May 30, 2017

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

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

Dear Mr. Eubanks:

The Tallahassee-Leon County Planning Department hereby submits the adopted amendments for the 2017 Comprehensive Plan Amendment Cycle for the City of Tallahassee and Leon County, amending the joint Tallahassee-Leon County 2030 Comprehensive Plan. These amendments are submitted pursuant to the Joint City-County Commission adoption public hearing on May 23, 2017.

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 Concurrency has not been rescinded for any amendment.

Enclosed are the following ordinances adopting the comprehensive plan amendments:

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

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

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

Sincerely,

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

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

Jessica Icerman (w/o attachments)
Lou Norvell (w/o attachments)
<table>
<thead>
<tr>
<th>Item #</th>
<th>Amendment To:</th>
<th>Nature of Proposed Amendment</th>
<th>Planning Staff Recommendation</th>
<th>LPA Recommendation</th>
<th>Commission Position</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>PCM201701</td>
<td>FUTURE LAND USE MAP Southside Pit</td>
<td>From: Urban Residential-2 and Residential Preservation To: Suburban 77.9 acres</td>
<td>AM – Modify</td>
<td>D</td>
<td>A</td>
<td>Adopted May 23, 2017</td>
</tr>
<tr>
<td>PCM201702</td>
<td>FUTURE LAND USE MAP Killearn Country Club</td>
<td>From: Recreation/Open Space To: Urban Residential and Residential Preservation 40.9 acres</td>
<td>AM - Expand</td>
<td>D</td>
<td>AM – Modify and Expand</td>
<td>Adopted May 23, 2017</td>
</tr>
<tr>
<td>PCM201703</td>
<td>FUTURE LAND USE MAP Arrowhead Drive</td>
<td>From: Government Operational To: Urban Fringe with Residential Preservation Overlay &amp; Residential Preservation 2.05 acres</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>Adopted May 23, 2017</td>
</tr>
<tr>
<td>PCM201704</td>
<td>FUTURE LAND USE MAP City of Tallahassee Electric</td>
<td>From: Urban Residential-2 To: Government Operational 1.68 acres</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>Adopted May 23, 2017</td>
</tr>
<tr>
<td>PCM201705</td>
<td>FUTURE LAND USE MAP Amelia Circle</td>
<td>From: Residential Preservation To: Suburban 2.59 acres</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>NA</td>
</tr>
<tr>
<td>PCM201706</td>
<td>FUTURE LAND USE MAP WITHDRAWN Parks, Recreation, and Neighborhood Affairs (PRNA) Administrative Offices</td>
<td>From: Recreation/Open Space To: Central Urban 11.23 acres</td>
<td>A</td>
<td>D</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>PCM201707</td>
<td>FUTURE LAND USE MAP Thomas Park Subdivision</td>
<td>From: Urban Residential-2 To: Suburban 1.02 acres</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>Adopted May 23, 2017</td>
</tr>
<tr>
<td>PCM201708</td>
<td>FUTURE LAND USE MAP Old Willis Dairy</td>
<td>From: Residential Preservation To: Suburban 3.4 acres</td>
<td>A</td>
<td>A</td>
<td>AM</td>
<td>Continued to September 27, 2017 Public Hearing</td>
</tr>
</tbody>
</table>
Adoption Amendment Package
17-1ESR

Adopted Map and Text Amendments
See attached.

A copy of any data and analyses the local government deems appropriate:
No additional data and analysis. The local government is relying on previously submitted data and analysis.

Copies of executed ordinances
See attached.

List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review:
None.

List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment:
None.

Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity:
Not applicable.
**Adopted Amendments (17-1ESR)**

<table>
<thead>
<tr>
<th>Formerly</th>
<th>As Adopted</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Urban Residential-2</td>
<td>• Suburban</td>
</tr>
<tr>
<td>• Residential Preservation</td>
<td></td>
</tr>
</tbody>
</table>

**Map Amendment PCM201701**

```
Legend
- Subject Site
- City Limits
- Future Land Use
- Governmental Operation
- Open Space
- Open Space Stormwater
- Retail
- Residential Preservation
- Suburban
- Urban Residential 2
```
Map Amendment PCM201702

Formerly
- Recreation/Open Space

As Adopted
- Residential Preservation
- Urban Residential
Map Amendment PCM201703

**Formerly**
- Government Operational

**As Adopted**
- Urban Fringe with Residential Preservation Overlay
- Residential Preservation
Map Amendment PCM201704

Formerly
- Urban Residential-2

As Adopted
- Government Operational
Map Amendment PCM201707

Formerly

- Urban Residential-2

As Adopted

- Suburban
ORDINANCE NO. 17-O-18

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

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

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

WHEREAS, 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 April 4, 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,

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

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

Section 1. Purpose and Intent.
This ordinance is hereby enacted to carry out the purpose and intent of, and
exercise the authority set out in, Sections 163.3161 through 163.3215, Florida Statutes,
the Community Planning Act.

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

Map Amendment PCM201701 which relates to the Future Land Use Map.
Section 3. Map Amendment.
The ordinance does hereby adopt the following portion of the text attached hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the following Plan element:

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

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

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

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

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

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

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

Section 7. Conflict With Other Ordinances and Codes.

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

Section 8. Severability.

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

Section 9. Copy on File.

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

Section 10. Effective Date.

The effective date of these Plan amendments shall be according to law and the applicable statutes and regulations pertaining thereto.
Introduced in the City Commission on the 10th day of May, 2017.

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

CITY OF TALLAHASSEE

By: Andrew D. Gillum
Mayor

APPROVED AS TO FORM:

By: Lewis E. Shelley
City Attorney

ATTEST:

By: James O. Cooke, IV
City Treasurer-Clerk
Map Amendment PCM201702

Legend
- Subject Site
- Former Land Use
- Open Space
- Residential Preservation
- Suburban
- Urban Residential

Formerly
- Recreation/Open Space

As Adopted
- Residential Preservation
- Urban Residential
Exhibit “A”
Ordinance No. 17-O-18

Map Amendment PCM201703

Legend
- Subject Site
- Urban Service Area Boundary
- City Limits
- Future Land Use
- Governmental Operation
- Downtown Protection
- Residential Preservation
- Urban Fringe
- Urban Fringe with RP overlay

Formerly
- Government Operational

As Adopted
- Urban Fringe with Residential Preservation Overlay
- Residential Preservation
Exhibit "A"
Ordinance No. 17-O-18

Map Amendment PCM201707

Legend
- Subject Site
- City Limits
- Future Land Use
- Activity Center
- Governmental Operation
- Planned Development
- Residential Preservation
- Suburban
- Urban Residential 2

Formerly
- Urban Residential-2

As Adopted
- Suburban
ORDINANCE NO. 2017-01

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

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

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

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

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

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

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

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

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

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

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

Section 1. Purpose and Intent.

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

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

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

Section 3. Map Amendment.

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

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

Section 4. Map Amendment.

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

Map Amendment PCM201707, which relates to the Future Land Use Map.
Section 5. Applicability and Effect.

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

Section 6. Conflict with Other Ordinances and Codes.

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

Section 7. Severability.

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

Section 8. Copy on File.

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

Section 9. Effective Date.

The effective date of this Plan update shall be according to law and the applicable statutes and regulations pertaining thereto.
DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon County, Florida, this 23rd day of May, 2017.

LEON COUNTY, FLORIDA
BY:
JOHN E. DAILEY, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

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

BY:
CLERK

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

BY:
HERBERT W.A. THIELE, ESQ.
COUNTY ATTORNEY
### Exhibit A

#### Map Amendment PCM201703

<table>
<thead>
<tr>
<th>Formerly</th>
<th>As Adopted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Government Operational</td>
<td>Urban Fringe with Residential Preservation Overlay</td>
</tr>
<tr>
<td></td>
<td>Residential Preservation</td>
</tr>
</tbody>
</table>

**Legend**
- Subject Site
- Urban Service Area Boundary
- City Limits
- Future Land Use
- Governmental Operation
- Lake Protection
- Residential Preservation
- Urban Fringe
- Urban Fringe with NP overlay
Map Amendment PCM201704

Legend

Formerly
- Urban Residential-2

As Adopted
- Government Operational
Formerly
- Urban Residential-2

As Adopted
- Suburban