

**APPLICATION FOR COMPREHENSIVE PLAN  
TEXT AMENDMENT**

*INCLUDING CHANGES TO MAPS OTHER THAN FUTURE LAND USE MAP DESIGNATION  
(separate application required for each text amendment)*

RECEIVED

2009 OCT 29 P 12:40

TALLAHASSEE/LEON COUNTY  
PLANNING DEPARTMENT

**APPLICANT**

**Name:** Tallahassee-Leon County Planning Department

**Address:** 435 N. Macomb St.  
Tallahassee, FL 32301

**Telephone:** ( 850 ) 891-6400

**Text Amendment-** A pre-application conference with the TLCPD staff is recommended.

**Element & Plan Page Number:** VII. Historic Preservation (HP)

**Goal/Objective/Policy Number:** All goals, objectives, and policies in the Historic Preservation Element

**Other (specify):** \_\_\_\_\_

1. Existing plan wording that is proposed for change: \_\_\_\_\_

2. Requested plan rewording/addition/deletion (*must be specific*): \_\_\_\_\_

3. Statement of the problem that is to be addressed by the requested amendment (*documentation of need*): Element VII is in need of review and updating.

4. Analysis of the community wide impacts of the request on:

- Density/Intensity
- Transportation
- Environment
- Public School System
- Utilities
- Delivery of public services
- City/County Budget
- \_\_\_\_\_

5. Statement of the positive effects of this request on the community: This request will bring the element up-to-date.

*(Additional attachments may be provided at applicant's discretion)*

**Amendments to Maps (other than Future Land Use Map Designation changes)** A pre-application conference with TLCPD is recommended.

1. Map to be Amended: \_\_\_\_\_

2. Amendment Requested (describe clearly and/or attach revised map): \_\_\_\_\_

3. Reason for Amendment: \_\_\_\_\_

4. See 4 above

Pre-Application Staff: MR. 10/29/2009  
Initials/Date

Received By The Tallahassee-Leon County Planning Department  
on the 29th day of October, 2009

Applicants' signature below certifies that the applicant understands that the Future Land Use Map Amendments may require a rezoning, environmental analysis and other permit approvals before development activity can begin. Call the Land Use Administration Division of the Planning Department at 850-891-8600 for information on the rezoning process.

Staff Signature

Signature of Property Owner or Agent

Date

## DRAFT

### HISTORIC PRESERVATION ELEMENT GOALS, OBJECTIVES AND POLICIES

#### Goal 1: [HP] *(Effective 7/16/90)*

Create an ~~economic~~ environment that makes the preservation, protection and recognition of historic resources attractive to all segments of the community.

#### PUBLIC/PRIVATE PARTNERSHIPS

##### Objective 1.1: [HP] *(Effective 7/16/90)*

~~By 1995,~~ establish a public -private partnership to preserve historic resources and promote historic areas of the community.

##### Policy 1.1.1: [HP] *(Effective 7/16/90)*

~~By 1992,~~ ~~d~~Develop a public improvement program for each Local and National Register Historic District that would include specific plans to enhance the public rights-of-way in each district through underground utilities, streetscape improvements, landscaping and other improvements. The Historic Districts will receive special consideration for the placement of underground utilities.

##### Policy 1.1.2: [HP] *(Effective 7/16/90)*

~~If Federal Certified Local government funding is available, by 1992 conduct a study to identify the role that historic resources play in the local economy, and identify how that role can be strengthened.~~

##### Policy 1.1.23: [HP] *(Effective 7/16/90)*

~~By 1993, in close cooperation with T~~ the Leon County Tourism and Development Council Tallahassee Area Convention and Visitors Bureau and the Historic Tallahassee Preservation Board or its successor, Trust for Historic Preservation will cooperate in the development of a local heritage tourism program which highlights historic resources in areas that are open and accessible to the public. To contribute to the protection of historic neighborhoods and private property, brochures, signage and other materials shall indicate when the resources are in private ownership. Tourism planning shall include consideration of adverse impacts due to increased traffic, noise and air pollution, litter and trespassing in order to minimize these impacts on historic neighborhoods and districts.

##### Policy 1.1.34: [HP] *(Effective 7/16/90)*

With the cooperation of property owners, encourage community and cultural events to take place in the historic districts, historic neighborhoods and other areas to enhance awareness and appreciation of the heritage and resources of Tallahassee and Leon County.

## REVITALIZATION OF HISTORIC NEIGHBORHOODS AND RESIDENCES

### Objective 1.2: [HP] *(Effective 7/16/90)*

Recognizing that stable neighborhoods and residences contribute to the economic strength of this community, ~~by 1995~~ establish a local program to assist with the revitalization of historic neighborhoods and residences.

#### Policy 1.2.1: [HP] *(Effective 7/16/90)*

~~By 1991, establish a program to provide~~ Officially recognize and protect ~~tion of~~ historic neighborhoods and individual historic properties by listing them in the Local Register of Historic Places.

#### Policy 1.2.2: [HP] *(Effective 7/16/90)*

~~By 1993, local government shall assist the Historic Tallahassee Preservation Board or its successor in working with historic neighborhood representatives and preservation organizations to develop~~ Provide a manual to assist property owners with maintaining and preserving their property consistent with the goals of historic preservation.

#### Policy 1.2.3: [HP] *(Effective 7/16/90)*

When public improvements such as streetlights, signage and sidewalks are scheduled for replacements in recognized historic neighborhoods, those replacements shall be compatible with the character of the neighborhood as identified in the preservation manual.

#### Policy 1.2.4: [HP] *(Effective 7/16/90)*

~~By 1993, identify~~ substandard housing that is listed in the Florida Master Site File and initiate a technical assistance program using historic preservation as a tool to revitalize deteriorating housing without causing displacement. ~~Investigate using the Inner City Ventures Fund of the National Trust for Historic Preservation, the Neighborhood Housing Services model, and other funding sources and approaches.~~

#### Policy 1.2.5: [HP] *(Effective 7/16/90)*

~~By 1994, encourage~~ public and private sector participation in stabilizing and enhancing the residential character of low income historic neighborhoods by targeting those neighborhoods to participate in federal, state and local housing and historic preservation programs.

#### Policy 1.2.6: [HP] *(Effective 7/16/90)*

When historic buildings are to be relocated by government action, study the impact and appropriateness of the move according to the Secretary of the Interior's Standards for Rehabilitation.

## INCENTIVE PROGRAMS FOR PRESERVATION

### **Objective 1.3:** [HP] *(Effective 7/16/90)*

~~By 1995, establish~~ Provide a local incentive program to provide assistance in the preservation of historic resources.

### **Policy 1.3.1:** [HP] *(Effective 7/16/90)*

~~By 1991, P~~ provide local incentives for owners of locally designated historic resources to preserve them. This may include the waiver of utility taxes, expansion of Enterprise Zone boundaries and other such incentives.

### **Policy 1.3.2:** [HP] *(Effective 7/16/90)*

~~By 1991, the City of Tallahassee and Leon County will revise and update the existing HC provisions of the zoning code.~~

### **Policy 1.3.23:** [HP] *(Effective 7/16/90)*

~~By 1991, w~~ Waive permitting and variance fees for locally designated historic resources.

### **Policy 1.3.34:** [HP] *(Effective 7/16/90)*

~~By 1992, e~~ Establish a public information program which provides information to owners of historic resources on available ~~existing~~ sources of tax relief.

### **Policy 1.3.5:** [HP] *(Effective 7/16/90)*

~~By 1993, create a task force to work with local financial institutions to establish a low interest loan program for the rehabilitation of historic resources.~~

### **Policy 1.3.6:** [HP] *(Effective 7/16/90)*

~~By 1993, work cooperatively with other Florida communities to initiate and support state legislation that promotes the preservation of historic resources. Such legislation might include ad valorem and other tax relief, and state fire and building code and property assessment policies more sympathetic to historic resources.~~

### **Policy 1.3.47:** [HP] *(Effective 7/16/90)*

~~T~~ By 1994, the City and County shall work cooperatively with the Historic Tallahassee Trust for Historic Preservation Board or its successor and other private preservation organizations to develop a public/private program to assist with the acquisition and preservation of historic resources.

**Policy 1.3.58: [HP] *(Effective 7/16/90)***

On an ongoing basis, develop and distribute information to assist property owners with the preservation of historic resources, that information to include brochures on economic incentives, lists of contractors and architects experienced in working with historic resources, and other materials.

**Goal 2: [HP] *(Effective 7/16/90)***

Ensure that all municipal and county actions encourage and promote the preservation of this community's historic resources.

**INCORPORATION INTO DEVELOPMENT REVIEW PROCESS**

**Objective 2.1: [HP] *(Effective 7/16/90)***

By 1991, integrate historic preservation review criteria and data into the local planning and development review process.

**Policy 2.1.1**

Nominate all eligible City and County owned historic resources to the Local Register of Historic Places.

**Policy 2.1.1: [HP] *(Effective 7/16/90)***

~~By 1991, develop and implement a procedure to notify owners of property currently included or subsequently added to the Florida Master Site File of the significance of that inclusion and provide the opportunity to object to that conclusion.~~

**Policy 2.1.2: [HP] *(Effective 7/16/90)***

All public sector planning studies on neighborhoods, housing, transportation, drainage, stormwater and utilities will identify the presence of historic resources and the impact of any proposals on these resources.

**Policy 2.1.3: [HP] *(Effective 7/16/90)***

The existence and significance of historic resources and the mitigation of the impact of development will be factors considered by the Planning and City or County Commissions when reviewing a project for rezoning or subdivision development.

**Policy 2.1.4: [HP] *(Effective 7/16/90)***

Incorporate as part of the City/County map series the Florida Master Site File Maps and Archaeological Sensitivity Zone Maps for Leon County which indicate the presence of known and potential historic resources.

**Policy 2.1.5: [HP] *(Effective 7/16/90)***

Applications for rezoning and preliminary and final subdivision plats will indicate if the property is listed in the Florida Master Site File and in which Archaeological Sensitivity Zone the property is located.

**Policy 2.1.6: [HP] ~~(Effective 7/16/90)~~**

The number of each Florida Master Site File entry will be merged with county tax rolls, utility service systems, and any future Geographic Information Systems to track development and demolition permits, property transactions, and property tax activity on historic resources. Florida Master Site File data will be updated annually.

**Policy 2.1.7: [HP] ~~(Effective 7/16/90)~~**

The Secretary of the Interior's Standards for Rehabilitation will be followed for the rehabilitation of all historic resources using public funds. The Tallahassee-Leon County Architectural Review Board will review projects for compliance and make their recommendation to the City or County Commission.

**Policy 2.1.8: [HP] ~~(Effective 7/16/90)~~**

In disposing of historic resources, the City of Tallahassee or Leon County will make every effort to attach a preservation deed restriction to the property, requiring that the Secretary of the Interior's Standards for Rehabilitation be followed for any alteration to the resource and that the resource is listed in the Local Register of Historic Place with Historic Preservation Overlay zoning.

## **INCENTIVES WITHIN DEVELOPMENT REGULATIONS**

**Objective 2.2: [HP] ~~(Effective 7/16/90)~~**

~~By 1991, revise the land development regulations to remove existing disincentives and provide new will provide~~ incentives for the preservation of historic resources.

**Policy 2.2.1: [HP] ~~(Effective 7/16/90)~~**

Variances for parking, lot size, or other zoning requirements may be requested for the preservation of historic resources without showing economic hardship. It must be shown that the granting of the variance will not injure the health, safety or welfare of the citizens.

**Policy 2.2.2: [HP] ~~(Effective 7/16/90)~~**

~~By 1991, modify the land development regulations will to~~ permit the Board of Adjustment and Appeals or other appropriate body designated by the regulations, upon specific application, to allow special exceptions for non-conformity and substantial rehabilitation requirements of the code if such exceptions promote the preservation of historic resources and are consistent with life safety issues.

## **COMPATIBLE DESIGN IN HISTORIC AREAS**

**Objective 2.3: [HP] ~~(Effective 7/16/90)~~**

~~By 1995, establish guidelines and develop incentives to e~~Ensure quality, compatible design in historic areas.

**Policy 2.3.1: [HP] (~~Effective 7/16/90~~)**

To streamline the process of preserving historic resources, the City of Tallahassee and Leon County will encourage the Building Inspector, Community Improvement Officer, Fire Marshal, and other permitting agencies to work cooperatively on projects encouraging historic preservation.

**Policy 2.3.2: [HP] (~~Effective 7/16/90~~)**

All utility providers are encouraged to place underground utilities in historic areas to protect the aesthetic character of the resources. If significant archeological resources are present, the impact of the utilities will be mitigated.

**Policy 2.3.3: [HP] (~~Effective 7/16/90~~)**

~~By 1993, develop a downtown plan which incorporates an urban design and streetscape study and includes design guidelines to accomplish the goals of preservation, quality contemporary design, open space and landscaping.~~

## LAND CONSERVATION PROGRAMS

**Objective 2.4: [HP] (~~Effective 7/16/90~~)**

~~By 1995, develop a land conservation program to p~~Protect historic, natural and scenic resources.

**Policy 2.4.1: [HP] (~~Effective 7/16/90~~)**

~~By 1991, Leon County will implement a~~Provide a Canopy Road Management Program.

**Policy 2.4.2: [HP] (~~Effective 7/16/90~~)**

~~By 1992, Leon County will, with private and other government agencies, fund the expansion of its Environmentally Significant Areas inventory project to include Leon County plantations. The project will include a scenic resources assessment survey to define and identify significant historic scenic vistas and rural landscapes that merit protection.~~

## ARCHAEOLOGICAL RESOURCES

**Objective 2.5: [HP] (~~Effective 7/16/90~~)**

~~By 1993, establish a program to~~

Protect significant archaeological resources in Tallahassee and Leon County.

**Policy 2.5.1: [HP] (~~Effective 7/16/90~~)**

Enact a countywide archaeological ordinance which provides for investigation of areas prior to development. This ordinance will also provide for mitigation of adverse impacts to significant sites should they be discovered during the course of predevelopment investigation.

**Policy 2.5.2: [HP] (~~Effective 7/16/90~~)**

~~Identified~~ Any archeological sites ~~identified through policy 2.5.1 shall~~ will be incorporated as part of the Florida Master Site File Maps and Archaeological Sensitivity Zone Maps for Leon County.

**Goal 3 [HP]** *(Effective 7/16/90)*

Promote and enhance community awareness and appreciation of historic resources.

**IDENTIFICATION OF HISTORICAL RESOURCES**

**Objective 3.1: [HP]** *(Effective 7/16/90)*

~~By 1998, the Historic Tallahassee Preservation Board or its successor will complete~~ Continue the identification and evaluation of ~~standing~~ historic resources, and ~~identify a methodology and begin the process of locating and recording~~ archaeological sites in Tallahassee and Leon County.

**Policy 3.1.1: [HP]** *(Effective 7/16/90)*

~~The Historic Tallahassee Preservation Board or its successor will e~~ Continue to apply for state and federal grants to conduct surveys and prepare nominations to the Local and National Registers of Historic Places.

**Policy 3.1.2: [HP]** *(Effective 7/16/90)*

~~By 1994, the Historic Tallahassee Preservation Board or its successor will complete the survey of standing historic resources in the City of Tallahassee, and identify those eligible for listing in the National Register of Historic Places.~~

**Policy 3.1.3: [HP]** *(Effective 7/16/90)*

~~By 1998, the Historic Tallahassee Preservation Board or its successor will complete the survey of standing historic resources in Leon County, including such communities as Bradfordville, Capitola, Chaires, Miccosukee, and Woodville, and resources related to key historic industries, and identify those eligible for listing in the National Register of historic Places.~~

**Policy 3.1.24: [HP]** *(Effective 7/16/90)*

~~D~~By 1992, the Historic Tallahassee Preservation Board or its successor will define areas within the City and County that need to be surveyed for archaeological resources, and prioritize the survey needs according to the development of the property.

**Policy 3.1.5: [HP]** *(Effective 7/16/90)*

~~By 1994, the Historic Tallahassee Preservation Board or its successor will develop a predictive model for archaeological site occurrence, and begin conducting a systematic subsurface survey for sites to test the predictive model.~~

**RECOGNITION OF HISTORIC RESOURCES**

**Objective 3.2: [HP]** *(Effective 7/16/90)*

~~By 1994, provide for the interpretation of local government-owned historic resources in parks and other public lands.~~

**Policy 3.2.1: [HP] (*Effective 7/16/90*)**

On an ongoing basis, support and encourage local projects involving walking, bicycling and driving tours through historic areas.

**Policy 3.2.2: [HP] (*Effective 7/16/90*)**

~~By 1991, include the existence of historic resources as a criterion in the acquisition of public parks.~~

**Policy 3.2.3: [HP] (*Effective 7/16/90*)**

~~By 1995, develop a community education program to enhance appreciation of local historic resources.~~

**Policy 3.2.4: [HP] (*Effective 7/16/90*)**

On an ongoing basis, utilize volunteers in the development and implementation of historic preservation programs.

**Policy 3.2.5: [HP] (*Effective 7/16/90*)**

~~By 1992, the Historic Tallahassee Preservation Board or its successor will establish an awards program to officially recognize excellence in local historic preservation activities.~~

**Policy 3.2.6: [HP] (*Effective 7/16/90*)**

~~By 1992, Work with the Leon County School Board to encourage the development and implementation of curriculum components on the preservation of historic resources.~~

**Policy 3.2.7: [HP] (~~City of Tallahassee~~) (*Effective 7/16/90*)**

~~By 1993, the Historic Tallahassee Preservation Board or its successor will work~~ Coordinate with other federal, state and local agencies to assist in the interpretation of archaeological ~~sites~~ projects, to provide periodic local displays of recovered artifacts, and to generate other public outreach programs for archaeological work ~~sponsored by the City or County.~~

**Policy 3.2.8: [HP] (~~Leon County~~) (*Effective 7/16/90*)**

~~By 1993, for local government projects, the local government will provide interpretation of archaeological projects, periodic local displays of recovery artifacts, and other public outreach programs for archaeological work.~~

**Policy 3.2.89: [HP] (*Effective 7/16/90*)**

~~The Historic Tallahassee Preservation Board or its successor will annually d~~Develop and distribute publications, media presentations, and other promotional information to generate greater community awareness of the historic resources of Tallahassee and Leon County. |