



December 11, 2019

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 (19-02ESR)

Dear Mr. Eubanks:

The Tallahassee-Leon County Planning Department hereby submits the adopted 2019 Out-of-Cycle Comprehensive Plan text amendment for the City of Tallahassee and Leon County, amending the joint Tallahassee-Leon County 2030 Comprehensive Plan. This amendment is submitted pursuant to the respective City Commission and County Commission adoption public hearings on December 4, 2019 and December 10, 2019.

As transmitted to the State Land Planning Agency and review agencies, the adopted amendment package includes one text amendment. Concurrency has not been rescinded for any amendment.

Enclosed are the following ordinances adopting the comprehensive plan amendment:

- City of Tallahassee Ordinance 19-O-25 adopted December 4, 2019
- Leon County Ordinance No. 19-10 adopted December 10, 2019

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

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

Sincerely,

A handwritten signature in blue ink that reads "Cherie Bryant".

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



TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT



cc:

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

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

Adoption Amendment Package
19-02ESR

Adopted Text Amendment

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:

The proposed amendment was updated to specify that in the Agriculture/Silviculture/Conservation land use category, “Solar energy systems shall be limited to building-mounted solar systems and accessory ground-mounted solar systems. Utility-scale solar systems shall be prohibited in areas designated Agriculture/Silviculture/Conservation on the Future Land Use Map.”

This change is based on the intent of the Agriculture/Silviculture/Conservation land use category per Policy 2.2.20 of the Land Use Element, which states:

Conserving large tracts of plantation and former plantation land, forest land, agriculture and silviculture lands and wildlife and conservation and recreational hunting areas is an efficient means of protecting natural resources that constitute important physical, social, aesthetic and economic assets to all of the residents of Leon County. The expansion of urban development into agriculture/ silviculture/ conservation areas creates conflicts between farm and urban activities that encourage the premature conversion of agricultural and silvicultural land to other uses, and results in the loss of open space and natural beauty.

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

None.

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

Not applicable.

Text Amendment LTA 2019 01

Proposed text amendment to the Glossary and
Land Use Element

Staff Recommendation:

Approval

Local Planning Agency Public Hearing (July 8, 2019):

Approval

**City Commission Transmittal Public Hearing
(July 9, 2019):** *Approval*

**County Commission Transmittal Public Hearing
(July 10, 2019):** *Approval*

**City Commission Adoption Public Hearing
(December 4, 2019):** *Approval*

**County Commission Adoption Public Hearing
(December 10, 2019):** *Approval*

Text Amendment LTA 2019 01

Glossary

LIGHT INFRASTRUCTURE: (EFF. 7/16/90)

Water wells, water tanks, sewage pump stations, electric substations, and solar power stations and systems.

HEAVY INFRASTRUCTURE: (EFF. 7/16/90; REV. EFF. 12/24/10)

Government operational facilities, which have significant off-site impacts. Also included are such facilities operated by semi-public or private utility providers. These facilities shall include but are not limited to:

Waste-to-energy facilities
Sludge disposal facilities
Materials recovery facilities
Incinerators
Sanitary sewer facilities
Correctional facilities
Sanitary sewer percolation ponds
Water treatment plants
Sewage treatment plants
Outdoor storage facilities
Airports Vehicle maintenance facilities
~~Electric generating facilities~~
Power generating stations (non-solar powered)
Solid waste transfer station
Correctional facilities
Landfills

Land Use Element

Policy 2.2.1: [L]

RURAL/AGRICULTURE (REV. EFF. 8/17/92; REV. EFF. 7/26/06;
REV. EFF. 12/24/10; REV. EFF. 7/6/15)

INTENT

Leon County's agricultural and silvicultural lands have a long and productive history. They have served as both a source of food and materials for urbanized areas of the County and as a significant economic engine for the region. Decades of suburbanization have dramatically reduced the amount of arable land available for agriculture and silviculture within the County. These lands are now at a premium and require protection to ensure that they remain viable, unfragmented, and productive for future generations.

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

Communities, higher density residential, and non-residential activities that are not functionally related to and supportive of agriculture, silviculture and other natural resource based activities shall be prohibited within the Rural category.

ALLOWABLE USES, DENSITIES, AND INTENSITIES

1. Residential

The Rural category shall allow for single family residential uses at a maximum density of one (1) dwelling unit per ten (10) gross acres.

2. Non-residential

Agriculture, silviculture, and other natural resource based activities shall comprise the primary non-residential uses within the Rural category.

Consistent with Florida's Right to Farm Act, bona-fide agricultural uses, on land classified as agricultural land by the Leon County Property Appraiser, shall not be subject to a non-residential intensity limitation.

Non-residential uses functionally related to and directly in support of agricultural, silvicultural, and other natural resource based activities, including ecotourism activities, maybe permitted at a maximum intensity of 2,000 sq. ft. per gross acre. The location of such uses shall be limited to the intersection of major collector and arterial or arterial and arterial designated roadways. Total development at any one intersection shall not exceed 10,000 sq. ft.

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

3. Community and Recreational Facilities

Community services, ~~light infrastructure~~, and recreational uses may be permitted provided they are compatible with the natural and rural surroundings. Facilities associated with these uses may be permitted at a maximum intensity of 2,000 sq. ft. per gross acre.

Active recreational uses not functionally related to or supportive of agriculture, silviculture, natural resource based, or ecotourism activities, including, but not limited to golf courses, drag strips, and racetracks for motorized vehicles, are prohibited.

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

SPECIAL CONDITIONS

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

1. Development proposals within the Rural area shall be evaluated for compatibility with adjacent agricultural uses and shall consider the land management activities associated with such uses. Development that is incompatible with agricultural uses, or has the potential to fragment, encroach upon, or displace such uses, shall not be permitted.

2. Property within the Rural category shall not be converted to a more intense land use category unless the subject site adjoins the Urban Service Area or a designated Rural Community.

3. Non-residential development and light infrastructure shall be subject to design standards that preserve the scenic and rural character of this category and protect existing rural

residential development from offsite impacts of non-residential development. Design standards shall include, but not be limited to, signage, lighting, parking, landscape buffers, and building materials.

4. Existing uses and structures listed on the local or national historic register at the time of adoption of this amendment shall be considered conforming.

Policy 2.2.20: [L] AGRICULTURE/SILVICULTURE/CONSERVATION
(REV. EFF. 6/28/02; REV. EFF. 7/26/06; RENUMBERED 3/14/07)

Conserving large tracts of plantation and former plantation land, forest land, agriculture and silviculture lands and wildlife and conservation and recreational hunting areas is an efficient means of protecting natural resources that constitute important physical, social, aesthetic and economic assets to all of the residents of Leon County. The expansion of urban development into agriculture/ silviculture/ conservation areas creates conflicts between farm and urban activities that encourage the premature conversion of agricultural and silvicultural land to other uses, and results in the loss of open space and natural beauty. The designation of land as ASC substantially protects the continued existence of the land for agriculture, silviculture, forest wildlife conservation and recreational hunting purposes, and otherwise promotes the public health, safety and general welfare of the residents of Leon County.

Extensions of Community Services (libraries, religious facilities, and police/fire stations) and Light Infrastructure (water wells, water tanks, sewage pump stations, and electric substations) within all ASC areas is allowed. Solar energy systems shall be limited to building-mounted solar systems and accessory ground-mounted solar systems. Utility-scale solar systems shall be prohibited in areas designated Agriculture/Silviculture/Conservation on the Future Land Use Map. Very low residential density not to exceed 1 unit per 10 acres, is also allowed within the entire ASC land use category. Accessory uses directly associated with the operation of agriculture, silvicultural, wildlife conservation, recreational hunting and permitted residential uses shall be allowed.

Areas which meet the criteria for inclusion in the ASC category include, but are not limited to the tracts known as Foshalee, Cherokee and Horseshoe plantations, and the Tall Timbers Research, Inc. ownerships. These large-ownership properties are in the Rural Zoning District and some of the smaller portions of the properties within the District currently have minor commercial uses or have had such in the past. In recognition of the existence of those uses, the need to provide nodes of non-residential land use between long distances of rural plantation lands to serve the needs of pass-by traffic, and the need for a potential expansion of similar uses such as office uses that are currently not permitted in the Rural Land Use District portions of the properties lying within the ASC Land Use Category may be developed utilizing the Planned Unit Development process for rezoning to allow the expansion of uses permitted within a special development district provided that the proposed ASC PUD meets and addresses the following criteria:

- (A) The development parcel and Planned Unit Development is located in only one quadrant of the intersection of a Minor Collector or Major Collector and an Arterial Roadway of parcels in excess of 200 acres in size; and
- (B) Other quadrants must be dedicated as a conservation easement in perpetuity.
- (C) The arterial road frontage of the lands surrounding the proposed development remains in its natural state for a minimum of 500 feet from the right of way in a Conservation Easement;
- (D) The development area for the non-residential component of the PUD is a maximum of 30 acres; and

(E) The area to be dedicated as a Conservation Easement in perpetuity is conveyed prior to the issuance of Environmental Management permits; and

(F) The following site plan and design criteria are incorporated into the overall PUD:

(1) Parking is buffered from the adjacent roadways;

(2) Clustering of buildings and parking areas is utilized; and

(3) A maximum of 10,000 square feet per structure not to exceed 50,000 gross square feet in total of nonresidential is provided; and

(4) Asphalt/concrete areas are minimized by providing grassed overflow parking, etc.; and

(5) A limitation to a maximum of 30% total impervious area is utilized; and

(6) Maximum building height is limited to two (2) stories; and

(7) The overall PUD site is limited to one access entrance to the arterial roadway and one access to the collector roadway and provides internal connection to the overall parent parcel; and

(8) There is an architecturally consistent theme that reflects the regional plantation vernacular throughout the development; and

(9) The development incorporates an overall infrastructure plan (sewer, water, fire, sheriff, garbage, etc.) designed to serve the proposed development without extending existing services; and

(10) Retail uses are limited to tourist-related retail, convenience stores (including gasoline sales), restaurants, and hotel/motel lodging. Office uses are limited to civic and social organizations, offices serving primarily rural and agricultural/silvicultural needs, membership sports and recreations clubs, cultural and educational retreat facilities, and research and testing services related to agriculture/silviculture and plantations. Recreational uses are limited to museums, art galleries, and botanical and zoological gardens.

Land Use Element

Proposed amendment to this Land Use Matrix would indicate that Heavy Infrastructure is not permitted in the Rural Future Land Use category.

SUMMARY		
Applicant:	Proposed Change	TLCDP Recommendation:
Tallahassee-Leon County Planning Department	Classification of solar energy systems as “Light Infrastructure”	Approve
TLCDP Staff:	Comprehensive Plan Element	Local Planning Agency Recommendation:
Artie White	Glossary Land Use Element	Approve
Contact Information:	Policy Number(s)	
artie.whitie@talgov.com (850) 891-6400	Glossary, Policy 2.2.1, and Land Use Matrix	
Date: June 6, 2019	Updated: December 11, 2019	

A. SUMMARY:

The proposed text amendment to the Comprehensive Plan Glossary and the Land Use Element provides for a classification of solar energy systems as “Light Infrastructure” and affirmatively allows Light Infrastructure as a permitted use within the Rural/Agriculture land use category, subject to design standards that preserve the rural character of these areas. This text amendment would ensure consistency between a proposed County Ordinance on Solar Energy Systems and the Comprehensive Plan as required by Florida law.

B. RECOMMENDATION:

Approve.

C. PROPOSED POLICY CHANGE:

See Attachment #1

D. APPLICANT'S REASON FOR THE AMENDMENT:

On May 7, 2019, the Local Planning Agency recommended that the Leon County Board of County Commissioners initiate the proposed amendment. The proposed amendment was initiated by the Leon County Board of County Commissioners on June 18, 2019.

E. STAFF ANALYSIS

History and Background

The proposed text amendment to the Comprehensive Plan Glossary and the Land Use Element provides for a classification of solar energy systems as "Light Infrastructure" and affirmatively allows Light Infrastructure as a permitted use within the Rural/Agriculture land use category, subject to design standards that preserve the rural character of these areas.

The proposed text amendment to the Comprehensive Plan also resolves an internal inconsistency with the County Land Use Development Matrix in the Land Use Element and the Rural Land Use Category (Policy 2.2.1 [L]). The County Land Development Matrix currently indicates that Heavy Infrastructure is allowed in the Rural Land Use Category; however, the Rural/Agriculture Land Use Category (Policy 2.2.1 [L]) and the implementing zoning district do not allow Heavy Infrastructure. The Land Development Matrix is a pictorial representation of existing policies in the Comprehensive Plan; therefore, the proposed text amendment does not change whether Heavy Infrastructure is allowable in the Rural land use, but amends the matrix to represent the existing Rural land use policy.

The proposed text amendment would resolve this inconsistency by clarifying that Light Infrastructure (including solar energy systems) is permitted in the Rural land use category and that Heavy Infrastructure is prohibited. This is also consistent with the implementing Rural Zoning District.

The proposed text amendment also clarifies that although Light Infrastructure (including solar energy systems) is permitted in areas designated Agriculture/Silviculture/Conservation on the Future Land Use Map, utility-scale solar systems are prohibited.

Previous County Commission Consideration

The proposed Comprehensive Plan Text Amendment is essential to the following FY2017-FY2021 Strategic Initiative:

- *Pursue NACo's SolSmart designation. (2018-4)*

This designation is offered by the National Associations of Counties (NACo), an institutional partner of SolSmart. SolSmart is a national designation and technical assistance program for local governments funded by the U.S. Department of Energy that promotes the use of best practices by local governments to ensure greater ease and affordability for residents and businesses to install and access solar energy.

This particular Strategic Initiative aligns with the Board’s Environmental Strategic Priorities:

- (EN3) Promote orderly growth and sustainable practices.
- (EN4) Reduce our carbon footprint.

Previous City Commission Consideration

On February 20, 2019, the City Commission adopted Resolution No. 19-R-04 supporting 100% clean renewable energy in Tallahassee by 2050.

The proposed amendment does not affect the ability of the City to provide solar energy projects, such as the solar facility located at the Tallahassee International Airport. In most cases, the City will seek a Future Land Use Designation of Government/Operations in order to develop a power generating facility as the City’s electric services are owned by the City and the Government/Operations category is intended for government owned lands.

F. STAFF REPORT UPDATE

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

2019 Out-of-Cycle Meetings		Dates	Time and Locations
X	Local Planning Agency Meeting	May 7, 2019	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Initiation of Out-of-Cycle Amendment	June 18, 2019	3:00 PM, Fifth Floor, Leon County Courthouse
X	Local Planning Agency Public Hearing	July 8, 2019	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	County Transmittal Public Hearing	July 9, 2019	6:00 PM, Fifth Floor, Leon County Courthouse
X	City Transmittal Public Hearing	July 10, 2019	6:00 PM, City Commission Chambers, City Hall
X	City Adoption Public Hearing	December 4, 2019	6:00 PM, City Commission Chambers, City Hall
X	County Adoption Public Hearing	December 10, 2019	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Public Hearing – July 8, 2019: The Local Planning Agency voted to recommend approval of the proposed Comprehensive Plan text amendment, consistent with the staff recommendation.

County Transmittal Public Hearing – July 9, 2019: The Board of County Commissioners voted to transmit the proposed amendment to the State Land Planning Agency and other review agencies. The Board also directed staff to further analyze utility scale solar facilities in rural areas. Based on this direction and the subsequent analysis, the proposed amendment was updated to specify limitations on solar facilities in the Agriculture/Silviculture/Conservation land use category. This is reflected in Attachment #1.

City Transmittal Public Hearing – July 10, 2019: The City Commission voted to transmit the proposed amendment to the State Land Planning Agency and other review agencies.

City Adoption Public Hearing – December 4, 2019: The City Commission voted to adopt the proposed amendment.

County Adoption Public Hearing – December 10, 2019: The Board of County Commissioners voted to adopt the proposed amendment.

CONCLUSION:

Based on the above analysis, Planning Department staff recommends approval of the amendment request for the following reasons:

- Consistency with Comprehensive Plan policies
- Consistency with Land Development Code policies
- Supportive of Board of County Commissioners strategic initiatives and City Commission Priorities.

H. ATTACHMENTS:

1. Proposed text amendment.



**2019 Out of Cycle Comprehensive Plan
Amendment
LTA201901
Solar Energy Systems**

Attachment #1

Proposed Text Amendments

Glossary

LIGHT INFRASTRUCTURE: (EFF. 7/16/90)

Water wells, water tanks, sewage pump stations, electric substations, and solar power stations and systems.

HEAVY INFRASTRUCTURE: (EFF. 7/16/90; REV. EFF. 12/24/10)

Government operational facilities, which have significant off-site impacts. Also included are such facilities operated by semi-public or private utility providers. These facilities shall include but are not limited to:

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Materials recovery facilities
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Sanitary sewer facilities
Correctional facilities
Sanitary sewer percolation ponds
Water treatment plants
Sewage treatment plants
Outdoor storage facilities
Airports Vehicle maintenance facilities
~~Electric generating facilities~~
Power generating stations (non-solar powered)
Solid waste transfer station
Correctional facilities
Landfills

Land Use Element

Policy 2.2.1: [L]
RURAL/AGRICULTURE

INTENT

Leon County's agricultural and silvicultural lands have a long and productive history. They have served as both a source of food and materials for urbanized areas of the County and as a significant economic engine for the region. Decades of suburbanization have dramatically reduced the amount of arable land available for agriculture and silviculture within the County. These lands are now at a premium and require protection to ensure that they remain viable, unfragmented, and productive for future generations.

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

functionally related to and supportive of agriculture, silviculture and other natural resource based activities shall be prohibited within the Rural category.

ALLOWABLE USES, DENSITIES, AND INTENSITIES

1. Residential

The Rural category shall allow for single family residential uses at a maximum density of one (1) dwelling unit per ten (10) gross acres.

2. Non-residential

Agriculture, silviculture, and other natural resource based activities shall comprise the primary non-residential uses within the Rural category.

Consistent with Florida's Right to Farm Act, bona-fide agricultural uses, on land classified as agricultural land by the Leon County Property Appraiser, shall not be subject to a non-residential intensity limitation.

Non-residential uses functionally related to and directly in support of agricultural, silvicultural, and other natural resource based activities, including ecotourism activities, maybe permitted at a maximum intensity of 2,000 sq. ft. per gross acre. The location of such uses shall be limited to the intersection of major collector and arterial or arterial and arterial designated roadways. Total development at any one intersection shall not exceed 10,000 sq. ft.

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

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Community services, ~~light infrastructure~~, and recreational uses may be permitted provided they are compatible with the natural and rural surroundings. Facilities associated with these uses may be permitted at a maximum intensity of 2,000 sq. ft. per gross acre.

Active recreational uses not functionally related to or supportive of agriculture, silviculture, natural resource based, or ecotourism activities, including, but not limited to golf courses, drag strips, and racetracks for motorized vehicles, are prohibited.

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

SPECIAL CONDITIONS

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

1. Development proposals within the Rural area shall be evaluated for compatibility with adjacent agricultural uses and shall consider the land management activities associated with such uses. Development that is incompatible with agricultural uses, or has the potential to fragment, encroach upon, or displace such uses, shall not be permitted.

2. Property within the Rural category shall not be converted to a more intense land use category unless the subject site adjoins the Urban Service Area or a designated Rural Community.

3. Non-residential development and light infrastructure shall be subject to design standards that preserve the scenic and rural character of this category and protect existing rural residential development from offsite impacts of non-residential development. Design

standards shall include, but not be limited to, signage, lighting, parking, landscape buffers, and building materials.

4. Existing uses and structures listed on the local or national historic register at the time of adoption of this amendment shall be considered conforming.

Land Use Element

Policy 2.2.20: [L]
AGRICULTURE/SILVICULTURE/CONSERVATION

Conserving large tracts of plantation and former plantation land, forest land, agriculture and silviculture lands and wildlife and conservation and recreational hunting areas is an efficient means of protecting natural resources that constitute important physical, social, aesthetic and economic assets to all of the residents of Leon County. The expansion of urban development into agriculture/ silviculture/ conservation areas creates conflicts between farm and urban activities that encourage the premature conversion of agricultural and silvicultural land to other uses, and results in the loss of open space and natural beauty. The designation of land as ASC substantially protects the continued existence of the land for agriculture, silviculture, forest wildlife conservation and recreational hunting purposes, and otherwise promotes the public health, safety and general welfare of the residents of Leon County.

Extensions of Community Services (libraries, religious facilities, and police/fire stations) and Light Infrastructure (water wells, water tanks, sewage pump stations, and electric substations) within all ASC areas is allowed. Solar energy systems shall be limited to building-mounted solar systems and accessory ground-mounted solar systems. Utility-scale solar systems shall be prohibited in areas designated Agriculture/Silviculture/Conservation on the Future Land Use Map. Very low residential density not to exceed 1 unit per 10 acres, is also allowed within the entire ASC land use category. Accessory uses directly associated with the operation of agriculture, silvicultural, wildlife conservation, recreational hunting and permitted residential uses shall be allowed.

Areas which meet the criteria for inclusion in the ASC category include, but are not limited to the tracts known as Foshalee, Cherokee and Horseshoe plantations, and the Tall Timbers Research, Inc. ownerships. These large-ownership properties are in the Rural Zoning District and some of the smaller portions of the properties within the District currently have minor commercial uses or have had such in the past. In recognition of the existence of those uses, the need to provide nodes of non-residential land use between long distances of rural plantation lands to serve the needs of pass-by traffic, and the need for a potential expansion of similar uses such as office uses that are currently not permitted in the Rural Land Use District portions of the properties lying within the ASC Land Use Category may be developed utilizing the Planned Unit Development process for rezoning to allow the expansion of uses permitted within a special development district provided that the proposed ASC PUD meets and addresses the following criteria:

(A) The development parcel and Planned Unit Development is located in only one quadrant of the intersection of a Minor Collector or Major Collector and an Arterial Roadway of parcels in excess of 200 acres in size; and

(B) Other quadrants must be dedicated as a conservation easement in perpetuity.

(C) The arterial road frontage of the lands surrounding the proposed development remains in its natural

state for a minimum of 500 feet from the right of way in a Conservation Easement;

(D) The development area for the non-residential component of the PUD is a maximum of 30 acres; and

(E) The area to be dedicated as a Conservation Easement in perpetuity is conveyed prior to the issuance of Environmental Management permits; and

(F) The following site plan and design criteria are incorporated into the overall PUD:

- (1) Parking is buffered from the adjacent roadways;
- (2) Clustering of buildings and parking areas is utilized; and
- (3) A maximum of 10,000 square feet per structure not to exceed 50,000 gross square feet in total of nonresidential is provided; and
- (4) Asphalt/concrete areas are minimized by providing grassed overflow parking, etc.; and
- (5) A limitation to a maximum of 30% total impervious area is utilized; and
- (6) Maximum building height is limited to two (2) stories; and
- (7) The overall PUD site is limited to one access entrance to the arterial roadway and one access to the collector roadway and provides internal connection to the overall parent parcel; and
- (8) There is an architecturally consistent theme that reflects the regional plantation vernacular throughout the development; and
- (9) The development incorporates an overall infrastructure plan (sewer, water, fire, sheriff, garbage, etc.) designed to serve the proposed development without extending existing services; and
- (10) Retail uses are limited to tourist-related retail, convenience stores (including gasoline sales), restaurants, and hotel/motel lodging. Office uses are limited to civic and social organizations, offices serving primarily rural and agricultural/silvicultural needs, membership sports and recreations clubs, cultural and educational retreat facilities, and research and testing services related to agriculture/silviculture and plantations. Recreational uses are limited to museums, art galleries, and botanical and zoological gardens.

ORDINANCE NO. 19-O-25

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT 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, pursuant to Section 163.3184, Florida Statutes, the City Commission of the City of Tallahassee has held several public work sessions, public meetings and several public hearings with due public notice having been provided, on these amendments to the Comprehensive Plan; and,

WHEREAS, on May 23, 2017, pursuant to Section 163.3184, Florida Statutes, the City Commission of the City of Tallahassee transmitted copies of the proposed amendments of the comprehensive plan to the Department of Economic Opportunity and other state and regional agencies for written comment; and,

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

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

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

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

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

12 **Section 2. Text Amendment.**

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

18 Text Amendment LTA 2019 01 which relates to the Glossary and Land Use Element.

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

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

22 **Section 4. Severability.**

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

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

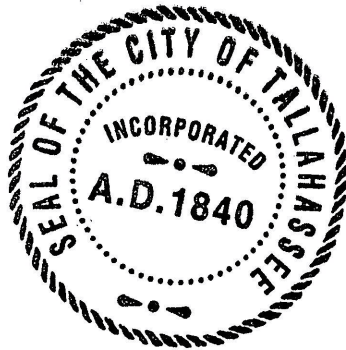
2 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a
3 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon
4 2030 Comprehensive Plan and these amendments thereto, shall also be located in the Tallahassee-
5 Leon County Planning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

7 **Section 6. Effective Date.**

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

10 INTRODUCED in the City Commission on the 13th day of November, 2019.

11 PASSED by the City Commission on the 4th day of December, 2019.



CITY OF TALLAHASSEE

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

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23 ATTEST:

APPROVED AS TO FORM:

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

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

Exhibit A

Glossary

LIGHT INFRASTRUCTURE: (EFF. 7/16/90)

Water wells, water tanks, sewage pump stations, electric substations, and solar power stations and systems.

HEAVY INFRASTRUCTURE: (EFF. 7/16/90; REV. EFF. 12/24/10)

Government operational facilities, which have significant off-site impacts. Also included are such facilities operated by semi-public or private utility providers. These facilities shall include but are not limited to:

- Waste-to-energy facilities
- Sludge disposal facilities
- Materials recovery facilities
- Incinerators
- Sanitary sewer facilities
- Correctional facilities
- Sanitary sewer percolation ponds
- Water treatment plants
- Sewage treatment plants
- Outdoor storage facilities
- Airports Vehicle maintenance facilities
- ~~Electric generating facilities~~
- Power generating stations (non-solar powered)
- Solid waste transfer station
- Correctional facilities
- Landfills

Land Use Element

Policy 2.2.1: [L]
RURAL/AGRICULTURE

INTENT

Leon County's agricultural and silvicultural lands have a long and productive history. They have served as both a source of food and materials for urbanized areas of the County and as a significant economic engine for the region. Decades of suburbanization have dramatically reduced the amount of arable land available for agriculture and silviculture within the County. These lands are now at a premium and require protection to ensure that they remain viable, unfragmented, and productive for future generations. The intent of the Rural category is to maintain and promote agriculture, silviculture, and natural resource-based activities, to preserve natural systems and ecosystem functions, and to protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. Typical land uses within this category shall include agriculture, silviculture, and natural resource-based activities. Due to the very low intensity development pattern that is intended for the category, urban services are not planned or programmed for the area.

To promote infill and redevelopment within the Urban Service Area (USA) and Rural Communities, higher density residential, and non-residential activities that are not functionally related to and supportive of agriculture, silviculture and other natural resource based activities shall be prohibited within the Rural category.

ALLOWABLE USES, DENSITIES, AND INTENSITIES

1. Residential

The Rural category shall allow for single family residential uses at a maximum density of one (1) dwelling unit per ten (10) gross acres.

2. Non-residential

Agriculture, silviculture, and other natural resource based activities shall comprise the primary non-residential uses within the Rural category.

Consistent with Florida's Right to Farm Act, bona-fide agricultural uses, on land classified as agricultural land by the Leon County Property Appraiser, shall not be subject to a non-residential intensity limitation.

Non-residential uses functionally related to and directly in support of agricultural, silvicultural, and other natural resource based activities, including ecotourism activities, maybe permitted at a maximum intensity of 2,000 sq. ft. per gross acre. The location of such uses shall be limited to the intersection of major collector and arterial or arterial and arterial designated roadways. Total development at any one intersection shall not exceed 10,000 sq. ft.

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

3. Community and Recreational Facilities

Community services, ~~light infrastructure~~, and recreational uses may be permitted provided they are compatible with the natural and rural surroundings. Facilities associated with these uses may be permitted at a maximum intensity of 2,000 sq. ft. per gross acre.

Active recreational uses not functionally related to or supportive of agriculture, silviculture, natural resource based, or ecotourism activities, including, but not limited to golf courses, drag strips, and racetracks for motorized vehicles, are prohibited.

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

SPECIAL CONDITIONS

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

1. Development proposals within the Rural area shall be evaluated for compatibility with adjacent agricultural uses and shall consider the land management activities associated with such uses. Development that is incompatible with agricultural uses, or has the potential to fragment, encroach upon, or displace such uses, shall not be permitted.

2. Property within the Rural category shall not be converted to a more intense land use category unless the subject site adjoins the Urban Service Area or a designated Rural Community.

3. Non-residential development and light infrastructure shall be subject to design standards that preserve the scenic and rural character of this category and protect existing rural residential development from offsite impacts of non-residential development. Design standards shall include, but not be limited to, signage, lighting, parking, landscape buffers, and building materials.

4. Existing uses and structures listed on the local or national historic register at the time of adoption of this amendment shall be considered conforming.

Land Use Element

Policy 2.2.20: [L]

AGRICULTURE/SILVICULTURE/CONSERVATION

Conserving large tracts of plantation and former plantation land, forest land, agriculture and silviculture lands and wildlife and conservation and recreational hunting areas is an efficient means of protecting natural resources that constitute important physical, social, aesthetic and economic assets to all of the residents of Leon County. The expansion of urban development into agriculture/silviculture/conservation areas creates conflicts between farm and urban activities that encourage the premature conversion of agricultural and silvicultural land to other uses, and results in the loss of open space and natural beauty. The designation of land as ASC substantially protects the continued existence of the land for agriculture, silviculture, forest wildlife conservation and recreational hunting purposes, and otherwise promotes the public health, safety and general welfare of the residents of Leon County.

Extensions of Community Services (libraries, religious facilities, and police/fire stations) and Light Infrastructure (water wells, water tanks, sewage pump stations, and electric substations) within all ASC areas is allowed. Solar energy systems shall be limited to building-mounted solar systems and accessory ground-mounted solar systems. Utility-scale solar systems shall be prohibited in areas designated Agriculture/Silviculture/Conservation on the Future Land Use Map. Very low residential density not to exceed 1 unit per 10 acres, is also allowed within the entire ASC land use category. Accessory uses directly associated with the operation of agriculture, silvicultural, wildlife conservation, recreational hunting and permitted residential uses shall be allowed.

Areas which meet the criteria for inclusion in the ASC category include, but are not limited to the tracts known as Foshalee, Cherokee and Horseshoe plantations, and the Tall Timbers Research, Inc. ownerships. These large-ownership properties are in the Rural Zoning District and some of the smaller portions of the properties within the District currently have minor commercial uses or have had such in the past. In recognition of the existence of those uses, the need to provide nodes of non-residential land use between long distances of rural plantation lands to serve the needs of pass-by traffic, and the need for a potential expansion of similar uses such as office uses that are currently not permitted in the Rural Land Use District portions of the properties lying within the ASC Land Use Category may be developed utilizing the Planned Unit Development process for rezoning to allow the expansion of uses permitted within a special development district provided that the proposed ASC PUD meets and addresses the following criteria:

- (A) The development parcel and Planned Unit Development is located in only one quadrant of the intersection of a Minor Collector or Major Collector and an Arterial Roadway of parcels in excess of 200 acres in size; and
- (B) Other quadrants must be dedicated as a conservation easement in perpetuity.
- (C) The arterial road frontage of the lands surrounding the proposed development remains in its natural state for a minimum of 500 feet from the right of way in a Conservation Easement;
- (D) The development area for the non-residential component of the PUD is a maximum of 30 acres; and
- (E) The area to be dedicated as a Conservation Easement in perpetuity is conveyed prior to the issuance of Environmental Management permits; and
- (F) The following site plan and design criteria are incorporated into the overall PUD:
- (1) Parking is buffered from the adjacent roadways;
 - (2) Clustering of buildings and parking areas is utilized; and
 - (3) A maximum of 10,000 square feet per structure not to exceed 50,000 gross square feet in total of nonresidential is provided; and
 - (4) Asphalt/concrete areas are minimized by providing grassed overflow parking, etc.; and
 - (5) A limitation to a maximum of 30% total impervious area is utilized; and
 - (6) Maximum building height is limited to two (2) stories; and
 - (7) The overall PUD site is limited to one access entrance to the arterial roadway and one access to the collector roadway and provides internal connection to the overall parent parcel; and
 - (8) There is an architecturally consistent theme that reflects the regional plantation vernacular throughout the development; and
 - (9) The development incorporates an overall infrastructure plan (sewer, water, fire, sheriff, garbage, etc.) designed to serve the proposed development without extending existing services; and
 - (10) Retail uses are limited to tourist-related retail, convenience stores (including gasoline sales), restaurants, and hotel/motel lodging. Office uses are limited to civic and social organizations, offices serving primarily rural and agricultural/silvicultural needs, membership sports and recreations clubs, cultural and educational retreat facilities, and research and testing services related to agriculture/silviculture and plantations. Recreational uses are limited to museums, art galleries, and botanical and zoological gardens.

TALLAHASSEE DEMOCRAT

Tallahassee.com

A GANNETT COMPANY

City Tallahassee – Treasury

300 S Adams St
TALLAHASSEE, FL 32301

STATE OF FLORIDA COUNTY OF LEON:

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

NOTICE OF COMPREHENSIVE PLAN AMMENDMENT

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

11/22/2019

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

Sworn to and Subscribed before me this 22ND of November 2019, by said legal clerk who is personally known to me.

[Signature]
Affiant

[Signature: Shelly Hora]
Notary Public, State of Wisconsin, County of Brown

8-25-23
My commission expires

SHELLY HORA
Notary Public
State of Wisconsin

Notice of Comprehensive Plan Amendment Public Hearing

City Commission Adoption
Public Hearing
Wednesday, December 4, 2019 At 6 pm
2nd Floor Commission Chambers
City Hall
300 S. Adams Street

TEXT AMENDMENT ADOPTION

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

ORDINANCE NO. 19-O-25

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

Requested Text Amendment:

Glossary and Land Use Element

Reference Number:

LMA 2019 01

Applicant:

Tallahassee-Leon County Planning Dept.

The proposed text amendment to the Comprehensive Plan Glossary and the Land Use Element provides for a classification of solar energy systems as "Light Infrastructure" and affirmatively allows Light Infrastructure as a permitted use within the Rural/Agriculture land use category, subject to design standards that preserve the rural character of these areas.

NOTICE: PLEASE BE ADVISED that if a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City Commission does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

Adoption Hearing 12/04/19

LEON COUNTY ORDINANCE NO. 19-10

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

RECITALS

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

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

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

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

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

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

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

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

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

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

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

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

7 **Section 2. Text Amendment.**

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

12 Text Amendment LTA 2019-01, which relates to the Glossary and Land Use Element.

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

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

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

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

20 **Section 5. Severability.**

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

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


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

6 **Section 7. Effective Date.**

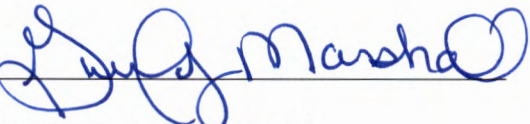
7 The effective date of these plan amendments shall be according to law and the applicable
8 statutes and regulations pertaining thereto.

9 DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County,
10 Florida, this 10th day of December, 2019.

11 LEON COUNTY, FLORIDA

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15 By: 
16 Bryan Desloge, Chairman
17 Board of County Commissioners

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19 ATTESTED BY:
20 Gwendolyn Marshall, Clerk of Court
21 & Comptroller, Leon County, Florida

22
23
24 By: 



25
26 APPROVED AS TO FORM:
27 Leon County Attorney's Office

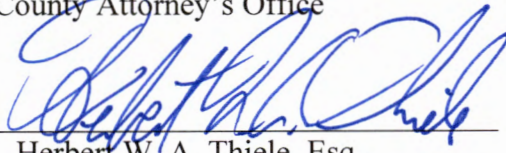
28
29
30 By: 
31 Herbert W. A. Thiele, Esq.
32 County Attorney
33

Exhibit A

Glossary

LIGHT INFRASTRUCTURE: (EFF. 7/16/90)

Water wells, water tanks, sewage pump stations, electric substations, and solar power stations and systems.

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Government operational facilities, which have significant off-site impacts. Also included are such facilities operated by semi-public or private utility providers. These facilities shall include but are not limited to:

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Correctional facilities
Sanitary sewer percolation ponds
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Sewage treatment plants
Outdoor storage facilities
Airports Vehicle maintenance facilities
~~Electric generating facilities~~
Power generating stations (non-solar powered)
Solid waste transfer station
Correctional facilities
Landfills

Land Use Element

Policy 2.2.1: [L] RURAL/AGRICULTURE

INTENT

Leon County's agricultural and silvicultural lands have a long and productive history. They have served as both a source of food and materials for urbanized areas of the County and as a significant economic engine for the region. Decades of suburbanization have dramatically reduced the amount of arable land available for agriculture and silviculture within the County. These lands are now at a premium and require protection to ensure that they remain viable, unfragmented, and productive for future generations.

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

To promote infill and redevelopment within the Urban Service Area (USA) and Rural

Communities, higher density residential, and non-residential activities that are not functionally related to and supportive of agriculture, silviculture and other natural resource based activities shall be prohibited within the Rural category.

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2. Property within the Rural category shall not be converted to a more intense land use category unless the subject site adjoins the Urban Service Area or a designated Rural Community.

3. Non-residential development and light infrastructure shall be subject to design standards that preserve the scenic and rural character of this category and protect existing rural

residential development from offsite impacts of non-residential development. Design standards shall include, but not be limited to, signage, lighting, parking, landscape buffers, and building materials.

4. Existing uses and structures listed on the local or national historic register at the time of adoption of this amendment shall be considered conforming.

Land Use Element

Policy 2.2.20: [L]

AGRICULTURE/SILVICULTURE/CONSERVATION

Conserving large tracts of plantation and former plantation land, forest land, agriculture and silviculture lands and wildlife and conservation and recreational hunting areas is an efficient means of protecting natural resources that constitute important physical, social, aesthetic and economic assets to all of the residents of Leon County. The expansion of urban development into agriculture/ silviculture/ conservation areas creates conflicts between farm and urban activities that encourage the premature conversion of agricultural and silvicultural land to other uses, and results in the loss of open space and natural beauty. The designation of land as ASC substantially protects the continued existence of the land for agriculture, silviculture, forest wildlife conservation and recreational hunting purposes, and otherwise promotes the public health, safety and general welfare of the residents of Leon County.

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Areas which meet the criteria for inclusion in the ASC category include, but are not limited to the tracts known as Foshalee, Cherokee and Horseshoe plantations, and the Tall Timbers Research, Inc. ownerships. These large-ownership properties are in the Rural Zoning District and some of the smaller portions of the properties within the District currently have minor commercial uses or have had such in the past. In recognition of the existence of those uses, the need to provide nodes of non-residential land use between long distances of rural plantation lands to serve the needs of pass-by traffic, and the need for a potential expansion of similar uses such as office uses that are currently not permitted in the Rural Land Use District portions of the properties lying within the ASC Land Use Category may be developed utilizing the Planned Unit Development process for rezoning to allow the expansion of uses permitted within a special development district provided that the proposed ASC PUD meets and addresses the following criteria:

- (A) The development parcel and Planned Unit Development is located in only one quadrant of the intersection of a Minor Collector or Major Collector and an Arterial Roadway of parcels in excess of 200 acres in size; and
- (B) Other quadrants must be dedicated as a conservation easement in perpetuity.

- (C) The arterial road frontage of the lands surrounding the proposed development remains in its natural state for a minimum of 500 feet from the right of way in a Conservation Easement;
- (D) The development area for the non-residential component of the PUD is a maximum of 30 acres; and
- (E) The area to be dedicated as a Conservation Easement in perpetuity is conveyed prior to the issuance of Environmental Management permits; and
- (F) The following site plan and design criteria are incorporated into the overall PUD:
- (1) Parking is buffered from the adjacent roadways;
 - (2) Clustering of buildings and parking areas is utilized; and
 - (3) A maximum of 10,000 square feet per structure not to exceed 50,000 gross square feet in total of nonresidential is provided; and
 - (4) Asphalt/concrete areas are minimized by providing grassed overflow parking, etc.; and
 - (5) A limitation to a maximum of 30% total impervious area is utilized; and
 - (6) Maximum building height is limited to two (2) stories; and
 - (7) The overall PUD site is limited to one access entrance to the arterial roadway and one access to the collector roadway and provides internal connection to the overall parent parcel; and
 - (8) There is an architecturally consistent theme that reflects the regional plantation vernacular throughout the development; and
 - (9) The development incorporates an overall infrastructure plan (sewer, water, fire, sheriff, garbage, etc.) designed to serve the proposed development without extending existing services; and
 - (10) Retail uses are limited to tourist-related retail, convenience stores (including gasoline sales), restaurants, and hotel/motel lodging. Office uses are limited to civic and social organizations, offices serving primarily rural and agricultural/silvicultural needs, membership sports and recreations clubs, cultural and educational retreat facilities, and research and testing services related to agriculture/silviculture and plantations. Recreational uses are limited to museums, art galleries, and botanical and zoological gardens.

