SOUTHERN STRATEGY AREA

Goal LU 11: Southern Strategy Area *(Effective 12/8/98)*

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

Objective LU 11.1 - Housing: *(Effective 12/8/98)*

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

Policy LU 11.1.1: (City of Tallahassee) *(Effective 12/8/98)*

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

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

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

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

Policy LU 11.1.1: **(Leon County)** *(Effective 4/18/02)*

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Policy LU 11.1.2: *(Effective 12/8/98)*

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

Objective LU 11.2: **Southern Strategy Sector Plan(s)** *(Effective 12/8/98)*

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

Policy LU 11.2.1: *(Effective 12/8/98)*

By 2001, the Tallahassee-Leon County Planning Department will prepare a "State of the Southern Strategy" report and submit it to the Local Planning Agency, the Tallahassee City Commission, the Leon County Board of County Commissioners, and City and County departments. This report will continue to be prepared every three years and will serve as one of the factors used in the annual budget submittals of City and County departments. The report will include such land use, demographic, and other data as necessary to provide elected officials, staff, and other citizens a clear assessment as to the progress being made in improving conditions in the Southern Strategy Area.

Policy LU 11.2.2: *(Revised Effective 12/10/02)*

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

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

Policy LU 11.2.3: **(City of Tallahassee)** *(Effective 12/8/98)*

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

Policy LU 11.2.3: **(Leon County)** *(Effective 4/18/02)*

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

Policy LU 11.2.4: *(Rev. Effective 1/19/02)*

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

Policy LU 11.2.5: *(Effective 1/19/02)*

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

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development or redevelopment of the SSA at the expense of the natural environment or water quality of this area.

Objective LU 11.3 Attraction of Development: *(Effective 12/8/98)*

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

Policy LU 11.3.1: *(Effective 12/8/98)*

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

Policy LU 11.3.2: *(Effective 12/8/98)*

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

Policy LU 11.3.3: *(Effective 12/8/98)*

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

Policy LU 11.3.4: *(Effective 12/8/98)*

By 2000, implement a City / County project that maps existing environmental conditions in the Southern Strategy Area, and provide for periodic update of that analysis. Make this available at no cost to persons seeking development or redevelopment approval in this area.

Policy LU 11.3.5: *(Rev. Effective 1/19/02)*

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

Policy LU 11.3.6: *(Effective 12/8/98)*

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

Policy LU 11.3.7: *(Effective 12/8/98)*

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

Policy LU 11.3.8: *(Effective 1/19/02)*

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

Objective LU 11.4 - Sensitive Treatment and Location of Institutional Land Uses:
(Effective 12/8/98)

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

Policy LU 11.4.1: *(Effective 12/8/98)*

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

Policy LU 11.4.2: *(Rev. Effective 1/19/02)*

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

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Policy LU 11.4.3: *(Deleted Effective 12/10/02)*

(Reserved)

Objective LU 11.5 Economic Assets: *(Rev. Effective 1/19/02)*

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

Policy LU 11.5.1: *(Effective 12/8/98)*

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

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