**SUMMARY**

<table>
<thead>
<tr>
<th>Property Owners:</th>
<th>Property Location:</th>
<th>Amendment Type:</th>
</tr>
</thead>
<tbody>
<tr>
<td>The St. Joe Company LLC</td>
<td>Between Apalachee Parkway and Old St. Augustine Rd</td>
<td>County Large Scale Map Amendment</td>
</tr>
<tr>
<td><strong>Applicant:</strong> D. R. Horton, Inc.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TLPD Staff:</strong> Oluwaseyi Akinrinde</td>
<td>Current Future Land Use &amp; Zoning:</td>
<td>LPA Recommendation:</td>
</tr>
<tr>
<td></td>
<td>Future Land Use: Rural (R), Suburban &amp; Urban Residential 2 (UR-2)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Zoning: Rural (R), Office Residential (OR-2), &amp; Single Family Detached Residential (R-1)</td>
<td></td>
</tr>
<tr>
<td><strong>Contact Information:</strong></td>
<td>Proposed Future Land Use &amp; Zoning:</td>
<td>Staff Recommendation:</td>
</tr>
<tr>
<td><a href="mailto:oluwaseyi.akinrinde@talgov.com">oluwaseyi.akinrinde@talgov.com</a></td>
<td>Future Land Use: Urban Residential 2 (UR-2)</td>
<td>Approve</td>
</tr>
<tr>
<td>850-891-6412</td>
<td>Zoning: Single Family Detached Residential (R-1)</td>
<td></td>
</tr>
<tr>
<td>Date: 10/06/2021</td>
<td>Updated: 01/18/2022</td>
<td></td>
</tr>
</tbody>
</table>
A. REASON FOR REQUESTED CHANGE

The subject site includes two parcels between Apalachee Parkway and Old St. Augustine Road with April Road running through the northeast and southeast end of the two parcels. The applicant, D. R. Horton Inc., stated that they seek this land use change to meet the need for diverse housing supply by developing new communities. The current FLUM designation on the subject site is Urban Residential 2, Suburban, and Rural. The Rural category prohibits higher density residential, and non-residential activities that are not functionally related to and supportive of agriculture, silviculture, and other natural resource-based activities. Therefore, a change to a different FLUM designation is necessary to accommodate the proposed development. The portion of the property east of April Road that is designated UR-2 will remain as it is currently designated. The Suburban category allows a mixture of office, commercial uses, and residential densities up to 20 units per acre. The Suburban land use category is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses.

The proposed Urban Residential 2 category allows townhouses, single family detached homes, two-family homes, and apartments as well as open space/recreation and community facilities related to residential use from 4-20 dwelling units per acre. The intent of the Urban Residential 2 category is to promote a range of residential densities, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure.

A rezoning application will be processed concurrently with this amendment. A zoning change from Rural (R) and Office Residential (OR-2) to Single Family Detached Residential (R-1) has been requested to implement the proposed amendment to the Future Land Use Map.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

The Subject Area is currently designated Rural, Suburban, and Urban Residential 2 on the FLUM. The proposed amendment would change the Rural FLUM designation of the area to Urban Residential 2.

The following maps illustrate the current and proposed FLUM designations for the Subject Area.
Current Future Land Use Map Designation

<table>
<thead>
<tr>
<th>Current Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural (R), Suburban (SUB), and Urban Residential 2 (UR-2)</td>
</tr>
</tbody>
</table>

Proposed Future Land Use Map Designation

<table>
<thead>
<tr>
<th>Proposed Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Residential 2 (UR-2)</td>
</tr>
</tbody>
</table>
C. STAFF RECOMMENDATION

Find that the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning.

D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

Find that the proposed future land use map amendment is [consistent/inconsistent] with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and [ADOPT/DENY] the proposed amendment.

Find that the proposed rezoning is [consistent/inconsistent] with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and [APPROVE/DENY] the proposed rezoning.

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. Policy 2.2.1 [L] indicates that urban services are not planned or programmed for lands in the Rural land use category. There is sufficient access and urban services available to the subject site. Therefore, as these lands have urban services planned/in place, they are currently not consistent with Policy 2.2.1 [L].

2. Policy 2.2.1 [L] indicates a special condition that property within the Rural category shall not be converted to a more intense land use category unless the subject area adjoins the Urban Service Area or a designated Rural Community. The subject site has portions within the USA, the north of the subject site and east of April Road is in the USA. Therefore, this special condition is satisfied.

3. Policy 2.2.24 [L] indicates that the Urban Residential 2 Land Use Category is intended to be applied only within the Urban Services Area. Therefore, the subject site should be in the USA boundary to be consistent with Policy 2.2.24 [L].

4. Policy 2.2.24 [L] indicates that the Urban Residential 2 category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses. The applicant has indicated that they wish to develop further residential land uses similar to those of other developments in the surrounding area by developing new communities. These uses are consistent with the uses intended for the Urban Residential 2 land use category as described in Policy 2.2.24 [L].
F. STAFF ANALYSIS

History and Background
This area between Apalachee Parkway and Old St. Augustine Road is characterized by low intensity non-residential and medium density residential development. While the FLUM does identify much of the area surrounding the subject sites as Rural, it should be noted that the actual surrounding uses are more consistent with the proposed change.

The subject site is comprised of two parcels approximately 173.24 acres in size and is currently vacant. Medium density residential is located northwest of the site. Directly to the west of the site is the Tallahassee National Cemetery. To the east of the site are low density residential and mostly vacant parcels with Urban Residential 2 FLU and Single Family Detached zoning, which is the same land use and zoning requested for the subject site.

Current and Proposed Future Land Use Categories
The complete comprehensive plan policies for Rural (2.2.1 [L]) and Urban Residential 2 (2.2.24 [L]) are included as Appendix #1.

Rural and Suburban (Current)
The subject site is currently designated as Rural, Suburban, and Urban Residential 2 on the Tallahassee-Leon County Future Land Use Map (FLUM). The intent of the Rural land use 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. The Suburban category allows a mixture of office, commercial uses, and residential densities up to 20 units per acre. The Suburban land use category is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses.

Urban Residential 2 (Proposed)
The primary intent of the Urban Residential 2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of density (20 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure.

Consistency with Comprehensive Plan
The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

Policy 2.1.1 [L] indicates that urban services are not planned or programmed for lands in the Rural land use category. There is currently access available for the subject site. This fact supports redesignation of the subject site, as Rural lands are not intended to have urban services.
Policy 2.2.1 [L] indicates a special condition that 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. The subject site has the northern portion and parts to the east of April Road in the Urban Service Area. Therefore, this special condition is satisfied.

Policy 2.2.24 [L] indicates that the Urban Residential 2 land use category is to be applied only within the Urban Service Area. Portions of the subject site is within the USA and there is a concurrent text amendment to expand the USA to the rest of the subject site.
Policy 2.2.24 [L] indicates that Urban Residential 2 may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The subject site is between Apalachee Parkway, a principal arterial and Old St. Augustine Road, a minor arterial. April Road, a minor collector, runs through the site and can support the increased residential densities which is consistent with Policy 2.2.24 [L].

Zoning

The Land Development Code sections for Rural (Sec. 10-6.612), Office Residential (Sec. 10-6.643) and Single Family Detached Residential (Sec. 10-6.635) zoning are included as Appendix #2.

Rural, Office Residential, and Single Family Detached Residential (R-1) (Current)

The current zoning for the subject site, Rural, is intended to maintain and promote agriculture, silviculture, and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify Leon County’s rural areas. Allowable land uses within this district include agriculture, silviculture, ecotourism-based activities, very low density residential, and community and passive recreational facilities. Non-residential uses, with the exception of community and passive recreational facilities, that are not functionally related to and supportive of agriculture, silviculture and other natural resource-based activities shall be prohibited within the Rural zoning district. This district is not intended to accommodate commercial activities designed to service basic household needs of area residents. Rural commercial uses, as well as restricted uses, may be allowed in this district but shall be limited to the locational and design standards as noted herein. Due to the need to protect and preserve existing Rural lands from fragmentation and to promote infill and redevelopment within the Urban Services Area and Rural Communities, urban services are not planned or programmed for this area.

The Office Residential district is intended to be located within areas designated Suburban on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of this district are intended to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure.
The proposed zoning for the subject parcels, Single Family Residential is intended to be located in areas designated Urban Residential 2 or Suburban on the Future Land Use Map of the Comprehensive Plan which exhibit a predominant existing development pattern of residential, single-family detached housing with development standards similar to the development standards of the R-1 district. The maximum gross density allowed for new residential development in the R-1 district is 3.63 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted. A portion of the subject site east of April Rd. is currently zoned R-1 and would remain in that zoning category.

The following maps illustrate the current and proposed zoning for the Subject Site.
Current Zoning

- Rural (R) & Office Residential (OR-2)

Proposed Zoning

- Single Family Detached Residential (R-1)
Existing Land Uses

Discussion of existing uses surrounding the subject site

The subject site is comprised of two parcels approximately 173.24 acres in size and is currently vacant. Medium density residential is located northwest of the site. Directly to the west of the site is the Tallahassee National Cemetery. To the east of the site are low density residential and mostly vacant parcels with Urban Residential 2 FLU and Single Family Detached zoning, which is the same land use and zoning requested for the subject site.

Existing Land Use Map
Infrastructure Analysis

Water/Sewer

The City of Tallahassee owns and maintains the water and sewer system serving the parcel 3112200010000. There is no central water or sewer available for parcel 3101202070000.

Schools

The Subject Area is zoned for Conley Elementary School, Fairview Middle School, and Rickards High School.

All attendance zones in which the property is located have capacity for this project. Currently, Conley Elementary has a capacity of 406, with a post development capacity of 279. Currently, Fairview Middle School has a capacity of 444, with a post development capacity of 392. Currently, Rickards High School has a capacity of 465, with a post development capacity of 409.

Roadway Network

The subject site is not within the MMTD. The subject site fronts Apalachee Parkway (US Highway 27; State Road 20), a Principal Arterial, to the north and Old St. Augustine Road (County Road 2196), a Minor Arterial to the south. April Road, a Minor Collector, runs through the east of the subject site connecting Apalachee Parkway to Old St. Augustine Road. The intersection of Apalachee Parkway and April Road, and the intersection of Old St. Augustine and April Road are not signalized. Old St. Augustine Road is a designated canopy road.

Site impacts analysis:

<table>
<thead>
<tr>
<th>Acres</th>
<th>Buildout Type</th>
<th>Maximum Buildout Intensity</th>
<th>Maximum Buildout</th>
<th>Trip Generation Rate</th>
<th>% Enter</th>
<th>% Exit</th>
<th>Trips Enter</th>
<th>Trips Exit</th>
<th>Total Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>173.24</td>
<td>Residential</td>
<td>3.63DU/Acre</td>
<td>629 DU</td>
<td>0.98</td>
<td>63</td>
<td>37</td>
<td>388</td>
<td>228</td>
<td>616</td>
</tr>
</tbody>
</table>

The table above depicts preliminary calculations based on the maximum residential development allowed under the requested land use category and associated rezoning. Trip generation rate and entering/leaving trip percentages for residential and commercial buildouts are based on Single Family Detached (210) as determined by the Institute of Transportation Engineers’ Trip Generation Manual, 10th Edition, to estimate maximum buildout possible for the subject site. Final transportation concurrency calculations will be conducted when a site plan for proposed development is submitted.

Based on maximum residential development allowed under the requested land use category and zoning, this amendment could result in 616 new trips. Note that the total trips calculated in this analysis are substantially higher than will be allowed due to requirements such as stormwater mitigation and other restrictions. The actual traffic impacts and concurrency will be calculated at the time of site plan review.

Pedestrian and Bicycle Network

The site is not accessible via sidewalks, trails, or bike lanes. There are paved shoulders on Apalachee Parkway.
Transit Network

The site is not serviced by transit

Environmental Analysis

The subject site is somewhat constrained by environmental features. A portion of the subject site is within the Urban Services Area. The parcel 3112200010000 is significantly constrained by wetlands, a waterbody, and is in the 100-year flood plain. The southwest corner of parcel 3101202070000 is constrained from development by wetland, waterbody, watercourse, and lands that are in the 100-year flood plain. The subject site has approximately 55.9 acres constrained by environmental features and this is about 32% of the subject site. There is a cemetery feature on the west side of the parcel 3101202070000. The applicant will be subject to go through a Natural Features Inventory process and Environmental Management Permit process. These processes would verify the presence of the cemetery feature, evaluate, and protect the feature by placing a Conservation Easement on this part of the site.
F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to [enter number of notices] property owners within 1,000 feet of Subject Site.

<table>
<thead>
<tr>
<th>Public Outreach</th>
<th>Date Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notices Mailed to Property Owners within 1000 feet</td>
<td>11/19/2021</td>
</tr>
<tr>
<td>Signs providing details of proposed land use posted on subject site</td>
<td>12/20/2021</td>
</tr>
<tr>
<td>Public Open House</td>
<td>12/15/2021</td>
</tr>
<tr>
<td>Staff Reports Available Online</td>
<td></td>
</tr>
<tr>
<td>Email Subscription Notice sent to all users of service</td>
<td></td>
</tr>
</tbody>
</table>

Public Open House – The Public Open House was held on December 15, 2021 at the Renaissance Building. There were 8 people in attendance. Staff provided overview of the application received and the amendment (and concurrent rezoning) being requested. There were questions about the definitions of the proposed future land use category and zoning district. Citizens commented about a cemetery on the site and wanted to know the maximum density allowable for the subject site. Staff explained the proposed future land use category, proposed zoning district and maximum density allowable. Staff explained that the applicant would be required to go through the site plan process through the Development Support and Environmental Management if the amendment is approved. Staff further explained that the site plan process will involve transportation analysis, Natural Features Inventory process and Environmental Management Permit process.
G. 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:

<table>
<thead>
<tr>
<th>Cycle Meetings</th>
<th>Date Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Planning Agency Workshop</td>
<td>01/04/2022</td>
</tr>
<tr>
<td>Local Planning Agency Public Hearing</td>
<td></td>
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<tr>
<td>Joint City-County Commission Workshop</td>
<td></td>
</tr>
<tr>
<td>Transmittal Public Hearing [If Applicable]</td>
<td></td>
</tr>
<tr>
<td>Adoption Public Hearing</td>
<td></td>
</tr>
</tbody>
</table>

Local Planning Agency Public Hearing –

H. APPENDICES

Appendix #1: Comprehensive Plan Policies for Rural (2.2.1 [L]) and Urban Residential 2 (2.2.24 [L]) Land Use Categories

Appendix #2: Rural (Sec. 10-6.612), Office Residential (Sec. 10-6.643) and Single Family Detached Residential (Sec. 10-6.635) Zoning Codes

Appendix #3: Photo of signs providing details of proposed land use and zoning changes posted on subject site
APPENDIX 1

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; REV. EFF. 1/19/20)

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, may be 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 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 and light infrastructure development 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 2.2.24: [L] URBAN RESIDENTIAL 2**

(Rev. Eff. 7/26/06; Rev. Eff. 3/14/07; Rev. Eff. 1/22/16)

The primary intent of the Urban Residential 2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of density (20 dwelling units per acre) housing, implementing zoning district(s) shall contain design standards as well as locational criteria in order to accomplish these goals. The Urban Residential 2 category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential 2 may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing designated residential preservation area, unless to correct, legal non-conforming uses and/or densities. The maximum residential density within the Urban Residential 2 category is 20 units per acre.
APPENDIX 2

Land Development Code sections
Sec. 10-6.612 Rural Zoning District

<table>
<thead>
<tr>
<th>1. District Intent</th>
<th>2. Allowable District Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>The intent of the rural zoning district is to maintain and promote agriculture,</td>
<td>The district may only be located within areas designated rural on the future land use map.</td>
</tr>
<tr>
<td>silviculture and natural resource-based activities, preserve natural systems and</td>
<td></td>
</tr>
<tr>
<td>ecosystem functions, and protect the scenic vistas and pastoral development</td>
<td></td>
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<tr>
<td>patterns that typify the county’s rural areas.</td>
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<tr>
<td>Allowable land uses within this district include agriculture, silviculture,</td>
<td></td>
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<tr>
<td>ecotourism-based activities, very low density residential, and community and</td>
<td></td>
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<tr>
<td>passive recreational facilities, and some forms of active recreation as a</td>
<td></td>
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<tr>
<td>restricted use.</td>
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<tr>
<td>Non-residential uses, with the exception of community and passive recreational</td>
<td></td>
</tr>
<tr>
<td>facilities that are not functionally related to and supportive of agriculture,</td>
<td></td>
</tr>
<tr>
<td>silviculture and other natural resource-based activities shall be prohibited</td>
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<tr>
<td>within the rural zoning district. This district is not intended to accommodate</td>
<td></td>
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<tr>
<td>commercial activities designed to service basic household needs of area residents.</td>
<td></td>
</tr>
<tr>
<td>Rural commercial uses, as well as restricted uses, may be allowed in this district</td>
<td></td>
</tr>
<tr>
<td>but shall be limited to the locational and design standards as noted herein. Due</td>
<td></td>
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<tr>
<td>to the need to protect and preserve existing rural lands from fragmentation and</td>
<td></td>
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<tr>
<td>to promote infill and redevelopment within the urban services area and rural</td>
<td></td>
</tr>
<tr>
<td>communities, urban services are not planned or programmed for this area.</td>
<td></td>
</tr>
<tr>
<td>Design standards and development standards for non-residential development and</td>
<td></td>
</tr>
<tr>
<td>restricted uses, as noted herein, shall be required to prevent encroachment and</td>
<td></td>
</tr>
<tr>
<td>fragmentation of agricultural uses as well as to ensure compatibility with</td>
<td></td>
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<tr>
<td>adjacent uses.</td>
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</tbody>
</table>
### Permitted, Prohibited, and Restricted Uses

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Agricultural.</td>
<td>(1) Manufacturing.</td>
<td>(1) Mining.</td>
<td>Pursuant to F.S. § 823.14, a bona fide farm operation shall be exempt from local regulation, ordinance, rule or policy that prohibits, restricts, regulates or otherwise limits activities of a bona fide farm operation on land classified as agricultural land pursuant to F.S. § 193.461.</td>
</tr>
<tr>
<td>(2) Silviculture.</td>
<td>(2) Extraction and bottling of mineral or springwater—wholesale.</td>
<td>(2) Landscape counseling and planning.</td>
<td></td>
</tr>
<tr>
<td>(3) Wholesale trade: Farm-product raw materials.</td>
<td>(3) High pressure well stimulation/acid fracturing and/or hydraulic fracturing.</td>
<td>(3) Airports, flying fields and services.</td>
<td></td>
</tr>
<tr>
<td>(6) Community services.</td>
<td>(6) Grocery stores.</td>
<td>(6) Archaeological historical sites.</td>
<td></td>
</tr>
<tr>
<td>(9) Light infrastructure.</td>
<td>(9) Automotive repair.</td>
<td>(9) Riding academies/livery or boarding stables.</td>
<td></td>
</tr>
</tbody>
</table>

Pursuant to F.S. § 823.14(3)(b), the term "farm operation" means all conditions or activities which occur on a farm in connection with that farm's products.
### 7. Development Standards

<table>
<thead>
<tr>
<th>Use Category</th>
<th>a. Lot area (acres)</th>
<th>b. Minimum lot frontage</th>
<th>c. Front yard setback</th>
<th>d. Corner yard setback</th>
<th>e. Side yard setback</th>
<th>f. Rear Yard setback</th>
<th>g. Maximum height at building envelope perimeter</th>
<th>h. Maximum height per additional setback</th>
<th>i. Total maximum height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low density residential</td>
<td>10 acres minimum</td>
<td>15 feet</td>
<td>30 feet</td>
<td>30 feet</td>
<td>20 feet</td>
<td>50 feet</td>
<td>35 feet</td>
<td>1′/1′</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Rural commercial</td>
<td>3.0 acres minimum, 5.0 acres maximum *</td>
<td>40 feet</td>
<td>50 feet building, 50 feet parking</td>
<td>50 feet building, 50 feet parking</td>
<td>50 feet building, 50 feet parking</td>
<td>50 feet building, 50 feet parking</td>
<td>35 feet</td>
<td>1′/1′</td>
<td>45 feet</td>
</tr>
<tr>
<td>Community services</td>
<td>See Development Standards for Community Services in Section 8</td>
<td>40 feet</td>
<td>50 feet building, 50 feet parking</td>
<td>100 feet building, 100 feet parking (For structures greater than 5,000 square feet)</td>
<td>50 feet building, 50 feet parking</td>
<td>100 feet building, 100 feet parking (For structures greater than 5,000 square feet)</td>
<td>35 feet</td>
<td>1′/1′</td>
<td>45 feet</td>
</tr>
<tr>
<td>Restricted uses; passive recreation facilities</td>
<td>3.0 acres minimum</td>
<td>Not applicable</td>
<td>50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section</td>
<td>50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section</td>
<td>50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section</td>
<td>50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section</td>
<td>35 feet</td>
<td>1′/1′</td>
<td>45 feet</td>
</tr>
</tbody>
</table>
8. Development Standards for Community Service Uses:
(1) The maximum single structure size and site area shall be limited by the overall acreage of the parcel to preserve the rural character through proper scale and massing. Community service uses shall also be subject to the site design criteria of subsection 11 of this section.

<table>
<thead>
<tr>
<th>Parcel size</th>
<th>Less than or equal to 10 acres</th>
<th>&gt;10 to 49 acres</th>
<th>50 acres +</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum single structure size (gross building floor area)</td>
<td>5,000 square feet</td>
<td>10,000 square feet</td>
<td>15,000 square feet</td>
</tr>
<tr>
<td>Site area</td>
<td>Min: 3 ac</td>
<td>Min: 3 ac</td>
<td>Min: 3 ac</td>
</tr>
<tr>
<td>Max: 5 ac</td>
<td>Max: 10 ac</td>
<td>Max: 15 ac</td>
<td></td>
</tr>
</tbody>
</table>

Existing, lawfully established non-conforming community services uses will be afforded flexibility with the required development standards, to the extent practical, when improvements are necessary to meet minimum health and safety standards according to the Florida Building Code (FBC), including, but not limited to ADA accessibility requirements.

9. Rural Commercial Intersection Location Standards: The intersection location standard is intended to group rural commercial activities toward intersections to provide access and to prevent fragmentation of agricultural uses.
(1) Major function: Provide sales and services functionally related to and supportive of agriculture, silviculture and natural resource-based activities.
(2) Location: On or near the intersection (access within 330 feet of the centerline of the intersection) of an arterial/arterial or arterial/major collector roadway.
(3) Site area: 3.0 acres minimum with a maximum of 5.0 acres per quadrant.
(4) Allowable building square footage: Maximum of 10,000 gross square feet per intersection (only 2 quadrants per intersection may be developed for rural commercial). Single structure limited to a maximum of 5,000 gross square feet.
10. Development Standards for Restricted Uses: All proposed restricted uses shall meet the applicable provisions of section 10-6.611; the applicable design standards noted in subsection 11 of this section; the buffer zone standards (section 10-7.522); and the parking and loading requirements (subdivision 3, division 5, article VII of this chapter). All restricted uses shall be limited to a maximum building area of 2,000 gross square feet per acre with no more than 5,000 gross square feet of retail commercial or office space. The following restricted uses require satisfaction of additional criteria:

(1) Mining activities.
   a. All mining activities as defined on the schedule of permitted uses must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. This includes NAICS items 212321 and 212324.
   b. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:

   1. The mining activity, all accessory uses and structures, internal roadways, and driveways onto the adjacent streets shall be set back a minimum of 100 feet from the perimeter property boundaries or 200 feet from the nearest off-site residence, residential zoning district, or subdivision intended primarily for residential land use, whichever distance is greater. This setback standard may be reduced if less of a setback is approved in writing by the adjacent property owner prior to site plan approval or if the adjacent property is also used as a mining activity.
   2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the local government Comprehensive Plan and the Tallahassee-Leon County Long Range Transportation Plan.
   3. A land reclamation plan shall be submitted demonstrating that upon termination of the activity the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties.
   4. Fencing requirement: All areas proposed for use in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined by the County Administrator or designee to be a reclaimed open-pit mine. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letters: "Danger," "Keep Out," "No Trespassing," or similar language indicate that there may be hazardous conditions on the premises.

(2) Camps and recreational vehicle parks (NAICS 721211 and 721214).
   a. All camps and recreational vehicle parks must meet the specific development standards, as follows upon review and approval by the
Board of County Commissioners following a duly noticed public hearing. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:

1. Sanitary facilities shall be provided.
2. Not more than 5 campsites per gross acre shall be provided.
3. Individual campsites, roadways, and accessory structures shall be located to meet the minimum building setback standards from the exterior property lines of the campground.

(3) Airports, flying fields and services.
   a. All airports, flying fields and services must meet the specific development standards as noted in this section and as required by state or federal law, and shall require review and approval by the Board of County Commissioners following a duly noticed public hearing.

(4) Outdoor sport shooting ranges.
   a. This subsection shall not apply to personal firearm use on private property or to businesses that operate an outdoor sport shooting range as an ancillary use to a legal, principal use, such as, but not limited to, a hunting plantation, timber plantation, or special event venue.
   b. All outdoor sport shooting ranges must meet the specific development standards as noted in this section, and shall require a Type C review and approval by the Board of County Commissioners following a duly noticed public hearing.
   c. All outdoor sport shooting ranges must demonstrate protection of adjacent properties and the public interest which shall include, but not limited to the following:

1. An outdoor sport shooting range shall not be located within an unrecorded or recorded subdivision or in the residential preservation overlay district.
2. No outdoor sport shooting range shall be permitted within 500 feet of the property line.
3. The firing lines shall be oriented to minimize off-site impacts, including, but not limited to, noise and safety of existing structures and roadways.
4. Access to Canopy Road shall be subject to division 7, article VI of this chapter.
5. A minimum of a Type D buffer and a 15-foot high berm behind the line of fire/targets shall be constructed.
6. The county encourages the use of the National Rifle Association's Range Source Book for best practices.
7. The county encourages compliance with the state department of environmental protection's best management practices for environmental stewardship of state shooting ranges.
8. The county encourages outdoor sport shooting ranges to have range safety officers on the premises during the hours of operation.
9. To ensure compatibility with the surrounding area, additional site specific conditions may be imposed, such as, but not limited to, conditions related to noise reduction and safety.

11. Site Design Criteria: Rural commercial uses, community service uses and restricted uses shall be subject to the locational and design standards as noted herein. A plan and supporting narrative must be submitted pursuant to the applicable site and development plan process outlined in article VII of this chapter that demonstrates compliance, as applicable, with the following:

(1.) Signs: Freestanding on-site signs shall be limited to monument-style signs and the sign base shall be consistent with the materials and design context of the primary on-site building. Signs shall be illuminated with externally mounted lighting focused on the sign in a manner that limits off-site illumination. Internally illuminated signs and pole signs are prohibited. For sites not located at intersections, on-site ground signs shall be limited to no more than 32 square feet in area and limited to no more than 10 feet in height.

(2.) Building and Site Design Standards: All primary buildings and accessory structures shall reflect or compliment the local vernacular architectural style. Building facade treatments and materials shall provide architectural interest through, but not limited to: the utilization of fenestration that allows for natural surveillance and gabled or parapet roof treatments.

(3.) Lighting: On-site lighting including 24-hour security lighting shall be wall mounted with illumination focused on the building in a manner that limits off-site illumination, consistent with the "Dark Sky Friendly" guidelines. All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. Security lighting is permitted; however, wall or roof mounted flood or spot lights used as general grounds lighting are prohibited. Lighting at the property line (six feet above ground) adjacent to residential uses shall not exceed 0.1 footcandles. Lighting for parking areas shall not exceed 15 feet in height as measured from average grade to the light fixture.

(4.) Perimeter Buffering and Fencing: If the adjacent residential density is 0.5 dwelling units per acre or greater, a Type C buffer shall be required. A wooden buffer fence may be utilized on sites where the required vegetative buffer cannot be established based on-site limitations or constraints.

(5.) Fencing and Screening of Outdoor Service Areas and Equipment:
   a. Refuse collection areas shall be located in the side or rear yard and shall be fenced with a material and design treatment consistent with the building facade of the principal building and screened with vegetation.
   b. All appurtenant mechanical and electrical equipment, outside collection/drop-off/storage areas, and other accessory or ancillary structures shall be screened from public view. The screening material shall be consistent with the materials and design context of the primary on-site building.

(6.) Hours of Operation: The hours of operation shall be limited to 6:00 a.m. to 8:00 p.m. Community service uses shall not be limited in hours of operation; however, typical hours of operation for the facility shall be identified on final development plans.

*If subdivision is proposed to create the rural commercial parcel, then the remaining portion of the property shall meet the minimum lot size standards noted herein.
General notes:

(1) If central sanitary sewer is not available, residential development shall provide no less than 0.50 acre of buildable area. Non-residential development and community service facilities located within the USA are limited to a maximum of 900 gallons of wastewater flow per day. Refer to Sanitary Sewer Policy 2.1.2 of the Comprehensive Plan for additional requirements.

(2) Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.

(3) Refer to the concurrency management ordinance for information pertaining to the availability of capacity for certain public facilities (roads, schools, parks, etc.)
Section 10-6.643. OR-2 Office Residential district.

The OR-2 district is intended to be located within areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of this district are intended to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure. Off-street parking facilities in the OR-2 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. A variety of housing types, compatible non-retail activities of moderate intensity, retail commercial activities (limited to the ground floor), and certain community and recreational facilities related to office or residential uses are permitted in the OR-2 district. The maximum gross density allowed for new residential development in the OR-2 district is 16 dwelling units per acre, while the minimum gross density allowed is 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.

In order to implement the business park development pattern, a minimum of 10 acres is required with at least 3 types of uses which shall include office and commercial.

### DEVELOPMENT STANDARDS

**4. Minimum Lot or Site Size**

<table>
<thead>
<tr>
<th>Use Category</th>
<th>a. Lot or Site Area</th>
<th>b. Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached Dwellings</td>
<td>5,000 square feet</td>
<td>50 feet</td>
</tr>
<tr>
<td>Two-Family Dwellings</td>
<td>8,500 square feet</td>
<td>70 feet</td>
</tr>
<tr>
<td>Single-Family Attached Dwellings</td>
<td>1,600 s.f. min.; avg. of 2,000 square feet</td>
<td>16 feet</td>
</tr>
</tbody>
</table>

**5. Minimum Building Setbacks**

<table>
<thead>
<tr>
<th>Use Category</th>
<th>a. Lot or Site Area</th>
<th>b. Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Single-Family Attached Dwellings</td>
<td>1,600 s.f. min.; avg. of 2,000 square feet</td>
<td>16 feet</td>
</tr>
</tbody>
</table>

**6. Maximum Building Restrictions**

<table>
<thead>
<tr>
<th>Use Category</th>
<th>a. Lot or Site Area</th>
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<tr>
<td>Single-Family Detached Dwellings</td>
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<td>Single-Family Attached Dwellings</td>
<td>1,600 s.f. min.; avg. of 2,000 square feet</td>
<td>16 feet</td>
</tr>
</tbody>
</table>

### PERMITTED USES

1. District Intent
2. Principal Uses
3. Accessory Uses

1. Banks and other financial institutions.
2. Broadcasting studios.
3. Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations, and elementary and middle schools and vocational schools. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.
4. Day care centers.
5. Golf courses.
6. Hotels and motels, including bed and breakfast inns.
7. Medical and dental offices and services, laboratories, and clinics.
8. Multiple-family dwellings.
9. Non-medical offices and services, including business and government offices and services.
10. Nursing homes and other residential care facilities.
11. Off-street parking facilities.
13. Personal services.
14. Retail drug store with drive thrus (only allowed in a business park development)
15. Retail food and grocery (only allowed in a business park development)
17. Single-family detached dwellings.
18. Social, fraternal, and recreational clubs and lodges, including assembly halls.
19. Stand alone restaurants without drive thrus (only allowed in a business park development)
20. Studios for photography, music, art, dance, drama, and voice.
21. Two-family dwellings.
22. Veterinary services, including veterinary hospitals.
23. Zero-lot line single-family detached dwellings.
24. Any use permitted in the C-1 district (and is not listed in uses 1-20 above), provided that the use is on the first floor of a multi-story building containing office and/or residential uses on any of the floors above the first floor.

1. A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.
2. Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Administrator or designee.
<table>
<thead>
<tr>
<th>DEVELOPMENT STANDARDS</th>
<th>10,000 square feet</th>
<th>80 feet</th>
<th>100 feet</th>
<th>15 feet</th>
<th>15 feet on each side</th>
<th>25 feet</th>
<th>10 feet</th>
<th>not applicable</th>
<th>3 stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multiple-Family Dwellings</td>
<td>10,000 square feet</td>
<td>80 feet</td>
<td>100 feet</td>
<td>15 feet</td>
<td>15 feet on each side</td>
<td>25 feet</td>
<td>10 feet</td>
<td>not applicable</td>
<td>3 stories</td>
</tr>
<tr>
<td>Zero-Lot Line Single-Family Detached Dwellings</td>
<td>3,750 square feet</td>
<td>30 feet interior lot; 40 feet corner lot</td>
<td>100 feet</td>
<td>20 feet</td>
<td>0 feet one side; 5 feet other side</td>
<td>15 feet</td>
<td>25 feet</td>
<td>not applicable</td>
<td>3 stories</td>
</tr>
<tr>
<td>Any Permitted Principal Non-Residential Use</td>
<td>12,000 square feet</td>
<td>60 feet</td>
<td>100 feet</td>
<td>15 feet</td>
<td>15 feet on each side</td>
<td>25 feet</td>
<td>10 feet</td>
<td>20,000 square feet of gross building floor area per acre</td>
<td>3 stories</td>
</tr>
<tr>
<td>Commercial Uses (Only Allowed in Business Park Development)</td>
<td>12,000 square feet</td>
<td>60 feet</td>
<td>100 feet</td>
<td>15 feet</td>
<td>15 feet on each side</td>
<td>25 feet</td>
<td>10 feet</td>
<td>20,000 square feet of gross building floor area per acre; Individual buildings may not exceed 15,000 gross square feet</td>
<td>3 stories</td>
</tr>
</tbody>
</table>

7. Additional Criteria and Restrictions for Business Park Development: Commercial uses shall not exceed 25% of the total square feet of the development.

GENERAL NOTES:
1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
Section 10-6.635. R-1 Single-Family Detached Residential District.

PERMITTED USES

1. District Intent
   The R-1 district is intended to be located in areas designated Bradfordville Mixed Use, Urban Residential 2, Suburban, or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan which exhibit a predominant existing development pattern of residential, single-family detached housing with development standards similar to the development standards of the R-1 district. The maximum gross density allowed for new residential development in the R-1 district is 3.63 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted.

2. Principal Uses
   (1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary and middle schools. New libraries, vocational, and high schools are prohibited. Expansion of existing libraries, vocational, and high schools is allowed. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.
   (2) Golf courses.
   (3) Passive and active recreational facilities.
   (4) Single-family detached dwellings.

3. Accessory Uses
   (1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.
   (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.

DEVELOPMENT STANDARDS

4. Minimum Lot or Site Size
   Single-Family Detached Dwellings 12,000 square feet
   Any Permitted Principal Non-Residential Uses 24,000 square feet

5. Minimum Building Setbacks
   Single-Family Detached Dwellings
   a. Lot or Site Area
   b. Lot Width
   c. Lot Depth
   d. Front
   e. Side-Interior Lot
   f. Side-Corner Lot
   g. Rear
   h. Building Size (excluding gross building floor area used for parking)
   i. Building Height (excluding stories used for parking)

6. Maximum Building Restrictions
   Single-Family Detached Dwellings
   Any Permitted Principal Non-Residential Uses

GENERAL NOTES:
1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
APPENDIX 3
Photos of public notice signage