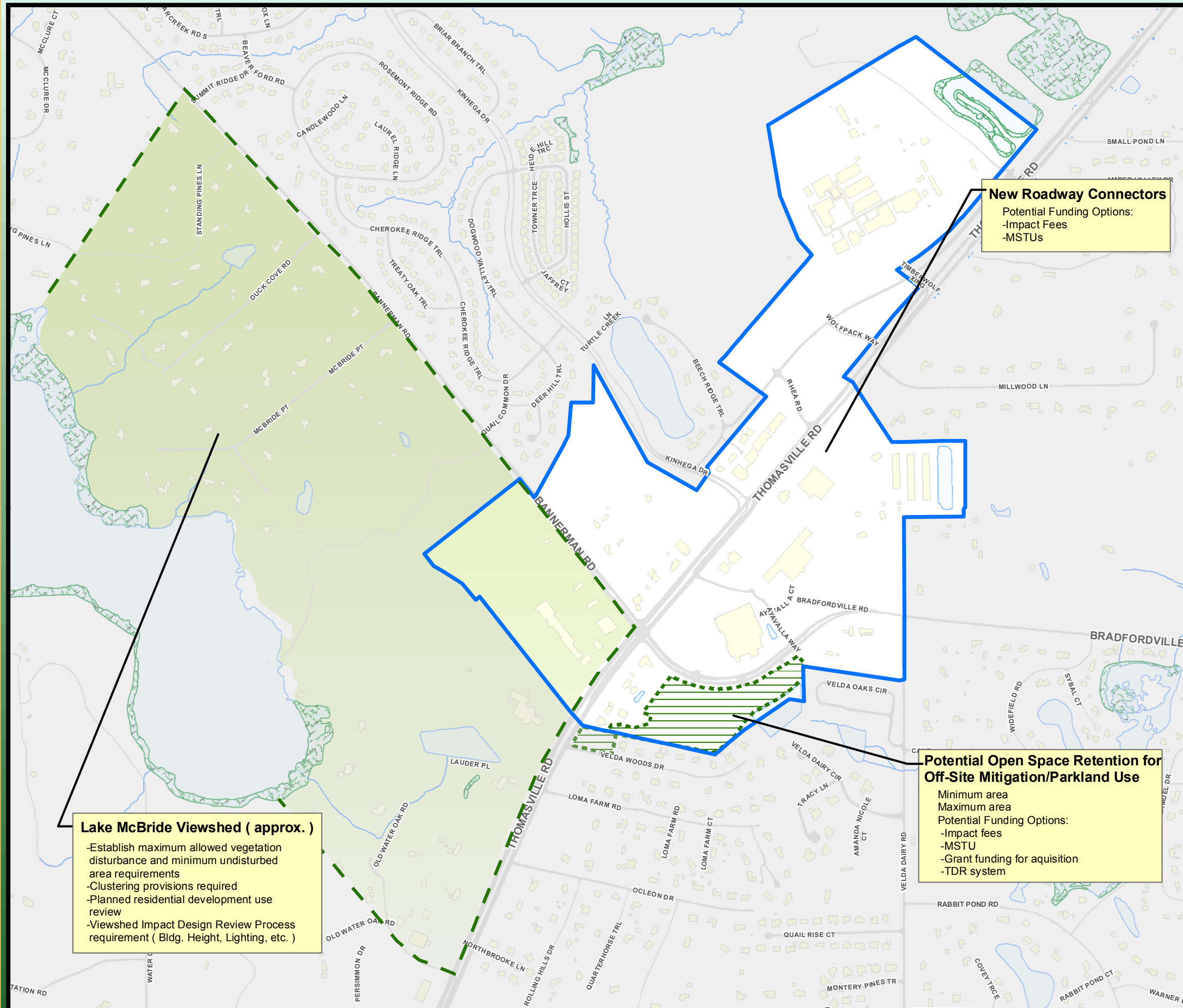


FIG. 14 - BRADFORDVILLE
COMMERCIAL CENTER DISTRICT

Adopted by the
Leon County
Board of County Commissioners
on February 10, 2015



New Roadway Connectors
Potential Funding Options:
-Impact Fees
-MSTUs

Lake McBride Viewshed (approx.)
-Establish maximum allowed vegetation disturbance and minimum undisturbed area requirements
-Clustering provisions required
-Planned residential development use review
-Viewshed Impact Design Review Process requirement (Bldg. Height, Lighting, etc.)

Potential Open Space Retention for Off-Site Mitigation/Parkland Use
Minimum area
Maximum area
Potential Funding Options:
-Impact fees
-MSTU
-Grant funding for aquisition
-TDR system

Legend

- Bradfordville Commercial Center District
- Capital Improvements
- Open Space Retention for Off-Site Mitigation
- Water Features
 - LAKE
 - RIVER
 - STREAM
 - SWAMP
- Other Features
 - Existing Structures
 - Lake Viewshed Overlay

**BRADFORDVILLE
SECTOR PLAN**

TALLAHASSEE - LEON COUNTY
**PLANNING
DEPARTMENT**
PLACE - PLANNING, LAND MANAGEMENT AND COMMUNITY ENHANCEMENT

Feb. 17, 2015

0 250 500 1,000
Feet