ATTACHMENT #8

LAKE PROTECTION FUTURE LAND USE CATEGORY

This is a protection category that is specific to the well documented scientific concerns regarding the degradation and continuing pollution of Lake Jackson. The category is based on the lake basin boundary adjusted to primarily include undeveloped areas and existing less intensely developed areas.

The Lake Protection category allows residential uses of one unit per two acres. An option to develop at a density of one unit per gross acre is available within the City as long as the resultant development clusters the units on 25% of the property and maintains the remaining 75% in natural open space. In the unincorporated part of the County clustering is allowed on 40% of the site at a net density of two (2) units per acre on the developed portion of the property. The remaining 60% of the property must remain in natural open space. Minimum lot sizes under the cluster option are 1/2 acre. The cluster options are designed to preserve green space in this land use category. Cluster of residential development in areas designated for Lake Protection land use shall be permitted only on those portions of parcels not located within the Lake Jackson Special Development Zone and lying below one hundred ten (110) feet NGVD or not determined to be severely limited by environmental constraints. Such constraints may be determined by on-site environmental analysis, building or soil limitation ratings in the Leon County Soil Survey, or other natural resource inventory determined appropriate by the local government.

Industrial, office and commercial uses are prohibited in the Lake Protection category within the city limits. In the unincorporated county, minor office and minor commercial uses may be approved through the PUD process only if development retains its resultant stormwater on site. All industrial, commercial and office uses other than minor are prohibited in the County as well. Urban services are intended for this category inside the Urban Service Area. Additional requirements based on scientific studies and deemed necessary to protect the lake from further degradation, as well as improve existing water quality, will be included in the land development code. Existing non-residential uses within the Lake Protection land use category that meet all water quality standards required in the comprehensive plan by the time frames required in the plan, will be considered permitted uses.

Future development will not be subject to the limitations of the Lake Protection category if can be demonstrated by competent scientific evidence that the development is located in a closed basin that does not naturally or artificially discharge to the larger Lake Jackson Basin. Closed basins must be certified by a registered engineer to the effect that there are no artificial or natural discharges from it. All development within certified closed basins shall be approved through the PUD process, except that in unincorporated Leon County a one into two residential lot split exemption shall be processed according to the established County procedures instead of the PUD process. Within the unincorporated portions of Leon County, stormwater generated by any development must either be retained on-site or filtered through an approved regional stormwater management facility. Densities and intensities associated with the Mixed Use land use category shall be allowed as long as all applicable development standards outlined with the plan, matrix, and subsequent LDRs are met.Within the City of Tallahassee, stormwater generated by any development must either be retained on-site or filtered through an approved regional stormwater management facility within the closed basin. Densities and intensities associated with the Mixed Use A land use category, except tertiary uses, shall be allowed as long as all applicable development standards outlined within the plan, matrix, and subsequent LDRs are met.