

**TEXT AMENDMENT #: PCT100210****APPLICANTS:****TALLAHASSEE – LEON COUNTY PLANNING DEPARTMENT****TEXT/POLICY I.D. #:****POLICIES THROUGHOUT THE HISTORIC PRESERVATION ELEMENT****CITY   X   COUNTY   X****DATE: January 8, 2010****STAFF RECOMMENDATION: Adopt PCT100210 (D.D.)****A. SUMMARY:**

Historic Preservation policies have not been updated since they went into effect nearly twenty years ago. As part of Comprehensive Plan Reform implementation, staff proposes amendments to Historic Preservation policies in order to clarify them, and to present them in an orderly fashion.

**B. REASONS FOR RECOMMENDATION FOR APPROVAL:**

1. The proposed amendments update and clarify text in the Historic Preservation Element.

**C. EXISTING TEXT/POLICIES:**

Proposed amendments impact all existing text and policies. Attachment #1 is a matrix of proposed the proposed text, with reference to existing policies policies. Attachment #2 is existing text with proposed changes in strike-and-add format, with comments.

**D. PROPOSED TEXT/POLICIES:**

Attachment #3 is proposed Historic Preservation Element text.

**E. APPLICANT'S REASON FOR THE AMENDMENT:**

The amendment updates or removes outdated policies, consistent with Comprehensive Plan Reform implementation.

**F. STAFF ANALYSIS**

Planning Department staff and Tallahassee Trust for Historic Preservation staff reviewed the existing Historic Preservation Element, to accomplish the following:

1. Update text, such as nonexistent or obsolete programs agency names.
2. Remove outdated implementation dates for completed projects, such as design manuals and Land Development Regulations, or replace implementation dates with “maintain” or “continue,” for established, ongoing activities such as identification, technical assistance, loan and grant programs, and education.
3. Remove policies that:
  - a. Have been achieved;
  - b. Have not been achieved for a considerable period of time; and/or
  - c. Do not benefit from inclusion in the Comprehensive Plan, or are not appropriate to include in the Comprehensive Plan.
4. Recognize that in the Comprehensive Plan Glossary, “*historic resource: means all areas, districts, or sites containing properties listed on the Florida Master Site File, the National Register of Historical Places, or designated by a local government as historically, architecturally or archaeologically significant.*” In the proposed amendment text, “historic resource” replaces terms in the existing text that are redundant, vague or meaningless. For example, to differentiate a so-called “historic neighborhood” from a historic district that is listed on the Local Register of Historic Places, the proposed text uses “neighborhood with historic resources.”

Policy-specific analysis is included in comments in the matrices in Attachments #2 and #4, and under each amended policy in Attachment #5.

## **G. CONCLUSIONS:**

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

1. The proposed amendments update and clarify text in the Historic Preservation Element.

## **H. ATTACHMENTS:**

Attachment #1: Matrix of proposed Historic Preservation Element text.

Attachment #2: Existing text with proposed amendments, in strike-and-add format, with comments.

Attachment #3: Text of proposed Historic Preservation Element.

Proposed Policy Number Keyword Description	Type of Amendment <sup>1</sup>	Jurisdiction		Mandated In 9J-5 F.A.C.	Estimated Budget Impact <sup>2</sup>		Comments New, modified and/or re-ordered Objectives and Policies address <i>existing</i> HP text ( <i>existing in italics</i> ).
		City	County		City	County	
Goal 1 (historic preservation)	—	X	X	No	No Change	No Change	—
<b>Objective 1.1 Public-Private Partnerships</b>	Objective title is not changed.	X	X	No	No Change	No Change	Public-private partnerships support the goal and all objectives of historic preservation.
Policy 1.1.1 (TTHP)	Existing policy removed	X	X	No	No Change	No Change	As a Certified Local Government program, TTHP supports Objectives 1.1 through 1.5: Public-Private Partnerships, Identification, Education, Preservation, and Neighborhood Rehabilitation. <i>Policy</i> <ul style="list-style-type: none"> <li>• 3.1.2 (survey City resources)</li> <li>• 3.1.3 (survey County resources)</li> </ul>
Policy 1.1.2 (other partnerships)	Change of order	X	X	No	No Change	No Change	<i>Policy</i> <ul style="list-style-type: none"> <li>• 1.3.7 (acquisition)</li> </ul>
<b>Objective 1.2 Identification</b>	Change of order New title for Objective	X	X	No	No Change	No Change	Identify, document, and evaluate historic resources.  <i>Objective</i> <ul style="list-style-type: none"> <li>• 3.1 (identify resources)</li> </ul> <i>Policy</i> <ul style="list-style-type: none"> <li>• 1.2.1 (list local neighborhoods)</li> </ul>
Policy 1.2.1 (grants)	Change of order	X	X	No	No Change	No Change	<i>Policy</i> <ul style="list-style-type: none"> <li>• 3.1.1 (grants)</li> </ul>
Policy 1.2.2 (archaeology)	Change of order	X	X	No	No Change	No Change	<i>Objective</i> <ul style="list-style-type: none"> <li>• 3.1 (identify resources)</li> </ul> <i>Policy</i> <ul style="list-style-type: none"> <li>• 1.1.2 (archaeology survey)</li> </ul>
Policy 1.2.3 (public sector actions)	Change of order	X	X	No	No Change	No Change	<i>Policy</i> <ul style="list-style-type: none"> <li>• 2.1.2 (planning shall identify historic resources)</li> </ul>
Policy 1.2.4 (FMSF)	Change of order	X	X	No	No Change	No Change	<i>Policy</i> <ul style="list-style-type: none"> <li>• 2.1.6 (FMSF)</li> </ul>

<sup>1</sup> Change of Date, Change of Order, Major or Minor Modification, New Policy, or Policy Removed.

<sup>2</sup> No Change, Minimal Increase, Significant Increase.

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		City	County		City	County	
<b>Objective 1.3 Education</b>	Change of order New title for Objective	X	X	No	No Change	No Change	Education, tourism, interpretation and publications, for property owners and other citizens.
Policy 1.3.1 (information)	Change of order	X	X	No	No Change	No Change	<i>Policy</i> • 3.2.9 ( <i>promotion</i> )
Policy 1.3.2 (property owners)	Change of order	X	X	No	No Change	No Change	<i>Objective</i> • 1.3 ( <i>local incentive program</i> ) <i>Policies</i> • 1.2.2 ( <i>preservation manual</i> ) • 1.3.1 ( <i>incentives</i> ) • 1.3.4 ( <i>information on waivers</i> ) • 1.3.8 ( <i>information for property owners</i> )
Policy 1.3.3 (tours)	Change of order	X	X	No	No Change	No Change	<i>Policy</i> • 3.2.1 ( <i>tours</i> )
Policy 1.3.4 (tourism program)	Change of order	X	X	No	No Change	No Change	<i>Policy</i> • 1.1.3 ( <i>tourism</i> )
Policy 1.3.5 (events)	Change of order	X	X	No	No Change	No Change	<i>Policy</i> • 1.1.4 ( <i>events</i> )
Policy 1.3.6 (education program)	Change of order	X	X	No	No Change	No Change	<i>Policy</i> • 3.2.3 ( <i>community education program</i> )
Policy 1.3.7 (School Board)	Change of order	—	X	No	—	No Change	<i>Policy</i> • 3.2.6 ( <i>School Board</i> )
Policy 1.3.8 (interpretation)	Change of order	X	X	No	No Change	No Change	<i>Objective</i> • 3.2 ( <i>interpretation</i> )
Policy 1.3.9 (archaeology)	Change of order	X	X	No	No Change	No Change	<i>Policy</i> • 3.2.7 ( <i>archaeology</i> )
<b>Objective 1.4 Preservation</b>	Change of order New title for Objective	X	X	No	No Change	No Change	Historic preservation is included in planning, LDRs, reviews and other actions by local government agencies. <i>Objective</i> • 2.3 ( <i>guidelines, incentives, and design</i> )
Policy 1.4.1 (local register)	Minor modification	X	X	No	No Change	No Change	<i>Policy</i> • 1.2.1 ( <i>list local neighborhoods</i> )

Proposed Policy Number Keyword Description	Type of Amendment <sup>1</sup>	Jurisdiction		Mandated In 9J-5 F.A.C.	Estimated Budget Impact <sup>2</sup>		Comments
		City	County		City	County	
Policy 1.4.2 (LDRs and review)	Change of order		X	No	—	No Change	New, modified and/or re-ordered Objectives and Policies address <i>existing</i> HP text ( <i>existing in italics</i> ).  <i>Objective</i> <ul style="list-style-type: none"> <li>2.1 (planning and development review)</li> </ul> <i>Policy</i> <ul style="list-style-type: none"> <li>2.1.7 (Secretary’s Standards)</li> </ul>
Policy 1.4.3 (rezoning, subdivision)	Change of order	X	X	No	No Change	No Change	<i>Objective</i> <ul style="list-style-type: none"> <li>2.1 (planning and development review)</li> </ul> <i>Policy</i> <ul style="list-style-type: none"> <li>2.1.5 (rezoning and subdivision)</li> </ul>
Policy 1.4.4 (special exceptions)	Change of order	X	X	No	No change	No change	<i>Objective</i> <ul style="list-style-type: none"> <li>2.2 (LDRs to include incentives)</li> </ul> <i>Policies</i> <ul style="list-style-type: none"> <li>2.2.1 (variances)</li> <li>2.2.2 (special exceptions)</li> </ul>
Policy 1.4.5 (incentives)	Change of order	X	X	No	No change	No change	<i>Objectives</i> <ul style="list-style-type: none"> <li>1.3 (local incentive program)</li> <li>2.2 (LDRs to include incentives)</li> </ul> <i>Policy</i> <ul style="list-style-type: none"> <li>1.3.3 (fee waivers)</li> </ul>
Policy 1.4.6 (relocating resources)	Change of order	X	X	No	No change	No change	<i>Policy</i> <ul style="list-style-type: none"> <li>1.2.6 (relocating historic buildings)</li> </ul>
Policy 1.4.7 (disposal of resources)	Change of order	X	X	No	No change	No change	<i>Policy</i> <ul style="list-style-type: none"> <li>2.1.8 (disposing of historic resources)</li> </ul>
Policy 1.4.8 (parks)	Change of order	X	X	No	No change	No change	<i>Policy</i> <ul style="list-style-type: none"> <li>3.2.2 (resources in new parks)</li> </ul>
Policy 1.4.9 (awards)	Change of order	X	X	No	No change	No change	Bi-annual awards are presented jointly by TTHP and Florida Heritage Foundation. <i>Policy</i> <ul style="list-style-type: none"> <li>3.2.5 (awards)</li> </ul>
<b>Objective 1.5 Neighborhood Rehabilitation</b>	Change of order New title for Objective	X	X	No	No change	No change	New HP text replaces “revitalization” with “rehabilitation,” recognizing that historic preservation is one of several components of neighborhood revitalization. <i>Objective</i> <ul style="list-style-type: none"> <li>1.2 (Revitalization of Historic Neighborhoods and Residences)</li> </ul>

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		City	County		City	County	
Policy 1.5.1 (assistance)	Change of order	X	X	No	No change	No change	Policy • 1.2.5 ( <i>low income neighborhoods</i> )
Policy 1.5.2 (programs)	Change of order	X	X	No	No change	No change	Policy • 1.2.4 ( <i>substandard housing</i> )
Policy 1.5.3 (displacement)	Change of order	X	X	No	No change	No change	Policy • 1.2.4 ( <i>substandard housing</i> )
Policy 1.5.4 (improvements)	Change of order	X	X	No	No change	No change	Policy • 1.2.3 ( <i>compatible public improvements</i> )
Policy 1.5.5 (utilities)	Change of order	X	X	No	No change	No change	Policy • 2.3.2 ( <i>underground utilities</i> )

The following *existing* Policies were removed from the HP Element:

Existing Policy Number/ Keyword Description	Type of Amendment	Jurisdiction		Mandated In 9J-5 F.A.C.	Estimated Budget Impact		Comments ( <i>italics refer to proposed element text draft 12.24.2009</i> )
		City	County		City	County	
Policy 1.1.1 (public improvement programs in historic districts)	Policy Removed	X	X	No	No Change	No Change	No such programs to date; utilities are addressed in <i>Neighborhood Rehabilitation, Policy 1.5.4: [HP]</i> .
Policy 1.1.2 (economic study)	Policy Removed	X	X	No	No Change	No Change	—
Policy 1.2.4 (substandard housing)	Policy Removed	X	X	No	No Change	No Change	“Substandard housing” is addressed in Housing Element Policy 3.1.2 [H]; housing element does not address historically significant housing as required by F.S. 163.3177(6)(e). See <i>Neighborhood Rehabilitation, Policies 1.5.2: [HP] and 1.5.3: [HP]</i> .
Policy 1.2.5 (low income neighborhoods)	Policy Removed	X	X	No	No Change	No Change	See <i>Neighborhood Rehabilitation, Policy 1.5.1: [HP]</i>
Objective 1.3 (local incentive program)	Objective Removed	X	X	No	No Change	No Change	Retain the purpose of this Objective. Include incentives in <i>Preservation, Policy 1.4.5: [HP]</i> , and information on incentives in <i>Education, Policy 1.3.2: [HP]</i> . Current LDRs include information on incentives in Sec. 10-318(e).
Policy 1.3.2 (HC zoning)	Policy Removed	X		No	No Change	—	—
Policy 1.3.5 (financial institutions)	Policy Removed	X	X	No	No Change	No Change	Low interest loans are offered also by the COT Historic Property Grant and Revolving Loan Program.
Policy 1.3.6 (state legislation)	Policy Removed	X	X	No	No Change	No Change	—

<b>Existing Policy Number/ Keyword Description</b>	<b>Type of Amendment</b>	<b>Jurisdiction</b>		<b>Mandated In 9J-5 F.A.C.</b>	<b>Estimated Budget Impact</b>		<b>Comments</b> <i>(italics refer to proposed element text draft 12.24.2009)</i>
		<b>City</b>	<b>County</b>		<b>City</b>	<b>County</b>	
<b>Goal 2</b> (Government actions encourage and promote preservation)	Goal Removed	X	X	No	No Change	No Change	Retain the purpose of this Goal. See <i>Preservation, Policies 1.4.2: [HP] through 1.4.7: [HP]</i> .
<b>Objective 2.1</b> (planning and development review)	Objective Removed	X	X	No	No Change	No Change	Retain the purpose of this Objective. See <i>Preservation, Policies 1.4.2: [HP] through 1.4.7: [HP]</i> .
Policy 2.1.1 (notify owners of properties in FMSF)	Policy Removed	X	X	No	No Change	No Change	—
Policy 2.1.4 (maps)	Policy Removed		X	No	—	No Change	“FMSF Maps” series does not exist; “Archaeological Sensitivity Zone Maps” series does not exist; current zoning maps indicate local historic district boundaries HPO but not all FMSF properties; GIS series indicate national historic district boundaries. For the Land Use Element, 163.3177(6)(a) F.S., requires that “land use maps or map series shall generally identify and depict historic district boundaries and shall designate historically significant properties meriting protection (etc.)” Land Use Element appears not to do this, and addresses historic resources only in 6.1.2 [L] Planned Development Master Plan.
Policy 2.1.5 (archaeology maps)	Policy Removed	X	X	No	No Change	No Change	See above. Currently, NFI flags archaeological resources. Note that Comp Plan Glossary defines “historic resource” to include “areas, districts or sites containing properties listed on” the FMSF, national or local registers as “archaeologically significant.”
<b>Objective 2.2</b> (land development regulations to include incentives)	Objective Removed	X	X	No	No Change	No Change	Retain the purpose of this Objective. See <i>Preservation, Policy 1.4.5: [HP]</i> .
Policy 2.3.1 (agencies shall cooperate)	Policy Removed	X	X	No	No Change	No Change	—
Policy 2.3.3 (downtown plan)	Policy Removed	X		No	No Change	—	—
<b>Objective 2.4</b> (land conservation programs)	Policy Removed	X	X	No	No Change	No Change	—
Policy 2.4.1 (canopy roads)	Policy Removed		X	No	—	No Change	See Policy 3.4.2: [C].
Policy 2.4.2 (plantations and scenic resources)	Policy Removed		X	No	—	No Change	—

<b>Existing Policy Number/ Keyword Description</b>	<b>Type of Amendment</b>	<b>Jurisdiction</b>		<b>Mandated In 9J-5 F.A.C.</b>	<b>Estimated Budget Impact</b>		<b>Comments</b> <i>(italics refer to proposed element text draft 12.24.2009)</i>
		<b>City</b>	<b>County</b>		<b>City</b>	<b>County</b>	
<b>Objective 2.5</b> (archaeology)	Policy Removed		X	No	—	No Change	Comp Plan Glossary defines “historic resource” to include “areas, districts or sites containing properties listed on” the FMSF, national or local registers as “archaeologically significant.” The “archaeological resources” in this Objective are addressed as historic resources in <b>Goal 1: [HP]</b> , and Objectives and Policies that follow it.
Policy 2.5.1 (archaeological ordinance)	Policy Removed		X	No	—	No Change	—
Policy 2.5.2 (maps)	Policy Removed		X	No	—	No Change	“FMSF Maps” series does not exist; “Archaeological Sensitivity Zone Maps” series does not exist. See Objective 2.5: [HP] comments above, and especially new <b>Objective 1.2: [HP] Identification</b> and new <b>Policy 1.2.2: [HP]</b> .
<b>Goal 3</b> (awareness and appreciation)	Goal Removed	X	X	No	No Change	No Change	Address the purpose of this Goal elsewhere in the HP element.
Policy 3.1.2 (survey City resources)	Policy Removed	X		No	No Change	—	As a Certified Local Government Program, TTHP is required to continuously update the Florida Master Site File. See <b>Public-Private Partnerships, Policy 1.1.1 [HP]</b> .
Policy 3.1.3 (survey County resources)	Policy Removed		X	No	—	No Change	See above.
Policy 3.1.5 (predictive archaeological model)	Policy Removed	X	X	No	No Change	No Change	Meaning of “predictive model” is unclear.
Policy 3.2.4 (volunteers)	Policy Removed	X	X	No	No Change	No Change	—
Policy 3.2.8 (archaeology)	Policy Removed	X	X	No	No Change	No Change	—

## 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.~~ Identify, document and preserve historic resources in Tallahassee-Leon County.

A better statement of the overarching goal. Economic matters are specifically addressed elsewhere in the element.

### ~~PUBLIC/PRIVATE PARTNERSHIPS~~

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

##### Public-Private Partnerships

~~By 1995, establish a~~ Maintain public-private partnerships to preserve and protect historic resources, and promote ~~historic areas of the community~~ cultural heritage.

As a Certified Local Government program, Tallahassee Trust for Historic Preservation continues to work with state and federal agencies, in support of all policies in the Historic Preservation element. See **Public-Private Partnerships**, new Policy 1.1.1: [HP], which addresses TTHP, and new Policy 1.1.2: [HP]

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

~~By 1992, develop a public improvement program for each 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.~~

There are no such specific projects to date. Utilities are addressed in **Neighborhood Rehabilitation**, new Policy 1.5.4: [HP].

#### ~~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 1.1.3: [HP] (*Effective 7/16/90*)

~~By 1993, in close cooperation w~~With the ~~Tallahassee Area Convention and Visitors Bureau and Historic Tallahassee Preservation Board or its successor~~ Tourism Development Board and the Tallahassee Trust for Historic Preservation, develop a local heritage tourism program

~~which highlight~~ings historic resources in areas ~~that are~~ open 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 minimize the impacts ~~due to~~of increased traffic, noise, light and air pollution, litter and trespassing ~~in order to minimize these impacts on historic neighborhoods and districts.~~ Brochures, signage, and other information shall indicate privately owned properties.

Relocate to **Education**, new Policy 1.3.4: [HP].

**Policy 1.1.4: [HP]** *(Effective 7/16/90)*

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

This practice is well established in both private and public sectors.

~~REVITALIZATION OF HISTORIC NEIGHBORHOODS AND RESIDENCES~~

See new Objective 1.5: [HP] **Neighborhood Rehabilitation.**

~~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.~~

See new Objective 1.5: [HP] **Neighborhood Rehabilitation.**

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

~~By 1991, establish a program to provide official recognition of historic neighborhoods~~Recognize and protect historic resources, including structures, locations, and districts by listing them in the Local Register of Historic Places.

Relocate to **Preservation**, new Policy 1.4.1: [HP].

~~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 d~~Develop a and distribute print and on-line material to assist property owners manual to assist property owners with maintaining and preserving their

~~property~~ historic resources, consistent with the goals of historic preservation including technical manuals, information on economic incentives, and lists of historic design and construction professionals.

Relocate to **Education**, new Policy 1.3.2: [HP].

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

~~When~~ In locally designated historic districts, public improvements or replaced infrastructure such as streetlights, signage and sidewalks ~~are scheduled for replacements in recognized historic neighborhoods, those replacements shall~~ should be compatible with neighborhood the character ~~of the neighborhood~~ as identified in the local preservation ~~manual~~ materials, and shall follow the Secretary of the Interior's Standards for Rehabilitation.

Relocate to **Neighborhood Rehabilitation**, new Policy 1.5.4: [HP].

**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. Provide technical and economic assistance to rehabilitate locally designated historic districts, and to rehabilitate neighborhoods with historic resources.~~

In all policies regarding neighborhoods, replace “revitalize” with “rehabilitate” to recognize that historic preservation is one of many potential components in overall revitalization. See **Neighborhood Rehabilitation**, new Policies 1.5.2: [HP] and 1.5.3: [HP].

**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.~~

See **Neighborhood Rehabilitation**, new Policy 1.5.1: [HP].

**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~~ Follow the Secretary of the Interior's Standards for Rehabilitation when relocating historic resources.

See **Preservation**, new Policy 1.4.6: [HP], which applies to relocating historic resources.

## INCENTIVE PROGRAMS FOR PRESERVATION

See **Preservation**, new Policy 1.4.5: [HP].

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

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

Incentives are included in **Preservation**, new Policy 1.4.5: [HP]. Information on incentives is included in **Education**, new Policy 1.3.2: [HP]. Current LDRs include incentives in Sec. 10-318(e).

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

~~By 1991, 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.~~

Incentives are included in **Preservation**, new Policy 1.4.5: [HP]. Information on incentives is included in **Education**, new Policy 1.3.2: [HP]. Current LDRs include incentives in Sec. 10-318(e).

### **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.~~

HC district was deleted from the zoning code. However, current zoning maps retain HC designation for two downtown properties, only. They will be updated during the downtown rezoning process.

### **Policy 1.3.3: [HP]** *(Effective 7/16/90)*

~~By 1991, waive variance fees for locally designated historic resources.~~ Provide incentives for property owners to preserve local historic resources, including waivers of taxes and fees, establishment of tax and enterprise districts, and other such methods. Include preservation incentives in land development regulations.

Incentives are included in **Preservation**, new Policy 1.4.5: [HP]. Current LDRs include incentives in Sec. 10-318(e).

**Policy 1.3.4: [HP] (Effective 7/16/90)**

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

See existing Policy 1.3.3: [HP], above.

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

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

See **Public-Private Partnerships**, new Policy 1.1.2: [HP].

**Policy 1.3.8: [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. Develop and distribute print and on-line material to assist property owners with preserving historic resources, including technical manuals, information on economic incentives, and lists of historic design and construction professionals.~~

See **Education**, new Policy 1.3.2: [HP].

**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.

Retain the purpose of this Goal. See **Preservation**, new Policies 1.4.2: [HP] through 1.4.7: [HP].

~~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.~~

Retain the purpose of this Objective. See **Preservation**, new Policies 1.4.2: [HP] through 1.4.7: [HP].

~~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, development, and construction, including ~~studies on~~ neighborhoods, housing, transportation, drainage, stormwater and utilities will shall identify ~~the presence of~~ historic resources and the impact of any proposals on these resources.

Relocate to **Identification**, new Policy 1.2.3: [HP].

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

~~The~~ Include the ~~existence and significance~~ presence of historic resources, and ~~the~~ mitigation of ~~the impacts~~ of development ~~will be factors considered by the Planning and City or County Commissions when~~, in reviewing ~~a project applications~~ for rezoning or subdivision development.

Relocate to **Preservation**, new Policy 1.4.3: [HP].

~~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~~

“FMSF Maps” series does not exist. “Archaeological Sensitivity Zone Maps” series does not exist. Current zoning maps indicate local historic district boundaries and properties with HPO, but not all FMSF properties. GIS series indicate national historic district boundaries.

For the Land Use Element, 163.3177(6)(a) F.S., requires that “land use maps or map series shall generally identify and depict historic district boundaries and shall designate historically significant properties meriting protection (etc.)” Land Use Element appears not to do this, and addresses historic resources only in 6.1.2 [L] Planned Development Master Plan.

**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.~~

See above.

Note that Comp Plan Glossary defines “historic resource” to include “areas, districts, or sites containing properties listed on (the FMSF, national or local registers) as archaeologically significant.” Therefore, all policies on historic resources apply to archaeological resources. Currently, NFI flags archaeological resources.

**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 these records shall will be updated annually.~~

Relocate to **Identification**, new Policy 1.2.4: [HP].

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

~~The Follow the Secretary of the Interior's Standards for Rehabilitation will be followed for the rehabilitation of all when rehabilitating 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.~~

Relocate to **Preservation**, new Policy 1.4.9: [HP].

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

~~In When disposing of government-owned historic resources, the City of Tallahassee or Leon County will make every effort local government is encouraged to attach a preservation deed restriction to nominate the property to the Local register of Historic Places, and require that the Secretary of the Interior's Standards for Rehabilitation be followed for any alteration to the resource.~~

Relocate to **Preservation**, new Policy 1.4.9: [HP].

**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 incentives for preservation of historic resources.~~

Retain the purpose of this Objective. See **Preservation**, new Policy 1.4.5: [HP].

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

~~Allow exceptions to Variations for parking, lot size, or other zoning regulations, land development regulations, and building regulations when such exceptions promote requirements may be requested for the preservation of historic resources and are consistent with life safety issues 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.~~

Relocate to **Preservation**, new Policy 1.4.4: [HP].

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

~~By 1991, modify the land development regulations 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.~~

See existing Policy 2.2.1: [HP], above.

**COMPATIBLE DESIGN IN HISTORIC AREAS****Objective 2.3: [HP]** *(Effective 7/16/90)*

~~Protect, conserve, rehabilitate, and adaptively reuse By 1995, establish guidelines and develop incentives to ensure quality, compatible design in historic areas resources.~~

Relocate to new Objective 1.4: [HP] **Preservation**. Guidelines for all historic resources are covered in other policies, including **Education**, new Policy 1.3.2: [HP]; incentives in **Preservation**, new Policy 1.4.5: [HP]; and compatible design under Objective 1.4 **Preservation**, and new Objective 1.5: [HP] **Neighborhood Rehabilitation**.

Terms like “historic area” and “historic neighborhood” are avoided throughout this amendment. “Historic district” and “neighborhood with historic resources” are used instead, as they better address the Glossary description of “historic resource.”

**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)**

~~Encourage all~~All utility providers ~~are encouraged~~ to ~~place~~ locate ~~underground~~ utilities in a manner consistent with the historic ~~areas to protect the aesthetic~~ character of historic districts, and neighborhoods with historic ~~the~~ resources. ~~If significant archeological resources are present,~~ ~~t~~The impact of ~~the~~ utilities on historic resources ~~will~~ shall be mitigated.

Relocate to **Neighborhood Revitalization**, new Policy 1.5.5: [HP].

~~**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 protect historic, natural and scenic resources.~~

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

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

See Policy 3.4.2: [C].

~~**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.~~

The Comp Plan Glossary defines “historic resource” to include “areas, districts or sites containing properties listed on” the FMSF, national or local registers as “archaeologically significant.” The “archaeological resources” in this Objective are addressed as historic resources in *Goal 1: [HP]*, and Objectives and Policies that follow it.

**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)**

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

“FMSF Maps” series does not exist. “Archaeological Sensitivity Zone Maps” series does not exist. See Objective 2.5: [HP] comments above, and especially new Objective 1.2: [HP] **Identification** and new Policy 1.2.2: [HP].

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

~~Promote and enhance community awareness and appreciation of historic resources.~~

Retain the purpose of this Goal. See new Objective 1.3: [HP] **Education**.

**IDENTIFICATION OF HISTORICAL RESOURCES****Objective 3.1: [HP] (Effective 7/16/90)**

~~By 1998, the Historic Tallahassee Preservation Board or its successor will complete 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.~~

See new Objective 1.2: [HP] **Identification**, and the Glossary, which include archaeological resources as historic resources.

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

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

See above.

**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.~~

See **Public-Private Partnerships**, new Policy 1.1.1: [HP]. As a Certified Local Government program, TTHP continuously updates the Florida Master Site File of historic resources.

**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, Micoosukee, and Woodville, and resources related to key historic industries, and identify those eligible for listing in the National Register of historic Places.~~

See above. **Public-Private Partnerships**, new Policy 1.1.1: [HP] applies to both City and County.

**Policy 3.1.4: [HP] (Effective 7/16/90)**

~~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.~~

Mike Wing advises that a consultant would do any such survey of need.

**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.~~

See above. The meaning of “predictive model” is unclear.

**RECOGNITION OF HISTORIC RESOURCES**

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

~~By 1994, p~~Provide for the interpretation of local government-owned at historic resources in parks and other public ~~lands~~places owned by local government.

Relocate to **Education**, new Policy 1.3.8: [HP].

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

~~On an ongoing basis, support and e~~Encourage local projects involving walking, bicycling and driving tours through ~~historic~~ areas with historic resources.

Relocate to **Education**, new Policy 1.3.3: [HP].

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

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

Relocate to **Preservation**, new Policy 1.4.7: [HP].

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

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

Relocate to **Education**, new Policy 1.3.6: [HP]. TTHP provides quarterly lectures.

**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 e~~ Establish an awards program to ~~officially~~ recognize excellence in ~~local~~ historic preservation ~~activities~~.

Relocate to **Preservation**, new Policy 1.4.10: [HP]. Bi-annual awards are made jointly by TTHP and the Florida Heritage Foundation.

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

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

Relocate to **Education**, new Policy 1.3.7: [HP].

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

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

Relocate to **Education**, new Policy 1.3.9: [HP].

**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.~~

See above.

**Policy 3.2.9: [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~~ about historic resources, preservation and cultural heritage ~~of Tallahassee and Leon County.~~

Relocate to **Education**, new Policy 1.3.1: [HP].

## **HISTORIC PRESERVATION ELEMENT GOALS, OBJECTIVES AND POLICIES**

### **Goal 1: [HP]**

Identify, document, and preserve historic resources in Tallahassee-Leon County.

### **Objective 1.1: [HP] Public-Private Partnerships**

Maintain public-private partnerships to preserve and protect historic resources, and to promote cultural heritage.

### **Policy 1.1.1: [HP]**

Establish a federal-state-local partnership with the Tallahassee Trust for Historic Preservation to provide funding and technical support for identification, documentation, evaluation, preservation, and protection of historic resources.

### **Policy 1.1.2: [HP]**

In cooperation with the Tallahassee Trust for Historic Preservation and other private preservation organizations, develop public-private ways to assist with acquisition and preservation of historic resources.

### **Objective 1.2: [HP] Identification**

Identify, document, and evaluate historic resources on public and private land.

### **Policy 1.2.1: [HP]**

Continue to apply for state and federal grants to conduct surveys and prepare nominations to the Local and National Registers of Historic Places.

### **Policy 1.2.2: [HP]**

Identify areas to be surveyed for historic archaeological resources.

### **Policy 1.2.3: [HP]**

All public sector planning, development, and construction, including neighborhoods, housing, transportation, drainage, stormwater and utilities, shall identify historic resources and the impact of any proposals on these resources.

**Policy 1.2.4: [HP]**

Tax rolls, utility records, and GIS shall identify properties included in the Florida Master Site File, to track development and demolition permits, property transactions, and property tax activity. Florida Master Site File data in these records shall be updated annually.

**Objective 1.3: [HP] Education**

Promote awareness and appreciation of historic resources and cultural heritage.

**Policy 1.3.1: [HP]**

Develop and distribute publications, media presentations, and other promotional information about historic resources, preservation and cultural heritage.

**Policy 1.3.2: [HP]**

Develop and distribute print and on-line material to assist property owners with preserving historic resources, including technical manuals, information on economic incentives, and lists of historic design and construction professionals.

**Policy 1.3.3: [HP]**

Encourage walking, bicycling and driving tours in areas with historic resources.

**Policy 1.3.4: [HP]**

With the Tourism Development Board and the Tallahassee Trust for Historic Preservation, develop a local heritage tourism program highlighting historic resources in areas open to the public. Tourism planning shall minimize the impacts of traffic, noise, light and air pollution, litter and trespassing. Brochures, signage and other information shall indicate privately-owned properties.

**Policy 1.3.5: [HP]**

In cooperation with property owners, encourage community and cultural events in historic buildings, districts, neighborhoods and other areas with historic resources.

**Policy 1.3.6: [HP]**

Maintain an education program to enhance awareness and appreciation of historic resources.

**Policy 1.3.7: [HP]**

Work with the Leon County School Board to develop curriculum that includes information on local historic resources, historic preservation, and cultural heritage.

**Policy 1.3.8: [HP]**

Provide for historic interpretation at historic resources in parks and other public places owned by local government.

**Policy 1.3.9: [HP]**

For archaeological projects supported by local government, coordinate with federal, state and local agencies to interpret archaeological sites, provide displays of recovered artifacts, and provide public outreach programs.

**Objective 1.4: [HP] Preservation**

Protect, conserve, rehabilitate, and adaptively reuse historic resources.

**Policy 1.4.1: [HP]**

Recognize and protect historic resources, including structures, locations, and districts by listing them in the local register of historic places.

**Policy 1.4.2: [HP]**

Ensure high quality, appropriate design and construction in historic districts and structures by incorporating historic preservation data and review criteria, including the Secretary of the Interior's Standards for Rehabilitation, in land development regulations and development review processes.

**Policy 1.4.3: [HP]**

Include the presence of historic resources, and mitigation of impacts of development on historic resources, in reviewing applications for rezoning or subdivision.

**Policy 1.4.4: [HP]**

Allow exceptions to zoning regulations, land development regulations, and building regulations when such exceptions promote the preservation of historic resources and are consistent with life safety issues.

**Policy 1.4.5: [HP]**

Provide incentives for property owners to preserve local historic resources, including waivers of taxes and fees, establishment of tax and enterprise districts, and other such methods. Include preservation incentives in land development regulations.

**Policy 1.4.6: [HP]**

Follow the Secretary of the Interior's Standards for Rehabilitation when relocating historic resources.

**Policy 1.4.7: [HP]**

When disposing of government-owned historic resources, local government is encouraged to nominate the property to the Local register of Historic Places, and require that the Secretary of the Interior's Standards for Rehabilitation be followed for any alteration to the resource.

**Policy 1.4.8: [HP]**

Consider the presence of historic resources in planning public parks.

**Policy 1.4.9: [HP]**

Follow the Secretary of the Interior's Standards for Rehabilitation when rehabilitating historic resources using public funds.

**Policy 1.4.10: [HP]**

Establish an awards program to recognize excellence in historic preservation.

**Objective 1.5: [HP] Neighborhood Rehabilitation****Policy 1.5.1: [HP]**

Provide technical and economic assistance to rehabilitate locally-designated historic districts, and to rehabilitate neighborhoods with historic resources.

**Policy 1.5.2: [HP]**

In the interest of stabilizing and revitalizing low-income neighborhoods, encourage public and private participation in federal, state, and local historic preservation programs and opportunities.

**Policy 1.5.3: [HP]**

Preservation and rehabilitation of deteriorated historic resources should not cause displacement of neighborhood residents.

**Policy 1.5.4: [HP]**

In locally-designated historic districts, public improvements or replaced infrastructure such as streetlights, signage, and sidewalks, should be compatible with neighborhood character as identified in local historic preservation materials, and shall follow the Secretary of the Interior's Standards for Rehabilitation.

**Policy 1.5.5: [HP]**

Encourage all providers to locate utilities in a manner consistent with the historic character of historic districts, and neighborhoods with historic resources. The impact of utilities on archeological historic resources shall be mitigated.