



## Implementation Tasks for the South Monroe Sector Plan



## **Implementation Tasks for the South Monroe Sector Plan**

The following schedule identifies the actions necessary to implement the South Monroe Sector Plan. The assignments are organized as Priority Projects, Staff Assignments, Remaining Tasks and Future Actions. Each category is described below:

Priority projects are capital improvements strongly supported by the community during public meetings and given the highest priority

Staff Assignments are tasks that various City Departments have identified in order to implement the sector plan

Remaining Tasks are miscellaneous yet important tasks in order to implement the plan

Future Actions are open ended tasks that depend upon a change in condition



# PRIORITY PROJECTS

## Project #1: Create a South Monroe Gateway

### Project Description:



Incorporate into the Cascades Park project, upgrades in landscaping and appearance on Monroe, Adams and Gadsden Streets within and along the edge of the public rights of way. These improvements are intended to create a gateway/entrance both into the Downtown and South Monroe. Direct City staff to coordinate with Blueprint 2000, Florida Department of Transportation and CSX. Design treatments should include:

- Railroad beautification strategies to reduce its prominence as a divide. Add a heavily landscaped median to Monroe Street as a subtle entry feature. Add structural or vegetative icons along the bridge flanks.
- Beautify Adams and Gadsden Streets with edge planting, street trees and sidewalk enhancements, which could include decorative paving and lighting, and street furnishings.

The design concepts for this area should be consistent with the description of the Gateway in the South Monroe Sector Plan Urban Design Concepts Report and consider the attached rendering of Cascades Park.

**Resources:** Blueprint 2000, Community Redevelopment District funding and/or other funding

**Responsible Entity:** Public Works - Engineering and Blueprint 2000 staff

**Staff Comments:** Funding sources will need to be identified since Public Works is neither staffed nor funded to construct or maintain this level of streetscaping. This would require increases to both their capital and operating budgets.



### Implementing Strategies:

- Objective 1.1, Recommendations 1, 2 and 3
- Objective 2.1, Recommendation 5
- Objective 3.1, Recommendations 1 and 2
- Objective 3.9.6, Recommendation 1
- Objective 6.1, Recommendations 1-4



## Project #2: Streetscape Improvements

### Project Description:

By 2005, develop a phased streetscape plan for the South Monroe sector. The plan should provide a specific street-level view, with illustrations and projected costs, identifying recommended improvements such as:

- Landscape themes and landscape medians
- Crosswalks and stamping of roadway in crosswalks
- Sidewalks (up to 8 foot wide sidewalks, especially in pedestrian emphasized areas)
- Street furniture
- Bus shelters
- Street lights
- Street trees
- Landscaping medians (where possible)
- Utility placement (remove utility poles from the sidewalk) (where possible)
- Closing open ditches
- Recommended building placement



Not all improvements are necessary for every street. Pedestrian streets should have the highest amount of design detail more so than community and residential streets. The streets that should have a street-level plan are identified below:

- Pedestrian Streets – Palmer Avenue, Magnolia Drive (Monroe to Adams), Oakland Avenue, Adams Street and Gadsden Street. Pedestrian Streets are recommended to have 8’ sidewalks, streetlights, street trees, landscaping and street furniture.
- Community Streets – Monroe Street, Magnolia Drive (Monroe to Jim Lee Road), Paul Russell Road (Monroe to Jim Lee Road) and Orange Avenue (Adams to Monroe). Community Streets are recommended to have 6 - 8’ sidewalks, street trees, lights with landscaping and street furniture where possible.
- Neighborhood Streets – Harrison Street, Pershing Street, Jennings Street, Perkins Street and Gaile Avenue. Neighborhood Streets are recommended to have sidewalks on at least one side of the street with streetlights and street trees.



- Rebuild Wallis Street and Putnam Drive as neighborhood streets including sidewalks, curb and gutter and closing open ditches.
- Retrofit intersections in the sector with functioning crosswalks and walk lights for the following:
  - Jennings and Adams Streets
  - Palmer Avenue and Adams Street
  - Palmer Avenue and South Monroe Street
  - Oakland Avenue and South Monroe Street

The plan should be consistent with the design concepts identified in the South Monroe Sector Plan Urban Design Concepts Report.

**Resources:** Proposed Neighborhood Infrastructure Program, Community Redevelopment District funding (for portion of sector in CRA boundary/ approximately \$62,000 available), and/or other funding

**Responsible Entity:** Public Works - Engineering, Economic Development and Planning Departments

**Staff Comments:** Funding sources will need to be identified since Public Works is neither staffed nor funded to construct or maintain this level of streetscaping. This would require increases to both their capital and operating budgets. The standard width for sidewalks in the City is 6 feet. The Planning Department is coordinating with Public Works regarding the specifics for this streetscape project.

**Implementing Strategies:**

- Objective 1.3, Recommendations 3, 4 and 7
- Objective 3.2, Recommendation 4
- Objective 3.3, Recommendation 2
- Objective 3.9.6, Recommendation 1



## Project #3: Construct a Southside Community Park

### Project Description:

In conjunction with Leon County, construct a community park at the corner of Meridian Street and Orange Avenue. Convert the County’s proposed stormwater facility into a park with amenities similar to Lake Ella. Include playgrounds, benches, picnic tables and bathroom facilities. Integrate the project with the surrounding land uses including Wesson Elementary and the Boys and Girls Club Facility on Laura Lee Avenue. Redevelop the surrounding underutilized parcels on South Monroe Street, which are currently abandoned gas stations. The potential costs of a facility are identified below:



### Cost Estimate of Converting Stormwater Facility into Park

Perimeter of Lake = .34 mile (1800 feet)



### Cost Estimate of Park Facility

Item	Cost
Sidewalk (8 - 10 foot paved path around the lake)	\$51,836 *
Two shelters	\$60,000 (\$30,000 each)
Drink fountains	\$6,000 (\$3,000 each)
Landscaping	\$20,000
Restrooms	\$150,000
Lighting (just security lighting)	\$25,000
Permits and Fees	\$30,000
Signs	\$500
2 Pet Waste Stations	\$200 (\$100 each)
Trash containers, Benches and Tables	\$3,500 (5 picnic tables, 6 benches and 8 litter barrels)
Fountain (aerator)	\$25,000
<b>Total Cost</b>	<b>\$372,036</b>
Playground	\$65,000
Cost with Playground	\$437,036
<b>Maintenance</b>	<b>\$8,000 per acre per year</b> (park cleaned twice daily/mowing, restroom, litter pickup)



*Many of the cost estimates were based upon the City’s Lake Elberta project. Cost estimates do not include purchasing adjacent property if that is considered needed. Maintenance costs assume that this money is used toward additional personnel.*

*\* Sidewalk cost assumes no intensive additional work such as cleaning, grubbing, drainage or extensive sodding which would significantly increase the cost of the project. It is estimated that these contingencies could increase the costs by 15 % to 20% or \$10,367 using current costs. This would increase the cost of sidewalk construction to \$62,203 and total cost of the project to \$382,403.*



**Resources:** No funding source identified.

**Responsible Entity:** Parks and Recreation

**Staff Response:** Based upon the level of service standards for parks and the improvements being made to Jack McLean Park, a new park is not needed in this area at this time. However, staff does recognize that a stormwater facility is inevitable at this location and the look and function of this facility is important to the community. If a park is approved then adequate resources for maintaining the park will be needed.

**Implementing Strategies:**

Objective 3.5, Recommendation 3



## Project #4: Develop a Southside Activity Center

### Project Description:

In order to implement Project #4, a short-term and long-term strategy is needed. Each is identified below:

**Short-Term Strategy:** Coordinate with the owner of the Southside and Towne South Shopping Centers to encourage cosmetic changes to the exterior of the two shopping centers. Especially for the Southside Shopping Center, new facade and landscape renovations would improve its image.

**Responsible Entity:** Planning Department/South Monroe stakeholders

**Resources:** Existing staff

### Implementing Strategies:

Recommendations 5-8

Objective 3.3, Recommendations 1-4

**Long-Term Strategy:** Develop a long-term concept for the Activity Center to help direct future investment consistent with the vision for the South Monroe Sector Plan. The long-term vision includes:

- Defining the street that connects Meridian Street and Adams Street through the two shopping centers.
- Using the street along with enhanced crosswalks to better connect the two shopping centers.
- Integrate visually and functionally the two shopping centers with similar color schemes, signage and facades.
- Address the edge of Monroe and Adams Street through the construction of additional buildings or landscape treatments
- Integrate the East Branch into the project.
- Create a Southside Center providing retail, employment, housing and entertainment opportunities.
- Integrate the Southside Bus Transfer Facility into the project.



As a long-term alternative, work with Florida A&M to integrate its Conference Center into the project.



**Responsible Entity:** Planning Department, Taltran, property owners and South Monroe stakeholders

**Resources:** Community Redevelopment District funding and existing resources

**Implementing Strategies:**  
Objective 3.3, Recommendations 2-5  
Objective 6.6, Recommendations 1-3



## Task #1: Create an Action Plan for encouraging Economic Development in the Sector

### Project Description:

By 2005 (or initiate by 3<sup>rd</sup> quarter of 2004), create an Action Plan for encouraging Economic Development in the Sector. Establish a dialogue between the City's Economic Development Department and business representatives for the South Monroe area through a series of facilitated meetings. The purpose of the meetings is to develop the economic strategies for the area by first determining what the businesses want to achieve and then to identify tools/resources to implement these goals. Tools/resources could include the following:

1. Facade renovations
2. Coordinated sign standards
3. Code enforcement regulations
4. Economic incentives
5. Signage grants or low interest loans
6. Incentives for building maintenance
7. Ombudsman services and technical assistance

**Resources:** Approximately \$50,000 of dedicated CRA funds to hire a consultant to lead facilitated meetings with the southside/downtown business community and draft an action plan.

**Responsible Entity:** Economic Development Department

**Staff Comments:** The Planning Department and Economic Development Departments will soon hire a consultant to complete an Economic Development study for the Southern Strategy. This task may be completed in part through the consultant's required tasks.

### Implementing Strategies:

- Objective 4.4
- Objective 1.3, Recommendation 5
- Objective 3.10.1, Recommendation 6 and 7



## Task #2: Adopt a Local Brownfield Designation for South Monroe

### Project Description:

By 2004, adopt a Local Brownfield designation for the South Monroe Sector. Direct staff to apply for available State and Federal financial assistance to assist in any site assessments or clean up. Educate property owners on the incentives provided to Brownfield areas. Designated Brownfield areas are eligible for:



### Site Cleanup Incentives

- Cleanup Revolving Loan Fund
- Cleanup Loan Guarantee Program (10 % of loan)
- State Voluntary Cleanup Tax Credit (35 % of cleanup costs with a \$250,000 cap per year)

### Business Incentives

*(does not have to be a contaminated site)*

- Brownfields Bonus Refund (jobs must offer benefits, \$2 million investment, and hire 10 employees). The refund is a \$2,500 tax refund for each new job. This is in addition to the refund offered through the Enterprise Zone program.
- Sales Tax Exemption on Building Materials and Labor for Multi-Family or Mixed Use with Housing component (20 % of housing or 20 % of total square footage, for mixed use project, must be dedicated to low to moderate income)

**Resources:** Federal or State funding as it becomes available. Encourage private investors to utilize state funding/incentives because of the designation.

**Responsible Entity:** Planning Department

### Implementing Strategies:

- Objective 3.9.2, Recommendation 1
- Objective 3.10.1, Recommendation 8



### Task #3: Ordinance Revisions for South Monroe

#### Project Description:

By 2004, adopt an ordinance revising the standards for the South Monroe Sector to reflect the vision of the South Monroe Sector Plan. Direct a Staff Committee of Planning Department and Growth Management representatives to draft implementing language. Moreover, coordinate the staff review with community stakeholders. Provisions should include the following:

#### Gateway, Monroe-Adams and Transition District

Adopt streetscape standards that include:

- Require 8-foot sidewalks especially along pedestrian oriented streets.
- Require all new site plans to address the street through either:
  - a. Option 1: Constructing buildings adjacent to the sidewalk (maximum of 10 feet). This would necessitate removing setback requirements and/or establishing build-to lines. Parking would have to be beside or behind buildings as well.
  - b. Option 2: Constructing buildings setback from the street with parking in front, but requiring landscaping or a pedestrian wall on the street to buffer parking from the sidewalk.
- Require new construction to have smaller, pedestrian scale signs.

#### Entire Sector

*(or as identified)*

- Require landscaping be placed along the street and sidewalks where feasible.
- Buffer outdoor storage of materials from the street through fencing or landscaping.
  - Restrict automobile-related land uses along Meridian Street, Gadsden Street, Yaegar Street, Wallis Street and Orange Avenue from Meridian Street to Jim Road. No auto-related uses are currently located on these streets. This change simply ensures none will be built. These uses would be incompatible with the surrounding area. These streets also would not be practical for auto-related uses.
  - Consider alternative provisions for the portion of the Sector north of Orange Avenue regarding



the Urban Forest requirement and Slope protections in order to encourage infill development.

- Direct new development along the East Branch to be consistent with intermittent flooding.



### **Orange Avenue**

- Limit land uses on the corridor to residential (single and multi-family) or businesses that serve the adjacent neighborhoods and are within walking distance to the neighborhood including offices, shops and eateries.
- Restrict automobile-related land uses from Meridian Street to Jim Lee Road.

**Resources:** Existing staff resources

**Responsible Entity:** Planning Department, Growth Management Department, Public Works and Stormwater Department (as needed)

### **Implementing Strategies:**

- Objective 1.3, Recommendation 2
- Objective 3.2, Recommendation 4
- Objective 3.5, Recommendation 2
- Objective 3.7, Recommendations 1 and 4
- Objective 3.8, Recommendation 1
- Objective 3.10.1, Recommendations 5 and 10
- Objective 4.1, Recommendation 4
- Objective 4.3, Recommendations 1 and 2
- Objective 6.2, Recommendations 1, 2 and 3
- Objective 6.4, Recommendations 1 and 4
- Objective 6.9



## Task #4: Stormwater Recommendations

### Project Description:

Address stormwater needs for the sector by first meeting with the community to discuss the amount of improvements currently proposed for the area. In addition, revise the stormwater requirements to ensure higher quality facilities are constructed for South Monroe. Each is described below:

- 1) Conduct a public meeting to inform the community of all planned stormwater projects in the South Monroe sector and to discuss the community’s stormwater concerns. This may be in conjunction with another meeting.

### Projects Proposed in the Sector:

- Capital Cascades – Blueprint 2000
- City’s Tartary Drive pond
- County’s Orange Avenue pond

### Concerns voiced by the community:

- The appearance of existing stormwater facilities (*specifically the two Florida Department of Transportation facilities at Laura Lee Avenue and Putnam Drive*)
- Flooding concerns
- Impact of flooding on southside growth

The meeting would provide an opportunity for area residents to understand the type of stormwater projects proposed for the sector and to better understand the realistic results of the improvements. In addition, Stormwater officials could hear the concerns of residents regarding stormwater issues. The meeting would include representatives from the State of Florida, the City (Stormwater, Streets and Drainage and Planning Departments), the County and Blueprint 2000.

**Resources:** Existing Staff

**Responsible Entity:** Stormwater Department, Blueprint 2000 and Planning Department (administrative role)



**Implementing Strategies:**

Objective 1.2, Recommendation 2



**2)** Develop criteria for the design of new stormwater facilities in the sector. The design criteria should include recommendations for slope, fencing and landscaping with illustrations.

After completion of the design criteria, direct City officials to meet with County and State representatives in order to enter into an agreement with those agencies to enhance existing facilities and develop new facilities consistent with the criteria. Moreover, revise the Land Development Code to incorporate the design criteria for public and private stormwater facilities.

**Resources:** Existing staff coordinating with the City, County, State and Private developers/land owners.

**Responsible Entities:** Growth Management Department, Planning Department and Stormwater Department (as needed)

**Implementing Strategies:**

Objective 2.2, Recommendations 1-4



## Task #5: Retrofit Transit Infrastructure

### Project Description:

Develop a plan for the retrofit of all transit infrastructure throughout the Sector. Concurrent with streetscape planning, seek Florida Department of Transportation (FDOT) Urban Mass Transit Capital Projects funding to replace or modify shelters and bus stop facilities.

Generally designate a Southside Bus Transfer Facility in the planned Activity Center and in the Transit Development Plan. As actual site plans for the Activity Center are developed, work with the property owners to integrate the transfer facility into the project.

As future funding becomes available, create a trolley route to connect the Universities, the Downtown and the South Monroe Sector.

**Responsible Entity:** Taltran

**Resources:** Federal capital grants for construction of facilities.

### Implementing Strategies:

- Objective 3.1, Recommendation 4
- Objective 3.3, Recommendation 3
- Objective 3.4, Recommendation 6
- Objective 3.5, Recommendation 1



## Task #6: Conduct a CPTED Audit of the Sector

**Project Description:** By 2004, conduct a Crime Prevention through Environmental Design (CPTED) audit of the highest crime areas in the Sector based upon crime tendency reports. The audit would be the first step in identifying appropriate strategies to reduce the risk of criminal activity in the Sector. The following areas are recommended:



**Area 1:** Texas Street, Meridian/Orange and the Orange Avenue Apartments

**Area 2:** Towne South/Southside Shopping Centers and Orange Avenue to Putnam Drive (essentially the Activity Center boundary)

**Area 3:** Magnolia Drive and the apartment housing on either side of Meridian

**Area 4:** The new Winn Dixie center on Paul Russell and the surrounding areas as needed (e.g. adjoining apartments south of Paul Russell)

**Area 5:** The commercial district from Oakland to Palmer and Adams to Gadsden



The audit will inventory existing conditions and make recommendations to prevent further crime. Specific areas of emphasis will include:

- 1. Natural Surveillance** - A design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas and building entrances: doors and windows that look out on to streets and parking areas; pedestrian-friendly sidewalks and streets; front porches; adequate nighttime lighting.
- 2. Territorial Reinforcement** - Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. Promoted by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and CPTED fences.
- 3. Natural Access Control** - A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating in offenders a perception of risk. Gained by designing streets, sidewalks, building entrances and neighborhood gateways to clearly indicate public



routes and discouraging access to private areas with structural elements.

**4. Target Hardening** - Accomplished by features that prohibit entry or access: window locks, dead bolts for doors, interior door hinges.

**Responsible Entity:** Tallahassee Police Department (TPD)

**Resources:** Existing staff

**Implementing Strategies:**

Objective 3.4, Recommendation 7

Objective 4.2, Recommendations 1-6



## Task #7: Conduct a Comprehensive Analysis of Fencing

### Project Description:

Conduct a comprehensive analysis of fencing in the sector. Direct TPD staff to review literature to determine the effectiveness of such techniques to protecting property and reducing crime. Develop alternatives to fencing or establishing guidelines for fencing to help provide protection while not perpetuating criminal perceptions in the sector. If fencing is used, encourage decorative or colored fencing (green or black) or other appropriate measures to improve the look of the area. Discourage barbed wire and razor wire around properties. Finally, show good examples of fencing in the development review process to encourage quality development.



There are pros and cons to walls, bars, and gates versus an open community design. Generally, walls, bars, and gates provide a greater measure of security. The trade-off of walls, bars, and gates is that it is more expensive and gives the community a closed off atmosphere. The walls and bars also decrease the connectivity of the neighborhood with the surrounding area. For example, a walled community is not integrated with surrounding schools, churches and retail areas.



A substitute for using barbed wire chain link fencing includes various types of materials and designs available to provide borders and barriers that enhance territorial reinforcement. They include but are not limited to the following:

- Ground covers
- Low Shrubs
- Trees
- Low walls
- Bollards
- Slopes and Berms
- Paving Materials and Textures
- Picket fencing
- Framed Lattice fencing
- Wrought Iron fencing
- Wide pedestrian friendly sidewalks





**Resources:** Existing staff

**Responsible Entity:** Tallahassee Police Department

**Implementing Strategies:**

Objective 3.4, Recommendation 7

Objective 4.2, Recommendations 1-6



## Task #8: Identify Funding Sources for Short-term Improvements

### Project Description:

Identify funding sources for short-term improvements in the Sector. Use this funding toward quick-fix projects in the Sector such as signage, landscaping, intersection improvements and replacement of facilities.



**Resources:** Community Redevelopment District funds and any other sources of funding

**Responsible Entity:** various City departments

### Implementing Strategies:

Objective 3.10.1, Recommendations 1, 2, 3



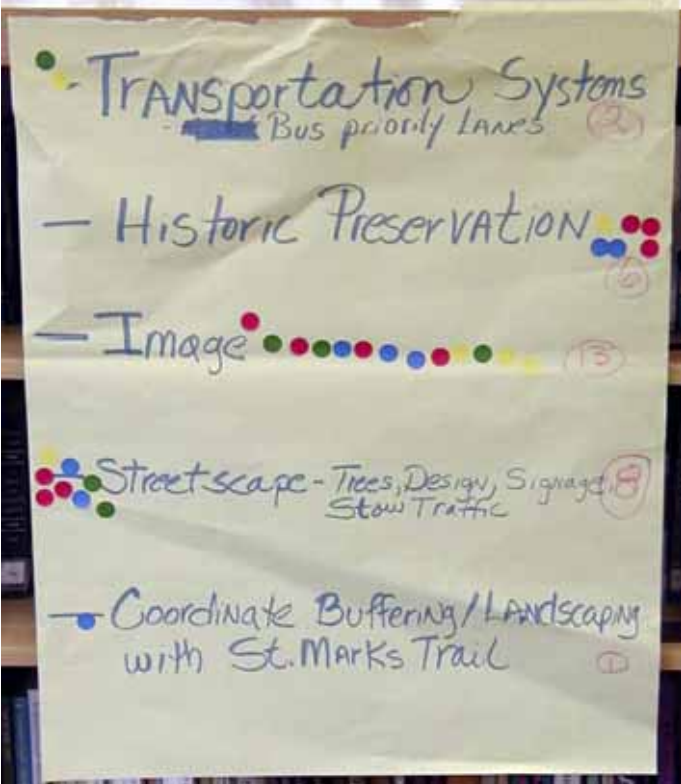
### Task #9: Create an Annual Report

#### Project Description:

Annually for 3 years, create a report updating the South Monroe stakeholders (South Monroe Steering Committee members, neighborhood groups, business associations, North Florida Fairgrounds and Florida A&M) and those on the South Monroe mailing list, of the progress being made in completing these implementation tasks.

**Resources:** Existing Resources

**Responsible Entity:** The Planning Department with input from other City departments



## REMAINING TASKS

**Task 1:** Encourage the South Monroe stakeholders to continue to work together to provide oversight for implementing the South Monroe Sector Plan and to complete the following tasks:

- Provide oversight for implementing the South Monroe Sector Plan.
- Assign a unique identity or name or names for the area based on community suggestions (e.g., So Mo).
- Plan seasonal events in the community for both the residents of the sector and the region (e.g., oyster festival, soap box derby races, car shows).
- Create an outreach program with businesses in the sector, the City and other public/private organizations to help beautify South Monroe such as an adopt-a-tree program.
- Establish a clean up day – paint, pressure wash, landscape.

**Resources:** Community Volunteers

**Responsible Entity:** Community Volunteers

**Implementing Strategies:**

Objective 1.2, Recommendations 1 and 2  
Objective 1.3, Recommendations 1 and 7  
Objective 4.1, Recommendation 3

**Task 2:** Pursue federal and state funding to purchase properties along the St. Augustine and East Branch to restore the floodplain and create urban greenways and passive recreational areas.

**Responsible Entities:** Planning Department, Public Works and Stormwater Department

**Staff Comment:** Staff recommends that the St. Augustine Branch be excluded because the portion located in the sector plan is a fully funded project through Blueprint 2000.



**Implementing Strategies:**

Objective 2.1, Recommendation 10

**Task 3:** Add an entrance sign with landscaping for the South City neighborhood.

**Resources:** Neighborhood Match Fund Grant Program.

**Responsible Entity:** The South City Neighborhood Association must apply for the neighborhood match grant. South City must make application through the Department of Neighborhood and Community Services.

**Implementing Strategies:**

Objective 3.4, Recommendation 2

Objective 4.1, Recommendation 2

**Task 4:** Focus Code Enforcement efforts on the South Monroe Sector. Develop sweep programs to focus on the most problematic areas of the sector.

**Responsible Entity:** Code Enforcement

**Resources:** Existing staff

**Implementing Strategies:**

Objective 4.1, Recommendation 6

**Task 5:** By 2004, assess the housing conditions within recommended neighborhoods within the sector to determine the need for housing rehabilitation. Design a professionally acceptable survey instrument to assess and document housing conditions and the need for housing rehabilitation. Conduct a survey of housing conditions in the recommended neighborhoods using trained volunteers. Develop a database of existing housing conditions. Use information from the database as



background data for grant applications and the development of housing rehabilitation assistance program.

**Responsible Entity:** Department of Neighborhood and Community Services (training), Planning Department and Neighborhood or Community Organizations.

**Resources:** Existing resources

**Implementing Strategies:**

Objective 1.4, Recommendations 1 - 5

**Task 6:** By 2004, inform property owners and residents of programs available through the City, County, State and not-for-profit housing service providers for housing rehabilitation. Train code enforcement officers on these programs to inform code violators of these assistance programs.

**Responsible Entity:** Department of Neighborhood and Community Services and Neighborhood or Community Organizations.

**Resources:** Existing resources

**Implementing Strategies:**

Objective 1.4, Recommendations 1 – 5

**Task 7:** By 2004, work with neighborhoods with a significant need for housing rehabilitation based upon the housing assessment. Determine how many residents/homeowners would participate in a housing rehabilitation program. If adequate support is identified, work with the neighborhood association or other organization to develop housing assistance programs such as:

- Conduct Do-It-Yourself classes for minor to moderate housing rehabilitation projects.



- In partnership with the Tallahassee Lenders' Consortium and/or other entities, provide training and possibly develop special funding programs to assist property owners on home renovations and mortgages.
- Establish a grant and/or loan program to provide grants and loans to make repairs to owner occupied homes in the sector.
- Provide regulatory relief, such as a waiver of setbacks, and appropriate environmental regulations, to homeowners upgrading or expanding their homes.
- Provide information on the sales tax rebate program to property owners/landlords undertaking rental rehabilitation projects. This program is available through the County's Enterprise Zone Designation.

**Responsible Entity:** Department of Neighborhood and Community Services, Planning Department, Growth Management Department and Neighborhood or Community Organizations.

**Resources:** Community Redevelopment Agency (CRA), the Community Block Development Grant (CBDG) and any other relevant and appropriate sources.

**Implementing Strategies:**

Objective 1.4, Recommendations 1 – 5

**Task 8:** Coordinate with the North Florida Fairgrounds and Leon County in the future use of the facility. If the Fairgrounds remain where currently located, then work to better integrate the Fair with the surrounding area including streetscape and landscaping improvements. If the Fairgrounds are moved then coordinate with any future actions to ensure any new development is consistent with the vision of the South Monroe Sector Plan.

**Resources:** Existing Resources





**Responsible Entity:** Planning Department

**Implementing Strategies:**

Objective 3.6, Recommendations 2 and 3



## Future Actions

**Task 1:** Conduct community meetings and encourage meaningful discussion with the community prior to completing any major stormwater facility within the sector.

### Implementing Strategies

Objective 2.1, Recommendation 3

**Task 2:** Monitor the progress of stormwater improvements and if necessary, lobby for additional studies if the proposed projects do not adequately address the flooding issues

### Implementing Strategies:

Objective 2.1, Recommendation 4

**Task 3:** When redevelopment is being proposed for the sector then the City should cooperate with the private sector to identify regional stormwater facilities to maximize land for development.

### Implementing Strategies:

Objective 2.3, Recommendation 1

**Task 4:** Prior to making significant land use changes, thorough market research should be completed to demonstrate a demand for such proposed uses. If a land use change is recommended, then the City will commit to coordinate with affected property/business owners including facilitating the pursuit of a Previous Existing Land Use Condition (PELUC) certificate so they may rebuild or expand.

### Implementing Strategies:

Objective 3.2, Recommendation 2

Objective 3.7, Recommendation 2



**Task 5:** Consider assisting public or private efforts to assemble property for development in the Sector where appropriate.

**Implementing Strategies:**

Objective 3.9.3, Recommendation 1

**Task 6:** In order to capitalize on the number of small businesses and cheaper property values for a commercial corridor, consider the opening of a small business incubator along the corridor to help entrepreneurs.

**Implementing Strategies:**

Objective 3.9.4, Recommendation 1

**Task 7:** If significant retail development or parking problems are occurring in the South Monroe Sector, then direct City staff to coordinate with property owners and business owners to identify solutions. These solutions may include:

- Encourage shared parking among businesses.
- Clearly designate all parking areas, as well as the location of overflow parking.
- Regulate the storage of materials in parking areas in order to maximize all available parking spaces.
- Explore the possibility of increasing the supply of parking through identifying future locations for central parking facilities.
- Identify funding sources for these improvements.

**Implementing Strategies:**

Objective 3.9.5, Recommendation 1  
Objective 3.9.6, Recommendation 1  
Objective 3.10.1, Recommendation 10



**Task 8:** Restore the floodplain systems along the St. Augustine Branch and East Branch. Redevelopment projects should be designed to accommodate intermittent flooding. State and federal grants should be pursued to restore previously developed properties to serve as natural areas/floodplain.

Floodplains should be reconstructed in a way that allows flooding to occur and incorporates this flooding as a landscape feature. In addition, work with Florida A&M, the State of Florida and Leon County to minimize flooding along the East Branch such as a joint use stormwater facility.

**Implementing Strategies:**

Objective 2.1, Recommendations 6 and 8

**Task 9:** If future changes warrant, conduct a market study for the South Monroe Sector to identify the business potential for the area and the need for any regulatory changes or incentives for the sector.

**Implementing Strategies:**

Objective 3.9.1 Recommendation 1







**TLCPD**  
*Tallahassee-Leon County  
Planning Department*