



June 20, 2024

Ms. Donna Harris
Plan Processing Administrator
State Land Planning Agency – Florida Department of Commerce
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399

Re: Adopted 2024 Cycle Comprehensive Plan Text Amendments Package (24-01ESR)

Dear Ms. Harris:

The Tallahassee-Leon County Planning Department hereby submits the adopted text amendments for the 2024 Comprehensive Plan Amendment Cycle to amend the joint Tallahassee-Leon County 2030 Comprehensive Plan. These amendments are submitted pursuant to the June 11, 2024 Board of County Commissioners adoption public hearing and the June 19, 2024 City Commission adoption public hearing.

The adopted amendments package includes three (3) text amendments, TTA2024 003 (HB 1379), TTA2024 004 (Solar Facilities), and TTA2024 (Small-Scale Map Amendments).

Enclosed are the following ordinances adopting the comprehensive plan text amendments:

- Leon County Ordinance No. 24-08 adopted on June 11, 2024
- Leon County Ordinance No. 24-09 adopted on June 11, 2024
- Leon County Ordinance No. 24-10 adopted on June 11, 2024
- City of Tallahassee Ordinance 24-O-05 adopted on June 19, 2024
- City of Tallahassee Ordinance 24-O-06 adopted on June 19, 2024
- City of Tallahassee Ordinance 23-O-07 adopted on June 19, 2024

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

If you have any questions concerning the adopted amendments, please contact Susan Poplin at (850) 891-6446; 300 South Adams Street, Tallahassee, FL 32301; e-mail Susan.Poplin@talgov.com.

Sincerely,

Susan Poplin, MSP, AICP
Acting 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 Bouza (w/o attachments)
Lou Norvell (w/o attachments)

**ATTACHMENT #1
SUMMARY CHART**

**TALLAHASSEE-LEON COUNTY
MATRIX FOR 2024 CYCLE COMPREHENSIVE PLAN TEXT AMENDMENTS**

**A = Approve
D = Denial
AM = Approve as Modified**

<i>Item #</i>	<i>Amendment To:</i>	<i>Nature of Adopted Amendment</i>	<i>Planning Staff Recommendation</i>	<i>LPA Recommendation</i>	<i>Board/Commission Position</i>	<i>Status</i>
TTA 2024 003 HB 1379	TEXT AMENDMENT Utilities Sanitary Sewer Element	Amend the element to implement requirements of HB 1379	A	A	A,A	Adopted Adoption Hearing June 11, 2024 June 19, 2024
TTA 2024 004 Solar Facilities	TEXT AMENDMENT Land Use Element	Amend the element to meet statutory requirements for solar facilities	A	A	A,A	Adopted Adoption Hearing June 11, 2024 June 19, 2024
TTA 2024 012 Small-Scale Map Amendments Process	TEXT AMENDMENT Intergovernmental Coordination Element	Revise the comprehensive plan amendment process to allow small- scale amendment applications during the year	A	A	A,A	Adopted Adoption Hearing June 11, 2024 June 19, 2024

ATTACHMENT #2
ADOPTED TEXT
AMENDMENTS

TTA 2024 003: HB 1379

Adopted Text Amendments

See attached.

A copy of any data and analyses the local government deems appropriate:

The local government is relying on previously submitted data and analysis. The following on-line additional supplemental data and analysis sources are provided and listed herein.

- [Leon County Agenda item 06/11/2024](#)
- [City of Tallahassee Agenda Item 06/19/2024](#)
- [2040 Water and Sewer Master Plan Update](#)
- [Status Report on Sewer Services in Unincorporated Leon County](#)

Copies of executed ordinances

See attached.

List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review:

None.

List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment:

None.

Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity:

Not applicable.

Text Amendment TTA 2024 003

HB 1379

Adopted text amendment to the Comprehensive Plan to amend the Utilities Sanitary Sewer Element to meet requirements of HB 1379.

Staff Recommendation:

Approval

Local Planning Agency:

Approval

County Commission:

Approval

City Commission:

Approval

Text Amendment TTA 2024 003

Utilities: Sanitary Sewer, Objective 1.3 and Policy 2.1.6[SS] – HB 1379 Implementation
Proposed Amendment Strikethrough/Underline

Objective 1.3: [SS]

Needed sanitary sewer facilities will be provided in a manner ~~which~~ that promotes orderly, compact urban and cost-efficient growth while optimizing the use of existing facilities and prioritizing advanced wastewater treatment where feasible and consistent with the goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

Policy 2.1.6: [SS]

Reserved Pursuant to section 163.3177(6)(c), F.S., the City of Tallahassee and Leon County have considered the feasibility of providing sanitary sewer services to development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per acre within a 10-year planning horizon. The feasibility analysis was performed in accordance with Section 21-91 of the Code of General Ordinances of the City of Tallahassee and the Water and Sewer Agreement between the City of Tallahassee and Leon County, which addresses the provision of potable water and wastewater infrastructure. Additionally, pursuant to Policy 1.3.1: [SS], existing developments outside of the Urban Services Area or designated Rural Communities are not deemed feasible except where consistent with Policy 1.3.2: [SS]. Based on the foregoing, the City of Tallahassee and Leon County have deemed it infeasible to provide sanitary sewer services to the developments specified in section 163.3177(6)(c), F.S. This policy shall be amended as needed to account for future applicable developments.

LEON COUNTY ORDINANCE NO. 2024- 24-08

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE UTILITIES: SANITARY SEWER ELEMENT; 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 2024-003, which relates to sanitary sewer provisions in the Utilities
13 Element.

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
22
23

1 **Section 5. Severability.**

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

5 **Section 6. Copy on File.**

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

11 **Section 7. Effective Date.**

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

15 DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County,
16 Florida, this 11th day of June, 2024.

17 LEON COUNTY, FLORIDA

18 DocuSigned by:
19 By: Carolyn D. Cummings
20 077B4B7E3ECA477...

21 Carolyn D. Cummings, Chair
22 Board of County Commissioners
23

24 APPROVED AS TO FORM:
25 Chasity H. O'Steen, County Attorney
26 Leon County Attorney's Office

27 DocuSigned by:
28 By: Chasity H. O'Steen
BCE5E0EFD079484...

ATTEST:
Gwendolyn Marshall Knight, Clerk of the
Court & Comptroller, Leon County, Florida

DocuSigned by:
By: Gwendolyn Marshall Knight
178D7F95C3774F4...

DocuSigned by:


EXHIBIT A

**HB 1379 IMPLEMENTATION FOR SANITARY SEWER
PROPOSED COMPREHENSIVE PLAN TEXT AMNDMENT
OBJECTIVE 1.3 AND POLICY 2.1.6[SS] – SANITARY SEWER**

Object 1.3 and Policy 2.1.6[SS] – HB 1379 Implementation Amendment Strikethrough/Underline

SANITARY SEWER

Objective 1.3 and Policy 2.1.6 [SS]

Include provisions for sanitary sewer consistent with HB 1379.

Objective 1.3: [SS]

Needed sanitary sewer facilities will be provided in a manner ~~which~~ that promotes orderly, compact urban and cost-efficient growth while optimizing the use of existing facilities and prioritizing advanced wastewater treatment where feasible and consistent with the goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

Policy 2.1.6: [SS]

~~Reserved~~ Pursuant to section 163.3177(6)(c), F.S., the City of Tallahassee and Leon County have considered the feasibility of providing sanitary sewer services to development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per acre within a 10-year planning horizon. The feasibility analysis was performed in accordance with Section 21-91 of the Code of General Ordinances of the City of Tallahassee and the Water and Sewer Agreement between the City of Tallahassee and Leon County, which addresses the provision of potable water and wastewater infrastructure. Additionally, pursuant to Policy 1.3.1: [SS], existing developments outside of the Urban Services Area or designated Rural Communities are not deemed feasible except where consistent with Policy 1.3.2: [SS]. Based on the foregoing, the City of Tallahassee and Leon County have deemed it infeasible to provide sanitary sewer services to the developments specified in section 163.3177(6)(c), F.S. This policy shall be amended as needed to account for future applicable developments.

ORDINANCE NO. 24-O-05

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE UTILITIES SANITARY SEWER ELEMENT; 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 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 10, 2024, 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 TTA2024003 which relates to the Utilities Sanitary Sewer Element.

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.

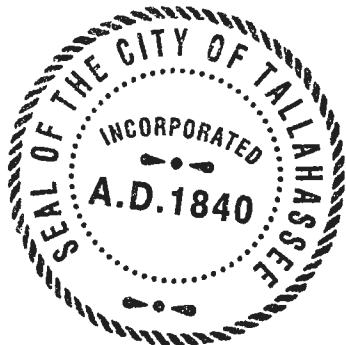
To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon 2030 Comprehensive Plan and this amendment thereto, shall also be located in the Tallahassee-Leon County Planning Department. 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 8th day of May, 2024.

PASSED by the City Commission on the 19th day of June, 2024.



CITY OF TALLAHASSEE

By: _____

John E. Dailey
Mayor

A handwritten signature in blue ink, appearing to read 'John E. Dailey', written over a horizontal line.

ATTEST:

APPROVED AS TO FORM:

By: _____

James O. Cooke, IV
City Treasurer-Clerk

A handwritten signature in blue ink, appearing to read 'James O. Cooke, IV', written over a horizontal line.

By: _____

Amy M. Toman
City Attorney

A handwritten signature in blue ink, appearing to read 'Amy M. Toman', written over a horizontal line.

EXHIBIT A

Object 1.3 and Policy 2.1.6[SS] – HB 1379 Implementation Amendment Strikethrough/Underline

Objective 1.3: [SS]

Needed sanitary sewer facilities will be provided in a manner ~~which~~ that promotes orderly, compact urban and cost-efficient growth while optimizing the use of existing facilities and prioritizing advanced wastewater treatment where feasible and consistent with the goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

Policy 2.1.6: [SS]

~~Reserved~~ Pursuant to section 163.3177(6)(c), F.S., the City of Tallahassee and Leon County have considered the feasibility of providing sanitary sewer services to development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per acre within a 10-year planning horizon. The feasibility analysis was performed in accordance with Section 21-91 of the Code of General Ordinances of the City of Tallahassee and the Water and Sewer Agreement between the City of Tallahassee and Leon County, which addresses the provision of potable water and wastewater infrastructure. Additionally, pursuant to Policy 1.3.1: [SS], existing developments outside of the Urban Services Area or designated Rural Communities are not deemed feasible except where consistent with Policy 1.3.2: [SS]. Based on the foregoing, the City of Tallahassee and Leon County have deemed it infeasible to provide sanitary sewer services to the developments specified in section 163.3177(6)(c), F.S. This policy shall be amended as needed to account for future applicable developments.

AFFIDAVIT OF PUBLICATION

 DEFAULT
Tallahassee Leon County Planning Dept
300 S Adams ST
Tallahassee FL 32301-1721

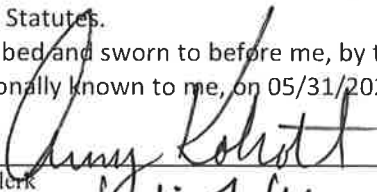
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:


05/31/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/31/2024



Legal Clerk



Notary, State of WI, County of Brown

919.25

My commission expires

Publication Cost: \$577.00
Tax Amount: \$0.00
Payment Cost: \$577.00
Order No: 10163593 # of Copies:
Customer No: 1124354 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARINGS

Notice is hereby given that the Board of County Commissioners of Leon County, Florida (the "County") will conduct a public hearing on Tuesday, June 11, 2024, at 6:00 p.m., or as soon thereafter as such matter may be heard, at the County Commission Chambers, 5th Floor, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida, to consider adoption of ordinances entitled to wit:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE UTILITIES: SANITARY SEWER ELEMENT; 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.

Requested Text Amendment: HB 1379

Reference Number: TTA2024003

Applicant: Tallahassee-Leon County Planning Department

This is a proposed text amendment to Utilities Element Sanitary Sewer Objective 1.3[SS] and Policy 2.1.6 [SS] to implement the sanitary sewer planning requirements of HB 1379.

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; 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.

Requested Text Amendment: Solar Facilities

Reference Number: TTA2024004

Applicant: Tallahassee-Leon County Planning Department

The proposed amendment would update Policy 2.2.20[L] of the Future Land Use Element to reflect statutory requirements for Solar Facilities.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE INTERGOVERNMENTAL COORDINATION ELEMENT 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.

Requested Text Amendment: Small-scale Future Land Use Map Amendments

Reference Number: TTA2024012

Applicant: Tallahassee-Leon County Planning Department

This is a proposed text amendment to Intergovernmental Coordination Element Policy 1.8.1[()], Comprehensive Plan Amendment Process, to allow applications for small-scale map amendments to be accepted throughout the year.

Leon County will also broadcast the public hearing on Comcast channel 16, the Leon County Florida channel on Roku, and the County's Facebook page (<https://www.facebook.com/LeonCountyFL/>), YouTube channel (<https://www.youtube.com/user/LeonCountyFL>), and web site (www.LeonCountyFL.gov).

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Interested parties may also provide virtual real-time public comments during the public hearing. After the Board of County Commissioner's agenda is posted online, interested parties wishing to provide virtual real-time public comments must complete and submit the registration form provided at <https://www2.leoncountyfl.gov/coadmin/agenda/> by 8:00 p.m. on Monday, June 10, 2024. Following submittal of the registration form, further instructions for participating in the meeting will be provided. Persons needing assistance with registering or providing real-time comments may contact County Administration via telephone at (850) 606-5300. Please note that Board of County Commissioners Policy 01-05, Article IX., Section E., entitled "Addressing the Board," and Article IX., Section F., entitled "Decorum," shall remain in full force and effect.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Mathieu Cavell or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301 or CMR@leoncountyfl.gov, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.

Copies of the Ordinance may be inspected as part of the agenda package on the County's website (<https://www2.leoncountyfl.gov/coadmin/agenda/>). To receive copies of the Ordinance by other means, such as email, mail, or facsimile transmittal, contact County Administration at (850) 606-5300.

COLUMN SOFTWARE, PBC

STATE OF FLORIDA
COUNTY OF LEON

Before the undersigned authority personally appeared Madeline Vostrejs, who on oath says that he or she is an authorized agent of Column software, PBC; that the attached copy of advertisement, being a legal advertisement or public notice in the matter of County Text Adoption 2024 Comp Plan, was published on the publicly accessible website of Leon County, hosted by Column Software, PBC on
May. 31, 2024

Affiant further says that the website complies with all legal requirements for publication in chapter 50, Florida Statutes.

PUBLICATION DATES:
May. 31, 2024

Notice ID: mBz4aU9JsDenbDH59ZUQ
Notice Name: County Text Adoption 2024 Comp Plan

PUBLICATION FEE: \$0.00

Signed by:

Madeline Vostrejs

_____, as authorized signatory of Column
Software, PBC

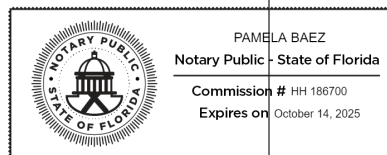
VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 06/03/2024

[Signature]

Notary Public
Notarized remotely online using communication technology via Proof.





NOTICE OF COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARINGS

Notice is hereby given that the Board of County Commissioners of Leon County, Florida (the "County") will conduct a public hearing on Tuesday, June 11, 2024, at 6:00 p.m., or as soon thereafter as such matter may be heard, at the County Commission Chambers, 5th Floor, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida, to consider adoption of ordinances entitled to wit:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE UTILITIES: SANITARY SEWER ELEMENT; 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.

Requested Text Amendment: HB 1379

Reference Number: TTA2024003

Applicant: Tallahassee-Leon County Planning Department

This is a proposed text amendment to Utilities Element Sanitary Sewer Objective 1.3[SS] and Policy 2.1.6 [SS] to implement the sanitary sewer planning requirements of HB 1379.

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; 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.

Requested Text Amendment: Solar Facilities

Reference Number: TTA2024004

Applicant: Tallahassee-Leon County Planning Department

The proposed amendment would update Policy 2.2.20[L] of the Future Land Use Element to reflect statutory requirements for Solar Facilities.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE INTERGOVERNMENTAL COORDINATION ELEMENT 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.

Requested Text Amendment: Small-scale Future Land Use Map Amendments

Reference Number: TTA2024012

Applicant: Tallahassee-Leon County Planning Department

This is a proposed text amendment to Intergovernmental Coordination Element Policy 1.8.1[()], Comprehensive Plan Amendment Process, to allow applications for small-scale map amendments to be accepted throughout the year.

Leon County will also broadcast the public hearing on Comcast channel 16, the Leon County Florida channel on Roku, and the County's Facebook page (<https://www.facebook.com/LeonCountyFL/>), YouTube channel (<https://www.youtube.com/user/LeonCountyFL>), and web site (www.LeonCountyFL.gov).

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Interested parties may also provide virtual real-time public comments during the public hearing. After the Board of County Commissioner's agenda is posted online, interested parties wishing to provide virtual real-time public comments must complete and submit the registration form provided at <https://www2.leoncountyfl.gov/coadmin/agenda/> by 8:00 p.m. on Monday, June 10, 2024. Following submittal of the registration form, further instructions for participating in the meeting will be provided. Persons needing assistance with registering or providing real-time comments may contact County Administration via telephone at (850) 606-5300. Please note that Board of County Commissioners Policy 01-05, Article IX., Section E., entitled "Addressing the Board," and Article IX., Section F., entitled "Decorum," shall remain in full force and effect.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Mathieu Cavell or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301 or CMR@leoncountyfl.gov, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.
For public notices online, go to <http://leonfl.column.us>

Copies of the Ordinance may be inspected as part of the agenda package on the County's website (<https://www2.leoncountyfl.gov/coadmin/agenda/>). To receive copies of the Ordinance by other means, such as email, mail, or facsimile transmittal, contact County Administration at (850) 606-5300.

Advertise: May 31, 2024

AFFIDAVIT OF PUBLICATION

Cindy Dickinson
Attn Helen Jackson
City Tallahassee - Treasury
300 S Adams St
Tallahassee FL 32301-1721

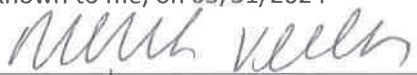
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

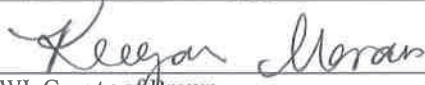
05/31/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/31/2024



Legal Clerk



Notary, State of WI, County of Brown

2.14.28

My commission expires

Publication Cost:	\$634.50	
Tax Amount:	\$0.00	
Payment Cost:	\$634.50	
Order No:	10211655	# of Copies:
Customer No:	1124347	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

**NOTICE OF
COMPREHENSIVE PLAN AMENDMENT
PUBLIC HEARING**

City Commission
Adoption Public Hearing
Wednesday, June 19, 2024, At 6 PM
City of Tallahassee Commission Chambers –
300 S. Adams St.
Tallahassee, FL 32301

TEXT AMENDMENT ADOPTION

NOTICE IS HEREBY GIVEN that the Tallahassee City Commission will conduct public hearings and the public may be heard on June 19, 2024, at 6:00 p.m. at the City of Tallahassee Commission Chambers, 300 S. Adams St., to consider adoption of the following ordinances entitled:

ORDINANCE NO. 24-O-05

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE UTILITIES SANITARY SEWER ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: HB 1379

Reference Number: TTA2024003

Applicant: Tallahassee-Leon County Planning Department

This is a proposed text amendment to Utilities Element Sanitary Sewer Objective 1.3[SS] and Policy 2.1.6 [SS] to implement the sanitary sewer planning requirements of HB 1379.

ORDINANCE NO. 24-O-06

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE LAND USE ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Solar Facilities

Reference Number: TTA2024004

Applicant: Tallahassee-Leon County Planning Department

The proposed amendment would update Policy 2.2.20[L] of the Future Land Use Element to reflect statutory requirements for Solar Facilities.

ORDINANCE NO. 24-O-07

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Small-scale Future Land Use Map Amendments

Reference Number: TTA2024012

Applicant: Tallahassee-Leon County Planning Department

This is a proposed text amendment to Intergovernmental Coordination Element Policy 1.8.1[I], Comprehensive Plan Amendment Process, to allow applications for small-scale map amendments to be accepted throughout the year.

The proposed text amendments are available at <https://www.talgov.com/place/pln-cp-2024>. For more information, contact the Planning Department at (850) 891-6400.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance(s). 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. 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.

TTA 2024 004: Solar Facilities

Adopted Text Amendments

See attached.

A copy of any data and analyses the local government deems appropriate:

No additional data and analysis. The local government is relying on previously submitted data and analysis.

Copies of executed ordinances

See attached.

List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review:

None.

List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment:

None.

Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity:

Not applicable.

Text Amendment TTA 2024 004

Solar Facilities

Adopted text amendment to the Future Land Use Element Policy to reflect statutory requirements for Solar Facilities

Staff Recommendation:

Approval

Local Planning Agency:

Approval

City Commission:

Approval

County Commission:

Approval

Text Amendment TTA 2024 004

Future Land Use Element, Policy 2.2.20[L] – Solar Facilities
Proposed Amendment Strikethrough/Underline

Policy 2.2.20 [L] – Agriculture/Silviculture/Conservation

Conserving large tracts of plantation and former plantation land, forest land, agriculture and silviculture lands and wildlife and conservation and recreational hunting areas is an efficient means of protecting natural resources that constitute important physical, social, aesthetic and economic assets to all of the residents of Leon County. The expansion of urban development into agriculture/ silviculture/ conservation areas creates conflicts between farm and urban activities that encourage the premature conversion of agricultural and silvicultural land to other uses, and results in the loss of open space and natural beauty. The designation of land as ASC substantially protects the continued existence of the land for agriculture, silviculture, forest wildlife conservation and recreational hunting purposes, and otherwise promotes the public health, safety and general welfare of the residents of Leon County.

Extensions of Community Services (libraries, religious facilities, and police/fire stations) and Light Infrastructure (water wells, water tanks, sewage pump stations, and electric substations) within all ASC areas is allowed. ~~Solar energy systems shall be limited to building mounted solar systems and accessory ground mounted solar systems. Utility scale solar systems shall be prohibited in areas designated Agriculture/Silviculture/Conservation on the Future Land Use Map.~~ Solar facilities shall comply with the setback and landscape buffer area criteria for other similar uses in this land use category. Very low residential density not to exceed 1 unit per 10 acres, is also allowed within the entire ASC land use category. Accessory uses directly associated with the operation of agriculture, silvicultural, wildlife conservation, recreational hunting and permitted residential uses shall be allowed.

Areas which meet the criteria for inclusion in the ASC category include, but are not limited to the tracts known as Foshalee, Cherokee and Horseshoe plantations, and the Tall Timbers Research, Inc. ownerships. These large-ownership properties are in the Rural Zoning District and some of the smaller portions of the properties within the District currently have minor commercial uses or have had such in the past.

In recognition of the existence of those uses, the need to provide nodes of non-residential land use between long distances of rural plantation lands to serve the needs of pass-by traffic, and the need for a potential expansion of similar uses such as office uses that are currently not permitted in the Rural Land Use District portions of the properties lying within the ASC Land Use Category may be developed utilizing the Planned Unit Development process for rezoning to allow the expansion of uses permitted within a special development district provided that the proposed ASC PUD meets and addresses the following criteria:

- (A) The development parcel and Planned Unit Development is located in only one quadrant of the intersection of a Minor Collector or Major Collector and an Arterial Roadway of parcels in excess of 200 acres in size; and

- (B) Other quadrants must be dedicated as a conservation easement in perpetuity.
- (C) The arterial road frontage of the lands surrounding the proposed development remains in its natural state for a minimum of 500 feet from the right of way in a Conservation Easement;
- (D) The development area for the non-residential component of the PUD is a maximum of 30 acres; and
- (E) The area to be dedicated as a Conservation Easement in perpetuity is conveyed prior to the issuance of Environmental Management permits; and
- (F) The following site plan and design criteria are incorporated into the overall PUD:
 - (1) Parking is buffered from the adjacent roadways;
 - (2) Clustering of buildings and parking areas is utilized; and
 - (3) A maximum of 10,000 square feet per structure not to exceed 50,000 gross square feet in total of non-residential is provided; and
 - (4) Asphalt/concrete areas are minimized by providing grassed overflow parking, etc.; and
 - (5) A limitation to a maximum of 30% total impervious area is utilized; and
 - (6) Maximum building height is limited to two (2) stories; and
 - (7) The overall PUD site is limited to one access entrance to the arterial roadway and one access to the collector roadway and provides internal connection to the overall parent parcel; and
 - (8) There is an architecturally consistent theme that reflects the regional plantation vernacular throughout the development; and
 - (9) The development incorporates an overall infrastructure plan (sewer, water, fire, sheriff, garbage, etc.) designed to serve the proposed development without extending existing services; and
 - (10) Retail uses are limited to tourist-related retail, convenience stores (including gasoline sales), restaurants, and hotel/motel lodging. Office uses are limited to civic and social organizations, offices serving primarily rural and agricultural/silvicultural needs, membership sports and recreations clubs, cultural and educational retreat facilities, and research and testing services related to agriculture/silviculture and plantations. Recreational uses are limited to museums, art galleries, and botanical and zoological gardens.

LEON COUNTY ORDINANCE NO. 2024- 09

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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; 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 2024-004, which relates to the Land Use Element.

13 **Section 3. Applicability and Effect.**

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

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

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

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1 **Section 5. Severability.**

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

5 **Section 6. Copy on File.**

6 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a
7 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon County
8 2030 Comprehensive Plan and these updates thereto, shall also be located in the Tallahassee-Leon
9 County Planning Department. The Planning Director shall also make copies available to the public for
10 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 11th day of June, 2024.

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LEON COUNTY, FLORIDA

DocuSigned by:
By: Carolyn D. Cummings
077B487E3ECA477...
Carolyn D. Cummings, Chair
Board of County Commissioners

20 APPROVED AS TO FORM:
21 Chasity H. O'Steen, County Attorney
22 Leon County Attorney's Office

23 DocuSigned by:
By: Chasity H. O'Steen
BCE5E0EFD079484...

ATTEST:
Gwendolyn Marshall Knight, Clerk of the
Court & Comptroller, Leon County, Florida

DocuSigned by:
By: Gwendolyn Marshall Knight
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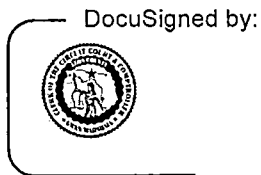


EXHIBIT A

SOLAR AMENDMENT

PROPOSED COMPREHENSIVE PLAN TEXT AMNDMENT

**POLICY 2.2.20 [L] – AGRICULTURE/SILVICULTURE/CONSERVATION,
STRIKETHROUGH - UNDERLINE**

Policy 2.2.20 [L] – Agriculture/Silviculture/Conservation

Conserving large tracts of plantation and former plantation land, forest land, agriculture and silviculture lands and wildlife and conservation and recreational hunting areas is an efficient means of protecting natural resources that constitute important physical, social, aesthetic and economic assets to all of the residents of Leon County. The expansion of urban development into agriculture/silviculture/conservation areas creates conflicts between farm and urban activities that encourage the premature conversion of agricultural and silvicultural land to other uses, and results in the loss of open space and natural beauty. The designation of land as ASC substantially protects the continued existence of the land for agriculture, silviculture, forest wildlife conservation and recreational hunting purposes, and otherwise promotes the public health, safety and general welfare of the residents of Leon County.

Extensions of Community Services (libraries, religious facilities, and police/fire stations) and Light Infrastructure (water wells, water tanks, sewage pump stations, and electric substations) within all ASC areas is allowed. ~~Solar energy systems shall be limited to building mounted solar systems and accessory ground mounted solar systems. Utility scale solar systems shall be prohibited in areas designated Agriculture/Silviculture/Conservation on the Future Land Use Map. Solar facilities shall comply with the setback and landscape buffer area criteria for other similar uses in this land use category.~~ Very low residential density not to exceed 1 unit per 10 acres, is also allowed within the entire ASC land use category. Accessory uses directly associated with the operation of agriculture, silvicultural, wildlife conservation, recreational hunting and permitted residential uses shall be allowed.

Areas which meet the criteria for inclusion in the ASC category include, but are not limited to the tracts known as Foshalee, Cherokee and Horseshoe plantations, and the Tall Timbers Research, Inc. ownerships. These large-ownership properties are in the Rural Zoning District and some of the smaller portions of the properties within the District currently have minor commercial uses or have had such in the past.

In recognition of the existence of those uses, the need to provide nodes of non-residential land use between long distances of rural plantation lands to serve the needs of pass-by traffic, and the need for a potential expansion of similar uses such as office uses that are currently not permitted in the Rural Land Use District portions of the properties lying within the ASC Land Use Category may be developed utilizing the Planned Unit Development process for rezoning to allow the expansion of uses permitted within a special development district provided that the proposed ASC PUD meets and addresses the following criteria:

- (A) The development parcel and Planned Unit Development is located in only one quadrant of the intersection of a Minor Collector or Major Collector and an Arterial Roadway of parcels in excess of 200 acres in size; and
- (B) Other quadrants must be dedicated as a conservation easement in perpetuity.
- (C) The arterial road frontage of the lands surrounding the proposed development remains in its natural state for a minimum of 500 feet from the right of way in a Conservation Easement;

- (D) The development area for the non-residential component of the PUD is a maximum of 30 acres; and
- (E) The area to be dedicated as a Conservation Easement in perpetuity is conveyed prior to the issuance of Environmental Management permits; and
- (F) The following site plan and design criteria are incorporated into the overall PUD:
 - (1) Parking is buffered from the adjacent roadways;
 - (2) Clustering of buildings and parking areas is utilized; and
 - (3) A maximum of 10,000 square feet per structure not to exceed 50,000 gross square feet in total of non-residential is provided; and
 - (4) Asphalt/concrete areas are minimized by providing grassed overflow parking, etc.; and
 - (5) A limitation to a maximum of 30% total impervious area is utilized; and
 - (6) Maximum building height is limited to two (2) stories; and
 - (7) The overall PUD site is limited to one access entrance to the arterial roadway and one access to the collector roadway and provides internal connection to the overall parent parcel; and
 - (8) There is an architecturally consistent theme that reflects the regional plantation vernacular throughout the development; and
 - (9) The development incorporates an overall infrastructure plan (sewer, water, fire, sheriff, garbage, etc.) designed to serve the proposed development without extending existing services; and
 - (10) Retail uses are limited to tourist-related retail, convenience stores (including gasoline sales), restaurants, and hotel/motel lodging. Office uses are limited to civic and social organizations, offices serving primarily rural and agricultural/silvicultural needs, membership sports and recreations clubs, cultural and educational retreat facilities, and research and testing services related to agriculture/silviculture and plantations. Recreational uses are limited to museums, art galleries, and botanical and zoological gardens.

ORDINANCE NO. 24-O-06

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE LAND USE ELEMENT; 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 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 10, 2024, 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 TTA2024004 which relates to the Land Use Element.

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.

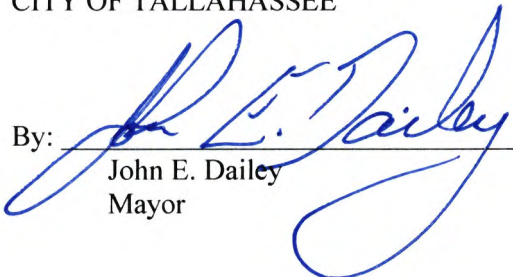
The effective date of this Plan amendment shall be according to law and the applicable statutes and regulations pertaining thereto.

INTRODUCED in the City Commission on the 8th day of May, 2024.

PASSED by the City Commission on the 19th day of June, 2024.




CITY OF TALLAHASSEE

By: 
John E. Dailey
Mayor

ATTEST:

APPROVED AS TO FORM:

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

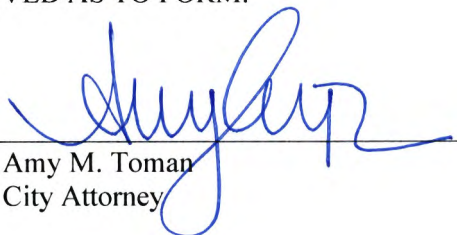
By: 
Amy M. Toman
City Attorney

EXHIBIT A

Policy 2.2.20 [L] – Agriculture/Silviculture/Conservation

Conserving large tracts of plantation and former plantation land, forest land, agriculture and silviculture lands and wildlife and conservation and recreational hunting areas is an efficient means of protecting natural resources that constitute important physical, social, aesthetic and economic assets to all of the residents of Leon County. The expansion of urban development into agriculture/ silviculture/ conservation areas creates conflicts between farm and urban activities that encourage the premature conversion of agricultural and silvicultural land to other uses, and results in the loss of open space and natural beauty. The designation of land as ASC substantially protects the continued existence of the land for agriculture, silviculture, forest wildlife conservation and recreational hunting purposes, and otherwise promotes the public health, safety and general welfare of the residents of Leon County.

Extensions of Community Services (libraries, religious facilities, and police/fire stations) and Light Infrastructure (water wells, water tanks, sewage pump stations, and electric substations) within all ASC areas is allowed. ~~Solar energy systems shall be limited to building mounted solar systems and accessory ground mounted solar systems. Utility scale solar systems shall be prohibited in areas designated Agriculture/Silviculture/Conservation on the Future Land Use Map.~~ Solar facilities shall comply with the setback and landscape buffer area criteria for other similar uses in this land use category. Very low residential density not to exceed 1 unit per 10 acres, is also allowed within the entire ASC land use category. Accessory uses directly associated with the operation of agriculture, silvicultural, wildlife conservation, recreational hunting and permitted residential uses shall be allowed.

Areas which meet the criteria for inclusion in the ASC category include, but are not limited to the tracts known as Foshalee, Cherokee and Horseshoe plantations, and the Tall Timbers Research, Inc. ownerships. These large-ownership properties are in the Rural Zoning District and some of the smaller portions of the properties within the District currently have minor commercial uses or have had such in the past.

In recognition of the existence of those uses, the need to provide nodes of non-residential land use between long distances of rural plantation lands to serve the needs of pass-by traffic, and the need for a potential expansion of similar uses such as office uses that are currently not permitted in the Rural Land Use District portions of the properties lying within the ASC Land Use Category may be developed utilizing the Planned Unit Development process for rezoning to allow the expansion of uses permitted within a special development district provided that the proposed ASC PUD meets and addresses the following criteria:

- (A) The development parcel and Planned Unit Development is located in only one quadrant of the intersection of a Minor Collector or Major Collector and an Arterial Roadway of parcels in excess of 200 acres in size; and
- (B) Other quadrants must be dedicated as a conservation easement in perpetuity.

- (C) The arterial road frontage of the lands surrounding the proposed development remains in its natural state for a minimum of 500 feet from the right of way in a Conservation Easement;
- (D) The development area for the non-residential component of the PUD is a maximum of 30 acres; and
- (E) The area to be dedicated as a Conservation Easement in perpetuity is conveyed prior to the issuance of Environmental Management permits; and
- (F) The following site plan and design criteria are incorporated into the overall PUD:
 - (1) Parking is buffered from the adjacent roadways;
 - (2) Clustering of buildings and parking areas is utilized; and
 - (3) A maximum of 10,000 square feet per structure not to exceed 50,000 gross square feet in total of non-residential is provided; and
 - (4) Asphalt/concrete areas are minimized by providing grassed overflow parking, etc.; and
 - (5) A limitation to a maximum of 30% total impervious area is utilized; and
 - (6) Maximum building height is limited to two (2) stories; and
 - (7) The overall PUD site is limited to one access entrance to the arterial roadway and one access to the collector roadway and provides internal connection to the overall parent parcel; and
 - (8) There is an architecturally consistent theme that reflects the regional plantation vernacular throughout the development; and
 - (9) The development incorporates an overall infrastructure plan (sewer, water, fire, sheriff, garbage, etc.) designed to serve the proposed development without extending existing services; and
 - (10) Retail uses are limited to tourist-related retail, convenience stores (including gasoline sales), restaurants, and hotel/motel lodging. Office uses are limited to civic and social organizations, offices serving primarily rural and agricultural/silvicultural needs, membership sports and recreations clubs, cultural and educational retreat facilities, and research and testing services related to agriculture/silviculture and plantations. Recreational uses are limited to museums, art galleries, and botanical and zoological gardens.



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

 DEFAULT

Tallahassee Leon County Planning Dept
300 S Adams ST
Tallahassee FL 32301-1721

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

05/31/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/31/2024

Legal Clerk

Notary, State of WI, County of Brown

919.25

My commission expires

Publication Cost:	\$577.00	
Tax Amount:	\$0.00	
Payment Cost:	\$577.00	
Order No:	10163593	# of Copies:
Customer No:	1124354	1
PO #:		

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VICKY FELTY Notary Public State of Wisconsin
--

NOTICE OF COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARINGS

Notice is hereby given that the Board of County Commissioners of Leon County, Florida (the "County") will conduct a public hearing on Tuesday, June 11, 2024, at 6:00 p.m., or as soon thereafter as such matter may be heard, at the County Commission Chambers, 5th Floor, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida, to consider adoption of ordinances entitled to wit:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE UTILITIES: SANITARY SEWER ELEMENT; 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.

Requested Text Amendment: HB 1379

Reference Number: TTA2024003

Applicant: Tallahassee-Leon County Planning Department

This is a proposed text amendment to Utilities Element Sanitary Sewer Objective 1.3[SS] and Policy 2.1.6 [SS] to implement the sanitary sewer planning requirements of HB 1379.

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; 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.

Requested Text Amendment: Solar Facilities

Reference Number: TTA2024004

Applicant: Tallahassee-Leon County Planning Department

The proposed amendment would update Policy 2.2.20[L] of the Future Land Use Element to reflect statutory requirements for Solar Facilities.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE INTERGOVERNMENTAL COORDINATION ELEMENT 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.

Requested Text Amendment: Small-scale Future Land Use Map Amendments

Reference Number: TTA2024012

Applicant: Tallahassee-Leon County Planning Department

This is a proposed text amendment to Intergovernmental Coordination Element Policy 1.8.1[()], Comprehensive Plan Amendment Process, to allow applications for small-scale map amendments to be accepted throughout the year.

Leon County will also broadcast the public hearing on Comcast channel 16, the Leon County Florida channel on Roku, and the County's Facebook page (<https://www.facebook.com/LeonCountyFL/>), YouTube channel (<https://www.youtube.com/user/LeonCountyFL>), and web site (www.LeonCountyFL.gov).

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Interested parties may also provide virtual real-time public comments during the public hearing. After the Board of County Commissioner's agenda is posted online, interested parties wishing to provide virtual real-time public comments must complete and submit the registration form provided at <https://www2.leoncountyfl.gov/coadmin/agenda/> by 8:00 p.m. on Monday, June 10, 2024. Following submittal of the registration form, further instructions for participating in the meeting will be provided. Persons needing assistance with registering or providing real-time comments may contact County Administration via telephone at (850) 606-5300. Please note that Board of County Commissioners Policy 01-05, Article IX., Section E., entitled "Addressing the Board," and Article IX., Section F., entitled "Decorum," shall remain in full force and effect.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Mathieu Cavell or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301 or CMR@leoncountyfl.gov, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.

Copies of the Ordinance may be inspected as part of the agenda package on the County's website (<https://www2.leoncountyfl.gov/coadmin/agenda/>). To receive copies of the Ordinance by other means, such as email, mail, or facsimile transmittal, contact County Administration at (850) 606-5300.

COLUMN SOFTWARE, PBC

STATE OF FLORIDA
COUNTY OF LEON

Before the undersigned authority personally appeared Madeline Vostrejs, who on oath says that he or she is an authorized agent of Column software, PBC; that the attached copy of advertisement, being a legal advertisement or public notice in the matter of County Text Adoption 2024 Comp Plan, was published on the publicly accessible website of Leon County, hosted by Column Software, PBC on
May. 31, 2024

Affiant further says that the website complies with all legal requirements for publication in chapter 50, Florida Statutes.

PUBLICATION DATES:
May. 31, 2024

Notice ID: mBz4aU9JsDenbDH59ZUQ
Notice Name: County Text Adoption 2024 Comp Plan

PUBLICATION FEE: \$0.00

Signed by:

Madeline Vostrejs

_____, as authorized signatory of Column
Software, PBC

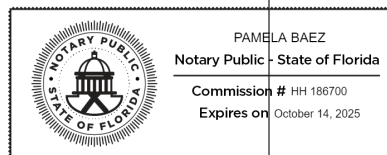
VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 06/03/2024

[Signature]

Notary Public
Notarized remotely online using communication technology via Proof.





NOTICE OF COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARINGS

Notice is hereby given that the Board of County Commissioners of Leon County, Florida (the "County") will conduct a public hearing on Tuesday, June 11, 2024, at 6:00 p.m., or as soon thereafter as such matter may be heard, at the County Commission Chambers, 5th Floor, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida, to consider adoption of ordinances entitled to wit:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE UTILITIES: SANITARY SEWER ELEMENT; 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.

Requested Text Amendment: HB 1379

Reference Number: TTA2024003

Applicant: Tallahassee-Leon County Planning Department

This is a proposed text amendment to Utilities Element Sanitary Sewer Objective 1.3[SS] and Policy 2.1.6 [SS] to implement the sanitary sewer planning requirements of HB 1379.

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; 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.

Requested Text Amendment: Solar Facilities

Reference Number: TTA2024004

Applicant: Tallahassee-Leon County Planning Department

The proposed amendment would update Policy 2.2.20[L] of the Future Land Use Element to reflect statutory requirements for Solar Facilities.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE INTERGOVERNMENTAL COORDINATION ELEMENT 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.

Requested Text Amendment: Small-scale Future Land Use Map Amendments

Reference Number: TTA2024012

Applicant: Tallahassee-Leon County Planning Department

This is a proposed text amendment to Intergovernmental Coordination Element Policy 1.8.1[()], Comprehensive Plan Amendment Process, to allow applications for small-scale map amendments to be accepted throughout the year.

Leon County will also broadcast the public hearing on Comcast channel 16, the Leon County Florida channel on Roku, and the County's Facebook page (<https://www.facebook.com/LeonCountyFL/>), YouTube channel (<https://www.youtube.com/user/LeonCountyFL>), and web site (www.LeonCountyFL.gov).

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Interested parties may also provide virtual real-time public comments during the public hearing. After the Board of County Commissioner's agenda is posted online, interested parties wishing to provide virtual real-time public comments must complete and submit the registration form provided at <https://www2.leoncountyfl.gov/coadmin/agenda/> by 8:00 p.m. on Monday, June 10, 2024. Following submittal of the registration form, further instructions for participating in the meeting will be provided. Persons needing assistance with registering or providing real-time comments may contact County Administration via telephone at (850) 606-5300. Please note that Board of County Commissioners Policy 01-05, Article IX., Section E., entitled "Addressing the Board," and Article IX., Section F., entitled "Decorum," shall remain in full force and effect.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

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For public notices online, go to <http://leonfl.column.us>

Copies of the Ordinance may be inspected as part of the agenda package on the County's website (<https://www2.leoncountyfl.gov/coadmin/agenda/>). To receive copies of the Ordinance by other means, such as email, mail, or facsimile transmittal, contact County Administration at (850) 606-5300.

Advertise: May 31, 2024

AFFIDAVIT OF PUBLICATION

Cindy Dickinson
Attn Helen Jackson
City Tallahassee - Treasury
300 S Adams St
Tallahassee FL 32301-1721

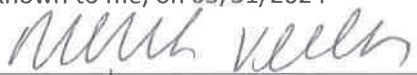
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

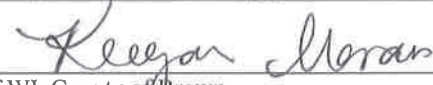
05/31/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/31/2024



Legal Clerk



Notary, State of WI, County of Brown

2.14.28

My commission expires

Publication Cost:	\$634.50	
Tax Amount:	\$0.00	
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KEEGAN MORAN
Notary Public
State of Wisconsin

**NOTICE OF
COMPREHENSIVE PLAN AMENDMENT
PUBLIC HEARING**

City Commission
Adoption Public Hearing
Wednesday, June 19, 2024, At 6 PM
City of Tallahassee Commission Chambers –
300 S. Adams St.
Tallahassee, FL 32301

TEXT AMENDMENT ADOPTION

NOTICE IS HEREBY GIVEN that the Tallahassee City Commission will conduct public hearings and the public may be heard on June 19, 2024, at 6:00 p.m. at the City of Tallahassee Commission Chambers, 300 S. Adams St., to consider adoption of the following ordinances entitled:

ORDINANCE NO. 24-O-05

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE UTILITIES SANITARY SEWER ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: HB 1379

Reference Number: TTA2024003

Applicant: Tallahassee-Leon County Planning Department

This is a proposed text amendment to Utilities Element Sanitary Sewer Objective 1.3[SS] and Policy 2.1.6 [SS] to implement the sanitary sewer planning requirements of HB 1379.

ORDINANCE NO. 24-O-06

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE LAND USE ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Solar Facilities

Reference Number: TTA2024004

Applicant: Tallahassee-Leon County Planning Department

The proposed amendment would update Policy 2.2.20[L] of the Future Land Use Element to reflect statutory requirements for Solar Facilities.

ORDINANCE NO. 24-O-07

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Small-scale Future Land Use Map Amendments

Reference Number: TTA2024012

Applicant: Tallahassee-Leon County Planning Department

This is a proposed text amendment to Intergovernmental Coordination Element Policy 1.8.1[I], Comprehensive Plan Amendment Process, to allow applications for small-scale map amendments to be accepted throughout the year.

The proposed text amendments are available at <https://www.talgov.com/place/pln-cp-2024>. For more information, contact the Planning Department at (850) 891-6400.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance(s). 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. 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.

TTA 2024 012: Small-Scale Map Amendments

Adopted Text Amendments

See attached.

A copy of any data and analyses the local government deems appropriate:

No additional data and analysis. The local government is relying on previously submitted data and analysis.

Copies of executed ordinances

See attached.

List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review:

None.

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

Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity:

Not applicable.

Text Amendment TTA 2024 012

Small Scale Amendments Process

Adopted text amendment to the Intergovernmental Coordination Element to allow small-scale map amendment applications throughout the year.

Staff Recommendation:

Approval

Local Planning Agency:

Approval

City Commission:

Approval

County Commission:

Approval

LEON COUNTY ORDINANCE NO. 2024- 10

1
2
3 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF
4 LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON
5 COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE
6 INTERGOVERNMENTAL COORDINATION ELEMENT PROVIDING FOR
7 APPLICABILITY AND EFFECT; PROVIDING FOR CONFLICTS;
8 PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE ON
9 FILE WITH THE TALLAHASSEE-LEON COUNTY PLANNING
10 DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

11
12
13 WHEREAS, Chapters 125 and 163, Florida Statutes, empowers the Board of County
14 Commissioners of Leon County to prepare and enforce comprehensive plans for the development of
15 the County; and

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

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

26 WHEREAS, the horizon year for the Tallahassee-Leon County Comprehensive Plan is now
27 2030 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2030 Comprehensive
28 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 2024-012, which relates to the Intergovernmental Coordination
13 Element.

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

22

23

1 **Section 5. Severability.**

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

5 **Section 6. Copy on File.**

6 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a
7 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon County
8 2030 Comprehensive Plan and these updates thereto, shall also be located in the Tallahassee-Leon
9 County Planning Department. The Planning Director shall also make copies available to the public for
10 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 11th day of June, 2024.

7
8
9 LEON COUNTY, FLORIDA

10 DocuSigned by:
11 By: Carolyn D. Cummings
12 077B4B7E3ECA477...

13 Carolyn D. Cummings, Chair
14 Board of County Commissioners

15
16
17
18
19
20 APPROVED AS TO FORM:
21 Chasity H. O'Steen, County Attorney
22 Leon County Attorney's Office

23 DocuSigned by:
24 By: Chasity H. O'Steen
BCE5E0EFD079484...

ATTEST:
Gwendolyn Marshall Knight, Clerk of the
Court & Comptroller, Leon County, Florida

DocuSigned by:
By: Gwendolyn Marshall Knight
178D7F95C3774F4... DocuSigned by:



EXHIBIT A

SMALL SCALE MAP AMENDMENTS

PROPOSED COMPREHENSIVE PLAN TEXT AMNDMENT

POLICY 1.8.1 [I] – COMPREHENSIVE PLAN AMENDMENT PROCESS

Policy 1.8.1 [I] – Small Scale Map Amendment Strikethrough/Underline

COMPREHENSIVE PLAN AMENDMENT PROCESS

Objective 1.8: [I]

Provide a comprehensive plan amendment procedure consistent with state statute.

Policy 1.8.1: [I]

To promote the efficient use of city and county resources, one Comprehensive Plan amendment cycle will be initiated annually for text amendments and large-scale map amendments only. Applications for small-scale map amendments will be accepted on an ongoing basis. The Board of County Commissioners or City Commission may approve the initiation of additional text amendments and large-scale map amendments ~~Comprehensive Plan amendments~~ outside of the annual cycle.

Amendments to the Joint Comprehensive Plan require approval by both the Leon County Board of County Commissioners and the Tallahassee City Commission except as set forth below:

- (1) An amendment to the Future Land Use Map which concerns property located entirely within the Tallahassee city limits, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to the City of Tallahassee, shall require approval solely by the Tallahassee City Commission.
- (2) An amendment to the Future Land Use Map which concerns property located entirely within unincorporated Leon County, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to Leon County, shall require approval solely by the Leon County Board of County Commissioners.

All amendments to the Joint Comprehensive Plan shall follow the statutory process for the adoption of plan amendments with effective dates as outlined in Florida Statutes.

ORDINANCE NO. 24-O-07

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT; 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 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 10, 2024, 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 TTA2024012 which relates to the Intergovernmental Coordination Element.

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.

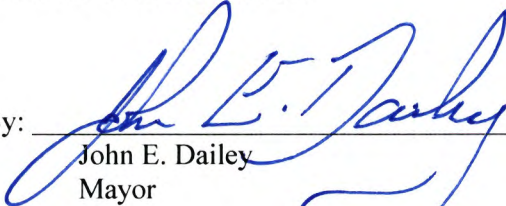
The effective date of this Plan amendment shall be according to law and the applicable statutes and regulations pertaining thereto.

INTRODUCED in the City Commission on the 8th day of May, 2024.

PASSED by the City Commission on the 19th day of June, 2024.




CITY OF TALLAHASSEE

By: 
John E. Dailey
Mayor

ATTEST:

APPROVED AS TO FORM:

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

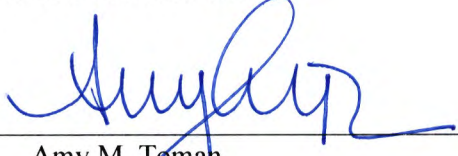
By: 
Amy M. Toman
City Attorney

Exhibit A

COMPREHENSIVE PLAN AMENDMENT PROCESS

Objective 1.8: [I]

Provide a comprehensive plan amendment procedure consistent with state statute.

Policy 1.8.1: [I]

To promote the efficient use of city and county resources, one Comprehensive Plan amendment cycle will be initiated annually for text amendments and large-scale map amendments only. Applications for small-scale map amendments will be accepted on an ongoing basis. The Board of County Commissioners or City Commission may approve the initiation of additional text amendments and large-scale map amendments ~~Comprehensive Plan amendments~~ outside of the annual cycle.

Amendments to the Joint Comprehensive Plan require approval by both the Leon County Board of County Commissioners and the Tallahassee City Commission except as set forth below:

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- (2) An amendment to the Future Land Use Map which concerns property located entirely within unincorporated Leon County, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to Leon County, shall require approval solely by the Leon County Board of County Commissioners.

All amendments to the Joint Comprehensive Plan shall follow the statutory process for the adoption of plan amendments with effective dates as outlined in Florida Statutes.



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

 DEFAULT

Tallahassee Leon County Planning Dept
300 S Adams ST
Tallahassee FL 32301-1721

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

05/31/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/31/2024

Legal Clerk

Notary, State of WI, County of Brown

919.25

My commission expires

Publication Cost:	\$577.00	
Tax Amount:	\$0.00	
Payment Cost:	\$577.00	
Order No:	10163593	# of Copies:
Customer No:	1124354	1
PO #:		

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Please do not use this form for payment remittance.

VICKY FELTY Notary Public State of Wisconsin
--

NOTICE OF COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARINGS

Notice is hereby given that the Board of County Commissioners of Leon County, Florida (the "County") will conduct a public hearing on Tuesday, June 11, 2024, at 6:00 p.m., or as soon thereafter as such matter may be heard, at the County Commission Chambers, 5th Floor, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida, to consider adoption of ordinances entitled to wit:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE UTILITIES: SANITARY SEWER ELEMENT; 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.

Requested Text Amendment: HB 1379

Reference Number: TTA2024003

Applicant: Tallahassee-Leon County Planning Department

This is a proposed text amendment to Utilities Element Sanitary Sewer Objective 1.3[SS] and Policy 2.1.6 [SS] to implement the sanitary sewer planning requirements of HB 1379.

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; 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.

Requested Text Amendment: Solar Facilities

Reference Number: TTA2024004

Applicant: Tallahassee-Leon County Planning Department

The proposed amendment would update Policy 2.2.20[L] of the Future Land Use Element to reflect statutory requirements for Solar Facilities.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE INTERGOVERNMENTAL COORDINATION ELEMENT 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.

Requested Text Amendment: Small-scale Future Land Use Map Amendments

Reference Number: TTA2024012

Applicant: Tallahassee-Leon County Planning Department

This is a proposed text amendment to Intergovernmental Coordination Element Policy 1.8.1[()], Comprehensive Plan Amendment Process, to allow applications for small-scale map amendments to be accepted throughout the year.

Leon County will also broadcast the public hearing on Comcast channel 16, the Leon County Florida channel on Roku, and the County's Facebook page (<https://www.facebook.com/LeonCountyFL/>), YouTube channel (<https://www.youtube.com/user/LeonCountyFL>), and web site (www.LeonCountyFL.gov).

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Interested parties may also provide virtual real-time public comments during the public hearing. After the Board of County Commissioner's agenda is posted online, interested parties wishing to provide virtual real-time public comments must complete and submit the registration form provided at <https://www2.leoncountyfl.gov/coadmin/agenda/> by 8:00 p.m. on Monday, June 10, 2024. Following submittal of the registration form, further instructions for participating in the meeting will be provided. Persons needing assistance with registering or providing real-time comments may contact County Administration via telephone at (850) 606-5300. Please note that Board of County Commissioners Policy 01-05, Article IX., Section E., entitled "Addressing the Board," and Article IX., Section F., entitled "Decorum," shall remain in full force and effect.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Mathieu Cavell or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301 or CMR@leoncountyfl.gov, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.

Copies of the Ordinance may be inspected as part of the agenda package on the County's website (<https://www2.leoncountyfl.gov/coadmin/agenda/>). To receive copies of the Ordinance by other means, such as email, mail, or facsimile transmittal, contact County Administration at (850) 606-5300.

COLUMN SOFTWARE, PBC

STATE OF FLORIDA
COUNTY OF LEON

Before the undersigned authority personally appeared Madeline Vostrejs, who on oath says that he or she is an authorized agent of Column software, PBC; that the attached copy of advertisement, being a legal advertisement or public notice in the matter of County Text Adoption 2024 Comp Plan, was published on the publicly accessible website of Leon County, hosted by Column Software, PBC on
May. 31, 2024

Affiant further says that the website complies with all legal requirements for publication in chapter 50, Florida Statutes.

PUBLICATION DATES:
May. 31, 2024

Notice ID: mBz4aU9JsDenbDH59ZUQ
Notice Name: County Text Adoption 2024 Comp Plan

PUBLICATION FEE: \$0.00

Signed by:

Madeline Vostrejs

_____, as authorized signatory of Column
Software, PBC

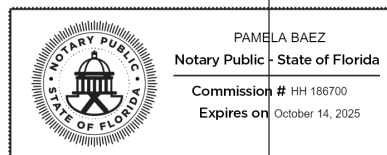
VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 06/03/2024

[Signature]

Notary Public
Notarized remotely online using communication technology via Proof.





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Requested Text Amendment: Solar Facilities

Reference Number: TTA2024004

Applicant: Tallahassee-Leon County Planning Department

The proposed amendment would update Policy 2.2.20[L] of the Future Land Use Element to reflect statutory requirements for Solar Facilities.

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Reference Number: TTA2024012

Applicant: Tallahassee-Leon County Planning Department

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For public notices online, go to <http://leonfl.column.us>

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Advertise: May 31, 2024

AFFIDAVIT OF PUBLICATION

Cindy Dickinson
Attn Helen Jackson
City Tallahassee - Treasury
300 S Adams St
Tallahassee FL 32301-1721

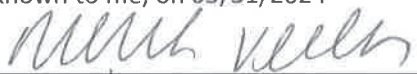
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

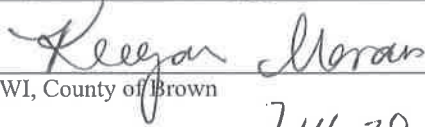
05/31/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/31/2024



Legal Clerk



Notary, State of WI, County of Brown

2.14.28

My commission expires

Publication Cost:	\$634.50	
Tax Amount:	\$0.00	
Payment Cost:	\$634.50	
Order No:	10211655	# of Copies:
Customer No:	1124347	1
PO #:		

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Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

**NOTICE OF
COMPREHENSIVE PLAN AMENDMENT
PUBLIC HEARING**

City Commission
Adoption Public Hearing
Wednesday, June 19, 2024, At 6 PM
City of Tallahassee Commission Chambers –
300 S. Adams St.
Tallahassee, FL 32301

TEXT AMENDMENT ADOPTION

NOTICE IS HEREBY GIVEN that the Tallahassee City Commission will conduct public hearings and the public may be heard on June 19, 2024, at 6:00 p.m. at the City of Tallahassee Commission Chambers, 300 S. Adams St., to consider adoption of the following ordinances entitled:

ORDINANCE NO. 24-O-05

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE UTILITIES SANITARY SEWER ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: HB 1379

Reference Number: TTA2024003

Applicant: Tallahassee-Leon County Planning Department

This is a proposed text amendment to Utilities Element Sanitary Sewer Objective 1.3[SS] and Policy 2.1.6 [SS] to implement the sanitary sewer planning requirements of HB 1379.

ORDINANCE NO. 24-O-06

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE LAND USE ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Solar Facilities

Reference Number: TTA2024004

Applicant: Tallahassee-Leon County Planning Department

The proposed amendment would update Policy 2.2.20[L] of the Future Land Use Element to reflect statutory requirements for Solar Facilities.

ORDINANCE NO. 24-O-07

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Requested Text Amendment: Small-scale Future Land Use Map Amendments

Reference Number: TTA2024012

Applicant: Tallahassee-Leon County Planning Department

This is a proposed text amendment to Intergovernmental Coordination Element Policy 1.8.1[I], Comprehensive Plan Amendment Process, to allow applications for small-scale map amendments to be accepted throughout the year.

The proposed text amendments are available at <https://www.tal.gov.com/place/pln-cp-2024>. For more information, contact the Planning Department at (850) 891-6400.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance(s). 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.tal.gov.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.