



July 5, 2023

Mr. Ray Eubanks  
Plan Processing Administrator  
State Land Planning Agency - Department of Economic Opportunity  
Caldwell Building  
107 East Madison Street - MSC 160  
Tallahassee, Florida 32399-4120

Dear Mr. Eubanks:

The Tallahassee-Leon County Planning Department hereby submits the adopted text amendment for the 2023 Comprehensive Plan Amendment Cycle to amend the joint Tallahassee-Leon County 2030 Comprehensive Plan. This amendment is submitted pursuant to the June 13, 2023 Board of County Commissioners adoption public hearing and the June 14, 2023 City Commission adoption public hearing.

The adopted amendment package includes one (1) amendment, TTA2023 009 Southside Action Plan. Enclosed are the following ordinances adopting the comprehensive plan text amendment:

- Leon County Ordinance No. 23-08
- City of Tallahassee Ordinance 23-O-17

The appropriate state agencies have been copied on this letter and provided with a complete amendment package and supporting data and analysis in Portable Document Format (PDF).

If you have any questions concerning the proposed amendment, please contact Mindy Mohrman at (850) 891-6415; 300 South Adams Street, Tallahassee, FL 32301; e-mail [Melinda.Mohrman@talgov.com](mailto:Melinda.Mohrman@talgov.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Mindy Mohrman".

Mindy Mohrman  
Administrator of Comprehensive Planning  
Tallahassee-Leon County Planning Department



cc:

Department of Agriculture and Consumer Services (w/attachments)

Department of Education (w/attachments)

Department of Environmental Protection (w/attachments)

Department of State (w/attachments)

Florida Fish and Wildlife Conservation Commission (w/attachments)

Department of Transportation, District Three (w/attachments)

Apalachee Regional Planning Council (w/attachments)

Northwest Florida Water Management District (w/attachments)

Emily Pepin (w/o attachments)

Lou Norvell (w/o attachments)

**ATTACHMENT #1**  
**SUMMARY CHART**

**TALLAHASSEE-LEON COUNTY  
MATRIX FOR 2023 CYCLE COMPREHENSIVE PLAN TEXT AMENDMENT**

**A = Approve**

**D = Denial**

**AM = Approve as Modified**

<i>Item #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>	<i>Planning Staff Analysis</i>	<i>LPA Recommendation</i>	<i>Board/Commission Position</i>	<i>Status</i>
<b>TTA 2023 009 Southside Action Plan</b>	LAND USE ELEMENT, UTILITIES ELEMENT, HOUSING ELEMENT, CAPITAL IMPROVEMENT ELEMENT, VISION STATEMENT	TEXT	<b>Consistent</b>	<b>A</b>	<b>A, A</b>	<b>Adopted</b> Adoption Hearing June 13, 2023 June 14, 2023

**ATTACHMENT #2**  
**EXECUTED ORDINANCES**  
**ADOPTING TEXT**  
**AMENDMENT**

Text Amendment  
TTA 2023 009  
Southside Action Plan

**Staff Recommendation:**

*Approval*

**Local Planning Agency Recommendation:**

*Approval*

**City Commission:**

*Adopted*

**County Commission:**

*Adopted*

**ORDINANCE NO. 23-O-17**

**AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE LAND USE ELEMENT, UTILITIES ELEMENT, HOUSING ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, AND VISION STATEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

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

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

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the City Commission of the City of Tallahassee has held several public work sessions, public meetings, and several public hearings with due public notice having been provided, on this amendment to the Comprehensive Plan; and,

WHEREAS, on April 11, 2023, pursuant to Section 163.3184, Florida Statutes, the City Commission of the City of Tallahassee transmitted copies of the proposed amendment of the comprehensive plan to the Department of Economic Opportunity and other state and regional agencies for written comment; and,

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

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

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

**Section 1. Purpose and Intent.**

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

**Section 2. Text Amendment.**

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

Text Amendment TTA2023009 which relates to the Land Use Element, Utilities Element, Housing Element, Capital Improvements Element, and Vision Statement.

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

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

**Section 4. Severability.**

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



**Section 5. Copy on File.**

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

**Section 6. Effective Date.**

The effective date of this Plan amendment shall be according to law and the applicable statutes and regulations pertaining thereto.

INTRODUCED in the City Commission on the 10<sup>th</sup> day of May, 2023.

PASSED by the City Commission on the 14<sup>th</sup> day of June, 2023.



CITY OF TALLAHASSEE

By:

*John E. Dailey*  
John E. Dailey  
Mayor

ATTEST:

APPROVED AS TO FORM:

By:

*James O. Cooke, IV*  
James O. Cooke, IV  
City Treasurer-Clerk

By:

*Cassandra K. Jackson*  
Cassandra K. Jackson  
City Attorney

**Exhibit A**

**SOUTHSIDE ACTION PLAN  
PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT**

**GOAL 11: [L] – SOUTHSIDE ACTION PLAN, STRIKE THRU-  
UNDERLINE**

## **SOUTHSIDE ACTION PLAN**

### **Goal 11: [L] – Southside Action Plan**

A plan shall be developed and monitored to align with the community's desire for a framework of action in the southern part of the Tallahassee urban area. To achieve this goal, the local governments shall develop a Southside Action Plan that complements long term public and private investment with small scale visible improvements that are relatable and community driven. This approach recognizes that the vision of Southside citizens is essential to guiding the development, redevelopment, and rehabilitation of the Southside; and that the community's vision focuses on three main areas of improvement: Beautification, Investment, and Engaged and Activated Citizens.

### **Objective 11.1 [L] – Beautification**

Beautify and enhance both public and private spaces across the Southside Action Plan area by improving maintenance and increasing investment.

#### **Policy 11.1.1: [L]**

Focus local government beautification efforts in shared public spaces by frequently maintaining and enhancing existing public areas. Support citizen and business investment on private property and shared spaces.

### **Objective 11.2 [L] – Investment**

Direct collaborative efforts of both the public and private sectors towards an increase of homeownership, diverse development and redevelopment types, business variety, and infrastructure in the Southside Community.

#### **Policy 11.2.1: [L]**

Identify projects that initiate further investment opportunities in the Southside Community. Support partnerships across federal, state, city and county governments with non-profits and private organizations to identify resources for housing, homeownership, business, and infrastructure for the public.

#### **Policy 11.2.2: [L]**

Investment within the Southside Action Plan area shall not occur at the expense of the natural environment or water quality in a manner which is found to be inconsistent with local government initiatives, policies, rules or regulations.

### **Objective 11.3 [L] – Engaged and Activated Citizens**

Foster community involvement and celebration of the Southside.

#### **Policy 11.3.1: [L]**

Encourage citizens, neighborhoods, and businesses in the Southside to be engaged and actively involved in community-led projects. Promote projects, empower residents, and connect efforts with resources.

### **Objective 11.4 [L] – Southside Action Plan Evaluation and Update; Relation to Other Goals Objectives & Policies**

#### **Policy 11.4.1: [L]**

The Tallahassee-Leon County Planning Department will monitor project implementation of the Southside Action Plan by reporting annually on Objective 11.1, 11.2, and 11.3; in coordination with the Leon County and the City of Tallahassee strategic plans.



**SOUTHERN STRATEGY AREA**

**Goal 11: [L] ~~Southern Strategy Area (EFF. 12/8/98; REV. EFF. 7/26/06)~~**

~~The goal of the Southern Strategy is to encourage quality land development and redevelopment which results in increased population growth toward the southern part of the Tallahassee urban area, to retain and increase employment opportunities, and to attain an income mix in the Southern Strategy Area that is comparable to the remainder of the urbanized County. To achieve this goal, the Southern Strategy will seek to reverse the trend of population loss in the urban core area, reverse the continued increase of families that are living below the poverty level in this area and to stop the further physical deterioration of this vital part of the community. This goal is also to be achieved through considered land development decisions, capital investments, and policies by all levels of government so as to serve as a catalyst for private sector investment in the area. Such decisions are to be based on a sound balance of social, economic, and physical development criteria that are designed to make better use of the available resources to the south, while lessening development pressure in the north and east. The boundaries of the Southern Strategy Area are as shown on the attached map.~~

**Objective 11.1 [L] ~~Housing (EFF. 12/8/98)~~**

~~In conjunction with the efforts to redirect development and focus population growth toward the southern part of the Tallahassee urban area, a wide range of housing opportunities, both in terms of type and price, will be directed toward the Southern Strategy Area. Components to this effort will be phased.~~

**Policy 11.1.1: [L] ~~(City of Tallahassee) (EFF. 12/8/98)~~**

~~In years 1999 through 2004, housing efforts shall focus on:~~

- ~~• Maintaining the supply of affordable housing and raising the overall assessed value of housing in the Southern Strategy Area by attracting additional quality residential development to the area.~~
- ~~• Improving the quality of the existing housing stock.~~
- ~~• Improving the safety, appearance, and overall quality of life in the area.~~
- ~~• Increasing home ownership opportunities.~~

~~Strategies shall include, but need not be limited to maintaining existing housing stock and residential neighborhoods through increased commitment to code enforcement measures. Such strategies should:~~

- ~~a. Involve non-profit organizations to the maximum extent possible as a source for providing the funds, assistance and labor for the rehabilitation of existing structures. Self help and volunteer labor programs should be emphasized to offset the costs of rehabilitation and redevelopment projects.~~
- ~~b. Consider and develop funding sources for the acquisition of appropriate land or homes in the target area for rehabilitation and development.~~
- ~~c. Encourage home ownership through local lending institutions such as the Tallahassee Lenders Consortium to make new and rehabilitated homes available to potential residents with reduced or market rate loans, with more flexible underwriting criteria, or at a reduced cost.~~

**Policy 11.1.1: [L] ~~(Leon County) (REV. EFF. 4/18/02)~~**

~~In years 1999 through 2004, housing efforts shall focus on:~~

- ~~• Maintaining the supply of affordable housing and raising the overall assessed value of housing in the Southern Strategy Area by attracting additional quality residential development to the area.~~
- ~~• Improving the quality of the existing housing stock.~~
- ~~• Improving the safety, appearance, and overall quality of life in the area.~~
- ~~• Increasing home ownership opportunities.~~

~~Strategies shall include, but need not be limited to maintaining existing housing stock and residential neighborhoods through increased commitment to code enforcement measures. Such strategies should:~~

- ~~a. Develop funding sources for the acquisition of appropriate land or homes in the target area for rehabilitation and development.~~
- ~~b. Involve non-profit organizations to the maximum extent possible as a source for providing the funds, assistance and labor for the rehabilitation of existing structures. Self-help and volunteer labor programs should be emphasized to offset the costs of rehabilitation and redevelopment projects.~~
- ~~c. Encourage home ownership through local lending institutions such as the Tallahassee Lenders Consortium to make new and rehabilitated homes available to potential residents with reduced or market rate loans, with more flexible underwriting criteria, or at a reduced cost.~~

~~**Policy 11.1.2: [L] (EFF. 12/8/98)**~~

~~Long term housing policy shall focus on increasing the amount of moderate and upper income housing in the area as a proportion of total housing stock. Strategies shall include, but need not be limited to, improving public infrastructure, improving public safety, and encouraging increased employment opportunities in the Southern Strategy Area.~~

~~**Objective 11.2: [L] Southern Strategy Sector Plan(s) (EFF. 12/8/98)**~~

~~The Southern Strategy goal shall be implemented through sector plans. Development of these sector plans shall involve residents and business owners, and shall be consistent overall with the Comprehensive Plan and the goals, objectives, and policies within the Plan for the Southern Strategy Area.~~

~~**Policy 11.2.1: [L] (EFF. 12/8/98; REV. EFF. 7/20/05)**~~

~~The Tallahassee Leon County Planning Department will evaluate, every three years, the "State of the Southern Strategy" report and submit it to the Local Planning Agency, the Tallahassee City Commission, the Leon County Board of County Commissioners, and City and County departments. This evaluation will serve as one of the factors used in the annual budget submittals of City and County departments. The evaluation will include such land use, demographic, and other data as necessary to provide elected officials, staff, and other citizens a clear assessment as to the progress being made in improving conditions in the Southern Strategy Area.~~

~~**Policy 11.2.2: [L] (REV. EFF. 12/10/02)**~~

~~By 2004, a sector plan, or plans, shall be prepared and adopted by local government for the Southern Strategy Area. The sector plan(s) shall:~~

- ~~a. Be coordinated with the preparation of redevelopment plans for a Community Redevelopment Area.~~
- ~~b. Include an inventory and assessment of public facilities; an inventory of housing structural conditions; and an assessment of key socioeconomic indicators.~~
- ~~c. Prioritize and focus infrastructure improvements on those facilities that serve this designated area. This should include but not be limited to roadways, utilities, schools, and parks.~~
- ~~d. Encourage and provide forums for the involvement of neighborhood residents, community leaders, neighborhood business leaders, and others in the redevelopment and rehabilitation of this corridor.~~
- ~~e. Identify land use and land development regulation changes to achieve plan objectives, and shall address other issues as identified by sector plan participants.~~
- ~~f. Provide for follow-through in the form of a work plan, including capital improvements programming, with the intent that government projects and programs will proactively serve as stimulants to private sector investment and reinvestment in the Southern Strategy Area.~~
- ~~g. Assess options to increase home ownership.~~

~~Policy 11.2.3: [L] (City of Tallahassee) (EFF. 12/8/98)~~

~~The "State of the Southern Strategy" document will be used to monitor the commitment to undertake needed repairs, replace obsolete infrastructure and facilities and address existing deficiencies within the Southern Strategy Area. This will help to assure the long term community health of the Southern Strategy Area.~~

~~Policy 11.2.3: [L] (Leon County) (REV. EFF. 4/18/02)~~

~~The "State of the Southern Strategy" document will be used to monitor the commitment to undertake needed repairs, replace obsolete infrastructure and facilities and address existing deficiencies within the Southern Strategy Area. This will help to assure the long term community health of the Southern Strategy Area and to assess community disparities.~~

~~Policy 11.2.4: [L] (REV. EFF. 1/19/02)~~

~~By 2002, develop and implement a program which is intended to establish incentives for construction, reconstruction, and rehabilitation of housing in the Southern Strategy Area. This program may include, but need not be limited to incentives such as the allocation of funding for and implementation of water and sewer rebates for construction costs (on site and off site), payment of utilities connection fees, and systems charges.~~

~~Policy 11.2.5: [L] (REV. EFF. 1/19/02)~~

~~Concurrent with promoting economic growth in the Southern Strategy Area (SSA), the local government will continue to promote actions leading to restoration and maintenance of surface water quality in the SSA lakes through the implementation of ongoing water quality studies as mandated by Conservation Policy 2.1.7. These studies will identify pollution problems and formulate a plan for resolving these issues. It is not the intent of local government to promote development or redevelopment of the SSA at the expense of the natural environment or water quality of this area.~~

~~Objective 11.3: [L] Attraction of Development (EFF. 12/8/98; REV. EFF. 12/24/10)~~

~~Based on the need to reduce infrastructure and public service delivery costs, enhance urban core stability, protect natural resources, and reduce economic disparity, it is intended that new development be directed into the Southern Strategy Area by making areas inside the urban core and Southern Strategy Area more attractive to development than development at the edges of the urbanized area. To accomplish this over the Plan Horizon, it is intended that residential densities in the Southern Strategy Area average at least two dwelling units per gross acre, and that new non-residential development average at least 10,000 square feet per gross acre.~~

~~Policy 11.3.1: [L] (EFF. 12/8/98)~~

~~By 2000, the Transportation Plan and the Transit Development Plan for both the City and the County shall establish criteria for promoting improvements that are needed in the Southern Strategy Area. This may be accomplished by including "Positive impact to the Southern Strategy Area" as one of the criteria for promoting projects in the Southern Strategy Area.~~

~~Policy 11.3.2: [L] (EFF. 12/8/98)~~

~~Require a differential in costs of development for areas outside the Southern Strategy Area to be used as an incentive for development inside the Southern Strategy Area. This can be done through techniques such as reduced permit fees and/or facilities surcharges, and/or through streamlined review for development within the Southern Strategy Area, so long as these techniques are not at the expense of other areas.~~

~~Policy 11.3.3: [L] (EFF. 12/8/98)~~

~~By 2004, establish a Tax Increment Financing district in the Southern Strategy Area for the purpose of encouraging reinvestment. This district need not include the entire Southern Strategy Area. Local government may stimulate reinvestment by all means provided by law, including public private partnerships.~~

~~Policy 11.3.4: [L] (DEL. EFF. 7/20/05)~~

~~Reserved~~

~~Policy 11.3.5: [L] (EFF. 1/19/02)~~

~~By year 2002, develop landscape and streetscape programs for the Southern Strategy area. Promote the Southern Strategy Area as a focus area to receive available moneys for landscaping of public areas and streetscaping of roadways. Develop several highly visible landscape and streetscape pilot projects to showcase the type of public improvements that emphasize the assets of the Southern Strategy Area.~~

~~Policy 11.3.6: [L] (EFF. 12/8/98)~~

~~By 2004, develop a plan and funding mechanisms to retrofit existing stormwater capacity problem areas within the Southern Strategy Area, and amend the comprehensive plan accordingly in the next available plan amendment cycle after retrofit plan adoption. Offer subsidized regional stormwater capacity through regional ponds for new and rehabilitated developments in the Southern Strategy Area.~~

~~Policy 11.3.7: [L] (EFF. 12/8/98)~~

~~The City and the County will work with the Leon County School Board to adopt a Southern Strategy policy statement for public schools by the year 2000. This policy statement will be based on the identification of problems and opportunities associated with the provision of public schools in the Southern Strategy Area, and will include a work plan to establish and maintain public schools as a positive force in assisting the City, the County, and citizens at large in achieving the long term community health of the Southern Strategy Area.~~

~~Policy 11.3.8: [L] (EFF. 12/19/02)~~

~~Areas within the Southern Strategy Area that are designated as type B areas will only be permitted to take advantage of concurrency flexibility reflected in Transportation Objective 2.3 and accompanying policies. Areas designated as type B will not be permitted to take advantage of other SSA policies or benefits as outlined in the adopted SSA Comprehensive Plan Policies.~~

~~Objective 11.4: [L] Sensitive Treatment and Location of Institutional Land Uses (EFF. 12/8/98)~~

~~In conjunction with efforts to redirect development and improve the desirability of residing in the Southern Strategy Area of the Tallahassee urban area, special consideration shall be made to avoid the placement of new institutional land uses in the Southern Strategy Area, and to provide mitigative measures to existing institutional land uses in the Southern Strategy Area in order to improve compatibility with surrounding uses.~~

~~Policy 11.4.1: [L] (EFF. 12/8/98)~~

~~Where environmentally, economically and geographically practical, new heavy infrastructure land uses such as waste water treatment plants, airports, correctional facilities, and power plants which serve larger than neighborhood areas, shall be located in areas outside of the Southern Strategy Area. This policy does not apply to public facilities such as schools, parks, greenways, trails, and other recreational uses that would enhance the desirability of residing in the Southern Strategy Area.~~



~~Policy 11.4.2: [L] (REV. EFF. 1/19/02)~~

~~By the Year 2002, the City and County shall identify and schedule landscaping improvements to enhance the visual appearance of publicly owned institutional land uses in the Southern Strategy Area. Enhanced landscaping requirements shall apply to all existing City and County institutional facilities, as well as to all new institutional facilities and to expanded or improved institutional facilities.~~

~~Policy 11.4.3: [L] (DEL. EFF. 12/10/02)~~

~~Reserved~~

~~Objective 11.5 [L] - Economic Assets (REV. EFF. 1/19/02)~~

~~Identify key economic assets which provide employment in the Southern Strategy area and, by 2002, develop programs or actions to help assure their continued viability as a part of the area's economic base.~~

~~Policy 11.5.1: [L] (EFF. 12/8/98)~~

~~Work with private sector and educational entities to accomplish the following:~~

- ~~(a) Develop a proactive marketing strategy for Southern Strategy Area properties to encourage appropriate new businesses and the reuse of existing vacant developments;~~
- ~~(b) Focus small business assistance programs on businesses in the Southern Strategy Area;~~
- ~~(c) Research and apply for grants to support economic development in the Southern Strategy Area;~~
- ~~(d) Focus job training opportunities to lower income residents in the Southern Strategy Area.~~
- ~~(e) Provide adequate urban infrastructure to support private investment and reinvestment in the Southern Strategy Area.~~

~~Policy 11.5.2: [L] (EFF. 1/7/10)~~

~~The economic revitalization of the Southern Strategy Area shall focus on business opportunities from the following industries: Aerospace, Defense/Security, Materials and Healthcare.~~




~~Policy 11.5.3: [L] (EFF. 1/7/10)~~

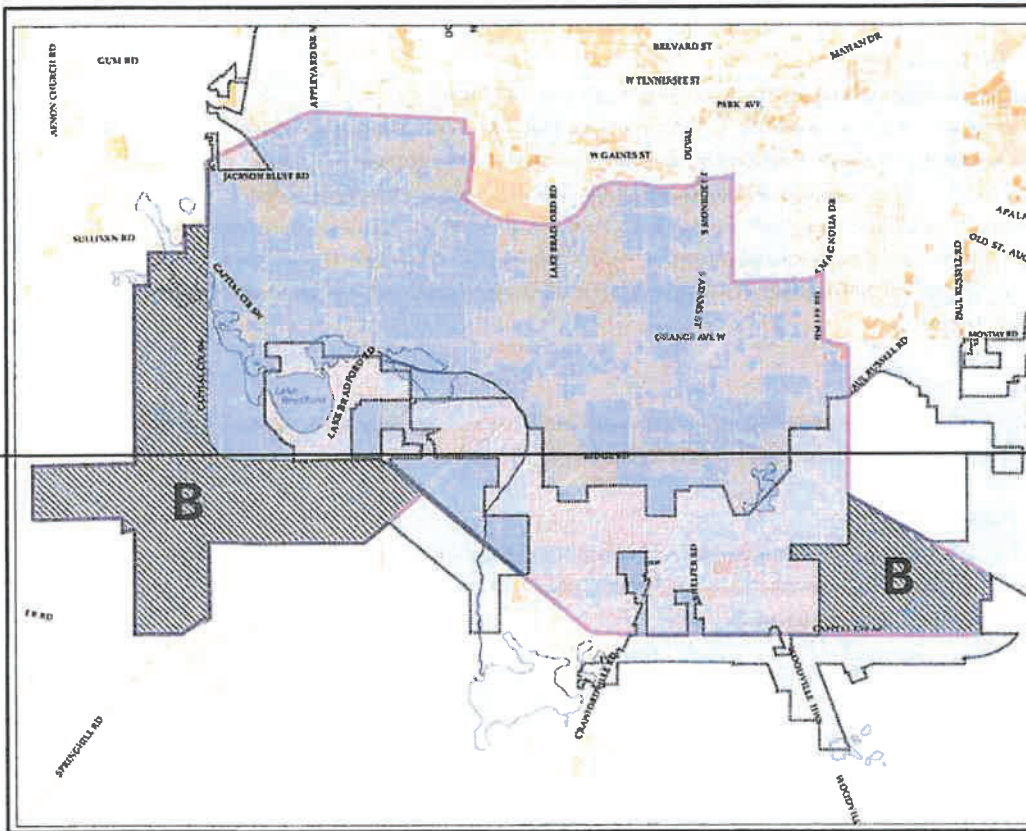
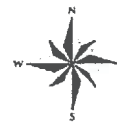
~~Healthcare facilities shall be encouraged to locate in the Southern Strategy Area. Non-financial incentives shall be provided to facilitate the location of such facilities within the Southern Strategy Area and/or within the southern section of Tallahassee-Leon County.~~

### Southern Strategy Area Boundary

Adopted on  
Oct. 30, 2001  
Anticipated Effective Date  
Jan. 2002

Figure 1

-  Concurrency Exemption Only
-  Southern Strategy Area Boundary
-  City Limits



**SOUTHSIDE ACTION PLAN**  
**PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT**  
**CONSISTENCY TEXT AMENDMENTS, STRIKE THRU-UNDERLINE**

**[INTRODUCTION]**  
**VISION STATEMENT AND IMPLEMENTATION**  
**(REV. EFF. 7/26/06; REV. EFF. 1/7/10)**  
*[in relevant part only]*

...The plan encourages projects and activities that provide significant additional value to the community. This includes supporting development in strategic areas such as the Downtown Overlay, Multimodal Transportation District and ~~Southern Strategy Areas~~ Southside Action Plan areas.

~~The intent of the Southern Strategy is to direct quality development and redevelopment into the area designated as the Southern Strategy area. Success of the Southern Strategy will benefit the entire community in terms of an increased tax base, greater choices for residential and employment opportunities, and other general quality of life factors such as greater availability of shopping, recreation and educational opportunities throughout the community. The focus of this strategy is to make this area of the community a desirable residential location for people of all incomes. This area contains many assets we strive for in other parts of the community such as close proximity to jobs and downtown, walk to commercial, neighborhood schools and parks, and affordable housing. Similarly, the Lake Bradford Chain of Lakes, the St. Marks Bike Trail and its extensions, and the proximity of the National Forest make this area important for environmental and recreational reasons. It also contains historic neighborhoods and is in proximity to cultural activities in the community, with museums and nearby concert facilities; educational activities, with two nearby universities and the community college. It contains a great diversity of neighborhoods, housing, and employment close to the urban core. These are the assets that make a true city.~~

The Downtown Overlay consists primarily of the urban core of the City of Tallahassee and is intended to clearly distinguish the City's Downtown Boundary. This overlay district primarily comprises the Capital Center area, Gaines Street Corridor, and parts of the ~~Southern Strategy Area~~ Southside Action Plan area. The intent of this overlay district is to encourage high density and quality redevelopment as well as remove barriers to achieving the allowable densities within this area...

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**UTILITIES: POTABLE WATER**

**Policy 1.3.4: [PW] (Leon County)**

**(REV. EFF. 8/17/92)**

Connection and user fees shall be set at levels sufficient to equitably finance the water infrastructure projects in the CIE. For the purposes of the Sanitary Sewer and Water Sub-Elements, equitably is defined as users paying for hook-up and system charges and their pro rata share of the costs of facility expansions to serve their development, but allowing for special practices to implement the ~~Plan's Southern Strategy~~ Southside Action Plan. Pro rata amounts will be determined by the cost impacts of each development which is anticipated to hook-up to the facility expansion.

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## UTILITIES: SANITARY SEWER

### Policy 1.3.2: [SS]

(REV. EFF. 12/24/10, PREVIOUSLY POLICY 1.3.1: [SS]; REV. EFF. 12/15/11)

For areas lying outside of the Urban Service Area boundary and within the Urban Fringe land use category, central sanitary sewer service may be extended and/or provided by an existing utility provider under the following circumstances:

- a) To serve an existing residential subdivision in order to correct documented environmental or health problems associated with failing septic treatment systems; or
- b) To serve a new Conservation subdivision or permitted non-residential use that is otherwise in compliance with the Comprehensive Plan and its implementing land development regulations;  
AND
- c) No additional lands designated Rural or Urban Fringe as of August 26, 2006 shall be converted to a more dense or intense land use category unless adjoining lands are also within the designated Urban Service Area boundary or the designated Woodville Rural Community. Conversions to the Woodville Rural Community designation shall be consistent with the Transfer of Development Units provision in Policy 4.2.5: [C].

All costs of sewer line extensions, any necessary lift stations and on-site sewer infrastructure shall be borne by the developer as specified within the adopted "Water and Sewer Agreement" and shall be constructed to the standards specified within the Agreement. In cases where the City of Tallahassee is the service provider, the City Manager and the County Administrator or their designees may agree that the connection of a development to central sewer is not economically feasible and may deny such requests to connect. Such cases may arise when considering lower density isolated developments, developments located in areas that are not environmentally sensitive, or developments that are not within a reasonable distance to existing infrastructure. The City of Tallahassee shall place a higher priority upon serving areas that are within the ~~Southern Strategy Area~~ Southside Action Plan area and/or areas that may be determined to negatively impact the environmental quality of Wakulla Springs if developed with traditional septic tank systems. The City of Tallahassee reserves the right to develop agreements with property owners and developers to make service available within time frames and at locations that vary from those criteria for connection found within the "Water and Sewer Agreement." As part of such agreements, additional financial responsibility may be borne by the developer for connection to occur.

### Policy 1.3.7: [SS] (Leon County)

(REV. EFF. 8/17/92; REV. AND RENUMBERING EFF. 12/24/10)

Connection fees and user fees shall be set at levels sufficient to equitably finance the sewer infrastructure projects in the CIE. For the purposes of the Sanitary Sewer and Water Sub-Elements, equitably is defined as users paying for hook-up and system charges and their pro rata share of the costs of facility expansions to serve their development, but allowing for special practices to implement the ~~Plan's Southern Strategy~~ Southside Action Plan. Pro rata amounts will be determined by the cost impacts of each development which is anticipated to hook-up to the facility expansion.

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**(CITY OF TALLAHASSEE)  
HOUSING ELEMENT**

**Policy 1.2.4: [H]  
(EFF. 4/10/09)**

To insure that future development provides some degree of affordable housing units and that these units are evenly distributed throughout the community and to prevent negative impacts associated with geographic over-concentration, the City shall continue to require the following for residential developments: the construction of affordable on-site housing units or off-site housing units within the same census tract or other location as approved by elected officials.

The percentage of affordable units required to be built by the developer shall be established by ordinance and shall be consistent with the following: the most recent housing information available from the Shimberg Center for Affordable Housing and the latest estimates of area family income published annually by the federal Housing and Urban Development Department, or the best available data, as determined by the Planning Department.

The option of contributing fees to an applicable affordable housing program in lieu of construction of an affordable unit shall be available only for small and medium size developments. This fee shall be established by ordinance and shall be based upon a percentage of the difference between the average selling price of the units sold and the established maximum sales price affordable to a low income family. The fee shall apply to each required affordable unit not built. The thresholds for small, medium and large residential developments will be established by ordinance.

In order to accomplish equitable distribution of affordable housing, this policy shall apply only to developments located within census tracts where the median family income is higher than the median family income for Leon County. Census tracts located in the ~~Southern Strategy Boundary~~ Southside Action Plan area where the median family income is higher than the median family income for Leon County shall be exempted from this policy. Maps of the census tracts affected by this policy are located at the end of the Housing Element Goals, Objectives, and Policies.

For the purposes of this policy, two or more developments shall be aggregated and considered as one development, if they are no more than ¼ mile apart and any two of the following criteria are met:

- a) There is a common interest in two or more developments;
- b) The developments will undergo improvements within the same five year period;
- c) A master plan exists submitted to a governmental body addressing all developments;
- d) All developments share some infrastructure or amenities;
- e) A common advertising scheme addresses all development.

**Policy 3.2.2: [H]  
(EFF. 12/8/98)**

City and County governments will consider incentives to individuals and businesses to encourage them to reside and locate, and to promote business and homeownership within the ~~Southern Strategy Area~~ Southside Action Plan area and Central Core. These incentives may include obligations on the part of such individuals and businesses to participate in the betterment of the targeted area through commitment of resources, assets, or other contributions. Special consideration shall be given to provide incentives to attract law enforcement personnel to reside within the targeted Central Core and ~~Southern Strategy Area~~ Southside Action Plan area neighborhoods.

**(LEON COUNTY)  
HOUSING ELEMENT**

**Policy 1.3.7: [HC]  
(EFF. 7/1/94; REV. EFF. 4/10/09)**

By 2009, the County shall adopt an ordinance providing developer incentives for the provision of low and moderate income homeownership opportunities within new developments or at nearby off-site locations. Priority shall be given to developments locating within the ~~Southern Strategy~~ Southside Action Plan area, especially developments locating in areas where urban infrastructure currently exists with adequate capacity to support new development. This ordinance shall specify all applicable implementation details, including, but not limited to: available developer incentives; criteria for granting incentives; eligible household recipient qualifications and applicable restrictions; exemptions as may be applicable; and periodic review and monitoring of the implementation of Policies 1.4.6 and 1.4.7.

**Policy 1.4.4: [HC]  
(EFF. 4/10/09)**

The first priority for the expenditure of unrestricted County housing funding shall be housing rehabilitation and preference shall be given to housing rehabilitation within the target areas adopted pursuant to Policy 1.4.3[HC] and the ~~Southern Strategy Area~~ Southside Action Plan area.

**Policy 1.8.3: [HC]  
(EFF. 4/18/02)**

City and County governments will consider incentives to individuals and businesses to encourage them to reside and locate, and to promote business and homeownership within the ~~Southern Strategy Area~~ Southside Action Plan area and Central Core. These incentives may include obligations on the part of such individuals and businesses to participate in the betterment of the targeted area through commitment of resources, assets, or other contributions. Special consideration shall be given to provide incentives to attract law enforcement personnel to reside with the targeted Central Core and ~~Southern Strategy Area~~ Southside Action Plan area neighborhoods.

**Policy 1.8.4: [HC]  
(EFF. 4/10/09)**

The development of affordable housing shall be encouraged in the unincorporated section of the ~~Southern Strategy Area~~ Southside Action Plan area. The County shall prioritize or set-aside a portion of existing incentives for developments locating in the ~~Southern Strategy Area~~ Southside Action Plan area and are providing an integrate community with a mixture of housing types, prices, and lot sizes. As provided for in Policy 1.3.7, Leon County shall develop and adopt incentives for affordable housing development with specific priority and/or set-aside for quality housing development in the ~~Southern Strategy Area~~ Southside Action Plan area that include affordable/workforce housing.

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**CAPITAL IMPROVEMENT ELEMENT**

**Policy 1.1.3: [CI]**

**(REV. EFF. 7/25/03; REV. EFF. 7/20/05; REV. EFF. 12/24/10; REV. EFF. 12/15/11)**

**LEVELS OF SERVICE REQUIRED FOR INFRASTRUCTURE, FACILITIES, AND UTILITIES**

*[in relevant part only]*

The following standards are hereby established as the minimum levels of service for various infrastructure, facilities, utilities and services required to support new development within the City of Tallahassee and Leon County.

1. Roadways

The peak hour roadway level of service for Tallahassee and Leon County is established as follows:

Table 1: Peak hour roadway level of service (Capital Improvements)

Functional Classification	Inside the USA	Outside the USA
Interstate, Intrastate, Limited Access Parkways	C	B
Principal Arterials	D	C
Minor Arterials	D / E*	C
Major and Minor Collectors	D / E*	C
Local Streets	D	D

\*For Minor Arterials, and Major and Minor Collectors located inside the Urban Service Area and south of U.S. 90, the Level of Service shall be "D" for purposes of establishing priorities for programming transportation improvements, and "E" for meeting concurrency requirements, to support the ~~Southern Strategy~~ Southside Action Plan. Roads north of U.S. 90 shall be LOS D for both programming improvement and concurrency purposes.

**Policy 1.2.2: [CI]**

**(REV. EFF. 12/8/98; REV. EFF. 7/21/05; REV. EFF. 3/17/11)**

Existing and future development shall both pay for the costs of needed public facilities.

1. Future development

- a. Future development shall pay for its proportional share of the capital improvements needed to address the impact of such development. Enterprise fund user charges, connection fees, and other user fees paid by new development shall be reviewed every two years to assure that provision of capital improvements needed to address the impact of future development will not increase ad valorem tax rates or rates of electric, gas, water or sewer utilities. Upon completion of construction, "future" development becomes "present" development, and shall contribute to paying the costs of the replacement of obsolete or worn out facilities as described in subsection 2, below.
- b. Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, special assessments and taxes.
- c. Future development's payment of proportionate fair-share mitigation for various deficient facilities may be aggregated to pay for one or more transportation system improvements. "Significant benefit" proportionate fair share may be applied to calculate and expend developer mitigation in the following manner:

**Assessment:** The local government shall require an analysis of transportation facilities level of service to determine if deficiencies occur or are projected to occur within a prospective five-year period. If deficiencies are anticipated, the local government may use the "significant benefit" approach to assess proportionate fair-share mitigation and schedule improvements to address the identified deficiency(ies) on the impacted facility(ies) to meet the requirements for financial feasibility pursuant to Sections 163.3164(32), F.S., and 163.3177(3), F.S.

**Implementation:** The "significant benefit" provision shall be enacted through a Significant Benefit Memorandum of Agreement ("MOA") between the State of Florida Department of Transportation ("FDOT"), the City of Tallahassee, and Leon County, as it may be amended from time to time. The MOA shall adhere to the following:

- (1) Identify geographic zones and prioritize specific facilities that constitute "significant benefit" facilities for each zone. These facilities, and the amount of funding necessary to pay for each of them, shall be identified within the MOA. Significant benefit facilities included in the annual Capital Improvements Element update shall be noted as being funded by significant benefit proportionate fair-share. A map showing the most current boundaries of the geographic zones shall also be included in the annual Capital Improvements Element update;
  - (2) When there are no roadway capacity projects in the City, County, or FDOT Capital Improvements Plan ("CIP") that address the capacity deficiency of an impacted roadway segment(s), the local government may collect proportionate fair-share mitigation based on the deficient facility(ies), and direct that mitigation toward the top priority project identified in the MOA;
  - (3) Proportionate fair-share mitigation shall be accumulated for the top priority significant benefit project for each zone until such time as the project is fully funded. This project shall be incorporated into the local government's 5-Year Capital Improvements Schedule;
  - (4) Prior to adoption of any comprehensive plan amendment relying on a MOA for City and/or County approval, the developer/applicant shall enter into a binding agreement with the City and/or County guaranteeing payment of the proportionate fair-share amount at the time of site plan approval. This agreement shall apply to the parcel rather than the applicant, and shall be submitted to the state land planning agency as data and analysis in support of the comprehensive plan amendment
  - (5) In the event a plan amendment necessitates the addition, deletion or change in priority for projects listed in the significant benefit project priority list (Attachment B of the MOA), the 5-Year Capital Improvements Schedule must be amended to indicate the significant benefit project(s) to which the proportionate fair-share funding will be allocated.
2. Existing development
    - a. Existing development shall pay for the capital improvements that reduce or eliminate existing deficiencies, and some or all of the replacement of obsolete or worn out facilities.
    - b. Existing development's payments may take the form of user fees, special assessments and taxes. 9J-5.016(3)(b)4, (3)(c)8
  3. Both existing and future development may have part of their costs paid by grants, entitlements or the provision of public facilities from other levels of government and independent districts.

4. The City will eliminate on-site refunds to property owners or their representatives except in those situations within the City limits which specifically support the City's goals of affordable housing, urban infill development, or ~~the Southern Strategy goal of a more balanced growth pattern~~ goals of the Southside Action Plan. In order to receive a rebate, a development must have an average net density of not less than two (2) units per acre.

For purposes of this paragraph, the following definitions shall apply:

- a. Affordable housing: Any residential development in which 7% or greater of the residential units are determined to be affordable housing as defined in Section XIII, Glossary, under the Housing Element.
- b. Urban infill development: A development located on a parcel of property bounded on two or more sides by existing urban development, or adjacent to existing water or sewer service. "Urban development" is defined as densities or intensities of one unit per acre or greater.
- c. ~~Southern Strategy~~ Southside Action Plan: Any development located within the ~~Southern Strategy Area~~ Southside Action Plan Area Boundary, as defined in the Land Use Element.  
(REV. EFF. 4/18/02)

The amount of on-site water and sewer refunds, on a residential equivalent basis shall not exceed (for water) an amount calculated to be the average cost to extend water distribution lines across a lot having 80 feet of frontage and (for sewer) an amount calculated to be the average cost to extend sewer collection lines across a lot having 80 feet of frontage.

The City shall amend its water and sewer extension policies and ordinances within sixty (60) days of the effective date of this amendment in order to effectuate the intent of this amendment.

In any utility reimbursement agreement, urban services agreement, or any other agreement which provides for on-site refunds, the agreement shall state the specific goal or goals of this plan which are served or achieved by the provision of refunds.

**Objective 1.6: [CI]**  
**(EFF. 12/8/98)**

The City of Tallahassee and Leon County shall adopt and implement revised programs and/or policies which favor the funding and scheduling of their capital improvements programs and policies for the Central Core Area and ~~Southern Strategy Area~~ Southside Action Plan area.

**Policy 1.6.1: [CI]**  
**(EFF. 12/8/98)**

The local governments shall commit to undertake needed repairs, replace obsolete infrastructure and facilities, and address existing infrastructure deficiencies within the Central Core Area and ~~Southern Strategy Area~~ Southside Action Plan area. The identification of such projects shall be based on the Comprehensive Assessment of the Central Core Area; the Comprehensive Assessment of the ~~Southern Strategy Area~~ Southside Action Plan area; the Strategic Implementation Plan of the Central Core Area; the Strategic Implementation Plan of the ~~Southern Strategy Area~~ Southside Action Plan area; and, any applicable Sector Plans.

**Policy 1.6.2: [CI]**  
**(EFF. 12/8/98)**

By 1999, the local governments shall establish criteria for evaluation of projects proposed for inclusion within the 5 Year Capital Improvement Schedule. Among these criteria, there shall be criteria reflecting

the commitment to needed improvements within the Central Core Area and the ~~Southern Strategy Area~~ Southside Action Plan area.

**Policy 1.6.3: [C]**  
**(EFF. 12/8/98)**

Funding approved to implement capital improvements necessary to address those needs identified by the Comprehensive Assessment of the Central Core Area and the Comprehensive Assessment of the ~~Southern Strategy Area~~ Southside Action Plan area shall not be diverted to other projects without the expressed consent of the Commission.

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# TALLAHASSEE DEMOCRAT

## Tallahassee.com

A GANNETT COMPANY

CITY TALLAHASSEE TREASURY  
300 S ADAMS STREET  
TALLAHASSEE, FL 32301-1721

STATE OF FLORIDA COUNTY OF LEON:

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

PUBLIC NOTICE

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

06/02/2023

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

Sworn to and Subscribed before me this 2nd of June 2023, by said legal clerk who is personally known to me.

Shelly Hora

Affiant

Vicky Felty

Notary Public, State of Wisconsin, County of Brown

9/29/25

My commission expires

### Notice of Comprehensive Plan Amendment Public Hearing

**City Commission Adoption Public Hearing**  
**Wednesday, June 14, 2023, 6 p.m.**  
City of Tallahassee Commission Chambers –  
300 S. Adams St., Tallahassee, FL 32301

**TEXT AMENDMENT TRANSMITTAL**

NOTICE IS HEREBY GIVEN that the Tallahassee City Commission will conduct a public hearing and the public may be heard on June 14, 2023, at 6:00 p.m. at the City of Tallahassee Commission Chambers, 300 S. Adams St., to consider adoption of the following ordinance entitled: 23-O-17

*Text Amendment:* Southside Action Plan

*Reference Number:* TTA2023009

*Applicant:* Tallahassee-Leon County Planning Department

This is a text amendment to the Tallahassee-Leon County Comprehensive Plan Land Use Element that amends Goal 11 [L] to rename it as the Southside Action Plan and update associated goals, objectives, and policies.

The proposed text amendment is available at [Talgov.com/CompPlan2023](http://Talgov.com/CompPlan2023). For more information, contact the Planning Department at (850) 891-6400.

Persons who do not wish to attend the meeting in person may offer "live" comments during the meeting via a weblink or telephone dial-in connection. To register for the weblink or dial-in access, visit [www.talgov.com/citizeninput](http://www.talgov.com/citizeninput). Registration must be received by 9pm the day prior to the meeting. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting, they will need a record of the proceedings and should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Copies of said ordinance(s) may be inspected in the Office of the City Treasurer-Clerk, City Hall, 300 South Adams Street, Tallahassee, Florida or by calling (850) 891-8130

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least three (3) working days prior to the hearing. The phone number for the Florida Relay TDD Service is 1-800-955-8771.

VICKY FELTY  
Notary Public  
State of Wisconsin

**LEON COUNTY ORDINANCE NO. 2023- 08**

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

**RECITALS**

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

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

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

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

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

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

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

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

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

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

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

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

7 **Section 2. Text Amendment.**

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

12 Text Amendment TTA 2023-009, which relates to the Land Use Element, Utilities Element,  
13 Housing Element, Capital Improvements Element, and Vision Statement.

14 **Section 3. Applicability and Effect.**

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

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

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

21 **Section 5. Severability.**



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

4           **Section 6. Copy on File.**

5           To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a  
6 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon County  
7 2030 Comprehensive Plan and these updates thereto, shall also be located in the Tallahassee-Leon  
8 County Planning Department. The Planning Director shall also make copies available to the public for  
9 a reasonable publication charge.

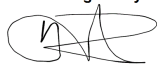
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1 **Section 7. Effective Date.**

2 The plan amendment shall be effective upon adoption by the Leon County Board of County  
3 Commissioners and the Tallahassee City Commission and as further provided by the applicable statutes  
4 and regulations pertaining thereto.

5 DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County,  
6 Florida, this 13th day of June, 2023.

7  
8 LEON COUNTY, FLORIDA

9 DocuSigned by:  
10   
11 4997E9A7C6EB483...

12 By: \_\_\_\_\_  
13 Nick Maddox, Chairman  
14 Board of County Commissioners  
15  
16  
17

18 ATTESTED BY:

19 Gwendolyn Marshall Knight, Clerk of the Court  
20 & Comptroller, Leon County, Florida

21  
22 DocuSigned by:  
23 By: Gwendolyn Marshall Knight  
24 178D7F95C3774F4...



26 APPROVED AS TO FORM:  
27 Chasity H. O'Steen, County Attorney  
28 Leon County Attorney's Office  
29

30 DocuSigned by:  
By: Chasity H. O'Steen  
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## **Exhibit A**

### **SOUTHSIDE ACTION PLAN PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT**

#### **GOAL 11: [L] – SOUTHSIDE ACTION PLAN, STRIKE THRU- UNDERLINE**

## **SOUTHSIDE ACTION PLAN**

### **Goal 11: [L] – Southside Action Plan**

A plan shall be developed and monitored to align with the community’s desire for a framework of action in the southern part of the Tallahassee urban area. To achieve this goal, the local governments shall develop a Southside Action Plan that complements long term public and private investment with small scale visible improvements that are relatable and community driven. This approach recognizes that the vision of Southside citizens is essential to guiding the development, redevelopment, and rehabilitation of the Southside; and that the community’s vision focuses on three main areas of improvement: Beautification, Investment, and Engaged and Activated Citizens.

### **Objective 11.1 [L] – Beautification**

Beautify and enhance both public and private spaces across the Southside Action Plan area by improving maintenance and increasing investment.

#### **Policy 11.1.1: [L]**

Focus local government beautification efforts in shared public spaces by frequently maintaining and enhancing existing public areas. Support citizen and business investment on private property and shared spaces.

### **Objective 11.2 [L] – Investment**

Direct collaborative efforts of both the public and private sectors towards an increase of homeownership, diverse development and redevelopment types, business variety, and infrastructure in the Southside Community.

#### **Policy 11.2.1: [L]**

Identify projects that initiate further investment opportunities in the Southside Community. Support partnerships across federal, state, city and county governments with non-profits and private organizations to identify resources for housing, homeownership, business, and infrastructure for the public.

#### **Policy 11.2.2: [L]**

Investment within the Southside Action Plan area shall not occur at the expense of the natural environment or water quality in a manner which is found to be inconsistent with local government initiatives, policies, rules or regulations.

### **Objective 11.3 [L] – Engaged and Activated Citizens**

Foster community involvement and celebration of the Southside.

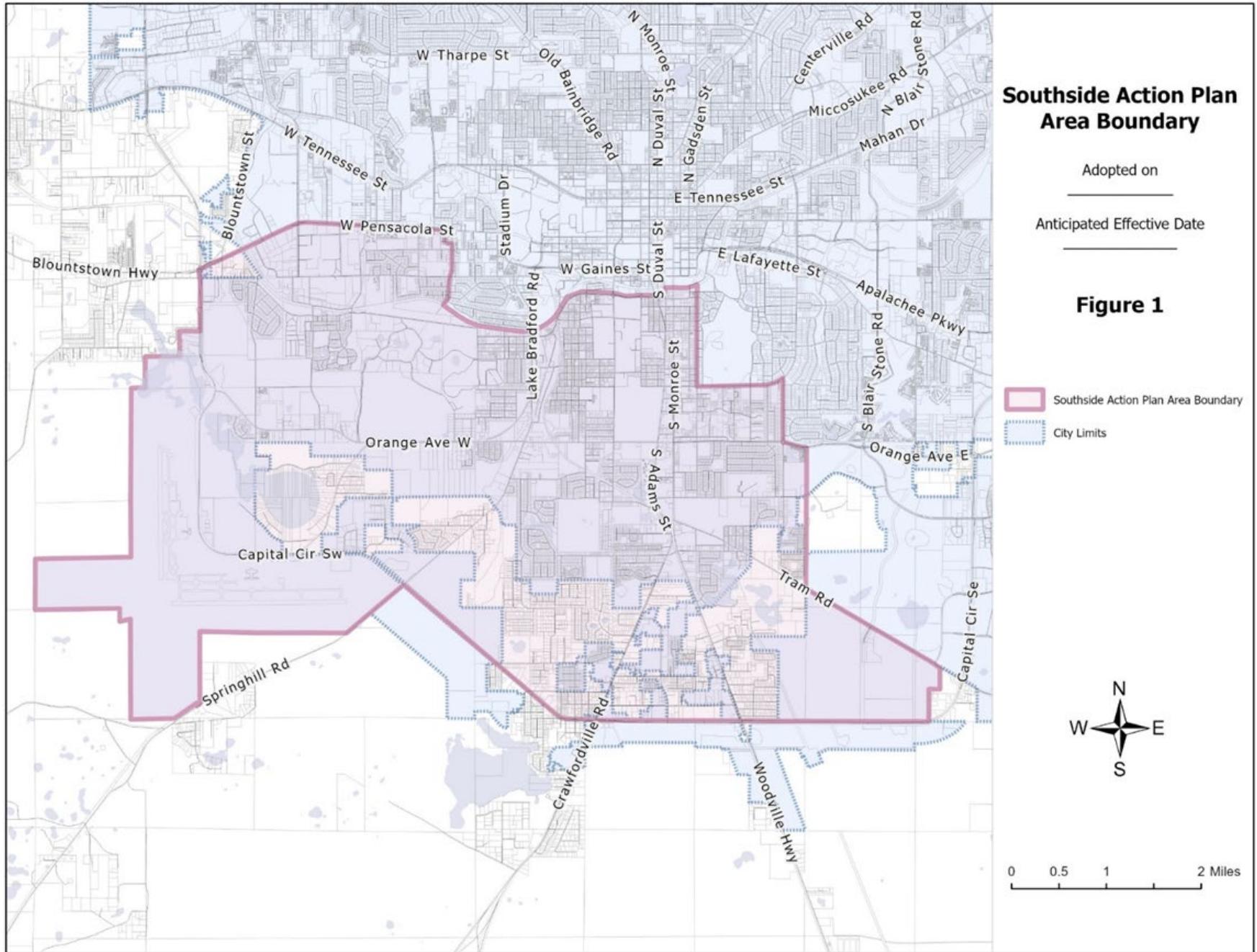
#### **Policy 11.3.1: [L]**

Encourage citizens, neighborhoods, and businesses in the Southside to be engaged and actively involved in community-led projects. Promote projects, empower residents, and connect efforts with resources.

### **Objective 11.4 [L] – Southside Action Plan Evaluation and Update; Relation to Other Goals Objectives & Policies**

#### **Policy 11.4.1: [L]**

The Tallahassee-Leon County Planning Department will monitor project implementation of the Southside Action Plan by reporting annually on Objective 11.1, 11.2, and 11.3; in coordination with the Leon County and the City of Tallahassee strategic plans.



**SOUTHERN STRATEGY AREA****Goal 11: [L] Southern Strategy Area (EFF. 12/8/98; REV. EFF. 7/26/06)**

The goal of the Southern Strategy is to encourage quality land development and redevelopment which results in increased population growth toward the southern part of the Tallahassee urban area, to retain and increase employment opportunities, and to attain an income mix in the Southern Strategy Area that is comparable to the remainder of the urbanized County. To achieve this goal, the Southern Strategy will seek to reverse the trend of population loss in the urban core area, reverse the continued increase of families that are living below the poverty level in this area and to stop the further physical deterioration of this vital part of the community. This goal is also to be achieved through considered land development decisions, capital investments, and policies by all levels of government so as to serve as a catalyst for private sector investment in the area. Such decisions are to be based on a sound balance of social, economic, and physical development criteria that are designed to make better use of the available resources to the south, while lessening development pressure in the north and east. The boundaries of the Southern Strategy Area are as shown on the attached map.

**Objective 11.1 [L] Housing (EFF. 12/8/98)**

In conjunction with the efforts to redirect development and focus population growth toward the southern part of the Tallahassee urban area, a wide range of housing opportunities, both in terms of type and price, will be directed toward the Southern Strategy Area. Components to this effort will be phased.

**Policy 11.1.1: [L] (City of Tallahassee) (EFF. 12/8/98)**

In years 1999 through 2004, housing efforts shall focus on:

- Maintaining the supply of affordable housing and raising the overall assessed value of housing in the Southern Strategy Area by attracting additional quality residential development to the area.
- Improving the quality of the existing housing stock.
- Improving the safety, appearance, and overall quality of life in the area.
- Increasing home ownership opportunities.

Strategies shall include, but need not be limited to maintaining existing housing stock and residential neighborhoods through increased commitment to code enforcement measures. Such strategies should:

- a. Involve non-profit organizations to the maximum extent possible as a source for providing the funds, assistance and labor for the rehabilitation of existing structures. Self-help and volunteer labor programs should be emphasized to offset the costs of rehabilitation and redevelopment projects.
- b. Consider and develop funding sources for the acquisition of appropriate land or homes in the target area for rehabilitation and development.
- c. Encourage home ownership through local lending institutions such as the Tallahassee Lenders Consortium to make new and rehabilitated homes available to potential residents with reduced or market rate loans, with more flexible underwriting criteria, or at a reduced cost.

**Policy 11.1.1: [L] (Leon County) (REV. EFF. 4/18/02)**

In years 1999 through 2004, housing efforts shall focus on:

- Maintaining the supply of affordable housing and raising the overall assessed value of housing in the Southern Strategy Area by attracting additional quality residential development to the area.
- Improving the quality of the existing housing stock.
- Improving the safety, appearance, and overall quality of life in the area.
- Increasing home ownership opportunities.

~~Strategies shall include, but need not be limited to maintaining existing housing stock and residential neighborhoods through increased commitment to code enforcement measures. Such strategies should:~~

- ~~a. Develop funding sources for the acquisition of appropriate land or homes in the target area for rehabilitation and development.~~
- ~~b. Involve non-profit organizations to the maximum extent possible as a source for providing the funds, assistance and labor for the rehabilitation of existing structures. Self-help and volunteer labor programs should be emphasized to offset the costs of rehabilitation and redevelopment projects.~~
- ~~c. Encourage home ownership through local lending institutions such as the Tallahassee Lenders Consortium to make new and rehabilitated homes available to potential residents with reduced or market rate loans, with more flexible underwriting criteria, or at a reduced cost.~~

**~~Policy 11.1.2: [L] (EFF. 12/8/98)~~**

~~Long-term housing policy shall focus on increasing the amount of moderate and upper income housing in the area as a proportion of total housing stock. Strategies shall include, but need not be limited to, improving public infrastructure, improving public safety, and encouraging increased employment opportunities in the Southern Strategy Area.~~

**~~Objective 11.2: [L] Southern Strategy Sector Plan(s) (EFF. 12/8/98)~~**

~~The Southern Strategy goal shall be implemented through sector plans. Development of these sector plans shall involve residents and business owners, and shall be consistent overall with the Comprehensive Plan and the goals, objectives, and policies within the Plan for the Southern Strategy Area.~~

**~~Policy 11.2.1: [L] (EFF. 12/8/98; REV. EFF. 7/20/05)~~**

~~The Tallahassee-Leon County Planning Department will evaluate, every three years, the "State of the Southern Strategy" report and submit it to the Local Planning Agency, the Tallahassee City Commission, the Leon County Board of County Commissioners, and City and County departments. This evaluation will serve as one of the factors used in the annual budget submittals of City and County departments. The evaluation will include such land use, demographic, and other data as necessary to provide elected officials, staff, and other citizens a clear assessment as to the progress being made in improving conditions in the Southern Strategy Area.~~

**~~Policy 11.2.2: [L] (REV. EFF. 12/10/02)~~**

~~By 2004, a sector plan, or plans, shall be prepared and adopted by local government for the Southern Strategy Area. The sector plan(s) shall:~~

- ~~a. Be coordinated with the preparation of redevelopment plans for a Community Redevelopment Area.~~
- ~~b. Include an inventory and assessment of public facilities; an inventory of housing structural conditions; and an assessment of key socioeconomic indicators.~~
- ~~c. Prioritize and focus infrastructure improvements on those facilities that serve this designated area. This should include but not be limited to roadways, utilities, schools, and parks.~~
- ~~d. Encourage and provide forums for the involvement of neighborhood residents, community leaders, neighborhood business leaders, and others in the redevelopment and rehabilitation of this corridor.~~
- ~~e. Identify land use and land development regulation changes to achieve plan objectives, and shall address other issues as identified by sector plan participants.~~
- ~~f. Provide for follow-through in the form of a work plan, including capital improvements programming, with the intent that government projects and programs will proactively serve as stimulants to private sector investment and reinvestment in the Southern Strategy Area.~~
- ~~g. Assess options to increase home ownership.~~

**~~Policy 11.2.3: [L] (City of Tallahassee) (EFF. 12/8/98)~~**

~~The “State of the Southern Strategy” document will be used to monitor the commitment to undertake needed repairs, replace obsolete infrastructure and facilities and address existing deficiencies within the Southern Strategy Area. This will help to assure the long-term community health of the Southern Strategy Area.~~

**~~Policy 11.2.3: [L] (Leon County) (REV. EFF. 4/18/02)~~**

~~The “State of the Southern Strategy” document will be used to monitor the commitment to undertake needed repairs, replace obsolete infrastructure and facilities and address existing deficiencies within the Southern Strategy Area. This will help to assure the long-term community health of the Southern Strategy Area and to assess community disparities.~~

**~~Policy 11.2.4: [L] (REV. EFF. 1/19/02)~~**

~~By 2002, develop and implement a program which is intended to establish incentives for construction, reconstruction, and rehabilitation of housing in the Southern Strategy Area. This program may include, but need not be limited to incentives such as the allocation of funding for and implementation of water and sewer rebates for construction costs (on site and off site), payment of utilities connection fees, and systems charges.~~

**~~Policy 11.2.5: [L] (REV. EFF. 1/19/02)~~**

~~Concurrent with promoting economic growth in the Southern Strategy Area (SSA), the local government will continue to promote actions leading to restoration and maintenance of surface water quality in the SSA lakes through the implementation of ongoing water quality studies as mandated by Conservation Policy 2.1.7. These studies will identify pollution problems and formulate a plan for resolving these issues. It is not the intent of local government to promote development or redevelopment of the SSA at the expense of the natural environment or water quality of this area.~~

**~~Objective 11.3: [L] Attraction of Development (EFF. 12/8/98; REV. EFF. 12/24/10)~~**

~~Based on the need to reduce infrastructure and public service delivery costs, enhance urban core stability, protect natural resources, and reduce economic disparity, it is intended that new development be directed into the Southern Strategy Area by making areas inside the urban core and Southern Strategy Area more attractive to development than development at the edges of the urbanized area. To accomplish this over the Plan Horizon, it is intended that residential densities in the Southern Strategy Area average at least two dwelling units per gross acre, and that new non residential development average at least 10,000 square feet per gross acre.~~

**~~Policy 11.3.1: [L] (EFF. 12/8/98)~~**

~~By 2000, the Transportation Plan and the Transit Development Plan for both the City and the County shall establish criteria for promoting improvements that are needed in the Southern Strategy Area. This may be accomplished by including “Positive impact to the Southern Strategy Area” as one of the criteria for promoting projects in the Southern Strategy Area.~~

**~~Policy 11.3.2: [L] (EFF. 12/8/98)~~**

~~Require a differential in costs of development for areas outside the Southern Strategy Area to be used as an incentive for development inside the Southern Strategy Area. This can be done through techniques such as reduced permit fees and/or facilities surcharges, and/or through streamlined review for development within the Southern Strategy Area, so long as these techniques are not at the expense of other areas.~~



**~~Policy 11.3.3: [L] (EFF. 12/8/98)~~**

~~By 2004, establish a Tax Increment Financing district in the Southern Strategy Area for the purpose of encouraging reinvestment. This district need not include the entire Southern Strategy Area. Local government may stimulate reinvestment by all means provided by law, including public-private partnerships.~~

**~~Policy 11.3.4: [L] (DEL. EFF. 7/20/05)~~**

~~Reserved~~

**~~Policy 11.3.5: [L] (EFF. 1/19/02)~~**

~~By year 2002, develop landscape and streetscape programs for the Southern Strategy area. Promote the Southern Strategy Area as a focus area to receive available moneys for landscaping of public areas and streetscaping of roadways. Develop several highly visible landscape and streetscape pilot projects to showcase the type of public improvements that emphasize the assets of the Southern Strategy Area.~~

**~~Policy 11.3.6: [L] (EFF. 12/8/98)~~**

~~By 2004, develop a plan and funding mechanisms to retrofit existing stormwater capacity problem areas within the Southern Strategy Area, and amend the comprehensive plan accordingly in the next available plan amendment cycle after retrofit plan adoption. Offer subsidized regional stormwater capacity through regional ponds for new and rehabilitated developments in the Southern Strategy Area.~~

**~~Policy 11.3.7: [L] (EFF. 12/8/98)~~**

~~The City and the County will work with the Leon County School Board to adopt a Southern Strategy policy statement for public schools by the year 2000. This policy statement will be based on the identification of problems and opportunities associated with the provision of public schools in the Southern Strategy Area, and will include a work plan to establish and maintain public schools as a positive force in assisting the City, the County, and citizens at large in achieving the long-term community health of the Southern Strategy Area.~~

**~~Policy 11.3.8: [L] (EFF. 12/19/02)~~**

~~Areas within the Southern Strategy Area that are designated as type B areas will only be permitted to take advantage of concurrency flexibility reflected in Transportation Objective 2.3 and accompanying policies. Areas designated as type B will not be permitted to take advantage of other SSA policies or benefits as outlined in the adopted SSA Comprehensive Plan Policies.~~

**~~Objective 11.4: [L] Sensitive Treatment and Location of Institutional Land Uses (EFF. 12/8/98)~~**

~~In conjunction with efforts to redirect development and improve the desirability of residing in the Southern Strategy Area of the Tallahassee urban area, special consideration shall be made to avoid the placement of new institutional land uses in the Southern Strategy Area, and to provide mitigative measures to existing institutional land uses in the Southern Strategy Area in order to improve compatibility with surrounding uses.~~

**~~Policy 11.4.1: [L] (EFF. 12/8/98)~~**

~~Where environmentally, economically and geographically practical, new heavy infrastructure land uses such as waste water treatment plants, airports, correctional facilities, and power plants which serve larger than neighborhood areas, shall be located in areas outside of the Southern Strategy Area. This policy does not apply to public facilities such as schools, parks, greenways, trails, and other recreational uses that would enhance the desirability of residing in the Southern Strategy Area.~~

**Policy 11.4.2: [L] ——— (REV. EFF. 1/19/02)**

By the Year 2002, the City and County shall identify and schedule landscaping improvements to enhance the visual appearance of publicly owned institutional land uses in the Southern Strategy Area. Enhanced landscaping requirements shall apply to all existing City and County institutional facilities, as well as to all new institutional facilities and to expanded or improved institutional facilities.

**Policy 11.4.3: [L] ——— (DEL. EFF. 12/10/02)**

*Reserved*

**Objective 11.5 [L] — Economic Assets — (REV. EFF. 1/19/02)**

Identify key economic assets which provide employment in the Southern Strategy area and, by 2002, develop programs or actions to help assure their continued viability as a part of the area's economic base.

**Policy 11.5.1: [L] ——— (EFF. 12/8/98)**

Work with private sector and educational entities to accomplish the following:

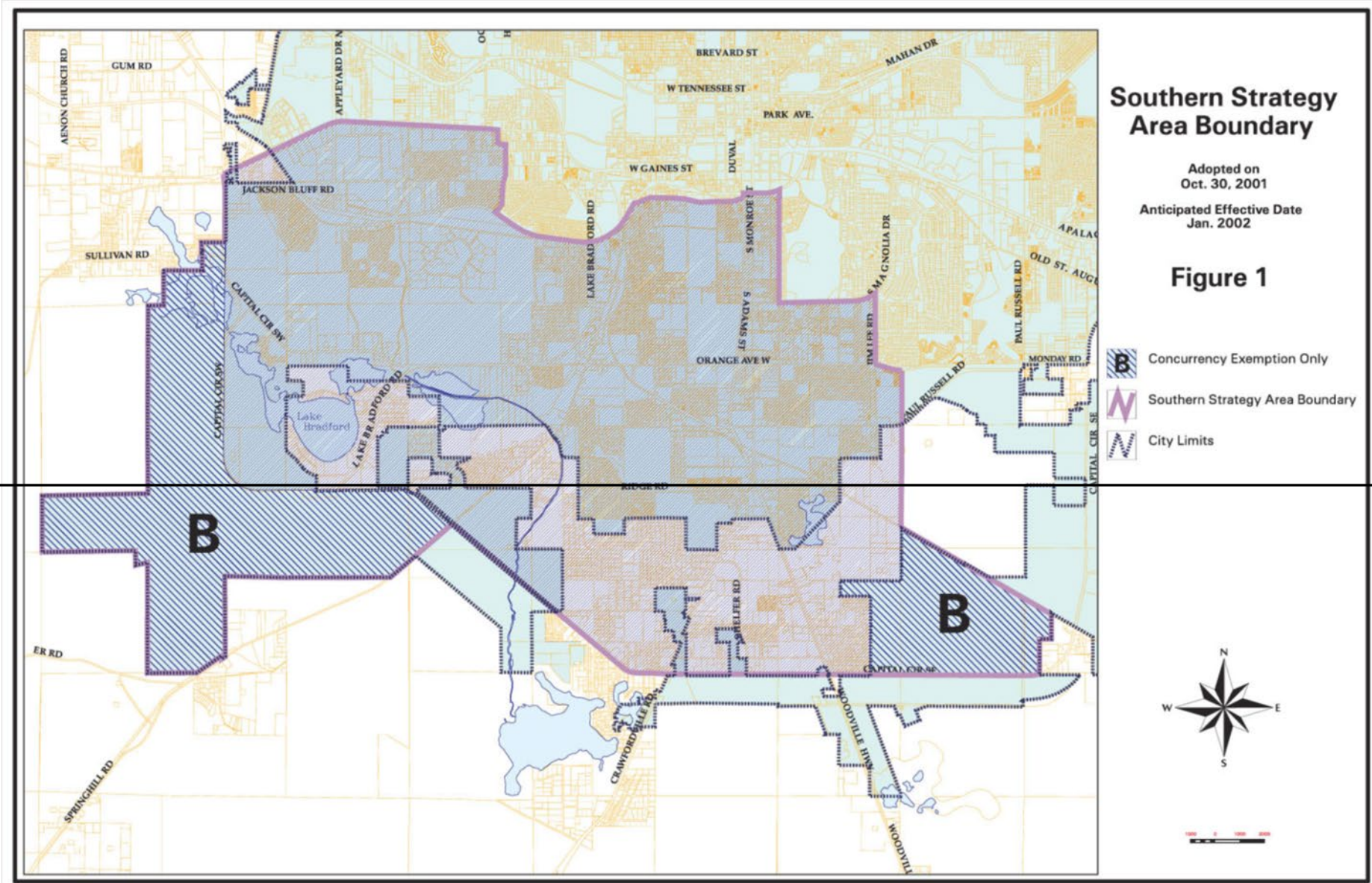
- (a) Develop a proactive marketing strategy for Southern Strategy Area properties to encourage appropriate new businesses and the reuse of existing vacant developments;
- (b) Focus small business assistance programs on businesses in the Southern Strategy Area;
- (c) Research and apply for grants to support economic development in the Southern Strategy Area;
- (d) Focus job training opportunities to lower income residents in the Southern Strategy Area.
- (e) Provide adequate urban infrastructure to support private investment and reinvestment in the Southern Strategy Area.

**Policy 11.5.2: [L] ——— (EFF. 1/7/10)**

The economic revitalization of the Southern Strategy Area shall focus on business opportunities from the following industries: Aerospace, Defense/Security, Materials and Healthcare.

**Policy 11.5.3: [L] ——— (EFF. 1/7/10)**

Healthcare facilities shall be encouraged to locate in the Southern Strategy Area. Non-financial incentives shall be provided to facilitate the location of such facilities within the Southern Strategy Area and/or within the southern section of Tallahassee-Leon County.



**SOUTHSIDE ACTION PLAN**  
**PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT**  
**CONSISTENCY TEXT AMENDMENTS, STRIKE THRU-UNDERLINE**

**[INTRODUCTION]**  
**VISION STATEMENT AND IMPLEMENTATION**  
**(REV. EFF. 7/26/06; REV. EFF. 1/7/10)**  
*[in relevant part only]*

...The plan encourages projects and activities that provide significant additional value to the community. This includes supporting development in strategic areas such as the Downtown Overlay, Multimodal Transportation District and ~~Southern Strategy Areas~~Southside Action Plan areas.

~~The intent of the Southern Strategy is to direct quality development and redevelopment into the area designated as the Southern Strategy area. Success of the Southern Strategy will benefit the entire community in terms of an increased tax base, greater choices for residential and employment opportunities, and other general quality of life factors such as greater availability of shopping, recreation and educational opportunities throughout the community. The focus of this strategy is to make this area of the community a desirable residential location for people of all incomes. This area contains many assets we strive for in other parts of the community such as close proximity to jobs and downtown, walk to commercial, neighborhood schools and parks, and affordable housing. Similarly, the Lake Bradford Chain of Lakes, the St. Marks Bike Trail and its extensions, and the proximity of the National Forest make this area important for environmental and recreational reasons. It also contains historic neighborhoods and is in proximity to cultural activities in the community, with museums and nearby concert facilities; educational activities, with two nearby universities and the community college. It contains a great diversity of neighborhoods, housing, and employment close to the urban core. These are the assets that make a true city.~~

The Downtown Overlay consists primarily of the urban core of the City of Tallahassee and is intended to clearly distinguish the City's Downtown Boundary. This overlay district primarily comprises the Capital Center area, Gaines Street Corridor, and parts of the ~~Southern Strategy Area~~Southside Action Plan area. The intent of this overlay district is to encourage high density and quality redevelopment as well as remove barriers to achieving the allowable densities within this area...

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**UTILITIES: POTABLE WATER****Policy 1.3.4: [PW] (Leon County)  
(REV. EFF. 8/17/92)**

Connection and user fees shall be set at levels sufficient to equitably finance the water infrastructure projects in the CIE. For the purposes of the Sanitary Sewer and Water Sub-Elements, equitably is defined as users paying for hook-up and system charges and their pro rata share of the costs of facility expansions to serve their development, but allowing for special practices to implement the ~~Plan's Southern Strategy~~ Southside Action Plan. Pro rata amounts will be determined by the cost impacts of each development which is anticipated to hook-up to the facility expansion.

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## UTILITIES: SANITARY SEWER

### Policy 1.3.2: [SS]

#### (REV. EFF. 12/24/10, PREVIOUSLY POLICY 1.3.1: [SS]; REV. EFF. 12/15/11)

For areas lying outside of the Urban Service Area boundary and within the Urban Fringe land use category, central sanitary sewer service may be extended and/or provided by an existing utility provider under the following circumstances:

- a) To serve an existing residential subdivision in order to correct documented environmental or health problems associated with failing septic treatment systems; or
- b) To serve a new Conservation subdivision or permitted non-residential use that is otherwise in compliance with the Comprehensive Plan and its implementing land development regulations; AND
- c) No additional lands designated Rural or Urban Fringe as of August 26, 2006 shall be converted to a more dense or intense land use category unless adjoining lands are also within the designated Urban Service Area boundary or the designated Woodville Rural Community. Conversions to the Woodville Rural Community designation shall be consistent with the Transfer of Development Units provision in Policy 4.2.5: [C].

All costs of sewer line extensions, any necessary lift stations and on-site sewer infrastructure shall be borne by the developer as specified within the adopted "Water and Sewer Agreement" and shall be constructed to the standards specified within the Agreement. In cases where the City of Tallahassee is the service provider, the City Manager and the County Administrator or their designees may agree that the connection of a development to central sewer is not economically feasible and may deny such requests to connect. Such cases may arise when considering lower density isolated developments, developments located in areas that are not environmentally sensitive, or developments that are not within a reasonable distance to existing infrastructure. The City of Tallahassee shall place a higher priority upon serving areas that are within the ~~Southern Strategy Area~~ Southside Action Plan area and/or areas that may be determined to negatively impact the environmental quality of Wakulla Springs if developed with traditional septic tank systems. The City of Tallahassee reserves the right to develop agreements with property owners and developers to make service available within time frames and at locations that vary from those criteria for connection found within the "Water and Sewer Agreement." As part of such agreements, additional financial responsibility may be borne by the developer for connection to occur.

### Policy 1.3.7: [SS] (Leon County)

#### (REV. EFF. 8/17/92; REV. AND RENUMBERING EFF. 12/24/10)

Connection fees and user fees shall be set at levels sufficient to equitably finance the sewer infrastructure projects in the CIE. For the purposes of the Sanitary Sewer and Water Sub-Elements, equitably is defined as users paying for hook-up and system charges and their pro rata share of the costs of facility expansions to serve their development, but allowing for special practices to implement the ~~Plan's Southern Strategy~~ Southside Action Plan. Pro rata amounts will be determined by the cost impacts of each development which is anticipated to hook-up to the facility expansion.

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**(CITY OF TALLAHASSEE)  
HOUSING ELEMENT**

**Policy 1.2.4: [H]  
(EFF. 4/10/09)**

To insure that future development provides some degree of affordable housing units and that these units are evenly distributed throughout the community and to prevent negative impacts associated with geographic over-concentration, the City shall continue to require the following for residential developments: the construction of affordable on-site housing units or off-site housing units within the same census tract or other location as approved by elected officials.

The percentage of affordable units required to be built by the developer shall be established by ordinance and shall be consistent with the following: the most recent housing information available from the Shimberg Center for Affordable Housing and the latest estimates of area family income published annually by the federal Housing and Urban Development Department, or the best available data, as determined by the Planning Department.

The option of contributing fees to an applicable affordable housing program in lieu of construction of an affordable unit shall be available only for small and medium size developments. This fee shall be established by ordinance and shall be based upon a percentage of the difference between the average selling price of the units sold and the established maximum sales price affordable to a low income family. The fee shall apply to each required affordable unit not built. The thresholds for small, medium and large residential developments will be established by ordinance.

In order to accomplish equitable distribution of affordable housing, this policy shall apply only to developments located within census tracts where the median family income is higher than the median family income for Leon County. Census tracts located in the ~~Southern Strategy Boundary~~ Southside Action Plan area where the median family income is higher than the median family income for Leon County shall be exempted from this policy. Maps of the census tracts affected by this policy are located at the end of the Housing Element Goals, Objectives, and Policies.

For the purposes of this policy, two or more developments shall be aggregated and considered as one development, if they are no more than ¼ mile apart and any two of the following criteria are met:

- a) There is a common interest in two or more developments;
- b) The developments will undergo improvements within the same five year period;
- c) A master plan exists submitted to a governmental body addressing all developments;
- d) All developments share some infrastructure or amenities;
- e) A common advertising scheme addresses all development.

**Policy 3.2.2: [H]  
(EFF. 12/8/98)**

City and County governments will consider incentives to individuals and businesses to encourage them to reside and locate, and to promote business and homeownership within the ~~Southern Strategy Area~~ Southside Action Plan area and Central Core. These incentives may include obligations on the part of such individuals and businesses to participate in the betterment of the targeted area through commitment of resources, assets, or other contributions. Special consideration shall be given to provide incentives to attract law enforcement personnel to reside within the targeted Central Core and ~~Southern Strategy Area~~ Southside Action Plan area neighborhoods.



**(LEON COUNTY)  
HOUSING ELEMENT**

**Policy 1.3.7: [HC]  
(EFF. 7/1/94; REV. EFF. 4/10/09)**

By 2009, the County shall adopt an ordinance providing developer incentives for the provision of low and moderate income homeownership opportunities within new developments or at nearby off-site locations. Priority shall be given to developments locating within the ~~Southern Strategy~~ Southside Action Plan area, especially developments locating in areas where urban infrastructure currently exists with adequate capacity to support new development. This ordinance shall specify all applicable implementation details, including, but not limited to: available developer incentives; criteria for granting incentives; eligible household recipient qualifications and applicable restrictions; exemptions as may be applicable; and periodic review and monitoring of the implementation of Policies 1.4.6 and 1.4.7.

**Policy 1.4.4: [HC]  
(EFF. 4/10/09)**

The first priority for the expenditure of unrestricted County housing funding shall be housing rehabilitation and preference shall be given to housing rehabilitation within the target areas adopted pursuant to Policy 1.4.3[HC] and the ~~Southern Strategy Area~~ Southside Action Plan area.

**Policy 1.8.3: [HC]  
(EFF. 4/18/02)**

City and County governments will consider incentives to individuals and businesses to encourage them to reside and locate, and to promote business and homeownership within the ~~Southern Strategy Area~~ Southside Action Plan area and Central Core. These incentives may include obligations on the part of such individuals and businesses to participate in the betterment of the targeted area through commitment of resources, assets, or other contributions. Special consideration shall be given to provide incentives to attract law enforcement personnel to reside with the targeted Central Core and ~~Southern Strategy Area~~ Southside Action Plan area neighborhoods.

**Policy 1.8.4: [HC]  
(EFF. 4/10/09)**

The development of affordable housing shall be encouraged in the unincorporated section of the ~~Southern Strategy Area~~ Southside Action Plan area. The County shall prioritize or set-aside a portion of existing incentives for developments locating in the ~~Southern Strategy Area~~ Southside Action Plan area and are providing an integrate community with a mixture of housing types, prices, and lot sizes. As provided for in Policy 1.3.7, Leon County shall develop and adopt incentives for affordable housing development with specific priority and/or set-aside for quality housing development in the ~~Southern Strategy Area~~ Southside Action Plan area that include affordable/workforce housing.

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## CAPITAL IMPROVEMENT ELEMENT

### Policy 1.1.3: [CI]

(REV. EFF. 7/25/03; REV. EFF. 7/20/05; REV. EFF. 12/24/10; REV. EFF. 12/15/11)

#### LEVELS OF SERVICE REQUIRED FOR INFRASTRUCTURE, FACILITIES, AND UTILITIES

*[in relevant part only]*

The following standards are hereby established as the minimum levels of service for various infrastructure, facilities, utilities and services required to support new development within the City of Tallahassee and Leon County.

#### 1. Roadways

The peak hour roadway level of service for Tallahassee and Leon County is established as follows:

Table 1: Peak hour roadway level of service (Capital Improvements)

Functional Classification	Inside the USA	Outside the USA
Interstate, Intrastate, Limited Access Parkways	C	B
Principal Arterials	D	C
Minor Arterials	D / E*	C
Major and Minor Collectors	D / E*	C
Local Streets	D	D

\*For Minor Arterials, and Major and Minor Collectors located inside the Urban Service Area and south of U.S. 90, the Level of Service shall be "D" for purposes of establishing priorities for programming transportation improvements, and "E" for meeting concurrency requirements, to support the ~~Southern Strategy~~ Southside Action Plan. Roads north of U.S. 90 shall be LOS D for both programming improvement and concurrency purposes.

### Policy 1.2.2: [CI]

(REV. EFF. 12/8/98; REV. EFF. 7/21/05; REV. EFF. 3/17/11)

Existing and future development shall both pay for the costs of needed public facilities.

#### 1. Future development

- a. Future development shall pay for its proportional share of the capital improvements needed to address the impact of such development. Enterprise fund user charges, connection fees, and other user fees paid by new development shall be reviewed every two years to assure that provision of capital improvements needed to address the impact of future development will not increase ad valorem tax rates or rates of electric, gas, water or sewer utilities. Upon completion of construction, "future" development becomes "present" development, and shall contribute to paying the costs of the replacement of obsolete or worn out facilities as described in subsection 2, below.
- b. Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, special assessments and taxes.
- c. Future development's payment of proportionate fair-share mitigation for various deficient facilities may be aggregated to pay for one or more transportation system improvements. "Significant benefit" proportionate fair share may be applied to calculate and expend developer mitigation in the following manner:

Assessment: The local government shall require an analysis of transportation facilities level of service to determine if deficiencies occur or are projected to occur within a prospective five-year period. If deficiencies are anticipated, the local government may use the “significant benefit” approach to assess proportionate fair-share mitigation and schedule improvements to address the identified deficiency(ies) on the impacted facility(ies) to meet the requirements for financial feasibility pursuant to Sections 163.3164(32), F.S., and 163.3177(3), F.S.

Implementation: The “significant benefit” provision shall be enacted through a Significant Benefit Memorandum of Agreement (“MOA”) between the State of Florida Department of Transportation (“FDOT”), the City of Tallahassee, and Leon County, as it may be amended from time to time. The MOA shall adhere to the following:

- (1) Identify geographic zones and prioritize specific facilities that constitute “significant benefit” facilities for each zone. These facilities, and the amount of funding necessary to pay for each of them, shall be identified within the MOA. Significant benefit facilities included in the annual Capital Improvements Element update shall be noted as being funded by significant benefit proportionate fair-share. A map showing the most current boundaries of the geographic zones shall also be included in the annual Capital Improvements Element update;
  - (2) When there are no roadway capacity projects in the City, County, or FDOT Capital Improvements Plan (“CIP”) that address the capacity deficiency of an impacted roadway segment(s), the local government may collect proportionate fair-share mitigation based on the deficient facility(ies), and direct that mitigation toward the top priority project identified in the MOA;
  - (3) Proportionate fair-share mitigation shall be accumulated for the top priority significant benefit project for each zone until such time as the project is fully funded. This project shall be incorporated into the local government’s 5-Year Capital Improvements Schedule;
  - (4) Prior to adoption of any comprehensive plan amendment relying on a MOA for City and/or County approval, the developer/applicant shall enter into a binding agreement with the City and/or County guaranteeing payment of the proportionate fair-share amount at the time of site plan approval. This agreement shall apply to the parcel rather than the applicant, and shall be submitted to the state land planning agency as data and analysis in support of the comprehensive plan amendment
  - (5) In the event a plan amendment necessitates the addition, deletion or change in priority for projects listed in the significant benefit project priority list (Attachment B of the MOA), the 5-Year Capital Improvements Schedule must be amended to indicate the significant benefit project(s) to which the proportionate fair-share funding will be allocated.
2. Existing development
    - a. Existing development shall pay for the capital improvements that reduce or eliminate existing deficiencies, and some or all of the replacement of obsolete or worn out facilities.
    - b. Existing development’s payments may take the form of user fees, special assessments and taxes. 9J-5.016(3)(b)4, (3)(c)8
  3. Both existing and future development may have part of their costs paid by grants, entitlements or the provision of public facilities from other levels of government and independent districts.

4. The City will eliminate on-site refunds to property owners or their representatives except in those situations within the City limits which specifically support the City's goals of affordable housing, urban infill development, or ~~the Southern Strategy goal of a more balanced growth pattern~~ goals of the Southside Action Plan. In order to receive a rebate, a development must have an average net density of not less than two (2) units per acre.

For purposes of this paragraph, the following definitions shall apply:

- a. Affordable housing: Any residential development in which 7% or greater of the residential units are determined to be affordable housing as defined in Section XIII, Glossary, under the Housing Element.
- b. Urban infill development: A development located on a parcel of property bounded on two or more sides by existing urban development, or adjacent to existing water or sewer service. "Urban development" is defined as densities or intensities of one unit per acre or greater.
- c. ~~Southern Strategy~~ Southside Action Plan: Any development located within the ~~Southern Strategy Area~~ Southside Action Plan Area Boundary, as defined in the Land Use Element. (REV. EFF. 4/18/02)

The amount of on-site water and sewer refunds, on a residential equivalent basis shall not exceed (for water) an amount calculated to be the average cost to extend water distribution lines across a lot having 80 feet of frontage and (for sewer) an amount calculated to be the average cost to extend sewer collection lines across a lot having 80 feet of frontage.

The City shall amend its water and sewer extension policies and ordinances within sixty (60) days of the effective date of this amendment in order to effectuate the intent of this amendment.

In any utility reimbursement agreement, urban services agreement, or any other agreement which provides for on-site refunds, the agreement shall state the specific goal or goals of this plan which are served or achieved by the provision of refunds.

**Objective 1.6: [CI]**  
**(EFF. 12/8/98)**

The City of Tallahassee and Leon County shall adopt and implement revised programs and/or policies which favor the funding and scheduling of their capital improvements programs and policies for the Central Core Area and ~~Southern Strategy Area~~ Southside Action Plan area.

**Policy 1.6.1: [CI]**  
**(EFF. 12/8/98)**

The local governments shall commit to undertake needed repairs, replace obsolete infrastructure and facilities, and address existing infrastructure deficiencies within the Central Core Area and ~~Southern Strategy Area~~ Southside Action Plan area. The identification of such projects shall be based on the Comprehensive Assessment of the Central Core Area; the Comprehensive Assessment of the ~~Southern Strategy Area~~ Southside Action Plan area; the Strategic Implementation Plan of the Central Core Area; the Strategic Implementation Plan of the ~~Southern Strategy Area~~ Southside Action Plan area; and, any applicable Sector Plans.

**Policy 1.6.2: [CI]**  
**(EFF. 12/8/98)**

By 1999, the local governments shall establish criteria for evaluation of projects proposed for inclusion within the 5 Year Capital Improvement Schedule. Among these criteria, there shall be criteria reflecting

the commitment to needed improvements within the Central Core Area and the ~~Southern Strategy Area~~Southside Action Plan area.

**Policy 1.6.3: [CI]**

**(EFF. 12/8/98)**

Funding approved to implement capital improvements necessary to address those needs identified by the Comprehensive Assessment of the Central Core Area and the Comprehensive Assessment of the ~~Southern Strategy Area~~Southside Action Plan area shall not be diverted to other projects without the expressed consent of the Commission.

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**ATTACHMENT #3**  
**OTHER SUPPORTING**  
**INFORMATION**

SUMMARY		
Applicant:	Proposed Change:	Amendment Type:
Tallahassee-Leon County Planning Department	This is a text amendment to update Goal 11 [L] of the Land Use Element to reflect the adoption of the Southside Action Plan	Joint Text Amendment
TLCPD Staff:	Comprehensive Plan Amendment:	LPA Recommendation:
Mindy Mohrman, Administrator of Comprehensive Planning	Land Use Element, Vision Statement, Utilities Element, Housing Element, Capital Improvements Element	<b>Approve</b>
Contact Information:	Policy Number(s):	Staff Analysis:
<a href="mailto:melinda.mohrman@talgov.com">melinda.mohrman@talgov.com</a> 850-891-6415	Goal 11: [L]; Policy 1.3.4: [PW]; Policy 1.3.2, 1.3.7: [SS]; Policy 1.2.4, 3.2.2, 1.3.7, 1.4.4, 1.8.3, 1.8.4: [HC]; Objective 1.6: [CI]; Policy 1.1.3, 1.2.2, 1.6.1, 1.6.2, 1.6.3: [CI]	<b>Consistent</b>
Date: January 19, 2023	Updated: March 9, 2023	

**A. EXECUTIVE SUMMARY**

The City Commission adopted the Southside Action Plan at their meeting on January 18, 2023 and initiated the proposed Southside Action Plan text amendment (Attachment 1) into the 2023 Comprehensive Plan amendment cycle. The proposed amendment amends Goal 11 [L] Southern Strategy Area to update goals, objectives, and policies related to the Southern Strategy Area and formally renames it as the Southside Action Plan. Additional updates to the Vision Statement, Utilities Element, Housing Element, and Capital Improvements Element to replace Southern Strategy Area with the adopted Southside Action Plan are included in this amendment.

**B. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION**

Find that the proposed text amendment is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and **ADOPT** the proposed amendment.

**C. STAFF ANALYSIS**

Staff finds the proposed text amendment **consistent** with the Tallahassee-Leon County Comprehensive Plan based on the findings and other information contained in this staff report.

## D. PROPOSED POLICY CHANGE

A full strike through of all Objectives and Policies is provided in Appendix A.

### **Goal 11: [L] – Southside Action Plan**

A plan shall be developed and monitored to align with the community’s desire for a framework of action in the southern part of the Tallahassee urban area. To achieve this goal, the local governments shall develop a Southside Action Plan that complements long term public and private investment with small scale visible improvements that are relatable and community driven. This approach recognizes that the vision of Southside citizens is essential to guiding the development, redevelopment, and rehabilitation of the Southside; and that the community’s vision focuses on three main areas of improvement: Beautification, Investment, and Engaged and Activated Citizens.

### **Objective 11.1 [L] – Beautification**

Beautify and enhance both public and private spaces across the Southside Action Plan area by improving maintenance and increasing investment.

### **Policy 11.1.1: [L]**

Focus local government beautification efforts in shared public spaces by frequently maintaining and enhancing existing public areas. Support citizen and business investment on private property and shared spaces.

### **Objective 11.2 [L] – Investment**

Direct collaborative efforts of both the public and private sectors towards an increase of homeownership, diverse development and redevelopment types, business variety, and infrastructure in the Southside Community.

### **Policy 11.2.1: [L]**

Identify projects that initiate further investment opportunities in the Southside Community. Support partnerships across federal, state, city and county governments with non-profits and private organizations to identify resources for housing, homeownership, business, and infrastructure for the public.

### **Policy 11.2.2: [L]**

Investment within the Southside Action Plan area shall not occur at the expense of the natural environment or water quality in a manner which is found to be inconsistent with local government initiatives, policies, rules or regulations.

### **Objective 11.3 [L] – Engaged and Activated Citizens**

Foster community involvement and celebration of the Southside.



**Policy 11.3.1: [L]**

Encourage citizens, neighborhoods, and businesses in the Southside to be engaged and actively involved in community-led projects. Promote projects, empower residents, and connect efforts with resources.

**Objective 11.4 [L] – Southside Action Plan Evaluation and Update; Relation to Other Goals Objectives & Policies**

**Policy 11.4.1: [L]**

The Tallahassee-Leon County Planning Department will monitor project implementation of the Southside Action Plan by reporting annually on Objective 11.1, 11.2, and 11.3; in coordination with the Leon County and the City of Tallahassee strategic plans.

**E. CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The proposed amendment is was reviewed for consistency with the goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan. The proposed amendment is consistent with the Comprehensive Plan.

**F. SUMMARY OF FINDINGS**

The Southside Action Plan originated with a Tallahassee-Leon County Comprehensive Plan policy adopted in 1998, called the “Southern Strategy Area,” or SSA. The policy was adopted by the City and County Commissions in response to the growing concerns about the unbalanced development happening throughout Tallahassee and Leon County. In 2021, the City and County Commissions revisited the SSA policies after more than 20 years since they were adopted into the Comprehensive Plan and initiated the Southside Action Plan, or SAP. The SAP reflects the City Commission’s priority to reevaluate existing planning policies and develop new strategies that lead to community-desired investment in the Southside. Following staff recommendation to step outside the conventional planning process, the City and County Commissions approved the three-phased SAP approach at their Joint Workshop on April 13, 2021.

After initiation of the SAP, renewed efforts were made to listen to the Southside community about what they wanted to see in the area and what it might take to make it happen. Over a period of months staff conducted extensive outreach to engage with Southside residents, business owners, and other community stakeholders through community conversations, public meetings, neighborhood events, and the Southside Action Plan survey. Through this process community priorities were established and included in the proposed amendment to the Comprehensive Plan to update Goal 11 [L] of the Land Use Element to reflect the goals, objectives, and policies identified by the SAP.

At their meeting on January 18, 2023, the City Commission adopted the Southside Action Plan and initiated the proposed Southside Action Plan text amendment. This proposed amendment is needed to replace the former Southern Strategy Area with the adopted Southside Action Plan, and provide consistency with this change throughout other elements.

**G. MEETING SCHEDULES**

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

<b>City Commission Meetings</b>		<b>Date</b>
X	Southside Investment and Area Strategy Presentation at the City Commission Annual Retreat	January 13, 2021
X	Southside Update at the Board of County Commissioners Meeting	February 16, 2021
X	Southside Action Plan Community Engagement Strategy Update at the City-County Joint Workshop	March 23, 2021
X	Southside Action Plan Community Engagement Strategy Ratified at the City-County Joint Public Hearing	April 13, 2021
X	Southside Action Plan Community Engagement Update at the City Commission Meeting	September 22, 2021
X	Southside Action Plan Update at the City Commission Annual Retreat	January 12, 2022
X	Southside Action Plan Update at the Board of County Commissioners Annual Retreat	January 24, 2022
X	Southside Action Plan Update at the City Commission Annual Retreat	January 18, 2023

<b>2023 Amendment Cycle Meetings</b>		<b>Date Completed</b>
X	Local Planning Agency Public Hearing	Feb. 7, 2023
X	Joint City-County Commission Workshop	Mar. 7, 2023
x	City Commission Adoption Public Hearing for Small Scale Map Amendments	March 22, 2023
x	Joint City-County Transmittal Public Hearing	April 11, 2023
x	Joint City-County Adoption Public Hearing	June 13, 2023

**H. APPENDICES**

Appendix A: Proposed Comprehensive Plan Amendment: Southside Action Plan

**APPENDIX A**

**SOUTHSIDE ACTION PLAN**

**PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT**

**GOAL 11: [L] – SOUTHSIDE ACTION PLAN, STRIKE THRU-  
UNDERLINE**

## **SOUTHSIDE ACTION PLAN**

### **Goal 11: [L] – Southside Action Plan**

A plan shall be developed and monitored to align with the community’s desire for a framework of action in the southern part of the Tallahassee urban area. To achieve this goal, the local governments shall develop a Southside Action Plan that complements long term public and private investment with small scale visible improvements that are relatable and community driven. This approach recognizes that the vision of Southside citizens is essential to guiding the development, redevelopment, and rehabilitation of the Southside; and that the community’s vision focuses on three main areas of improvement: Beautification, Investment, and Engaged and Activated Citizens.

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#### **Policy 11.1.1: [L]**

Focus local government beautification efforts in shared public spaces by frequently maintaining and enhancing existing public areas. Support citizen and business investment on private property and shared spaces.

### **Objective 11.2 [L] – Investment**

Direct collaborative efforts of both the public and private sectors towards an increase of homeownership, diverse development and redevelopment types, business variety, and infrastructure in the Southside Community.

#### **Policy 11.2.1: [L]**

Identify projects that initiate further investment opportunities in the Southside Community. Support partnerships across federal, state, city and county governments with non-profits and private organizations to identify resources for housing, homeownership, business, and infrastructure for the public.

#### **Policy 11.2.2: [L]**

Investment within the Southside Action Plan area shall not occur at the expense of the natural environment or water quality in a manner which is found to be inconsistent with local government initiatives, policies, rules or regulations.

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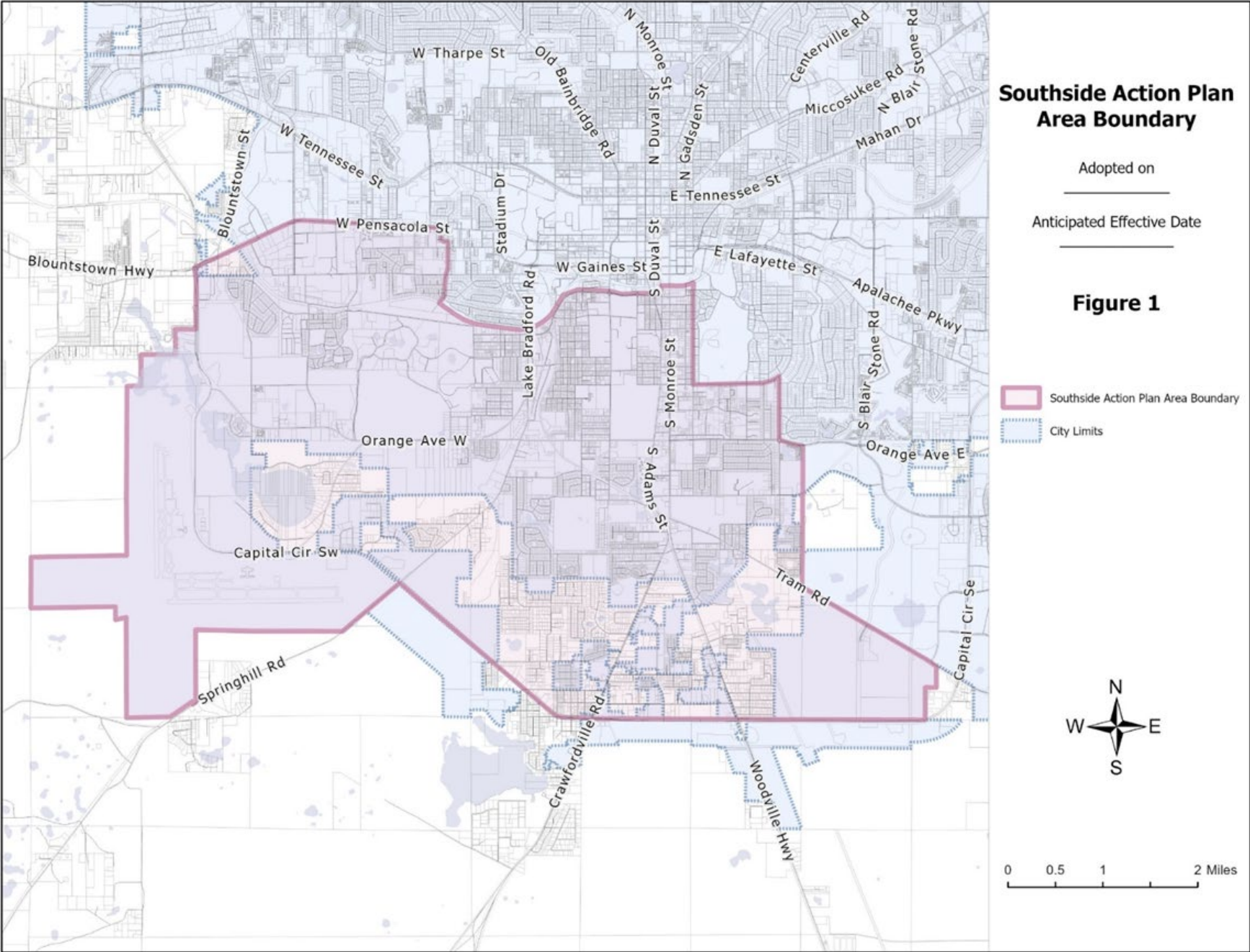
#### **Policy 11.3.1: [L]**

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#### **Policy 11.4.1: [L]**

The Tallahassee-Leon County Planning Department will monitor project implementation of the Southside Action Plan by reporting annually on Objective 11.1, 11.2, and 11.3; in coordination with the Leon County and the City of Tallahassee strategic plans.



## **SOUTHERN STRATEGY AREA**

### **Goal 11: [L] Southern Strategy Area (EFF. 12/8/98; REV. EFF. 7/26/06)**

The goal of the Southern Strategy is to encourage quality land development and redevelopment which results in increased population growth toward the southern part of the Tallahassee urban area, to retain and increase employment opportunities, and to attain an income mix in the Southern Strategy Area that is comparable to the remainder of the urbanized County. To achieve this goal, the Southern Strategy will seek to reverse the trend of population loss in the urban core area, reverse the continued increase of families that are living below the poverty level in this area and to stop the further physical deterioration of this vital part of the community. This goal is also to be achieved through considered land development decisions, capital investments, and policies by all levels of government so as to serve as a catalyst for private sector investment in the area. Such decisions are to be based on a sound balance of social, economic, and physical development criteria that are designed to make better use of the available resources to the south, while lessening development pressure in the north and east. The boundaries of the Southern Strategy Area are as shown on the attached map.

#### **Objective 11.1 [L] – Housing (EFF. 12/8/98)**

In conjunction with the efforts to redirect development and focus population growth toward the southern part of the Tallahassee urban area, a wide range of housing opportunities, both in terms of type and price, will be directed toward the Southern Strategy Area. Components to this effort will be phased.

#### **Policy 11.1.1: [L] (City of Tallahassee) (EFF. 12/8/98)**

In years 1999 through 2004, housing efforts shall focus on:

- Maintaining the supply of affordable housing and raising the overall assessed value of housing in the Southern Strategy Area by attracting additional quality residential development to the area.
- Improving the quality of the existing housing stock.
- Improving the safety, appearance, and overall quality of life in the area.
- Increasing home ownership opportunities.

Strategies shall include, but need not be limited to maintaining existing housing stock and residential neighborhoods through increased commitment to code enforcement measures. Such strategies should:

- a. Involve non-profit organizations to the maximum extent possible as a source for providing the funds, assistance and labor for the rehabilitation of existing structures. Self-help and volunteer labor programs should be emphasized to offset the costs of rehabilitation and redevelopment projects.
- b. Consider and develop funding sources for the acquisition of appropriate land or homes in the target area for rehabilitation and development.
- c. Encourage home ownership through local lending institutions such as the Tallahassee Lenders Consortium to make new and rehabilitated homes available to potential residents with reduced or market rate loans, with more flexible underwriting criteria, or at a reduced cost.

#### **Policy 11.1.1: [L] (Leon County) (REV. EFF. 4/18/02)**

In years 1999 through 2004, housing efforts shall focus on:

- Maintaining the supply of affordable housing and raising the overall assessed value of housing in the Southern Strategy Area by attracting additional quality residential development to the area.
- Improving the quality of the existing housing stock.
- Improving the safety, appearance, and overall quality of life in the area.
- Increasing home ownership opportunities.

~~Strategies shall include, but need not be limited to maintaining existing housing stock and residential neighborhoods through increased commitment to code enforcement measures. Such strategies should:~~

- ~~a. Develop funding sources for the acquisition of appropriate land or homes in the target area for rehabilitation and development.~~
- ~~b. Involve non-profit organizations to the maximum extent possible as a source for providing the funds, assistance and labor for the rehabilitation of existing structures. Self-help and volunteer labor programs should be emphasized to offset the costs of rehabilitation and redevelopment projects.~~
- ~~c. Encourage home ownership through local lending institutions such as the Tallahassee Lenders Consortium to make new and rehabilitated homes available to potential residents with reduced or market rate loans, with more flexible underwriting criteria, or at a reduced cost.~~

**~~Policy 11.1.2: [L] (EFF. 12/8/98)~~**

~~Long-term housing policy shall focus on increasing the amount of moderate and upper income housing in the area as a proportion of total housing stock. Strategies shall include, but need not be limited to, improving public infrastructure, improving public safety, and encouraging increased employment opportunities in the Southern Strategy Area.~~

**~~Objective 11.2: [L] Southern Strategy Sector Plan(s) (EFF. 12/8/98)~~**

~~The Southern Strategy goal shall be implemented through sector plans. Development of these sector plans shall involve residents and business owners, and shall be consistent overall with the Comprehensive Plan and the goals, objectives, and policies within the Plan for the Southern Strategy Area.~~

**~~Policy 11.2.1: [L] (EFF. 12/8/98; REV. EFF. 7/20/05)~~**

~~The Tallahassee-Leon County Planning Department will evaluate, every three years, the "State of the Southern Strategy" report and submit it to the Local Planning Agency, the Tallahassee City Commission, the Leon County Board of County Commissioners, and City and County departments. This evaluation will serve as one of the factors used in the annual budget submittals of City and County departments. The evaluation will include such land use, demographic, and other data as necessary to provide elected officials, staff, and other citizens a clear assessment as to the progress being made in improving conditions in the Southern Strategy Area.~~

**~~Policy 11.2.2: [L] (REV. EFF. 12/10/02)~~**

~~By 2004, a sector plan, or plans, shall be prepared and adopted by local government for the Southern Strategy Area. The sector plan(s) shall:~~

- ~~a. Be coordinated with the preparation of redevelopment plans for a Community Redevelopment Area.~~
- ~~b. Include an inventory and assessment of public facilities; an inventory of housing structural conditions; and an assessment of key socioeconomic indicators.~~
- ~~c. Prioritize and focus infrastructure improvements on those facilities that serve this designated area. This should include but not be limited to roadways, utilities, schools, and parks.~~
- ~~d. Encourage and provide forums for the involvement of neighborhood residents, community leaders, neighborhood business leaders, and others in the redevelopment and rehabilitation of this corridor.~~
- ~~e. Identify land use and land development regulation changes to achieve plan objectives, and shall address other issues as identified by sector plan participants.~~
- ~~f. Provide for follow-through in the form of a work plan, including capital improvements programming, with the intent that government projects and programs will proactively serve as stimulants to private sector investment and reinvestment in the Southern Strategy Area.~~
- ~~g. Assess options to increase home ownership.~~



**~~Policy 11.2.3: [L] (City of Tallahassee) (EFF. 12/8/98)~~**

~~The “State of the Southern Strategy” document will be used to monitor the commitment to undertake needed repairs, replace obsolete infrastructure and facilities and address existing deficiencies within the Southern Strategy Area. This will help to assure the long-term community health of the Southern Strategy Area.~~

**~~Policy 11.2.3: [L] (Leon County) (REV. EFF. 4/18/02)~~**

~~The “State of the Southern Strategy” document will be used to monitor the commitment to undertake needed repairs, replace obsolete infrastructure and facilities and address existing deficiencies within the Southern Strategy Area. This will help to assure the long-term community health of the Southern Strategy Area and to assess community disparities.~~

**~~Policy 11.2.4: [L] (REV. EFF. 1/19/02)~~**

~~By 2002, develop and implement a program which is intended to establish incentives for construction, reconstruction, and rehabilitation of housing in the Southern Strategy Area. This program may include, but need not be limited to incentives such as the allocation of funding for and implementation of water and sewer rebates for construction costs (on site and off site), payment of utilities connection fees, and systems charges.~~

**~~Policy 11.2.5: [L] (REV. EFF. 1/19/02)~~**

~~Concurrent with promoting economic growth in the Southern Strategy Area (SSA), the local government will continue to promote actions leading to restoration and maintenance of surface water quality in the SSA lakes through the implementation of ongoing water quality studies as mandated by Conservation Policy 2.1.7. These studies will identify pollution problems and formulate a plan for resolving these issues. It is not the intent of local government to promote development or redevelopment of the SSA at the expense of the natural environment or water quality of this area.~~

**~~Objective 11.3: [L] Attraction of Development (EFF. 12/8/98; REV. EFF. 12/24/10)~~**

~~Based on the need to reduce infrastructure and public service delivery costs, enhance urban core stability, protect natural resources, and reduce economic disparity, it is intended that new development be directed into the Southern Strategy Area by making areas inside the urban core and Southern Strategy Area more attractive to development than development at the edges of the urbanized area. To accomplish this over the Plan Horizon, it is intended that residential densities in the Southern Strategy Area average at least two dwelling units per gross acre, and that new non residential development average at least 10,000 square feet per gross acre.~~

**~~Policy 11.3.1: [L] (EFF. 12/8/98)~~**

~~By 2000, the Transportation Plan and the Transit Development Plan for both the City and the County shall establish criteria for promoting improvements that are needed in the Southern Strategy Area. This may be accomplished by including “Positive impact to the Southern Strategy Area” as one of the criteria for promoting projects in the Southern Strategy Area.~~

**~~Policy 11.3.2: [L] (EFF. 12/8/98)~~**

~~Require a differential in costs of development for areas outside the Southern Strategy Area to be used as an incentive for development inside the Southern Strategy Area. This can be done through techniques such as reduced permit fees and/or facilities surcharges, and/or through streamlined review for development within the Southern Strategy Area, so long as these techniques are not at the expense of other areas.~~

**~~Policy 11.3.3: [L] — (EFF. 12/8/98)~~**

~~By 2004, establish a Tax Increment Financing district in the Southern Strategy Area for the purpose of encouraging reinvestment. This district need not include the entire Southern Strategy Area. Local government may stimulate reinvestment by all means provided by law, including public-private partnerships.~~

**~~Policy 11.3.4: [L] — (DEL. EFF. 7/20/05)~~**

~~Reserved~~

**~~Policy 11.3.5: [L] — (EFF. 1/19/02)~~**

~~By year 2002, develop landscape and streetscape programs for the Southern Strategy area. Promote the Southern Strategy Area as a focus area to receive available moneys for landscaping of public areas and streetscaping of roadways. Develop several highly visible landscape and streetscape pilot projects to showcase the type of public improvements that emphasize the assets of the Southern Strategy Area.~~

**~~Policy 11.3.6: [L] — (EFF. 12/8/98)~~**

~~By 2004, develop a plan and funding mechanisms to retrofit existing stormwater capacity problem areas within the Southern Strategy Area, and amend the comprehensive plan accordingly in the next available plan amendment cycle after retrofit plan adoption. Offer subsidized regional stormwater capacity through regional ponds for new and rehabilitated developments in the Southern Strategy Area.~~

**~~Policy 11.3.7: [L] — (EFF. 12/8/98)~~**

~~The City and the County will work with the Leon County School Board to adopt a Southern Strategy policy statement for public schools by the year 2000. This policy statement will be based on the identification of problems and opportunities associated with the provision of public schools in the Southern Strategy Area, and will include a work plan to establish and maintain public schools as a positive force in assisting the City, the County, and citizens at large in achieving the long-term community health of the Southern Strategy Area.~~

**~~Policy 11.3.8: [L] — (EFF. 12/19/02)~~**

~~Areas within the Southern Strategy Area that are designated as type B areas will only be permitted to take advantage of concurrency flexibility reflected in Transportation Objective 2.3 and accompanying policies. Areas designated as type B will not be permitted to take advantage of other SSA policies or benefits as outlined in the adopted SSA Comprehensive Plan Policies.~~

**~~Objective 11.4: [L] Sensitive Treatment and Location of Institutional Land Uses (EFF. 12/8/98)~~**

~~In conjunction with efforts to redirect development and improve the desirability of residing in the Southern Strategy Area of the Tallahassee urban area, special consideration shall be made to avoid the placement of new institutional land uses in the Southern Strategy Area, and to provide mitigative measures to existing institutional land uses in the Southern Strategy Area in order to improve compatibility with surrounding uses.~~

**~~Policy 11.4.1: [L] — (EFF. 12/8/98)~~**

~~Where environmentally, economically and geographically practical, new heavy infrastructure land uses such as waste water treatment plants, airports, correctional facilities, and power plants which serve larger than neighborhood areas, shall be located in areas outside of the Southern Strategy Area. This policy does not apply to public facilities such as schools, parks, greenways, trails, and other recreational uses that would enhance the desirability of residing in the Southern Strategy Area.~~

**Policy 11.4.2: [L] ——— (REV. EFF. 1/19/02)**

By the Year 2002, the City and County shall identify and schedule landscaping improvements to enhance the visual appearance of publicly owned institutional land uses in the Southern Strategy Area. Enhanced landscaping requirements shall apply to all existing City and County institutional facilities, as well as to all new institutional facilities and to expanded or improved institutional facilities.

**Policy 11.4.3: [L] ——— (DEL. EFF. 12/10/02)**

*Reserved*

**Objective 11.5 [L] — Economic Assets — (REV. EFF. 1/19/02)**

Identify key economic assets which provide employment in the Southern Strategy area and, by 2002, develop programs or actions to help assure their continued viability as a part of the area's economic base.

**Policy 11.5.1: [L] ——— (EFF. 12/8/98)**

Work with private sector and educational entities to accomplish the following:

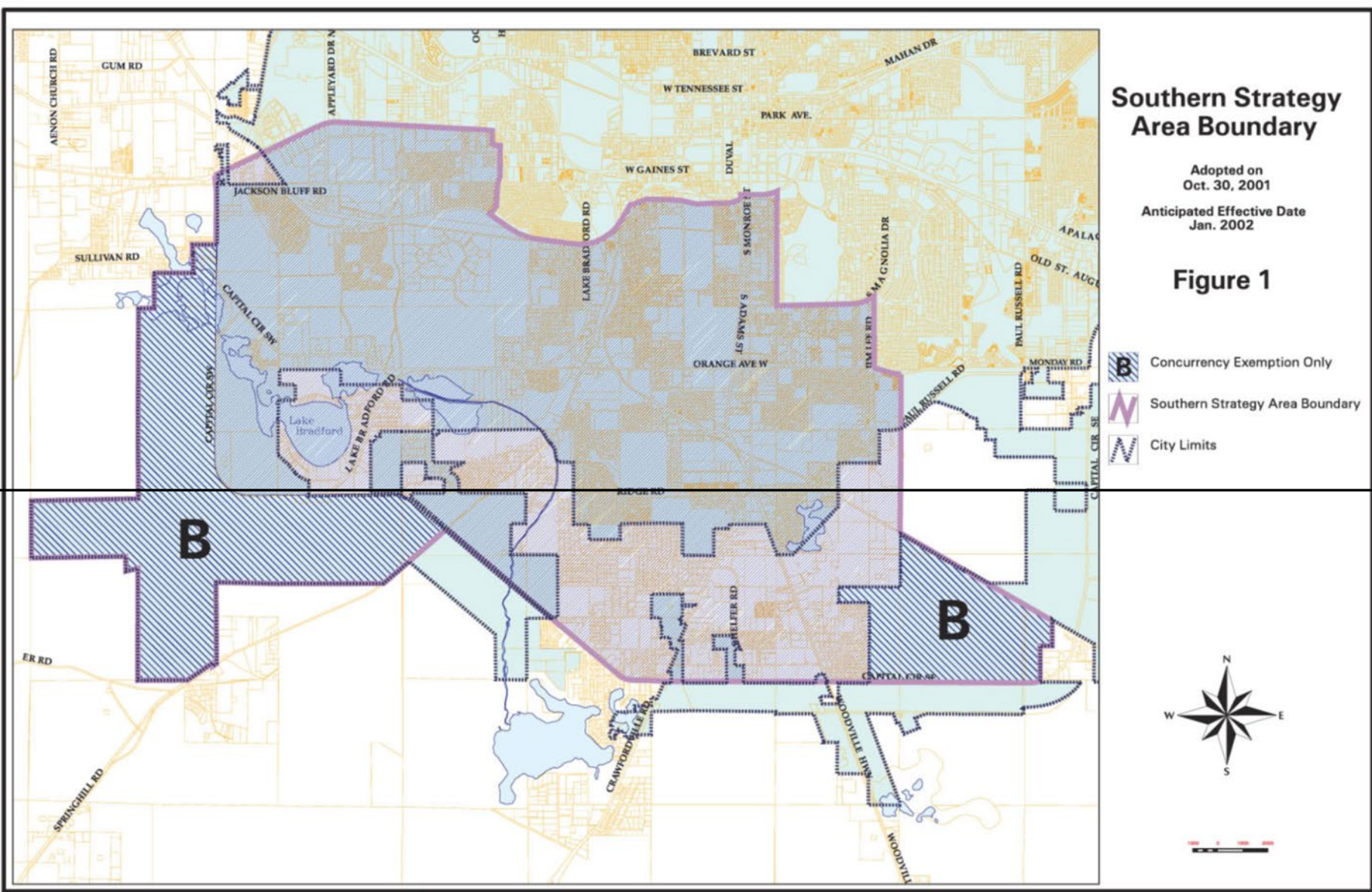
- (a) Develop a proactive marketing strategy for Southern Strategy Area properties to encourage appropriate new businesses and the reuse of existing vacant developments;
- (b) Focus small business assistance programs on businesses in the Southern Strategy Area;
- (c) Research and apply for grants to support economic development in the Southern Strategy Area;
- (d) Focus job training opportunities to lower income residents in the Southern Strategy Area.
- (e) Provide adequate urban infrastructure to support private investment and reinvestment in the Southern Strategy Area.

**Policy 11.5.2: [L] ——— (EFF. 1/7/10)**

The economic revitalization of the Southern Strategy Area shall focus on business opportunities from the following industries: Aerospace, Defense/Security, Materials and Healthcare.

**Policy 11.5.3: [L] ——— (EFF. 1/7/10)**

Healthcare facilities shall be encouraged to locate in the Southern Strategy Area. Non-financial incentives shall be provided to facilitate the location of such facilities within the Southern Strategy Area and/or within the southern section of Tallahassee-Leon County.



**SOUTHSIDE ACTION PLAN**  
**PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT**  
**CONSISTENCY TEXT AMENDMENTS, STRIKE THRU-UNDERLINE**

**[INTRODUCTION]**

**VISION STATEMENT AND IMPLEMENTATION**

**(REV. EFF. 7/26/06; REV. EFF. 1/7/10)**

*[in relevant part only]*

...The plan encourages projects and activities that provide significant additional value to the community. This includes supporting development in strategic areas such as the Downtown Overlay, Multimodal Transportation District and ~~Southern Strategy Areas~~Southside Action Plan areas.

~~The intent of the Southern Strategy is to direct quality development and redevelopment into the area designated as the Southern Strategy area. Success of the Southern Strategy will benefit the entire community in terms of an increased tax base, greater choices for residential and employment opportunities, and other general quality of life factors such as greater availability of shopping, recreation and educational opportunities throughout the community. The focus of this strategy is to make this area of the community a desirable residential location for people of all incomes. This area contains many assets we strive for in other parts of the community such as close proximity to jobs and downtown, walk to commercial, neighborhood schools and parks, and affordable housing. Similarly, the Lake Bradford Chain of Lakes, the St. Marks Bike Trail and its extensions, and the proximity of the National Forest make this area important for environmental and recreational reasons. It also contains historic neighborhoods and is in proximity to cultural activities in the community, with museums and nearby concert facilities; educational activities, with two nearby universities and the community college. It contains a great diversity of neighborhoods, housing, and employment close to the urban core. These are the assets that make a true city.~~

The Downtown Overlay consists primarily of the urban core of the City of Tallahassee and is intended to clearly distinguish the City's Downtown Boundary. This overlay district primarily comprises the Capital Center area, Gaines Street Corridor, and parts of the ~~Southern Strategy Area~~Southside Action Plan area. The intent of this overlay district is to encourage high density and quality redevelopment as well as remove barriers to achieving the allowable densities within this area...

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**UTILITIES: POTABLE WATER**

**Policy 1.3.4: [PW] (Leon County)  
(REV. EFF. 8/17/92)**

Connection and user fees shall be set at levels sufficient to equitably finance the water infrastructure projects in the CIE. For the purposes of the Sanitary Sewer and Water Sub-Elements, equitably is defined as users paying for hook-up and system charges and their pro rata share of the costs of facility expansions to serve their development, but allowing for special practices to implement the ~~Plan's Southern Strategy~~ Southside Action Plan. Pro rata amounts will be determined by the cost impacts of each development which is anticipated to hook-up to the facility expansion.

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## UTILITIES: SANITARY SEWER

### Policy 1.3.2: [SS]

**(REV. EFF. 12/24/10, PREVIOUSLY POLICY 1.3.1: [SS]; REV. EFF. 12/15/11)**

For areas lying outside of the Urban Service Area boundary and within the Urban Fringe land use category, central sanitary sewer service may be extended and/or provided by an existing utility provider under the following circumstances:

- a) To serve an existing residential subdivision in order to correct documented environmental or health problems associated with failing septic treatment systems; or
- b) To serve a new Conservation subdivision or permitted non-residential use that is otherwise in compliance with the Comprehensive Plan and its implementing land development regulations; AND
- c) No additional lands designated Rural or Urban Fringe as of August 26, 2006 shall be converted to a more dense or intense land use category unless adjoining lands are also within the designated Urban Service Area boundary or the designated Woodville Rural Community. Conversions to the Woodville Rural Community designation shall be consistent with the Transfer of Development Units provision in Policy 4.2.5: [C].

All costs of sewer line extensions, any necessary lift stations and on-site sewer infrastructure shall be borne by the developer as specified within the adopted "Water and Sewer Agreement" and shall be constructed to the standards specified within the Agreement. In cases where the City of Tallahassee is the service provider, the City Manager and the County Administrator or their designees may agree that the connection of a development to central sewer is not economically feasible and may deny such requests to connect. Such cases may arise when considering lower density isolated developments, developments located in areas that are not environmentally sensitive, or developments that are not within a reasonable distance to existing infrastructure. The City of Tallahassee shall place a higher priority upon serving areas that are within the ~~Southern Strategy Area~~Southside Action Plan area and/or areas that may be determined to negatively impact the environmental quality of Wakulla Springs if developed with traditional septic tank systems. The City of Tallahassee reserves the right to develop agreements with property owners and developers to make service available within time frames and at locations that vary from those criteria for connection found within the "Water and Sewer Agreement." As part of such agreements, additional financial responsibility may be borne by the developer for connection to occur.

### Policy 1.3.7: [SS] (Leon County)

**(REV. EFF. 8/17/92; REV. AND RENUMBERING EFF. 12/24/10)**

Connection fees and user fees shall be set at levels sufficient to equitably finance the sewer infrastructure projects in the CIE. For the purposes of the Sanitary Sewer and Water Sub-Elements, equitably is defined as users paying for hook-up and system charges and their pro rata share of the costs of facility expansions to serve their development, but allowing for special practices to implement the ~~Plan's Southern Strategy~~Southside Action Plan. Pro rata amounts will be determined by the cost impacts of each development which is anticipated to hook-up to the facility expansion.

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**(CITY OF TALLAHASSEE)  
HOUSING ELEMENT**

**Policy 1.2.4: [H]  
(EFF. 4/10/09)**

To insure that future development provides some degree of affordable housing units and that these units are evenly distributed throughout the community and to prevent negative impacts associated with geographic over-concentration, the City shall continue to require the following for residential developments: the construction of affordable on-site housing units or off-site housing units within the same census tract or other location as approved by elected officials.

The percentage of affordable units required to be built by the developer shall be established by ordinance and shall be consistent with the following: the most recent housing information available from the Shimberg Center for Affordable Housing and the latest estimates of area family income published annually by the federal Housing and Urban Development Department, or the best available data, as determined by the Planning Department.

The option of contributing fees to an applicable affordable housing program in lieu of construction of an affordable unit shall be available only for small and medium size developments. This fee shall be established by ordinance and shall be based upon a percentage of the difference between the average selling price of the units sold and the established maximum sales price affordable to a low income family. The fee shall apply to each required affordable unit not built. The thresholds for small, medium and large residential developments will be established by ordinance.

In order to accomplish equitable distribution of affordable housing, this policy shall apply only to developments located within census tracts where the median family income is higher than the median family income for Leon County. Census tracts located in the ~~Southern Strategy Boundary~~Southside Action Plan area where the median family income is higher than the median family income for Leon County shall be exempted from this policy. Maps of the census tracts affected by this policy are located at the end of the Housing Element Goals, Objectives, and Policies.

For the purposes of this policy, two or more developments shall be aggregated and considered as one development, if they are no more than ¼ mile apart and any two of the following criteria are met:

- a) There is a common interest in two or more developments;
- b) The developments will undergo improvements within the same five year period;
- c) A master plan exists submitted to a governmental body addressing all developments;
- d) All developments share some infrastructure or amenities;
- e) A common advertising scheme addresses all development.

**Policy 3.2.2: [H]  
(EFF. 12/8/98)**

City and County governments will consider incentives to individuals and businesses to encourage them to reside and locate, and to promote business and homeownership within the ~~Southern Strategy Area~~Southside Action Plan area and Central Core. These incentives may include obligations on the part of such individuals and businesses to participate in the betterment of the targeted area through commitment of resources, assets, or other contributions. Special consideration shall be given to provide incentives to attract law enforcement personnel to reside within the targeted Central Core and ~~Southern Strategy Area~~Southside Action Plan area neighborhoods.

**(LEON COUNTY)  
HOUSING ELEMENT**

**Policy 1.3.7: [HC]  
(EFF. 7/1/94; REV. EFF. 4/10/09)**

By 2009, the County shall adopt an ordinance providing developer incentives for the provision of low and moderate income homeownership opportunities within new developments or at nearby off-site locations. Priority shall be given to developments locating within the ~~Southern Strategy~~Southside Action Plan area, especially developments locating in areas where urban infrastructure currently exists with adequate capacity to support new development. This ordinance shall specify all applicable implementation details, including, but not limited to: available developer incentives; criteria for granting incentives; eligible household recipient qualifications and applicable restrictions; exemptions as may be applicable; and periodic review and monitoring of the implementation of Policies 1.4.6 and 1.4.7.

**Policy 1.4.4: [HC]  
(EFF. 4/10/09)**

The first priority for the expenditure of unrestricted County housing funding shall be housing rehabilitation and preference shall be given to housing rehabilitation within the target areas adopted pursuant to Policy 1.4.3[HC] and the ~~Southern Strategy Area~~Southside Action Plan area.

**Policy 1.8.3: [HC]  
(EFF. 4/18/02)**

City and County governments will consider incentives to individuals and businesses to encourage them to reside and locate, and to promote business and homeownership within the ~~Southern Strategy Area~~Southside Action Plan area and Central Core. These incentives may include obligations on the part of such individuals and businesses to participate in the betterment of the targeted area through commitment of resources, assets, or other contributions. Special consideration shall be given to provide incentives to attract law enforcement personnel to reside with the targeted Central Core and ~~Southern Strategy Area~~Southside Action Plan area neighborhoods.

**Policy 1.8.4: [HC]  
(EFF. 4/10/09)**

The development of affordable housing shall be encouraged in the unincorporated section of the ~~Southern Strategy Area~~Southside Action Plan area. The County shall prioritize or set-aside a portion of existing incentives for developments locating in the ~~Southern Strategy Area~~Southside Action Plan area and are providing an integrate community with a mixture of housing types, prices, and lot sizes. As provided for in Policy 1.3.7, Leon County shall develop and adopt incentives for affordable housing development with specific priority and/or set-aside for quality housing development in the ~~Southern Strategy Area~~Southside Action Plan area that include affordable/workforce housing.

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**CAPITAL IMPROVEMENT ELMENT**

**Policy 1.1.3: [CI]**

**(REV. EFF. 7/25/03; REV. EFF. 7/20/05; REV. EFF. 12/24/10; REV. EFF. 12/15/11)**

**LEVELS OF SERVICE REQUIRED FOR INFRASTRUCTURE, FACILITIES, AND UTILITIES**

*[in relevant part only]*

The following standards are hereby established as the minimum levels of service for various infrastructure, facilities, utilities and services required to support new development within the City of Tallahassee and Leon County.

1. Roadways

The peak hour roadway level of service for Tallahassee and Leon County is established as follows:

Table 1: Peak hour roadway level of service (Capital Improvements)

Functional Classification	Inside the USA	Outside the USA
Interstate, Intrastate, Limited Access Parkways	C	B
Principal Arterials	D	C
Minor Arterials	D / E*	C
Major and Minor Collectors	D / E*	C
Local Streets	D	D

\*For Minor Arterials, and Major and Minor Collectors located inside the Urban Service Area and south of U.S. 90, the Level of Service shall be "D" for purposes of establishing priorities for programming transportation improvements, and "E" for meeting concurrency requirements, to support the ~~Southern Strategy~~Southside Action Plan. Roads north of U.S. 90 shall be LOS D for both programming improvement and concurrency purposes.

**Policy 1.2.2: [CI]**

**(REV. EFF. 12/8/98; REV. EFF. 7/21/05; REV. EFF. 3/17/11)**

Existing and future development shall both pay for the costs of needed public facilities.

1. Future development

- a. Future development shall pay for its proportional share of the capital improvements needed to address the impact of such development. Enterprise fund user charges, connection fees, and other user fees paid by new development shall be reviewed every two years to assure that provision of capital improvements needed to address the impact of future development will not increase ad valorem tax rates or rates of electric, gas, water or sewer utilities. Upon completion of construction, "future" development becomes "present" development, and shall contribute to paying the costs of the replacement of obsolete or worn out facilities as described in subsection 2, below.
- b. Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, special assessments and taxes.
- c. Future development's payment of proportionate fair-share mitigation for various deficient facilities may be aggregated to pay for one or more transportation system improvements. "Significant benefit" proportionate fair share may be applied to calculate and expend developer mitigation in the following manner:

Assessment: The local government shall require an analysis of transportation facilities level of service to determine if deficiencies occur or are projected to occur within a prospective five-year period. If deficiencies are anticipated, the local government may use the “significant benefit” approach to assess proportionate fair-share mitigation and schedule improvements to address the identified deficiency(ies) on the impacted facility(ies) to meet the requirements for financial feasibility pursuant to Sections 163.3164(32), F.S., and 163.3177(3), F.S.

Implementation: The “significant benefit” provision shall be enacted through a Significant Benefit Memorandum of Agreement (“MOA”) between the State of Florida Department of Transportation (“FDOT”), the City of Tallahassee, and Leon County, as it may be amended from time to time. The MOA shall adhere to the following:

- (1) Identify geographic zones and prioritize specific facilities that constitute “significant benefit” facilities for each zone. These facilities, and the amount of funding necessary to pay for each of them, shall be identified within the MOA. Significant benefit facilities included in the annual Capital Improvements Element update shall be noted as being funded by significant benefit proportionate fair-share. A map showing the most current boundaries of the geographic zones shall also be included in the annual Capital Improvements Element update;
  - (2) When there are no roadway capacity projects in the City, County, or FDOT Capital Improvements Plan (“CIP”) that address the capacity deficiency of an impacted roadway segment(s), the local government may collect proportionate fair-share mitigation based on the deficient facility(ies), and direct that mitigation toward the top priority project identified in the MOA;
  - (3) Proportionate fair-share mitigation shall be accumulated for the top priority significant benefit project for each zone until such time as the project is fully funded. This project shall be incorporated into the local government’s 5-Year Capital Improvements Schedule;
  - (4) Prior to adoption of any comprehensive plan amendment relying on a MOA for City and/or County approval, the developer/applicant shall enter into a binding agreement with the City and/or County guaranteeing payment of the proportionate fair-share amount at the time of site plan approval. This agreement shall apply to the parcel rather than the applicant, and shall be submitted to the state land planning agency as data and analysis in support of the comprehensive plan amendment
  - (5) In the event a plan amendment necessitates the addition, deletion or change in priority for projects listed in the significant benefit project priority list (Attachment B of the MOA), the 5-Year Capital Improvements Schedule must be amended to indicate the significant benefit project(s) to which the proportionate fair-share funding will be allocated.
2. Existing development
    - a. Existing development shall pay for the capital improvements that reduce or eliminate existing deficiencies, and some or all of the replacement of obsolete or worn out facilities.
    - b. Existing development’s payments may take the form of user fees, special assessments and taxes. 9J-5.016(3)(b)4, (3)(c)8
  3. Both existing and future development may have part of their costs paid by grants, entitlements or the provision of public facilities from other levels of government and independent districts.

4. The City will eliminate on-site refunds to property owners or their representatives except in those situations within the City limits which specifically support the City's goals of affordable housing, urban infill development, or ~~the Southern Strategy goal of a more balanced growth pattern~~ goals of the Southside Action Plan. In order to receive a rebate, a development must have an average net density of not less than two (2) units per acre.

For purposes of this paragraph, the following definitions shall apply:

- a. Affordable housing: Any residential development in which 7% or greater of the residential units are determined to be affordable housing as defined in Section XIII, Glossary, under the Housing Element.
- b. Urban infill development: A development located on a parcel of property bounded on two or more sides by existing urban development, or adjacent to existing water or sewer service. "Urban development" is defined as densities or intensities of one unit per acre or greater.
- c. ~~Southern Strategy~~ Southside Action Plan: Any development located within the ~~Southern Strategy Area~~ Southside Action Plan Area Boundary, as defined in the Land Use Element. (REV. EFF. 4/18/02)

The amount of on-site water and sewer refunds, on a residential equivalent basis shall not exceed (for water) an amount calculated to be the average cost to extend water distribution lines across a lot having 80 feet of frontage and (for sewer) an amount calculated to be the average cost to extend sewer collection lines across a lot having 80 feet of frontage.

The City shall amend its water and sewer extension policies and ordinances within sixty (60) days of the effective date of this amendment in order to effectuate the intent of this amendment.

In any utility reimbursement agreement, urban services agreement, or any other agreement which provides for on-site refunds, the agreement shall state the specific goal or goals of this plan which are served or achieved by the provision of refunds.

**Objective 1.6: [CI]**  
**(EFF. 12/8/98)**

The City of Tallahassee and Leon County shall adopt and implement revised programs and/or policies which favor the funding and scheduling of their capital improvements programs and policies for the Central Core Area and ~~Southern Strategy Area~~ Southside Action Plan area.

**Policy 1.6.1: [CI]**  
**(EFF. 12/8/98)**

The local governments shall commit to undertake needed repairs, replace obsolete infrastructure and facilities, and address existing infrastructure deficiencies within the Central Core Area and ~~Southern Strategy Area~~ Southside Action Plan area. The identification of such projects shall be based on the Comprehensive Assessment of the Central Core Area; the Comprehensive Assessment of the ~~Southern Strategy Area~~ Southside Action Plan area; the Strategic Implementation Plan of the Central Core Area; the Strategic Implementation Plan of the ~~Southern Strategy Area~~ Southside Action Plan area; and, any applicable Sector Plans.

**Policy 1.6.2: [CI]**  
**(EFF. 12/8/98)**

By 1999, the local governments shall establish criteria for evaluation of projects proposed for inclusion within the 5 Year Capital Improvement Schedule. Among these criteria, there shall be criteria reflecting

the commitment to needed improvements within the Central Core Area and the ~~Southern Strategy Area~~Southside Action Plan area.

**Policy 1.6.3: [CI]**

**(EFF. 12/8/98)**

Funding approved to implement capital improvements necessary to address those needs identified by the Comprehensive Assessment of the Central Core Area and the Comprehensive Assessment of the ~~Southern Strategy Area~~Southside Action Plan area shall not be diverted to other projects without the expressed consent of the Commission.

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