

## WELAUNEE CRITICAL AREA PLAN

### Goal 13: [L]

(EFF. 12/10/02)

Guide planned development within the Welaunee Critical Planning Area through implementation of a critical area plan which includes a mixture of integrated land uses that are predominantly self-supporting rather than dependent upon public funding, places a greater emphasis on pedestrian mobility and transportation alternatives, provides new employment opportunities near major transportation arteries and protects natural systems in an urbanized setting.

#### Objective 13.1: Planned Development through 2020

(EFF. 12/10/02)

By 2020, the Welaunee Critical Planning Area may develop in the portions which are south of Interstate 10 (“Toe”) and south of Miccosukee Road and north of U.S. 90 (“Heel”) with a development pattern that includes predominantly walkable neighborhoods, mixed-use centers, a major employment center, diversity of housing choices, protection of conservation and preservation areas, and a transportation system which accommodates both vehicular and non-vehicular transportation.

#### Policy 13.1.1: Plan Overview for Toe and Heel

(EFF. 12/10/02; REV. EFF. 7/20/05; REV. EFF. 8/27/17)

The Toe and Heel shall develop as new mixed-use communities that provide employment opportunities, protect natural resources in an urbanized setting and emphasize pedestrian mobility and transportation alternatives. The intent of this policy is to locate employment and shopping in close proximity to residential land uses, provide activities that serve area residents as well as shoppers and employees from outside the area, offer

housing to diverse socio-economic groups, establish recreation, educational, and cultural activities nearby, reduce automobile dependency of residents and employers, place public transportation facilities in population and employment centers, and protect natural systems within the context of a mixed-use built environment. The intent of this policy will be achieved through phased development consistent with these guidelines:

- (1) A buildout population of approximately 5,950 for the Toe and 4,600 for the Heel.
- (2) A buildout employment of approximately 1,240 jobs in the Toe and 3,560 jobs in the Heel.
- (3) Development which reflects the following general allocation of land uses on an acreage basis:
  - (A) Residential uses on 35 percent to 45 percent of the Toe and 30 percent to 40 percent of the Heel.
  - (B) Retail and office uses on 3 percent to 8 percent of the Toe and retail, office and light industrial uses on 15 percent to 25 percent of the Heel.
  - (C) Primary open space and recreation uses (excluding the Miccosukee Canopy Road Greenway) on 15 percent to 25 percent of the Toe and 20 percent to 30 percent of the Heel.
  - (D) Community facilities and institutional, educational, civic and similar uses on 15 percent to 25 percent of the Toe and 10 percent to 20 percent of the Heel.
- (4) The Toe and Heel may develop in phases consistent with necessary infrastructure and services and, for the Heel, consistent with the phasing schedules on Table 13-2,

which is based on projections of densities and intensities of use derived from the corresponding acreage. Sub phases or stages of each phase may be developed in separate PUDs. The Toe and the Heel may be developed concurrently. Table 13-2 is attached as part of this Objective.

- (5) A comprehensive plan amendment shall be required in order to exceed the projected total number of residential units or the projected total nonresidential square footage for the Heel, as set forth in Table 13-2. Such an amendment shall be consistent with the requirements of Objective LU 6.2 and its supporting policies.
- (6) Development will comply with any ordinances in effect at the time of development that address the need for affordable housing. In addition, development shall comply with any other applicable requirements at the time of development.
- (7) Specific guidelines and requirements for land use categories, transportation, access management, and other specific design standards shall be included in one or more PUD Concept Plans applicable to the Toe or Heel, respectively. Each PUD Concept Plan shall be adopted by the local government with jurisdiction before any development may take place on the parcel or tract included in the PUD Concept Plan, except as otherwise allowed pursuant to Policy LU 6.2.4. Each PUD Concept Plan shall be consistent with development guidelines and general design standards herein.
- (8) Land Use Goal 13, its supporting objectives, policies and data and analysis, and all activities undertaken leading to and including adoption, is not intended to be considered

evidence of a unified plan of development for purposes of §380.0651(4), F.S.

- (9) The Toe and Heel will be developed with the infrastructure required to serve permitted development, including but not limited to water, sewer, stormwater management and on-site and off-site transportation mitigation, consistent with this Comprehensive Plan and all applicable regulations.
- (10) Development within the Toe and Heel shall be aggregated under the City's concurrency regulations, as currently interpreted and applied by the City; unless, at some time in the future, the concurrency regulations are revised so that aggregation is not required for such development.

**NOTE:** Notwithstanding the above, the Heel may be developed under Policy LU 13.1.9, in which case the guidelines stated above will be adjusted to reflect the requirements of Policy LU 13.1.9.

***Policy 13.1.2: Primary Open Space Systems and Greenways***  
(EFF. 12/10/02; REV. EFF. 7/20/05)

The primary open space systems for the Toe and Heel are defined as connected, continuous networks of open space. They constitute fundamental building blocks of these planned communities and are intended to serve multiple purposes in an urbanized setting, including but not limited to protection of conservation and preservation areas. Primary open space systems may include but are not limited to conservation and preservation areas, buffers for environmentally sensitive areas, pathways to facilitate pedestrian and bicycle mobility, aesthetic open space, passive recreation opportunities and community gathering places. Primary open space systems, together with

other green spaces set aside to meet the Urban Forest and landscape requirement shall also meet the requirements of the comprehensive plan, Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. The intent of this policy will be achieved through implementation of the following guidelines:

- (1) Prior to approval of the first PUD Concept Plan on the Toe or the Heel, except as allowed by policy LU 6.2.4, a Natural Features Inventory consistent with the requirements of Chapter 5, Environmental Management, Tallahassee Land Development Code and the Leon County EMA, whichever is applicable, shall be submitted for the entire Toe or the entire Heel respectively.
- (2) Credits for open space, wetland mitigation, slope mitigation, stormwater management or urban forest requirements may be requested outside of individual parcels or tracts under review but elsewhere within the Toe, or Heel, respectively.
- (3) Areas with severe and significant slopes that are not located in the primary open space systems shall be protected in site-specific plans in accordance with the Comprehensive Plan, Chapter 5, Environmental Management, Tallahassee Land Development Code and the Leon County EMA, whichever is applicable.
- (4) Wetlands, watercourses and water bodies, except Dove Pond, shall be protected by a 50-foot natural buffer from the jurisdictional wetland line where adjacent to developable land. If Dove Pond is not included as part of a regional stormwater management system to provide flood protection for downstream off-site properties as provided by Policy LU 13.1.5 and Policy LU 13.1.7, then Dove Pond

shall be protected by a 50 foot natural buffer from jurisdictional wetlands where adjacent to developable land.

- (5) The primary open space systems shall be open to the general public and be designed to provide connections with the Miccosukee Canopy Road Greenway at multiple locations, and to integrate internal recreational multi-use paths with the greenway's trails. Connections to future regional greenways shall be considered in the design of the primary open space systems.
- (6) The primary open space systems shall be designed to provide additional buffering as established in PUD Concept Plans for designated canopy road protection zones, in addition to the required 100-foot setback, where feasible.
- (7) The primary open space system in the Heel may include a portion of the existing Miles Johnson Road with the consent of the local government with jurisdiction and construction of new roads adjacent to and on each side of the Miles Johnson Road roadbed and canopy.
- (8) Primary open space may be privately owned, or be dedicated to the public by conveyance to a general- or special-purpose local governmental entity; or be designated as part of the statewide system of greenways and trails pursuant to state law. Privately owned open space/greenways shall, at a minimum, guarantee designated public trail access in perpetuity at the time of development. All required conservation easements will be placed over the conservation and preservation areas in accordance with local government regulations.
- (9) The primary open space systems shall each have a management plan approved by the local government with

jurisdiction in order to protect the values for which they were designated. The management plans may be adopted in phases so long as they are consistent with one another. Protection of the primary open space systems, including any preservation or conservation areas located within them, shall be provided by conservation easements and other measures consistent with Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable, except as otherwise provided by Policy LU 13.1.5 and Policy LU 13.1.7. Conservation easements within the City will be required consistent with City Growth Management Department's written policy. Conservation and preservation areas placed in conservation easements may be used toward satisfying the urban forest/ landscaping requirements of Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable.

- (10) Acreage in the primary open space systems shall be counted toward satisfying the open space requirement established in PUD Concept Plans as provided by Policy LU 13.1.7.
- (11) The following guidelines shall apply to uses within the primary open space systems as established in PUD Concept Plans:
  - (A) Passive recreation improvements that are natural resource-oriented, such as hiking, biking and riding trails and passive parks, may be constructed in the primary open space systems. Also allowable are community facilities such as bandshells, amphitheaters, gazebos and other improved gathering places if designed for non-vehicular and pedestrian access only, provided these activities are reviewed and

approved as part of the management plan required for the conservation easement, when these activities are located such that impact to the conservation and preservation area is minimized and at the same time the overall purpose of the conservation easement is protected.

- (B) Wildlife management areas may be included in the primary open space systems with protective measures addressed in the management plans, in accordance with Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable.
- (C) Public roads and utilities may cross through the primary open space systems if no alternative route can be secured and impacts are minimized. Except for existing roads and specifically located existing road access easements, subject to the requirements of Policy LU 13.1.4 (2)(B) (related to an additional access to Miccosukee Road), the location of the roads shown on Figures 13-3, Toe Generalized Transportation Plan and Figure 13-4, Heel Generalized Transportation Plan, are approximate.
- (D) Stormwater management facilities may be located in the primary open space systems subject to design criteria in the PUD Concept Plans and consistent with protection of conservation and preservation features pursuant to the Comprehensive Plan and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. Dove Pond may be utilized as part of a regional stormwater management system to provide flood protection for downstream off-site property owners in the Tri-Basin Study Area as

provided the criteria in Policy LU 13.1.5 (4) and Policy LU 13.1.7 are met. Each other stormwater management facility must be evaluated in terms of impacts and meet the requirements of the Comprehensive Plan and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. If stormwater facilities are contained within the primary open space, then the public or private agency responsible for maintenance shall be allowed to perform necessary maintenance of these facilities consistent with each facility's level of service. Conservation and preservation areas are not to be used as conveyances for increased stormwater rates from development. The Stormwater Facilities Master Plan shall identify areas where drainage easements will be needed for proper maintenance of stormwater conveyances located within conservation and/or preservation areas.

- (E) Access facilities for canoes and other watercraft without internal combustion engines may be located in the primary open space system. Fueling facilities shall not be allowed. If access facilities are located in conservation or preservation areas these activities shall be reviewed and approved as part of the management plan required for the conservation easement, when these activities are located such that impact to the conservation and preservation area is minimized and at the same time the overall purpose of the conservation easement is protected.
- (12) The cemetery in the Toe shall be protected as provided by state law. The churches owning the cemetery should fence the cemetery and prohibit disturbance.

**Policy 13.1.3: Land Use** (EFF. 12/10/02; REV. EFF. 7/20/05; REV. EFF. 8/27/17)

The Toe and Heel shall contain an integrated mixture of uses that allows a broad range of residential, commercial, office, employment, recreation and civic, institutional and community uses with varying densities and intensities of use. The intent of this policy is to create a community pattern of multiple neighborhoods that are compact and walkable, with a mixture of uses, diversity of housing types and prices, and interconnected fine-grained street systems. A mix of uses should be encouraged throughout each phase of development and at buildout. Neighborhood densities and development intensities generally should be arranged in a hierarchical continuum radiating from center to edge. Pedestrian accessibility should be given precedence over automobile convenience as established in PUD Concept Plans.

- (1) Land uses in the Toe and Heel shall be assigned on the basis of the following categories as established in PUD Concept Plans:
  - (A) **EMPLOYMENT CENTER**

Employment centers shall be located proximate to major transportation arteries in order to provide jobs for residents as well as regional employment opportunities. Employment centers are intended to contain a mix of uses and not be a single-use environment. They shall be designed with shared parking opportunities for nonresidential uses that have peak parking demands other than during normal office hours. An employment center shall range in size between 15 acres and 150 acres. Allowable uses include office, hotels and inns, light industrial, warehousing and distribution, laboratories, research, printing,

banks, retail, restaurants and cafes, infrastructure including stormwater management facilities, civic, religious and institutional uses and educational uses. Residential uses shall not be allowed except when located above the ground floor in mixed-use office buildings.

Development intensities shall range from 8,000 square feet per acre to 15,000 square feet per acre. Ground-floor, pedestrian-friendly uses should be included to provide walk-to shopping opportunities. A minimum five percent on-site open space requirement shall be required for each preliminary plat in an employment center.

**(B) TOWN CENTER**

Town centers shall be planned as compact, efficient nodes. Traffic calming measures such as onstreet parking, buildings close to the road with parking in back, streetscape, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center. A town center shall range in size between 10 to 30 acres and contain uses that serve surrounding neighborhoods as well as those traveling through the area. Uses shall be mixed horizontally and vertically to the maximum extent feasible. It is the design intent to plan for multiple storefronts and multiple retailers in town centers so all of the available retail space is not aggregated into one or two “big-box” stores. Allowable uses include office, retail, restaurants, bed and breakfasts, hotels and inns, theaters and other entertainment venues, specialty retail, grocery stores, residential, home occupational uses, and civic, religious and institutional uses (including day care services for children and adults).

Development intensities in town centers shall range from 8,000 square feet per acre up to 20,000 square feet per acre. Residential densities shall be allowed up to 16 dwelling units per acre with no minimum density required. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. Town centers shall be planned on a block system with a gridded road network and on-street parking.

Stormwater management facilities shall be located outside of town centers to promote a compact, pedestrian-oriented development pattern except where alternative sites for stormwater facilities are not reasonably available. Community open space in the form of public squares and greens shall be planned as a focal point for a town center. No minimum on-site open space shall be required on each preliminary plat.

**(C) NEIGHBORHOOD CENTER**

Neighborhood centers shall allow small retail, specialty retail, office, restaurants, services, residential and other uses (including day care services for children and adults) that support residential uses within a neighborhood. These centers are also intended to function as a neighborhood focal point and are envisioned to have churches, town squares, and other civic, religious, and institutional uses. The neighborhood centers shall range in size from 5 to 8 acres and shall be designed to create a pedestrian-friendly environment. Traffic calming measures, such as on-street parking, buildings up close to the road with parking in back, streetscape, and other such solutions, shall be utilized to create a pedestrian-friendly, walkable center.

Development intensities in the neighborhood center shall range from 4,000 square feet per acre to 12,500 square feet per acre. The maximum residential density in the neighborhood center shall be 16 units per acre. No minimum density shall be required. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. Community open space in the form of village squares and village greens shall be planned as the focal point of a neighborhood center. No minimum on-site open space shall be required for each preliminary plat.

(D) MULTI-FAMILY RESIDENTIAL

Multi-family residential areas shall include residential units with a maximum density of 16 units per acre and a minimum density of 8 units per acre. Allowable uses include town homes, apartments, condominiums and other multi-family uses, single-family attached and detached residential units, office as a ground-floor use with residential uses above or in a live-work unit, civic, religious and institutional uses, infrastructure including stormwater management facilities, parks and recreation. A minimum 10 percent on-site open space shall be required on each preliminary plat.

(E) RESIDENTIAL HIGH DENSITY

Residential high-density areas should be within easy walking distance of town and neighborhood centers and/or arranged along either side of some of the internal roads. The maximum allowable density shall be 10 units per acre and the minimum density should be 4 units per acre. Allowable uses include residential, civic, religious and institutional uses, parks and recreation, and infrastructure including stormwater

facilities. A minimum of 10 percent on-site open space shall be required on each preliminary plat.

(F) RESIDENTIAL MEDIUM DENSITY

Residential medium density areas shall include single-family residential uses up to a maximum density of 4 units per acre with a minimum density of 2 units per acre. Allowable uses include residential, parks, open space and other recreational uses, civic, religious and institutional uses and infrastructure including stormwater facilities. These areas shall have an interconnected local road system with a range of lot sizes. A minimum of 15 percent on-site open space shall be required on each preliminary plat.

(H) RESIDENTIAL LOW DENSITY

Residential low-density areas shall include single-family residential uses with a maximum density of 2.5 units per acre and a minimum of 1 unit per acre. Allowable uses include residential, parks, open space and other recreational uses, civic, religious and institutional uses and infrastructure including stormwater facilities. A minimum of 15 percent on-site open space shall be required on each preliminary plat.

(I) RESIDENTIAL ESTATE

Residential estate areas shall include single-family residential uses up to a density of up to 1 unit per acre. Allowable uses include residential, parks, open space and other recreational uses, civic, religious and institutional uses and infrastructure including stormwater facilities. A minimum of 15 percent on-site open space shall be required on each preliminary plat.

(J) SCHOOLS AND COMMUNITY USES

The school and community uses category is intended for public and private schools, as well as a broad range of community, civic, religious and institutional uses, including but not limited, to libraries, fire stations, police stations, civic educational centers, places of worship and supporting uses, community centers and clubhouses. School support facilities are also allowable, and include but are not limited to, play fields, gymnasiums, and other education-related uses. A minimum of 15 percent on-site open space shall be required on each preliminary plat.

- (2) Land uses should develop on the Toe, shown in Figure 13-1, consistent with the following locational criteria as established in PUD Concept Plans:
  - (A) One or more town centers should be located at strategic points along Welaunee Boulevard with no more than one each in the eastern and western sections.
  - (B) One or more neighborhood centers should be located at strategic points along Welaunee Boulevard with no more than one each in the eastern and western sections.
  - (C) Town and neighborhood centers shall be located within a one-quarter mile walking radius from the majority of the denser residential areas.
  - (D) Town and neighborhood centers, higher-density residential areas and the primary open space system shall be located proximate to school and community uses when feasible.
  - (E) School and community uses shall be located proximate to town or neighborhood centers, higher density

residential areas and the primary open space systems when feasible.

- (F) Residential medium density areas generally shall be located within one-quarter mile walking distance from town and neighborhood centers.
  - (G) Residential low density and residential estate areas shall be located outside the one-quarter mile walking radius from town and neighborhood centers. Residential areas adjacent to the Miccosukee Canopy Road Greenway or along currently designated canopy roads shall be either residential low density or residential estate.
  - (H) Institutional uses (including but not limited to an elementary school, senior citizens' activity center, assisted living facility, adult living facility, rehabilitation center, and adult care/memory unit) may be located in any land use district in the Toe.
- (3) Unless developed pursuant to Policy LU 13.1.9, land uses should develop on the Heel, shown on Figure 13-2, consistent with the following locational criteria as established in PUD Concept Plans:
    - (A) Employment centers should be located as follows:
      - (i) An employment center should be proximate to the interchange of Interstate 10 and U.S. 90 and be compatible with nearby residential and mixed-use development. This employment center shall have direct access to an arterial, which will traverse the Heel.
      - (ii) An employment center should be located in the southern section of the Heel with direct access to U.S. 90. To minimize traffic loadings on U.S. 90,



this employment center shall be connected to the Heel by internal roadways.

- (B) No more than one town center may be located in the central section of the Heel proximate to residential areas. Employment centers should be located preferably within a one-quarter mile walking radius of the town center to provide restaurants, services, retail and other uses for employees.
- (C) No more than two neighborhood centers may be located in the northern section of the Heel within a one-quarter mile walking radius of nearby residential development. No more than one neighborhood center may be located in the central section of the Heel.
- (D) Town or neighborhood centers shall be located at the center of a one-quarter mile walking radius from the majority of the denser residential areas.
- (E) School and community uses shall be located proximate to town or neighborhood centers, higher density residential areas and the primary open space system when feasible.
- (F) Residential areas adjacent to the Miccosukee Canopy Road Greenway or along currently designated canopy roads shall be either single-family residential low density or single-family residential estate.
- (G) Residential estate areas should be located in the northeastern section of the Heel adjacent to existing estate-type rural residential areas on adjacent lands.

**Policy 13.1.4: Transportation**

(EFF.12/10/02;  
REV.EFF.7/20/05; REV. EFF. 8/27/17)

The transportation systems on the Toe and Heel, in addition to the arrangement of land uses, shall be designed to capture internal trips, promote alternatives to single-occupancy vehicle travel and support a mixed-use development pattern. The transportation network for the Toe and Heel shall support and enhance livable community concepts while meeting level of service standards. It is the intent of this policy to create communities and supporting transportation systems that encourage walkability and pedestrian accessibility, provide a road network with connectivity on-site and to surrounding areas, relieve pressure on canopy roads, minimize environmental impacts and encourage transit and other modes of transportation. Except for existing roads and specifically located existing access easements, subject to the requirements of Policy LU 13.1.4 (2)(B) (related to an additional access to Miccosukee Road), the location of the roads shown on Figures 13-3 Toe Generalized Transportation Plan and Figure 13-4 Heel Generalized Transportation Plan are approximate.

- (1) These general transportation guidelines shall apply on the Toe and Heel as established in PUD Concept Plans and shown in Figure 13-3 and Figure 13-4, respectively:
  - (A) A fine-grained network of internal roads shall provide alternative travel routes and ensure that all roadways operate at acceptable levels of service at buildout.
  - (B) All land uses shall provide for alternative modes of transportation, with connections to the transit hub and bus shelters. The nature of and extent of any

required accommodations shall vary based upon business size.

- (C) Recreational and alternative transportation multi-use paths shall be planned internally for bicycle and pedestrian travel and shall be incorporated into the primary open space systems when feasible. The paths shall accommodate bicyclists, pedestrians and other forms of recreational use and connect to the Miccosukee Canopy Road Greenway at multiple locations consistent with the Miccosukee Canopy Road Greenway Management Plan.
- (D) Multi-modal facilities (for motorists, cyclists, and pedestrians) shall be provided on all collector and arterial roads.
- (E) Traffic-calming measures shall be utilized on local roads where significant pedestrian activity is expected.
- (F) All access roads through a designated canopy road protection zone shall minimize disturbance to the canopy and understory in consultation with the City's Urban Forester. Utilities shall be collocated in these access roads when feasible.
- (G) Transit shall be encouraged through planning and design by focusing density in areas where transit can serve the largest number of potential passengers. Bus shelters shall be provided by the developer at locations designated by Taltran.
- (H) The road network in the Toe shall:
  - (i) Promote and enhance a livable community pattern, including mixed use and a pedestrian environment;

- (ii) Protect the adjacent canopy roads by relieving traffic pressure on them;
- (iii) Enhance the scale and pedestrian accessibility of town and neighborhood centers along Welaunee Boulevard, and
- (iv) Provide for adequate road capacity to serve the development.

- (I) Whenever possible, neighborhoods need to be interconnected and not solely dependent upon Welaunee Boulevard for ingress and egress. The street pattern should be planned to accommodate the highest frequency of street crossings in the town and neighborhood centers with decreasing frequency through residential areas and the least number of crossings in low density or "country" areas.
- (J) No residential driveways shall connect directly to Welaunee Boulevard or the Shamrock South extension on the Heel. Direct access to canopy roads shall not be permitted for any residential or non-residential uses. Roadways within the Toe and the Heel will be designed so road access through designated canopy road protection zones will not be necessary except as otherwise expressly allowed in Policy 13.1.4.

- (2) The following transportation guidelines shall apply in the Toe as established in PUD Concept Plans and shown in Figure 13-3:

- (A) A transit hub for the transfer of passengers between bus routes shall be provided in a town or neighborhood center. The transit hub shall include facilities to

accommodate up to four buses on a site not to exceed two acres and which is adjacent to available parking that can accommodate park and ride vehicles.

- (B) Road access to the Toe from Miccosukee Road shall occur only within the existing road access easements across the Miccosukee Canopy Road Greenway at Arendell Way and Edenfield Road. In addition, road access to the Toe from Miccosukee Road at Dempsey Mayo within the existing road access easement may be approved in a PUD Concept Plan if it is determined by the local government with jurisdiction, based on analysis, that such a connection would have a desirable impact on the Miccosukee Canopy Road. All impacts to the canopy road protection zone from such access roads shall be minimized.
- (C) Road access to the Toe from Fleischmann Road shall be provided in accordance with City standards and subject to City approval.
- (D) Road access to the Toe from Centerville Road shall be provided at one location.
- (E) Welaunee Boulevard shall be designed consistent with a mixed-use development pattern and a pedestrian-friendly environment.
  - (i) It is the intent to promote the Welaunee Boulevard corridor as a “livable” roadway that supports and enhances a pedestrian-friendly environment. The character of this roadway, and the land uses along it, should be protected to ensure that strip development and auto-dependent land uses do not occur. Welaunee Boulevard should be designed to minimize changes to the natural contours of the landscape

and vegetated areas along its length. Welaunee Boulevard should be designed so that the character of the roadway changes along its corridor.

- (ii) In the “town” sections, Welaunee Boulevard should have a narrower right-of-way with roadway sections to be determined at the time of the PUD Concept Plans which may include on-street parking. Buildings should be placed close to the right-of-way with parking located behind. Pedestrians should have priority in the town and neighborhood centers. The highest number of road connections from the adjacent street network should occur in the town sections. Higher density residential uses and non-residential uses should be planned in the town sections.
  - (iii) In the “country” sections, land uses along the roadway should be lower density residential or open space. In these country sections, the design of the road shall minimize environmental impacts by utilizing split profile sections and wide medians to respond to topography and preserve vegetation. Right-of-way width shall vary consistent with the character of the area it is traversing while meeting level of service demands. Right- -of-way in these areas shall accommodate medians with landscaping and may provide for an “eyebrow” road or, if necessary, accommodate a split-section profile for the purpose of minimizing environmental impacts.
- (F) Welaunee Boulevard shall connect to an interchange with Interstate 10 subject to approval by Federal

Highway Administration and Florida Department of Transportation. The interchange of Welaunee Boulevard and Interstate 10 shall be designed consistent with a federally approved Interchange Justification Report. It is the intent to allow for the design of an interchange, which supports a gridded street system and city blocks on the south side of I-10. The gridded street system should serve to divert traffic onto a network of town center streets and should support a pedestrian environment. Until an interchange is approved and constructed, Welaunee Boulevard may pass over Interstate 10.

- (G) Construction of Welaunee Boulevard shall be phased to accommodate transportation impacts from approved development of the Toe. The roadway phases shall be consistent with the Urban Services-Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990 as may be amended from time to time (referred to as the Urban Services Agreement) and shall be established in PUD Concept Plans in a manner that complies with the adequate public facilities requirements of this comprehensive plan and the land development code.
- (3) The following transportation guidelines shall apply in the Heel as established in PUD Concept Plans and shown in Figure 13-4:
  - (A) Road access to the Heel from U.S. 90 shall occur in compliance with Florida Department of Transportation rules including the Shamrock South extension, which will traverse the Heel.
  - (B) Contingent upon approval by the Tallahassee-Leon County M.P.O., the Shamrock South extension

between Miccosukee Road and U.S. 90 will be shown on the 2025 updated long-range transportation plan as a component of the cost-feasible plan, consistent with the Urban Services-Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990 as may be amended from time to time (referred to as the Urban Service Agreement).

- (C) Road access to the Heel from Miccosukee Road shall occur only at the existing Miles Johnson Road intersection and the Shamrock South extension, which will traverse the Heel, including the Miccosukee Canopy Road Greenway.
- (D) Two roads may be constructed adjacent to the Miles Johnson Road roadbed and canopy if the local government with jurisdiction approves of incorporation of the existing Miles Johnson Road into the primary open space system.
- (4) In PUD Concept Plans, the local government with jurisdiction shall require development on the Toe and Heel, respectively, to implement Transportation Demand Management (TDM) strategies, as appropriate, to reduce single-occupancy vehicle trips. Such strategies may include, but are not limited to, alternative work schedules, transportation allowances (carpool and vanpool programs), guaranteed ride home programs, telecommuting, transit supportive facilities (bus stops, shelters, etc.), and additional bicycle and pedestrian facilities and equipment.

**Policy 13.1.5: Public Facilities**

(EFF. 12/10/02;  
REV. EFF. 7/20/05)

Public facilities shall be provided to serve residential and non-residential uses on a phased basis consistent with the level-of-service and availability standards of this comprehensive plan. The intent of this policy is to provide infrastructure needed to serve development that is predominantly self-supporting rather than predominantly dependent upon public funding consistent with the Urban Services Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990 as may be amended from time to time (referred to as the Urban Services Agreement). The intent of this policy will be achieved through implementation of the following guidelines:

- (1) Potable water, sanitary sewer, electricity and natural gas service shall be provided to development on the Toe and Heel pursuant to the existing Urban Services-Development Agreement.
- (2) All stormwater management facilities shall be designed to meet treatment standards for Outstanding Florida Waters (OFW) (i.e. the first .75 inches of rainfall) or the applicable local standard, whichever is greater. Maintenance responsibility for all stormwater management facilities shall be provided as established in the Stormwater Facilities Master Plan and the Urban Services Agreement. Facilities which are dedicated to the City must be constructed to City standards.
- (3) Dove Pond may be incorporated into a regional stormwater management system and be utilized for the storage of treated stormwater to provide flood protection for downstream off-site property owners provided:
  - (A) It can be shown through the completion of an Environmental Impact Analysis (EIA) incorporated

into a Stormwater Facilities Master Plan (SFMP) that, with any increase in flood volume or flood stage, the wetlands and associated conservation and preservation areas are minimally impacted.

- (B) Such use may be undertaken only with the landowner's express approval.
  - (C) Public agencies shall pay a pro rata share of capital costs based on the off-site stormwater runoff to be stored in Dove Pond during flood events, provided the landowner makes available the necessary land or rights of use at no cost to the public contemporaneous with issuance of a final local development order which establishes and allocates buildout stormwater capacity for the Toe.
  - (D) Local government funding shall not be utilized for the portion of any stormwater management facilities necessary to accommodate on-site development.
  - (E) Criteria in Policy 13.1.7 are also achieved.
- (4) To provide flood protection for downstream off-site property owners in the Tri-Basin Study Area, inter-basin transfers of stormwater may be permitted between sub-basins of the Welaunee Closed Basin and from the Welaunee Closed Basin to the Lafayette Oaks and Pedrick Closed Basins through a public conveyance system. Such transfers may occur only from Dove Pond as provided by this policy and Policy LU 13.1.7 and shall be deemed consistent with Policy 1.1.5 [SM], Policy 2.2.5 [C] and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable, when they comply with these criteria:

- (A) Approval by the local government with jurisdiction of a regional stormwater management plan for the Tri-Basin Study Area, based on a detailed assessment indicating minimal negative impacts to water quality, quantity and rate of discharge due to inter-basin transfers to the receiving watershed.
  - (B) Approval of public funding, in an adopted local government budget, for off-site stormwater management facilities required by the regional plan.
- (5) Facilities which discharge to or from an isolated or aggregated closed basin shall provide storage for the post-development increase in runoff volume for the 100-year, 24-hour critical storm.
  - (6) Facilities which discharge to Lake Lafayette shall provide both treatment and attenuation for storms consistent with the requirements of Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable.
  - (7) The landowner shall reserve for future dedication, to the City of Tallahassee, a site for fire protection and emergency services, not to exceed two acres.
  - (8) Unless developed pursuant to Policy LU 13.1.9, a 24-acre site for a 500-pupil elementary school for Leon County Schools shall be reserved for future dedication to the Leon County School Board in the Heel proximate to residential areas, a town or neighborhood center and the primary open space system, with off-site stormwater management provided through a regional system. Impacts to existing public schools shall be addressed during the development review process as required by this comprehensive plan, provided that the fair market value of the school site, any off-site stormwater treatment and storage capacity and any other land or improvement to support a public school shall be a credit, on a dollar-for-dollar basis, against any fee or exaction for public school impacts.
  - (9) Public facilities and improvements necessary to serve development on the Toe and Heel may be financed, planned, established, acquired, constructed, reconstructed, enlarged, extended, equipped, operated or maintained by one or more community development districts subject to the requirements of Chapter 190, Florida Statutes.
  - (10) Prior to approval of the first PUD Concept Plan on the Toe or the Heel, except as allowed by Policy LU 6.2.4, a Stormwater Facilities Master Plan (SFMP) shall be prepared by the applicant and approved by the local government for the entire Toe and the entire Heel. The SFMP shall accommodate stormwater flows from full build out conditions from any upstream offsite property and the entire Toe or the entire Heel, as applicable. The SFMP shall, at a minimum, identify regional impacts to flood extents and stormwater conveyance, establish infrastructure requirements necessary to manage stormwater in compliance with local, state and federal regulations, document the phasing, implementation and easement reservations necessary to serve full build-out and facilitate environmental and stormwater permitting. To accomplish these goals, the SFMP shall provide analysis and design of the primary stormwater system based on detailed hydrologic and hydraulic modeling of existing and post-development conditions. The analysis shall incorporate existing land use, soils and topographic data, the conceptual land use plan, stage and water quality monitoring data and the applicable results and findings of the Natural Features Inventory and Environmental

Impact Assessment. The design shall provide general parameters associated with the primary stormwater management facilities, drainage easements and conservation easements necessary to serve the development under full build-out conditions. Flood extents delineated by the SFMP shall allow identification of the 100-year flood exclusion area. No habitable structures shall be constructed within the post-development (full build-out) 100-year floodplain. The SFMP’s scope of work shall be approved by local government prior to development of the SFMP.

**NOTE:** Notwithstanding the above, the Heel may be developed under Policy LU 13.1.9, in which case the guidelines stated above will be adjusted to reflect the requirements of Policy LU 13.1.9.

**Policy LU 13.1.6: General Design Standards**

(EFF. 12/10/02; REV. EFF. 7/20/05)

PUD Concept Plans shall incorporate design standards that will insure and guide mixed-use, integrated development that is pedestrian-friendly. In addition to the general design standards set forth in other policies, which support Land Use Objective 13.1, PUD Concept Plans shall be consistent with these general design standards:

- (1) Sidewalks shall be provided throughout the Toe and Heel as follows:
  - (A) On both sides of Welaunee Boulevard. Sidewalks shall also be provided on both sides of collector roads and arterial roads in the Toe.
  - (B) On both sides of the Shamrock South extension which will traverse the Heel and on all other arterial and collector roadways in the Heel.
  - (C) On both sides of all streets in employment centers, town centers, and neighborhood centers.
  - (D) On one side in residential low-density and residential estate areas.
  - (E) On one side (fronting residences) of the two roads running parallel to Miles Johnson Road if it is closed to through traffic and incorporated into the primary open space system.
  - (F) Sidewalks shall be provided on both sides of streets in residential medium-density and residential high-density areas.
- (2) On-street parking shall be accommodated where feasible in neighborhood and town centers and shall be credited toward parking requirements as specified in PUD Concept Plans.
- (3) In town and neighborhood centers, parking shall be provided in the rear of buildings to the maximum extent feasible. Buildings shall be oriented to the street and designed with minimal setbacks from the road to promote a pedestrian-friendly environment. Criteria for a variance from build-to and setback lines may be established in PUD Concept Plans.
- (4) PUD Concept Plans shall include integrated parking management strategies designed to achieve more efficient utilization of parking resources, mitigate peak travel demand and optimize the return on investments in public right-of-way. Integrated parking management strategies may include shared parking plans, short-term parking plans, parking areas “unbundled” from specific buildings, parking spillover prevention measures and time-limit strategies for on-street parking. Reductions from generally

applicable parking space standards shall be granted in PUD Concept Plans when justified on the basis of integrated parking management strategies, the mixed-use character of various portions of the development or other professionally accepted methodology.

- (5) Town centers shall be designed as a marketplace for a variety of retailers to ensure that not all retail space is aggregated into one or two single “big-box” retail buildings.
- (6) Building heights in town centers and neighborhood centers shall not exceed 65 feet from grade. Building heights in other land use categories shall be established in PUD Concept Plans at heights compatible with development in mixed-use centers and other land uses.
- (7) Property signage in non-residential areas shall be provided in a coordinated manner that is compatible with the architectural vernacular and scale of development. It shall be consistent with a master signage plan established in PUD Concept Plans.
- (8) Landscaping in common areas, residential areas, along roadways and in town, neighborhood and employment centers shall utilize only drought-resistant native plant species in an approved plant list established in PUD Concept Plans.
- (9) Landscaping in town centers, neighborhood centers, employment centers and residential areas located within a one-quarter mile walking distance of those centers shall include street trees identified in an approved plant list established in PUD Concept Plans.
- (10) Stormwater management facilities shall be designed consistent with the “Stormwater and Erosion and

Sediment Control Best Management Practices for Developing Areas” as described in Chapter 6 of the FDEP Florida Development Manual, Appendix F of the Concurrency Manual and subject to local government approvals. During construction, sediment and erosion control shall be required as specified in Chapter 8 of the “Erosion and Sediment Control Handbook” (Goldman, Jackson, Bursztynsky).

- (11) Constructed stormwater management facilities may be utilized to satisfy the open space requirements established in the PUD Concept Plans if the following general design standards are met:
  - (A) Stormwater management facilities shall be designed and constructed using predominantly non-angular, freeform, curvilinear contouring that visually integrates the facility into the overall landscape design.
  - (B) Retaining walls may be incorporated to maximize storage volume and to minimize excessive grade changes or tree removal, but may not exceed 50 percent of the limits of the facilities perimeter and may not exceed six feet in height. Terraced side slopes utilizing multiple retaining walls may be used when augmented with landscaping between retaining walls.
  - (C) Stabilized side slopes exceeding 4:1 slopes shall be planted with either artificial, erosion-resistant materials or with appropriate vegetative cover.
  - (D) Perimeter landscaping is a part of the design of the stormwater facility for dry retention/detention facilities as well as wet detention/treatment facilities.
- (12) Integrated mixtures of land uses shall be located and designed to be consistent with comprehensive crime



prevention strategies of natural surveillance, territorial reinforcement and natural access control.

**Policy 13.1.7: Allowances**

(EFF. 12/10/02;  
REV. EFF. 7/20/05)

Development shall be designed on the Toe and the Heel to be consistent with the thresholds for impacts established in the Comprehensive Plan and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. Notwithstanding any other provisions of this Comprehensive Plan, development of the Toe and Heel may be subject to the following provisions as established in PUD Concept Plans:

- (1) To reduce downstream flooding of off-site property owners in the Tri-Basin Study Area, Dove Pond may be utilized for the storage of treated stormwater as provided by this policy and Policy LU 13.1.5. If after the completion of the Environmental Impact Analysis (EIA) and Stormwater Facilities Master Plan (SFMP) it can be shown that impact to the wetlands and associated conservation and preservation areas have been minimized and that the impact to conservation and preservation areas is determined to be greater than 5 percent as allowed in Comprehensive Plan Policy 1.3.11[C], the Public Linear Infrastructure Variance process may be utilized to authorize the public regional stormwater management facility subject to the following:
  - (A) Local government approval of a regional stormwater plan for the Tri-Basin Study Area, based on a detailed assessment indicating minimal negative impacts to wetlands, water quality, quantity and rate of discharge both on-site and off-site due to inter-basin transfers to the receiving watershed.
  - (B) Approval of public funding, in an adopted local government budget, for off-site stormwater management facilities required by the regional plan.
  - (C) Impacts shall be permitted only when demonstrated to be the minimal impacts reasonably necessary to implement the regional plan.
- (2) If Dove Pond is not utilized as a public regional stormwater management facility, then use of Dove Pond as a stormwater management facility must be evaluated in terms of impacts and meet the requirements of the Comprehensive Plan and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable.
- (3) To promote creation of the primary open space systems and their integration into the planned mixed-use communities with appropriate credit, the PUD Concept Plans shall establish an open space requirement which includes credit for the primary open space system, protected preservation and conservation areas, areas of constructed landscape and the minimum on-site landscaping required for individual sites set forth in Policy LU 13.1.2. Specific landscape standards and requirements shall be established in PUD Concept Plans. Such standards and requirements shall be designed to meet or exceed, on a cumulative basis, the Landscape and Urban Forest requirements in Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. These landscape standards shall include, but not be limited to, standards for provision of street trees in town centers and

along public roadways, canopy trees and landscaped islands within parking lots, and special consideration of patriarch tree preservation. These standards will be developed to reflect the intent that town and neighborhood centers will be developed in an urban character with minimized setbacks and an emphasis on dense, mixed-use development. Various land uses in the Toe and the Heel shall satisfy the Urban Forest/Landscaping requirements based on thresholds established in the PUD Concept Plans. Such requirements shall be designed to meet or exceed, on a cumulative basis, the landscaping and urban forest requirements in Chapter 5, Environmental Management, Tallahassee and Development Code or the Leon County EMA, whichever is applicable.

***Policy 13.1.8: Agricultural and Silvicultural Activities*** (EFF. 12/10/02; REV. EFF. 7/20/05)

It is the intent of this Policy to ensure that land identified for urban development within the time frame of the Comprehensive Plan is available for development and will not be encroached upon by incompatible land uses. It is also the intent to insure the long-term viability of open space areas and conservation and preservation areas through the proper management of these areas. Open space, conservation and preservation areas are valuable amenities to developing areas. It is intended that agriculture and silviculture uses will continue in the Toe and the Heel up to the point that individual tracts are converted to urban land uses. It is expected that agriculture and silviculture uses will be compatible with the long-term viability of planned open space, conservation, and preservation areas through proper management. It is also expected that the amenity value of those

natural resources for urban development will be far greater than their agriculture or silviculture values.

- (1) Agriculture and silviculture will be recognized as an allowable interim use in all land use categories within the Toe and Heel.
- (2) As soon as local government site plan or subdivision approval is granted for any portion of property within the Toe and Heel, agriculture and silviculture activities shall cease to be allowable activities on the land for which local government approval has been granted and shall be phased out as set forth in the development order approving the site plan or sub-division plat. This elimination of agriculture and silviculture uses is intended to apply to parcels of land identified within the site plan or subdivision and to all land included in these parcels, such as land proposed to serve as buffer or open space.
- (3) Prior to subdivision or site plan approval, agriculture and silviculture uses shall be allowed to continue within the Toe and Heel in accordance with the “2000 Silviculture Best Management Practices” as may be amended from time to time, Florida Department of Agriculture and Consumer Services, and existing local government ordinances.
- (4) Timber harvesting activities shall not be conducted until such time as the landowner has obtained a timber-harvesting permit in accordance with the environmental and stormwater management ordinances of the appropriate local government.

**Policy LU 13.1.9 Alternative Heel Program**

(EFF. 7/20/05)

Notwithstanding any other provision of this comprehensive plan, at the election of the landowner or an authorized developer as much as 800 acres in the Heel as depicted on Figure 13-5 may be developed as a separate project, without regard to other development in the Welaunee Critical Planning Area, with a land use designation of “Residential Estate” and a zoning designation of “Residential Acre.” Such development shall be reviewed by the City as a residential subdivision and shall be required to meet all normal and customary requirements for such a development under the City’s land development regulations, including but not limited to the EMO. Any portion of the Heel developed under this alternative program shall be exempt from the Critical Area Plan except for the following provisions:

- (1) LU 13.1.1(6)
- (2) LU 13.1.1(8)
- (3) LU 13.1.1(9)
- (4) LU 13.1.2(1)
- (5) LU 13.1.3(1)(H)
- (6) LU 13.1.4(1)(F)
- (7) LU 13.1.4(1)(J)
- (8) LU 13.1.4(3)(A)
- (9) LU 13.1.4(3)(B)
- (10) LU 13.1.4(3)(C)
- (11) LU 13.1.4(3)(D)
- (12) LU 13.1.5(1)
- (13) LU 13.1.5(6)
- (14) LU 13.1.5(10) as modified
- (15) LU 13.1.6(8)
- (16) LU 13.1.6(10)
- (17) LU 13.1.6(11)
- (18) LU 13.1.8

Any portion of the Heel depicted in Figure 13-5 not developed under this alternative program shall be subject to the Critical Area Plan as it otherwise would apply. Uses and maximum densities and intensities of use for such portion shall be allocated pro rata based on the uses and maximum densities and intensities of use on Table 5-2 of the data and analysis report for the “Welaunee Critical Area Plan – Toe and Heel” (Jan. 17, 2002).

**Objective 13.2: Development Concept for the Welaunee Arch**

(EFF. 12/10/02; REV. EFF. 1/11/21)

The intent of the Welaunee Arch Master Plan is to provide an area-wide plan for the portion of the Welaunee Critical Planning Area located north of Interstate-10 and west of Miccosukee Road (i.e. the “Arch”). This master plan sets the standards and guidelines to coordinate one or more implementing development plans such that the development of the Arch results in a new, integrated community with a variety of land uses, diverse neighborhoods and mixed-use centers, a region-serving activity center, active and passive recreational options, and abundant open space. The development of the Arch consistent with this master plan shall be implemented in phases, connected by a multi-modal transportation system, served by regional, master planned stormwater facilities, and designed in ways that protect natural resources.

**Policy 13.2.1: Concept.**

(EFF. 1/11/21)

This Welaunee Arch Master Plan satisfies the requirements of the Tallahassee-Leon County Comprehensive Plan for a planned development master plan in order to foster development on the Welaunee Arch with a region-serving, mixed-use activity center; residential areas with a strong sense of place and a range of diverse housing choices; transportation choices with linkage to commercial services and jobs; and planned recreation and open space.

**Policy 13.2.2: Discourage Urban Sprawl.**

(EFF. 1/11/21)

The Welaunee Arch is located wholly within the Urban Services Area. Development within the Arch will discourage urban sprawl by, among other things, directing growth to a next-in-line area identified for future urban development since 1990; promoting

walkable, connected neighborhoods that support a range of housing choices; implementing a multimodal transportation system that supports the internal capture of transportation trips; creating a balance of residential and nonresidential land uses through integrated, mixed-use centers and diverse housing types in close proximity to nonresidential uses; promoting the efficient and cost-effective provision or extension of public facilities and services; protecting and preserving natural resources; protecting environmentally sensitive lands; and providing public recreation and open space.

**Policy 13.2.3: Implementation.** (EFF. 1/11/21)

The Welaunee Arch Master Plan shall be implemented by one or more Planned Unit Development (PUD) Concept Plans, Regulating Plans with Form-based Codes, or other implementing plan as allowed by the Comprehensive Plan at the time of development. All such plans are referred to herein as Planned Development Concept Plans or PUD Concept Plans. Such PUD Concept Plans shall be consistent with this master plan and contain guidelines and requirements for land use categories, transportation facilities, access management, and other specific design standards. All PUD Concept Plans shall be consistent with the stormwater facility master plan and with transportation plans for the Phase of the Arch in which they are located, as developed and approved prior to or concurrent with the initial PUD Concept Plan for that Phase. The phasing of development in the Arch shall be consistent with necessary infrastructure and supporting services and the phasing requirements of Policy 13.2.5. Development Phases and PUD Concept Plans shall consider previously approved PUD Concept Plans within the Arch and anticipated development based on Figures 13-5 through 13-7 such that open space, stormwater, and transportation systems are planned and implemented consistent with the Policies in this

Welaunee Arch Master Plan portion of the Welaunee Critical Area Plan.

A PUD Concept Plan may address only a portion of a Phase or may address more than one Phase. The minimum size for the initial PUD Concept Plan for any Phase of the Arch shall be 350 acres. Subsequent PUD Concept Plans shall be implemented consistent with this Master Plan and the applicable implementing plan standards allowed by the Comprehensive Plan at the time of development.

**LAND USE**

**Policy 13.2.4: Land Use Districts.** (EFF. 1/11/21)

The Master Plan forms the basis upon which organizing elements are oriented to convey the overall urban form. Lands within the Welaunee Arch shall be planned for the generalized land uses described in this Policy and Table 1. As depicted on Figure 13-5, the Welaunee Arch shall be designed with the following land use districts:

**(1) Northeast Gateway District** – The intent of the Northeast Gateway District is to provide an area that capitalizes on the location of a potential future interchange with Interstate-10 and Welaunee Boulevard by including well-designed, region-serving commercial and employment uses. The Northeast Gateway District as identified on Figure 13-5 shall be comprised of:

- a. Activity Center.** An activity center zone shall be a mixed-use zone including between 75 and 280

acres. The activity center zone shall be located east of the residential zone, as generally depicted on Figure 13-5, and no closer than 1,000 feet from the Buckhead subdivision. This zone shall contain a diverse mixture of region-serving commercial, office, hotel, and other non-residential uses with a trade area extending beyond the Welaunee Arch. This zone may also contain higher-density residential and public and civic uses that can contribute to the center's vitality and sustainability. Residential densities in this zone shall have a minimum of 10 dwelling units per acre and a maximum of 20 dwelling units per acre for residential development not in vertically mixed-use buildings. Non-residential intensities shall range from 4,000 square feet per acre to 30,000 square feet per acre. The mixture of uses shall be 10% to 55% residential and community services uses and 45% to 90% non-residential uses. The activity center shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center.

b. **Employment Center.** An employment center zone shall be a mixed-use zone located proximate to major transportation arteries in order to provide jobs for residents as well as regional employment opportunities and shall contain 75 to 280 acres. Employment centers are intended to contain a mix of uses and not be a single-use environment. Allowable uses include office, hotels and inns, light industrial, warehousing and distribution, laboratories, research, printing, banks, retail, restaurants and cafes, infrastructure including stormwater management facilities, civic, religious and institutional uses and educational uses. Residential uses shall not be allowed in Employment Center zones except when located above the ground floor in mixed-use buildings. Development intensities of non-residential uses in the employment center zone shall range from 8,000 square feet per acre to 40,000 square feet per acre. This zone shall be designed with shared parking opportunities for nonresidential uses that have peak parking demands other than during normal office hours. The development of a PUD Concept Plan that includes this zone shall include coordination with Star Metro to include preliminary plans for transit connectivity between this zone and other mixed-use zones in the Arch. The employment center shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they

include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center.

- c. **Residential.** A residential zone shall be located between the Buckhead subdivision and the mixed-use zones as generally depicted on Figure 13-5. This residential zone shall include between 30 and 100 acres. Residential development density shall be no less than 2 dwelling units per acre and not exceed 6 dwelling units per acre. Accessory dwelling units shall not count towards the residential density in this zone.
- d. **Open Space/Greenway.** The Open Space and Greenway area within the Northeast Gateway District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with the development standards of Policy 13.2.37. Specifically, an open space zone shall be located along the border with the established Buckhead Neighborhood serving as a buffer between the existing Buckhead Neighborhood and new development in the Arch. This zone shall be no less than 250 feet wide and will include the Welaunee Greenway and existing utility easements. In total, a minimum of 20% of

the gross area in Phase 1 shall be designated as Open Space.

- (2) **West Arch District** – The intent of the West Arch District is to provide an area with a mixed-use center that serves residents of both Welaunee via Welaunee Boulevard and Killlearn Neighborhoods via Shamrock South. It is the intent of this District to allow the highest density and intensity development within the mixed-use center, gradually transitioning to lower densities and intensities as distance from the mixed-use center increases. The West Arch District as identified on Figure 13-5 shall be comprised of:

- a. **Mixed-Use Center.** Development of the West Arch District shall include a single mixed-use center designated as either a Town Center zone or Village Center zone.
- b. **Town Center.** A town center zone shall be a mixed-use development planned as a compact, efficient node between 20 and 120 acres in size. A town center shall contain uses that serve surrounding neighborhoods as well as those traveling through the area. Allowable uses include office, retail, restaurants, bed and breakfasts, hotels and inns, theaters and other entertainment venues, specialty retail, grocery stores, residential, home occupational uses, open space, and civic, religious and institutional uses (including day care services for children and adults). The Town Center shall

include uses mixed horizontally and vertically. It is the design intent to plan for multiple storefronts and multiple retailers in the town center, so all of the available retail space is not aggregated into one or two “big-box” stores.

Development intensities in the town center shall range from 4,000 square feet per acre up to 30,000 square feet per acre. Individual building footprints for non-residential uses shall not exceed 50,000 gross square feet. Residential densities shall be no less than 8 dwelling units per acre up to a maximum of 20 dwelling units per acre for residential development not in vertically mixed-use buildings. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. The mixture of uses shall be 10% to 55% residential and community services and 45% to 90% non-residential uses. Town centers shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center. Community open space in the form of public squares and greens or urban forest canopy areas

shall be planned as a focal point for a town center. No minimum on-site open space shall be required on each preliminary plat; however, exceptional specimen trees, patriarch trees, and trees of significant size for its species that are in very good health shall be protected.

- c. **Village Center.** A village center zone shall allow small retail, specialty retail, office, restaurants, services, open space, residential and other uses (including day care services for children and adults) that support residential uses within the District. This zone is also intended to function as a neighborhood focal point and is envisioned to have churches, town squares, and other civic, religious, and institutional uses. The village center zone shall range in size from 5 to 50 acres and shall be designed to create a pedestrian-friendly environment. Traffic calming measures, such as on-street parking, buildings up close to the road with parking in back, streetscape with street trees and landscaping, and other such solutions, shall be utilized to create a pedestrian-friendly, walkable center. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages.

The mixture of uses shall be 0% to 50% residential and community services and 50% to 100% non-



residential uses. Development intensities in the village center zone shall range from 4,000 square feet per acre to 20,000 square feet per acre. Individual building footprints for non-residential uses shall not exceed 30,000 gross square feet. Residential development in the Village Center shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre for residential development not in vertically mixed-use buildings. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. Community open space in the form of village squares and village greens or urban forest canopy areas shall be planned as the focal point of a village center. No minimum on-site open space shall be required for each preliminary plat; however, exceptional specimen trees, patriarch trees, and trees of significant size for its species that are in very good health shall be protected.

- d. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone shall be located within ¼ to ½ mile from the edge of the mixed-use center zone. In the neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is

20,000 square feet per acre. Building footprints for non-residential uses shall not exceed 10,000 gross square feet.

- e. **Residential.** The Residential zone is intended to provide the opportunity for a range of housing choices in proximity to mixed-use land use zones that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone is intended to provide a transition from the mixed-use center and neighborhood zones to existing development in the Killlearn neighborhoods. Residential development shall be limited to a minimum of 2 dwelling units per acre with a maximum density of 10 dwelling units per acre, comparable to the maximum density of the Urban Residential land use category, mixed with open spaces and compatible with protected areas such as the Welaunee Greenway.
- f. **Open Space/ Greenway.** The Open Space and Greenway area within the West Arch District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.37. In total, a minimum of 20% of the gross area in Phase 1 shall be designated as Open Space.

- (3) **North Arch District** – The intent of the North Arch District is to provide an area with a mixed-use center



that serves residents of Welaunee, Killlearn, and the residents along Roberts Road and Crump Road. The North Arch District as identified on Figure 13-5 shall be comprised of:

- a. **Mixed-Use Center.** Development of the North Arch District shall include a single mixed-use center designated as either a Town Center zone or Village Center zone as defined in the West Arch District policy.
- b. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone shall be located within 1/4 to 1/2 mile from the edge of the mixed-use center zone. In this neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall be not exceed 10,000 gross square feet.
- c. **Residential.** The Residential zone is intended to provide the opportunity for a range of housing choices in proximity to mixed-use land use districts

that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. Residential development shall be a minimum of 2 dwelling units per acre and shall not exceed a density of 10 dwelling units per acre, comparable to the maximum density of the Urban Residential land use category, mixed with open spaces and compatible with protected areas such as the Welaunee Greenway. This zone is intended to provide a transition from the mixed-use center and neighborhood zones to existing development in the Killlearn neighborhoods.

- d. **Open Space/ Greenway.** The Open Space and Greenway area within the North Arch District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.37. In total, a minimum of 20% of the gross area in Phase 1 shall be designated Open Space.

Additionally, high quality native forests in the North Arch District shall be protected, preserved, and included in the open space area. Trails shall be planned around the high-quality successional forests/native forest areas to serve as both recreational facilities and as fire breaks when these areas are managed with prescribed fires. Potential locations of high-quality successional forests/native forests are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a

Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

- e. **Regional Park.** A regional park with active recreation may be located in the North Arch District. If a regional park is designated within this District, it shall be designed to include connectivity with the trail system around any high-quality successional forests/native forests as described in the open space zone for this District.

**(4) Conservation Design District** - The intent of the Conservation Design District is to provide an area that is primarily residential in nature with a small village center. The residential development is intended to be arranged as cluster subdivisions in order to maximize the efficiency of infrastructure and to preserve environmental features and open spaces. The village center is intended to include non-residential uses in a location that minimizes the number of miles residents drive to meet their daily needs and promote the internal capture of vehicular trips. The Conservation Design District as identified on Figure 13-5 shall be comprised of:

- a. **Clustered Residential.** The cluster residential zone shall be comprised of clustered development that sets aside a minimum of 50% open space as a reserve area, comprised of such things as special development zones, preservation and conservation features, undeveloped uplands, oak-hickory forest,

significant trees, passive recreation areas, and stormwater facilities designed as a community amenity. Adjacent open space as designated on Figure 13-5 and consistent with Policy 13.2.37 may be included in the Conservation Design District reserve area calculations for cluster development. The development area shall be the area not set aside as reserve area and shall comprise no more than 50% of the total conservation design district. Within this district, development area shall be located on the least environmentally sensitive areas; be contiguous to the greatest extent practicable; and allow maximum open space to be easily maintained in the reserve area. The development area shall be developed at a minimum of two dwelling units per acre and a maximum of 12 dwelling units per acre. Planned Unit Developments may provide for a density bonus up to 20 dwelling units per acre where more area is set aside than required or where greenways, trails, or other passive recreational opportunities are provided in the reserve area.

The conservation design district shall contain a mixture of housing types. Allowable housing types include single family detached homes, single family attached homes, duplexes, triplexes, fourplexes, courtyard buildings (a 1 to 3.5 story detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards), and cottage courts (a group 1 to 1.5-story detached structures arranged around a shared court visible from the street). The conservation design district shall not contain

greater than 80% of any one housing type. Accessory dwelling units are allowable per City of Tallahassee land development code. Accessory dwelling units do not count towards the overall density and do not count as a different housing type for the purpose of requiring a mixture of housing types. Design standards for this District shall include Dark Sky principles to prevent and reduce light pollution.

The acreage of the reserve area shall be preserved as open space consistent with Policy 13.2.37, shall incorporate existing or planned public or private open space and greenspace to the greatest extent practicable, and shall be of sufficient size and buffered to ensure the protection of all critical on-site resources that are to be preserved and to accommodate authorized uses which includes natural open space, passive recreation uses (e.g., greenways, picnic areas or open fields), stormwater facilities, or other environmental conservation purposes.

All preservation areas, special development zones, conservation areas, archaeological sites and viewshed areas within designated protection zones for canopy roads shall be incorporated into the reserve area to the greatest extent practicable.

Stormwater management facilities which are otherwise permissible are allowed in the reserve area provided that the facilities are located outside of preservation areas, canopy road zones, naturally forested areas, special development zones, and

meet either of the applicable following two standards:

- i. Stormwater management facilities shall have side slopes of flatter than 4:1, and/or
- ii. Stormwater management facilities shall have appropriate tree and plant species that visually integrates the stormwater facility into the overall reserve area.

All such facilities shall be designed as community amenities, with trails, observation decks, or platforms where appropriate.

- b. **Village Center.** The Conservation Design District shall include a Village Center Zone subject to the design standards for a Village Center zone in the West Arch District Policy.
- c. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone shall be located within 1/4 to 1/2 mile from the edge of the mixed-use center zone. In this neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity

allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall not exceed 10,000 gross square feet.

- d. **Open Space/ Greenway.** The Open Space and Greenway area within the Conservation Design District includes all open space and reserve area within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.37 and shall be included in the reserve area calculations for cluster development. At a minimum 50% of this District shall be designated as Open Space.

High quality successional forests and native forests as defined in the Tallahassee-Leon County Comprehensive Plan Glossary in the Conservation Design District shall be protected and preserved and included in the open space area. Trails shall be planned around the high-quality successional forests/native forest areas to serve as both recreational facilities and as fire breaks when these areas are managed with prescribed fires. Potential locations of high-quality successional forests/native forests are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

Core canopy or core forests, as defined in the City of Tallahassee's Urban Forest Master Plan, that is part of the fragmentation class of Core Canopy (>500 acres) and shown on the Preliminary Environmental Map (Figure 13-6), shall be protected, included in the open space area, and shall be connected to greenways and open space that function as wildlife corridors. These areas may be included in the reserve area calculations for cluster development. Potential locations of core forest areas that are part of the fragmentation class of Core Canopy (>500 acres) are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

- (5) **Residential Reserve District** - The Residential Reserve District as identified on Figure 13-5 is intended to be residential in nature, arranged as cluster subdivisions in order to maximize the efficiency of infrastructure and to preserve environmental features and open spaces. This District is also intended to maintain compatibility with established residential development along Roberts Road and Crump Road. The Residential Reserve District shall be subject to the Clustered Residential policy of the Conservation Design District with a maximum density of 6 dwelling units per acre and a minimum reserve area requirement of 60%. The Residential Reserve District shall include open space buffers of a minimum width of 250 feet to Roberts Road and Crump Road that may include the Welaunee Greenway system, open space, and

reserve area from cluster subdivision development. The Residential Reserve District may alternatively be established as Open Space through an optional Alternative Development Program as established in Policy 13.2.44.

- (6) Open Space** – Open Space area shall be incorporated into each District. Districts shown in Figure 13-5 include the adjacent open space. The Primary Open Space System shall be designed as a connected network of open space as generally depicted on Welaunee Arch Map, Figure 13-5, which shall include Conservation and Preservation areas as generally depicted on the Preliminary Environmental Features Map, Figure 13-6, aesthetic open space, Greenways, and the Perpetual Drainage Easement held by the City and County. A minimum of 20% of Phase 1, 50% of Phase 2, 60% of Phase 3, and 40% of the total gross area of the Arch shall be designated Open Space unless offset through the Alternative Development Program in Policy 13.2.44. Conservation and Preservation Areas as defined in Policy 1.3.1 and 1.3.4 of the Conservation Element account for approximately 19% of the overall gross area of the Welaunee Arch. The remainder of the designated open space, which will include approximately 21% of the overall gross area, shall consist of open space incorporated into the development plan for each District or part of the Primary Open Space System. The Open Space Area shall be subject to the design and development criteria in Policy 13.2.37. The Conservation and Preservation Areas shall be subject to the design and development criteria of Policy 13.2.38.

***Policy 13.2.5: Phasing.***

(EFF. 1/11/21)

Development of the Arch shall be implemented in phases consistent with this plan and necessary infrastructure (including water and sewer) and supporting services (including adequate schools, police and fire service). Phase 1 shall include the Gateway District, West Arch District, and the North Arch District. Phase 2 shall include the Conservation Design District. Phase 3 shall include the Residential Reserve District. A PUD Concept Plan may address only a portion of a phase or may address more than one phase. Phase 1 of the Welaunee Arch must include one Town Center Zone and one Village Center Zone, either of which can be located in the West Arch District or North Arch District.

Phase 2 shall not be developed until 1,500 dwelling units and 150,000 square feet of non-residential uses have been constructed in Phase 1.

Phase 3 shall not be developed until at least 70% of the gross acreage of Phase 2 is included in an adopted PUD Concept Plan. Sub phases or stages of each phase may be developed in separate PUD Concept Plans.

It is the intent that infrastructure improvements occur contemporaneous with development. This timing of infrastructure with development prevents stranded or early investment in infrastructure.

Table 1. Land Uses in the Welaunee Arch

<u>District</u>	<u>Zone</u>	<u>Size</u>	<u>Nonresidential Intensity</u>	<u>Residential Density</u>	<u>Mixture</u>
<u>Northeast Gateway District (Phase 1)</u>	<u>Activity Center</u>	<u>75-280 acres</u>	<u>4,000–30,000 SF/acre</u>	<u>10-20 DU/acre</u>	<u>10-55% residential</u> <u>45-90% nonresidential</u>
	<u>Employment Center</u>	<u>75-280 acres</u>	<u>8,000-40,000 SF/acre</u>	<u>n/a<sup>1</sup></u>	<u>n/a<sup>1</sup></u>
	<u>Residential</u>	<u>30-100 acres</u>	<u>n/a</u>	<u>2-6 DU/acre</u>	<u>n/a</u>
	<u>Open Space</u>	<u>Min. 20% of gross area in Phase 1</u>			
	<u>Town Center<sup>2</sup></u>	<u>20-120 acres</u>	<u>4,000–30,000 SF/acre</u>	<u>8-20 DU/acre</u>	<u>10-55% residential</u> <u>45-90% nonresidential</u>
<u>West Arch District (Phase 1)</u>	<u>Neighborhood</u>	<u>1/4-1/2 mile from Town Center</u>	<u>Max 20,000 SF/acre</u>	<u>4-14 DU/acre</u>	<u>n/a</u>
	<u>Residential</u>		<u>n/a</u>	<u>2-10 DU/acre</u>	<u>n/a</u>
	<u>Open Space</u>	<u>Min. 20% of gross</u>			

		<u>area in Phase 1</u>			
<u>North Arch District (Phase 1)</u>	<u>Village Center<sup>2</sup></u>	<u>5-50 acres</u>	<u>4,000–20,000 SF/acre</u>	<u>4-14 DU/acre</u>	<u>0-50% residential</u> <u>50-100% nonresidential</u>
	<u>Neighborhood</u>	<u>1/4-1/2 mile from Village Center</u>	<u>Max 20,000 SF/acre</u>	<u>4-14 DU/acre</u>	<u>n/a</u>
	<u>Residential</u>		<u>n/a</u>	<u>2-10 DU/acre</u>	
	<u>Open Space</u>	<u>Min. 20% of gross area in Phase 1</u>			
<u>Conservation Design District (Phase 2)</u>	<u>Village Center</u>	<u>5-50 acres</u>	<u>4,000–20,000 SF/acre</u>	<u>4-14 DU/acre</u>	
	<u>Neighborhood</u>	<u>1/4-1/2 mile from Village Center</u>	<u>Max 20,000 SF/acre</u>	<u>4-14 DU/acre</u>	<u>n/a</u>
	<u>Conservation Design Clustered Residential</u>	<u>Maximum 50% of Conservation Design District</u>	<u>n/a</u>	<u>2-12 DU/acre</u>	
	<u>Open Space</u>	<u>Min. 50% gross area as Reserve</u>			

		<u>Area in Phase 2.</u>			
<u>Residential Reserve (Phase 3)</u>	<u>Residential Reserve Clustered Residential</u>	<u>40% of Residential Reserve District</u>	<u>n/a</u>	<u>0-6 DU/acre</u>	
	<u>Open Space</u>	<u>60% gross area as Reserve Area in Phase 3.</u>			
<u>Open Space<sup>3,4</sup></u>	<u>Open Space</u>	<u>Minimum of 20% of Phase 1; 50% of Phase 2; no less than 60% of Phase 3; and no less than 40% of total area in Welaunee Arch. Open Space includes Conservation and Preservation Areas, Reserve Area, and Primary Open Space Areas.</u>			
	<u>Conservation/ Preservation<sup>5</sup></u>	<u>Approximately 900 acres (19% of the Arch)</u>			
	<u>Other Open Space</u>	<u>Approximately 1000 acres (21% of the Arch)</u>			

1. Residential uses permitted only above ground floor in mixed-use buildings

2. Town Center Zone and Village Center Zone are permitted in West Arch District and North Arch District, provided one of each zone is located in Phase 1.

3. Open Space, including Conservation and Preservation Areas and Greenways shall be incorporated into all development Phases.

4. Open Space requirements apply unless offset through the Alternative Development Program in Policy 13.2.44.

5. Precise size and location of Conservation and Preservation Areas to be determined through a Natural Features Inventory.

***Policy 13.2.6: Development Totals.*** (EFF. 1/11/21)

Densities and intensities for development of the Arch shall be consistent with Policy 13.2.4 and other policies of this master plan. The maximum development for the Arch shall not exceed 12,500 residential units and 3,000,000 square feet of non-residential development.

***Policy 13.2.7: Development Standards for Mixed-Use Zones.*** (EFF. 1/11/21)

The Activity Center, Employment Center, Town Center, and Village Centers (collectively “Mixed-Use Zones”) shall be subject to the following development standards in addition to the requirements of Policy 13.2.4:

- (1) PUD Concept Plans that include mixed-use zones shall include specific design standards, public facility standards, and building standards, such that the district develops as a compact, walkable urban district. At a minimum, the form-based code or design standards shall address relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Design standards shall also minimize driveway cuts along sidewalks facilities by requiring alleys, shared access points, and/or structured parking facilities.

- (2) Development in the Mixed-Use Zones may request a waiver from the requirements in the Environmental Management Ordinance for natural area, landscaping and buffers for the purpose of maximizing intensity and density within the mixed-use zone.
- (3) Stormwater detention and treatment facilities for Mixed-Use Zones shall be designed in accordance with applicable standards and should be located outside of a Mixed-Use Zones in order to promote a compact pedestrian-oriented arrangement of land uses. Stormwater facilities may be located within mixed-use zones if alternative sites are not reasonably available outside of mixed-use zones or where stormwater facilities can be integrated with pedestrian friendly environments. PUD Concept Plans shall include design standards for stormwater facilities that are consistent with the intent of the zone.
- (4) Building heights in mixed-use centers shall not exceed 65 feet from grade.

**Policy 13.2.8: Inclusionary housing.** (EFF. 1/11/21)

Development within the Welaunee Arch shall comply with any ordinances in effect at the time of development that address the need for affordable or inclusionary housing. Each PUD Concept Plan shall include a Housing Plan designed to achieve compliance with the City’s Inclusionary Housing Ordinance, or other affordable and inclusionary housing ordinances in effect, by buildout of the area governed by that Concept Plan.

**Policy 13.2.9: Housing affordability.** (EFF. 1/11/21)

In addition to complying with ordinances in effect at the time of development that address the need for affordable or inclusionary

housing, a range of housing choices shall be provided to accommodate diverse income levels, age groups, people with a range of abilities, and housing needs. Granny flats, garage apartments, and other accessory dwelling units will not be included in unit or density calculations or transportation impact analyses. The range of housing options provided shall be based on the land use districts and zones within each District. No land use district or zone within a district that allows residential development shall limit housing types to only single-family detached homes.

In order to promote a range of housing types and choices, the City of Tallahassee shall incentivize the development of workforce housing within ¼-mile of mixed-use zones or transit hubs. The City shall also incentivize the provision of housing for low-income and very-low income families, seniors, and/or people with disabilities. Incentives shall be incorporated into PUD Concept Plans and may include increases in building height, waiver or reduction of mobility and impact fees, reduction of parking and setback requirements, reservation of infrastructure capacity without cost, expedited processing of applications for Concept Plans and site development plans, and similar measures such as the incentives allowed in the City’s Inclusionary Housing Ordinance.

**Policy 13.2.10: Community Facilities.** (EFF. 1/11/21)

Community Services, Light Infrastructure, Community Parks, and Neighborhood Parks shall be allowed uses in any land use district or zone consistent with the intent of each district and zone.



**Policy 13.2.11: Essential Services.** (EFF. 1/11/21)

Mixed-use centers and residential neighborhoods shall be designed to facilitate essential services, such as fire, police, and emergency medical services consistent with generally accepted response times. PUD Concept Plans shall include the locations of essential services upon request by and through coordination and formal agreement with the City of Tallahassee and/or the Leon County School Board.

**Policy 13.2.12: Landscaping.** (EFF. 1/11/21)

All landscaped areas, except athletic playing fields and golf course fairways and greens, shall utilize drought-resistant native plant materials from the “Florida Friendly Landscaping™ Guide to Plant Selection and Landscape Design” or other regionally appropriate plant material guide approved by the City. Landscaping may not include invasive species listed by the Florida Exotic Pest Plan Council. Landscaping in mixed-use and neighborhood zones shall include shade trees planted as street trees. PUD concept plans may include incentives, such as reduced tree mitigation, for shade trees planted as street trees outside of mixed use and neighborhood zones.

**Policy 13.2.13: Crime Prevention through Design.** (EFF. 1/11/21)

Integrated mixtures of uses shall be located and designed consistent with comprehensive crime prevention strategies of natural surveillance, territorial reinforcement, and natural access control.

**Policy 13.2.14: General Compatibility.** (EFF. 1/11/21)

Development in the Welaunee Arch shall be compatible with adjoining land uses through measures including but not limited to density and height limitations, setbacks, and vegetative and open space buffers. Unless otherwise specified in this master plan, buffers are not required between or within land use districts in the Welaunee Arch.

**Policy 13.2.15: Compatibility with Existing Residential Development.** (EFF. 1/11/21)

To facilitate compatibility with the existing residential developments located east of Centerville Road and west of Miccosukee Road that are designated as Residential Preservation or Urban Residential-2 on the Future Land Use Map, land in the Welaunee Arch that is within 1,000 feet of such neighborhoods as measured from the boundary of the neighborhood shall be limited to open space, greenways, and residential uses with a maximum density of 6 dwelling units per acre comparable to the Residential Preservation Land Use Category. Mixed Use Land Use districts shall extend no closer than 1,000 feet from these existing residential developments. The location and size of each specific use category shall be depicted on a Planned Unit Development (PUD) Concept Plan.

**Policy 13.2.16: Interim Uses.** (EFF. 1/11/21)

Agricultural and silvicultural uses, whether existing or new, shall be an allowed interim use in any area of the Welaunee Arch on which development is planned to occur, up to and until the start of actual construction on the applicable land.

## **TRANSPORTATION**

### ***Policy 13.2.17: Transportation System.*** (EFF. 1/11/21)

The Welaunee Arch shall be served by a transportation system designed to optimize mobility. Major thoroughfares shall be generally located as depicted on Welaunee Arch Transportation Map, Figure 13-7, with the final location and design to be based upon site-specific environmental, engineering, and related considerations. Thoroughfares connecting through the Arch to areas beyond the Arch shall be arterials designed as boulevards for high vehicular capacity and moderate speeds not to exceed a design speed of 45 miles per hour with sidewalks on both sides of the roadway and bicycle facilities. Thoroughfares connecting mixed use areas within the Arch shall be collectors designed as avenues with high vehicular capacity and low to moderate speeds not to exceed a design speed of 30 miles per hour with sidewalks on both side of the roadway and bicycle facilities. On thoroughfares, a shared use path of adequate width to accommodate bicycle and pedestrian traffic may substitute for the sidewalk on one side of the road and the bike lanes for that facility. Within mixed-use centers and neighborhoods, where feasible based on engineering design criteria and the protection of environmental features, a grid of interconnected streets will provide alternative travel paths. Energy efficiency shall be accomplished in areas that are intended for greater densities and intensities through support of frequent transit service and providing a safe, comfortable and attractive environment for pedestrians and cyclists. Transportation facility needs, including planned future corridors and projected deficiencies on existing facilities surrounding the Arch, resulting from projected development in the Arch as identified through traffic models completed as part of the I-10 Interchange PD&E and/or updates to MPO Long Range Transportation Plans shall be adopted into

the applicable Mobility Element policies and/or figures and updates to the Capital Improvements Element when applicable.

### ***Policy 13.2.18: Internal Trip Capture.*** (EFF. 1/11/21)

The transportation system, along with the mixture of uses, shall be designed to achieve an internal capture of at least 20% of the vehicular trips generated on-site at buildout. To achieve this minimum internal capture rate, mixed-use and neighborhood zones shall be developed with a mixture of uses and higher density residential development located adjacent to non-residential uses. Residential zones shall be connected to mixed use zones by a network of sidewalks, shared use paths, and bicycle facilities designed to provide safe, comfortable transportation options. Transit facilities shall be coordinated with Star Metro to ensure infrastructure that supports connectivity to various transit routes.

### ***Policy 13.2.19: Northeast Gateway/Welaunee Boulevard.*** (EFF. 1/11/21)

The Northeast Gateway, which is a major infrastructure project for the entire Welaunee Critical Planning Area, consists of region-serving roads to distribute traffic north, south, east and west from a potential I-10 interchange at Welaunee Boulevard, which was recommended in the Florida Department of Transportation (FDOT) Master Plan Update on February 28, 2013. North of I-10, the roadways that make up the Northeast Gateway include the extension of Welaunee Boulevard from south of I-10 north through the Arch, and the extension of Shamrock South from Centerville Road to U.S. 90 (Mahan Drive). Welaunee Boulevard and Shamrock South Extension are programmed to be constructed by the Blueprint Intergovernmental Agency

consistent with the voter-approved Northeast Gateway project and may be phased based upon trip demand. Within the Arch, both Welaunee Boulevard and Shamrock South Extension shall be designed to function as a complete street to promote mobility for multiple users—pedestrians, bicyclists, motorists, and transit riders of all ages. No residential driveways shall connect directly to Welaunee Boulevard or Shamrock South Extension.

**Policy 13.2.20: I-10 Flyover or Interchange.** (EFF. 1/11/21)

Welaunee Boulevard shall connect to a flyover across I-10 or a potential interchange, if approved by the Federal Highway Administration, in order to facilitate vehicular movement to Welaunee Boulevard south of I-10. Any flyover or potential interchange shall meet federal requirements to ensure the safe and efficient use of I-10.

Welaunee Boulevard shall connect to a potential interchange with Interstate-10, subject to approval by the Federal Highway Administration and the Florida Department of Transportation. The potential interchange of Welaunee Boulevard and Interstate-10 shall be designed consistent with a federally approved Interchange Justification Report. It is the intent to allow for the design of an interchange that supports a gridded street network and city blocks on the north side of Interstate-10. The gridded street system shall serve to divert traffic onto a network of town center streets and shall support an environment that prioritizes pedestrian mobility. Welaunee Boulevard may pass over Interstate-10 unless and until such time that a potential interchange is approved and constructed.

**Policy 13.2.21: Right-of-Way Reservation.** (EFF. 1/11/21)

The landowner shall reserve for future conveyance the right-of-way for Welaunee Boulevard, the Shamrock South Extension, and the I-10 Flyover or Interchange as generally depicted on Welaunee Arch Transportation Map, Figure 13-7. The terms of such reservation shall be consistent with the Urban Services-Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990, as restated and amended. Rights-of-way shall be restricted to transportation facilities and compatible infrastructure.

**Policy 13.2.22: Complete Streets.** (EFF. 1/11/21)

The transportation system shall be designed with complete streets in accordance with Objective 1.2 [M] and associated policies in the Mobility Element. A PUD Concept Plan shall provide in mixed-use centers for complete streets that include safe and convenient pedestrian facilities reasonably free from hazards and adequately separated from streets that carry high volumes of vehicular traffic and create a reasonable and direct route between destinations. Sidewalks shall be provided on both sides of local streets in mixed-use zones. Sidewalks shall be provided on at least one side of local streets in zones that allow only residential development.

**Policy 13.2.23: Bicycle Facilities.** (EFF. 1/11/21)

A PUD Concept Plan shall include a network of bicycle facilities, including on-street and off-street facilities, which should be coordinated with the open space areas of the Arch. The intent is to provide safe and convenient movement for bicycles reasonably free from hazard and providing a reasonable and direct route

between destinations. Bicycle facilities shall be designed where practical to connect to similar facilities in other PUD Concept Plans. Where feasible, a shared-use path of adequate width to accommodate bicycle and pedestrian traffic may substitute for sidewalks and bike lanes. Protected bicycle lanes may be incorporated where feasible. Where bicycle, pedestrian, and/or shared use path facilities intersect the Welaunee Greenway, opportunities shall be provided to access the Greenway.

**Policy 13.2.24: Parking in Mixed-Use Centers.** (EFF. 1/11/21)

In mixed-use centers, vehicular parking shall be located on the street, in parking structures, or off-street at the street level. Off-street parking shall be provided in the rear of buildings where feasible based on engineering design standards and the protection of environmental features, or on the side of buildings and shall be limited in size and scale through such measures as shared parking, parking credits, and maximum parking limits. PUD Concept Plans may include incentives, such as reduced parking or setback requirements, for the use of building-mounted solar systems on parking structures.

**Policy 13.2.25: Canopy Roads.** (EFF. 1/11/21)

Direct access to Canopy Roads shall not be permitted for any residential or nonresidential uses except parks or open space. Road access to the Welaunee Arch shall be provided from Miccosukee Road at no more than three locations. Road access to the Arch shall be provided from Centerville Road in no more than two locations. Canopy Road Zones shall be provided along Miccosukee Road and Centerville Road in addition to the Welaunee Greenway. PUD Concept Plans may include incentives,

such as reduced tree mitigation, in return for new roadways being designed and planted with shade trees consistent with the requirements for future canopy road designation.

**Policy 13.2.26: Transit.** (EFF. 1/11/21)

Mixed use centers are intended to be designed with transit as a component of the multimodal transportation system in the Welaunee Arch. As PUDs are developed, coordination with Star Metro shall occur to ensure the plan accommodates necessary infrastructure to support anticipated transit service. PUDs shall address connectivity between mixed use zones and the transit hub identified in Policy 13.1.4.

**Policy 13.2.27: Electric, Connected and Automated Vehicles.** (EFF. 1/11/21)

As PUDs are developed, coordination with the Planning Department and the City's Public Infrastructure departments shall occur to ensure the plan accommodates necessary infrastructure to support charging infrastructure for electric vehicles and infrastructure to support Connected and Automated Vehicles (CAV). PUDs may include incentives, such as reduced parking and setback requirements, for development that is electric vehicle capable or electric vehicle ready by providing for the future installation and use of Electric Vehicle Supply Equipment (EVSE) in accordance with the National Electrical Code. Incentives will be greater for electric vehicle-ready than for electric vehicle-capable developments.

**Policy 13.2.28: Transportation Concurrency.** (EFF. 1/11/21)

Prior to approval, PUD Concept Plans shall be required to demonstrate sufficient capacity of concurrency facilities to meet the standards for level of service for the existing population, previously permitted development and for the proposed development plan in accordance with the City of Tallahassee Concurrency requirements. This demonstration shall include a transportation analysis for limited access, arterial, and collector roads, including the Northeast Gateway/Welaunee Boulevard, in accordance with the City Concurrency Management System Policy and Procedures Manual. If the City's transportation concurrency system is replaced with a Mobility Fee or another alternative mobility funding system, PUD Concept Plans shall comply with the mobility funding system in place at the time.

**PUBLIC FACILITIES AND SERVICES**

**Policy 13.2.29: Adequate Public Facilities and Services.** (EFF. 1/11/21)

The supply and delivery of safe and adequate public facilities shall accommodate existing and future development consistent with the Comprehensive Plan. Development in the Welaunee Arch shall be served by adequate public facilities and services as required by law and consistent with the Welaunee Urban Services-Development Agreement, as restated and amended. Public facilities and services may be phased and financed, constructed, owned, operated, or maintained by any entity allowed by law, including but not limited to independent or dependent special districts, property owner associations, homeowner associations, or any combination of such entities.

Any such entity may finance public facilities through any means allowed by law.

**Policy 13.2.30: Utilities.** (EFF. 1/11/21)

Potable water, sanitary sewer, and electricity service shall be provided by the City pursuant to the Welaunee Urban Services-Development Agreement, as restated and amended. Private providers shall provide telecommunications services. The installation of utilities may be phased consistent with the level-of-service and availability standards of the Tallahassee-Leon County Comprehensive Plan. Utility infrastructure improvements shall occur consistent with the general timing of development, instead of the infrastructure being provided well before development occurs. This timing of infrastructure with development is intended to ensure that there is no stranded or early investment in infrastructure waiting for future development to occur.

**Policy 13.2.31: Clean Energy.** (EFF. 1/11/21)

PUD Concept Plans may incorporate strategies and standards that are consistent with the City of Tallahassee's Clean Energy Resolution or any clean energy plan adopted by the City subsequent to the resolution. PUD Concept Plans shall comply with applicable clean energy and renewable energy ordinances in effect at the time of development. PUDs may include additional incentives to encourage energy efficiency.



**Policy 13.2.32: Energy Efficient Environmental Design.** (EFF. 1/11/21)

Planned Unit Development Concept Plans may provide for incentives such as increases in building height, waiver or reduction of mobility and impact fees, reduction of parking and setback requirements, reservation of infrastructure capacity without cost, expedited processing of applications for Concept Plans and site development plans, and similar measures in each District where developments incorporate Leadership in Energy and Environmental Design (LEED) standards or similar industry-recognized green certifications and/or provide building-mounted solar systems that generate threshold MW levels of electricity. Alternatively, PUD Concept Plans may provide for utility fee or other similar exaction offsets commensurate to estimated energy efficiency gains from incorporating Leadership in Energy and Environmental Design (LEED) standards or similar industry-recognized green certifications and/or provide building-mounted solar systems that generate threshold MW levels of electricity. This policy does not apply to the Residential Reserve Zone.

**Policy 13.2.33: Stormwater Management.** (EFF. 1/11/21)

Prior to approval of the first PUD Concept Plan, a Stormwater Facilities Master Plan (SFMP) shall be prepared for the entirety of the Welaunee Arch. The Stormwater Facilities Master Plan must be reviewed and approved by the City before PUD Concept Plans can be approved. For areas not included in a PUD, the stormwater plan may be conceptual and generalized based upon the projected development allowed by this master plan accounting for non-developable areas.

The SFMP shall take into consideration stormwater flows from full build out conditions from any upstream, off-site property. However, nothing herein shall relieve the upstream, off-site properties from complying with applicable environmental ordinances or standards. The SFMP shall, at a minimum, identify regional impacts to flood extents and stormwater conveyance; establish infrastructure requirements necessary to manage stormwater in compliance with local, state, and federal regulations; document the phasing, implementation, and easement reservations necessary to serve projected full build out; and facilitate environmental and stormwater permitting. To accomplish these goals, the SFMP shall provide analysis and design of the primary stormwater system based on detailed hydrologic and hydraulic modeling of existing and post-development conditions. The analysis shall incorporate existing land uses, soils and topographic data, and the conceptual land use plan (Figures 13-5 through 13-7). The design shall provide general parameters associated with the primary stormwater management facilities, drainage easements and conservation easements necessary to serve the development under projected full build-out conditions. Flood extents delineated by the SFMP shall identify the 100-year flood exclusion area under the full build-out condition. No habitable structures shall be constructed within the post-development, full build-out 100-year floodplains or 100-year flood exclusion areas. The SFMP shall incorporate low-impact design best management practices to encourage the disconnection of impervious surfaces and increase the removal of nutrients from stormwater discharges. The SFMP shall also evaluate the existing nutrient pollutant loading to Class III surface water resources and ensure net improvement in the post development condition. The SFMP scope of work must be approved by the City prior to development of the SFMP.

The Stormwater Facilities Master Plan shall identify the feasibility and location of regional stormwater facilities and how they should be designed and constructed as amenities within parks or publicly accessible areas. Stormwater facilities shall be located outside wetlands and floodplains. Stormwater facilities may be located in Open Space that is not wetland or floodplain subject to design standards in a PUD Concept Plan and consistent with protection of conservation and preservation lands required by the comprehensive plan and the Environmental Management Ordinance.

**Policy 13.2.34. Wetlands and Floodplains.** (EFF. 1/11/21)

Development shall minimize encroachment into wetland habitat areas by ensuring that public and private roads avoid crossing wetlands or require that such crossings are cited at the narrowest point of a wetland allowing for an efficient transportation design while maintaining the continuity of identified wildlife corridors. No net reduction in floodplain storage shall be permitted within the 100-year floodplain. Otherwise floodplains shall be managed consistent with the Comprehensive Plan Conservation Element.

Wetland acreage and function within the Welaunee Arch shall be protected through compliance with local, state, and federal environmental permitting requirements. For purposes of permanent protection of Conservation and Preservation lands designated on Figure 13-6 the delineation of wetlands shall be based upon the jurisdictional determination by the governing agency.

Wetlands depicted on Figure 13-6 utilized for mitigation within the Welaunee Arch shall be made subject to conservation easements consistent with the requirements of the authorizing regulatory agency. These easements will be defined in a manner that serves as permitted mitigation for wetland and other impacts or species relocation. To the extent authorized by federal, state, and local permitting agencies, Conservation and Preservation Lands association with the PUD Concept Plan under consideration may be utilized for achieving any mitigation requirements. The mitigation conservation easement area shall allow passive recreation facilities and shall be subject to a management plan.

**Policy 13.2.35. Florida Springs and Aquifer Protection.** (EFF. 1/11/21)

Wakulla Spring is an impaired first magnitude Outstanding Florida Springs. Planned development for the Welaunee Arch is within the springshed boundaries of the Upper Wakulla River and Wakulla Spring Basin Management Action Plan. Development activities associated with the project have the potential to impact water quality; therefore, PUD Concept Plans shall mitigate potential nutrient loadings by implementing measures such as proper treatment and disposal of wastewater, stormwater, and the implementation of adequate sediment and erosion control practices to mitigate any surface water impacts.

**Policy 13.2.36: Schools.** (EFF. 1/11/21)

Each PUD Concept Plan shall be analyzed for impacts on public schools based upon then-applicable pupil generation rates utilized by Leon County Schools. Schools shall be located in relation to neighborhoods in order to serve residents, provide a

focal point for the neighborhoods, and be safely accessible by pedestrians and bicyclists. The co-location of schools, civic spaces, and active parks is encouraged. The City and County shall adhere to the Public School Concurrency and Facility Planning Interlocal Agreement, as required by Section 1013.33, F.S., which establishes procedures for, among other things, coordination and sharing of information; planning processes; school siting procedures; site design and development plan review; and school concurrency implementation. Prior to site plan approval of the 500th residential dwelling unit in Phase 1, a 10-acre site shall be reserved for future dedication to the Leon County School Board proximate to residential areas, a Town or Village center and the primary open space system with off-site stormwater management provided through a regional system. Impacts to existing public schools shall be addressed during the development review process as required by this comprehensive plan, provided that the fair market value of the school site, any off-site stormwater treatment and storage capacity and any other land or improvement to support a public school shall be a credit, on a dollar-for-dollar basis, against any fee or exaction for public school impacts.

***Policy 13.2.37: Fire and Emergency Services.*** (EFF. 1/11/21)

Upon request of the City, PUD Concept Plans shall include identified sites for fire and/or emergency services in coordination and formal agreement with the City.

**RECREATION, OPEN SPACE and CONSERVATION**

***Policy 13.2.38: Primary Open Space System.*** (EFF. 1/11/21)

The intent of the Open Space and Conservation strategy is to identify, conserve, manage, restore, and protect significant natural resources during and after development of the Welaunee Arch in accordance with the Conservation Element of the Tallahassee-Leon County Comprehensive Plan and consistent with this Master Plan. No less than 40% (no less than 37% if the Alternative Development Program is utilized per Policy 13.2.44) of the gross area in the Welaunee Arch shall be designated Open Space which shall include the Primary Open Space System, Conservation and Preservation Areas, Greenways, and other designated open space in each development District.

Open Space shall comprise no less than 40% (no less than 37% if the Alternative Development Program is utilized per Policy 13.2.44) of the total gross area within the Welaunee Arch, or approximately 1,900 acres. Of the Open Space, approximately 900 acres (19% of the total gross area of the Welaunee Arch) are designated Conservation or Preservation Areas as defined in policies 1.3.1 and 1.3.4 of the Conservation Element. The precise size and location of Conservation and Preservation Areas shall be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes such Conservation and Preservation area. The remainder of the Open Space, approximately 1,000 acres (21% of the total gross area of the Welaunee Arch), shall be open space incorporated into the development plan for each District or part of the Primary Open Space System.



Open Space shall include Conservation Areas and Preservation Areas, Canopy Road Zones, Greenways, and aesthetic open space. Outside of these designated areas, the additional Open Space shall prioritize additional buffers around Conservation and Preservation Features, areas that provide continuous and contiguous connectivity of Open Space, additional buffers for Canopy Road Zones, additional areas around the Core canopy or core forests that are part of the fragmentation class of Core Canopy (>500 acres), additional areas that support the network of wildlife corridors, undeveloped uplands, oak-hickory forest, significant trees, passive recreation areas, priority planting areas identified in the Urban Forest Master Plan, and stormwater facilities designed as a community amenity.

The Welaunee Arch shall contain a primary open space system concept that will contain the majority of the open space requirements within a connected corridor as depicted on Figure 13-5. This connected, continuous network of open space constitutes a fundamental building block of the Arch and is intended to serve multiple purposes including but not limited to protection of conservation and preservation areas. The Primary Open Space System shall include Conservation and Preservation areas. Primary Open Space may also include buffers for residential areas and canopy roads, greenways, environmentally sensitive areas, including wildlife corridors, aesthetic open space, active and passive recreation areas, and community gathering spaces. The Primary Open Space may be incorporated into any PUD Concept Plan to satisfy requirements of the Environmental Management Ordinance. Constructed stormwater facilities consistent with Policy 13.2.33 may be utilized to satisfy open space requirements in a PUD Concept Plan.

Primary open space systems, together with other open space and green spaces set aside to meet the urban forest and landscape requirements shall also meet the requirements of the Tallahassee-Leon County Comprehensive Plan and Chapter 5 - Environmental Management, Tallahassee Land Development Code. The intent of this policy will be achieved through the following:

- (1) Credits for open space requirements, wetland mitigation, slope mitigation, stormwater management and/or urban forest requirements may be requested outside of individual parcels or tracts under review but elsewhere within the Arch.
- (2) Areas with severe and significant slopes that are not located in the open space systems shall be protected in site-specific plans in accordance with the Comprehensive Plan and Chapter 5 – Environmental Management, Tallahassee Land Development Code.
- (3) The Open Space systems shall be open to the general public and be designed to include and provide connections with the Miccosukee Canopy Road Greenway and Welaunee Greenway at multiple locations and to integrate internal recreational multi-use paths with the greenways trails. Connections to future regional greenways shall be considered in the design of open space.
- (4) The open space systems shall be designed to provide additional buffering for existing designated canopy road zones.

- (5) Open space may be privately owned or dedicated to the public by conveyance to a general-purpose or special-purpose local government entity; or be designated a part of a statewide system of greenways and trails pursuant to state law. Privately owned open space/greenways shall, at a minimum, guarantee designated public trail access in perpetuity at the time of development. All required conservation easements will be placed over the Conservation and Preservation areas in accordance with local government regulations.
- (6) The open space systems shall be governed by one or more management plans approved by the City in order to protect the values for which they were designated. The management plans may be adopted in phases so long as they are consistent with one another. Protection of Conservation and Preservation areas shall be provided by conservation easements and other measures consistent with Chapter 5 – Environmental Management, Tallahassee Land Development Code. Conservation and Preservation areas placed in conservation easements may be used towards satisfying the urban forest and landscaping requirements of Chapter 5 – Environmental Management, Tallahassee Land Development Code. A single management plan may be adopted for all open space and conservation and preservation area lands.
- (7) Any Open Space area located within the geographic boundary of a PUD Concept Plan Shall be included in the lands to be designated as Open Space/Greenway as a result of approval of that PUD Concept Plan. If additional Open

Space area are required to meet the minimum Open Space area for that Phase set forth in Policy 13.2.4(6) then such additional land will be designated as such from the adjacent Primary Open Space system as shown in Figure 13-5. To the extent that a PUD Concept Plan provides Open Space acreage beyond the required minimum, subsequent PUD Concept Plans are entitled to a credit for the additional acreage provided in proceeding PUD Concept Plans.

- (8) Acreage in the primary open space system shall be counted towards satisfying the open space requirements established in PUD Concept Plans.
- (9) The following guidelines shall apply to uses within the open space system as established in PUD Concept Plans:
- a. Passive recreation improvements that are natural resource-oriented, such as hiking, biking, and riding trails and passive parks, may be constructed in the primary open space systems. Also allowable are community facilities such as bandshells, amphitheaters, gazebos and other improved gathering places if designed for non-vehicular access only, provided these activities are located such that impacts to conservation and preservation areas are minimized and the overall purpose of the conservation easement is maintained.
  - b. Active Recreation uses may be constructed in the open space area within each development district and in the primary open space system outside of Conservation and Preservation areas.

- c. Wildlife management areas may be included in the primary open space systems protective measures addressed in the management plans, including a wildlife habitat management plan, in accordance with Chapter 5 – Environmental Management, Tallahassee Land Development Code.
  - d. Public roads and utilities may cross through the open space systems and buffers if the impacts are minimized. The location of the roads shown on Figure 13-5 are approximate.
  - e. Stormwater Management facilities may be located in the open space systems subject to design criteria in the PUD Concept Plans and consistent with protection of conservation and preservation features pursuant to Chapter 5 – Environmental Management, Tallahassee Land Development Code. Each stormwater management facility must be evaluated in terms of impacts and meet the requirements of the Tallahassee-Leon County Comprehensive Plan and Chapter 5 – Environmental Management, Tallahassee Land Development Code. If stormwater facilities are contained in the open space system, the public and/or private entities responsible for maintenance shall be allowed to perform necessary maintenance of these facilities consistent with each facilities level of service. The SFMPs shall identify areas where drainage easements will be needed for proper maintenance of stormwater conveyances located within conservation or preservation areas.
- (10) To promote creation of the open space systems and their integration into the planned mixed-use communities

with appropriate credit, PUD Concept Plans shall establish an open space requirement that includes credit for the open space system, protected preservation and conservation areas, areas of constructed landscape, and the minimum onsite landscaping required for individual sites set forth in Policy 13.2.12. Specific landscape standards and requirements shall be established in PUD Concept Plans. Such standards and requirements shall be designated to meet or exceed, on a cumulative basis, the Landscape and Urban Forest requirements in Chapter 5 – Environmental Management, Tallahassee Land Development Code. These landscape standards shall include, but not be limited to, standards for provision of street trees in mixed use zones, along public roadways, shade trees and landscaped islands within parking lots, and patriarch tree preservation. These standards will be developed to reflect the intent that town and neighborhood centers will be developed in an urban context with minimal setbacks and an emphasis on dense, mixed use development. Various land uses in the Arch shall satisfy the Urban Forest/Landscaping requirements based on thresholds established in the PUD Concept Plans. Such requirements shall be designed to meet or exceed, on a cumulative basis, the landscaping and urban forest requirements in Chapter 5 – Environmental Management, Tallahassee Land Development Code.

- (11) The portion of the Arch bordering Miccosukee Road shall be designated as Open Space and shall include the Canopy Road Zone for Miccosukee Road. An additional area with a minimum width of 75 feet along the length of the Canopy Road Zone shall be designated as open space. The Canopy Road Zone and contiguous Open Space area

shall serve as a wildlife corridor that terminates in the core forest area that is part of the fragmentation class of Core Canopy (>500 acres) in the Conservation Design District as shown on the Preliminary Environmental Map (Figure 13-6). This area may serve as a greenway as long as the greenway does not preclude the ability of the area to serve as a wildlife corridor.

**Policy 13.2.39: Conservation and Preservation Lands.** (EFF. 1/11/21)

Lands identified for permanent preservation and conservation are shown generally on the Preliminary Environmental Map (Figure 13-6) as Designated Wetlands, 100-year Floodplains, and High-Quality Successional forests/Native Forest. These protected areas create a regionally significant environmental and open space framework that protects the natural flows of water and preserves wildlife habitat while allowing limited, low-impact human access to natural spaces, where appropriate.

These allocations are intended to protect significant environmental resources on the Welaunee Arch and account for approximately 900 acres or approximately 19% of the total gross area of the Welaunee Arch. The precise size and location of Conservation and Preservation Lands shall be determined through a Natural Features Inventory to be conducted prior to or concurrent with the initial PUD Concept Plan for each Phase of the Welaunee Arch in which the feature is located. Additional environmental resources will be designated as Open Space as addressed in this Master Plan.

Conservation and Preservation lands shall be subject to a management plan to be reviewed and approved concurrent with the PUD Concept Plan that includes the applicable Conservation and Preservation lands. Such management plan shall address wildlife preservation, maintenance of native species diversity, management of the natural environment, restoration of environmental resources where warranted, and responsibility for long term management. Such management plan shall include measures to protect the values for which such lands were designated, including wildlife habitat and corridors, and may include conservation easements and other measures consistent with the Environmental Management Ordinance. Conservation and Preservation lands may be utilized for public access, including trails, subject to the Environmental Management Ordinance. To the extent allowed by local, state, or federal law, Conservation or Preservation lands may be utilized to achieve mitigation required by permits. A single management plan may be adopted for all open space and conservation and preservation area lands.

Lands that are not otherwise identified as Conservation and Preservation Lands on Figure 13-6 and are identified as areas suitable for future development may contain areas of natural upland or wetland communities. These resources will be identified through the Natural Features Inventory process and protected as required by the Comprehensive Plan's Conservation Element and will be incorporated into the lands identified as Open Space and Greenways consistent with the overall conservation and development strategy for the Welaunee Arch planning area.

Conservation easements for Conservation and Preservation lands shall be effective before or concurrent with the effective dates of the PUD Concept Plan for which they are granted. Protection of the lands identified in the Preliminary Environmental Features Map shall be phased or staged in coordination with the PUD Concept Plans. The required preservation of both Conservation and Preservation Lands within the Welaunee Arch will occur in conjunction with the PUD Concept Plan approvals and will be in place in advance of actual physical development within the PUD for which the Conservation and Preservation Lands are being protected. All identified Conservation and Preservation Lands within the Preliminary Environmental Features Map shall be subject to permanent preservation no later than the date of actual physical development commencing within the final PUD Concept Plan for the Welaunee Arch.

**Policy 13.2.40: Recreation Areas.** (EFF. 1/11/21)

A PUD Concept Plan shall provide for reasonable public access to parks, recreation areas, natural areas, and open space. A multi-use trail system will be included that will link these areas where feasible to residential neighborhoods, mixed-use centers, schools, civic spaces, employment, recreation and open space, parks, and the Welaunee Greenway and Miccosukee Canopy Road Greenway.

**Policy 13.2.41. Historic and Cultural Resources.** (EFF. 1/11/21)

Through the completion of Natural Features Inventories, Planned Unit Developments shall identify historic and cultural resources including archaeological sites, historic structures and

districts, and historic cemeteries. PUDs shall include standards sensitive to locating, assessing, and avoiding

potential adverse impacts to these resources. At a minimum, these standards shall comply with applicable state and local regulations. Where feasible based on the geographic location of the resource and appropriate given the historic and cultural context of resource, informational and interpretive signage may be considered for these resources.

**Policy 13.2.42: Natural Area Resident Notifications.** (EFF. 1/11/21)

PUD Concept Plans will include notification requirements for informing residents, once development is completed, with information on how to avoid human-bear conflicts and notices of proximity to areas that are actively managed with prescribed fires.

**Policy 13.2.43: Perpetual Drainage Easement.** (EFF. 1/11/21)

The Perpetual Drainage Easement across the Welaunee Arch shall be subject to the Order Clarifying Definition of Perpetual Drainage Easement, entered by Leon County Circuit Court on March 13, 1997. Lands within the Perpetual Drainage Easement shall be considered Open Space and may be utilized for active and passive recreation facilities and activities, including but not limited to, walking and bicycle trails, and playgrounds associated with development of lands owned by the landowner within the altered or undisturbed floodplains so long as the function of the easement is not impaired.

**Policy 13.2.44: Welaunee Greenway.** (EFF. 1/11/21)

The Welaunee Greenway shall consist at a minimum of an 8.4-mile-long shared-use trail corridor along the northeast, north, and west perimeter of the Arch, and shall be developed consistent with adopted local government plans, including the Greenways Master Plan. As defined in the Tallahassee-Leon County Greenways Master Plan, “The Greenway will range from approximately 75’ to 150’ in width in much of the corridor with greater widths in select areas due to wetlands and stream flow ways. This corridor will be comprised of the existing edge canopy and understory and the Welaunee firebreak road which may provide a readymade trail alignment. The preserved canopy and understory along the other side of the firebreak road will be preserved to provide privacy from adjacent roadways and homes.” The final design of the Welaunee Greenway shall be determined through the Blueprint Intergovernmental Agency’s Northeast Gateway project and may consider other, non-paved trail surface treatments consistent with the Greenways Master Plan. Trail crossings and trailheads may be located in the Canopy Road Zone and the design of such facilities shall strive to minimize impacts to the tree canopy. The Welaunee Greenway shall connect to the existing Miccosukee Canopy Road Greenway to create a 17-mile linear park loop and a pedestrian bridge across Interstate-10. Connections shall be provided to and from the Greenway from interior multi-use trails along roadways or from other open space areas. The Welaunee Greenway shall be subject to a management plan approved by the City that is consistent with the policies of this master plan. A single management plan may be adopted for all open space, conservation and preservation area lands, and the Welaunee Greenway. Public roadways and utilities may cross through the Welaunee Greenway at points specified as road crossings on the land use and transportation maps, or at additional points if necessary, provided the crossing includes restoration of the Greenway and open space area. PUD Concept

Plans that include or are adjacent to the Welaunee Greenway or Miccosukee Canopy Road Greenway shall provide access to those facilities. Development of the Arch should be incentivized through the PUD process to provide pedestrian and bicycle connectivity to the Greenway, particularly where it interfaces with Open Space areas and associated trail systems.

**Policy 13.2.45: Alternative Development Program.** (EFF. 1/11/21)

Notwithstanding any other provision of this Master Plan, at the election of the PUD applicant, PUD Concept Plans in Phase 1 and Phase 2 may offset open space and urban forest mitigation requirements through an optional alternative development program that preserves additional open space area within the Residential Reserve District (Phase 3). The intent of this Alternative Development Program is to incentivize preservation of a large area of open space in the northeast area of the Welaunee Arch that may be designated as a wildlife habitat area. Participation in this alternative development program is optional and must be agreed to by the PUD Concept Plan applicant and the owner of the property that would be used for the offset. Participation in this alternative development program is subject to all of the following provisions:

- (1) Open Space Requirement Offset. PUD Concept Plans in any District of Phase 1 or Phase 2 may offset the open space requirements for that District by preserving lands in the Residential Reserve District (Phase 3) as open space.
  - a. The offset shall be calculated on a per acre basis with a 15% bonus, resulting in an exchange of a 1.15-acre reduction in the open space requirement of the receiving District for each 1-acre of preserved open

space in the Residential Reserve District. This exchange shall reduce the overall open space requirement for the Welaunee Arch by the net bonus amount (0.15 acres for each 1 acre preserved).

- b. The reserve area requirements for cluster residential zones in Phase 2 shall be offset concurrently with the open space requirements for any PUD Concept Plan including a cluster subdivision.
- c. Under the Alternative Development Program, preservation or conservation areas in the Residential Reserve District may count towards the open space requirements in the Conservation Design District. Conservation and Preservation areas in the Residential Reserve District shall be integrated with the Welaunee Habitat Park.
- d. If this Alternative Development Program is exercised, total Open Space in Phase 1 shall not be less than 15%, the total Open Space in Phase 2 shall not be less than 25%, and the overall total Open Space in the Arch at buildout shall not be less than 37%.
- e. The open space offset shall not apply within the area 1,000 feet from the Buckhead Neighborhood as identified in Policy 13.2.15.

(2) Urban Forest Mitigation Offset. PUD Concept Plans in Phase 1 and Phase 2 may offset required urban forest mitigation requirements in any District by preserving lands in the Residential Reserve District (Phase 3) as open space.

- a. The urban forest mitigation requirement offset through this program is exchanged based on the urban forest mitigation value of the land being established as Open Space in the Residential Reserve District. The mitigation value of the preserved open space shall be calculated with an additional 10% mitigation credits which may offset urban forest impacts in Phase 1 and Phase 2.

(3) All lands located in the Residential Reserve District, designated as Phase 3 on the Land Use Districts Map (Figure 13-5), are eligible for preservation under this alternative development program. Priority for preservation under this program shall be in the following order: 1) lands in the Residential Reserve District (Phase 3) that do not meet the definition of a preservation area or conservation area 2) any designated conservation and preservation areas in Residential Reserve District (Phase 3) as generally depicted on the Preliminary Environmental Features Map or as determined through a subsequent natural feature inventory. Priority shall be given to property along the eastern boundary of the Residential Reserve District with subsequent lands preserved under this alternative development program being contiguous with this area.

(4) Protection of the open space area in the Residential Reserve District (Phase 3), including any preservation or conservation areas, shall be provided by conservation easements, covenants, or other measures consistent with City Growth Management Department's adopted regulations. The lands preserved as open space under this

alternative development plan shall be subject to the criteria of Policy 13.2.38 regarding Conservation and Preservation Areas. Any conservation easements established under this alternative development program shall be issued to the City of Tallahassee as the sole grantee and beneficiary. While open space area in the Residential Reserve District remains in private ownership, any conservation easements, covenants, or other measures shall allow for continued use of the preserved open space for silviculture operations of planted pine stands which adhere to Florida Division of Forestry Best Management Practices. Lands preserved under this development program for urban forest mitigation offsets may not be utilized for silviculture operations.

(5) Welaunee Habitat Park. Notwithstanding the phasing requirements in policy 13.2.5, at such time when all lands in in the Residential Reserve District have been preserved as open space under this alternative development program, or at such time when the final PUD Concept Plan for the Welaunee Arch is approved, the preserved Open Space in the Residential Reserve District, including the Conservation and Preservation lands, shall be designated as a Habitat Park. The Habitat Park shall be subject to the requirements of Policies 13.2.37 and 13.2.38. Prior to establishment of the Habitat Park, the existing uses of the property shall be permitted. Any previously established conservation easements shall remain in effect on lands in the Habitat Park. Passive recreation improvements that are natural resource-oriented, such as hiking, biking and riding trails and passive parks, may be constructed in the Welaunee Habitat Park. Active Recreation uses are not permitted in the Welaunee Habitat Park.

(6) By adoption of a separate ordinance, the City may create and administer a Welaunee Habitat Park credit bank. The Welaunee Habitat Park credit bank would facilitate the purchase of lands in the Residential Reserve District (Phase 3) and the sale of open space and tree mitigation credits in accordance with this development program. The Welaunee Habitat Park credit bank may be established independent of and prior to the creation of the Welaunee Habitat Park. If the City creates a Welaunee Habitat Park credit bank, consideration may be given to utilizing the credit bank to offset open space requirements and urban forest mitigation requirements associated with the development of properties located in other growth priority areas inside the Urban Services Area.

(7) If stormwater facilities are contained within the Residential Reserve District, then the public or private agency responsible for maintenance shall be allowed to perform necessary maintenance of these facilities consistent with each facility's level of service. The Stormwater Facilities Master Plan shall identify areas where drainage easements will be needed for proper maintenance of stormwater conveyances located within preserved open space and conservation or preservation areas.

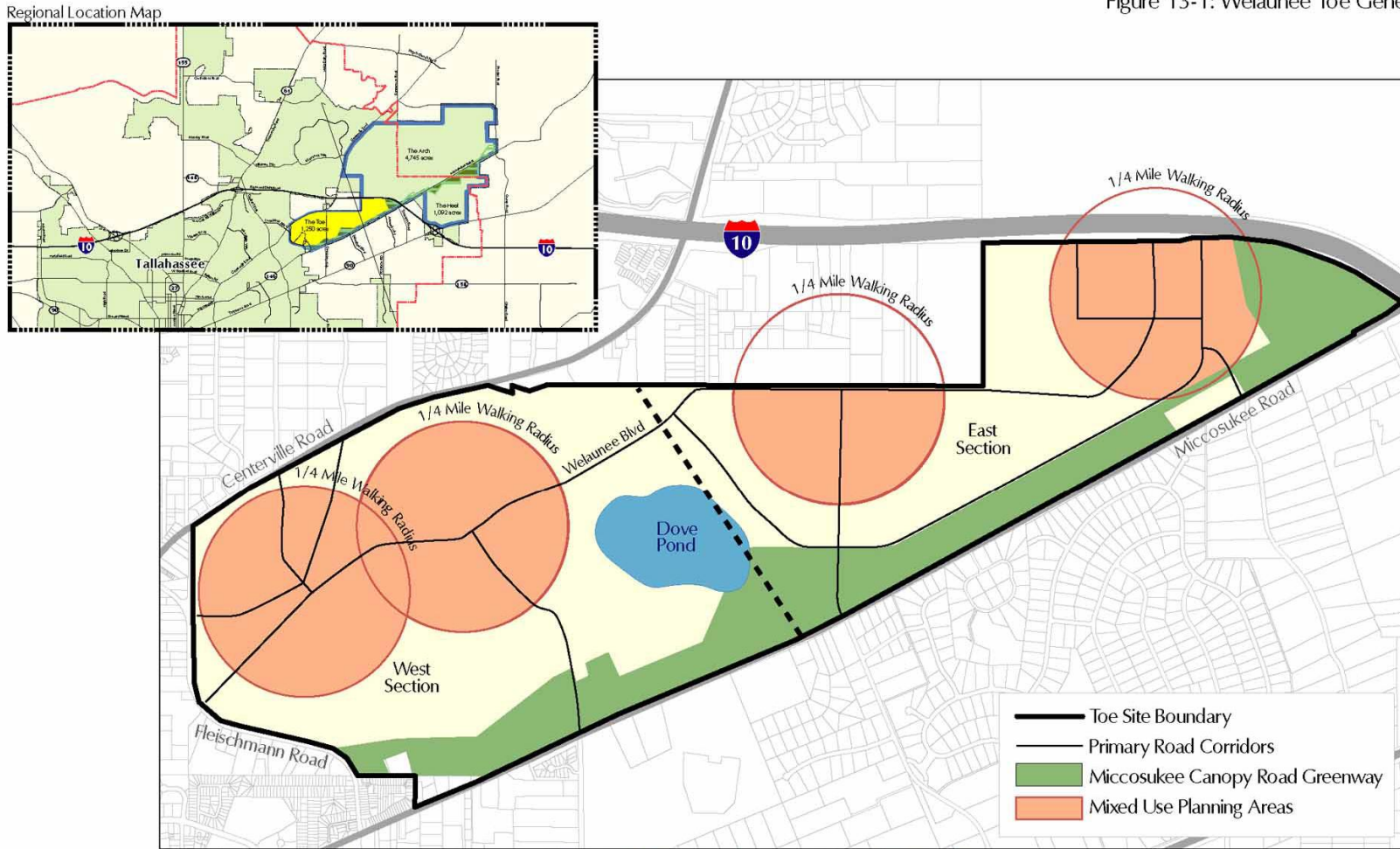
(8) Any lands in the Residential Reserve District not preserved as open space in accordance with this alternative development plan may be included in a PUD Concept Plan and development under the Residential Reserve District development guidelines in Policy 13.2.4(4). Development



of the Residential Reserve District on remaining lands shall be clustered in the portion of the site that will result in the least environmental impact. Lands preserved as open space offset under this Alternative Development Program shall not count towards the 60% reserve area requirements for development of any remaining developable land in the Residential Reserve District.

Map 11: Welaunee Toe Generalized Site Plan

Figure 13-1: Welaunee Toe Generalized Site Plan

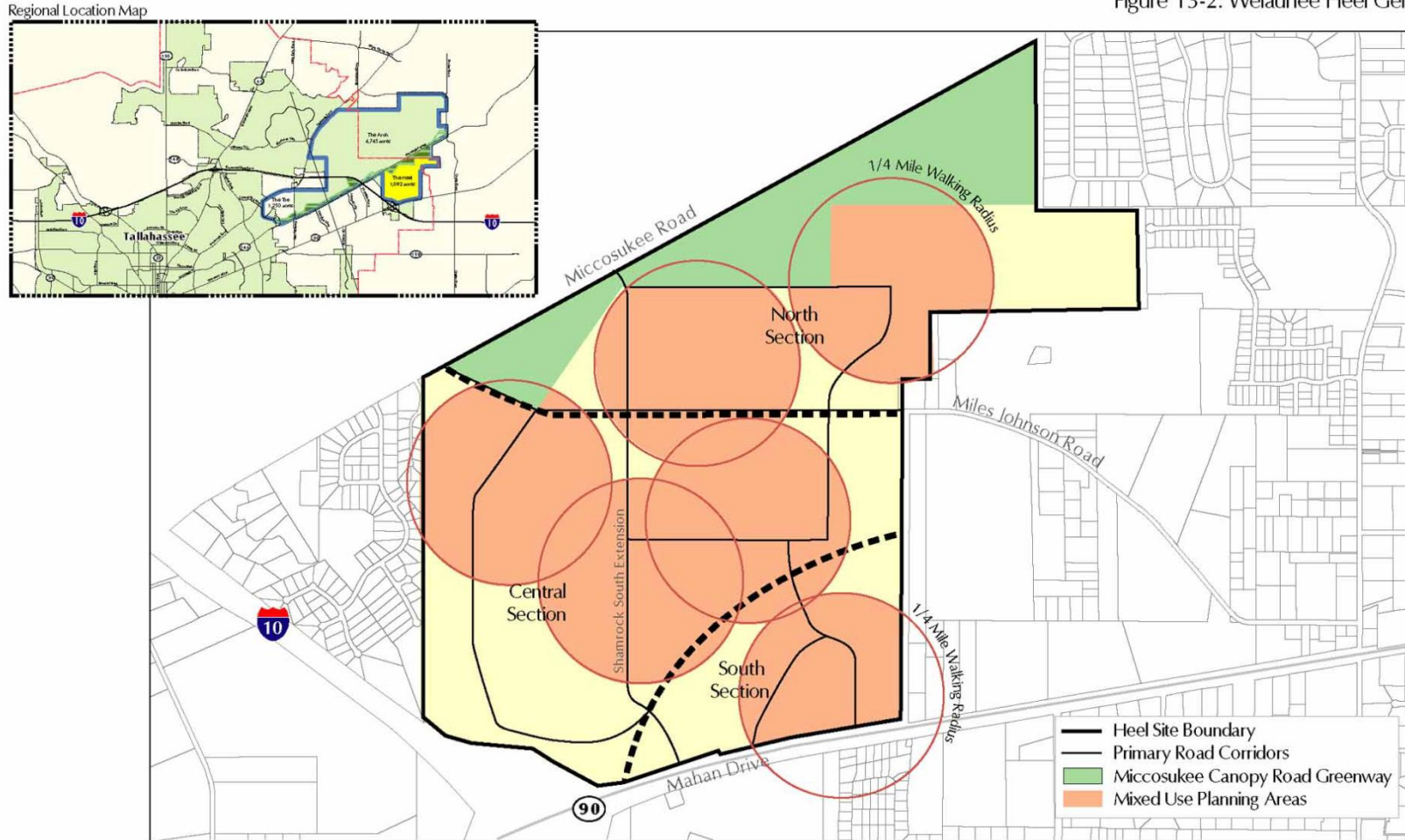


- Notes:
1. A road connection to Centerville Road is authorized at either of the points identified, but not both, to be determined in the PUD Concept Plan.
  2. Except for existing roads and road easements, the location of primary road corridors is approximate and subject to final delineation in PUD Concept Plans.
  3. Mixed Use Planning Areas may include town center, neighborhood center, employment center, residential, and school and community use categories. The location and number of Mixed Use Planning Areas is approximate and subject to final delineation in PUD Concept Plans based upon site-specific studies, on-site and off-site impacts, economic feasibility and other factors. In all cases, the arrangement of land uses in the Toe shall be consistent with the locational criteria in Policy LU 13.1.3(2).

Source: Claitor Factors  
 March 2002  
 Scale in Feet  
 0 200 400

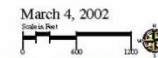
Map 12: Welaunee Heel Generalized Site Plan

Figure 13-2: Welaunee Heel Generalized Site Plan



Notes: 1. Except for existing roads, the location of all primary road corridors is approximate and subject to final delineation in PUD Concept Plans.  
 2. Mixed Use Planning Areas may include town center, neighborhood center, employment center, residential, and school and community use categories.  
 The location and number of Mixed Use Planning Areas is approximate and subject to final delineation in PUD Concept Plans based upon site-specific studies, on-site and off-site impacts, economic feasibility and other factors. In all cases, the arrangement of land uses in the Heel shall be consistent with the locational criteria in Policy LU 13.1.3(3).

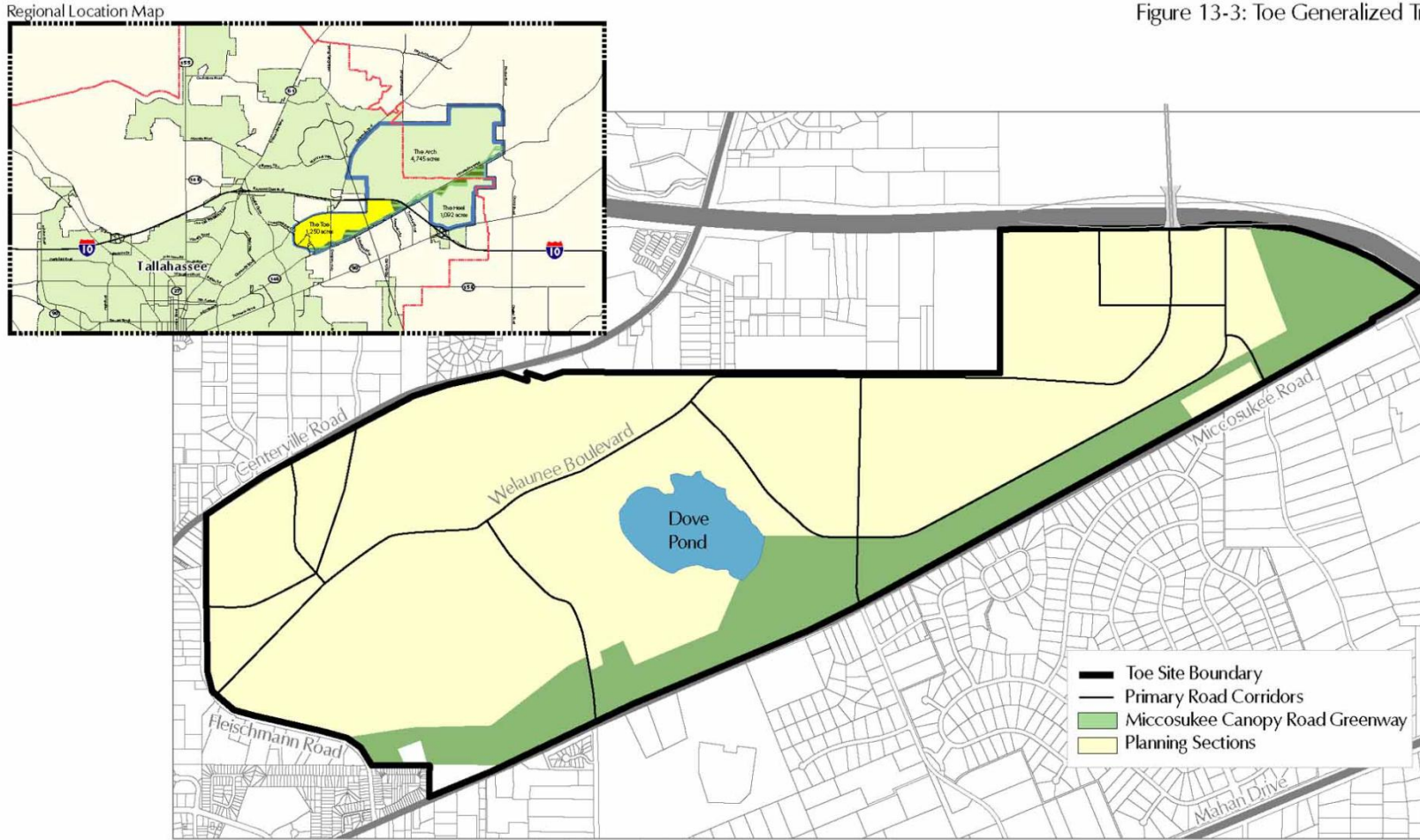
Source: Olliff Architects





Map 13: Toe Generalized Transportation Plan

Figure 13-3: Toe Generalized Transportation Plan



Note: A road connection to Centerville Road is authorized at either of the points identified, but not both, to be determined in the PUD Concept Plan.  
 Except for existing roads and road easements, the location of all primary road corridors is approximate and subject to final delineation in PUD Concept Plans.

Source: Claitor Jackson

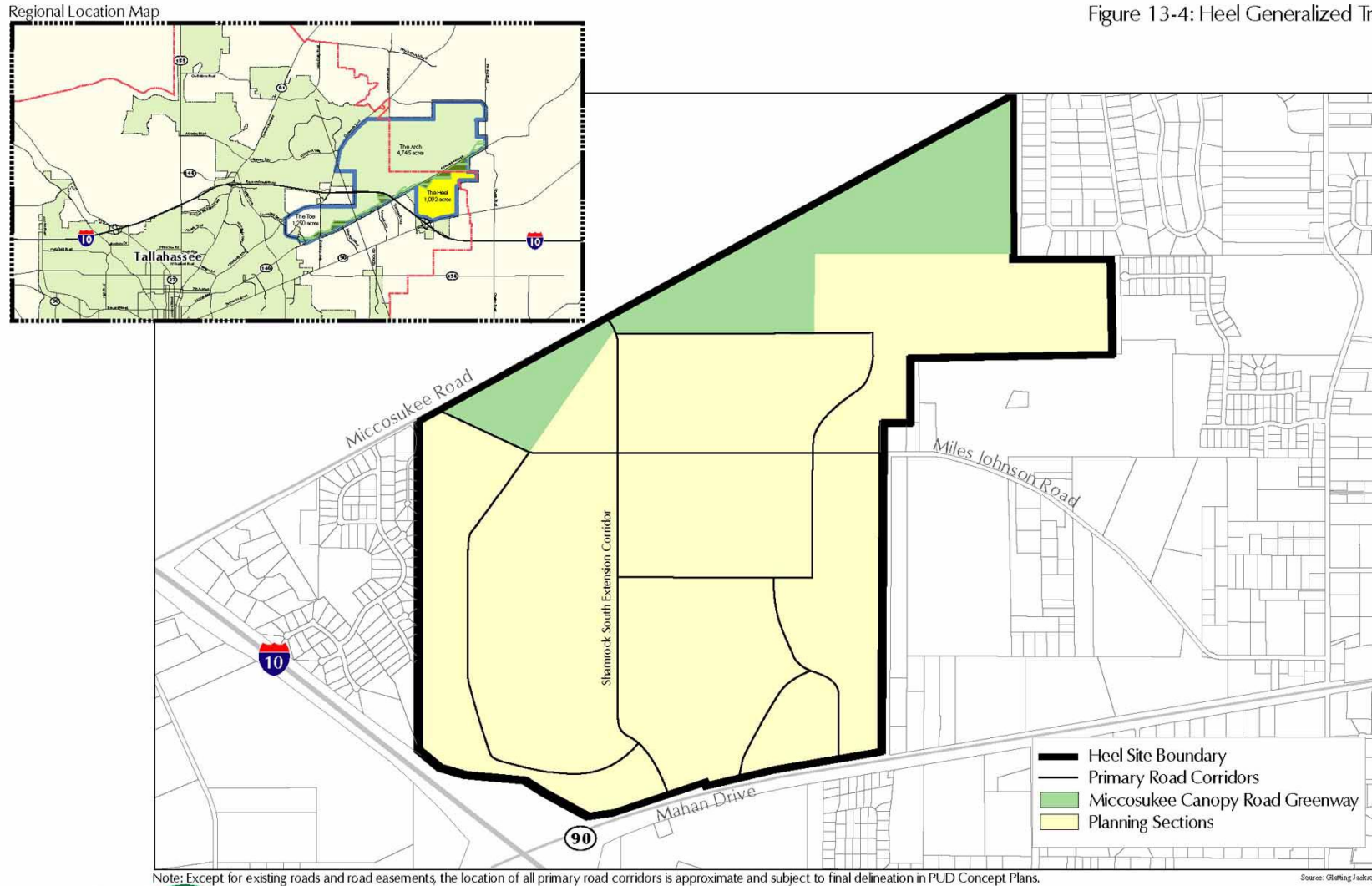


March 4, 2002  
 Scale in Feet  
 0 400 800



Map 14: Heel Generalized Transportation Plan

Figure 13-4: Heel Generalized Transportation Plan



March 4, 2002  
 0 200 400  
 Scale in Feet









Figure 13-6: Preliminary Environmental Features

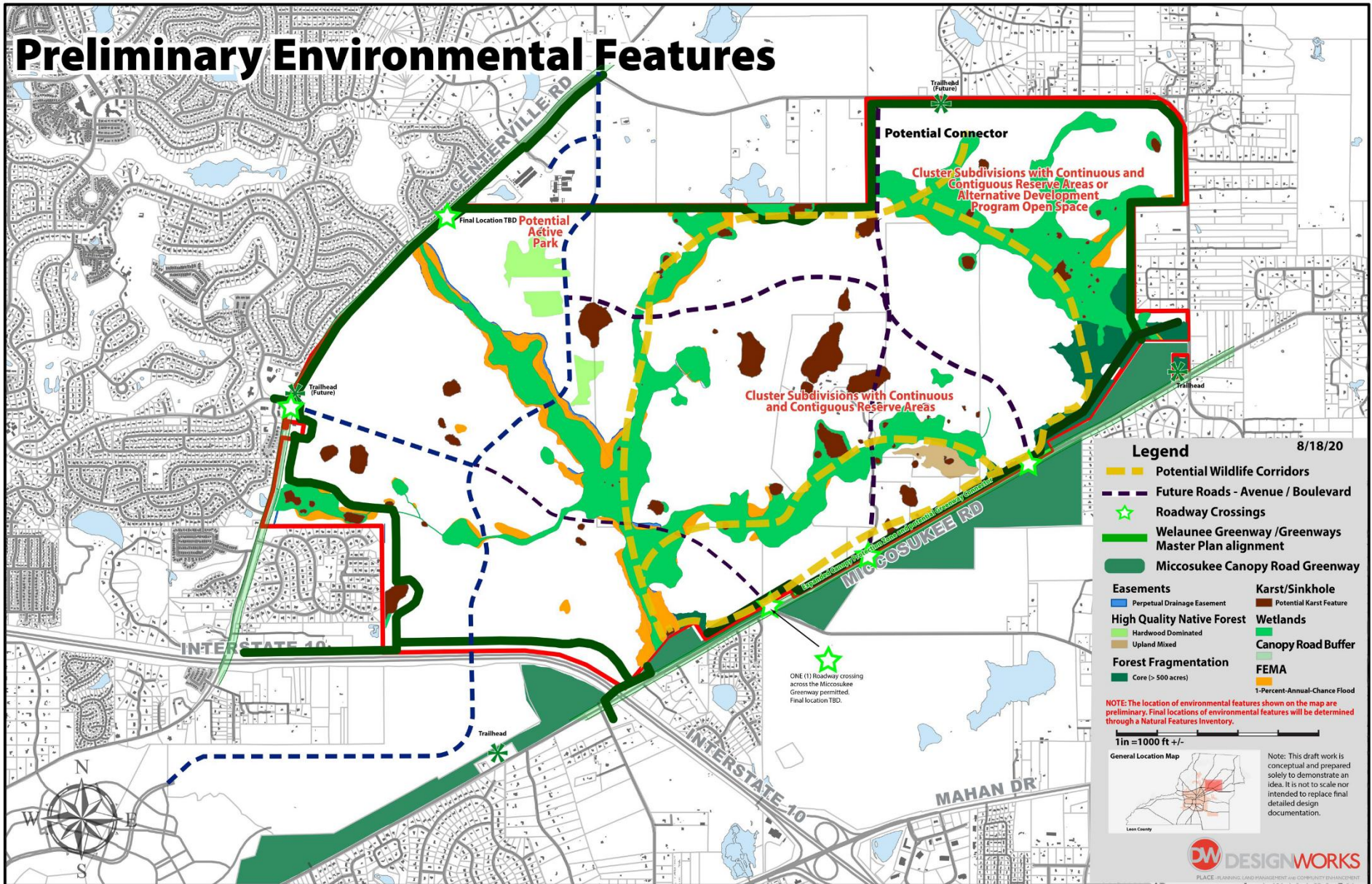




Figure 13-7: Transportation

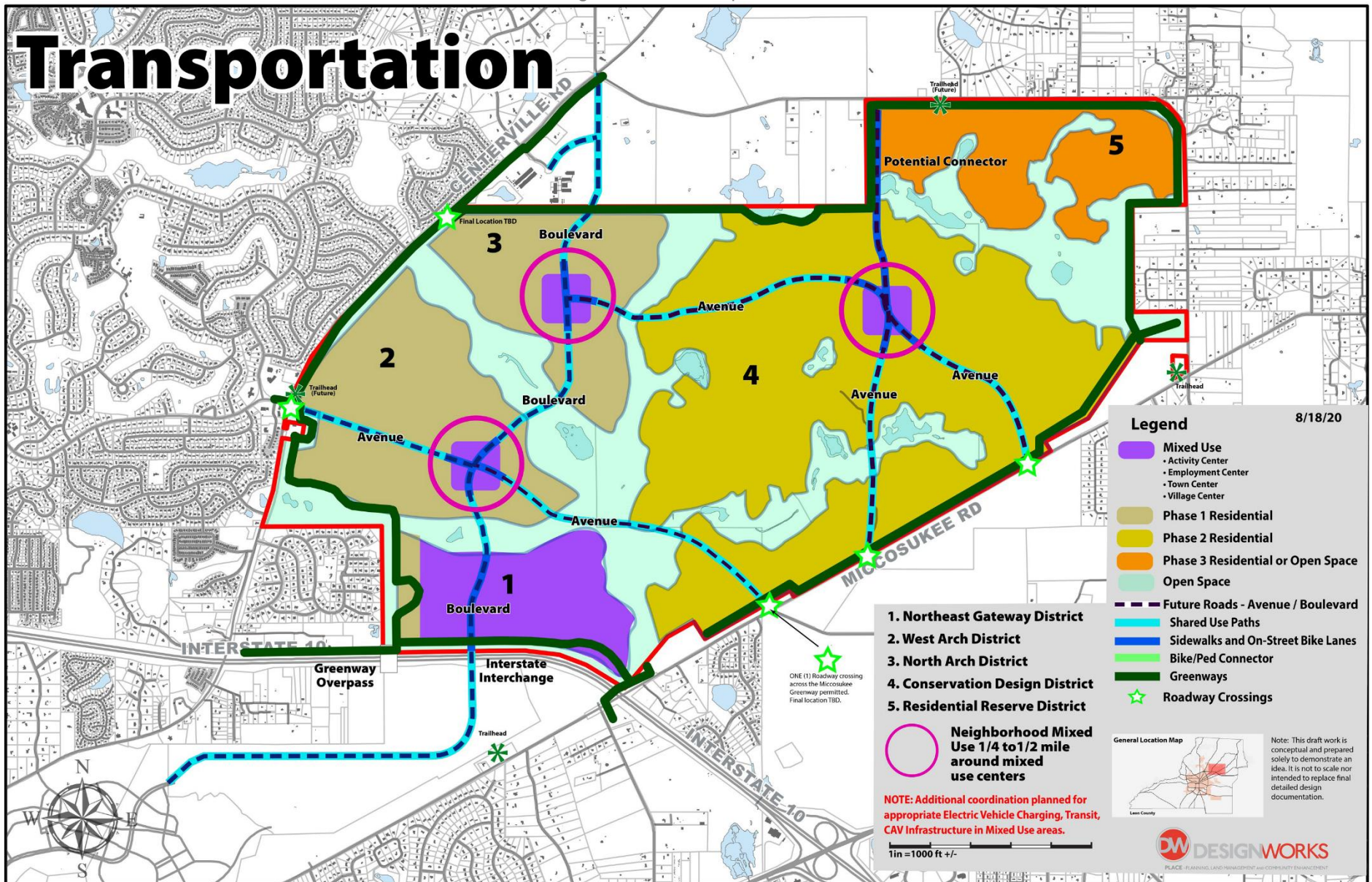




Table 7: Welaunee (Heel) Phasing Schedule by Land Use

**TABLE 13-2. WELAUNEE (HEEL) PHASING SCHEDULE BY LAND USE**

The density and intensity of development projected on Welaunee (Heel) is shown below:

(EFF. 12/10/02)

LAND USE	PHASE I (2002-2010)		PHASE II (2011-2020)		BUILDOUT	
	Acres <sup>1</sup>	DUs/GSF	Acres <sup>1</sup>	DUs/GSF	Acres <sup>1</sup>	DUs/GSF
Residential <sup>2</sup>	170	1,291 DUs	207	816 DUs	377	2,107 DUs
Town and Neighborhood Centers <sup>3</sup>	21	190,608 GSF	9	51,744 GSF	30	242,352 GSF
Employment Centers <sup>4</sup>	50	495,616 GSF	40	405,504 GSF	90	901,120 GSF
Educational/Institutional <sup>5</sup>	24				24	
Primary Open Space and Recreation	200		60		260	
Miccosukee Road Greenway <sup>6</sup>	189				189	
Other <sup>7</sup>	61		61		122	
<b>TOTALS</b>	715	1,291 DUs 686,224 GSF	377	816 DUs 457,248 GSF	1,092	2,107 DUs 1,143,472 GSF

**Notes:**

1. Acreage totals are based on conceptual planning and are only approximate. Acreage totals may change based on final development review.
2. Residential land use includes above-street units in town and neighborhood centers. No acreage has been allocated to these units because they will be located above nonresidential uses.
3. Retail uses shall comprise between 50% and 70% of total Phase 1 development in town and neighborhood centers with office uses to comprise between 30% and 50%. At buildout, the mix of uses in town and neighborhood centers shall be approximately 67% retail and 33% office.
4. Office and light industrial uses shall comprise between 75% and 95% of total Phase 1 development in employment centers with retail uses to comprise between 5% and 25%. At buildout, the mix of uses in employment centers shall be approximately 90% office and light industrial with approximately 10% retail.
5. Total includes 24-acre site for Leon County School Board for a 500-pupil elementary school with stormwater management facilities in off-site regional systems. Institutional uses in town, neighborhood and employment centers are included in square footage totals for those areas.
6. Although under State ownership, the Miccosukee Canopy Road Greenway shall be considered within the Welaunee Critical Planning Area for planning purposes.
7. Total includes stormwater management facilities, road rights-of-way and other community infrastructure.
8. These figures may be modified pro rata to represent buildout if Heel is developed under Policy 13.1.9. (REV. EFF. 7/20/05)