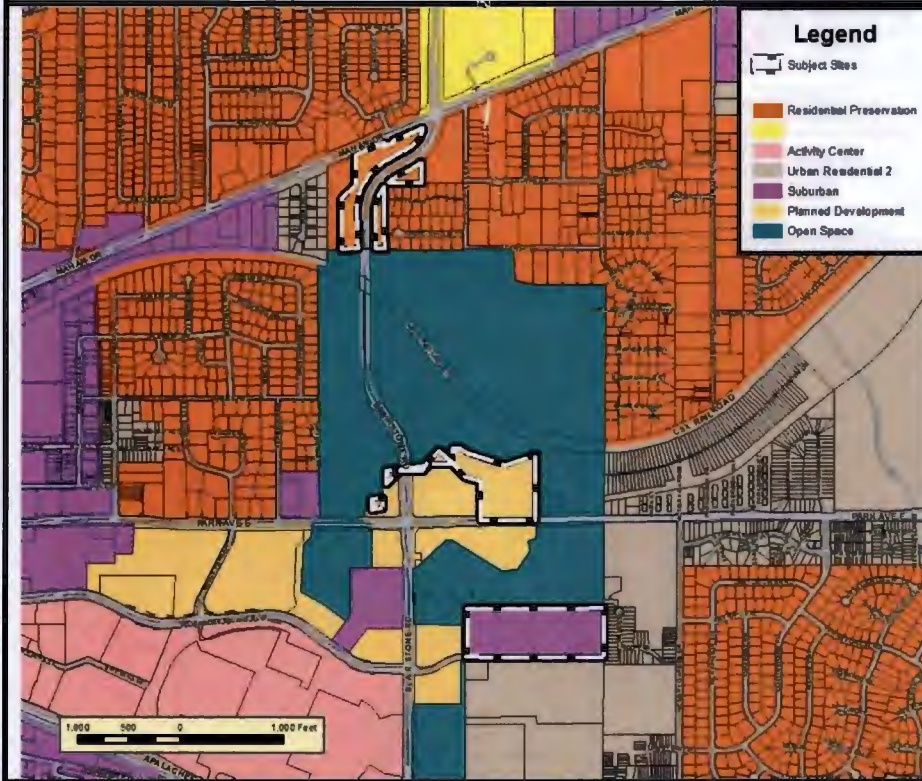
- Residential Preservation

**As Adopted**

- University Transition



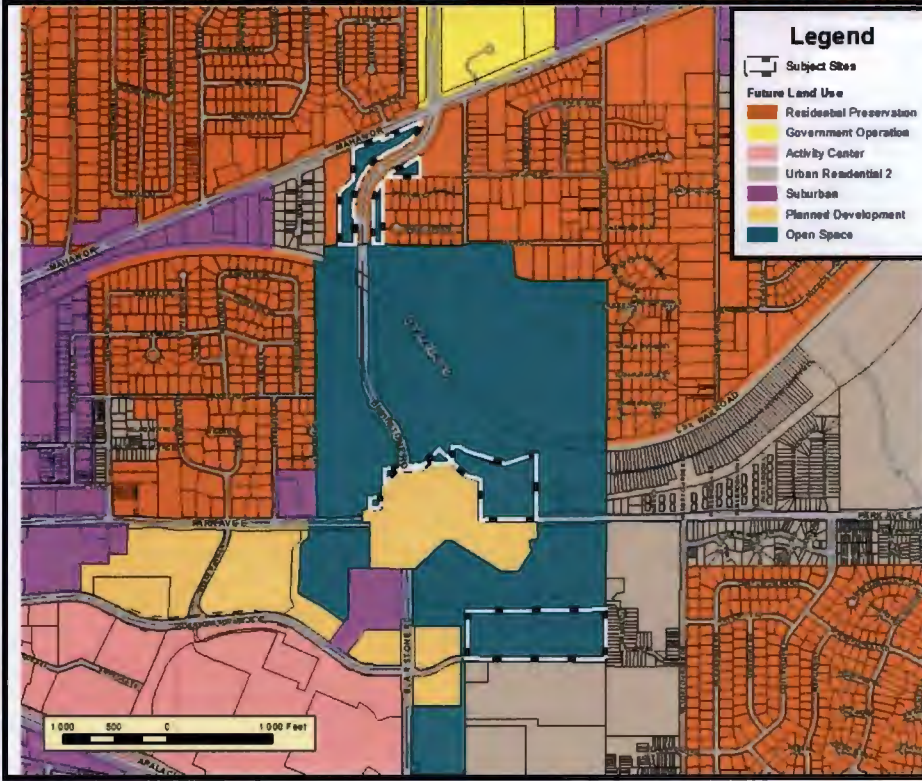
# Map Amendment PCM201602



- Legend**
- Subject Sites
  - Residential Preservation
  - Activity Center
  - Urban Residential 2
  - Suburban
  - Planned Development
  - Open Space

**Formerly Residential**

- 

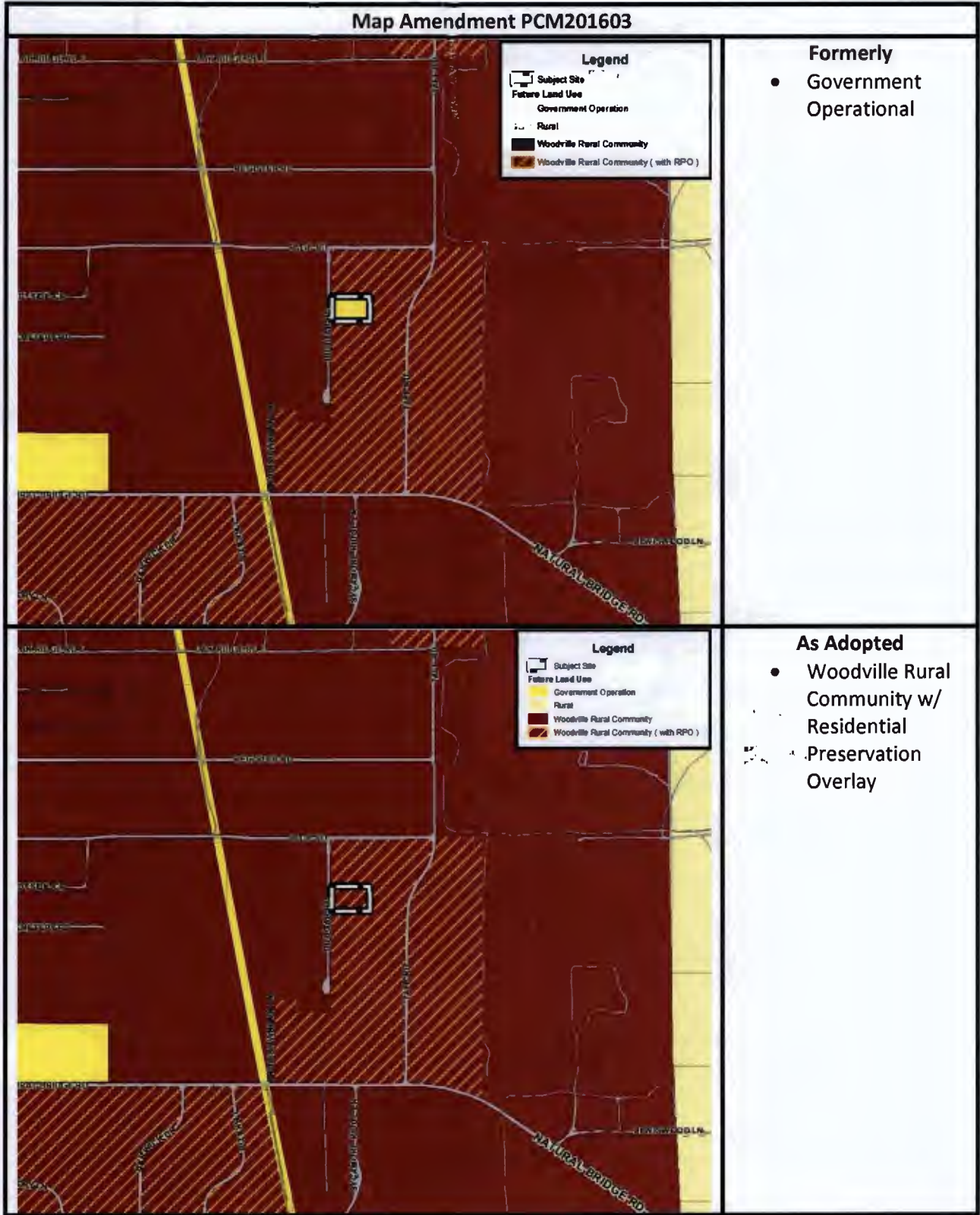


- Legend**
- Subject Sites
  - Future Land Use
  - Residential Preservation
  - Government Operation
  - Activity Center
  - Urban Residential 2
  - Suburban
  - Planned Development
  - Open Space

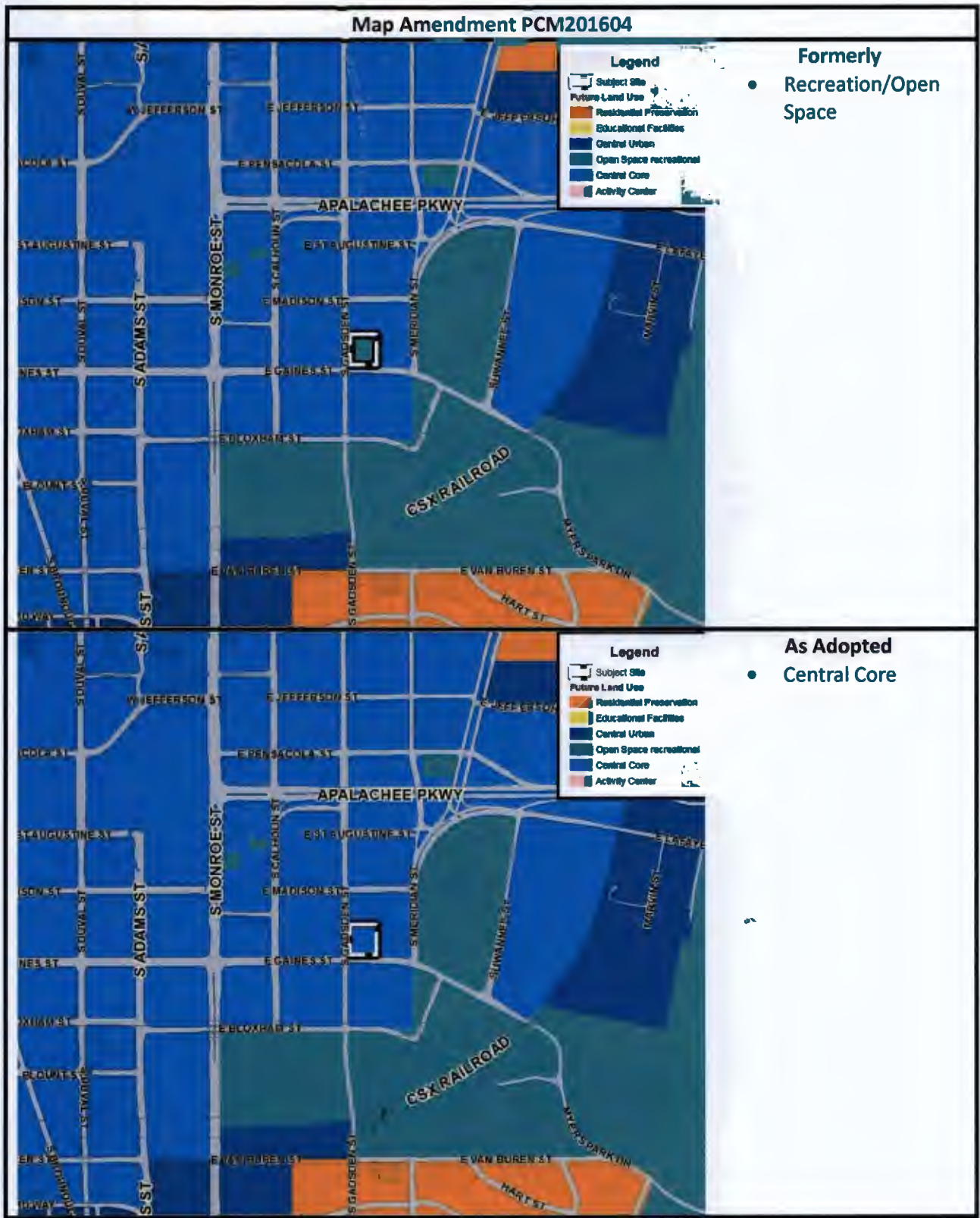
**As Adopted**

- Recreation/Open Space

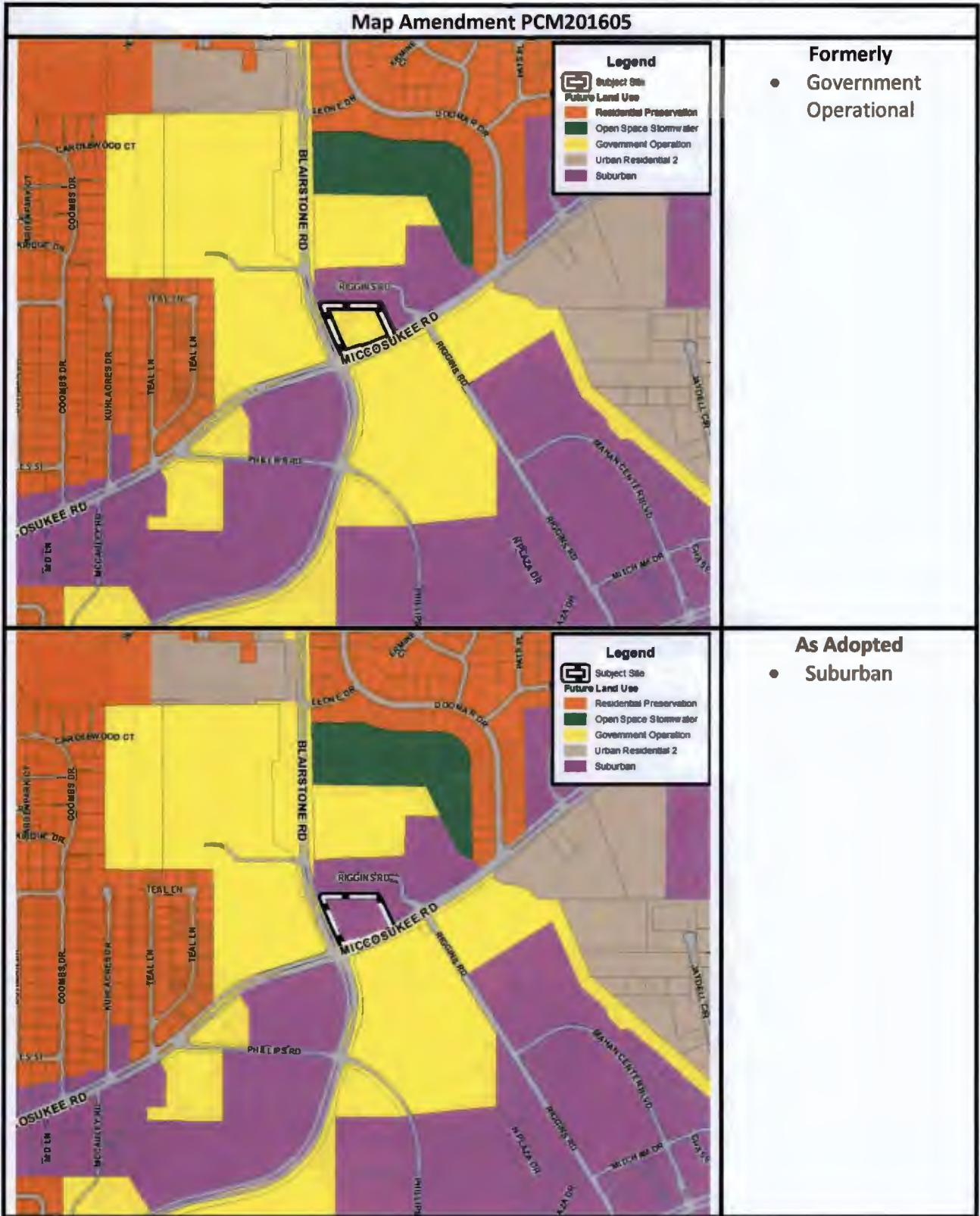
Ordinance No. 16-O-16  
Exhibit "A"



Ordinance No. 16-O-16  
Exhibit "A"



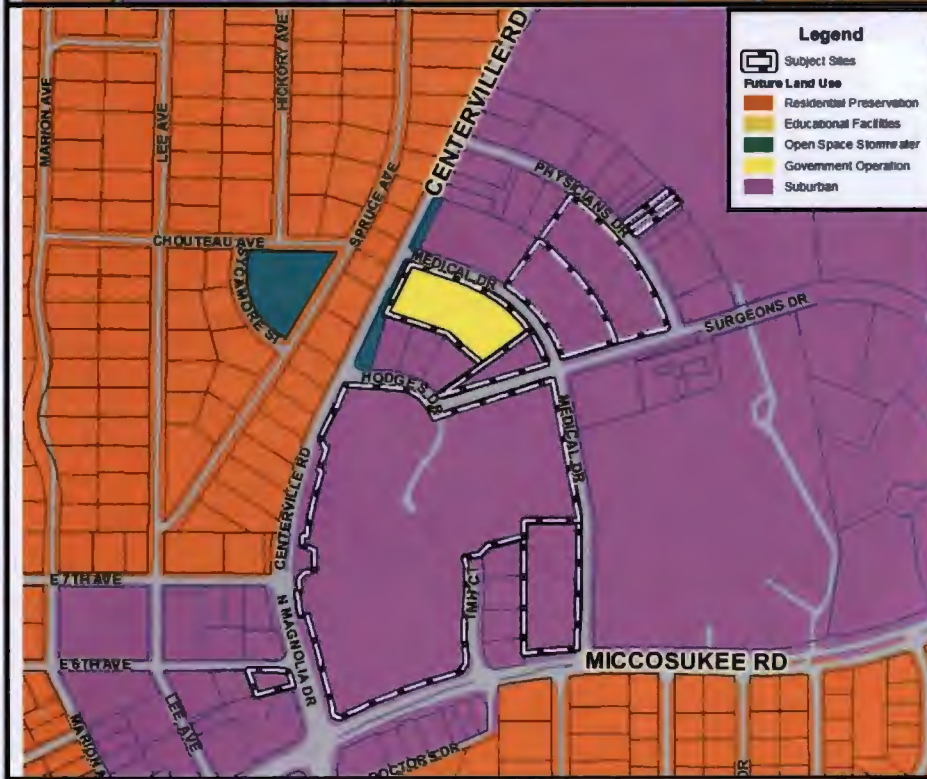
**Ordinance No. 16-O-16  
Exhibit "A"**



**Map Amendment PCM201606**



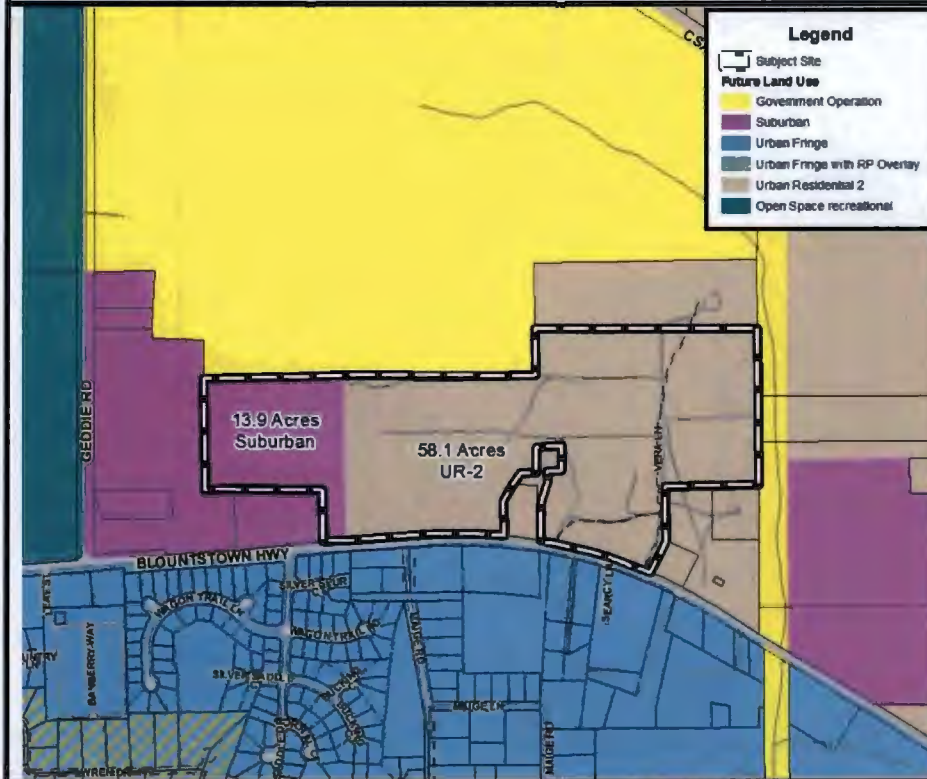
- Formerly**
- Suburban
  - Government Operational
  - Educational Facilities



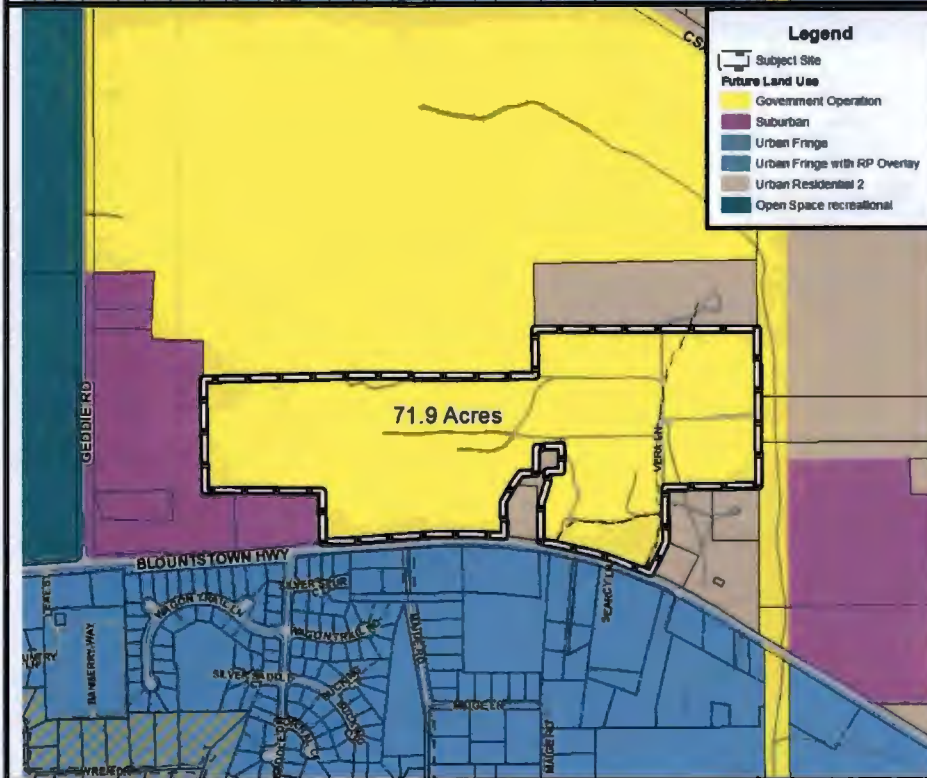
- As Adopted**
- Suburban
  - Government Operational

**Ordinance No. 16-O-16  
Exhibit "A"**

**Map Amendment PCM201608**

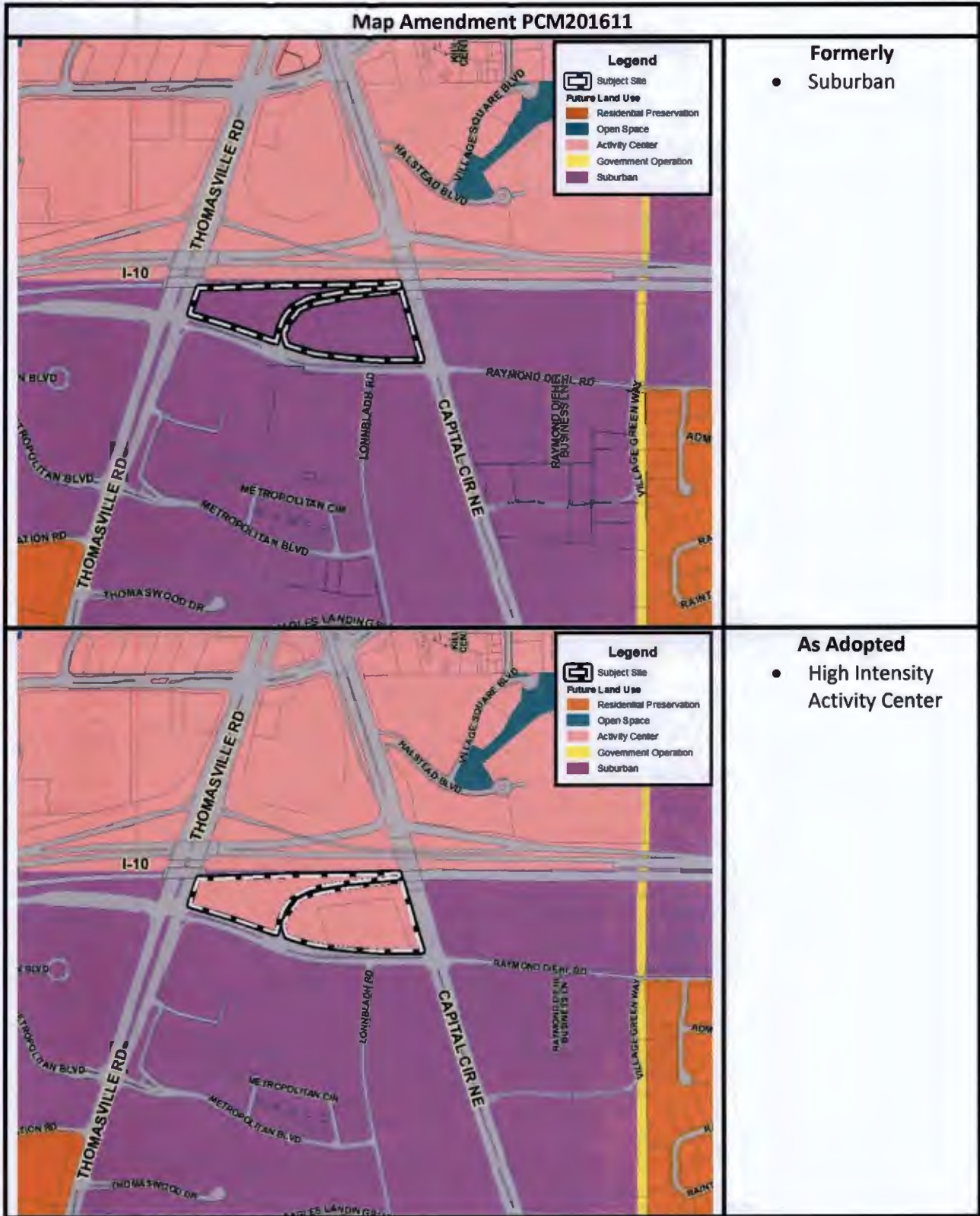


- Formerly**
- Urban Residential – 2
  - Suburban



- As Adopted**
- Government Operational

Ordinance No. 16-O-16  
Exhibit "A"



**Ordinance No. 16-O-16  
Exhibit "A"**

**Text Amendment PCM201609**

**Policy 2.1.4: [I]**

Annexation by the City of Tallahassee shall be in accordance with the requirements of Chapter 171, Florida Statutes, and as set forth in an Interlocal Agreement for Annexation Procedures to be entered into by and between Leon County and the City of Tallahassee. The Interlocal Agreement for Annexation Procedures shall include:

- a. Annexation review policies and procedures that allow the County not less than 20 days prior to the first reading of the ordinance considering such annexation(s) to review the proposed annexation(s);
- b. Dispute resolution procedures should the County object to any proposed annexation;
- c. The requirement for a City Annexation Plan prior to the passage of any ordinance for annexation which shall include, at a minimum, a specific description of the proposed areas to be annexed, an assurance of land use compatibility, the schedule for the delivery of City-provided urban services to the area proposed for annexation, how the level of service standards will be met, the facilities to be provided and the responsible entity for said facilities, and, in the event of a voluntary annexation, the amount of any agreed upon water and/or sewer rebate that would be due to the petitioner.

~~-. Prior to the passage of any ordinance for annexation, the City shall prepare and have available for public inspection a plan setting forth the schedule for the delivery of City provided urban services to the property subject to annexation and shall include:~~

- ~~a. How land use compatibility will be insured;~~
- ~~b. How facilities will be provided, and by which entity;~~
- ~~c. How level of service standards will be made consistent with this plan;~~
- ~~d. For voluntary annexation, the amount of any agreed upon water and/or sewer rebate that will be due to the petitioner.~~

~~When the City receives a request or petition for voluntary annexation, it will provide notice of the request or petition, together with the parcel number(s), for official review and comment, as well as ownership information from the County's online data furnished by the County Property Appraiser, to the relevant City departments; and, at the same time, send a copy of the notice to the County Administrator. The plan for each annexation shall be provided by the City Manager to the County Administrator, the County's Growth Management Direction and the County Attorney at the time that it is provided to the City Commission, but no less than six (6) days before the first reading of the ordinance. The Board of County Commissioners shall have the opportunity to review, comment, and suggest changes regarding the proposed annexation prior to the adoption of the annexation ordinance(s) by the City Commission, but such comments must be received by the City Manager prior to the public hearing on the annexation ordinance(s) related to the plan. In the event that the County Commission objects to the annexation, the Mayor and the Chairman of the Board of County Commissioners shall confer in a publicly noticed meeting and fully discuss the areas of concern expressed by the County. The City shall delay the annexation process for a period not to exceed 30 days for the purpose of holding the joint meeting with the County. In the event the County continues to object to the proposed annexation following the joint meeting with the City, the City and County agreed to submit the dispute to a mutually acceptable mediator. Expense of the mediation shall be equally divided between the City and County. The City shall delay the annexation process for a period not to exceed 60 days for the purpose of conducting the mediation proceedings.~~



Ordinance No. 16-O-16  
Exhibit "A"

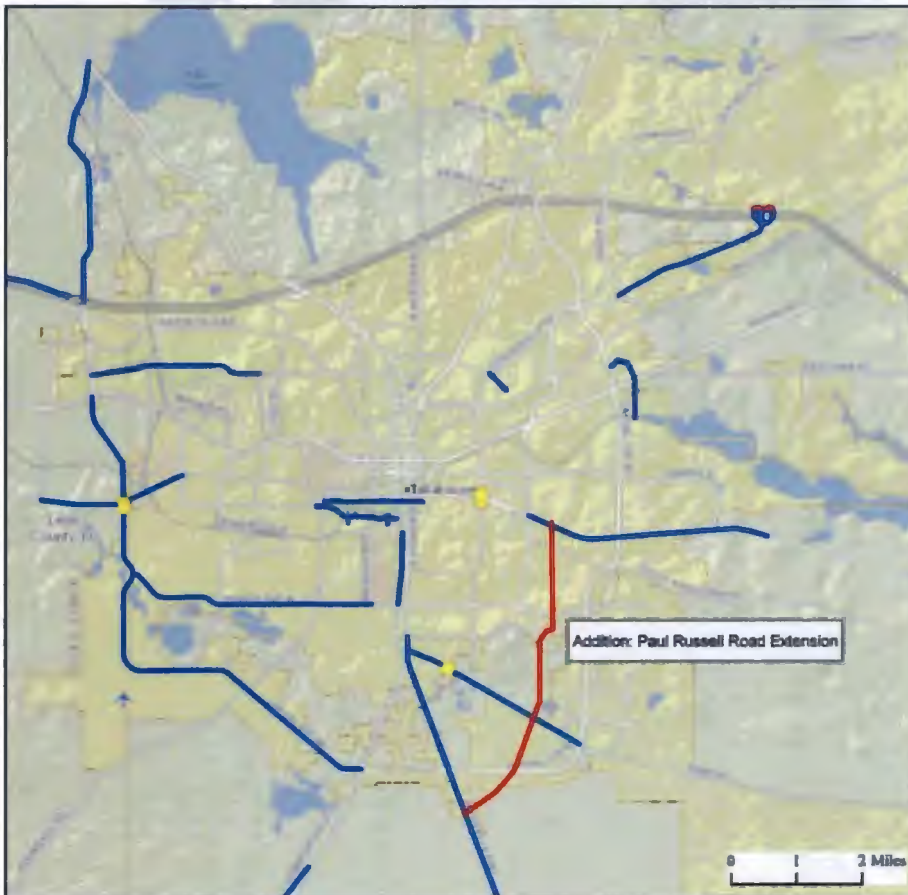
Text Amendment PCM201610

Formerly

Map 27: Future Right-of-Way Needs Map

13-1 Comprehensive Plan Cycle; Effective 7/19/13

**FUTURE RIGHT-OF WAY NEEDS MAP**



**Project Type**

— Paul Russell Road Extension

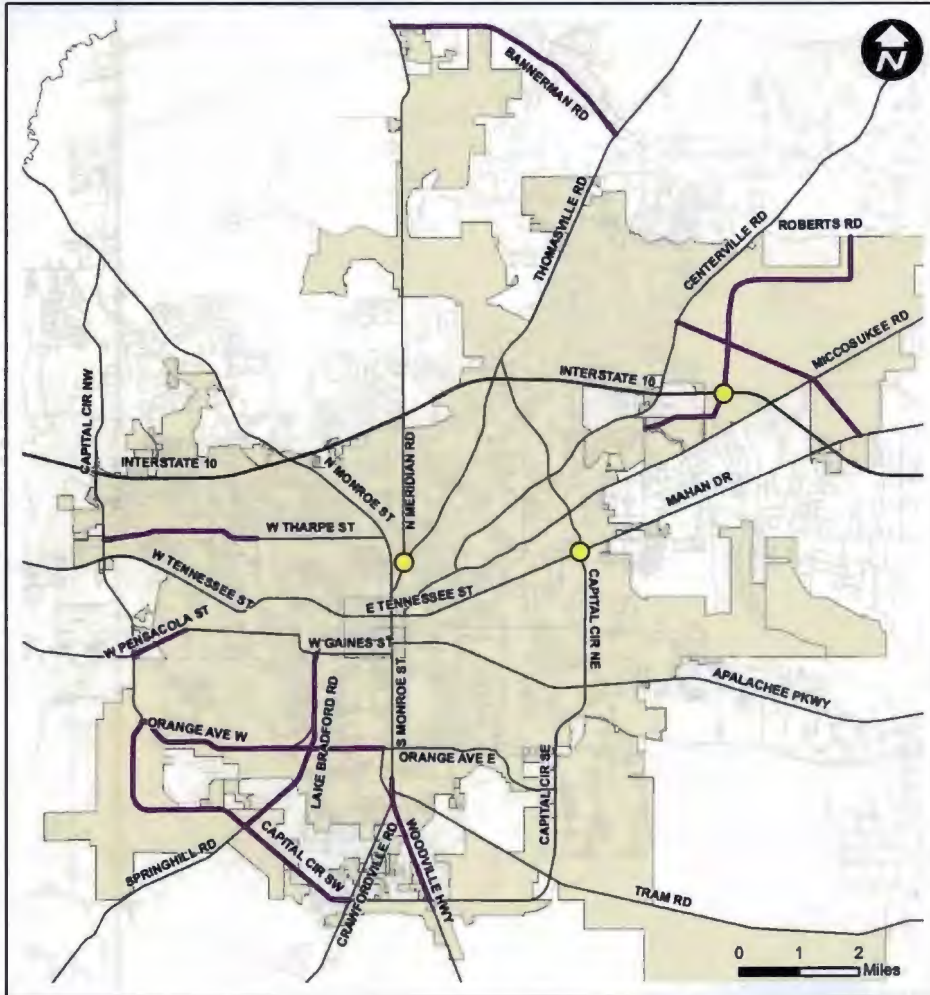
— Roadway Projects

● Transportation Systems Management

N  
Tallahassee-Leon County  
Planning Department  
19 December 2012

2016 Comprehensive Plan Cycle

### Future Right-of-Way Needs Map Modifications



**Legend**

- Transportation Systems Management Projects
- Roadway Projects Proposed for Future Right-of-Way Needs Map
- City of Tallahassee Limits



May 2016

1                                   **ORDINANCE NO. 16-08**  
2  
3

4                   **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF**  
5                   **LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-**  
6                   **LEON COUNTY COMPREHENSIVE PLAN; ADOPTING**  
7                   **AMENDMENTS TO THE FUTURE LAND USE MAP,**  
8                   **INTERGOVERNMENTAL COORDINATION ELEMENT, AND FUTURE**  
9                   **RIGHT-OF-WAY NEEDS MAP; PROVIDING FOR APPLICABILITY**  
10                  **AND EFFECT; PROVIDING FOR CONFLICTS; PROVIDING FOR**  
11                  **SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH**  
12                  **THE TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT;**  
13                  **AND PROVIDING FOR AN EFFECTIVE DATE.**  
14

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

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

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

29                WHEREAS, the horizon year for the Tallahassee-Leon County Comprehensive Plan is  
30 now 2030 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2030  
31 Comprehensive Plan pursuant to the latest Evaluation and Appraisal Report; and

32                WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County  
33 Commissioners of Leon County has held several public work sessions, public meetings, and

1 public hearings on proposed amendments to the comprehensive plan, with due public notice  
2 having been provided, to obtain public comment, and has considered all written and oral  
3 comments received during said work sessions, public meetings and public hearings; and

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

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

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

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

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

24 **Section 1. Purpose and Intent.**

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

4 **Section 2. Map Amendment.**  
5

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

11 Map Amendment PCM201601, which relates to the Future Land Use Map.  
12

13 **Section 3. Map Amendment.**  
14

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

20 Map Amendment PCM201602, which relates to the Future Land Use Map.  
21

22 **Section 4. Map Amendment.**  
23

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

29 Map Amendment PCM201603, which relates to the Future Land Use Map.

1  
2 **Section 5. Map Amendment.**  
3

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

9 Map Amendment PCM201604, which relates to the Future Land Use Map.  
10

11 **Section 6. Map Amendment.**  
12

13 The Ordinance does hereby adopt the following portion of the text attached hereto as  
14 Exhibit "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  
17 following Plan element:

18 Map Amendment PCM201605, which relates to the Future Land Use Map.  
19

20 **Section 7. Map Amendment.**  
21

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

27 Map Amendment PCM201606, which relates to the Future Land Use Map.  
28

29 **Section 8. Map Amendment.**  
30

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

6 Map Amendment PCM201608, which relates to the Future Land Use Map.

7  
8 **Section 9. 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, an amendment to the Tallahassee-Leon County 2030  
11 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030  
12 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the  
13 following Plan element:

14 Map Amendment PCM201611, which relates to the Future Land Use Map.

15 **Section 10. Text Amendment.**

16 The Ordinance does hereby adopt the following portion of the text attached hereto as  
17 Exhibit "A," and made a part hereof, 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 an amendment to the  
20 following Plan element:

21 Text Amendment PCT201609, which relates to the Intergovernmental Coordination  
22 Element.

1 **Section 11. Text Amendment.**

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

7 Text Amendment PCT201610, which relates to the Future Right-of-Way Needs Map.

8 **Section 12. Applicability and Effect.**

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

13 **Section 13. Conflict with Other Ordinances and Codes.**

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

16 **Section 14. Severability.**

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

20 **Section 15. Copy on File.**

21 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public,  
22 a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon  
23 County 2030 Comprehensive Plan and these updates thereto, shall also be located in the



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

3 **Section 16. Effective Date.**

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

6 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon  
7 County, Florida, this 24th day of May, 2016.

8  
9 LEON COUNTY, FLORIDA



10  
11 BY: Bill Proctor  
12 BILL PROCTOR, CHAIRMAN  
13 BOARD OF COUNTY COMMISSIONERS  
14  
15

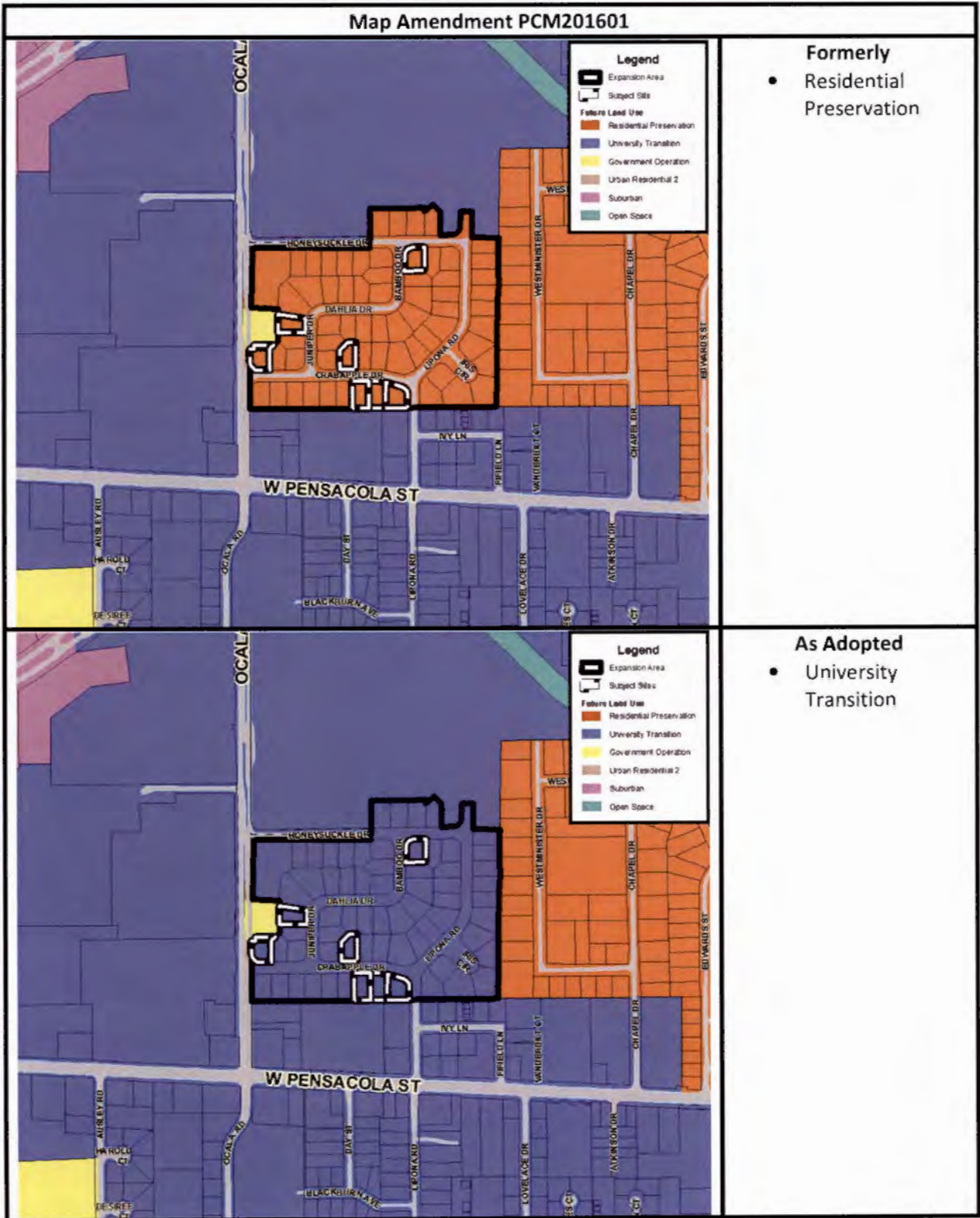
16  
17 ATTESTED BY:  
18 BOB INZER, CLERK OF THE COURT  
19 AND COMPTROLLER  
20

21 BY: John Stott, Deputy Clerk  
22 CLERK  
23  
24  
25

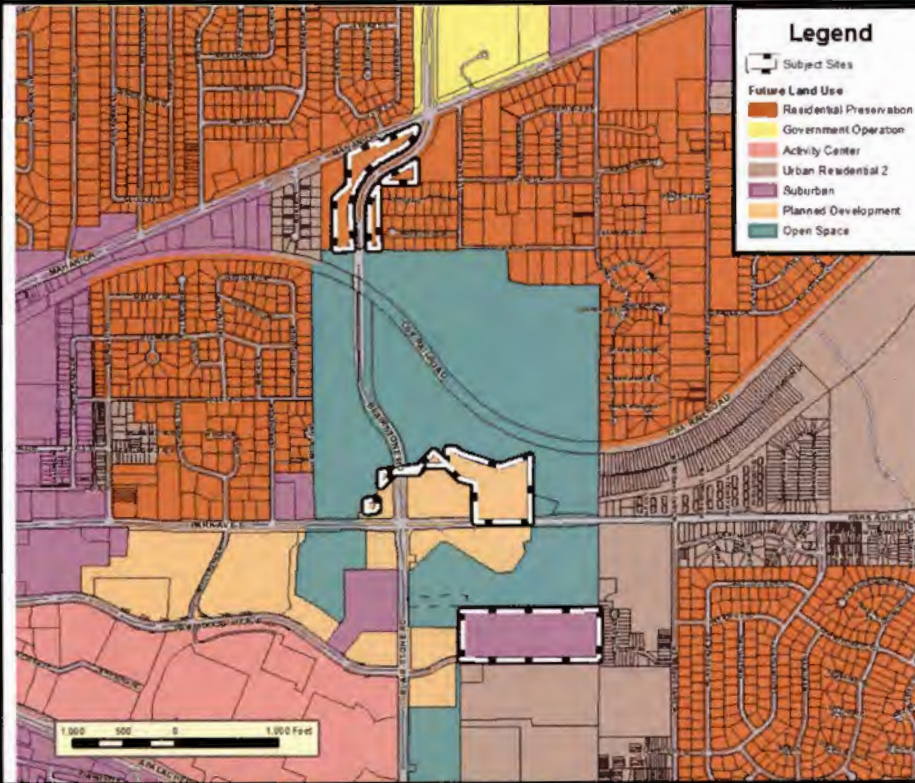
26 APPROVED AS TO FORM:  
27 COUNTY ATTORNEY'S OFFICE  
28 LEON COUNTY, FLORIDA

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

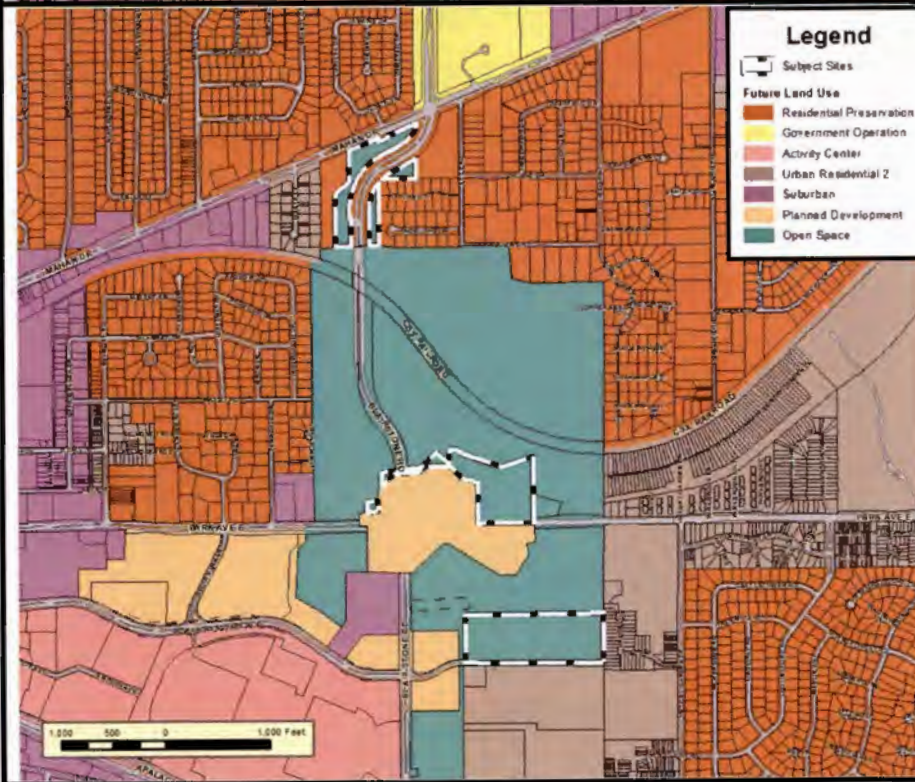
Exhibit A



# Map Amendment PCM201602

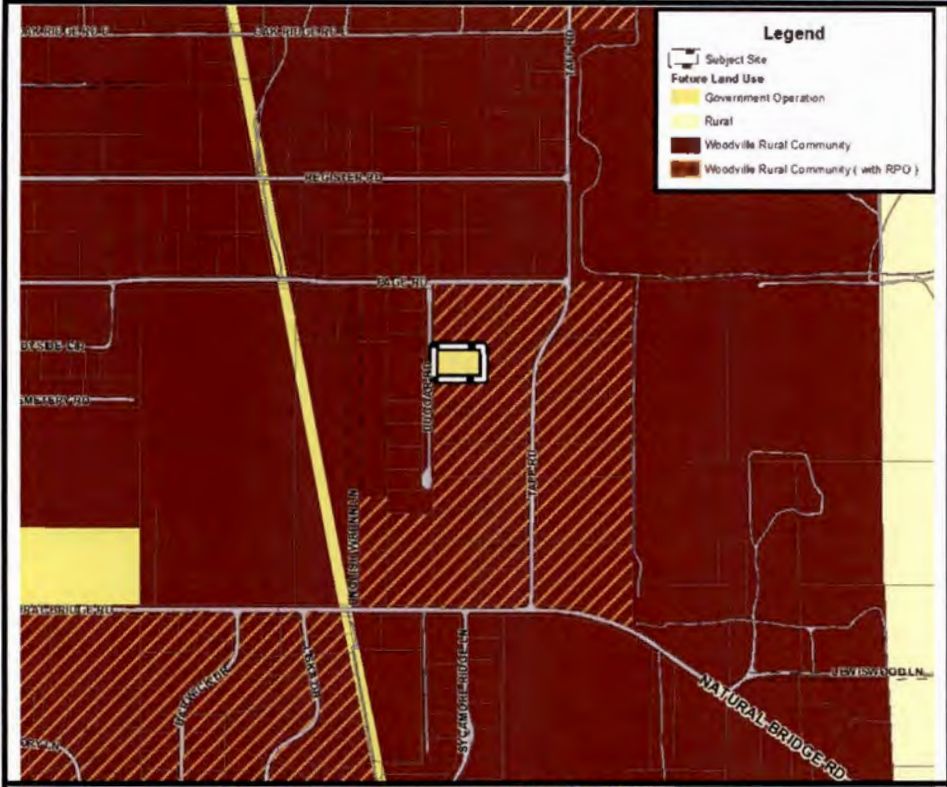


- Formerly**
- Residential Preservation
  - Planned Development
  - Suburban

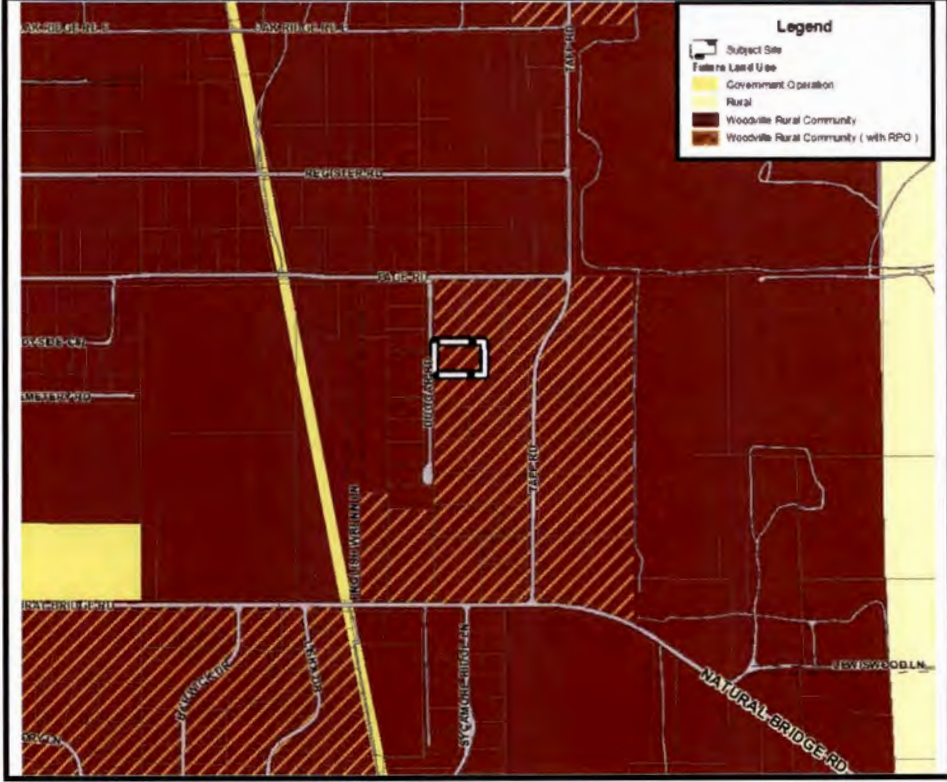


- As Adopted**
- Recreation/Open Space

# Map Amendment PCM201603

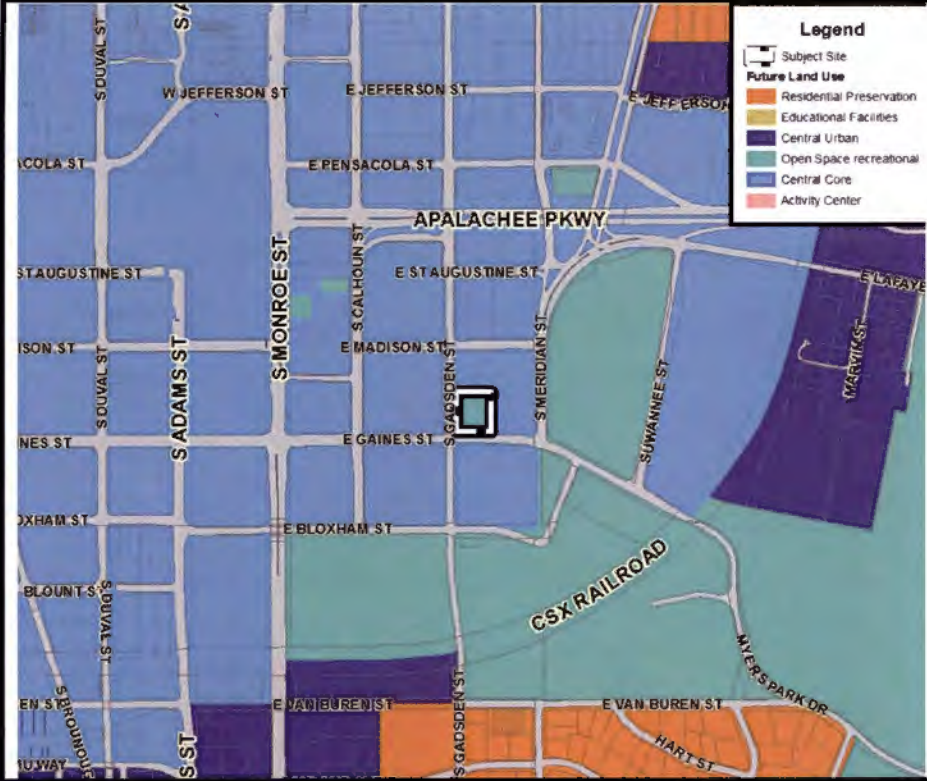


- Formerly**
- Government Operational



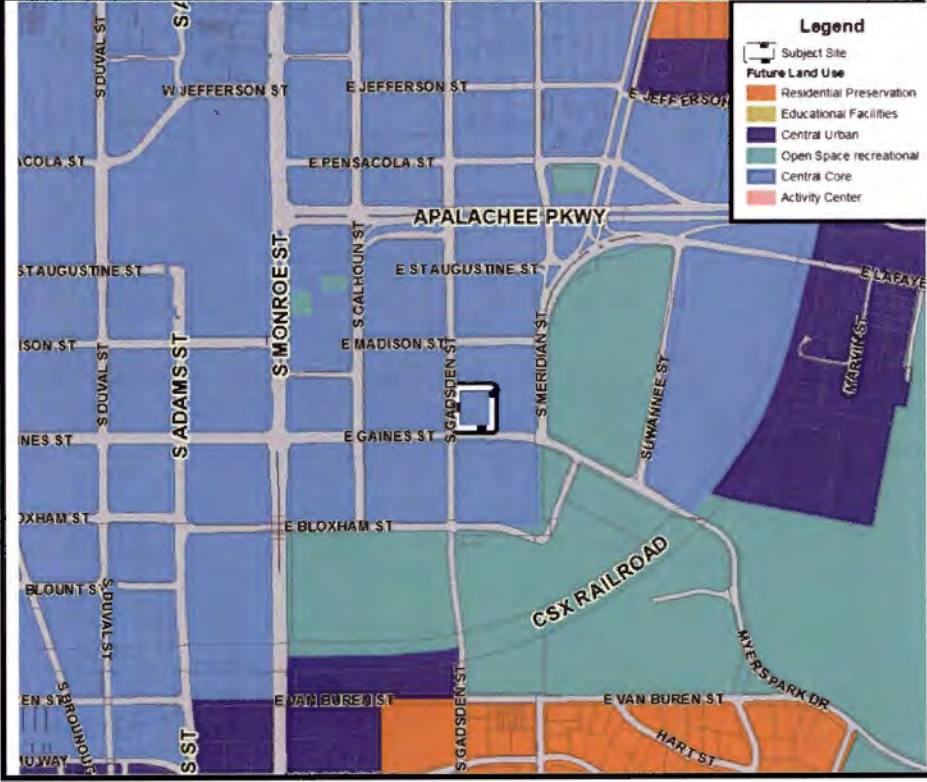
- As Adopted**
- Woodville Rural Community w/ Residential Preservation Overlay

### Map Amendment PCM201604



- Legend**
- Subject Site
  - Future Land Use**
    - Residential Preservation
    - Educational Facilities
    - Central Urban
    - Open Space recreational
    - Central Core
    - Activity Center

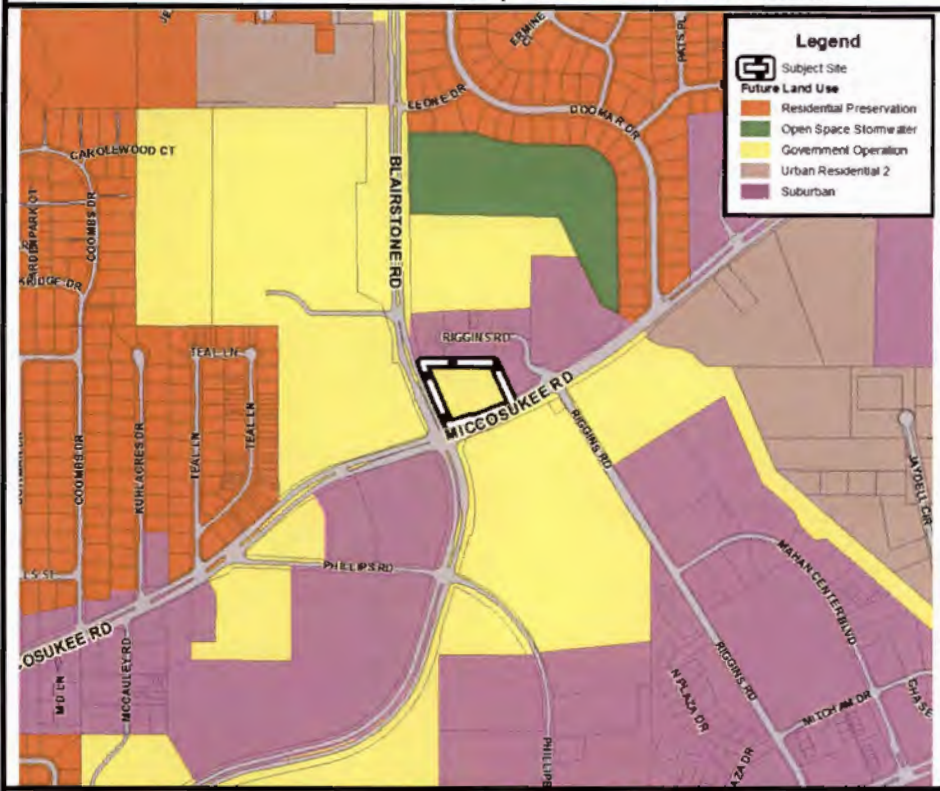
**Formerly**  
 • Recreation/Open Space



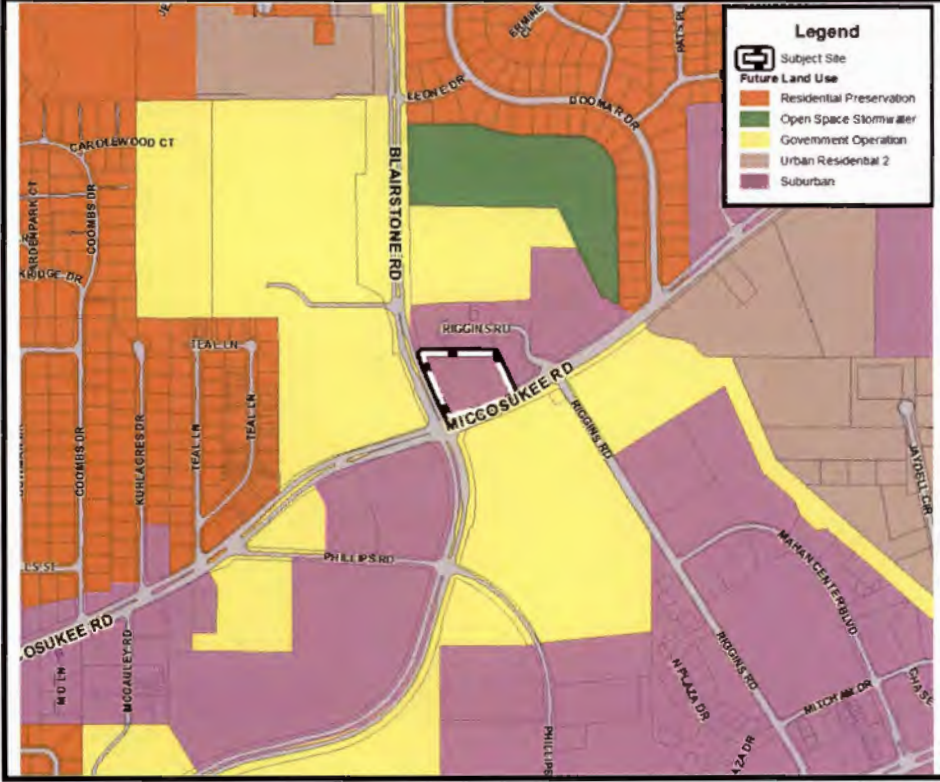
- Legend**
- Subject Site
  - Future Land Use**
    - Residential Preservation
    - Educational Facilities
    - Central Urban
    - Open Space recreational
    - Central Core
    - Activity Center

**As Adopted**  
 • Central Core

### Map Amendment PCM201605

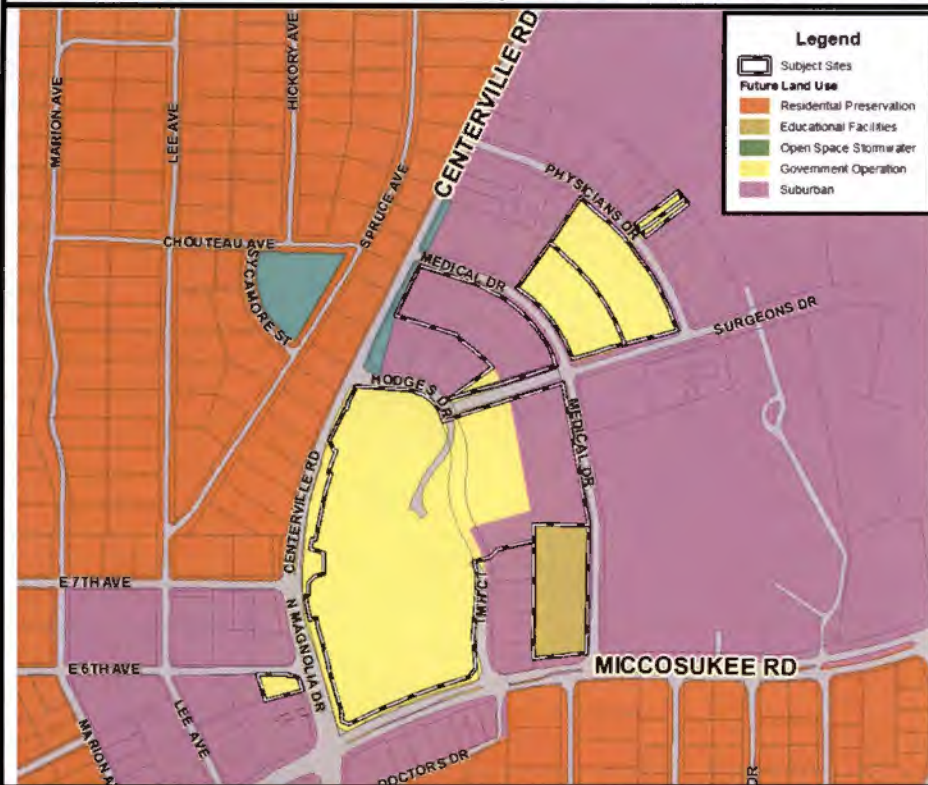


Formerly  
 • Government  
 Operational

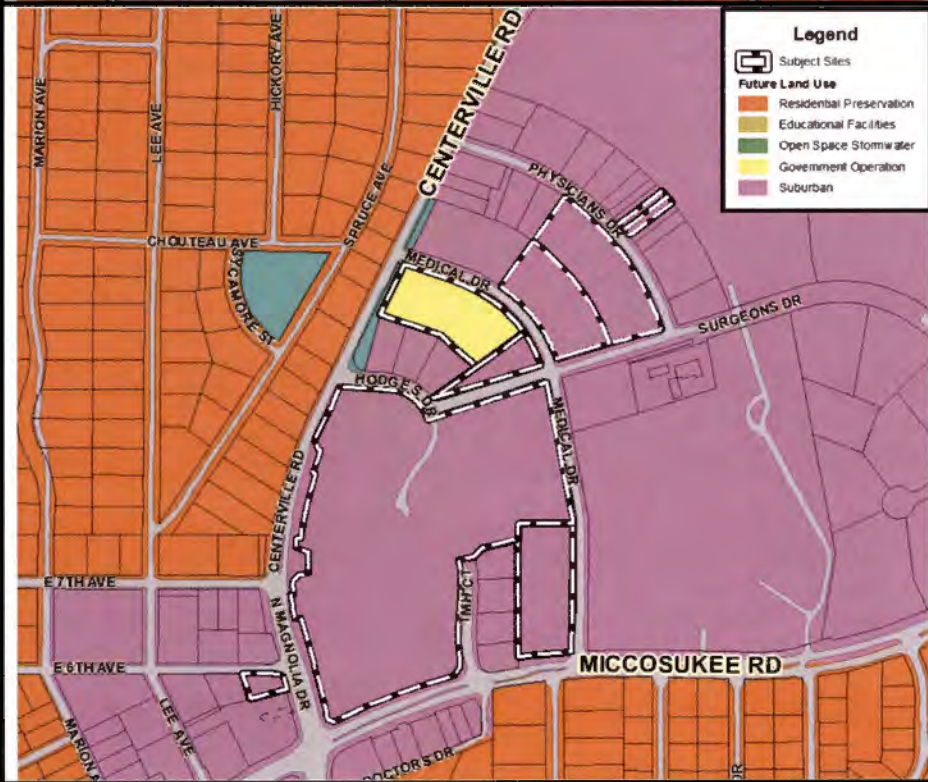


As Adopted  
 • Suburban

Map Amendment PCM201606

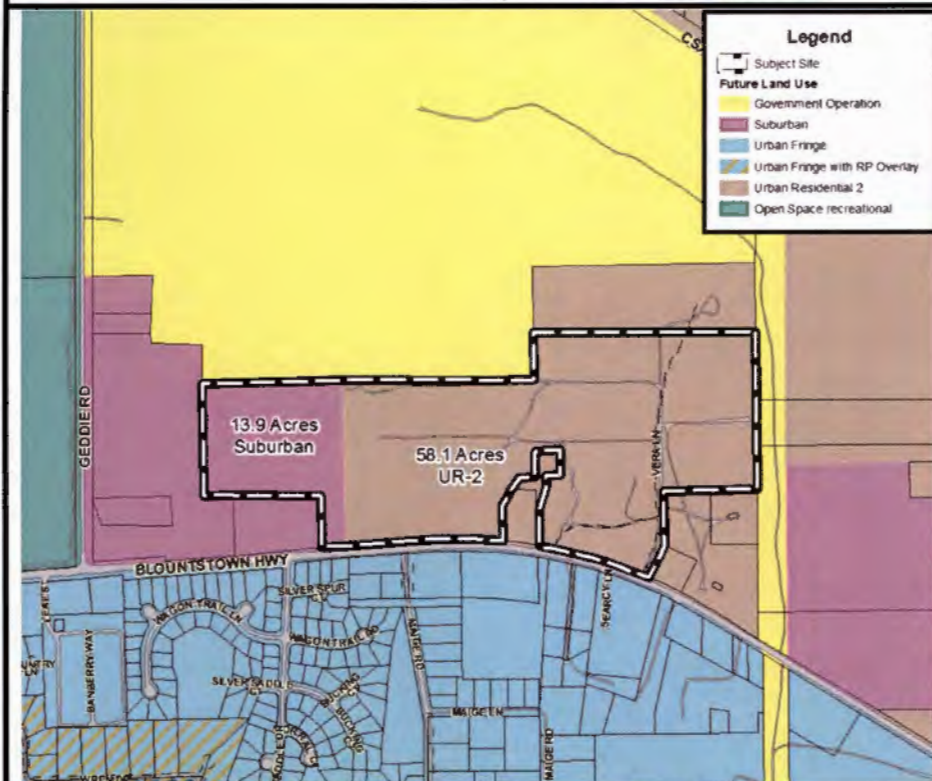


- Formerly**
- Suburban
  - Government Operational
  - Educational Facilities

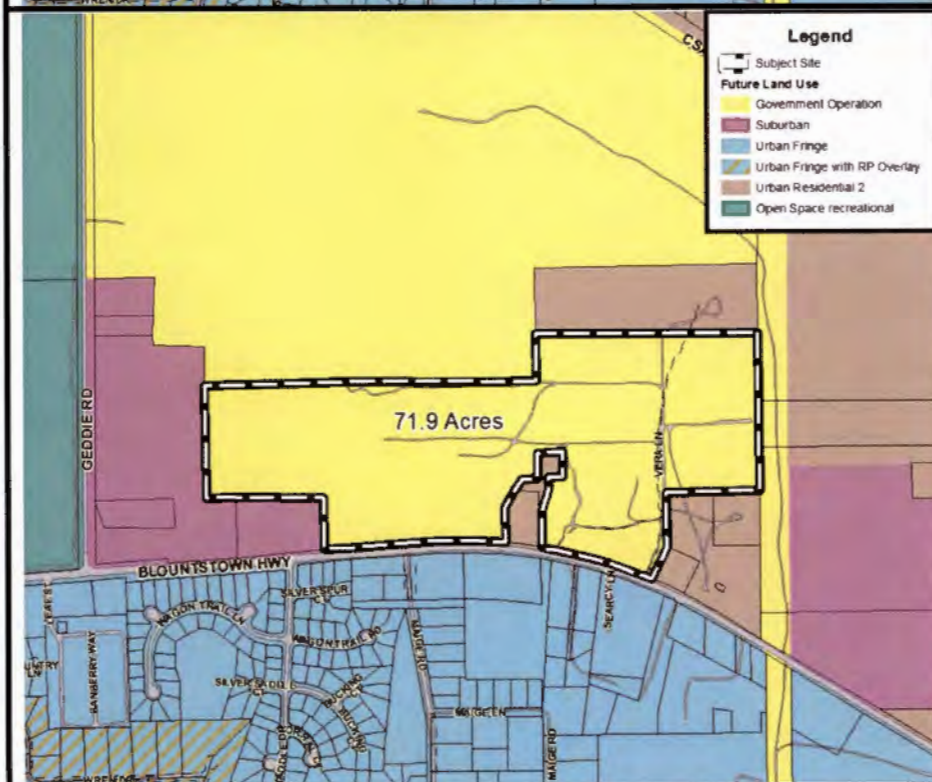


- As Adopted**
- Suburban
  - Government Operational

### Map Amendment PCM201608



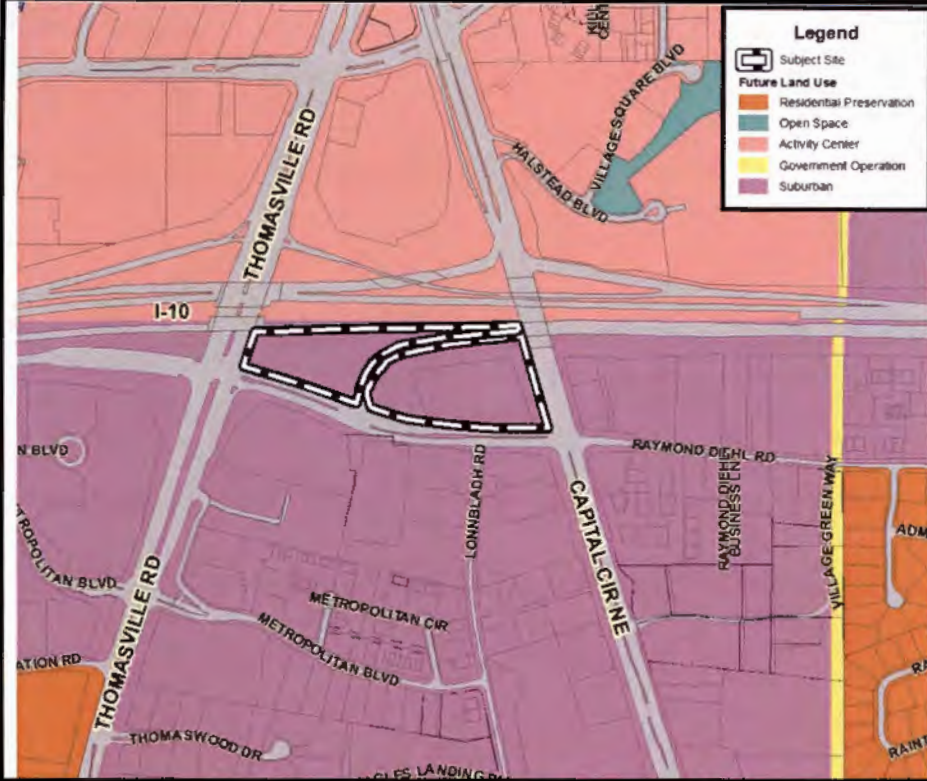
- Formerly**
- Urban Residential – 2
  - Suburban



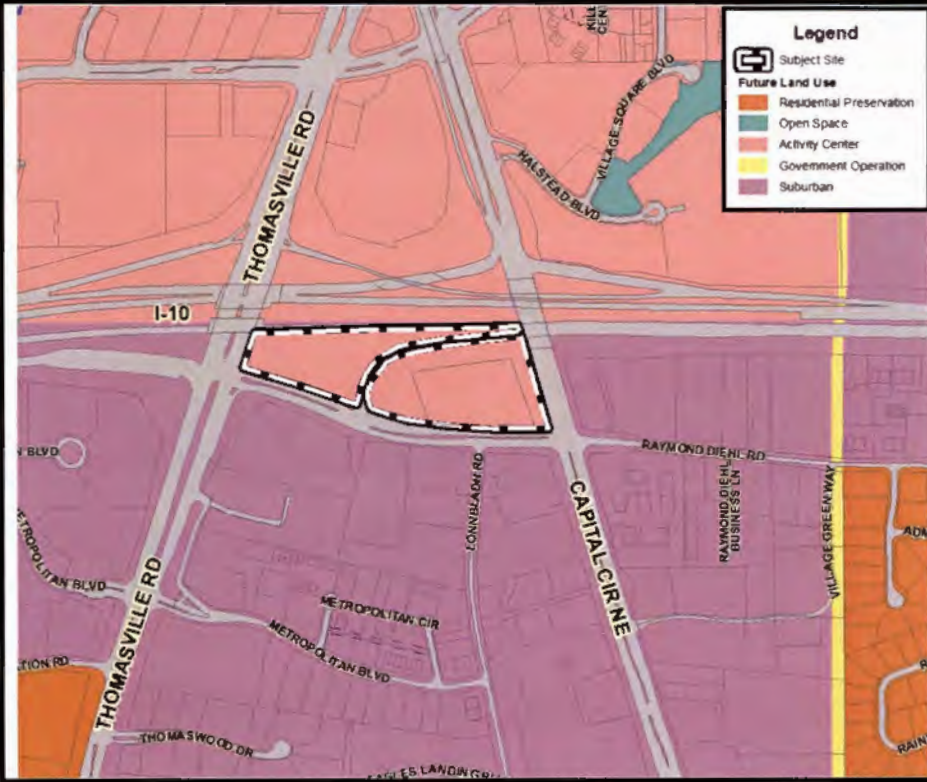
- As Adopted**
- Government Operational



Map Amendment PCM201611



Formerly  
• Suburban



As Adopted  
• High Intensity  
Activity Center

## Text Amendment PCM201609

### Policy 2.1.4: [I]

Annexation by the City of Tallahassee shall be in accordance with the requirements of Chapter 171, Florida Statutes, and as set forth in an Interlocal Agreement for Annexation Procedures to be entered into by and between Leon County and the City of Tallahassee. The Interlocal Agreement for Annexation Procedures shall include:

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- b. Dispute resolution procedures should the County object to any proposed annexation;
- c. The requirement for a City Annexation Plan prior to the passage of any ordinance for annexation which shall include, at a minimum, a specific description of the proposed areas to be annexed, an assurance of land use compatibility, the schedule for the delivery of City-provided urban services to the area proposed for annexation, how the level of service standards will be met, the facilities to be provided and the responsible entity for said facilities, and, in the event of a voluntary annexation, the amount of any agreed upon water and/or sewer rebate that would be due to the petitioner.

~~—Prior to the passage of any ordinance for annexation, the City shall prepare and have available for public inspection a plan setting forth the schedule for the delivery of City-provided urban services to the property subject to annexation and shall include:~~

- ~~a. How land use compatibility will be insured;~~
- ~~b. How facilities will be provided, and by which entity;~~
- ~~c. How level of service standards will be made consistent with this plan;~~
- ~~d. For voluntary annexation, the amount of any agreed upon water and/or sewer rebate that will be due to the petitioner.~~

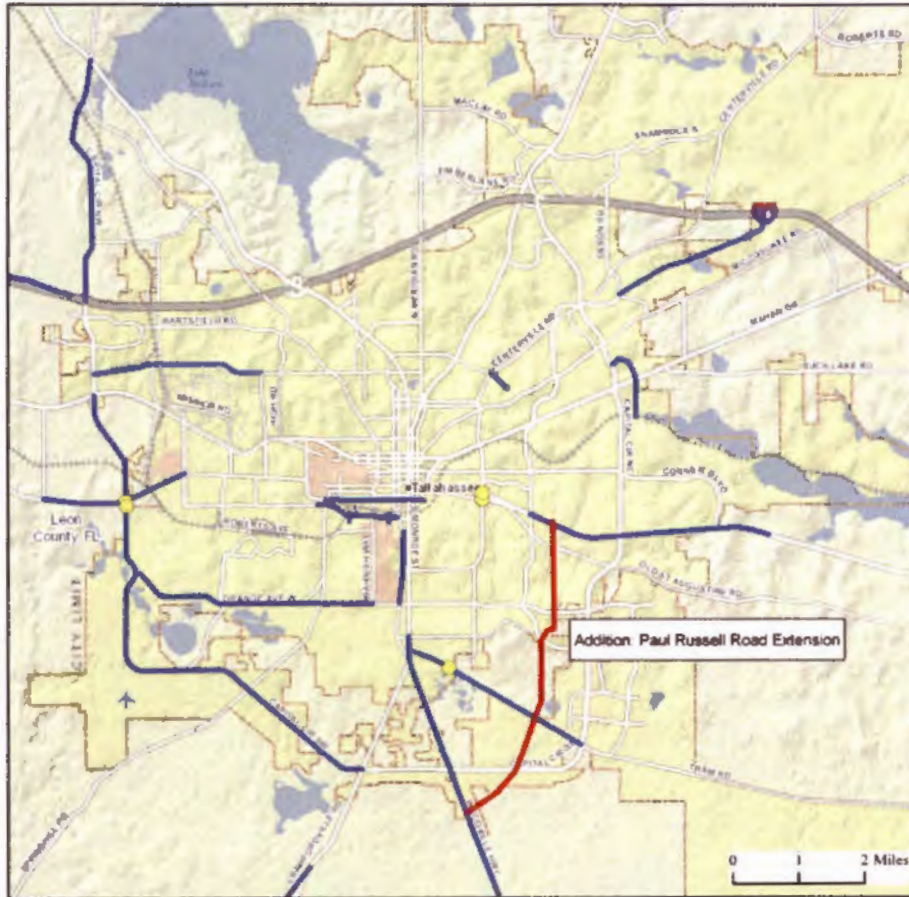
~~When the City receives a request or petition for voluntary annexation, it will provide notice of the request or petition, together with the parcel number(s), for official review and comment, as well as ownership information from the County's online data furnished by the County Property Appraiser, to the relevant City departments; and, at the same time, send a copy of the notice to the County Administrator. The plan for each annexation shall be provided by the City Manager to the County Administrator, the County's Growth Management Direction and the County Attorney at the time that it is provided to the City Commission, but no less than six (6) days before the first reading of the ordinance. The Board of County Commissioners shall have the opportunity to review, comment, and suggest changes regarding the proposed annexation prior to the adoption of the annexation ordinance(s) by the City Commission, but such comments must be received by the City Manager prior to the public hearing on the annexation ordinance(s) related to the plan. In the event that the County Commission objects to the annexation, the Mayor and the Chairman of the Board of County Commissioners shall confer in a publicly noticed meeting and fully discuss the areas of concern expressed by the County. The City shall delay the annexation process for a period not to exceed 30 days for the purpose of holding the joint meeting with the County. In the event the County continues to object to the proposed annexation following the joint meeting with the City, the City and County agreed to submit the dispute to a mutually acceptable mediator. Expense of the mediation shall be equally divided between the City and County. The City shall delay the annexation process for a period not to exceed 60 days for the purpose of conducting the mediation~~

proceedings.

Map 27: Future Right-of-Way Needs Map

13-1 Comprehensive Plan Cycle; Effective 7/19/13

### FUTURE RIGHT-OF WAY NEEDS MAP



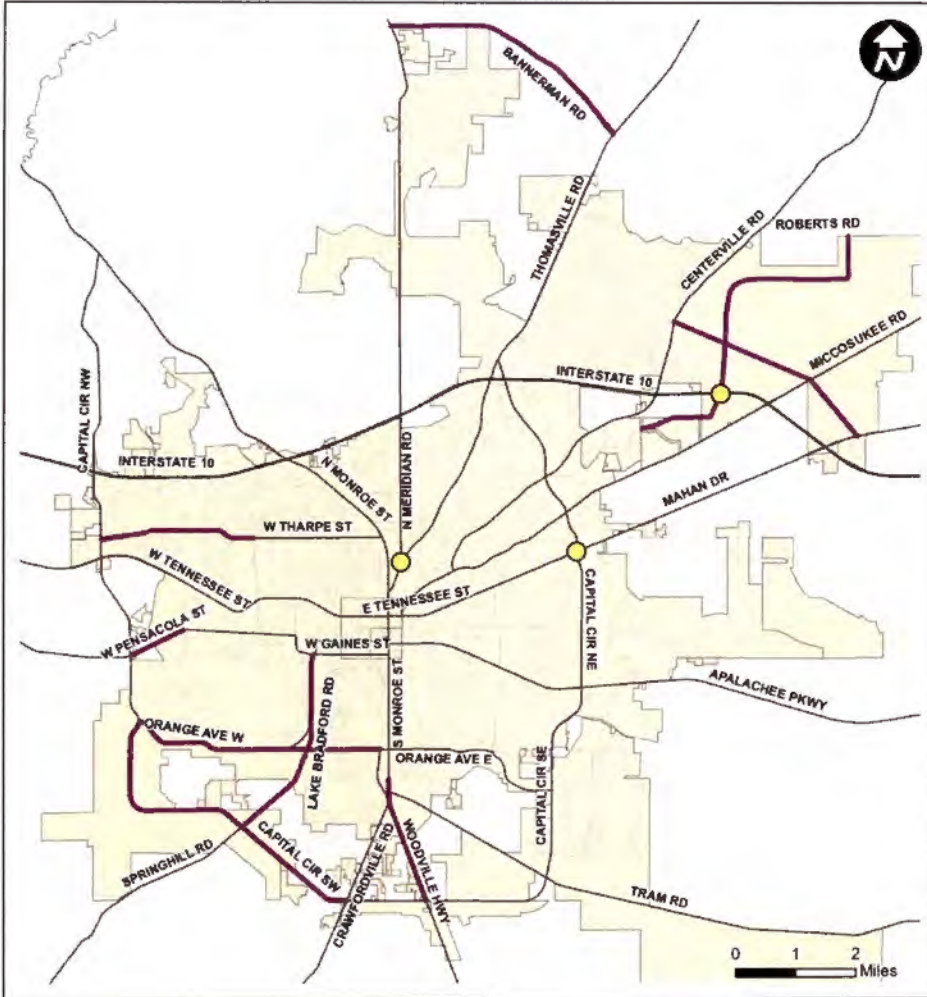
**Project Type**

- Paul Russell Road Extension
- Roadway Projects
- Transportation Systems Management




N  
Tallahassee-Leon County  
Planning Department  
19 December 2012

# Future Right-of-Way Needs Map Modifications

As Adopted



**Legend**

-  Transportation Systems Management Projects
-  Roadway Projects Proposed for Future Right-of-Way Needs Map
-  City of Tallahassee Limits



May 2016



November 7, 2012

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

Dear Mr. Eubanks:

On October 24, 2012 the City of Tallahassee and Leon County adopted amendment PCM120102. This amendment is part of the 2012-1 comprehensive plan amendment cycle (Amendment No. 12-1ESR); however, the final public hearing was continued from June 26, 2012 to October 24, 2012 to allow time to address compatibility issues. The continuation of the adoption public hearing for this amendment was noted in our July 6, 2012 cover letter submitting the other 2012-1 adopted amendments. The amendment site has been reduced in size since it was originally transmitted to the State Land Planning Agency on May 2, 2012.

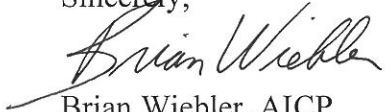
In accordance with Section 163.3184(3), Florida Statutes, I am forwarding the following materials to you:

- One paper copy and two electronic copies in Portable Document Format (PDF) on a CD ROM of the adopted comprehensive plan amendment (Exhibit A). Data and analyses were previously submitted at the time of original transmittal.
- Copies of the City of Tallahassee and Leon County adoption ordinances for this amendment on October 24, 2012 (Exhibit B). The City ordinance number is 12-O-35 and County Ordinance number is 12-12.

The Department received no comments from external review agencies; as such the adopted amendment is not being resubmitted to these agencies.

If you have any questions regarding this amendment package, please contact me at 850.891.6400. The Planning Department fax number is 891-6404 and my e-mail address is [Brian.Wiebler@talgov.com](mailto:Brian.Wiebler@talgov.com).

Sincerely,



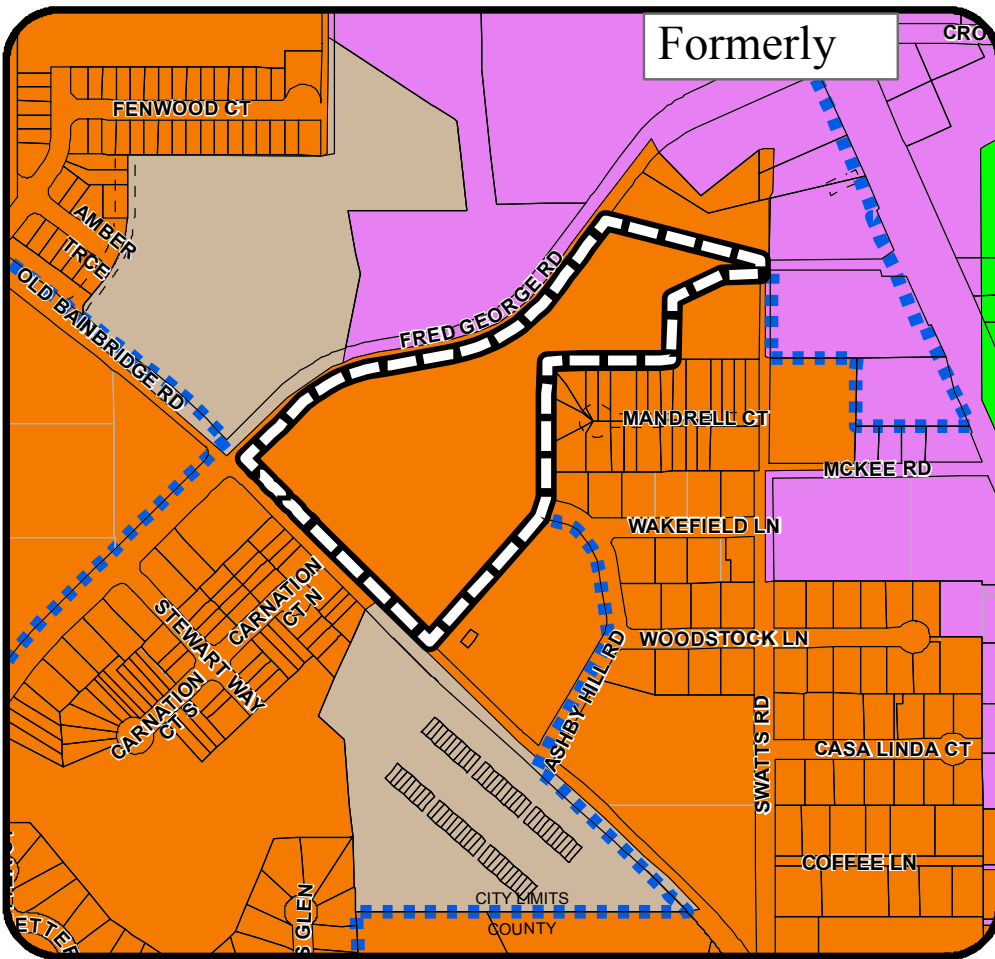
Brian Wiebler, AICP  
Principal Planner  
Comprehensive Planning Team

cc:

Herb Thiele (w/o attachments)  
Laura Youmans (w/o attachments)






Jim English (w/o attachments)  
Linda Hudson (w/o attachments)

### Formerly



## Future Land Use

### Legend

-  Lake Protection
-  Residential Preservation
-  Suburban
-  Urban Residential
-  Urban Residential 2



## AMENDMENT PCM120102 LOCATION

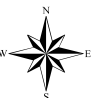
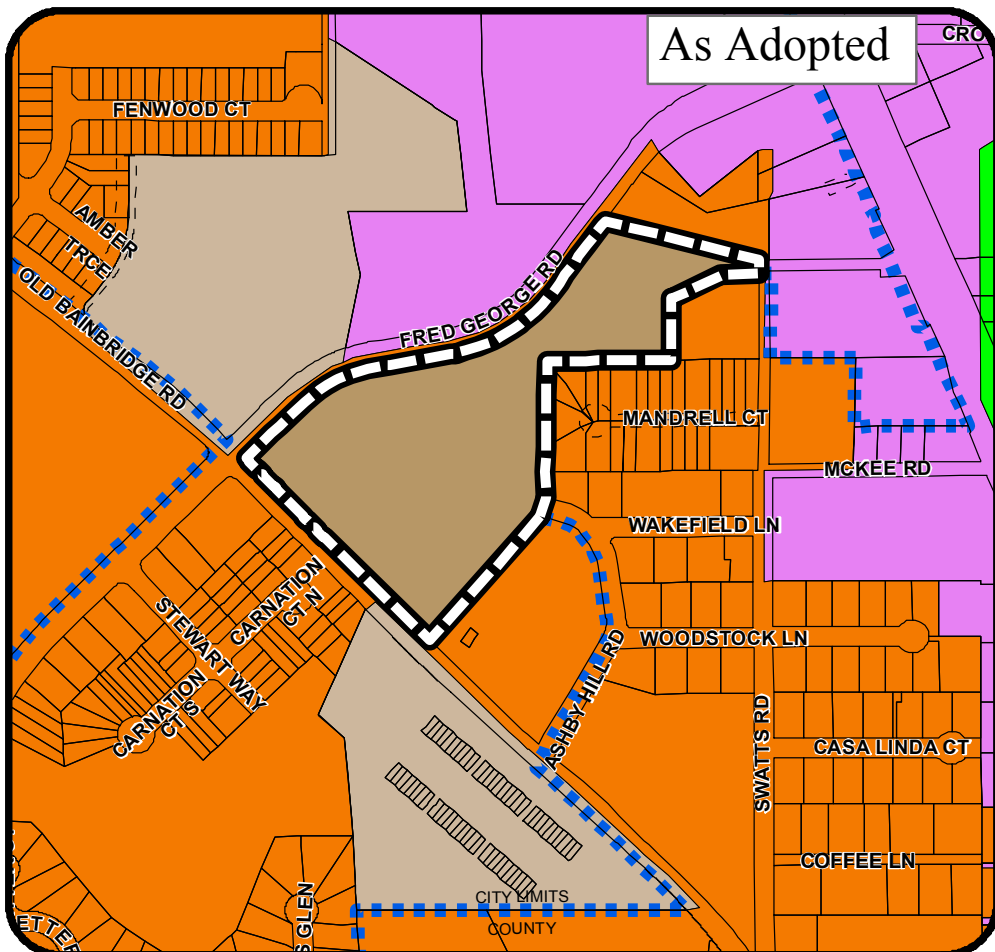
Formerly  
Residential Preservation

As Adopted  
Urban Residential

**SITE TAX ID:**  
21-09-20-001-0000

**ACRES: 15.7 ±**

### As Adopted





*Most Livable City in America*

STATE OF FLORIDA,

COUNTY OF LEON.

I, James O. Cooke, IV, City Treasurer-Clerk of the City of Tallahassee, Florida, hereby certify that the enclosed document constitutes a true and correct copy of Ordinance No. 12-O-35, approved by the City Commission on October 24, 2012, as the same appears on file among the records of my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Tallahassee, Florida, this 2nd day of November, 2012 A.D.

James O. Cooke, IV  
City Treasurer-Clerk



**ORDINANCE NO. 12-O-35**

**AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING AMENDMENT PCM 120102 TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

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

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation 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, Ordinance No. 90-O-0076 was enacted on July 16, 1990, to adopt the Tallahassee-Leon County 2010 Comprehensive Plan for the incorporated area of Tallahassee. Leon County also adopted a plan for the unincorporated area of Leon County 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 pursuant to the latest Evaluation and Appraisal Report; and

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

5           WHEREAS, pursuant to Section 163.3184, Florida Statutes, the City  
6 Commission of the City of Tallahassee transmitted copies of the proposed amendment  
7 of the comprehensive plan to the Department of Community Affairs as the State Land  
8 Planning Agency and other state and regional agencies for written comment, and  
9 transmitted one (1) copy to each of the local government or governmental agencies in  
10 the State of Florida having filed with the City of Tallahassee a request for a copy of the  
11 amended version of the comprehensive plan; and,

12           WHEREAS, the Department of Community Affairs transmitted its Objections,  
13 Recommendations, and Comments Report on the amended version of the  
14 comprehensive plan; and,

15           WHEREAS, the amendment to the comprehensive plan was reviewed in view of  
16 the Objections, Recommendations, and Comments Report by the Department of  
17 Community Affairs; and,

18           WHEREAS, pursuant to Section 163.3184, Florida Statutes, on June 26, 2012,  
19 the City Commission of the City of Tallahassee held a public hearing with due public  
20 notice having been provided on this amendment to the comprehensive plan and  
21 continued this comprehensive plan amendment to October 24, 2012; and,

22           WHEREAS, pursuant to Section 163.3184, Florida Statutes, on October 24,  
23 2012, the City Commission of the City of Tallahassee held a public hearing with due  
24 public notice having been provided on this amendment to the comprehensive plan;  
25 and

1           WHEREAS, the City Commission of the City of Tallahassee further considered  
2 all oral and written comments received during such public hearing, including the data  
3 collection and analyses packages, the recommendations of the Planning Commission,  
4 and the Objections, Recommendations, and Comments Report of the Department of  
5 Community Affairs; and,

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

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

15           **Section 1. Purpose and Intent.**

16           This ordinance is hereby enacted to carry out the purpose and intent of, and  
17 exercise the authority set out in, the Local Government Comprehensive Planning and  
18 Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida  
19 Statutes, as amended.

20           **Section 2. Map Amendment.**

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

26           Map Amendment PCM120102, which relates to the Future Land Use Map.

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

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

5           **Section 4. Severability.**

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

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

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

17          **Section 6. Effective Date.**

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

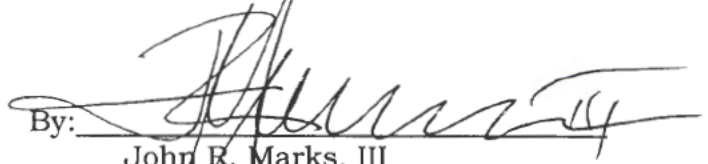
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1 INTRODUCTION in the City Commission on the 10<sup>th</sup> day of October, 2012.

2 PASSED by the City Commission on the 24<sup>th</sup> day of October, 2012.

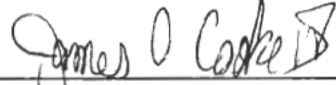
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CITY OF TALLAHASSEE

By:   
John R. Marks, III  
Mayor

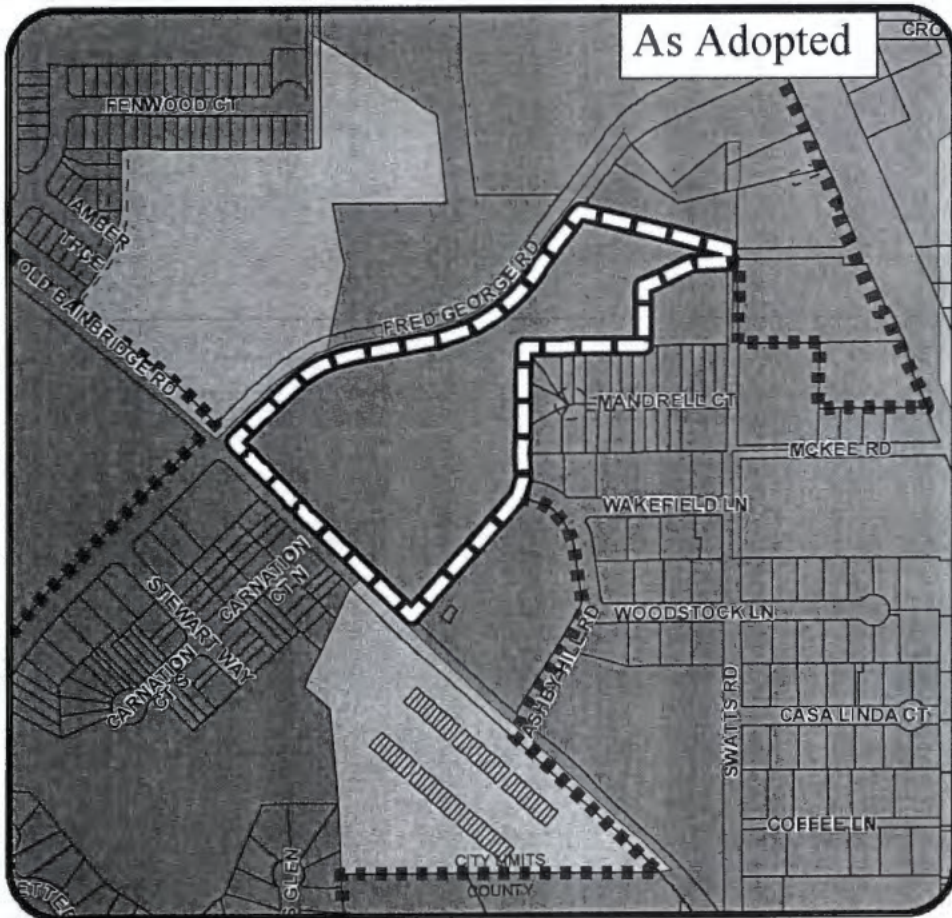
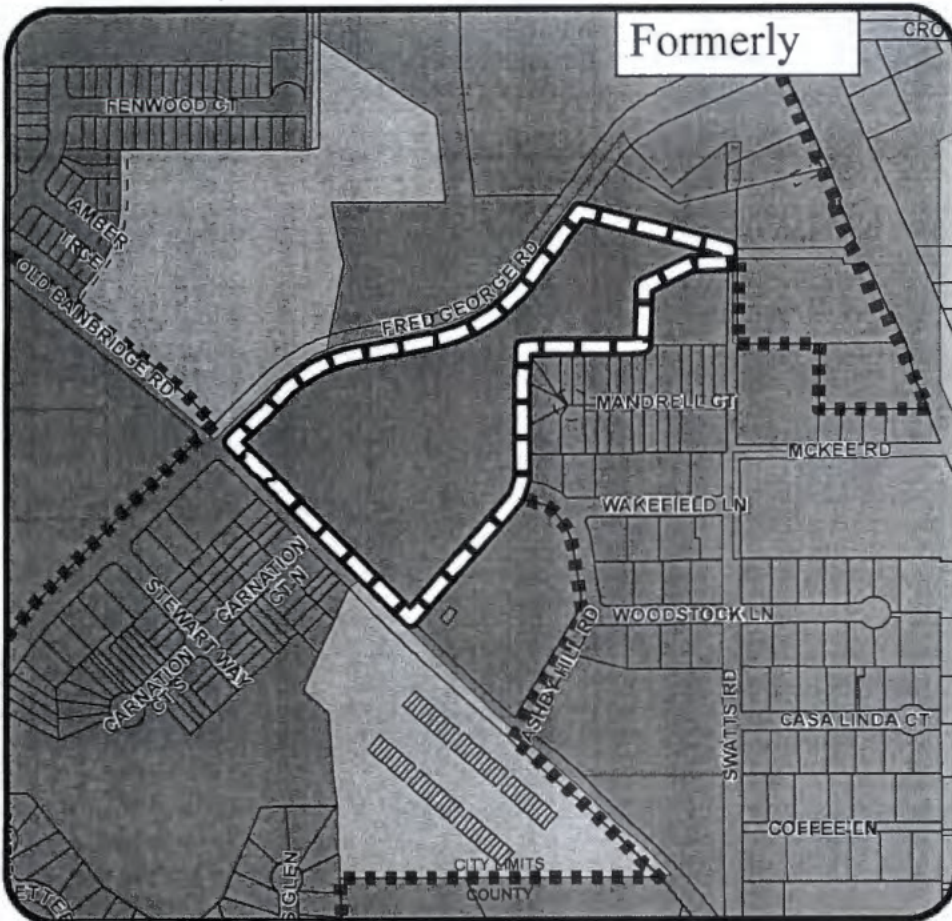
ATTEST:

APPROVED AS TO FORM

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

By:   
James R. English  
City Attorney

CITY OF TALLAHASSEE  
2012 OCT 25 11:42 AM



### Future Land Use

#### Legend

- Lake Protection
- Residential Preservation
- Suburban
- Urban Residential
- Urban Residential 2

Subject Parcel

## AMENDMENT PCM120102 LOCATION

Formerly  
Residential Preservation

As Adopted  
Urban Residential

SITE TAX ID:  
21-09-20-001-0000

ACRES: 15.7 ±

PLANNING  
DEPARTMENT





**FLORIDA DEPARTMENT of STATE**

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

October 13, 2012

Mr. Bob Inzer  
Clerk of the Circuit and County Courts  
Leon County  
Post Office Box 726  
Tallahassee, Florida 32303

Attention: Rebecca L. Vause, Deputy Clerk

Dear Mr. Inzer:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated October 31, 2012 and certified copy of Leon County Ordinance No. 12-12, which was filed in this office on October 31, 2012.

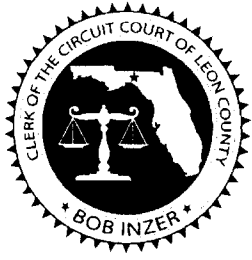
Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud  
Program Administrator

LC/elr

RECEIVED  
12 OCT 31 PM 3:26  
FINANCE DIVISION  
BOB INZER  
CLERK CIRCUIT COURT



**Bob Inzer**  
Clerk of Circuit Court  
WWW.CLERK.LEON.FL.US

Clerk of Courts ❖ Clerk of County Commission ❖ Auditor ❖ Treasurer ❖ Recorder ❖ Custodian of County Funds

October 18, 2012

Florida Department of State  
Bureau of Administrative Code  
Room 701  
The Capitol  
Tallahassee, FL 32399-0250

This is to certify that the person signing below received a true certified copy of Leon County Ordinance 12-12.

Date Received: Oct 31, 2012  
Time Received: 2:55  
Person Receiving: [Signature]

FILED  
2012 OCT 31 PM 2:55  
TALLAHASSEE, FLORIDA  
DEPARTMENT OF STATE



ORDINANCE NO. 12- 12

**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.**

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

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the Board of County Commissioners of the County of Leon 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 pursuant to the latest Evaluation and Appraisal Report; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County Commissioners of the County of Leon has held several public work sessions, public meetings, and public hearings on proposed amendments to the comprehensive plan, with due public notice

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 the County of Leon transmitted copies of the proposed amendments of the  
5 comprehensive plan to the Department of Community Affairs as the State Land Planning Agency  
6 and other state and regional agencies for written comment, and transmitted one copy to each of  
7 the local government or governmental agencies in the State of Florida having filed with the  
8 County of Leon a request for a copy of the amended version of the comprehensive plan; and

9 WHEREAS, the Department of Community Affairs transmitted its Objections,  
10 Recommendations, and Comments Report on the amended version of the comprehensive plan;  
11 and

12 WHEREAS, the amendments to the comprehensive plan were reviewed in view of the  
13 Objections, Recommendations, and Comments Report by the Department of Community Affairs;  
14 and

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

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

23 WHEREAS, in exercise of its authority, the Board of County Commissioners of the  
24 County of Leon has determined it necessary and desirable to adopt these amendments to the  
25 comprehensive plan to preserve and enhance present advantages; encourage the most appropriate  
26 use of land, water and resources, consistent with the public interest; overcome present handicaps;

1 and deal effectively with future problems that may result from the use and development of land  
2 within Leon County, and to meet all requirements of law;

3 BE IT ORDAINED by the Board of County Commissioners of Leon County, Florida,  
4 that:

5 **Section 1. Purpose and Intent.**

6 This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the  
7 authority set out in, the Local Government Comprehensive Planning and Land Development  
8 Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, as amended.

9 **Section 2. Map Amendment.**

10 The Ordinance does hereby adopt the following portion of the text attached hereto as  
11 Exhibit "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  
14 following Plan element:  
15

16 Map Amendment PCM120102, which relates to the Future Land Use Map.

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

19 The applicability and effect of this update to the 2030 Comprehensive Plan shall be as  
20 provided by the Local Government Comprehensive Planning and Land Development Regulation  
21 Act, Sections 163.3161 through 163.3215, Florida Statutes, this Ordinance, and shall apply to all  
22 properties under the jurisdiction of Leon County.

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

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

26 **Section 5. Severability.**

1 If any provision or portion of this Ordinance is declared by any court of competent  
2 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,  
6 a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon  
7 County 2030 Comprehensive Plan and these updates thereto, shall also be located in the  
8 Tallahassee-Leon County Planning Department. The Planning Director shall also make copies  
9 available to the public for a reasonable publication charge.

10 **Section 7. Effective Date.**

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

13 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon  
14 County, Florida, this 24<sup>th</sup> day of October, 2012.

15  
16 LEON COUNTY, FLORIDA



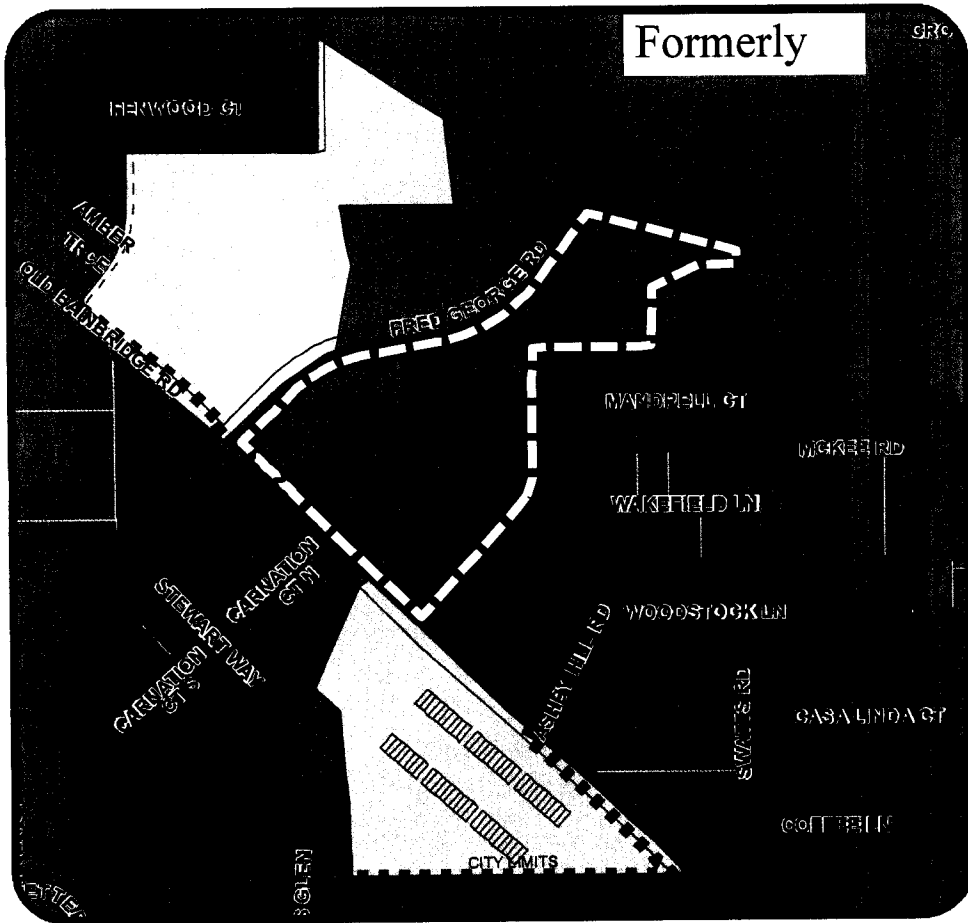
24 BY: Akin S. Akinyemi  
25 AKIN S. AKINYEMI, CHAIRMAN  
26 BOARD OF COUNTY COMMISSIONERS

27  
28 ATTESTED BY:  
29 BOB INZER, CLERK OF THE COURT

30 BY: [Signature]  
31 CLERK







1 APPROVED AS TO FORM:  
2 COUNTY ATTORNEY'S OFFICE  
3 LEON COUNTY, FLORIDA

4  
5  
6 BY:  FOR  
7 HERBERT W.A. THIELE, ESQ.  
8 COUNTY ATTORNEY



## Future Land Use

### Legend

-  Lake Protection
-  Residential Preservation
-  Suburban
-  Urban Residential
-  Urban Residential 2
-  Subject Parcel


## AMENDMENT PCM120102 LOCATION


Formerly  
**Residential Preservation**

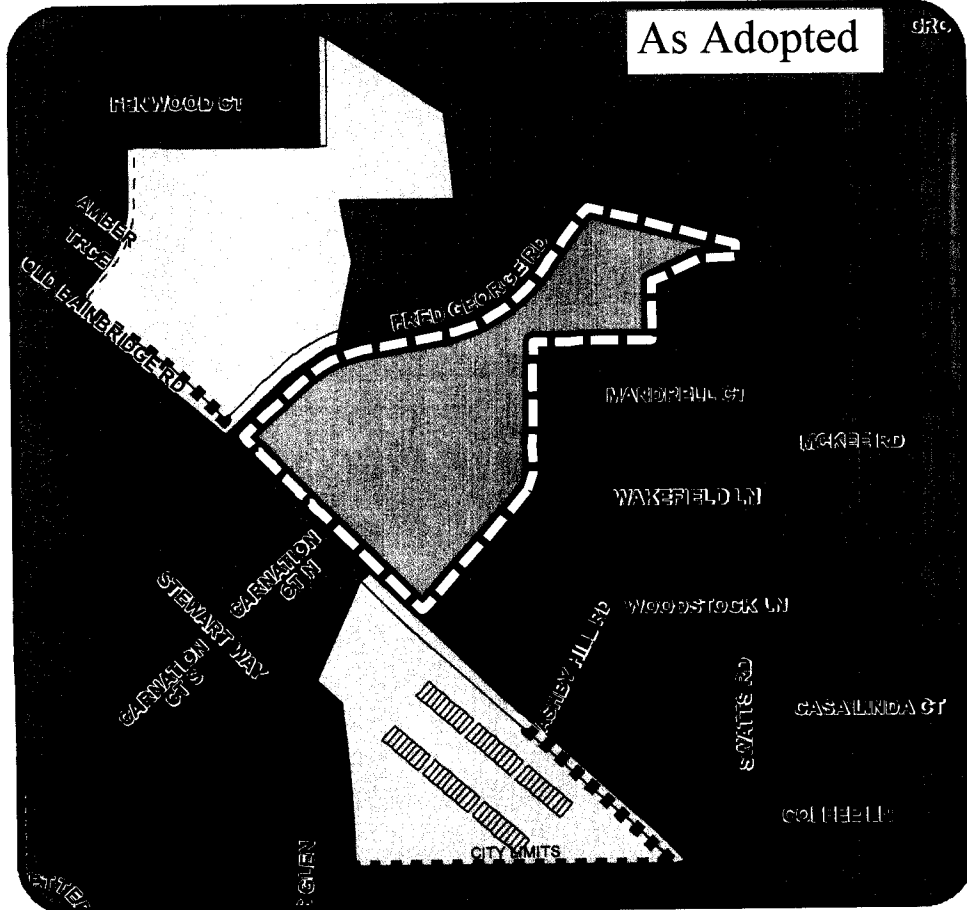
As Adopted  
**Urban Residential**

**SITE TAX ID:**  
21-09-20-001-000

**ACRES: 15.7 ±**

 **PLANNING  
DEPARTMENT**





# FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM (CODRS) CODING FORM

Instructions: Florida's Department of State, Bureau of Administrative Code has developed the County Ordinance Data Retrieval System (CODRS) to facilitate the tracking of County ordinances in Florida's 67 Counties. CODRS' data base is composed of over 25,000 county ordinances enacted since 1974.

We request your cooperation in completing this coding form. It is to be completed whenever your county enacts a new ordinance. Simply complete this form and include it with other pertinent ordinance information that is submitted to the Bureau of Administrative Code.

To code this form properly, please refer to the "keyfields" description sheet that has been given to your County Attorney's Office. If you do not have this sheet please contact the Bureau. We will be happy to fax one to you for referencing purposes. Please fill out this form as completely as is possible.

Thank you for your assistance. Should you need further assistance please contact the Bureau of Administrative Code, Department of State at (850)245-6270 or Suncom 205-6270.

COUNTY: ( LEON ) COUNTY ORDINANCE # ( 12-12 )  
(e.g., 00-001)

PRIMARY KEYFIELD DESCRIPTOR: ( COMPREHENSIVE PLANNING )

SECONDARY KEYFIELD DESCRIPTOR: ( \_\_\_\_\_ )

OTHER KEYFIELD DESCRIPTOR: ( \_\_\_\_\_ )

ORDINANCE DESCRIPTION: ( COMP PLAN AMENDMENTS )  
(25 characters maximum including spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT # 1: ( 90-30 ) AMENDMENT # 2: ( \_\_\_\_\_ )

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL # 1: ( \_\_\_\_\_ ) REPEAL # 3: ( \_\_\_\_\_ )

REPEAL # 2: ( \_\_\_\_\_ ) REPEAL # 4: ( \_\_\_\_\_ )

(Others repealed: List all that apply): \_\_\_\_\_

(FOR OFFICE USE ONLY): COUNTY CODE NUMBER: ( \_\_\_\_\_ )

KEYFIELD 1 CODE: ( \_\_\_\_\_ ) KEYFIELD 2 CODE: ( \_\_\_\_\_ )

KEYFIELD 3 CODE: ( \_\_\_\_\_ ) Rev. 4/10/01