



Tuesday, January 23, 2018
Joint City/County Workshop - Comp Plan Amendments

1:00 p.m.
Leon County Courthouse
5th floor

A. Agenda and Introductory Comments by Staff

Subject Agenda for the Joint City-County Commission Workshop on the 2018 Cycle Comprehensive Plan Amendments -- Cherie Bryant, Planning

Meeting Jan 23, 2018 - Joint City/County Workshop - Comp Plan Amendments

Category A. Agenda and Introductory Comments by Staff

Type Information

For more information, please contact: Artie White at (850) 264-9171

Statement of Issue

This item provides information on the proposed 2018 cycle amendments to the Tallahassee-Leon County Comprehensive Plan. The purpose of the Joint Workshop is to allow the elected officials for both the City and the County to review the amendments and request any additional information from staff prior to the small scale amendment adoption/large scale amendment transmittal public hearing which will occur on February 27, 2018 and the large scale amendment adoption public hearing which will occur on April 10, 2018.

Recommended Action

Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop

Fiscal Impact

None.

Supplemental Material/Issue Analysis

History/Facts & Issues

The Joint City-County Commissions Workshop for the 2017 Cycle Comprehensive Plan amendments is scheduled for Tuesday, January 23, 2018 at 1:00 PM in the County Commission Chambers. The purpose of this workshop is to review and discuss the proposed amendments. This workshop packet includes the agenda, staff reports, and public comments received for all 2018 amendments through January 3, 2018.

The City and County Commissions will meet for the first public hearing on the 2018 cycle amendment on February 27, 2018. This first public hearing will be for the adoption of small scale map amendments (proposed amendments that involves a use of 10 acres or fewer) and the transmittal of large scale amendments (proposed text amendments and proposed map amendments that involves a use of greater than 10 acres) The second and final adoption public hearing for the 2018 amendments is scheduled for April 10, 2018.

Full 2018 Cycle Amendment Schedule:

Application Cycle	April 2017 – September 29, 2017
Local Planning Agency Workshop	November 7, 2017
Public Open House	November 16, 2017
Local Planning Agency Public Hearing	December 5, 2017
Local Planning Agency Public Hearing	January 2, 2018
Joint City-County Workshop	January 23, 2018
First Joint City-County Public Hearing	February 27, 2018
Second Joint City-County Public Hearing	April 10, 2018

The proposed amendments include:

PCM201801: Parkway Place
TLCPD Staff: Debra Thomas

Applicant: Parkway Place Partners Ltd.

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation to Suburban. The parcel is located immediately north of Apalachee Parkway and east of Albritton Drive. The subject site is owned by Parkway Place Partners LTD and consists of one storefront in an existing shopping center. The existing Residential Preservation category allows residential uses up to six dwelling units per acre. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre. The applicant is requesting the amendment to make the one storefront FLUM consistent with the remainder of the shopping center.

Rezoning Application: A rezoning application has been filed concurrent with this amendment. A zoning change from Residential Preservation – 2 (RP-2) and Residential Preservation – 1 (RP-1) to Commercial Parkway (CP) is being requested to implement the proposed amendment to the Future Land Use Map.

PCM201802: PetroSouth
TLCPD Staff: Debra Thomas

Applicant: Lar Lar Development, LLC

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Urban Residential 2 to Suburban on a parcel totaling 0.726 acres. The parcel is located immediately south of Jackson Bluff Road and east of Mabry Street. The subject site is owned by Lar Lar Development LLC and is developed with a convenient store. The existing Urban Residential 2 is a residential category with a density up to 20 units per acre. Under the category commercial/retail uses are prohibited. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre. The applicant is requesting the amendment so that they can continue to operate the long-term business which occupies the subject site.

Rezoning Application: A rezoning application has been filed concurrent with this amendment. A zoning change from Medium Density Residential (MR-1) to General Commercial (C-2) is being requested to implement the proposed amendment to the Future Land Use Map.

PCM201803: FSU Health Clinic
TLCPD Staff: Debra Thomas

Applicant: City of Tallahassee

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Recreation /Open Space and Educational Facilities to Government Operational on two parcels totaling 1.79 acres. The parcel are located immediately south of Roberts Avenue and immediately west of Eisenhower Street. One is owned by the City of Tallahassee and the other by the State of Florida. Florida State University is seeking to purchase the subject site to construct a medical teaching facility. The existing Recreation/Open Space FLUM allows for government owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas, while permitted uses in the Educational Facilities FLUM are limited to educational facilities and ancillary community services to serve the student population, or the community in general. The proposed Government Operational allows for government owned offices, libraries, museums, and various other community services/facilities.

Rezoning Application: A rezoning application will be processed concurrent with this amendment. A zoning change from Residential Perseveration -2 (RP-2) to Government Operational – 1 (GO – 1) is being requested to implement the proposed amendment to the Future Land Use Map.

PCM201804: Chabad House
TLCPD Staff: Sean Reiss

Applicant: Rabbi Schneur Z. Oirechman

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 3.71 acres in the Chapel Ridge neighborhood from Residential Preservation (RP) to University Transition (UT).

The Residential Preservation FLUM designation allows for single-family houses, townhomes, and duplexes at a maximum density of six (6) units per acre. The University Transition FLUM designation allows for a mix of uses, including smaller scale retail and commercial uses, entertainment commercial uses, offices, and residential housing up to fifty (50) units per acre.

Rezoning Application: A rezoning application has been filed concurrent with this amendment. A zoning change from Planned Unit Development [PUD] and RP-1 Residential Preservation to University Transition (UT) is being requested to implement the proposed amendment to the Future Land Use Map.

LMA201802: Capital Circle Light Industrial
TLCPD Staff: Stephen Hodges

Applicant: Frank Williams

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for three parcels totaling approximately 3.8 acres in an area used for sand mining and the processing of construction materials located west of Capital Circle SE and south of Tram Road from Urban Fringe (UF) to Suburban.

The Urban Fringe FLUM designation allows for low-density residential areas mixed with open space and agricultural activities on the periphery of the Urban Service Area. The maximum allowed standard residential density is one unit per three acres. The Suburban FLUM designation allows for a mix of uses, including retail and commercial uses, offices, and residential housing up to twenty (20) units per acre.

Rezoning Application: A zoning change from Urban Fringe (UF) to Light Industrial (M-1) is being requested to implement the proposed amendment to the Future Land Use Map.

LMA201804: East Mahan
TLCPD Staff: Stephen Hodges

Applicant: Leon County

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 232 acres on the north side of Mahan Drive east of I-10 from Urban Fringe (UF) to Rural (R).

The Urban Fringe FLUM designation allows for low-density residential areas mixed with open space and agricultural activities on the periphery of the Urban Service Area. The maximum allowed standard residential density is one unit per three acres. The Rural FLUM designation is intended to maintain and promote agriculture, silviculture, and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. The maximum allowed residential density in Rural is one dwelling unit per ten (10) acres.

Rezoning Application: A zoning change from Urban Fringe (UF) to Rural (R) is being requested to implement the proposed amendment to the Future Land Use Map.

LMA201805: Barcelona Offices
TLCPD Staff: Julie Christesen

Applicant: Ricardo Hernandez

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Urban Residential 2 (UR-2) and Activity Center (AC) to Suburban (SUB) on two parcels totaling 30 acres. Part of the property is already designated SUB on the FLUM. The parcels are located off of Capital Circle Southeast, north of Blair Stone Road, off of Barcelona Lane. The applicant is seeking the land use change to develop offices.

The existing UR-2 land use allows up to 20 dwelling units per acre. The existing AC land use allows up to 45 dwelling units per acre and is intended to provide large scale commercial activities to serve retail needs of large portions of the population. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Single- and Two-Family Residential District (R-3) and High Intensity Urban Activity Center District (AC) to Office Residential 2 (OR-2) is being requested to implement the proposed amendment to the Future Land Use Map.

PCT201801: Science and Industry Applicant: Tallahassee-Leon County Planning Department
TLCPD Staff: Artie White

Text Amendment: The proposed text amendment would create a new land use category that addresses research and development, advanced manufacturing, industrial, and light industrial and mining uses. The proposed land use category will include guidelines for the development of implementing zoning districts.

PCT201802: Regional Mobility Plan Maps Applicant: Tallahassee-Leon County Planning Department
TLCPD Staff: Julie Christesen

Text Amendment: This is a request to amend the Mobility Element of the Tallahassee-Leon County Comprehensive Plan to update the Adopted Cost Feasible Map (map 28), and to replace the project specific Adopted Cost Feasible Maps (maps 29-41) with project lists. This section is being amended to reflect the Cost Feasible Projects that were identified in the CRTPA 2040 Regional Mobility Cost Feasible Plan, and the new format (tables instead of maps).

PCT201803: Intergovernmental Coordination Element Applicant: Tallahassee-Leon County Planning Department

TLCPD Staff: Artie White

Text Amendment: This is a request to amend the Intergovernmental Coordination Element of the Tallahassee-Leon County Comprehensive Plan to update Objective 1.8 and Policy 1.8.1 addressing the Comprehensive Plan Amendment Process.

Options

1. Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
2. Do not conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
3. Commission direction.

Attachments/References

1. Agenda for the January 23, 2018 Joint City-County Workshop

File Attachments Attachment 1 - Workshop Agenda.pdf (530 KB)

B. Review proposed 2018 Cycle Comprehensive Plan Amendments

Subject	Proposed Amendment: PCM201801 Parkway Place -- Cherie Bryant, Planning
Meeting	Jan 23, 2018 - Joint City/County Workshop - Comp Plan Amendments
Category	B. Review proposed 2018 Cycle Comprehensive Plan Amendments
Type	Discussion

For more information, please contact: Artie White at (850) 264-9171

Statement of Issue

The purpose of this workshop is to review and discuss the proposed amendments for the 2018 Comprehensive Plan Amendment Cycle.

Recommended Action

Option #1: Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop

Fiscal Impact

None.

Supplemental Material/Issue Analysis

History/Facts & Issues

PCM201801: Parkway Place
TLCPD Staff: Debra Thomas

Applicant: Parkway Place Partners Ltd.

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation to Suburban. The parcel is located immediately north of Apalachee Parkway and east of Albritton Drive. The subject site is owned by Parkway Place Partners LTD and consists of one storefront in an existing shopping center. The existing Residential Preservation category allows residential uses up to six dwelling units per acre. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre. The applicant is requesting the amendment to make the one storefront FLUM consistent with the remainder of the shopping center.

Rezoning Application: A rezoning application has been filed concurrent with this amendment. A zoning change from Residential Preservation – 2 (RP-2) and Residential Preservation – 1 (RP-1) to Commercial Parkway (CP) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff recommendation on proposed amendment: Approve

Local Planning Agency recommendation on proposed amendment: Approve

Options

1. Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
2. Do not conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
3. Commission direction.

Attachments/References

1. PCM201801 Parkway Place Staff Report
2. Public Comments received through January 3, 2018 (none).

File Attachments
 Attachment 1 - PCM 201801 Parkway Place Staff Report 180103.pdf (9,683 KB)
 Attachment 2 - PCM201801 Citizens Comments as of Jan 3 2018.pdf (484 KB)

Subject Proposed Amendment: PCM201802 PetroSouth -- Cherie Bryant, Planning

Meeting Jan 23, 2018 - Joint City/County Workshop - Comp Plan Amendments

Category B. Review proposed 2018 Cycle Comprehensive Plan Amendments

Type Discussion

For more information, please contact: Artie White at (850) 264-9171

Statement of Issue

The purpose of this workshop is to review and discuss the proposed amendments for the 2018 Comprehensive Plan Amendment Cycle.

Recommended Action

Option #1: Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop

Fiscal Impact

None.

Supplemental Material/Issue Analysis

History/Facts & Issues

PCM201802: PetroSouth
 TLCPD Staff: Debra Thomas

Applicant: Lar Lar Development, LLC

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Urban Residential 2 to Suburban on a parcel totaling 0.726 acres. The parcel is located immediately south of Jackson Bluff Road and east of Mabry Street. The subject site is owned by Lar Lar Development LLC and is developed with a convenient store. The existing Urban Residential 2 is a residential category with a density up to 20 units per acre. Under the category commercial/retail uses are prohibited. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre. The applicant is requesting the amendment so that they can continue to operate the long-term business which occupies the subject site.

Rezoning Application: A rezoning application has been filed concurrent with this amendment. A zoning change from Medium Density Residential (MR-1) to General Commercial (C-2) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff Recommendation on proposed amendment: Approve

Local Planning Agency recommendation on proposed amendment: Approve

Options

1. Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.

3. Commission direction.

Attachments/References

1. PCM201803 FSU Health Clinic Staff Report
2. Public Comments received through January 3, 2018 (none).

File Attachments

- Attachment 1 - PCM201803 FSU Medical Clinic Staff Report - 180103.pdf (6,533 KB)
- Attachment 2 - PCM201803 Citizens Comments as of Jan 3 2018.pdf (484 KB)

Subject Proposed Amendment: PCM201804 Chabad House -- Cherie Bryant, Planning

Meeting Jan 23, 2018 - Joint City/County Workshop - Comp Plan Amendments

Category B. Review proposed 2018 Cycle Comprehensive Plan Amendments

Type Discussion

For more information, please contact: Artie White at (850) 264-9171

Statement of Issue

The purpose of this workshop is to review and discuss the proposed amendments for the 2018 Comprehensive Plan Amendment Cycle.

Recommended Action

Option #1: Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop

Fiscal Impact

None.

Supplemental Material/Issue Analysis

History/Facts & Issues

PCM201804: Chabad House

Applicant: Rabbi Schneur Z. Oirechman

TLCPD Staff: Sean Reiss

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 3.71 acres in the Chapel Ridge neighborhood from Residential Preservation (RP) to University Transition (UT).

The Residential Preservation FLUM designation allows for single-family houses, townhomes, and duplexes at a maximum density of six (6) units per acre. The University Transition FLUM designation allows for a mix of uses, including smaller scale retail and commercial uses, entertainment commercial uses, offices, and residential housing up to fifty (50) units per acre.

Rezoning Application: A rezoning application has been filed concurrent with this amendment. A zoning change from Planned Unit Development [PUD] and RP-1 Residential Preservation to University Transition (UT) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff Recommendation on proposed amendment: Approve with expansion area

Local Planning Agency recommendation on proposed amendment: Approve with expansion area

Options

1. Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
2. Do not conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
3. Commission direction.

Attachments/References

1. PCM201804 Chabad House Staff Report
2. Public Comments received through January 5, 2018

File Attachments

Attachment 1 - PCM201804 Chapel Drive Staff Report - 180103.pdf (4,833 KB)
Attachment 2 - PCM201804 Citizens Comments as of Jan 5 2018.pdf (11,841 KB)

Subject Proposed Amendment: LMA201802 Capital Circle Light Industrial -- Cherie Bryant, Planning

Meeting Jan 23, 2018 - Joint City/County Workshop - Comp Plan Amendments

Category B. Review proposed 2018 Cycle Comprehensive Plan Amendments

Type Discussion

For more information, please contact: Artie White at (850) 264-9171

Statement of Issue

The purpose of this workshop is to review and discuss the proposed amendments for the 2018 Comprehensive Plan Amendment Cycle.

Recommended Action

Option #1: Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop

Fiscal Impact

None.

Supplemental Material/Issue Analysis

History/Facts & Issues

LMA201802: Capital Circle Light Industrial
Applicant: Frank Williams
TLCPD Staff: Stephen Hodges

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for three parcels totaling approximately 3.8 acres in an area used for sand mining and the processing of construction materials located west of Capital Circle SE and south of Tram Road from Urban Fringe (UF) to Suburban.

The Urban Fringe FLUM designation allows for low-density residential areas mixed with open space and agricultural activities on the periphery of the Urban Service Area. The maximum allowed standard residential density is one unit per three acres. The Suburban FLUM designation allows for a mix of uses, including retail and commercial uses, offices, and residential housing up to twenty (20) units per acre.

Rezoning Application: A zoning change from Urban Fringe (UF) to Light Industrial (M-1) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff Recommendation on proposed amendment: Approve with expansion area

Local Planning Agency recommendation on proposed amendment: Approve with expansion area

Options

1. Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
2. Do not conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
3. Commission direction.

Attachments/References

1. LMA201802 Capital Circle Light Industrial Staff Report

2. Public Comments received through January 3, 2018

File Attachments

Attachment 1 - LMA 201802 - Capital Circle Tram Road Staff Report 180103.pdf (5,879 KB)
Attachment 2 - LMA201802 Citizens Comments as of Jan 3 2018.pdf (492 KB)

Subject Proposed Amendment: LMA201804 East Mahan Drive -- Cherie Bryant, Planning

Meeting Jan 23, 2018 - Joint City/County Workshop - Comp Plan Amendments

Category B. Review proposed 2018 Cycle Comprehensive Plan Amendments

Type Discussion

For more information, please contact: Artie White at (850) 264-9171

Statement of Issue

The purpose of this workshop is to review and discuss the proposed amendments for the 2018 Comprehensive Plan Amendment Cycle.

Recommended Action

Option #1: Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop

Fiscal Impact

None.

Supplemental Material/Issue Analysis

History/Facts & Issues

LMA201804: East Mahan

Applicant: Leon County

TLCPD Staff: Stephen Hodges

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 232 acres on the north side of Mahan Drive east of I-10 from Urban Fringe (UF) to Rural (R).

The Urban Fringe FLUM designation allows for low-density residential areas mixed with open space and agricultural activities on the periphery of the Urban Service Area. The maximum allowed standard residential density is one unit per three acres. The Rural FLUM designation is intended to maintain and promote agriculture, silviculture, and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. The maximum allowed residential density in Rural is one dwelling unit per ten (10) acres.

Rezoning Application: A zoning change from Urban Fringe (UF) to Rural (R) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff Recommendation on proposed amendment: Approve

Local Planning Agency recommendation on proposed amendment: Approve

Options

1. Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
2. Do not conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
3. Commission direction.

Attachments/References

1. LMA201804 East Mahan Drive Staff Report
2. Public Comments received through January 3, 2018

File Attachments

Attachment 1 - LMA 201804 Mahan Drive Staff Report 180103.pdf (5,867 KB)
Attachment 2 - LMA201804 Citizens Comments as of Jan 3 2018.pdf (1,430 KB)

Subject Proposed Amendment: LMA201805 Barcelona Offices -- Cherie Bryant, Planning

Meeting Jan 23, 2018 - Joint City/County Workshop - Comp Plan Amendments

Category B. Review proposed 2018 Cycle Comprehensive Plan Amendments

Type Discussion

For more information, please contact: Artie White at (850) 264-9171

Statement of Issue

The purpose of this workshop is to review and discuss the proposed amendments for the 2018 Comprehensive Plan Amendment Cycle.

Recommended Action

Option #1: Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop

Fiscal Impact

None.

Supplemental Material/Issue Analysis

History/Facts & Issues

LMA201805: Barcelona Offices

Applicant: Ricardo Hernandez

TLCPD Staff: Julie Christesen

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Urban Residential 2 (UR-2) and Activity Center (AC) to Suburban (SUB) on two parcels totaling 30 acres. Part of the property is already designated SUB on the FLUM. The parcels are located off of Capital Circle Southeast, north of Blair Stone Road, off of Barcelona Lane. The applicant is seeking the land use change to develop offices.

The existing UR-2 land use allows up to 20 dwelling units per acre. The existing AC land use allows up to 45 dwelling units per acre and is intended to provide large scale commercial activities to serve retail needs of large portions of the population. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Single- and Two-Family Residential District (R-3) and High Intensity Urban Activity Center District (AC) to Office Residential 2 (OR-2) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff Recommendation on proposed amendment: Approve

Local Planning Agency recommendation on proposed amendment: Approve

Options

1. Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
2. Do not conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
3. Commission direction.

Attachments/References

1. LMA201805 Barcelona Offices Staff Report
2. Public Comments received through January 3, 2018

Subject Proposed Amendment: PCT201801 Research and Industry -- Cherie Bryant, Planning

Meeting Jan 23, 2018 - Joint City/County Workshop - Comp Plan Amendments

Category B. Review proposed 2018 Cycle Comprehensive Plan Amendments

Type Discussion

For more information, please contact: Artie White at (850) 264-9171

Statement of Issue

The purpose of this workshop is to review and discuss the proposed amendments for the 2018 Comprehensive Plan Amendment Cycle.

Recommended Action

Option #1: Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop

Fiscal Impact

None.

Supplemental Material/Issue Analysis

History/Facts & Issues

PCT201801: Research and Industry

Applicant: Tallahassee-Leon County Planning Dept.

TLCPD Staff: Artie White

Text Amendment: The proposed text amendment would create a new land use category that addresses research and development, advanced manufacturing, industrial, and light industrial and mining uses. The proposed land use category will include guidelines for the development of implementing zoning districts.

Local Planning Agency: On January 2, 2018, the Local Planning Agency voted to continue the public hearing on this item to the February 6, 2018 Local Planning Agency Meeting to provide staff additional time to further refine the density and intensity standards for the proposed land use category.

Options

1. Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
2. Do not conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
3. Commission direction.

Attachments/References

1. PCT201801 Research and Industry Staff Report
2. Public Comments received through January 3, 2018 (none)

File Attachments

Attachment 1 - PCT201801 Research and Industry staff report - 180104.pdf (771 KB)

Attachment 2 - PCT201801 Citizens Comments as of Jan 3 2018.pdf (491 KB)

Subject Proposed Amendment: PCT201802 Regional Mobility Plan Maps -- Cherie Bryant, Planning

Meeting Jan 23, 2018 - Joint City/County Workshop - Comp Plan Amendments
Category B. Review proposed 2018 Cycle Comprehensive Plan Amendments
Type Discussion

For more information, please contact: Artie White at (850) 264-9171

Statement of Issue

The purpose of this workshop is to review and discuss the proposed amendments for the 2018 Comprehensive Plan Amendment Cycle.

Recommended Action

Option #1: Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop

Fiscal Impact

None.

Supplemental Material/Issue Analysis

History/Facts & Issues

PCT201802: Regional Mobility Plan Maps

Applicant: Tallahassee-Leon County Planning Department

TLCPD Staff: Julie Christesen

Text Amendment: This is a request to amend the Mobility Element of the Tallahassee-Leon County Comprehensive Plan to update the Adopted Cost Feasible Map (map 28), and to replace the project specific Adopted Cost Feasible Maps (maps 29-41) with project lists. This section is being amended to reflect the Cost Feasible Projects that were identified in the CRTPA 2040 Regional Mobility Cost Feasible Plan, and the new format (tables instead of maps).

Staff Recommendation on proposed amendment: Approve

Local Planning Agency recommendation on proposed amendment: Approve

Options

1. Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
2. Do not conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
3. Commission direction.

Attachments/References

1. PCT201802 Regional Mobility Plan Maps Staff Report
2. Public Comments received through January 3, 2018

File Attachments

[Attachment 1 - PCT201802 Cost Feasible Plan Maps Staff Report 180102.pdf \(1,624 KB\)](#)

[Attachment 2 - PCT201802 Citizens Comments as of Jan 3 2018.pdf \(492 KB\)](#)

Subject **Proposed Amendment: PCT201803 Intergovernmental Coordination Element -- Cherie Bryant, Planning**

Meeting Jan 23, 2018 - Joint City/County Workshop - Comp Plan Amendments
Category B. Review proposed 2018 Cycle Comprehensive Plan Amendments
Type Discussion

For more information, please contact: Artie White at (850) 264-9171

Statement of Issue

The purpose of this workshop is to review and discuss the proposed amendments for the 2018 Comprehensive Plan Amendment Cycle.

Recommended Action

Option #1: Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop

Fiscal Impact

None.

Supplemental Material/Issue Analysis**History/Facts & Issues**

PCT201803: Intergovernmental Coordination Element

Applicant: Tallahassee-Leon County Planning Department

TLCPCD Staff: Artie White

Text Amendment: This is a request to amend the Intergovernmental Coordination Element of the Tallahassee-Leon County Comprehensive Plan to update Objective 1.8 and Policy 1.8.1 addressing the Comprehensive Plan Amendment Process.

Local Planning Agency: On January 2, 2018, the Local Planning Agency voted to continue the Public Hearing to the February 6, 2018 Local Planning Agency meeting to allow staff the opportunity to gain additional direction at the January 23, 2018 Joint City-County Commission Workshop.

Options

1. Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
2. Do not conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
3. Commission direction.

Attachments/References

1. PCT201803 Intergovernmental Coordination Element Staff Report
2. Public Comments received through January 5, 2018 (none)

File Attachments

Attachment 1 - PCT201803 Intergovernmental Coordination Element staff report - 180104.pdf (1,293 KB)

Attachment 2 - PCT201803 Citizens Comments as of Jan 5 2018.pdf (492 KB)

C. Review of Summary of Public Input on Community Values

Subject **Acceptance of the Summary of Public Input on Community Values for the Comprehensive Plan Land Use Element Update -- Cherie Bryant, Planning**

Meeting Jan 23, 2018 - Joint City/County Workshop - Comp Plan Amendments

Category C. Review of Summary of Public Input on Community Values

Type Action (Consent)

Preferred Date Jan 31, 2018

Fiscal Impact No

Budget Source NA

Recommended Action Option #1: Accept the Summary of Input on Community Values.

For more information, please contact: Artie White at (850) 891-6432

Statement of Issue

Consistent with the Public Participation Strategy for the Comprehensive Plan Reform effort, staff developed a Survey on Community Values and hosted six Public Workshops. The Summary of Input on Community Values recapitulates the input received from the community through these efforts. The input will serve as the basis for draft Land Use and Mobility Goals. This is a regular update on the Comprehensive Plan Reform effort. Regular updates are provided at the various milestones for this effort.

Recommended Action

Option #1: Accept the Summary of Input on Community Values.

Fiscal Impact

None.

Supplemental Material/Issue Analysis

History/Facts & Issues

The City Commission and Board of County Commissioners directed Planning Department staff to align the land use and development plan with established community priorities, beginning with a comprehensive assessment and revision of the Land Use Element.

Based on this direction, the Planning Department developed the State of the Land Use Element report. The report included the following recommendations:

- Move forward with a comprehensive revision to the Land Use Element to address the issues identified in this report, but maintain and expand on strong policies that continue to implement community goals for responsible growth and development.
- Utilize a values-based and data-informed planning approach to updating and revising the Land Use Element.
- Utilize recent community visioning efforts to identify current community values, priorities, and trends. Compile the findings of these analyses and integrate the results into the community outreach activities for the Comprehensive Plan Update project.
- Integrate the Land Use and Mobility elements into a single element that jointly addresses land use and transportation.

The State of the Land Use Element report was provided to the Local Planning Agency in a workshop on March 23, 2016. The report was accepted by the City Commission and Board of County Commissioners at a joint meeting on April 12, 2016. At this April 12, 2016 meeting, the City Commission and Board of County Commissioners gave direction to staff to:

1. Facilitate a discussion of community values and vision with the City Commission and Board of County Commission prior to seeking public input
2. Refine and revise the list of preliminary community values based on direction from the City Commission and County Commission
3. Using the revised list of community values, develop a public participation plan to outline an approach to gaining public feedback on community values

A summary of this direction and a draft Preliminary Assessment of Community Values were provided to the Local Planning Agency on April 26, 2016. Staff submitted an application for a Community Planning Technical Assistance Grant to the Florida Department of Economic Opportunity for funding to hire a consultant to assist staff with facilitating public participation for the Comprehensive Plan Update, but the application for grant funding was not successful. The Preliminary Assessment of Community Values was accepted by the City Commission on May 18, 2016 and Board of County Commissioners on May 24, 2016. A memorandum with feedback on the Preliminary Assessment of Community Values, the status of the technical assistance grant, and next steps was provided to the Local Planning Agency on September 12, 2016.

Staff developed a Public Participation Strategy consistent with the recommendation in the State of the Land Use Element and direction from the City Commission and Board of County Commissioners. The Public Participation Strategy was accepted by the City Commission on October 19, 2016 and the Board of County Commissioners on October 26, 2016. The Public Participation Strategy noted that the Preliminary Assessment of Community Values will be used as the foundation for outreach efforts. The Public Participation Strategy was provided to the Local Planning Agency on November 15, 2016.

Consistent with the Public Participation Strategy, staff developed a Survey on Community Values and made the survey available on April 5, 2017. The survey was open for responses until November 15, 2017. During this time, staff hosted six public workshops across the community. The workshops were held at the following locations:

Workshop Dates and Locations

Monday, October 2 – Lake Jackson Community Center

Thursday, October 5 – Community Room at Amtrak Center

Monday, October 9 – Jack McLean Community Center
Thursday, October 12 – Dorothy Spence Community Center
Monday, October 23 – Bradfordville Community Center
Monday, October 30 – Fort Braden Community Center

Summary of Input

Online Survey

The online survey addressed community values and principles related to land use and transportation. Respondents were asked to rate the values and principles from zero (strongly disagree) to five (strongly agree). The following summarizes the average (mean) rating from the respondents and includes common themes in the open ended responses for each value and principle.

Community Values

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

Overall rating: 4.44 of 5

Common themes: Affordability, Green Spaces, Housing Equity, Transportation Options, Access to Health Care and Nutritious Food, Safety, Gender and Age Equity.

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

Overall rating: 4.14 of 5

Common themes: Compatibility of Industrial and Residential Uses, Mixed Use Centers, Walkability, Protection of the Natural Environment, Accessibility for Persons with Disabilities, Protection of Rural Areas, Historic Preservation, Appropriate Housing Mix, Neighborhoods with Character (not “cookie cutter”).

Choice – Options and the freedom to make informed choices and decisions to improve our individual and collective lifestyles. Examples of choice include having a variety of housing types to select from when buying or renting a home, having different ways to travel around the community, having different types of parks and recreational facilities, etc.

Overall rating: 4.18 of 5

Common themes: Transportation Options, Parks and Green Spaces, Affordability, Variety of Residential Options, Bicycle and Pedestrian Options, Dependable Transit.

Opportunity – Access to opportunities to flourish as individuals and as a community, and to improve our individual and collective lifestyles.

Opportunity can include the ability to access services, the ability to access educational opportunities or job training, the ability to start a new business, etc.

Overall rating: 4.21 of 5

Common themes: Grow Small Businesses, Taxes and Fees, and Limiting Business Regulations or Restrictions.

Stewardship – Environmental stewardship and the responsible management of our resources and assets so that future economic, social, physical, environmental, and fiscal growth and development of the community occur in an orderly and balanced manner.

Overall rating: 4.40 of 5

Common themes: Parks and Green Spaces, Historic Resources, Sustainability.

Other – What other values do you have regarding transportation, infrastructure, land use, recreation, housing, conservation, and other characteristics of community development?

Common themes: Urban Forestry, Stable and Viable Neighborhoods, Bicycle and Pedestrian

Facilities, Private Property Rights, Parks, Public Transportation, Community Character, Reduced Automobile Dependence, Jobs, Integration, Local Businesses, Better Urban Design, Safer Transportation System, Canopy Roads, Affordability, Better Stormwater Management Options, Address Food Deserts, Local Food Production, Consider Cost-Feasibility of Goals, Fiscal Stewardship, Historic Preservation.

Land Use and Transportation Principles

A healthy environment comes first

Overall rating: 4.48 of 5

Common themes: Relationships between Environmental Preservation and Economic Development, Historic and Cultural Resources.

Maintain the distinction between rural and urban areas

Overall rating: 4.09 of 5

Common themes: Development that generates increased tax revenues, Preserving Green Space and Greenways in the Urban Areas, Minimizing Urban Sprawl, Maintain the Urban Service Area.

Value and invest in transportation choices

Overall rating: 4.17 of 5

Common themes: Improve Transit, Provide Separate Facilities for Bicycles, Reduce Vehicular Speeds, Consider Land Use and Transportation Together.

Housing diversity and choice for all

Overall rating: 3.96 of 5

Common themes: Consider housing and transportation options together, Housing for Aging Populations, Housing for a Variety of Incomes, Housing for People with Disabilities, Affordability, Avoid Segregation through Housing.

Livable, walkable neighborhoods and places

Overall rating: 4.31 of 5

Common themes: Revitalize Existing Neighborhoods, Maintain the Aesthetic of Existing Neighborhoods, Improve Walkability, Improve Ability to Bike to Places.

Economic Opportunity

Overall rating: 4.12 of 5

Common themes: Opportunities Across Income Levels, Support Local Businesses, Quality of Life, Environmental Stewardship, Land Use Compatibility.

Respect Regional Interconnectedness

Overall rating: 4.14 of 5

Common themes: Cultural Resources, Coordinated Law Enforcement.

Healthy Communities

Overall rating: 4.32 of 5

Common themes: Local Food Production, Food Deserts.

Other – What else needs to be considered when making land use and transportation decisions?

Common themes: Bicycle and Pedestrian Facilities, Parks and Open Spaces, Community Character, Neighborhoods, Improved Transit Service, Dense Urban Environments, Preserved Rural Environments, Arts and Cultural Options, Natural Resources.

Vision

What is your vision for the future of Tallahassee and Leon County?

Common themes: Healthy Natural Environment, Vibrant Economy, Social Equity, Improve Cycling and Walking, Urban Forests, Economic Diversification, Reduced Crime, Downtown, Reduced Sprawl, Affordability, Local Business Development, Reduced Automobile Dependence.

Public Workshops

Based on the community values and the principles related to land use and transportation, the public workshops were formatted as open houses where attendees could engage with staff at six stations, each station representing a specific topic. The following summarizes the input for each topic.

A Healthy Environment

Common themes: Equestrian trails, Buffers between urban development and rural/agriculture uses, Nodal development patterns, Maintain the current Urban Services Area boundary, Septic tanks.

Transportation Choices

Common themes: Need for more bicycle facilities, Preference for neighborhoods streets with sidewalks on both sides of the road and homes closer to the sidewalk, Need for improved transit service.

Housing Diversity

Common themes: The need for infill development, Preserving rural areas, Creating more walkable and transit supported neighborhoods within the multi-modal transportation district, Allowing flexibility in housing types and density, Housing types of similar scale and massing to typical single-family detached houses should be compatible with existing neighborhoods. Attendees noted that there is plenty of single-family detached housing and rental apartments (mostly for college students), but other housing options are rather limited, especially if driving is not your preferred method of transportation.

Economic Resiliency

Common themes: Orientations about job opportunities in the city, county and community at large, Livable wages, Better Public Awareness concerning programs and training opportunities, Mandatory Career Awareness in High School, Job Fairs for unskilled workers, Land Available for development /infill, Urban Agriculture, More greenspace/better buffers between and Major Developments like Welaunee, Reliable Transportation for Children (Better Reliable Transit), More tutoring and services for children Initiatives, Programs to hire people with criminal records, Low wages a problem, Affordable Home Ownership, Need a central list of resources provided by City, County and non-profits

Livable Neighborhoods and Places

Common themes: Walkability, Human-scaled environments, Increasing affordable housing alternatives without increasing the number of student apartments, Supporting community gardening, Placing a greater priority on pedestrian and cyclist mobility, Expanding greenways and park systems. A number of participants emphasized the need to fortify the urban service area boundary to prevent sprawled development. Additional concerns included increased traffic management and high levels of crime.

Attachment #1 summarizes the outreach efforts and the input received through the Survey on Community Values and the Public Workshops. Attachment #2 includes the full responses of all input received through the Survey on Community Values.

Next steps

Based on the input received from the public, the preliminary community values and preliminary land use and mobility principles were modified to serve as the basis for draft Land Use and Mobility Goals. The draft Land Use and Mobility Goals will serve as the basis for developing draft Objectives. The draft Objectives will be provided for public input in the first quarter of 2018. The draft Objectives will be provided to the Local Planning Agency in a workshop and then presented to the City Commission and Board of County Commissioners. Once accepted by the City Commission and Board of County Commissioners, the draft Objectives will be used to develop draft Policies. The draft Policies are anticipated to be presented to the public for input in the second half of 2018. Draft Policies will be provided to the Local Planning Agency in a workshop and then presented to the City Commission and Board of County Commissioners. The draft Land Use and Mobility Goals, Objectives, and Policies are anticipated to be presented to the Local Planning Agency at a Public Hearing and presented to the City Commission and Board of County Commissioners for adoption as the 2019 Comprehensive Plan Amendment Cycle.

Options

1. Accept the Summary of Input on Community Values.
2. Do not accept the Summary of Input on Community Values.
3. Commission direction to staff.

Attachments/References

Attachment #1: Summary of Input on Community Values

Attachment #2: Full Responses to the Survey on Community Values

File Attachments

[Attachment 1 - Summary of Input on Community Values.pdf \(5,320 KB\)](#)

[Attachment 2 - Full Responses to the Survey on Community Values.pdf \(4,720 KB\)](#)

D. Adjournment
