

SOUTHEAST SECTOR PLAN

Objective 10.1: [L] - Southeast Sector Plan (EFF.5/20/96; REV. EFF. 8/25/08) REV. EFF. 04/27/26)

In keeping with the City's and County's commitment to promote the Southern Strategy, and to satisfy the Comprehensive Plan requirements for a comprehensive development plan for the Southwood property within the urban service area, the local governments hereby adopt the Southeast Sector Planned Development, known as the Southeast Sector Plan, that is consistent with Objective 6.1 [L] and its associated policies and with the Comprehensive Plan's Urban Service Area policies, that promotes innovative planning, promotes compact development strategies and protects the natural resources of the area. This plan shall contain design standards that promote compact commercial development, walk to shopping, higher density housing in close proximity to offices, commercial uses and employment centers. The same attention will be given to alternate modes of transportation and pedestrian mobility as is given to automobile transportation. Innovative ways may be developed to protect natural resources, the major focus being on the continued protection of conservation and preservation areas within the Southeast Sector Planning Area (Figure 10.A).

Policy 10.1.1: [L] - Southeast Sector Plan Overview (REV. EFF. 7/7/99; REV. EFF. 8/25/08; REV. EFF. 11/26/21)

The Southeast Sector Plan is hereby developed for an area in southeast Tallahassee and Leon County (see the Southeast Sector Planning Area map, Figure 10.A). For the Southwood, Colin English Properties, and the former Southside DRI lands, the Southeast Sector Plan shall constitute the Planned Development Master Plan consistent with Objective 6.1 [L] and its associated policies.

The following densities, intensities and development standards are hereby established for the Southeast Sector Planning Area:

A. Percent Mix of Land Uses Required:

The following percent mixes of land uses shall be required for the Southeast Sector Planning Area. The percentages shall be applied separately to both Southwood and the Colin English properties. In addition, the percentages shall also be applied separately to the former Southside DRI properties outside of Southwood within the Southeast Sector Plan.

- (1) 40-60% of the land area in residential development
- (2) 10-30% of the land area in commercial, office and/or industrial development
- (3) 10-15% of the land area in community facilities/services and utility easements and recreational facilities.
- (4) 20-30% of the land in open space/greenways. Open space shall comprise a minimum of 22% of each of the Southwood PUD and Colin English properties.

B. Densities and Intensities:

- (1) The maximum densities and intensities for development within the Southeast Sector Planning Area are established in Policy 10.1.2.

C. Phasing:

- (1) The Southeast Sector Planning Area will be permitted to develop in phases.
- (2) Southwood has an approved Development of Regional Impact DRI development order and Planned Unit Development PUD zoning. These approvals establish the development entitlements and master plan for the

Project. For this reason, the Southwood entitlements and development phasing are not identified in Table A below. The maximum and minimum densities and intensities for the Implementing Land Use Districts for Southwood are established in Policy 10.1.2.

- (3) Additional development beyond Phase I of the English lands shall require a comprehensive plan amendment supported by adequate data and analysis if the Phase I lands (approximately 601 acres) have not been built consistent with the mix of uses established herein.
- (4) No particular percent mix of uses within Phase I for the English properties will be required to meet or exceed the percent requirements for the total Southeast Sector Plan acreage and percentage of mix amounts.

TABLE A: ENGLISH PROPERTY DENSITIES, INTENSITIES AND PHASING (REV. EFF. 8/25/08; REV. EFF. 11/26/21)

	Maximum Residential Units	Minimum Residential Densities	Maximum Non-Residential	Hotel	Hospital
Phase I					
Colin English Phase I (603 acres)	6,030	As required by Policy 10.1.2 [L]	3,606,000 GSF		
Phase II					
Colin English Phase II (458 acres)	4,580	As required by Policy 10.1.2 [L]	2,740,000 GSF		

Notes:

The Colin English Property densities and intensities are those found within the Suburban Land Use Category consistent with Objective 6.1 [L].

D. Land Use Location Criteria:

- (1) Industrial development, if constructed, is to be located in the southwest quadrant of the Southeast Sector Planning Area, primarily utilizing Tram Road and Capital Circle. Industrial development is not required in this quadrant; therefore, the quadrant may have no industrial development at buildout.
- (2) Office development, and commercial (retail/possible hotel) uses to be located primarily in the northwest quadrant of the Southeast Sector Planning Area (English property, primarily utilizing Blair Stone Road) and surrounding the Capital Circle Office Center.
- (3) Medium Density Residential to be located primarily, but not solely limited to areas adjacent to the Capital Circle Office Center and interspersed with office development in the northwest quadrant. Priority shall be given to areas adjacent to the Capital Circle Office Center.
- (4) Low Density Residential to develop primarily in the northeast quadrant of the Southeast Sector Planning Area (Old St. Augustine Road vicinity), and secondarily in the northwest and southeast quadrants (perhaps as golf course communities).
- (5) Large Lot Single Family Residential development to develop primarily in, but not limited to, the southeast quadrant of the Southeast Sector Planning Area;
- (6) Community Facilities and Services to be located within each quadrant of the Southeast Sector Planning Area;

E. Affordable Housing:

Development must comply with applicable affordable and inclusionary housing ordinances.

F. Additional Requirements:

- (1) A school site parcel for an elementary school at thirty (30) acres shall be set aside on the English Property, based on a projected build-out population of approximately 30,000. One elementary school shall be located on the English property and the other two schools shall be located on the Southwood property, provided that each of the public school sites on the Southwood property may be the location of a pre-kindergarten through grade 8 facility with the agreement of the Leon County School Board. The school site shall be located proximate to residential areas and shall be collocated with other compatible public facilities to the extent possible.
- (2) In accordance with community wide requirements of the Comprehensive Plan, the Capital Improvements Element shall be amended to reflect the 5 year plan for the provision of urban services in accordance with this sector plan.
- (3) Parcel # 31-03-20-602-000-0 and that portion of parcel # 31-11-20-001-000-0 which is directly south of parcel #602 shall be designated as low density residential and be limited to no more than three units per acre.
- (4) No additional acreage within the Urban Service Area may be added to the Southeast Sector Planning Area except by a Comprehensive Plan Amendment. Any addition to the Southeast Sector Planning Area must be in conformance with the guidelines and standards of the Southeast Sector Plan Objective 10.1 and implementing policies 10.1.1 through 10.1.7.

Policy 10.1.2: [L] SESP Implementing Land Use Districts (REV. EFF. 7/7/99; REV. EFF. 8/25/08; REV. EFF. 11/26/21)

The Southeast Sector Planning Area shall be developed utilizing the following implementing PUD districts that allows a range of types of residential, commercial, office and industrial uses with varying densities and *intensities*:

(A) NEIGHBORHOOD VILLAGE CENTER - VC

Designed to serve as the center of the neighborhood, and discourage commercial strip development and sprawl along roadways.

- Each Village Center shall have a consistent design theme and complementary palate of materials.
- Village centers shall provide ample open space to allow for community gatherings or public events.
- Specific densities and intensities, ratio of uses and implementation criteria will be contained in the zoning code.

TNDs (Traditional Neighborhood Districts) and VCs (Village Center) implement the development pattern that creates compact urban development with higher density residential uses focused around a commercial village center. TNDs and VCs shall be located together in order to promote convenient walk-between shopping and entertainment opportunities; an area that is pedestrian and bicycle friendly and is not designed with an over-reliance on the automobile. This pattern of development is strongly encouraged by the Comprehensive Plan.

Development in the VCs may obtain a waiver from the requirements in the Environmental Management Ordinance/Environmental Management Act (EMO/EMA) for

natural area, landscaping and buffers as long as a landscape plan is prepared that meets established minimum requirements provided it is consistent with the requirements in the Comprehensive Plan. Stormwater detention and treatment facilities for TNDs and VCs shall be designed in accordance with applicable standards and shall be located outside of a TND or a VC in order to promote a compact pedestrian-oriented arrangement of land uses, except in situations where alternative sites for stormwater facilities are available that are consistent with the intent of the VC district. Local government shall conduct an environmental assessment at the time of an application for development or prior to rezoning consistent with Conservation Policy 1.1.1, in a TND or VC district prior to designating the boundaries of conservation and preservation areas, if present, within a TND or VC to determine the extent and location of conservation and preservation features. TNDs and VCs shall be located so as to minimize the impact on conservation and preservation features consistent with Conservation Policy 1.3.11 [C].

Allowed Uses:

- Community facilities: Community Services and Light Infrastructure
- Office uses
- Commercial land uses
- Residential uses in conformance with the Medium Density standards
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8
- Assisted Living Facilities

Residential Densities:

Minimum Density 4 DU/AC

Maximum Density 16 DU/AC

Maximum Floor Area Ratio:

1.0 for parcels larger than 20,000 sq. ft.

2.0 for parcels 20,000 sq. ft. or smaller

Minimum Floor Area Ratio:

0.5 F.A.R.

Clustering may be permitted provided maximum densities are not exceeded.

(B) TRADITIONAL NEIGHBORHOOD DISTRICT - TND

Location mix and configuration of land uses are designed to encourage alternatives to automobiles and provide more identifiable pedestrian-friendly neighborhoods. More restrictive planning and architectural standards will be applied in order to maintain traditional town form.

TNDs and VCs implement the development pattern that creates compact urban development with higher density residential uses focused around a commercial Village Center. TNDs and VCs shall be located together in order to promote convenient walk-between shopping and entertainment opportunities; an area that is pedestrian and bicycle friendly and is not designed with an over-reliance on the automobile. This pattern of development is strongly encouraged by the Comprehensive Plan. The specific development criteria and phasing for the TNDs and VCs shall be included in the LDRs and be determined by local government.

TNDs will locate close to Village Centers, parks and recreation, employment; allow for a variety of housing types which promote increased density; use energy-saving concepts in block and building designs; be located within close proximity to Village Centers, High Intensity Urban Centers

and Mixed Use Office Parks; and be designed for bicycle and pedestrian accessibility.

Allowed Uses:

- Community facilities: light infrastructure.
- Restricted to mid-rise, multi-unit townhouses and row houses, attached residential units and single-unit townhouses and row houses.
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.
- Accessory commercial use which is subordinate to the principal residential use.
- Specific densities and intensities, ratio of uses and implementation criteria shall be contained in the zoning code.

Residential Densities:

Minimum Density 4 DU/AC

Maximum Density 16 DU/AC

Clustering may be permitted provided maximum densities are not exceeded.

Development in the TNDs may obtain a waiver from the requirements in the EMO and EMA for natural area, landscaping and buffers as long as a landscape plan is prepared that meets established minimum requirements, provided it is consistent with the requirements in the Comprehensive Plan. Stormwater detention and treatment facilities for TNDs and VCs shall be designed in accordance with applicable standards and shall be located outside of a TND or VC in order to promote a compact pedestrian oriented arrangement of land uses except in situations where alternative sites for stormwater are available consistent with

the intent of the TND district. Local government shall conduct at the time of an application for development or prior to rezoning, consistent with Conservation Policy 1.1.1 in a TND or VC district, an environmental assessment prior to designating the boundaries of conservation and preservation areas, if present, within a TND to determine the extent and location of conservation and preservation features. TNDs shall be located so as to minimize the impact on conservation and preservation features consistent with Conservation Policy 1.3.11 [C].

(C) MEDIUM DENSITY RESIDENTIAL - MDR

Provides moderate-density housing located within walking and biking distance of civic facilities, retail, schools and employment.

- Design of MDR shall use energy saving concepts and maximize roadway connections.
- Elementary schools shall be provided within close proximity and land will be reserved.
- All collectors and arterials shall have bike and pedestrian paths.
- It is the intent to have bike and pedestrian facilities as important as automobiles in regard to mobility when designing MDR areas.

Allowed Uses:

- Multi-family residential.
- Single-family attached and detached residential.
- Golf courses and recreation facilities.
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

- Community facilities: community services and light infrastructure.
- Community parks and recreation areas shall be located within close proximity to the residential uses.
- Neighborhood-scale commercial uses are allowed on corner lots to promote walk-to shopping. This use is intended to be the same scale, design and materials as the surrounding neighborhood. It is intended for the convenience of the surrounding neighborhood and the design, parking, and signage should reflect this intent.
- Assisted Living Facilities

Residential Densities:

Minimum Density 4 DU/AC
Maximum Density 20 DU/AC

Clustering may be permitted provided the maximum density is not exceeded.

Specific densities and intensities, ratio of uses and implementation criteria will be contained in the zoning code.

(D) LOW DENSITY RESIDENTIAL - LDR

Provides for low-density residential units which are not necessarily convenient to shopping and employment areas. Density shall be between 2 to 8 units per acre.

Allowed Uses:

- Detached and attached single-family residential
- Parks, golf courses, recreational facilities
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

- Community facilities: community services and light infrastructure
- Neighborhood-scale commercial uses are allowed on corner lots to promote walk-to shopping. This use is intended to be the same scale, design and materials as the surrounding neighborhood. It is intended for the convenience of the surrounding neighborhood, and the design, parking and signage should reflect this intent.

Residential Densities:

Minimum Density 2 DU/AC
Maximum Density 8 DU/AC

Clustering may be permitted provided the maximum densities are not exceeded.

Specific densities and intensities, ratio of uses and implementation criteria will be contained in the zoning code.

(E) LARGE LOT SINGLE FAMILY RESIDENTIAL - LSF

Provide single-family residential uses in keeping with the rural character of outlying areas. This category is most likely not located conveniently to shopping and employment. Minimum size of lots will be 1/3 acre; maximum size of lots shall be 5 acres.

Allowed Uses:

- Detached single-family residential
- Golf courses and recreational facilities
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.
- Community facilities: community services and light infrastructure.

Residential Densities:

Minimum Density 1 DU/5 AC

Maximum Density 3 DU/AC

Clustering may be permitted provided maximum densities are not exceeded.

(F) MIXED USE OFFICE/COMMERCIAL - MUOC

Provides for higher-intensity commercial uses that are more intense than uses located in Village Centers. Intended as activity centers and shall include public plazas and other amenities.

- Uses and intensities shall be designed for maximum internal capture of shopping and business trips.
- Maximum pedestrian accessibility internal to the office/commercial centers.
- Centers shall be designed to blend with TND/MDR districts.
- Provide mass transit accessibility if transit is available, and
- May have regional stormwater facilities.

Allowed Uses:

- Community facilities: community services, light infrastructure and post-secondary educational facilities
- Community Commercial uses (100,000 to 200,000 square feet)
- Regional Commercial (200,000 to 1 million square feet)
- Office- Allows office uses 10,000 square feet or greater. The intent is to allow commercial and service-oriented uses as an accessory use within an office building.
- Medium Density Residential
- Hotels
- Medical facilities and institutional uses, including assisted living facilities. Hospitals may be permitted if

based on design criteria such as access and building scale in relation to adjacent uses, as described in the LDRs.

- Golf Courses
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

Maximum Floor Area Ratios:

2.0 F.A.R.

(G) MIXED USE INDUSTRIAL - MUI

Provides for the location of manufacturing, warehouses, distribution centers, and research and development uses, with some commercial uses allowed that are designed to accommodate the needs of the industrial park work force.

- Commercial uses shall be provided within walking distance of work place.
- Equal access for mass transit, automotive, bicycle and pedestrian modes of transportation shall be provided.

Allowed Uses:

- Community facilities
- Light and heavy industrial
- Research and development
- Showroom warehouses
- Office associated with industrial and distribution uses
- Retail designed to serve the work force of the industrial park
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

Maximum Floor Area Ratios:

1.0 for nonresidential uses

(H) OFFICE/RESIDENTIAL

The Office/Residential district shall contain a variety of office and residential uses that range from duplexes to townhouses to multi-family. The residential uses will be integrated with the office development. The Office/Residential district shall be located in areas where there is access to collector and arterial roadways, and where the emerging development pattern is not predominantly low-density residential. In order to provide for a more pedestrian-friendly environment that efficiently utilizes land area and provides for interaction between the uses, large expanses of surface parking will be discouraged in favor of shared parking, mid-block parking, and parking garages. Provision will be made to serve this district with mass transit. Commercial uses may be permitted as ancillary uses to the office uses and located within office buildings.

Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

Allowed Uses:

- Community facilities: community services, light infrastructure, and post-secondary
- Office uses- not to exceed 300,000 sq. ft.
- Commercial uses- not to exceed 10,000 sq. ft., contained within office building.
- Hotels- May be permitted based on design criteria such as access and scale of the building in relation to adjacent uses, as described in the LDRs.

Residential Densities:

Minimum Density 4 DU/AC

Maximum Density 16 DU/AC

Floor Area Ratio (F.A.R.):

Maximum F.A.R. of .25 for parcels greater than 20,000 sq. ft.

Minimum F.A.R. of 1.0 for parcels smaller than 20,000 sq. ft.

(I) SOUTHWOOD TOWN CENTER - TC

Designed to serve as the pedestrian-oriented urban center of Southwood, containing a wide range of commercial, entertainment, residential, office and community services at urban intensities.

Development in the TC district may obtain a waiver from the requirements in the Environmental Management Ordinance/Environmental Management Act (EMO/EMA) for natural area, landscaping and buffers as long as a landscape plan is prepared that meets established minimum requirements provided it is consistent with the requirements in the Comprehensive Plan. Stormwater detention and treatment facilities for the TC district shall be designed in accordance with applicable standards and shall be located outside of the TC district in order to promote a compact pedestrian-oriented arrangement of land uses, except in situations where alternative sites for stormwater facilities are available that are consistent with the intent of the TC district. Local government shall conduct an environmental assessment at the time of an application for development or prior to rezoning consistent with Conservation Policy 1.1.1, in the TC district prior to designation of the boundaries of conservation and preservation areas, if present, within the TC district, to determine the extent and location of conservation and preservation features. The TC district shall be located so as to minimize the impact on conservation and preservation features consistent with Conservation Policy 1.3.11 [C].

Allowed Uses:

- Commercial, including retail, entertainment and hotel uses.
- Residential, including assisted living, at the full range of densities in LDR and MDR. Residential uses may be collocated with compatible nonresidential uses in the same buildings.
- Office.
- Institutional.
- Community Facilities, such as police/fire stations and churches.
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

Mixture of Uses:

Development within the TC district shall include a mixture of uses consistent with the following minimums:

- 60,000 square feet of commercial
- 200 residential units

Additional development may include any other uses permitted in the TC district, such as office, institutional/community facilities, medical and assisted living facilities. Maximum development shall be limited by the allowable densities and maximum Floor Area Ratios (FAR).

Residential Densities:

Minimum Density 2 DU/AC (no minimum density for residential uses second story and above for commercial or office uses)

Maximum Density 20 DU/AC

Specific densities and intensities, ratio of uses and implementation criteria, including standards to promote pedestrian-scale mixed-use development, will be included in the zoning code.

Maximum Floor Area Ratio:

2.0 F.A.R.

Minimum Floor Area Ratio:

0.25 F.A.R.

(J) MIXED USE EDUCATIONAL/INSTITUTIONAL - MUEI

Provides for educational, institutional and civic uses, and related activities including residential, which includes assisted living, office, sports and recreation, and related commercial uses, which include inns and hotels.

Allowed Uses:

- Schools, colleges and universities, museums, and civic facilities.
- Residential, including assisted living at the full range of densities in LDR and MDR.
- Sports and recreation facilities.
- Related supporting commercial facilities, including office, retail, inns and hotels.
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

Residential Densities:

Minimum Density 2 DU/AC

Maximum Density 20 DU/AC

Maximum Floor Area Ratio:

1.0 F.A.R.

Minimum Floor Area Ratio:
0.25 F.A.R.

(K) HISTORIC HOUSE OVERLAY (HHO)

The existing main house on the Southwood property is a historical resource within the Southeast Sector Planning Area. In order to preserve the character of the house and its grounds while providing for its future use as a component of the development in the Southeast Sector Planning Area, the Southwood PUD shall establish an overlay zoning district on the house and surrounding grounds. The allowable uses within the overlay district shall be those uses allowed within the LSF district. The following additional uses shall also be allowed within the HHO district so long as the design is compatible with the surrounding LSF uses and the historic nature of the house:

- Bed and Breakfast Inn
- Restaurant
- Conference Center

Policy 10.1.3: [L]-Transportation (REV. EFF. 7/7/99;
REV. EFF. 11/26/21)

Transportation guidelines for the Southeast Sector Plan shall be as follows:

Transportation systems shall be designed to promote alternatives to single-occupancy vehicle travel and to capture internal trips. Emphasis will be placed on designing commercial, office, employment and higher-density residential areas to be pedestrian and bicycle friendly. Emphasis will also be placed on alternative transportation modes.

- (a) Right of way shall be planned and dedicated for the ultimate laneage needed based on total build-out of the plan.
- (b) If mass transit is available or planned within the plan horizon for the Tallahassee-Leon County Comprehensive Plan, Mass transit routes shall be included along major roadways in coordination with Star Metro.
- (c) All land development shall provide for bicycle and pedestrian modes of transport.
- (d) Traffic-calming devices will be utilized along roadways in areas with high pedestrian activity.
- (e) Access to canopy roads can only be permitted for uses other than medium or high density residential uses, commercial, office uses, and then only if there is no access to an alternative roadway and one cannot be secured. New access points must be configured to share access.
- (f) Access management standards will be developed and implemented for all roadways.
- (g) Use of roundabouts will be encouraged at intersections.
- (h) A 100 foot tract on both sides of the centerline of Old St. Augustine Road shall be dedicated to the City of Tallahassee along the entire length of the property in excess of 200 acres in common ownership adjoining Old St. Augustine Road between Capital Circle and the Urban Service Area boundary. For properties in common ownership in excess of 200 acres, access to Old St. Augustine Road within the Southeast Sector Study Area will be limited to the following: 1) the tract of land referred to in Section I of Policy 10.1.2; 2) a new north-south roadway up to 1/2 mile west of Southwood Plantation Road. This intersection with

Old St. Augustine Road will be a four-way stop unless a more efficient design can be developed that provides the maximum protection for the canopy on Old St. Augustine Road; 3) Southwood Plantation Road.

- (i) The recommendations that are produced by the Scenic Vista and Conservation Easement Acquisition Plan will be taken under advisement by the developer when designing development adjacent to Old St. Augustine Road.
- (j) The Transportation Element will be amended to reflect the transportation network needed to serve development within the Southeast Sector Planning Area.
- (k) Any alignment of a limited-access roadway/parkway shall be required to follow the Comprehensive Plan amendment process and be consistent with the Long Range Transportation Plan.
- (l) In order to protect the traffic capacity of Capital Circle within the Southeast Sector Planning Area, the Capital Circle Access Points plan is established and shall be implemented by LDRs. Subdivisions adjoining Capital Circle shall not allow creation of parcels with sole access to Capital Circle (see Figure 10.B).

Policy 10.1.4: [L] - Open Space/Greenways

(REV. EFF. 7/7/99)

The Southeast Sector Plan shall contain a pooled open space/greenway concept that will contain the majority of the open space requirements within a connected corridor. The

following guidelines will be used in mapping the open space/greenway corridor:

- (a) All conservation and preservation areas within the Southeast Sector Planning Area shall be mapped and protected consistent with Conservation Objective 1.3 and its implementing policies. In addition, the mapping of the open space/greenway corridor shall consider the location of conservation and preservation areas, except significant grades. Interconnected areas that best protect the conservation and preservation features of the area and provide open space will be included in the open space/greenway corridor. Consistent with the supporting data and analysis, such corridors shall constitute at least twenty-two percent of the Southeast Sector Planning Area. The City and the County will make all efforts to connect open space and greenways outside the Southeast Sector Planning Area to the open space/greenway system within the Southeast Sector Planning Area.
- (b) Conservation and preservation areas shall be protected as required by the Comprehensive Plan.
- (c) The mapped open space/greenway area will be generally mapped for the sector plan. Field verification of the exact delineation shall be conducted by a qualified biologist and approved by the Growth Management Department that has jurisdiction at the time development permits are sought.
- (d) The following uses will be allowed and designated in the mapped open space/greenways areas:
 - (1) Passive recreation - Improvements that are natural resource-oriented, such as hiking and biking trails,

boat landings and passive parks, may be constructed in passive recreation areas. Public access will be assured in designated passive recreation areas.

- (2) Stormwater management facilities may be located in designated open space areas. This does not preclude the possible locating of stormwater facilities in preservation or conservation areas. Each facility and site must be evaluated individually in terms of impacts. The beneficial functioning of each preservation or conservation area is to be preserved. All stormwater facilities must meet the requirements of the EMA and EMO and must be consistent with the comprehensive plan.
- (3) Wildlife management areas.
- (4) Public roadways and utilities may cross through these areas if no alternative route can be secured.
- (5) Golf courses (active recreation) are not permitted in conservation/preservation areas or in open space/greenways, but they may abut open space/greenways and conservation and preservation areas. Golf courses may cross these areas so long as the crossing does not adversely affect such areas and is consistent with the comprehensive plan.

All open space/greenway corridors shall have a management plan approved by the local government with jurisdiction that maintains these open space/greenway areas to protect the values for which these areas were designated. This may include but not be limited to: aesthetic open space, wildlife habitat, interconnection, preservation of floodplains and protection of conservation and preservation areas.

- (e) Open space/greenway corridors may be privately owned or 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/greenway corridor areas shall, at a minimum, guarantee designated public trail access in perpetuity at the time of development.

It is also the intent to assure 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 Southeast Sector Planning Area 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 with 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.

Policy 10.1.5: [L] – Interrelationships (REV. EFF. 7/7/99; REV. EFF. 8/25/08)

The interrelationship between the sector plan, the Comprehensive Plan, and the implementing PUDs is defined as follows:

- The Southeast Sector Plan shall focus on land use decisions that avoid the promotion of strip commercial development along arterial roadways. The implementing PUDs for this sector plan shall be designed to avoid strip commercialization of arterial roadways. The sector plan

shall reflect land uses along arterials, which do not promote strip commercial development.

- An objective and policies setting the guidelines for the development of the Southeast Sector Planning Area shall be adopted into the Comprehensive Plan.
- Within the implementing PUDs the Southeast Sector Planning Area may contain architectural controls, densities, intensities and criteria specific to each implementing PUD district provided for in Policy 10.1.2 [L].
- Specific criteria related to development districts, transportation, access management, architectural controls and specific development standards will be contained within the applicable LDRs implementing PUDs.
- The mapped open space requirements will count as the open space required in the EMO/EMA. Any open space dedicated outside the mapped area must meet all EMO/EMA requirements. The 10% site design alternative of the EMO/EMA will not be allowed in the Southeast Sector Planning Area
- Parcels that contain significant grades may be developed as long as best management practices are used, such as off-grade construction, minimum-grade changes and structures designed to accommodate the slopes.
- All land uses that border the study area shall be consistent with the adjacency requirements in the Comprehensive Plan.
- Access to canopy roads can only be permitted for low-density or large-lot single-family residential uses and only if there is no access to an alternative roadway and one cannot be secured. Roadways within the Southeast Sector Plan will be designed so that access to canopy roads will not be necessary.

- With the approval of the regulating authority, individual small closed basins within the DRI boundary may be aggregated into larger closed basin perimeters. The closed basin requirements of the Environmental Management Ordinance/Environmental Management Act (EMO/EMA) will apply within these larger closed basin areas, however, the Developer will have the flexibility to convey water between the smaller depressions within the boundary of the individual aggregated closed basin perimeters. Inter basin transfers out of any aggregated closed basin perimeter will not be allowed without a variance from the inter basin transfer restrictions in the EMO/EMA. Such a variance may be approved only if condition (c) of (3) of subsection 4.2.(3)(c) of the EMO/condition (c) of Article VII Section 10-188 of the EMA is met. If the receiving basin is itself a closed basin, pre/post volume control and all other closed basin requirements of the EMO/EMA will apply to the receiving basin.
- The applicant may request approval for a minor amount of development that may proceed prior to the issuance of the final development order. This development will consist of a sales office, limited commercial/office development and a limited number of model homes. This area will not exceed 25 acres (exclusive of right of way) and will meet access, environmental and Comprehensive Plan policy requirements. The specific amount of development that can occur pursuant to this policy shall be identified in the DRI Development Order.

Policy 10.1.6: [L] – Implementation (EFF. 5/20/96;
REV. EFF. 8/25/08)

A framework for detailed implementation of the development standards and requirements will be contained in the implementing PUDs. They shall include but not be limited to:

- Detailed definition of each district area in the zoning code. Also included will be design, development, transportation and density requirements for each district in sufficient detail to accomplish the intent of each district.
- Detailed criteria developed in order to adequately implement all the bicycle, pedestrian, access management and roadway design guidelines listed in the transportation guidelines policy (10.1.3).
- Access management criteria developed and implemented through the zoning code. It shall address access for all modes of transportation and shall include but not be limited to pedestrian, bicycle, mass transit, emergency vehicle, disabled, and car/van pooling.
- Unless otherwise specified in the Southeast Sector Plan amendment, the procedures and requirements in the Comprehensive Plan will be applicable to this area.

Policy 10.1.7: [L] - Specific Southeast Sector Land Development Regulations (EFF. 5/20/96)

The LDRs related to specific requirements will be amended to reflect any criteria or requirements related to environmental constraints specific to the Southeast Sector Plan guidelines, as adopted in the Comprehensive Plan.

Policy 10.1.8: [L] - Agriculture and Silviculture Uses (REV. EFF. 7/7/99)

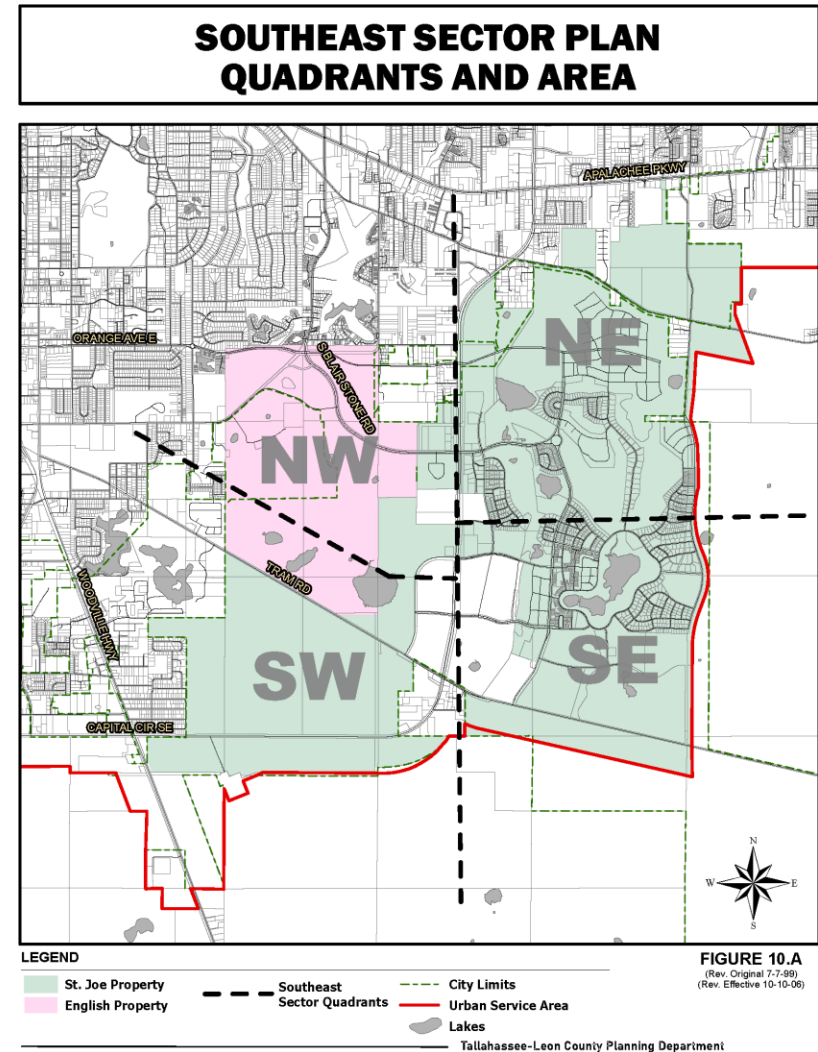
It is the intent of the requirements in this amendment to ensure that land identified for urban development within the time frame of the Comprehensive Plan is available for development and will not be encroached upon by incompatible land uses. It is also the intent to assure the long-term viability of 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 Southeast Sector Planning Area 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 Southeast Sector Planning Area.
- (2) As soon as local government site plan or subdivision approval is granted for any portion of property within the Southeast Sector Planning Area, 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 subdivision plat. This elimination of agriculture and silviculture uses is intended to apply to parcels of land identified within the subdivision or site plan and to all land included in these parcels,

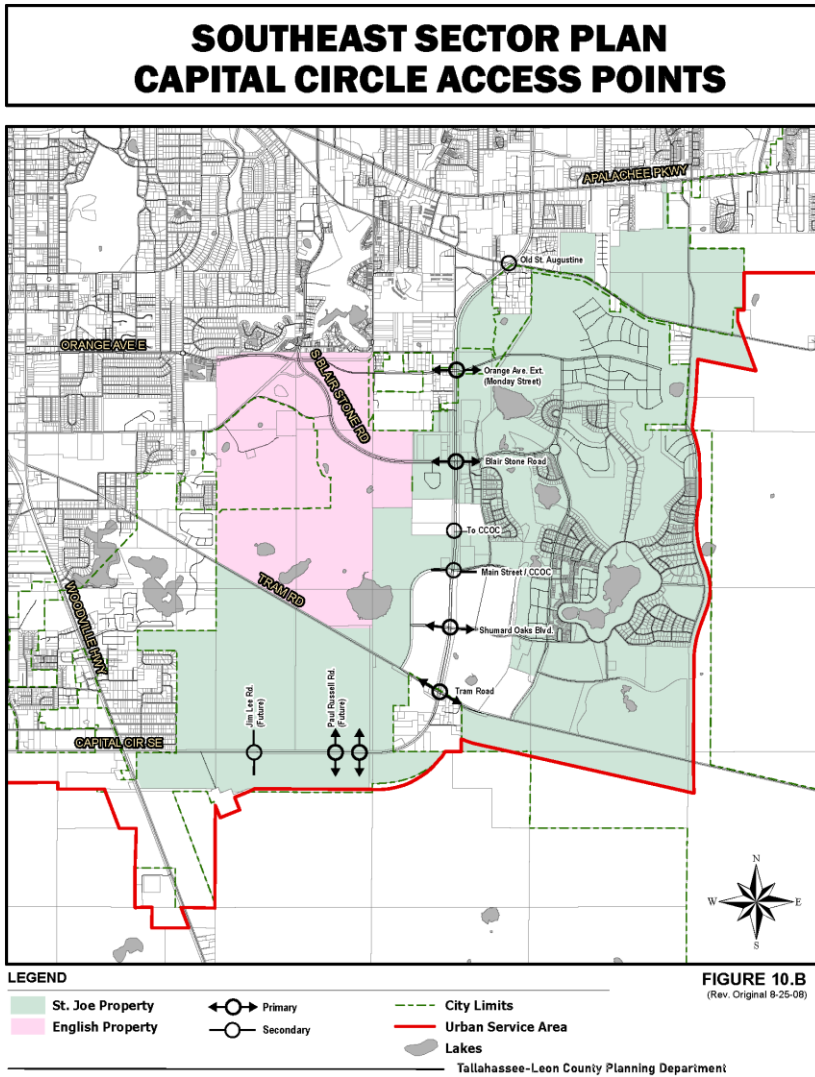
such as land proposed to serve as buffer or open space.

- (3) Prior to subdivision or site plan approval, agriculture and silviculture uses shall be allowed to continue within the Southeast Sector Planning Area in accordance with “1993 Silviculture Best Management Practices,” Florida Department of Agriculture and Consumer Services, or its successor, 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.

Map 7: Southeast Sector Plan, Quadrants and Area



Map 8: Southeast Sector Plan, Capital Circle Access Points



Map 9: Southeast Sector Plan, Planned Development

