



March 29, 2023

Mr. Ray Eubanks
Plan Processing Administrator
State Land Planning Agency - Department of Economic Opportunity
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399

Re: Adopted Comprehensive Plan Small-Scale Map Amendments Package (23-01ESR)

Dear Mr. Eubanks:

The Tallahassee-Leon County Planning Department hereby submits adopted small-scale map amendments for the 2023 Comprehensive Plan Amendment Cycle for the City of Tallahassee and Leon County, amending the joint Tallahassee-Leon County 2030 Comprehensive Plan. These amendments are submitted pursuant to the City Commission adoption public hearing on March 22, 2023.

This adopted amendments are being submitted as small-scale amendments under section 163.3187(1), Florida Statutes. The adopted amendments package includes five small-scale map amendments.

<u>Amendment</u>	<u>Acres</u>
TMA 2023 007 – Westwood Plaza	0.80
TMA 2023 001 – 1718 Mahan Drive	9.59
TMA 2023 003 – 5411 Capital Circle SW	3.23
TMA 2023 004 – 3534 Thomasville Road	3.70
TMA 2023 005 – Lambert Heights/Merrivale	38.12

The cumulative total number of acres for small-scale amendments approved for the calendar year is approximately 55.44 acres. None of the adopted amendments are within an area of critical state concern. None of the adopted amendments involve a site within a rural area of opportunity.

Enclosed are the following ordinances adopting the comprehensive plan amendments:

- City of Tallahassee Ordinance 23-O-07 adopted March 22, 2023
- City of Tallahassee Ordinance 23-O-09 adopted March 22, 2023
- City of Tallahassee Ordinance 23-O-11 adopted March 22, 2023
- City of Tallahassee Ordinance 23-O-13 adopted March 22, 2023
- City of Tallahassee Ordinance 23-O-15 adopted March 22, 2023

The appropriate review agencies are copied on this letter and provided with a complete adopted amendments package in Portable Document Format (PDF).



TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT



If you have any questions concerning the proposed amendments, please contact Melinda Mohrman at (850) 891-6400; 300 South Adams Street, Tallahassee, FL 32301; FAX: (850) 891-6404; e-mail Melinda.Mohrman@talgov.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Melinda Mohrman".

Melinda Mohrman
Administrator of Comprehensive Planning
Tallahassee-Leon County Planning Department

cc:

Department of Agriculture and Consumer Services (w/attachments)
Department of Education (w/attachments)
Department of Environmental Protection (w/attachments)
Department of State (w/attachments)
Florida Fish and Wildlife Conservation Commission (w/attachments)
Department of Transportation, District Three (w/attachments)
Apalachee Regional Planning Council (w/attachments)
Northwest Florida Water Management District (w/attachments)

Emily Pepin (w/o attachments)
Lou Norvell (w/o attachments)

ATTACHMENT #1
SUMMARY CHART

**TALLAHASSEE-LEON COUNTY
MATRIX FOR 2023 CYCLE COMPREHENSIVE PLAN AMENDMENTS**

A = Approve
D = Denial
AM = Approve as Modified

<i>Item #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>	<i>Planning Staff Analysis</i>	<i>LPA Recommendation</i>	<i>Board/Commission Position</i>	<i>Status</i>
TMA 2023 001 1718 Mahan Drive	SMALL SCALE FUTURE LAND USE MAP	From: Residential Preservation To: Urban Residential 2 Approximately 9.59 acres	Consistent	A	A	Adopted Adoption Hearing March 22, 2023
TMA 2023 003 5411 Capital Circle SW	SMALL SCALE FUTURE LAND USE MAP	From: Heavy Industrial To: Suburban Approximately 3.23 acres	Consistent	A	A	Adopted Adoption Hearing March 22, 2023
TMA 2023 004 3534 Thomasville Road	SMALL SCALE FUTURE LAND USE MAP	From: Lake Protection To: High Intensity Urban Activity Center Approximately 3.7 acres	Consistent	A	A	Adopted Adoption Hearing March 22, 2023
TMA 2023 005 Lambert Heights/Merrivale	SMALL SCALE FUTURE LAND USE MAP	From: Residential Preservation To: University Transition Approximately 38.12 acres	Consistent	D	A	Adopted Adoption Hearing March 22, 2023
TMA 2023 007 Westwood Plaza	SMALL SCALE FUTURE LAND USE MAP	From: Government Operational To: University Transition Approximately 0.8 acres	Consistent	A	A	Adopted Adoption Hearing March 22, 2032

ATTACHMENT #2
EXECUTED ORDINANCES
ADOPTING
SMALL-SCALE PLAN
AMENDMENTS

Small-Scale Map Amendment

TMA 2023 007

Westwood Plaza

0.80 Acres

From: Government Operational

To: University Transition

Staff Analysis for Consistency with the Comprehensive Plan:

Consistent

Local Planning Agency Recommendation:

Approval

City Commission:

Adopted

ORDINANCE NO. 23-O-07

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE GOVERNMENT OPERATIONAL LAND USE CATEGORY TO THE UNIVERSITY TRANSITION LAND USE CATEGORY AT OCALA ROAD, NORTH OF 2006 CRABAPPLE DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of the City of Tallahassee to prepare and enforce comprehensive plans for the development of the City; and,

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empower and require the City Commission of the City of Tallahassee to (a) plan for the City's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and,

WHEREAS, pursuant to Section 163.3187, Florida Statutes, the City Commission of the City of Tallahassee has held several public work sessions, public meetings and several public hearings with due public notice having been provided, on this amendment to the Comprehensive Plan; and,

WHEREAS, the City Commission of the City of Tallahassee considered all oral and written comments received during public hearings, including the data collection and analyses packages, the recommendations of the Local Planning Agency/Planning Commission; and,

WHEREAS, in exercise of its authority, the City Commission of the City of Tallahassee has determined it necessary and desirable to adopt this amendment to the comprehensive plan to preserve and enhance present advantages; encourage the most appropriate use of land, water and

resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within the City of Tallahassee, and to meet all requirements of law.

NOW, THEREFORE, BE IT ENACTED by the City Commission of the City of Tallahassee, Florida, as follows, that:

Section 1. Purpose and Intent.

This ordinance is hereby enacted to carry out the purpose and intent of, and exercise the authority set out in, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act.

Section 2. Map Amendment.

The ordinance does hereby adopt the following portion of the text attached hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the following Plan element:

Map Amendment TMA2023007 which relates to the Future Land Use Map.

Section 3. Conflict With Other Ordinances and Codes.

All ordinances or parts of ordinances of the Code of Ordinances of the City of Tallahassee, Florida, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4. Severability.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5. Copy on File.

To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon

2030 Comprehensive Plan and this amendment thereto, shall also be located in the Tallahassee-Leon County Planning Department. The Planning Director shall also make copies available to the public for a reasonable publication charge.

Section 6. Effective Date.

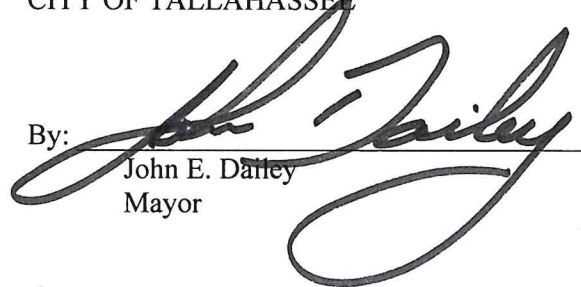
The effective date of this Plan amendment shall be according to law and the applicable statutes and regulations pertaining thereto.

INTRODUCED in the City Commission on the 8th day of March, 2023.

PASSED by the City Commission on the 22nd day of March, 2023.

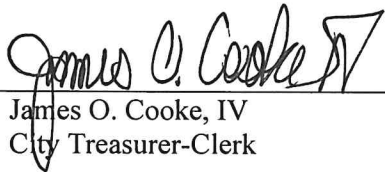


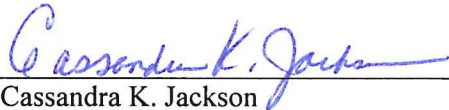
CITY OF TALLAHASSEE

By: 
John E. Dalley
Mayor

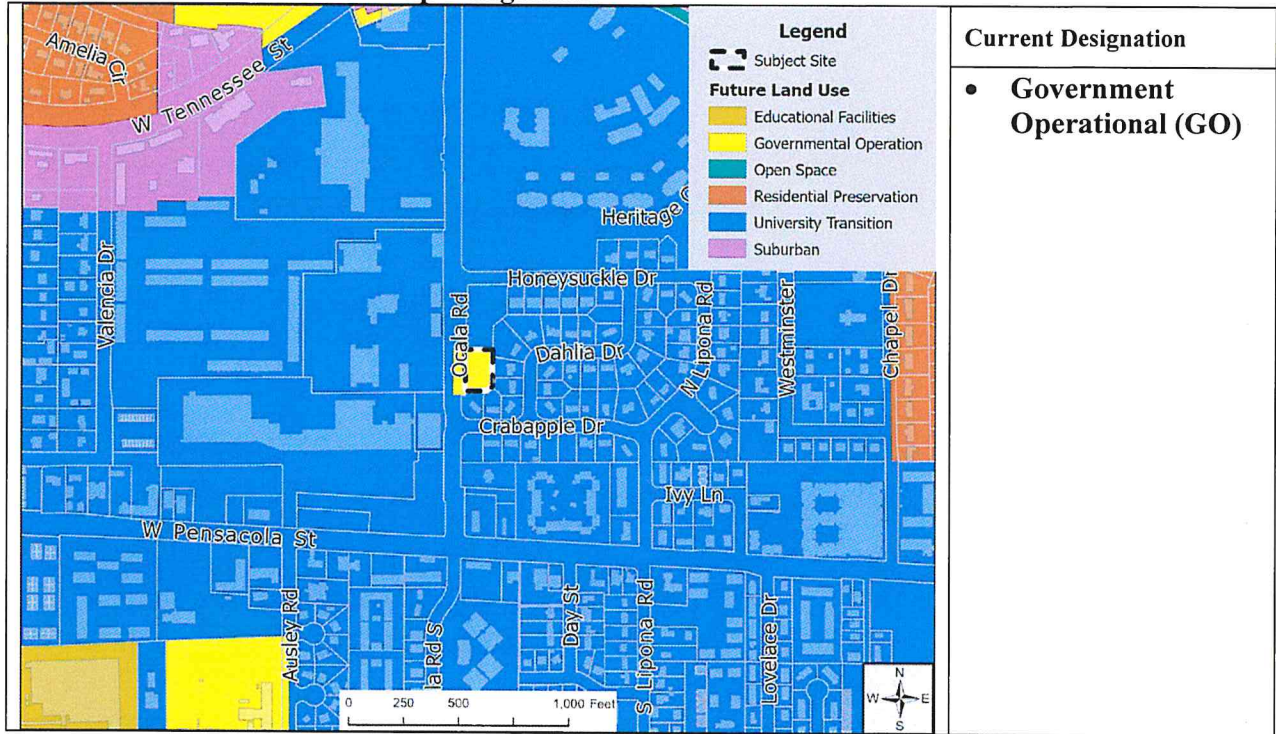
ATTEST:

APPROVED AS TO FORM:

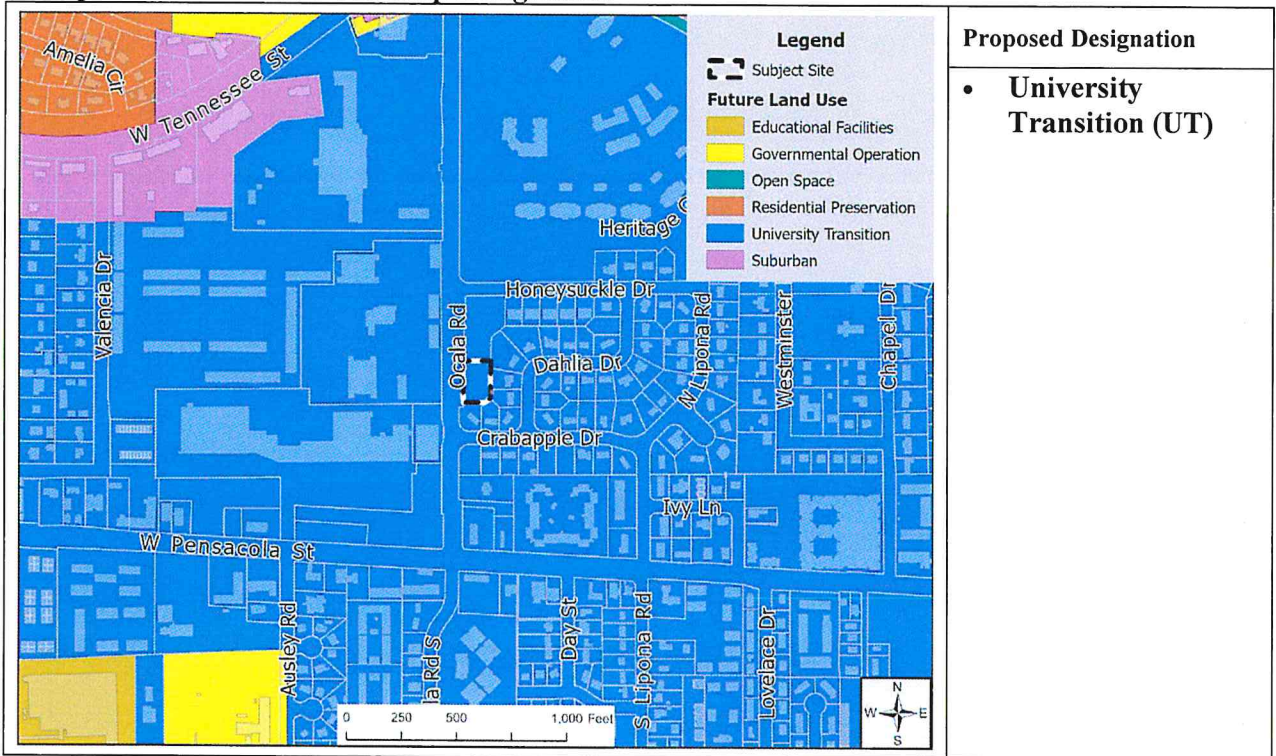
By: 
James O. Cooke, IV
City Treasurer-Clerk

By: 
Cassandra K. Jackson
City Attorney

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



TALLAHASSEE DEMOCRAT
Tallahassee.com
A GANNETT COMPANY

Attn: CINDY DICKINSON
CITY TALLAHASSEE TRASURY
300 S ADAMS ST
TALLAHASSEE, FL 32301

STATE OF WISCONSIN COUNTY OF BROWN

Before the undersigned authority personally appeared Heather who on oath says that he or she is a Legal Advertising Representative of the Tallahassee Democrat, a daily newspaper published at Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

In the Second Judicial Circuit Court was published in said newspaper in the issues of:

3/10/2023

Affiant further says that the said Tallahassee Democrat is a newspaper published at Tallahassee, in the said Leon County, Florida, and that the said newspaper has heretofore been continuously published in said Leon County, Florida each day and has been entered as periodicals matter at the post office in Tallahassee, in said Leon County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 10th day of March, 2023 by Heather who is personally known to me.

Affiant
Kathleen Allen

Notary Public, State of Wisconsin, County of Brown
1-7-25

My commission expires

KATHLEEN ALLEN
Notary Public
State of Wisconsin

Notice of Change of Land Use Comprehensive Plan Amendment & Rezoning Public Hearing

City Commission Adoption Public Hearing and Implementing Ordinance and Rezoning Public Hearing
Wednesday, March 22, 2023, 6pm, City of Tallahassee Commission Chambers
300 S. Adams Street, Tallahassee, FL 32301

MAP AMENDMENT ADOPTION

At the above public hearing the City Commission will take public comments on and consider adoption of the following Ordinances, which adopts the map amendments in this advertisement:

ORDINANCE NO. 23-O-07

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE GOVERNMENT OPERATIONAL LAND USE CATEGORY TO THE UNIVERSITY TRANSITION LAND USE CATEGORY AT OCALA ROAD NORTH OF CRABAPPLE DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Westwood Plaza
Reference Number: TMA2023007
Applicant: Tallahassee-Leon County Planning Department

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Government Operational (GO) to University Transition (UT) on approximately 0.8 acres. The parcel is located adjacent to Ocala Road north of Crabapple Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 1 (RP-1) to University Transition (UT) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-09

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE RESIDENTIAL PRESERVATION LAND USE CATEGORY TO THE URBAN RESIDENTIAL 2 LAND USE CATEGORY AT MAHAN DRIVE AND MARYS DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: 1718 Mahan Drive
Reference Number: TMA2023001
Applicant: Darren Rajendranath

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation (RP) to Urban Residential 2 on approximately 9.59 acres. The parcels are located at the intersection of Mahan Drive and Mary's Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 2 (RP-2) to Medium Density Residential District (MR) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-11

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE HEAVY INDUSTRIAL LAND USE CATEGORY TO THE SUBURBAN LAND USE CATEGORY AT 5411 CAPITAL CIRCLE SW; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: 5411 Capital Circle SW
Reference Number: TMA2023003
Applicant: Sandco, Inc.

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Heavy Industrial (I) to Suburban (SUB) on approximately 3.23 acres. The parcel is located at the northwest corner of Capital Circle SW and Woodville Highway.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Industrial (I) to General Commercial (C-2) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-13

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE LAKE PROTECTION LAND USE CATEGORY TO THE HIGH INTENSITY URBAN ACTIVITY CENTER LAND USE CATEGORY AT 3534 THOMASVILLE ROAD; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: 3534 Thomasville Road

Reference Number: TMA2023004
Applicant: CW Meeks Construction, Inc.

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Lake Protection (LP) to High Intensity Urban Activity Center (AC) on approximately 3.7 acres. The parcels are located near the southwest corner of Thomasville Road and Maclay Road.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Lake Protection (LP) to High Intensity Urban Activity Center (AC) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-15

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE RESIDENTIAL PRESERVATION LAND USE CATEGORY TO THE UNIVERSITY TRANSITION LAND USE CATEGORY WITHIN THE 38.12 ACRE AREA WEST OF STADIUM DRIVE AND NORTH OF PENSACOLA STREET; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Lambert Heights & Merrivale Subdivisions

Reference Number: TMA2023005
Applicant: Tallahassee-Leon County Planning Department

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation (RP) to University Transition (UT) on approximately 38.12 acres. The area includes the Lambert Heights and Merrivale Subdivisions located at the northwest corner of Pensacola Street and Stadium Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 1 (RP-1) to University Transition (UT) is requested to implement the proposed amendment to the Future Land Use Map.

REZONINGS

ORDINANCE NO. 23-Z-08

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS UNIVERSITY TRANSITION (UT) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 1 (RP-1) AT OCALA ROAD NORTH OF CRABAPPLE DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023007, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 1 (RP-1) to University Transition (UT) Zoning District.

ORDINANCE NO. 23-Z-10

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS MEDIUM DENSITY RESIDENTIAL DISTRICT (MR) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 2 (RP-2) AT MAHAN DRIVE AND MARYS DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023001, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 2 (RP-2) to Medium Density Residential (MR) Zoning District.

ORDINANCE NO. 23-Z-12

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS GENERAL COMMERCIAL (C-2) ON THE OFFICIAL ZONING MAP FROM INDUSTRIAL (I) AT 5411 CAPITAL CIRCLE SW; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023003, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Industrial (I) to General Commercial (C-2) Zoning District.

ORDINANCE NO. 23-Z-14

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS HIGH INTENSITY URBAN ACTIVITY CENTER (AC) ON THE OFFICIAL ZONING MAP FROM LAKE PROTECTION (LP) AT 3534 THOMASVILLE ROAD; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023004, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Lake Protection (LP) to High Intensity Urban Activity Center (AC) Zoning District.

ORDINANCE NO. 23-Z-16

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS UNIVERSITY TRANSITION (UT) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 1 (RP-1) WITHIN THE 38.12 ACRE AREA WEST OF STADIUM DRIVE AND NORTH OF PENSACOLA STREET; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023005, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 1 (RP-1) to University Transition (UT) Zoning District.

Persons who do not wish to attend the meeting in person may offer "live" comments during the meeting via a weblink or telephone dial-in connection. To register for the weblink or dial-in access, visit www.talgov.com/citizeninput. Registration must be received by 9pm the day prior to the meeting. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting, they will need a record of the proceedings and should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Copies of said ordinance(s) may be inspected in the Office of the City Treasurer-Clerk, City Hall, 300 South Adams Street, Tallahassee, Florida or by calling (850) 891-8130

Adoption Hearing 3/22/23

Small Scale Map Amendment

TMA 2023 001

1718 Mahan Drive

9.59 Acres

From: Residential Preservation

To: Urban Residential 2

Staff Analysis for Consistency with Comprehensive Plan:

Consistent

Local Planning Agency Recommendation:

Approval

City Commission:

Adopted

ORDINANCE NO. 23-O-09

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE RESIDENTIAL PRESERVATION LAND USE CATEGORY TO THE URBAN RESIDENTIAL 2 CATEGORY AT MARYS DRIVE AT MAHAN DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of the City of Tallahassee to prepare and enforce comprehensive plans for the development of the City; and,

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empower and require the City Commission of the City of Tallahassee to (a) plan for the City's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and,

WHEREAS, pursuant to Section 163.3187, Florida Statutes, the City Commission of the City of Tallahassee has held several public work sessions, public meetings and several public hearings with due public notice having been provided, on this amendment to the Comprehensive Plan; and,

WHEREAS, the City Commission of the City of Tallahassee considered all oral and written comments received during public hearings, including the data collection and analyses packages, the recommendations of the Local Planning Agency/Planning Commission; and,

WHEREAS, in exercise of its authority, the City Commission of the City of Tallahassee has determined it necessary and desirable to adopt this amendment to the comprehensive plan to preserve and enhance present advantages; encourage the most appropriate use of land, water and

resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within the City of Tallahassee, and to meet all requirements of law.

NOW, THEREFORE, BE IT ENACTED by the City Commission of the City of Tallahassee, Florida, as follows, that:

Section 1. Purpose and Intent.

This ordinance is hereby enacted to carry out the purpose and intent of, and exercise the authority set out in, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act.

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The ordinance does hereby adopt the following portion of the text attached hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the following Plan element:

Map Amendment TMA2023001 which relates to the Future Land Use Map.

Section 3. Conflict With Other Ordinances and Codes.

All ordinances or parts of ordinances of the Code of Ordinances of the City of Tallahassee, Florida, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4. Severability.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5. Copy on File.

To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon

2030 Comprehensive Plan and this amendment thereto, shall also be located in the Tallahassee-Leon County Planning Department. The Planning Director shall also make copies available to the public for a reasonable publication charge.

Section 6. Effective Date.

The effective date of this Plan amendment shall be according to law and the applicable statutes and regulations pertaining thereto.

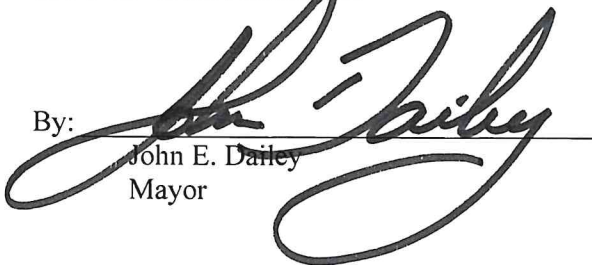
INTRODUCED in the City Commission on the 8th day of March, 2023.

PASSED by the City Commission on the 22nd day of March, 2023.



CITY OF TALLAHASSEE

By:


John E. Dailey
Mayor

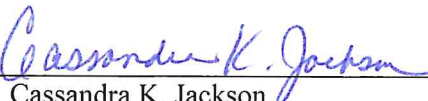
ATTEST:

APPROVED AS TO FORM:

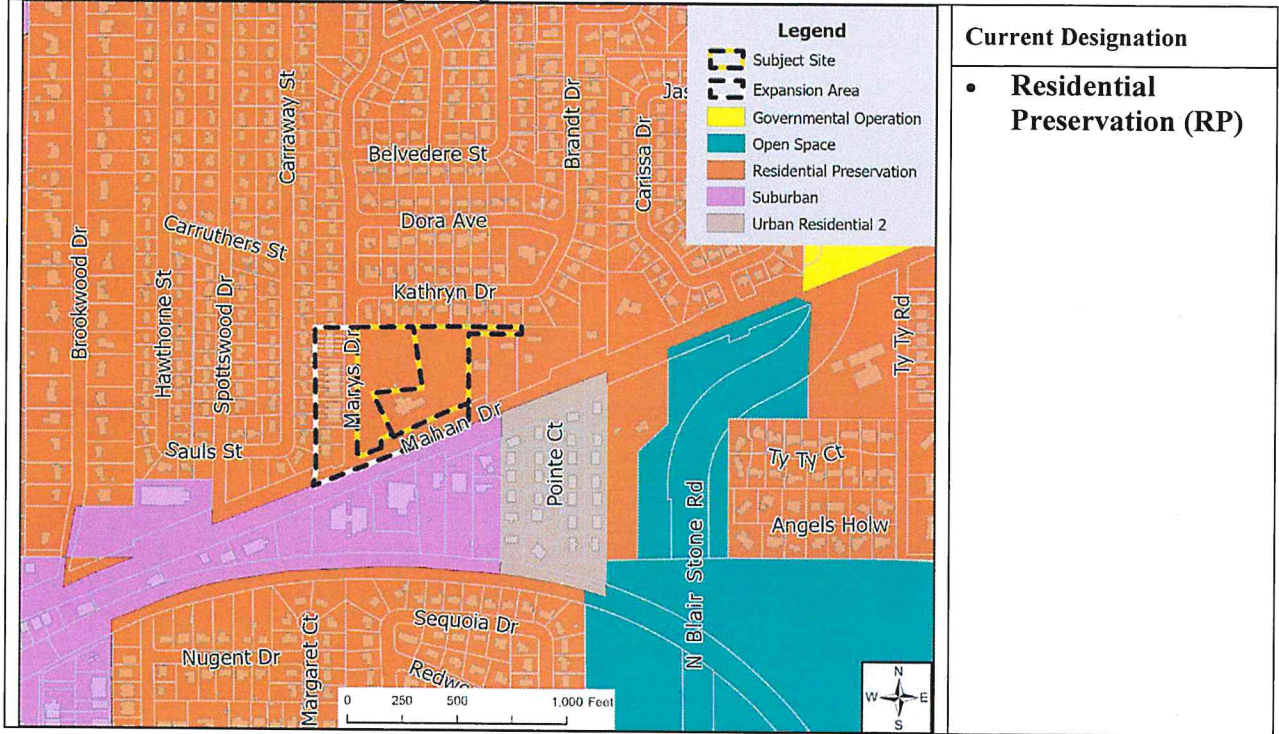
By:


James O. Cooke, IV
City Treasurer-Clerk

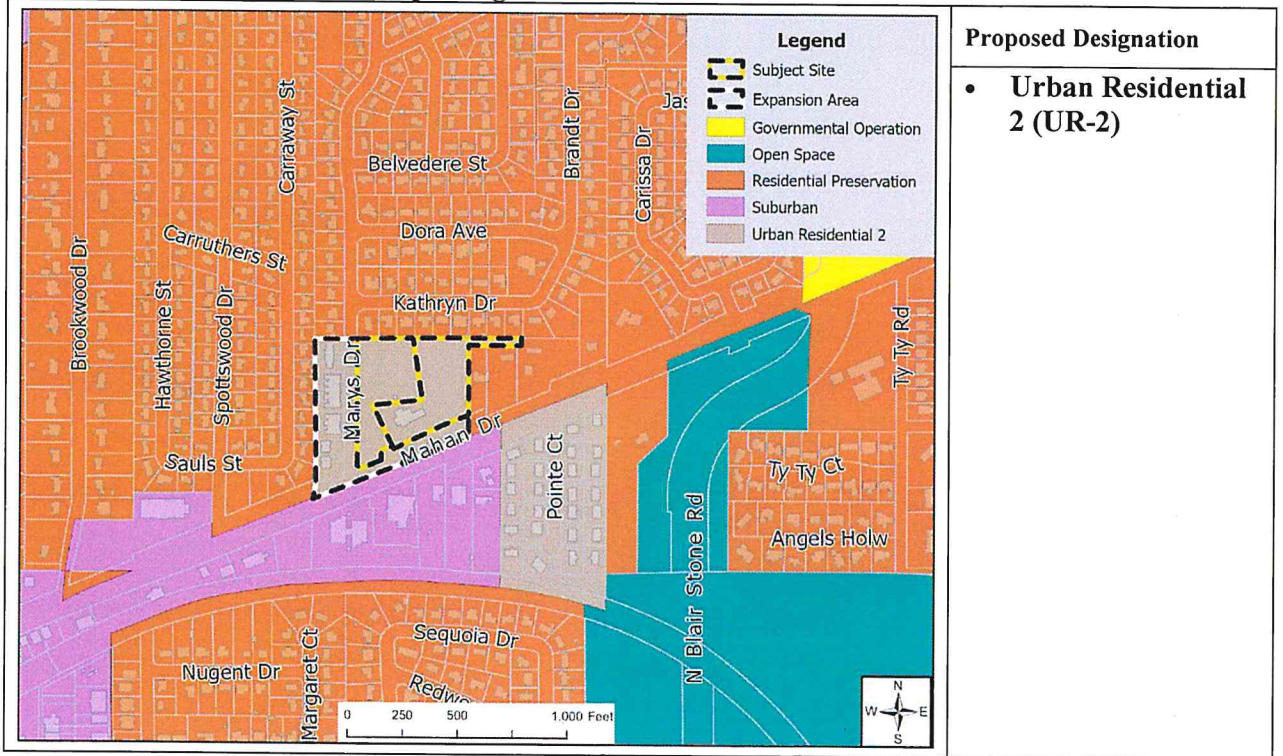
By:


Cassandra K. Jackson
City Attorney

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



TALLAHASSEE DEMOCRAT
Tallahassee.com
A GANNETT COMPANY

Attn: CINDY DICKINSON
CITY TALLAHASSEE TRASURY
300 S ADAMS ST
TALLAHASSEE, FL 32301

STATE OF WISCONSIN COUNTY OF BROWN

Before the undersigned authority personally appeared [Signature] who on oath says that he or she is a Legal Advertising Representative of the Tallahassee Democrat, a daily newspaper published at Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

In the Second Judicial Circuit Court was published in said newspaper in the issues of:

3/10/2023

Affiant further says that the said Tallahassee Democrat is a newspaper published at Tallahassee, in the said Leon County, Florida, and that the said newspaper has heretofore been continuously published in said Leon County, Florida each day and has been entered as periodicals matter at the post office in Tallahassee, in said Leon County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 10th day of March, 2023 by [Signature] who is personally known to me.

Affiant [Signature]

Notary Public, State of Wisconsin, County of Brown
[Signature]

My commission expires

KATHLEEN ALLEN
Notary Public
State of Wisconsin

Notice of Change of Land Use Comprehensive Plan Amendment & Rezoning Public Hearing

City Commission Adoption Public Hearing and Implementing Ordinance and Rezoning Public Hearing
Wednesday, March 22, 2023, 6pm, City of Tallahassee Commission Chambers
300 S. Adams Street, Tallahassee, FL 32301

MAP AMENDMENT ADOPTION

At the above public hearing the City Commission will take public comments on and consider adoption of the following Ordinances, which adopts the map amendments in this advertisement:

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Requested Map Amendment: Westwood Plaza

Reference Number: TMA2023007

Applicant: Tallahassee-Leon County Planning Department

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Government Operational (GO) to University Transition (UT) on approximately 0.8 acres. The parcel is located adjacent to Ocala Road north of Crabapple Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 1 (RP-1) to University Transition (UT) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-09

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE RESIDENTIAL PRESERVATION LAND USE CATEGORY TO THE URBAN RESIDENTIAL 2 LAND USE CATEGORY AT MAHAN DRIVE AND MARYS DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: 1718 Mahan Drive

Reference Number: TMA2023001

Applicant: Darren Rajendranath

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation (RP) to Urban Residential 2 on approximately 9.59 acres. The parcels are located at the intersection of Mahan Drive and Mary's Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 2 (RP-2) to Medium Density Residential District (MR) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-11

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE HEAVY INDUSTRIAL LAND USE CATEGORY TO THE SUBURBAN LAND USE CATEGORY AT 5411 CAPITAL CIRCLE SW; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: 5411 Capital Circle SW

Reference Number: TMA2023003

Applicant: Sandco, Inc.

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Heavy Industrial (I) to Suburban (SUB) on approximately 3.23 acres. The parcel is located at the northwest corner of Capital Circle SW and Woodville Highway.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Industrial (I) to General Commercial (C-2) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-13

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE LAKE PROTECTION LAND USE CATEGORY TO THE HIGH INTENSITY URBAN ACTIVITY CENTER LAND USE CATEGORY AT 3534 THOMASVILLE ROAD; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: 3534 Thomasville Road

Reference Number: TMA2023004

Applicant: CW Meeks Construction, Inc.

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Lake Protection (LP) to High Intensity Urban Activity Center (AC) on approximately 3.7 acres. The parcels are located near the southwest corner of Thomasville Road and Maclay Road.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Lake Protection (LP) to High Intensity Urban Activity Center (AC) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-15

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE RESIDENTIAL PRESERVATION LAND USE CATEGORY TO THE UNIVERSITY TRANSITION LAND USE CATEGORY WITHIN THE 38.12 ACRE AREA WEST OF STADIUM DRIVE AND NORTH OF PENSACOLA STREET; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Lambert Heights & Merrivale Subdivisions

Reference Number: TMA2023005

Applicant: Tallahassee-Leon County Planning Department

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation (RP) to University Transition (UT) on approximately 38.12 acres. The area includes the Lambert Heights and Merrivale Subdivisions located at the northwest corner of Pensacola Street and Stadium Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 1 (RP-1) to University Transition (UT) is requested to implement the proposed amendment to the Future Land Use Map.

REZONINGS

ORDINANCE NO. 23-Z-08

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS UNIVERSITY TRANSITION (UT) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 1 (RP-1) AT OCALA ROAD NORTH OF CRABAPPLE DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023007, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 1 (RP-1) to University Transition (UT) Zoning District.

ORDINANCE NO. 23-Z-10

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS MEDIUM DENSITY RESIDENTIAL DISTRICT (MR) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 2 (RP-2) AT MAHAN DRIVE AND MARYS DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023001, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 2 (RP-2) to Medium Density Residential (MR) Zoning District.

ORDINANCE NO. 23-Z-12

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS GENERAL COMMERCIAL (C-2) ON THE OFFICIAL ZONING MAP FROM INDUSTRIAL (I) AT 5411 CAPITAL CIRCLE SW; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023003, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Industrial (I) to General Commercial (C-2) Zoning District.

ORDINANCE NO. 23-Z-14

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS HIGH INTENSITY URBAN ACTIVITY CENTER (AC) ON THE OFFICIAL ZONING MAP FROM LAKE PROTECTION (LP) AT 3534 THOMASVILLE ROAD; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023004, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Lake Protection (LP) to High Intensity Urban Activity Center (AC) Zoning District.

ORDINANCE NO. 23-Z-16

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS UNIVERSITY TRANSITION (UT) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 1 (RP-1) WITHIN THE 38.12 ACRE AREA WEST OF STADIUM DRIVE AND NORTH OF PENSACOLA STREET; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023005, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 1 (RP-1) to University Transition (UT) Zoning District.

Persons who do not wish to attend the meeting in person may offer "live" comments during the meeting via a weblink or telephone dial-in connection. To register for the weblink or dial-in access, visit www.talgov.com/citizeninput. Registration must be received by 9pm the day prior to the meeting. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting, they will need a record of the proceedings and should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Copies of said ordinance(s) may be inspected in the Office of the City Treasurer-Clerk, City Hall, 300 South Adams Street, Tallahassee, Florida or by calling (850) 891-8130

Adoption Hearing 3/22/23

Legal Notices

Legal Notices

Legal Notices

Legal Notices

Legal Notices

Legal Notices

INVITATION TO BID (ITB)
SCHOOL BOARD OF LEON COUNTY, FLORIDA
 The School Board of Leon County, Florida, is soliciting sealed bids from qualified vendors for the following contract:
 ITB No.: 2731-2023 Security System for Lively Technical College
 Due Date: April 11, 2023 at 2:00 P.M.
 Mandatory Pre-Bid Walkthrough: March 16, 2023 at 9:00 a.m. at Lively Technical College, 500 Appleyard Drive Tallahassee, FL.
 Bid form and specifications may be downloaded from the District Website at <http://www.leoncountyfl.com> or on DemandStar at <http://www.demandstar.com>.
 Bids shall be addressed and returned to:
 June Kral, Director of Purchasing & Property Management
 CSCB Purchasing Department
 2350 West Thurgate Street
 Tallahassee, FL 32304
 The School Board of Leon County reserves the right to waive irregularities and informatics in any bid and to reject any or all bids in whole or part, with or without cause, and accept the bid that, in its judgment, will be for the best interest of the School Board.
THE SCHOOL BOARD OF LEON COUNTY, FLORIDA
 Alys Swafford Smith
 Board Chair
 Rocky Hanna
 Superintendent of Schools
 PUBLICATION: 3/10/23

Request for Proposal
 The City of Gracia (City) requests proposals to provide administration and/or engineering services related to the City's Florida Community Development Block Grants (Community Development Block Grant-Disaster Recovery-CDBG-DR) and/or Community Development Block Grant Mitigation-CDBG-MIT) as awarded by the Florida Department of Economic Opportunity.
PROPOSAL SUBMISSION:
 Respondents are required to submit their response to this Request for Proposal electronically via DemandStar no later than 2:00 P.M. on Monday, March 20, 2023, at which time they will be electronically opened and published via DemandStar. No proposals will be received after this time.
 RF-P-23-023 COMMUNITY DEVELOPMENT BLOCK GRANT ADMINISTRATION AND/OR ENGINEERING SERVICES
 Copies of this Proposal Document may be obtained by contacting DemandStar via Gracia at www.demandstar.com or call toll free 1-800-731-1712 and request Document #RF-P-23-023, or at <http://www.leoncountyfl.com> or www.demandstar.com.
FOR INFORMATION:
 For information on this Request for Proposal, contact the City of Gracia, (850) 856-5235.
ACCEPTANCE AND REJECTION:
 The City of Gracia reserves the right to reject any or all submissions with or without cause; to waive any or all irregularities with regard to the specifications and to make the award to the firm offering the greatest advantage to the City. Please be advised that the submission(s) is/are issued subject to City of Gracia rules prohibiting certain communications with the City, as completely specified in General Conditions of the submission(s).
 PUBLICATION: March 10, 2023

NOTICE TO RECEIVE SEALED BIDS
 The City of Gracia will receive sealed bids from any qualified person, company or corporation interested in providing construction services for the following project:
North Avenue Resurfacing (ECOP)
 This project shall consist of resurfacing North Avenue as well as minor reconstruction and drainage improvements.
 Plans and specifications can be obtained at Dewberry Engineers Inc., 20684 Central Avenue East, Bloomington, Florida 32424. For questions, please contact Justin Ford at (850) 874-1300 or jford@dewberry.com. The bid must conform to Section 287.13(3) Florida Statutes, on public entity contracts.
 Completion date for this project will be 90 days from the date of the Notice to Proceed presented to the successful bidder.
 Liquidated damages for failure to complete the project on the specified date will be set at \$200.00 per day.
 Submittal responses shall be provided electronically via DemandStar at www.demandstar.com or by hard copy in sealed envelope in electronic format. Submittals must be received via DemandStar no later than Thursday, March 23, 2023 at 2:00 pm, the proposal will be accepted after the established deadline. The City will not be responsible for any delays related to the electronic submission of proposals.
 The bid will be awarded to the lowest responsive bidder.
 Cost for Plans and Specifications will be \$58.00 per set, and is non-refundable. Checks should be made payable to DEWBERRY ENGINEERS INC. Digital sets are available at no charge.
 All Bids shall remain firm for a period of sixty days after the opening. All bidders shall comply with all applicable State and local laws concerning licensing registration and regulation of contractors doing business to the State of Florida.
 PUBLICATION: March 10, 2023

Notice of Change of Land Use Comprehensive Plan Amendment & Rezoning Public Hearing

City Commission Adoption Public Hearing and Implementing Ordinance and Rezoning Public Hearing
 Wednesday, March 22, 2023, 6pm, City of Tallahassee Commission Chambers
 300 S. Adams Street, Tallahassee, FL 32301

MAP AMENDMENT ADOPTION

At the above public hearing the City Commission will take public comments on and consider adoption of the following Ordinances, which adopts the map amendments in this advertisement:

ORDINANCE NO. 23-O-07

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE GOVERNMENT OPERATIONAL LAND USE CATEGORY TO THE UNIVERSITY TRANSITION LAND USE CATEGORY AT OCALA ROAD NORTH OF CRABAPPLE DRIVE, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Westwood Plaza
Reference Number: TMA2023007
Applicant: Tallahassee-Leon County Planning Department

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Government Operational (GO) to University Transition (UT) on approximately 0.8 acres. The parcel is located adjacent to Ocala Road north of Crabapple Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 1 (RP-1) to University Transition (UT) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-09

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE RESIDENTIAL PRESERVATION LAND USE CATEGORY TO THE URBAN RESIDENTIAL 2 LAND USE CATEGORY AT MAHAN DRIVE AND MARYS DRIVE, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: 1718 Mahan Drive
Reference Number: TMA2023001
Applicant: Darren Rajendranath

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation (RP) to Urban Residential 2 on approximately 9.59 acres. The parcels are located at the intersection of Mahan Drive and Mary's Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 2 (RP-2) to Medium Density Residential District (MR) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-11

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE HEAVY INDUSTRIAL LAND USE CATEGORY TO THE SUBURBAN LAND USE CATEGORY AT 5411 CAPITAL CIRCLE SW, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: 5411 Capital Circle SW
Reference Number: TMA2023003
Applicant: Sandco, Inc.

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Heavy Industrial (I) to Suburban (SUB) on approximately 3.23 acres. The parcel is located at the northwest corner of Capital Circle SW and Woodville Highway.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Industrial (I) to General Commercial (C-2) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-13

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE LAKE PROTECTION LAND USE CATEGORY TO THE HIGH INTENSITY URBAN ACTIVITY CENTER LAND USE CATEGORY AT 3534 THOMASVILLE ROAD, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: 3534 Thomasville Road
Reference Number: TMA2023004
Applicant: CW Meeks Construction, Inc.

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Lake Protection (LP) to High Intensity Urban Activity Center (AC) on approximately 3.7 acres. The parcels are located near the southwest corner of Thomasville Road and Maclay Road.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Lake Protection (LP) to High Intensity Urban Activity Center (AC) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-15

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE RESIDENTIAL PRESERVATION LAND USE CATEGORY TO THE UNIVERSITY TRANSITION LAND USE CATEGORY WITHIN THE 38.12 ACRE AREA WEST OF STADIUM DRIVE AND NORTH OF PENSACOLA STREET, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Lambert Heights & Merrivale Subdivisions
Reference Number: TMA2023005
Applicant: Tallahassee-Leon County Planning Department

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation (RP) to University Transition (UT) on approximately 38.12 acres. The area includes the Lambert Heights and Merrivale Subdivisions located at the northwest corner of Pensacola Street and Stadium Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 1 (RP-1) to University Transition (UT) is requested to implement the proposed amendment to the Future Land Use Map.

REZONINGS

ORDINANCE NO. 23-Z-08

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS UNIVERSITY TRANSITION (UT) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 1 (RP-1) AT OCALA ROAD NORTH OF CRABAPPLE DRIVE, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023007, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 1 (RP-1) to University Transition (UT) Zoning District.

ORDINANCE NO. 23-Z-10

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS MEDIUM DENSITY RESIDENTIAL DISTRICT (MR) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 2 (RP-2) AT MAHAN DRIVE AND MARYS DRIVE, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023001, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 2 (RP-2) to Medium Density Residential (MR) Zoning District.

ORDINANCE NO. 23-Z-12

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS GENERAL COMMERCIAL (C-2) ON THE OFFICIAL ZONING MAP FROM INDUSTRIAL (I) AT 5411 CAPITAL CIRCLE SW, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023003, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Industrial (I) to General Commercial (C-2) Zoning District.

ORDINANCE NO. 23-Z-14

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS HIGH INTENSITY URBAN ACTIVITY CENTER (AC) ON THE OFFICIAL ZONING MAP FROM LAKE PROTECTION (LP) AT 3534 THOMASVILLE ROAD, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023004, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Lake Protection (LP) to High Intensity Urban Activity Center (AC) Zoning District.

ORDINANCE NO. 23-Z-16

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS UNIVERSITY TRANSITION (UT) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 1 (RP-1) WITHIN THE 38.12 ACRE AREA WEST OF STADIUM DRIVE AND NORTH OF PENSACOLA STREET, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023005, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 1 (RP-1) to University Transition (UT) Zoning District.

Persons who do not wish to attend the meeting in person may offer "live" comments during the meeting via a weblink or telephone dial-in connection. To register for the weblink or dial-in access, visit www.talgov.com/citizeninput. Registration must be received by 9pm the day prior to the meeting. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting, they will need a record of the proceedings and should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Copies of said ordinance(s) may be inspected in the Office of the City Treasurer-Clerk, City Hall, 300 South Adams Street, Tallahassee, Florida or by calling (850) 891-8130

Adoption Hearing 3/22/23

Small Scale Map Amendment

TMA 2023 003

5411 Capital Circle SW

3.23 Acres

From: Heavy Industrial

To: Suburban

Staff Analysis for Consistency with Comprehensive Plan:

Consistent

Local Planning Agency Recommendation:

Approval

City Commission:

Adopted

ORDINANCE NO. 23-O-11

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE HEAVY INDUSTRIAL LAND USE CATEGORY TO THE SUBURBAN LAND USE CATEGORY AT 5411 CAPITAL CIRCLE SW; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of the City of Tallahassee to prepare and enforce comprehensive plans for the development of the City; and,

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empower and require the City Commission of the City of Tallahassee to (a) plan for the City's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and,

WHEREAS, pursuant to Section 163.3187, Florida Statutes, the City Commission of the City of Tallahassee has held several public work sessions, public meetings and several public hearings with due public notice having been provided, on this amendment to the Comprehensive Plan; and,

WHEREAS, the City Commission of the City of Tallahassee considered all oral and written comments received during public hearings, including the data collection and analyses packages, the recommendations of the Local Planning Agency/Planning Commission; and,

WHEREAS, in exercise of its authority, the City Commission of the City of Tallahassee has determined it necessary and desirable to adopt this amendment to the comprehensive plan to preserve and enhance present advantages; encourage the most appropriate use of land, water and

resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within the City of Tallahassee, and to meet all requirements of law.

NOW, THEREFORE, BE IT ENACTED by the City Commission of the City of Tallahassee, Florida, as follows, that:

Section 1. Purpose and Intent.

This ordinance is hereby enacted to carry out the purpose and intent of, and exercise the authority set out in, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act.

Section 2. Map Amendment.

The ordinance does hereby adopt the following portion of the text attached hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the following Plan element:

Map Amendment TMA2023003 which relates to the Future Land Use Map.

Section 3. Conflict With Other Ordinances and Codes.

All ordinances or parts of ordinances of the Code of Ordinances of the City of Tallahassee, Florida, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4. Severability.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5. Copy on File.

To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon

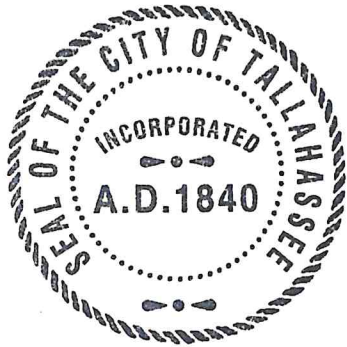
2030 Comprehensive Plan and this amendment thereto, shall also be located in the Tallahassee-Leon County Planning Department. The Planning Director shall also make copies available to the public for a reasonable publication charge.

Section 6. Effective Date.

The effective date of this Plan amendment shall be according to law and the applicable statutes and regulations pertaining thereto.

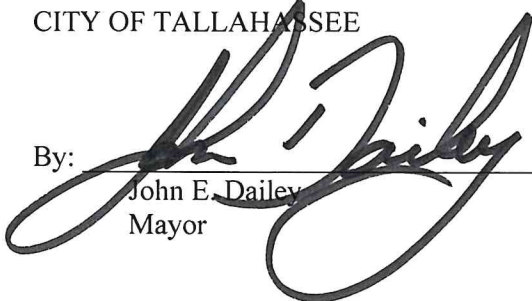
INTRODUCED in the City Commission on the 8th day of March, 2023.

PASSED by the City Commission on the 22nd day of March, 2023.



CITY OF TALLAHASSEE

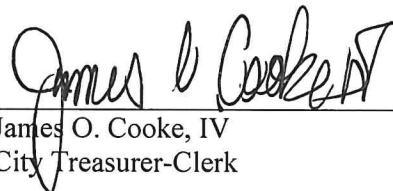
By:


John E. Dailey
Mayor

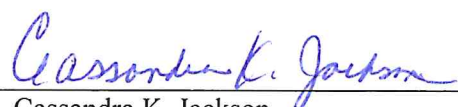
ATTEST:

APPROVED AS TO FORM:

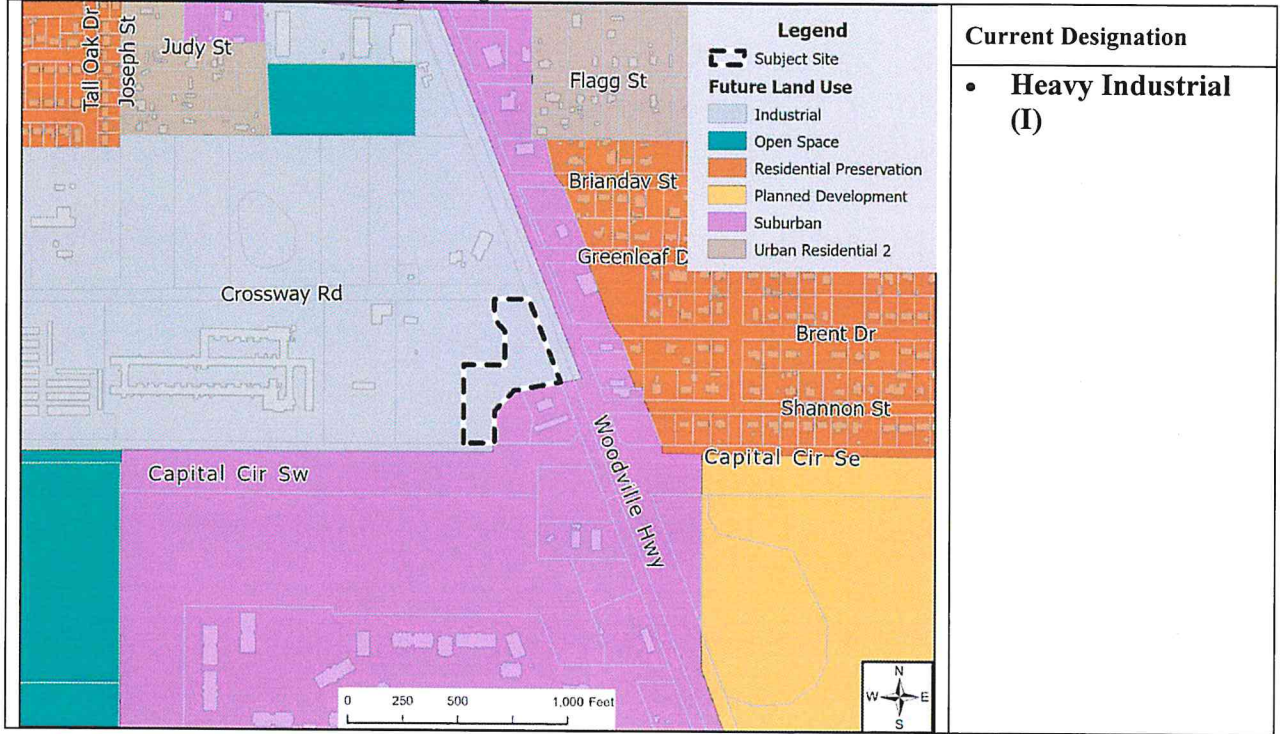
By:


James O. Cooke, IV
City Treasurer-Clerk

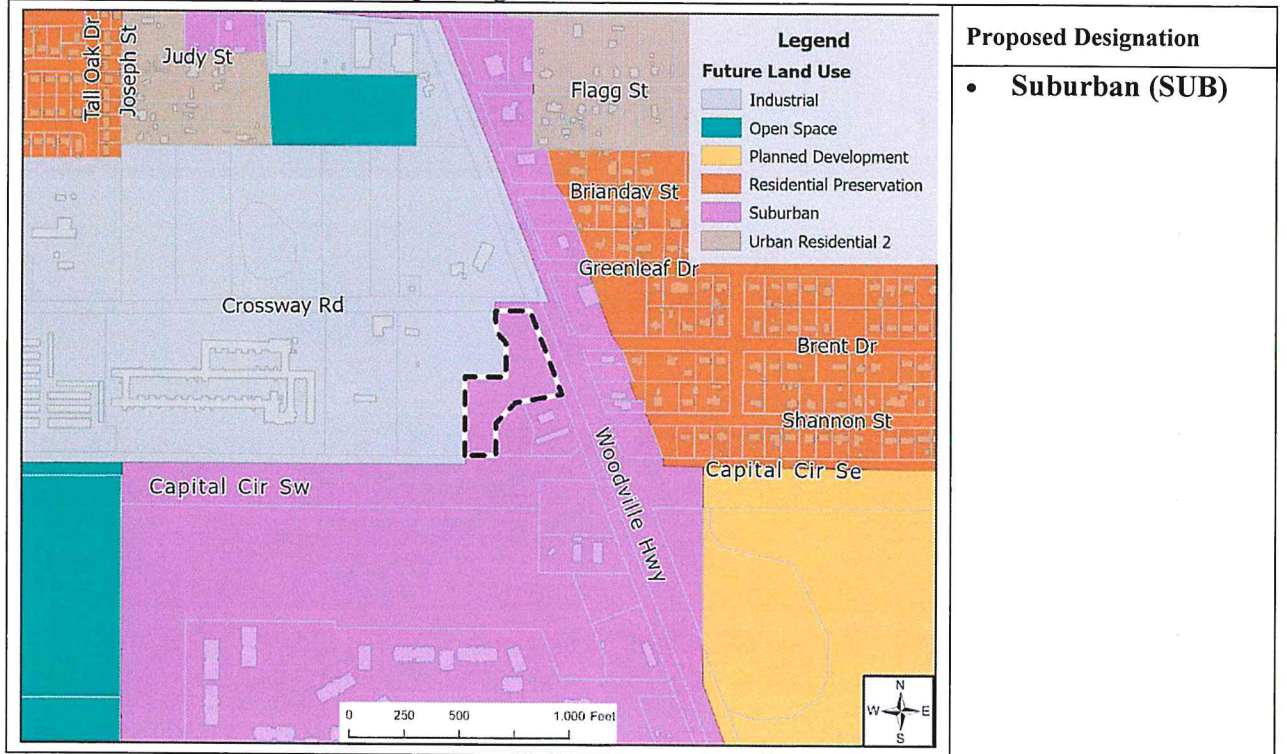
By:


Cassandra K. Jackson
City Attorney

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



TALLAHASSEE DEMOCRAT
Tallahassee.com
A GANNETT COMPANY

Attn: CINDY DICKINSON
CITY TALLAHASSEE TRASURY
300 S ADAMS ST
TALLAHASSEE, FL 32301

STATE OF WISCONSIN COUNTY OF BROWN

Before the undersigned authority personally appeared Jeffery who on oath says that he or she is a Legal Advertising Representative of the Tallahassee Democrat, a daily newspaper published at Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

In the Second Judicial Circuit Court was published in said newspaper in the issues of:

3/10/2023

Affiant further says that the said Tallahassee Democrat is a newspaper published at Tallahassee, in the said Leon County, Florida, and that the said newspaper has heretofore been continuously published in said Leon County, Florida each day and has been entered as periodicals matter at the post office in Tallahassee, in said Leon County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 10th day of March, 2023 by Jeffery who is personally known to me.

[Signature]

Affiant

[Signature: Kathleen Allen]

Notary Public, State of Wisconsin, County of Brown

1-7-95

My commission expires

KATHLEEN ALLEN
Notary Public
State of Wisconsin

Notice of Change of Land Use Comprehensive Plan Amendment & Rezoning Public Hearing

City Commission Adoption Public Hearing and Implementing Ordinance and Rezoning Public Hearing
Wednesday, March 22, 2023, 6pm, City of Tallahassee Commission Chambers
300 S. Adams Street, Tallahassee, FL 32301

MAP AMENDMENT ADOPTION

At the above public hearing the City Commission will take public comments on and consider adoption of the following Ordinances, which adopts the map amendments in this advertisement:

ORDINANCE NO. 23-0-07

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE GOVERNMENT OPERATIONAL LAND USE CATEGORY TO THE UNIVERSITY TRANSITION LAND USE CATEGORY AT OCALA ROAD NORTH OF CRABAPPLE DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Westwood Plaza

Reference Number: TMA2023007

Applicant: Tallahassee-Leon County Planning Department

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Government Operational (GO) to University Transition (UT) on approximately 0.8 acres. The parcel is located adjacent to Ocala Road north of Crabapple Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 1 (RP-1) to University Transition (UT) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-0-09

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE RESIDENTIAL PRESERVATION LAND USE CATEGORY TO THE URBAN RESIDENTIAL 2 LAND USE CATEGORY AT MAHAN DRIVE AND MARYS DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: 1718 Mahan Drive

Reference Number: TMA2023001

Applicant: Darren Rajendranath

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation (RP) to Urban Residential 2 on approximately 9.59 acres. The parcels are located at the intersection of Mahan Drive and Mary's Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 2 (RP-2) to Medium Density Residential District (MR) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-0-11

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE HEAVY INDUSTRIAL LAND USE CATEGORY TO THE SUBURBAN LAND USE CATEGORY AT 5411 CAPITAL CIRCLE SW; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: 5411 Capital Circle SW

Reference Number: TMA2023003

Applicant: Sandco, Inc.

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Heavy Industrial (I) to Suburban (SUB) on approximately 3.23 acres. The parcel is located at the northwest corner of Capital Circle SW and Woodville Highway.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Industrial (I) to General Commercial (C-2) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-0-13

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE LAKE PROTECTION LAND USE CATEGORY TO THE HIGH INTENSITY URBAN ACTIVITY CENTER LAND USE CATEGORY AT 3534 THOMASVILLE ROAD; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: 3534 Thomasville Road

Reference Number: TMA2023004

Applicant: CW Meeks Construction, Inc.

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Lake Protection (LP) to High Intensity Urban Activity Center (AC) on approximately 3.7 acres. The parcels are located near the southwest corner of Thomasville Road and Maclay Road.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Lake Protection (LP) to High Intensity Urban Activity Center (AC) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-0-15

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE RESIDENTIAL PRESERVATION LAND USE CATEGORY TO THE UNIVERSITY TRANSITION LAND USE CATEGORY WITHIN THE 38.12 ACRE AREA WEST OF STADIUM DRIVE AND NORTH OF PENSACOLA STREET; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Lambert Heights & Merrivale Subdivisions

Reference Number: TMA2023005

Applicant: Tallahassee-Leon County Planning Department

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation (RP) to University Transition (UT) on approximately 38.12 acres. The area includes the Lambert Heights and Merrivale Subdivisions located at the northwest corner of Pensacola Street and Stadium Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 1 (RP-1) to University Transition (UT) is requested to implement the proposed amendment to the Future Land Use Map.

REZONINGS

ORDINANCE NO. 23-Z-08

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS UNIVERSITY TRANSITION (UT) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 1 (RP-1) AT OCALA ROAD NORTH OF CRABAPPLE DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023007, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 1 (RP-1) to University Transition (UT) Zoning District.

ORDINANCE NO. 23-Z-10

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS MEDIUM DENSITY RESIDENTIAL DISTRICT (MR) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 2 (RP-2) AT MAHAN DRIVE AND MARYS DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023001, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 2 (RP-2) to Medium Density Residential (MR) Zoning District.

ORDINANCE NO. 23-Z-12

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS GENERAL COMMERCIAL (C-2) ON THE OFFICIAL ZONING MAP FROM INDUSTRIAL (I) AT 5411 CAPITAL CIRCLE SW; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023003, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Industrial (I) to General Commercial (C-2) Zoning District.

ORDINANCE NO. 23-Z-14

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS HIGH INTENSITY URBAN ACTIVITY CENTER (AC) ON THE OFFICIAL ZONING MAP FROM LAKE PROTECTION (LP) AT 3534 THOMASVILLE ROAD; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023004, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Lake Protection (LP) to High Intensity Urban Activity Center (AC) Zoning District.

ORDINANCE NO. 23-Z-16

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS UNIVERSITY TRANSITION (UT) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 1 (RP-1) WITHIN THE 38.12 ACRE AREA WEST OF STADIUM DRIVE AND NORTH OF PENSACOLA STREET; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023005, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 1 (RP-1) to University Transition (UT) Zoning District.

Persons who do not wish to attend the meeting in person may offer "live" comments during the meeting via a weblink or telephone dial-in connection. To register for the weblink or dial-in access, visit www.tal.gov.com/citizeninput. Registration must be received by 9pm the day prior to the meeting. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting, they will need a record of the proceedings and should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Copies of said ordinance(s) may be inspected in the Office of the City Treasurer-Clerk, City Hall, 300 South Adams Street, Tallahassee, Florida or by calling (850) 891-8130

Adoption Hearing 3/22/23

Small Scale Map Amendment

TMA 2023 004

3534 Thomasville Road

3.70 Acres

From: Lake Protection

To: High Intensity Urban Activity Center

Staff Analysis for Consistency with Comprehensive Plan:

Consistent

Local Planning Agency Recommendation:

Approval

City Commission:

Adopted

ORDINANCE NO. 23-O-13

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE LAKE PROTECTION LAND USE CATEGORY TO THE HIGH INTENSITY URBAN ACTIVITY CENTER LAND USE CATEGORY AT 3534 THOMASVILLE ROAD; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of the City of Tallahassee to prepare and enforce comprehensive plans for the development of the City; and,

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empower and require the City Commission of the City of Tallahassee to (a) plan for the City's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and,

WHEREAS, pursuant to Section 163.3187, Florida Statutes, the City Commission of the City of Tallahassee has held several public work sessions, public meetings and several public hearings with due public notice having been provided, on this amendment to the Comprehensive Plan; and,

WHEREAS, the City Commission of the City of Tallahassee considered all oral and written comments received during public hearings, including the data collection and analyses packages, the recommendations of the Local Planning Agency/Planning Commission; and,

WHEREAS, in exercise of its authority, the City Commission of the City of Tallahassee has determined it necessary and desirable to adopt this amendment to the comprehensive plan to preserve and enhance present advantages; encourage the most appropriate use of land, water and

resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within the City of Tallahassee, and to meet all requirements of law.

NOW, THEREFORE, BE IT ENACTED by the City Commission of the City of Tallahassee, Florida, as follows, that:

Section 1. Purpose and Intent.

This ordinance is hereby enacted to carry out the purpose and intent of, and exercise the authority set out in, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act.

Section 2. Map Amendment.

The ordinance does hereby adopt the following portion of the text attached hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the following Plan element:

Map Amendment TMA2023004 which relates to the Future Land Use Map.

Section 3. Conflict With Other Ordinances and Codes.

All ordinances or parts of ordinances of the Code of Ordinances of the City of Tallahassee, Florida, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4. Severability.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5. Copy on File.

To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon

2030 Comprehensive Plan and this amendment thereto, shall also be located in the Tallahassee-Leon County Planning Department. The Planning Director shall also make copies available to the public for a reasonable publication charge.

Section 6. Effective Date.

The effective date of this Plan amendment shall be according to law and the applicable statutes and regulations pertaining thereto.

INTRODUCED in the City Commission on the 8th day of March, 2023.

PASSED by the City Commission on the 22nd day of March, 2023.



CITY OF TALLAHASSEE

By: _____

John E. Dailey
Mayor

APPROVED AS TO FORM: _____

ATTEST:

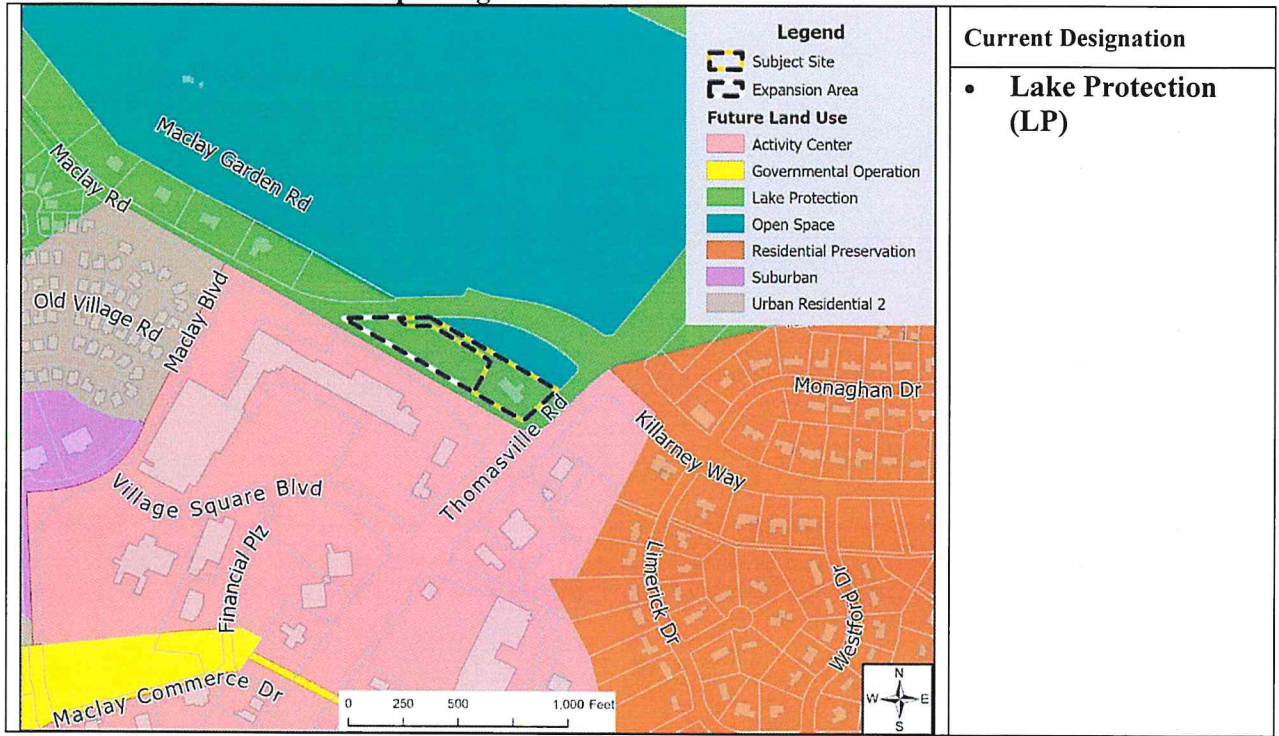
By: _____

James O. Cooke, IV
City Treasurer-Clerk

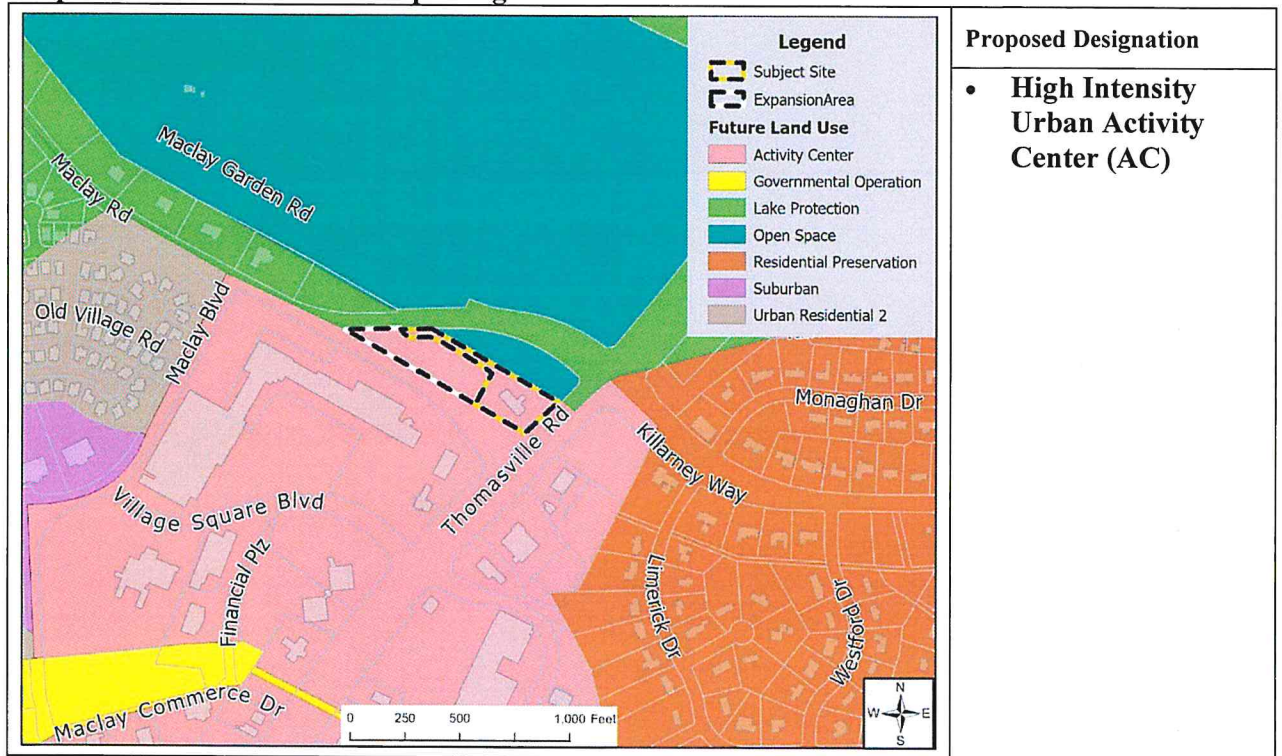
By: _____

Cassandra K. Jackson
City Attorney

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



TALLAHASSEE DEMOCRAT
Tallahassee.com
A GANNETT COMPANY

Attn: CINDY DICKINSON
CITY TALLAHASSEE TRASURY
300 S ADAMS ST
TALLAHASSEE, FL 32301

STATE OF WISCONSIN COUNTY OF BROWN

Before the undersigned authority personally appeared [Signature] who on oath says that he or she is a Legal Advertising Representative of the Tallahassee Democrat, a daily newspaper published at Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

In the Second Judicial Circuit Court was published in said newspaper in the issues of:

3/10/2023

Affiant further says that the said Tallahassee Democrat is a newspaper published at Tallahassee, in the said Leon County, Florida, and that the said newspaper has heretofore been continuously published in said Leon County, Florida each day and has been entered as periodicals matter at the post office in Tallahassee, in said Leon County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 10th day of March, 2023 by [Signature] who is personally known to me.

Affiant

[Signature: Kathleen Allen]

Notary Public. State of Wisconsin. County of Brown

[Signature: 1-7-25]

My commission expires

KATHLEEN ALLEN
Notary Public
State of Wisconsin

Notice of Change of Land Use Comprehensive Plan Amendment & Rezoning Public Hearing

City Commission Adoption Public Hearing and Implementing Ordinance and Rezoning Public Hearing
Wednesday, March 22, 2023, 6pm, City of Tallahassee Commission Chambers
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Requested Map Amendment: Westwood Plaza

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Applicant: Tallahassee-Leon County Planning Department

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Requested Map Amendment: 5411 Capital Circle SW

Reference Number: TMA2023003

Applicant: Sandco, Inc.

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Heavy Industrial (I) to Suburban (SUB) on approximately 3.23 acres. The parcel is located at the northwest corner of Capital Circle SW and Woodville Highway.

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Requested Map Amendment: 3534 Thomasville Road

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Applicant: CW Meeks Construction, Inc.

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Lake Protection (LP) to High Intensity Urban Activity Center (AC) on approximately 3.7 acres. The parcels are located near the southwest corner of Thomasville Road and Maclay Road.

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Requested Map Amendment: Lambert Heights & Merrivale Subdivisions

Reference Number: TMA2023005

Applicant: Tallahassee-Leon County Planning Department

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation (RP) to University Transition (UT) on approximately 38.12 acres. The area includes the Lambert Heights and Merrivale Subdivisions located at the northwest corner of Pensacola Street and Stadium Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 1 (RP-1) to University Transition (UT) is requested to implement the proposed amendment to the Future Land Use Map.

REZONINGS

ORDINANCE NO. 23-Z-08

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This proposed rezoning implements Comprehensive Plan map amendment TMA2023007, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 1 (RP-1) to University Transition (UT) Zoning District.

ORDINANCE NO. 23-Z-10

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS MEDIUM DENSITY RESIDENTIAL DISTRICT (MR) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 2 (RP-2) AT MAHAN DRIVE AND MARYS DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023001, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 2 (RP-2) to Medium Density Residential (MR) Zoning District.

ORDINANCE NO. 23-Z-12

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS GENERAL COMMERCIAL (C-2) ON THE OFFICIAL ZONING MAP FROM INDUSTRIAL (I) AT 5411 CAPITAL CIRCLE SW; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

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AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS HIGH INTENSITY URBAN ACTIVITY CENTER (AC) ON THE OFFICIAL ZONING MAP FROM LAKE PROTECTION (LP) AT 3534 THOMASVILLE ROAD; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

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AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS UNIVERSITY TRANSITION (UT) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 1 (RP-1) WITHIN THE 38.12 ACRE AREA WEST OF STADIUM DRIVE AND NORTH OF PENSACOLA STREET; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023005, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 1 (RP-1) to University Transition (UT) Zoning District.

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Adoption Hearing 3/22/23

Legal Notices

INVITATION TO BID (ITB)
SCHOOL BOARD OF LEON COUNTY, FLORIDA

The School Board of Leon County, Florida, is soliciting sealed bids from qualified vendors for the following contract:

ITB No. 1331-2023 Security System for Lively Technical College
 Due Date: April 11, 2023 at 2:00 P.M.

Mandatory Pre-Bid Walkthrough: March 16, 2023 @ 9:00 a.m. at Lively Technical College, 500 Appleyard Drive Tallahassee, FL

Bid form and specifications may be downloaded from the District Website at <https://www.demandstar.com> or by email to info@demandstar.com or by phone at 850-939-1111.

Bids shall be addressed and returned to:
 Lure Kail, Director of Purchasing & Property Management
 115E Purchasing Department
 1397 West H Street
 Tallahassee, FL 32307

The School Board of Leon County reserves the right to waive irregularities and informality in any Bid and to reject any or all Bids in whole or in part, with or without cause, and accept the Bid that, in its judgment, will be for the best interest of the School Board.

THE SCHOOL BOARD OF LEON COUNTY, FLORIDA
 Alva Swafford Smith
 Board Chair
 Rody Hance
 Superintendent of Schools
 PUBLICATION: 3/10/23

Legal Notices

Request for Proposal

The City of Gretna (City) requests proposals to provide administration and engineering services related to the City's Florida Community Development Block Grants (Community Development Block Grant-Distress Recovery-CDDBG-DR) and Community Development Block Grant-Mitigation-CDBG-MIT) as awarded by the Florida Department of Economic Opportunity.

PROPOSAL SUBMISSION:
 Respondents are required to submit their response to this Request for Proposal electronically via Demandstar no later than 2:00 PM, on Monday, March 20, 2023, at which time they will be electronically opened and published on the portal. No proposal will be received after this time.

RFIP-02-20-2021 COMMUNITY DEVELOPMENT BLOCK GRANT ADMINISTRATION AND/OR ENGINEERING SERVICES

Copies of this Proposal Document may be obtained by contacting Demandstar by phone at www.demandstar.com or call toll free 1-800-971-1712 and request Document # RFIP-02-20-2021, or at <https://www.demandstar.com/proposal/02-20-2021>.

FOR INFORMATION:
 For information on this Request for Proposal, contact the City of Gretna, 6530 85th Street.

ACCEPTANCE AND REJECTION:
 The City of Gretna reserves the right to reject any or all submissions with or without cause; to waive any or all irregularities with regard to the specifications and to make the award to the firm offering the greatest advantage to the City. Please be advised that the submission(s) is/are issued subject to City of Gretna rules prohibiting certain communications with the City, as completely specified in General Conditions of the submission(s).
 PUBLICATION March 10, 2023

Legal Notices

NOTICE TO RECEIVE SEALED BIDS

The City of Gretna will receive sealed bids from any qualified person, company or corporation interested in providing construction services for the following project:

North Avenue Resurfacing (SCOP)

This project shall consist of resurfacing North Avenue, as well as minor improvements and drainage improvements.

Plans and specifications can be obtained at Dewberry Engineers Inc., 20664 Central Avenue East, Blountstown, Florida 32424. For questions, please contact Justin Ford at 850-634-1300 or jford@dewberry.com. The bid must conform to Section 287.13(3) Florida Statutes on public entity contracts.

Completion date for this project will be 90 days from the date of the Notice to Proceed presented to the successful bidder.

Liquidated damages for failure to complete the project on the specified date will be set at \$200.00 per day.

Submitted resumes shall be provided electronically via Demandstar at <http://www.demandstar.com/proposal/02-20-2021> in Adobe PDF electronic format. Submittals must be received via Demandstar no later than Thursday, March 23, 2023 at 2:00 pm. No proposal will be accepted after the established deadline. The City will not be responsible for any delays related to the electronic submission of proposals.

The Bid will be awarded to the lowest responsive bidder.

Cost for Plans and Specifications will be \$500.00 per set, and is non-refundable. Checks should be made payable to DEWBERY ENGINEERS INC. Digital sets are available at no charge.

All Bids shall remain form for a period of sixty days after the opening. All bidders shall comply with all applicable State and local laws concerning licensing, registration and regulation of contractors doing business to the State of Florida.
 PUBLICATION March 10, 2023

Legal Notices

Request for Proposal

The City of Gretna (City) requests proposals to provide administration and engineering services related to the City's Florida Community Development Block Grants (Community Development Block Grant-Distress Recovery-CDDBG-DR) and Community Development Block Grant-Mitigation-CDBG-MIT) as awarded by the Florida Department of Economic Opportunity.

PROPOSAL SUBMISSION:
 Respondents are required to submit their response to this Request for Proposal electronically via Demandstar no later than 2:00 PM, on Monday, March 20, 2023, at which time they will be electronically opened and published on the portal. No proposal will be received after this time.

RFIP-02-20-2021 COMMUNITY DEVELOPMENT BLOCK GRANT ADMINISTRATION AND/OR ENGINEERING SERVICES

Copies of this Proposal Document may be obtained by contacting Demandstar by phone at www.demandstar.com or call toll free 1-800-971-1712 and request Document # RFIP-02-20-2021, or at <https://www.demandstar.com/proposal/02-20-2021>.

FOR INFORMATION:
 For information on this Request for Proposal, contact the City of Gretna, 6530 85th Street.

ACCEPTANCE AND REJECTION:
 The City of Gretna reserves the right to reject any or all submissions with or without cause; to waive any or all irregularities with regard to the specifications and to make the award to the firm offering the greatest advantage to the City. Please be advised that the submission(s) is/are issued subject to City of Gretna rules prohibiting certain communications with the City, as completely specified in General Conditions of the submission(s).
 PUBLICATION March 10, 2023

Notice of Change of Land Use Comprehensive Plan Amendment & Rezoning Public Hearing

City Commission Adoption Public Hearing and Implementing Ordinance and Rezoning Public Hearing
 Wednesday, March 22, 2023, 6pm, City of Tallahassee Commission Chambers
 300 S. Adams Street, Tallahassee, FL 32301

MAP AMENDMENT ADOPTION

At the above public hearing the City Commission will take public comments on and consider adoption of the following Ordinances, which adopts the map amendments in this advertisement:

ORDINANCE NO. 23-O-07

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE GOVERNMENT OPERATIONAL LAND USE CATEGORY TO THE UNIVERSITY TRANSITION LAND USE CATEGORY AT OCALA ROAD NORTH OF CRABAPPLE DRIVE, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Westwood Plaza
Reference Number: TMA2023007
Applicant: Tallahassee-Leon County Planning Department

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Government Operational (GO) to University Transition (UT) on approximately 0.8 acres. The parcel is located adjacent to Ocala Road north of Crabapple Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 1 (RP-1) to University Transition (UT) is requested to implement the proposed amendment to the Future Land Use Map.

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Requested Map Amendment: 1718 Mahan Drive
Reference Number: TMA2023001
Applicant: Darren Rajendranath

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation (RP) to Urban Residential 2 on approximately 9.59 acres. The parcels are located at the intersection of Mahan Drive and Mary's Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 2 (RP-2) to Medium Density Residential District (MR) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-11

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE HEAVY INDUSTRIAL LAND USE CATEGORY TO THE SUBURBAN LAND USE CATEGORY AT 5411 CAPITAL CIRCLE SW, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: 5411 Capital Circle SW
Reference Number: TMA2023003
Applicant: Sandco, Inc.

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Heavy Industrial (I) to Suburban (SUB) on approximately 3.23 acres. The parcel is located at the northwest corner of Capital Circle SW and Woodville Highway.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Industrial (I) to General Commercial (C-2) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-13

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE LAKE PROTECTION LAND USE CATEGORY TO THE HIGH INTENSITY URBAN ACTIVITY CENTER LAND USE CATEGORY AT 3534 THOMASVILLE ROAD, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: 3534 Thomasville Road
Reference Number: TMA2023004
Applicant: CW Meeks Construction, Inc.

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Lake Protection (LP) to High Intensity Urban Activity Center (AC) on approximately 3.7 acres. The parcels are located near the southwest corner of Thomasville Road and Maclay Road.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Lake Protection (LP) to High Intensity Urban Activity Center (AC) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-15

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE RESIDENTIAL PRESERVATION LAND USE CATEGORY TO THE UNIVERSITY TRANSITION LAND USE CATEGORY WITHIN THE 38.12 ACRE AREA WEST OF STADIUM DRIVE AND NORTH OF PENSACOLA STREET, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Lambert Heights & Merrivale Subdivisions
Reference Number: TMA2023005
Applicant: Tallahassee-Leon County Planning Department

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation (RP) to University Transition (UT) on approximately 38.12 acres. The area includes the Lambert Heights and Merrivale Subdivisions located at the northwest corner of Pensacola Street and Stadium Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 1 (RP-1) to University Transition (UT) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-16

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE RESIDENTIAL PRESERVATION 1 (RP-1) WITHIN THE 38.12 ACRE AREA WEST OF STADIUM DRIVE AND NORTH OF PENSACOLA STREET, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

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Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 1 (RP-1) to University Transition (UT) is requested to implement the proposed amendment to the Future Land Use Map.

REZONINGS

ORDINANCE NO. 23-Z-08

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS UNIVERSITY TRANSITION (UT) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 1 (RP-1) AT OCALA ROAD NORTH OF CRABAPPLE DRIVE, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023007, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 1 (RP-1) to University Transition (UT) Zoning District.

ORDINANCE NO. 23-Z-10

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS MEDIUM DENSITY RESIDENTIAL DISTRICT (MR) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 2 (RP-2) AT MAHAN DRIVE AND MARYS DRIVE, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023001, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 2 (RP-2) to Medium Density Residential (MR) Zoning District.

ORDINANCE NO. 23-Z-12

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS GENERAL COMMERCIAL (C-2) ON THE OFFICIAL ZONING MAP FROM INDUSTRIAL (I) AT 6411 CAPITAL CIRCLE SW, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023003, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Industrial (I) to General Commercial (C-2) Zoning District.

ORDINANCE NO. 23-Z-14

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS HIGH INTENSITY URBAN ACTIVITY CENTER (AC) ON THE OFFICIAL ZONING MAP FROM LAKE PROTECTION (LP) AT 3534 THOMASVILLE ROAD, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023004, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Lake Protection (LP) to High Intensity Urban Activity Center (AC) Zoning District.

ORDINANCE NO. 23-Z-16

AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS UNIVERSITY TRANSITION (UT) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 1 (RP-1) WITHIN THE 38.12 ACRE AREA WEST OF STADIUM DRIVE AND NORTH OF PENSACOLA STREET, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023005, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 1 (RP-1) to University Transition (UT) Zoning District.

Persons who do not wish to attend the meeting in person may offer "live" comments during the meeting via a weblink or telephone dial-in connection. To register for the weblink or dial-in access, visit www.talgov.com/citizeninput. Registration must be received by 9pm the day prior to the meeting. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting, they will need a record of the proceedings and should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Copies of said ordinance(s) may be inspected in the Office of the City Treasurer-Clerk, City Hall, 300 South Adams Street, Tallahassee, Florida or by calling (850) 891-8130

Small Scale Map Amendment

TMA 2023 005

Lambert Heights/Merrivale

38.12 Acres

From: Residential Preservation

To: University Transition

Staff Analysis for Consistency with Comprehensive Plan:

Consistent

Local Planning Agency Recommendation:

Deny

City Commission:

Adopted

ORDINANCE NO. 23-O-15

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL SCALE AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE RESIDENTIAL PRESERVATION LAND USE CATEGORY TO THE UNIVERSITY TRANSITION LAND USE CATEGORY FOR PROPERTIES WITHIN THE 38.12-ACRE AREA WEST OF STADIUM DRIVE AND NORTH OF PENSACOLA STREET; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of the City of Tallahassee to prepare and enforce comprehensive plans for the development of the City; and,

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empower and require the City Commission of the City of Tallahassee to (a) plan for the City's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and,

WHEREAS, pursuant to Section 163.3187, Florida Statutes, the City Commission of the City of Tallahassee has held several public work sessions, public meetings and several public hearings with due public notice having been provided, on this amendment to the Comprehensive Plan; and,

WHEREAS, the City Commission of the City of Tallahassee considered all oral and written comments received during public hearings, including the data collection and analyses packages, the recommendations of the Local Planning Agency/Planning Commission; and,

WHEREAS, in exercise of its authority, the City Commission of the City of Tallahassee has determined it necessary and desirable to adopt this amendment to the comprehensive plan to

preserve and enhance present advantages; encourage the most appropriate use of land, water and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within the City of Tallahassee, and to meet all requirements of law.

NOW, THEREFORE, BE IT ENACTED by the City Commission of the City of Tallahassee, Florida, as follows, that:

Section 1. Purpose and Intent.

This ordinance is hereby enacted to carry out the purpose and intent of, and exercise the authority set out in, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act.

Section 2. Map Amendment.

The ordinance does hereby adopt the following portion of the text attached hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the following Plan element:

Map Amendment TMA2023005 which relates to the Future Land Use Map.

Section 3. Conflict With Other Ordinances and Codes.

All ordinances or parts of ordinances of the Code of Ordinances of the City of Tallahassee, Florida, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4. Severability.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5. Copy on File.

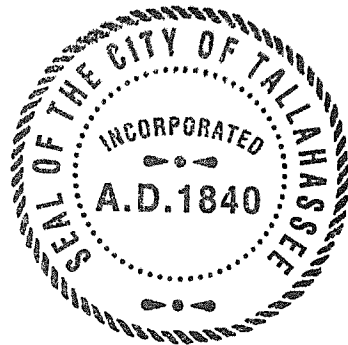
To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon 2030 Comprehensive Plan and this amendment thereto, shall also be located in the Tallahassee-Leon County Planning Department. The Planning Director shall also make copies available to the public for a reasonable publication charge.

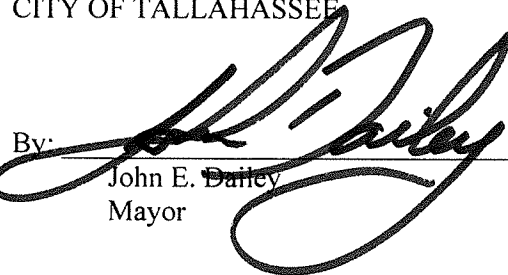
Section 6. Effective Date.

The effective date of this Plan amendment shall be according to law and the applicable statutes and regulations pertaining thereto.

INTRODUCED in the City Commission on the 8th day of March, 2023.

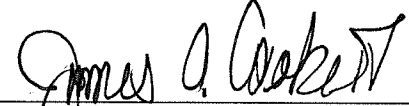
PASSED by the City Commission on the 22nd day of March, 2023.

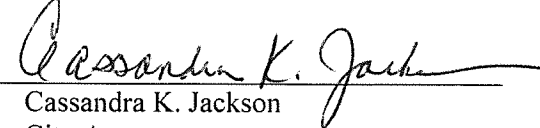


CITY OF TALLAHASSEE
By: 
John E. Dailey
Mayor

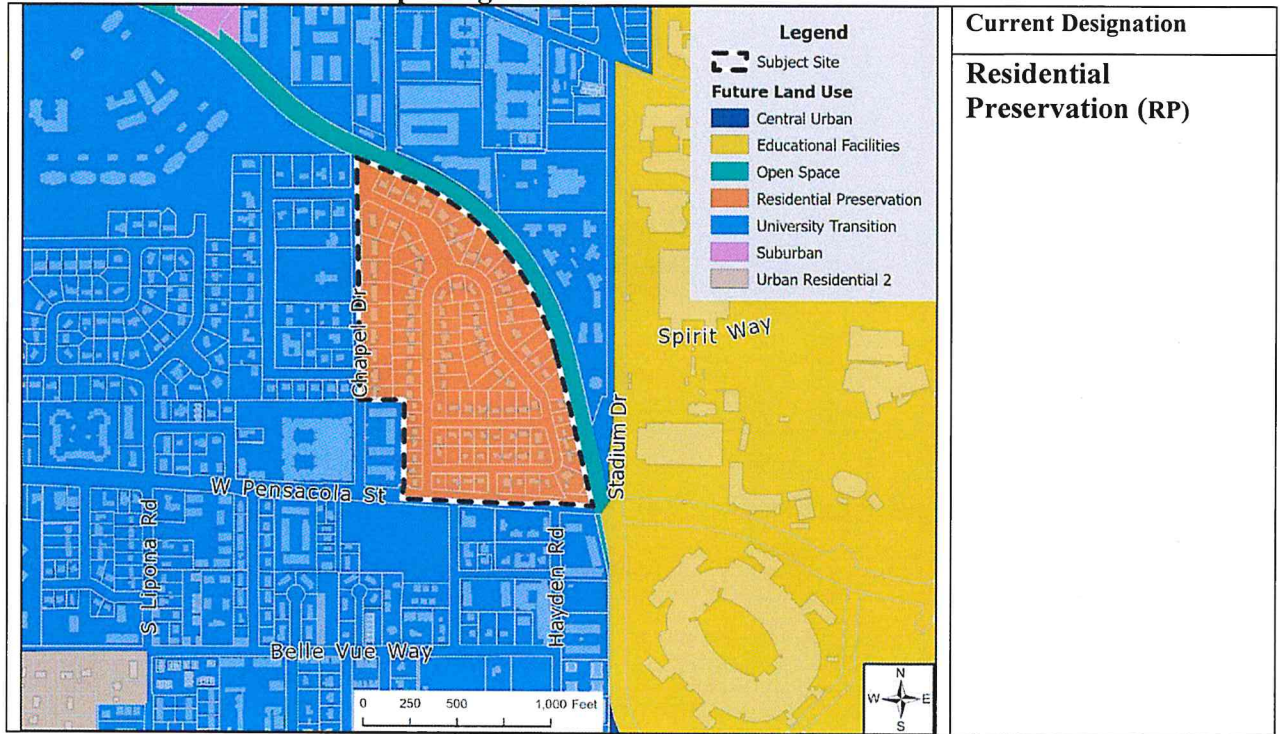
ATTEST:

APPROVED AS TO FORM:

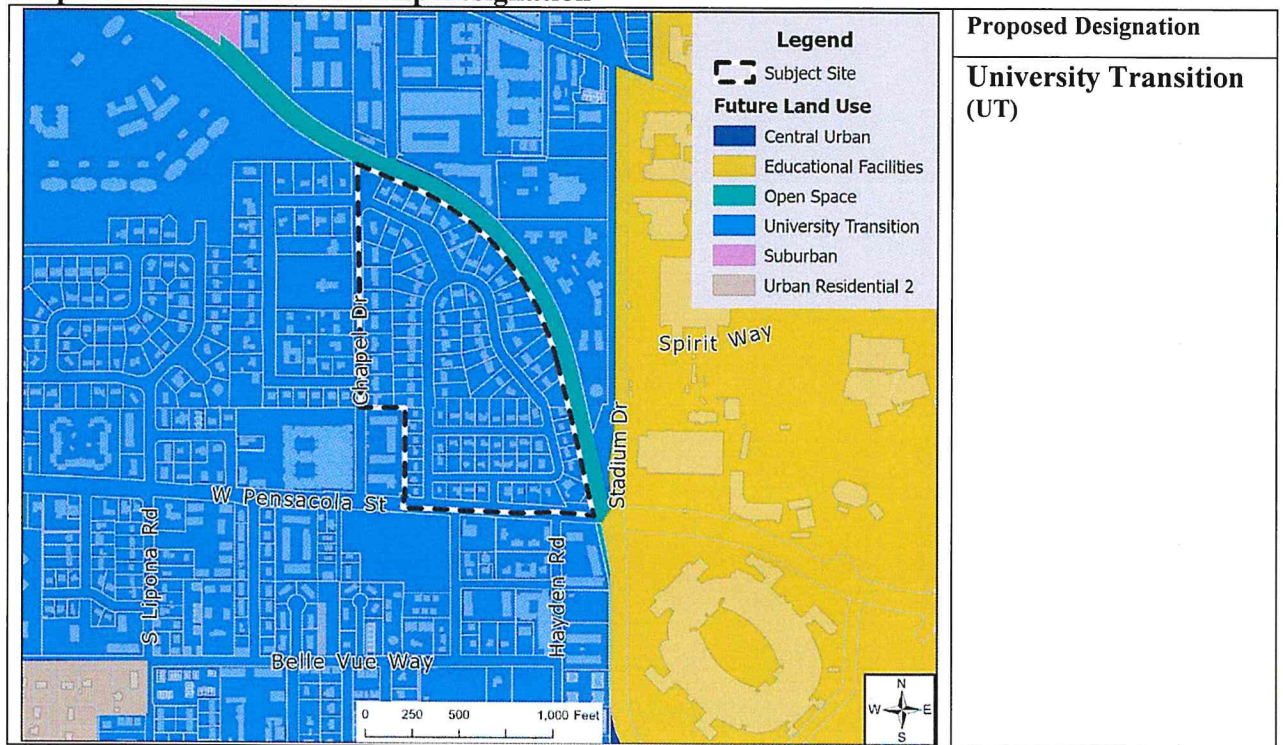
By: 
James O. Cooke, IV
City Treasurer-Clerk

By: 
Cassandra K. Jackson
City Attorney

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



TALLAHASSEE DEMOCRAT
Tallahassee.com
A GANNETT COMPANY

Attn: CINDY DICKINSON
CITY TALLAHASSEE TRASURY
300 S ADAMS ST
TALLAHASSEE, FL 32301

STATE OF WISCONSIN COUNTY OF BROWN

Before the undersigned authority personally appeared Kathleen who on oath says that he or she is a Legal Advertising Representative of the Tallahassee Democrat, a daily newspaper published at Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

In the Second Judicial Circuit Court was published in said newspaper in the issues of:

3/10/2023

Affiant further says that the said Tallahassee Democrat is a newspaper published at Tallahassee, in the said Leon County, Florida, and that the said newspaper has heretofore been continuously published in said Leon County, Florida each day and has been entered as periodicals matter at the post office in Tallahassee, in said Leon County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 10th day of March, 2023 by Kathleen who is personally known to me.

Affiant Kathleen Allen

Notary Public. State of Wisconsin. County of Brown

1-7-25

My commission expires

KATHLEEN ALLEN
Notary Public
State of Wisconsin

Notice of Change of Land Use Comprehensive Plan Amendment & Rezoning Public Hearing

City Commission Adoption Public Hearing and Implementing Ordinance and Rezoning Public Hearing
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Applicant: CW Meeks Construction, Inc.

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This proposed rezoning implements Comprehensive Plan map amendment TMA2023007, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 1 (RP-1) to University Transition (UT) Zoning District.

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AN ORDINANCE OF THE CITY OF TALLAHASSEE DESIGNATING LAND AS GENERAL COMMERCIAL (C-2) ON THE OFFICIAL ZONING MAP FROM INDUSTRIAL (I) AT 5411 CAPITAL CIRCLE SW; PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

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Adoption Hearing 3/22/23

Legal Notices **Legal Notices** **Legal Notices** **Legal Notices** **Legal Notices**

INVITATION TO BID (ITB)
SCHOOL BOARD OF LEON COUNTY, FLORIDA

The School Board of Leon County, Florida, is soliciting sealed bids from qualified vendors for the following contract:

ITB No. 5731-2023 Security System for Liverty Technical College
 (Date: April 11, 2023 @ 2:00 PM)

Mandatory Pre-Bid Walkthrough: March 16, 2023 @ 9:00 a.m. at Liverty Technical College, 505 Appleyard Drive Tallahassee, FL.

Bid form and specifications may be downloaded from the District Website at <https://www.leoncountyfl.gov/procurement> or on DemandStar at <https://www.demandstar.com>.

Bids shall be addressed and returned to:

James Kall, Director of Purchasing & Property Management
 LCSS Purchasing Department
 1357 West Thomas Street
 Tallahassee, FL 32303

The School Board of Leon County reserves the right to waive irregularities and informality in any Bid and to reject any or all Bids in whole or in part, with or without cause, and accept the Bid that, in its judgment, will be for the best interest of the School Board.

THE SCHOOL BOARD OF LEON COUNTY, FLORIDA
 (Via Stafford Smith)
 Board Chair
 Rocky Hanna
 Superintendent of Schools
 PUBLICATION 3/10/23

Request for Proposal

The City of Granta (City) requests proposals to provide administration and engineering services related to the City's Florida Community Development Block Grants (Community Development Block Grant-Disaster Recovery-CDBG-DR and Community Development Block Grant-Infrastructure-CDBG-INT) as awarded by the Florida Department of Economic Opportunity.

PROPOSAL SUBMISSION

Respondents are required to submit their response to this Request for Proposal electronically via DemandStar no later than 2:00 PM on Monday, March 20, 2023, at which time they will be electronically opened and published to DemandStar. No proposals will be received after this time.

"RF-02-2023-01 COMMUNITY DEVELOPMENT BLOCK GRANT ADMINISTRATION AND/OR ENGINEERING SERVICES"

Copies of this Proposal Document may be obtained by contacting DemandStar by email at www.demandstar.com or call toll free 1-888-741-1712 and request Document # RF-02-2023-01, or at <https://www.demandstar.com/app/buy/eyJ0b284499041>

FOR INFORMATION:
 For information on this Request for Proposal, contact the City of Granta, (850) 856-5257.

ACCEPTANCE AND REJECTION
 The City of Granta reserves the right to reject any or all submissions with or without cause, to waive any or all irregularities with regard to the specifications and to make it award to the firm offering the greatest advantage to the City. Please be advised that the submission(s) is/are subject to the City of Granta rules prohibiting certain communications with the City, as completely specified in General Conditions of the submission(s).
 PUBLICATION March 10, 2023

NOTICE TO RECEIVE SEALED BIDS

The City of Granta will receive sealed bids from any qualified person, company or corporation interested in providing construction services for the following project:

North Avenue Resurfacing (SCOP)

This project shall consist of resurfacing North Avenue as well as minor reconstruction and drainage improvements.

Plans and specifications can be obtained at Dewberry Engineers Inc., 2866 Central Avenue East, Blountstown, Florida 32424. For questions, please contact Justin Ford at (850) 576-1200 or jford@dewberry.com. The bid must conform to Section 261.111(3) Florida Statutes, on public entity times.

Completion date for this project will be 90 days from the date of the Notice to Proceed presented to the successful bidder.

Unliquidated damages for failure to complete the project on the specified date will be set at \$200.00 per day.

Submittal responses shall be provided electronically via DemandStar at <https://www.demandstar.com/app/buy/eyJ0b284499041> in Adobe PDF electronic format. Submittals must be received via DemandStar no later than Thursday, March 23, 2023 at 2:00 pm. No proposal will be accepted after the established deadline. The City will not be responsible for any delays related to the electronic submission of proposals.

The Bid will be awarded to the lowest responsible bidder.

Cost for Plans and Specifications will be \$50.00 per set, and is non-refundable. Checks should be made payable to DEWBERRY ENGINEERS INC. Digital sets are available at no charge.

All Bids shall remain firm for a period of sixty days after the opening. All bidders shall comply with all applicable State and local laws concerning licensing, registration and regulation of contractors doing business to the State of Florida.
 PUBLICATION March 10, 2023

Notice of Change of Land Use Comprehensive Plan Amendment & Rezoning Public Hearing

City Commission Adoption Public Hearing and Implementing Ordinance and Rezoning Public Hearing
 Wednesday, March 22, 2023, 6pm, City of Tallahassee Commission Chambers
 300 S. Adams Street, Tallahassee, FL 32301

MAP AMENDMENT ADOPTION

At the above public hearing the City Commission will take public comments on and consider adoption of the following Ordinances, which adopts the map amendments in this advertisement:

ORDINANCE NO. 23-O-07

AN ORDINANCE OF THE CITY OF TALLHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE GOVERNMENT OPERATIONAL LAND USE CATEGORY TO THE UNIVERSITY TRANSITION LAND USE CATEGORY AT OCALA ROAD NORTH OF CRABAPPLE DRIVE, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Westwood Plaza
Reference Number: TMA2023007
Applicant: Tallahassee-Leon County Planning Department

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Government Operational (GO) to University Transition (UT) on approximately 0.8 acres. The parcel is located adjacent to Ocala Road north of Crabapple Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 1 (RP-1) to University Transition (UT) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-09

AN ORDINANCE OF THE CITY OF TALLHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE RESIDENTIAL PRESERVATION LAND USE CATEGORY TO THE URBAN RESIDENTIAL 2 LAND USE CATEGORY AT MAHAN DRIVE AND MARYS DRIVE, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: 1718 Mahan Drive
Reference Number: TMA2023001
Applicant: Darren Rajendranath

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation (RP) to Urban Residential 2 on approximately 9.59 acres. The parcels are located at the intersection of Mahan Drive and Mary's Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 2 (RP-2) to Medium Density Residential District (MR) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-11

AN ORDINANCE OF THE CITY OF TALLHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE HEAVY INDUSTRIAL LAND USE CATEGORY TO THE SUBURBAN LAND USE CATEGORY AT 5411 CAPITAL CIRCLE SW, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: 5411 Capital Circle SW
Reference Number: TMA2023003
Applicant: Sandco, Inc.

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Heavy Industrial (I) to Suburban (SUB) on approximately 3.23 acres. The parcel is located at the northwest corner of Capital Circle SW and Woodville Highway.

REZONINGS

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Industrial (I) to General Commercial (C-2) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-13

AN ORDINANCE OF THE CITY OF TALLHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE LAKE PROTECTION LAND USE CATEGORY TO THE HIGH INTENSITY URBAN ACTIVITY CENTER LAND USE CATEGORY AT 3534 THOMASVILLE ROAD, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: 3534 Thomasville Road
Reference Number: TMA2023004
Applicant: CW Meeks Construction, Inc.

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Lake Protection (LP) to High Intensity Urban Activity Center (AC) on approximately 3.7 acres. The parcels are located near the southwest corner of Thomasville Road and Machy Road.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Lake Protection (LP) to High Intensity Urban Activity Center (AC) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-O-15

AN ORDINANCE OF THE CITY OF TALLHASSEE ADOPTING A SMALL SCALE MAP AMENDMENT TO THE 2030 TALLHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE RESIDENTIAL PRESERVATION LAND USE CATEGORY TO THE UNIVERSITY TRANSITION LAND USE CATEGORY WITHIN THE 38.12 ACRE AREA WEST OF STADIUM DRIVE AND NORTH OF PENSACOLA STREET, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Lambert Heights & Merrivale Subdivisions
Reference Number: TMA2023005
Applicant: Tallahassee-Leon County Planning Department

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation (RP) to University Transition (UT) on approximately 38.12 acres. The area includes the Lambert Heights and Merrivale Subdivisions located at the northwest corner of Pensacola Street and Stadium Drive.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation 1 (RP-1) to University Transition (UT) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 23-Z-10

AN ORDINANCE OF THE CITY OF TALLHASSEE DESIGNATING LAND AS MEDIUM DENSITY RESIDENTIAL DISTRICT (MR) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 2 (RP-2) AT MAHAN DRIVE AND MARYS DRIVE, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023001, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 2 (RP-2) to Medium Density Residential (MR) Zoning District.

ORDINANCE NO. 23-Z-12

AN ORDINANCE OF THE CITY OF TALLHASSEE DESIGNATING LAND AS GENERAL COMMERCIAL (C-2) ON THE OFFICIAL ZONING MAP FROM INDUSTRIAL (I) AT 5411 CAPITAL CIRCLE SW, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023003, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Industrial (I) to General Commercial (C-2) Zoning District.

ORDINANCE NO. 23-Z-14

AN ORDINANCE OF THE CITY OF TALLHASSEE DESIGNATING LAND AS HIGH INTENSITY URBAN ACTIVITY CENTER (AC) ON THE OFFICIAL ZONING MAP FROM LAKE PROTECTION (LP) AT 3534 THOMASVILLE ROAD, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023004, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Industrial (I) to General Commercial (C-2) Zoning District.

ORDINANCE NO. 23-Z-16

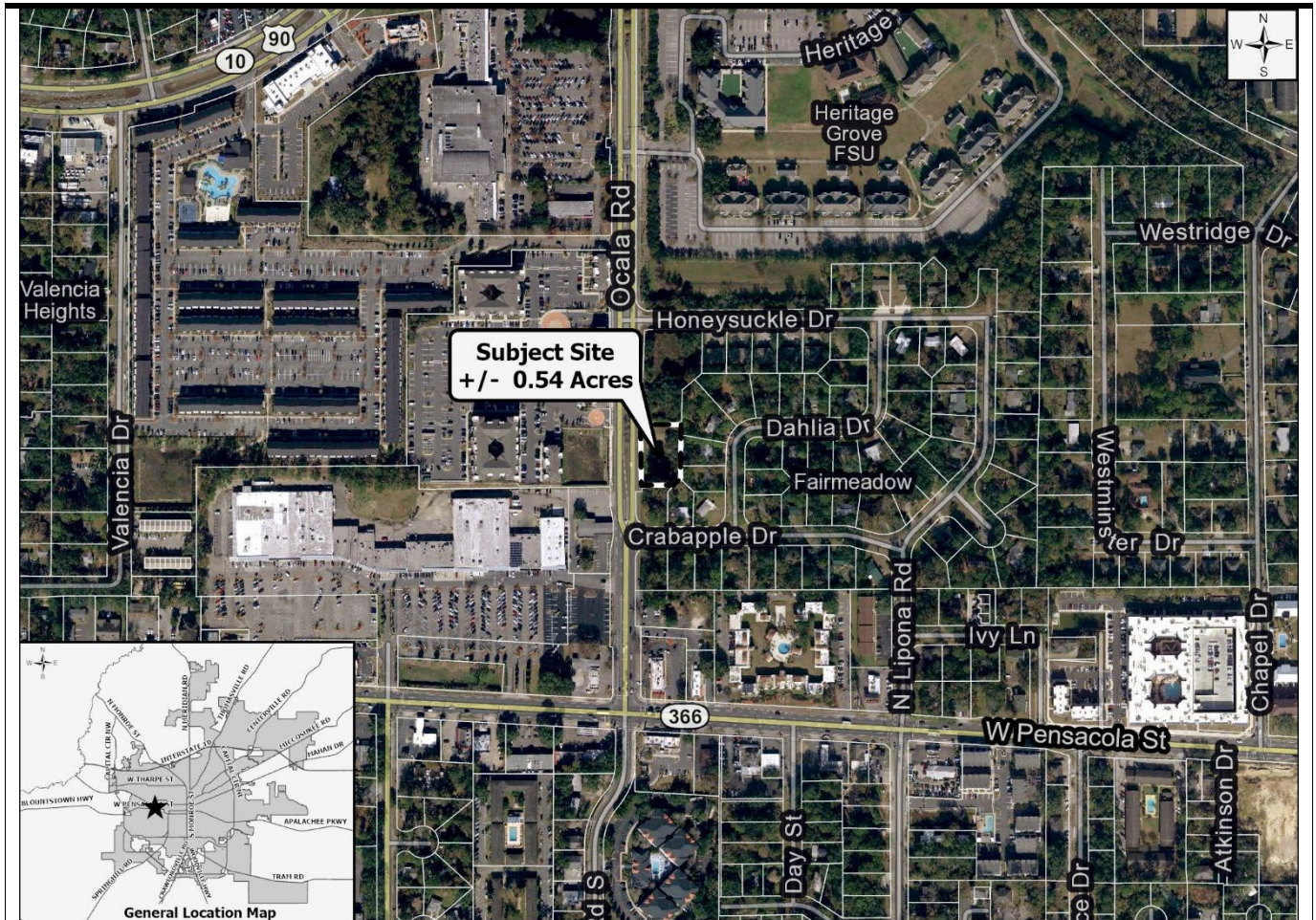
AN ORDINANCE OF THE CITY OF TALLHASSEE DESIGNATING LAND AS UNIVERSITY TRANSITION (UT) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 1 (RP-1) WITHIN THE 38.12 ACRE AREA WEST OF STADIUM DRIVE AND NORTH OF PENSACOLA STREET, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2023005, which is proposed for adoption on June 13, 2023. The rezoning requests a change to the Official Zoning Map from Residential Preservation 1 (RP-1) to University Transition (UT) Zoning District.

Persons who do not wish to attend the meeting in person may offer "live" comments during the meeting via a weblink or telephone dial-in connection. To register for the weblink or dial-in access, visit www.tal.gov.com/citizeninput. Registration must be received by 9pm the day prior to the meeting. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting, they will need a record of the proceedings and should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Copies of said ordinance(s) may be inspected in the Office of the City Treasurer-Clerk, City Hall, 300 South Adams Street, Tallahassee, Florida or by calling (850) 891-8130

Adoption Hearing 3/22/23

ATTACHMENT #3
OTHER SUPPORTING
INFORMATION



SUMMARY

Property Owners:	Property Location:	Amendment Type:
Student Housing Partners, LLC	Ocala Rd. north of 2006 Crabapple Drive	City Small Scale Map Amendment
Applicant:		
TLCDP		
TLCDP Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Oluwaseyi Akinrinde	<u>Future Land Use:</u> Government Operational <u>Zoning:</u> Residential Preservation - 1	Approve
Contact Information:	Proposed Future Land Use & Zoning:	Staff Analysis:
oluwaseyi.akinrinde@talgov.com 8508916412	<u>Future Land Use:</u> University Transition <u>Zoning:</u> University Transition	Consistent
Date: 10/13/2022	Updated: 03/28/2023	

A. EXECUTIVE SUMMARY

If approved, this map amendment would remove a 0.54 acre parcel of privately owned property from the Government Operational Future Land Use category and redesignate it as University Transition, consistent with surrounding properties.

The subject site includes parcel 2134810002466 on Ocala Road, north of 2006 Crabapple Drive. The Tallahassee-Leon County Planning Department is requesting a change to the Future Land Use Map (FLUM) from Governmental Operation to University Transition. The requested amendment will establish consistency with the surrounding future land use designation and zoning district. The site is in the Urban Services Area.

The Government Operational FLUM designation contains facilities that provide for the operation of and provision of services of properties owned by local, state and federal government. The proposed University Transition FLUM designation is intended to be a compact land use category that provides higher density residential opportunities near campuses, serving both to provide opportunities for student housing near the universities and to protect existing residential neighborhoods located away from the campuses from student housing encroachment.

A rezoning application will be processed concurrently with this amendment. A change from Residential Preservation – 1 (RP-1) to University Transition (UT) has been requested to implement the proposed amendment to the Future Land Use Map. The proposed zoning increases the allowable density from 3.6 dwelling units per acre to up to 50 dwelling units per acre, and allows a mix of uses including smaller scale retail and commercial uses.

Based on staff analysis, the subject site no longer matches the description of the Government Operational FLUM category. Local, state, and federal governments do not own or operate the property. The property was formally owned by the City of Tallahassee and has been deeded to Student Housing Partners, LLC. Additionally, the subject site is surrounded by uses consistent with the University Transition land use category. This step in the development process determines consistency with the Goals, Objectives, and Policies in the Tallahassee-Leon County Comprehensive Plan. The concurrent rezoning determines the allowed uses and the density of development on the site. In reviewing this request, a determination must be made as to whether the present Government Operational is appropriate or whether the Future Land Use Map should be amended to re-designate the area to University Transition as requested. Included in this consideration are the following: 1) the area does not meet the criteria for designation as Government Operational, 2) the area better meets the criteria for University Transition.

If the Land Use and Zoning changes are approved, the next step in the development process is site plan review and permitting. The site plan stage of development evaluates a proposed development plan for consistency with City or County Code requirements for stormwater treatment and attenuation, environmental protection, traffic impacts, concurrency, school impacts, buffers, open space requirements, and all other applicable development standards.

B. APPLICANT’S REASON FOR THE REQUESTED CHANGE

The applicant, Tallahassee-Leon County Planning Department, seeks this land use change to ensure consistency with the Comprehensive Plan, and consistency of the parcel with the surrounding future land use designation and zoning district.

C. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

Find that the proposed future land use map amendment is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and **ADOPT** the proposed amendment.

Find that the proposed rezoning is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and **APPROVE** the proposed rezoning.

D. STAFF ANALYSIS

Staff finds that the proposed future land use map amendment is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report.

Staff finds that the proposed rezoning is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report.

E. CONSISTENCY WITH COMPREHENSIVE PLAN

The criteria required for consideration of a proposed Future Land Use Map change include consistency with the Tallahassee-Leon County Comprehensive Plan, conformance with the Tallahassee or Leon County Zoning Code, land use compatibility, changed conditions on the site and other matters deemed relevant and appropriate.

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

1. Policy 2.2.16 [L] states that the Government Operational category contains facilities which include those defined on the Land Use Development Matrix as Community Services, Light Infrastructure, Heavy Infrastructure and Post-Secondary, that provide for the operation of and provision of services of properties owned by local, state and federal government.

Local, state, and federal governments do not own or operate the property; therefore, the current land use is inconsistent with the Policy 2.2.16 [L].

2. Policy 2.2.17 [L] states that the University Transition land use category may only be applied through amendment to the Future Land Use Map to lands located generally within the rectangle created by the Florida State University main campus and Florida A & M University, Tallahassee Community College/Lively Technical Institute campuses and Innovation Park.

The subject site is within the area identified for the University Transition land use category.

3. Policy 2.2.17 [L] states that the University Transition category is intended to transition from present industrial and lower density residential uses to those more compatible with vibrant urban areas and shall remain within a compact area located in close proximity land owned by the universities and existing areas designated as University Transition.

The subject site is within an area that has experienced declining homeownership rates as renters become the primary residents. The subject site is located in a compact area near post-secondary educational institutions, which is consistent with the Policy 2.2.17 [L].

F. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

History and Background

The subject site is approximately 0.54 acres in size and is currently vacant. The property was formally owned by the City of Tallahassee, but has been deeded to Student Housing Partners, LLC. The site currently contains a stormwater management facility. Low density residential is located to the east of the subject site. There is a grocery store and retail stores on the southwest of the site. To the west of the subject property is high density residential, and to the north is a vacant parcel. Each of the parcels surrounding the subject site has the University Transition FLU and University Transition zoning, which is the same land use and zoning requested for the subject site.

This area along Ocala Road is characterized by high intensity non-residential and mixed density residential developments.

FLUM History:

- The subject parcel has been Government Operation future land use category since the Comprehensive Plan was adopted. After the City of Tallahassee purchased the parcel in 1987, the subject site was classified as GO in the Comprehensive Plan in 1991.
- Since 2016, multiple FLUM amendments have been made in this area from Residential Preservation to University Transition, including Amendment PCM201601 (Fairmeadow), PCM201804 (Chapel Drive), TMA2019002 (Murat Subdivision).
- Parcels west and north of the subject site were part of the Comprehensive Plan Reform in the 2006-2 Cycle, Amendment 2006-2-M-010, was Mixed Use A and Mixed Use B.
- The surrounding areas of the subject site are classified as University Transition. The existing GO future land use category does not conform to the surrounding area, and the proposed change will ensure uniformity with the adjacent University Transition.

Zoning History:

- ***Previous Zoning:*** The subject property was zoned R-2 (Single-Family Detached Residential District) prior to the adoption of the City of Tallahassee Zoning, Site Plan, and Subdivision Regulations in 1992. The R-2 designation allowed residential developments with a maximum density of 4.84 dwelling units per acre.
- ***Existing Zoning (1992):*** Following the adoption of the Tallahassee-Leon County Comprehensive Plan, the property was zoned Mixed Use C (MUC). Based on performance zoning criteria, the MUC zoning district allowed a variety of residential and commercial uses.
- ***Site Specific Zoning (1997):*** The City implemented "Site Specific Zoning," and the subject site was rezoned to the RP-1 zoning district, which allowed single-family residential developments.

The site is located within the following locally designated areas:

- Urban Services Area
- The Multimodal Transportation District (MMTD)
- Historically Underutilized Business (HUB) Zone

Current and Proposed Future Land Use Categories

The subject area is currently designated Government Operational on the FLUM. The proposed amendment would change the FLUM designation of the area to University Transition. A summary of the current and proposed zoning categories is below, and a comparison of permitted uses is provided in **Section F**. The complete comprehensive plan policies for **Government Operational (2.2.16 [L])** and **University Transition (2.2.17 [L])** are included in Appendix #1.

Government Operational (Current)

The current Government Operational category is intended to contain facilities, which include those defined on the Land Use Development Matrix as Community Services, Light Infrastructure, Heavy Infrastructure, and Post-Secondary, that provide for the operation of and provision of services on property owned or operated by local, state, and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government.

University Transition (Proposed)

The University Transition land use category is intended to be a compact land use category that provides higher density residential opportunities near the campuses, serving both to provide opportunities for student housing near the universities and to protect existing residential neighborhoods located away from the campuses from student housing encroachment.

The University Transition land use category may only be applied through amendment to the Future Land Use Map to lands located generally within the rectangle created by the Florida State University main campus and Florida A & M University, Tallahassee Community College/Lively Technical Institute campuses and Innovation Park. The category is not intended to be applied in a manner that would encourage or facilitate the premature conversion of existing viable single-family residential neighborhoods.

Determination for Future Land Use Map Amendment

1) Does the area meet the criteria for designation as the current land use designation of Government Operational (GO)?

No. Local, state, and federal governments do not own or operate the property; therefore, the land use is inconsistent with the comprehensive plan.

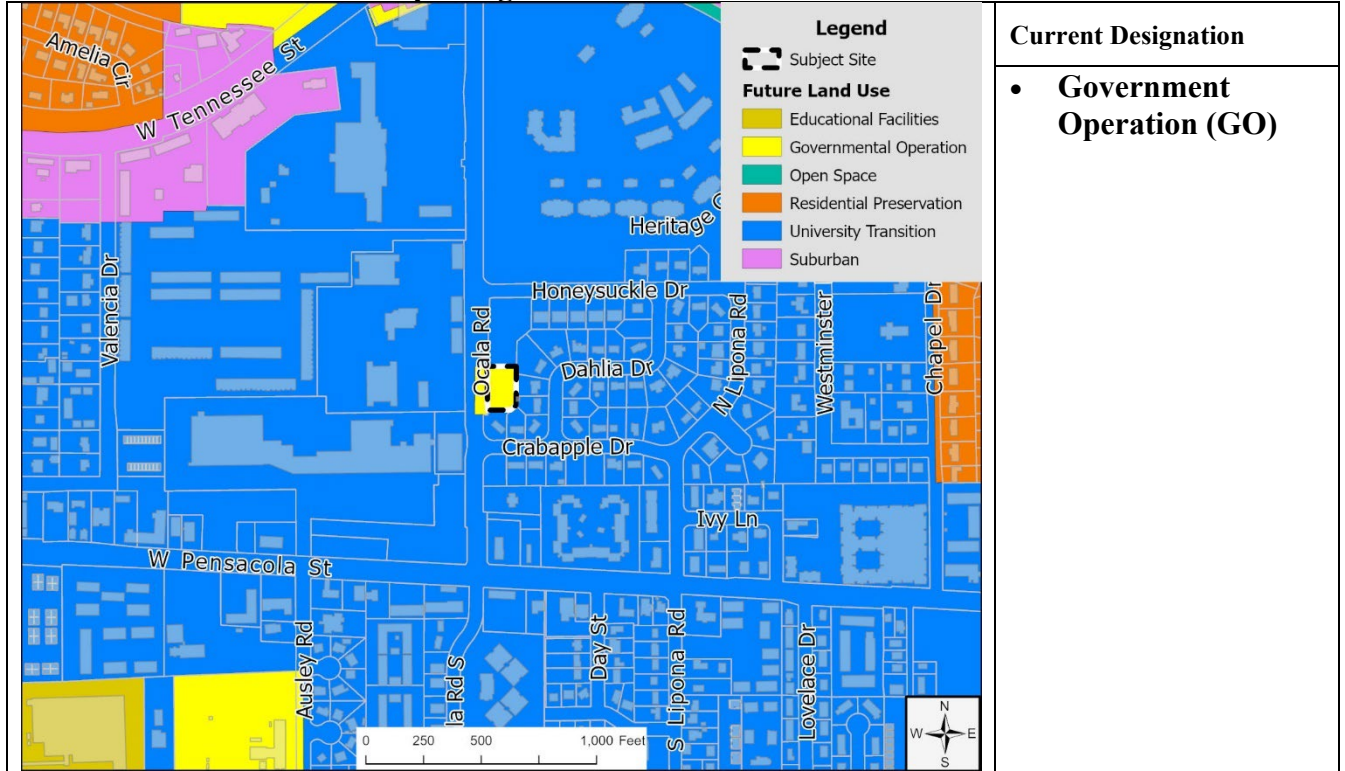
2) Does the area better meet the criteria for the proposed land use designation of University Transition (UT)?

Yes. The subject site more closely resembles the description of the University Transition land use category and zoning district. The subject site is within the geographic boundary identified in the Comprehensive Plan as being appropriate for the University Transition future land use and is

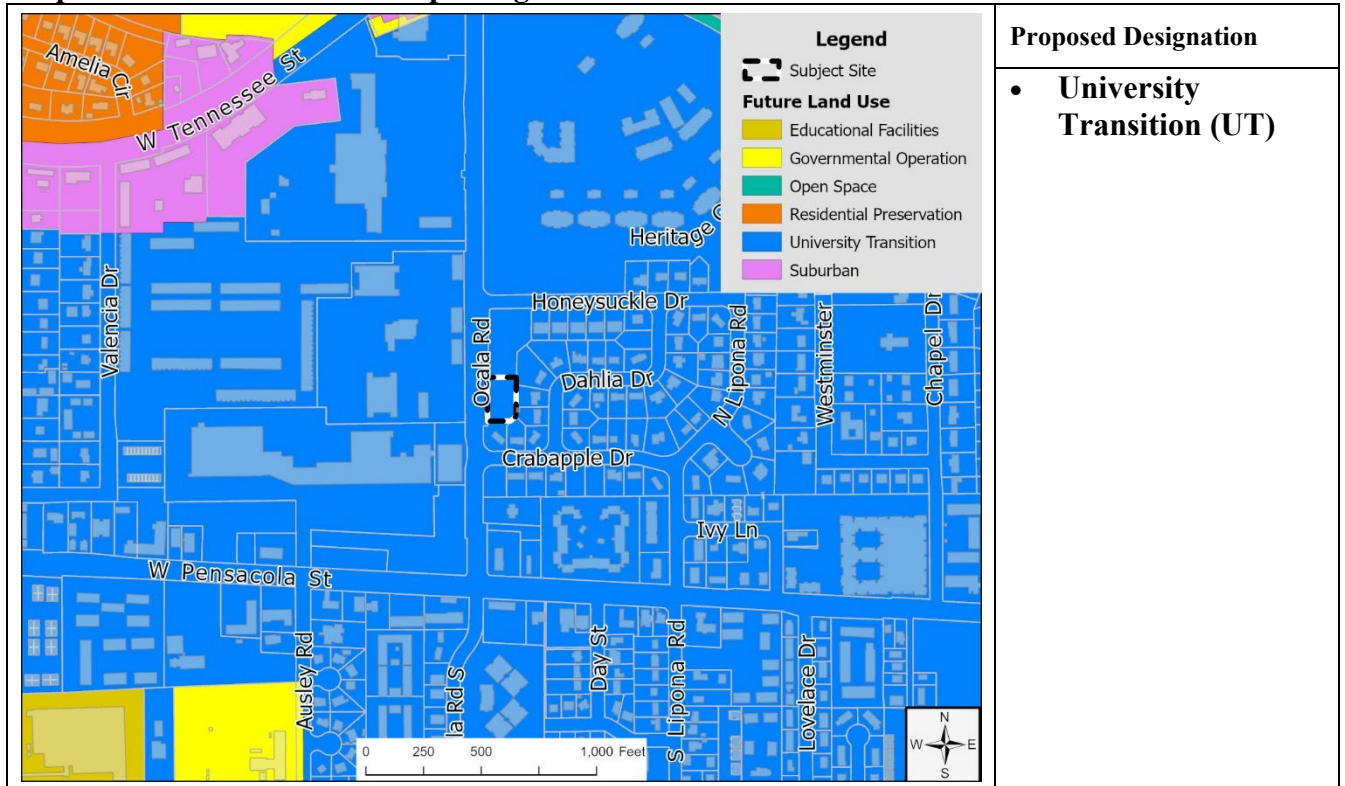
predominantly surrounded by University Transition future land use. The proposed amendment continues a trend in this area of former Residential Preservation areas transitioning to University Transition as homeownership rates decline and renters become the primary residents.

The following maps illustrate the current and proposed FLUM designations for the Subject Area.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



Zoning

A concurrent rezoning is requested for this site. The site is currently zoned Residential Preservation-1 (RP-1). The proposed rezoning would change the zoning designation to University Transition (UT) to implement the proposed underlying University Transition land use category. A summary of the current and proposed zoning categories is below, and a comparison of permitted uses is provided in **Section F**. The Land Development Code sections for **Residential Preservation – 1 (Sec. 10-170)** and **University Transition (Sec. 10-242)** zoning are included in Appendix #2.

Residential Preservation – 1 (RP-1) (Current)

The current zoning for the subject site, Residential Preservation – 1, is intended to apply to residential development in areas designated "residential preservation" on the future land use map, preserving single-family residential character, protecting from incompatible land uses, and prohibiting densities in excess of 3.6 dwelling units per acre.

University Transition (UT) (Proposed)

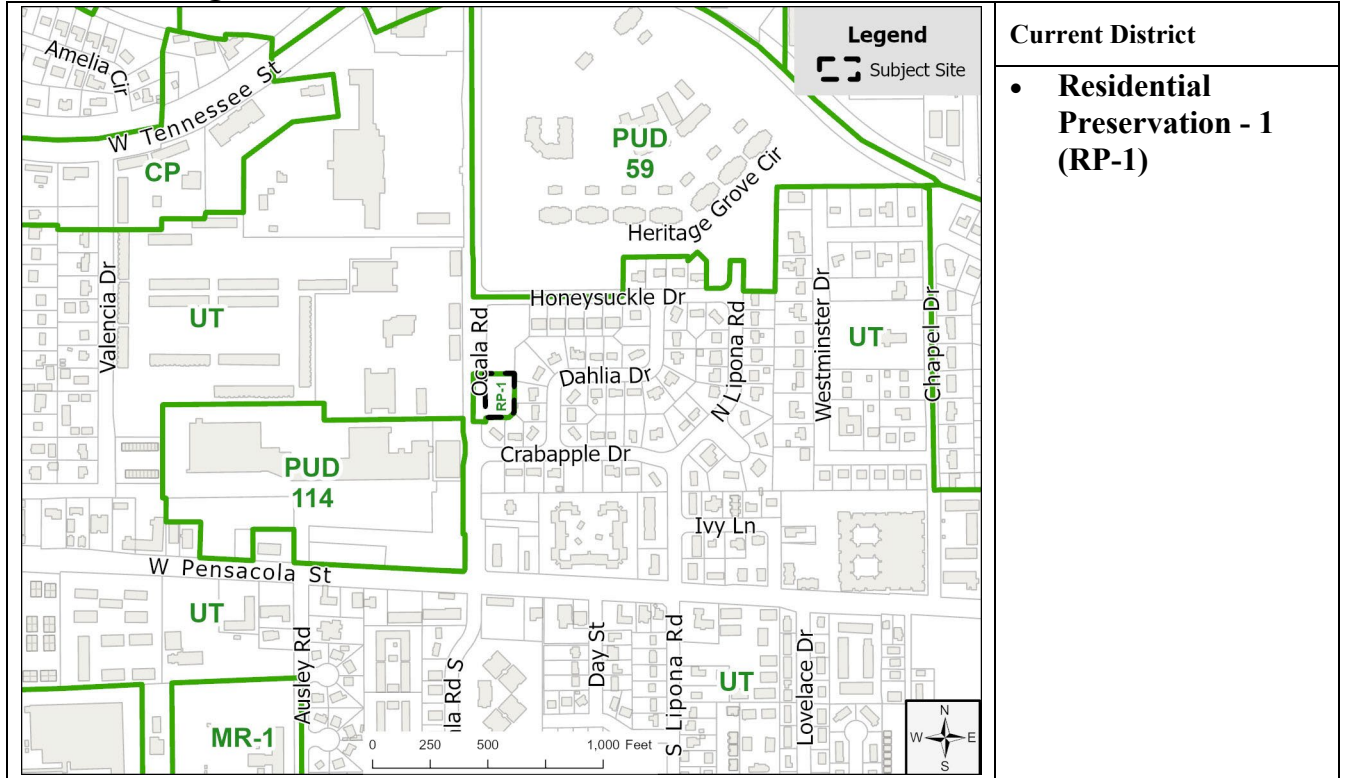
The proposed zoning for the subject site, University Transition, is intended to be a compact district that provides higher density residential opportunities and student oriented services near the campuses; protect existing residential neighborhoods located away from the campuses from student housing encroachment; and transition industrial and lower density residential uses to vibrant urban areas. UT zoning provides for higher density residential development of up to 50 dwelling units per acre, as well as smaller scale retail and commercial that provides essential services to immediate residents and ancillary needs of universities.

Determination for Concurrent Rezoning

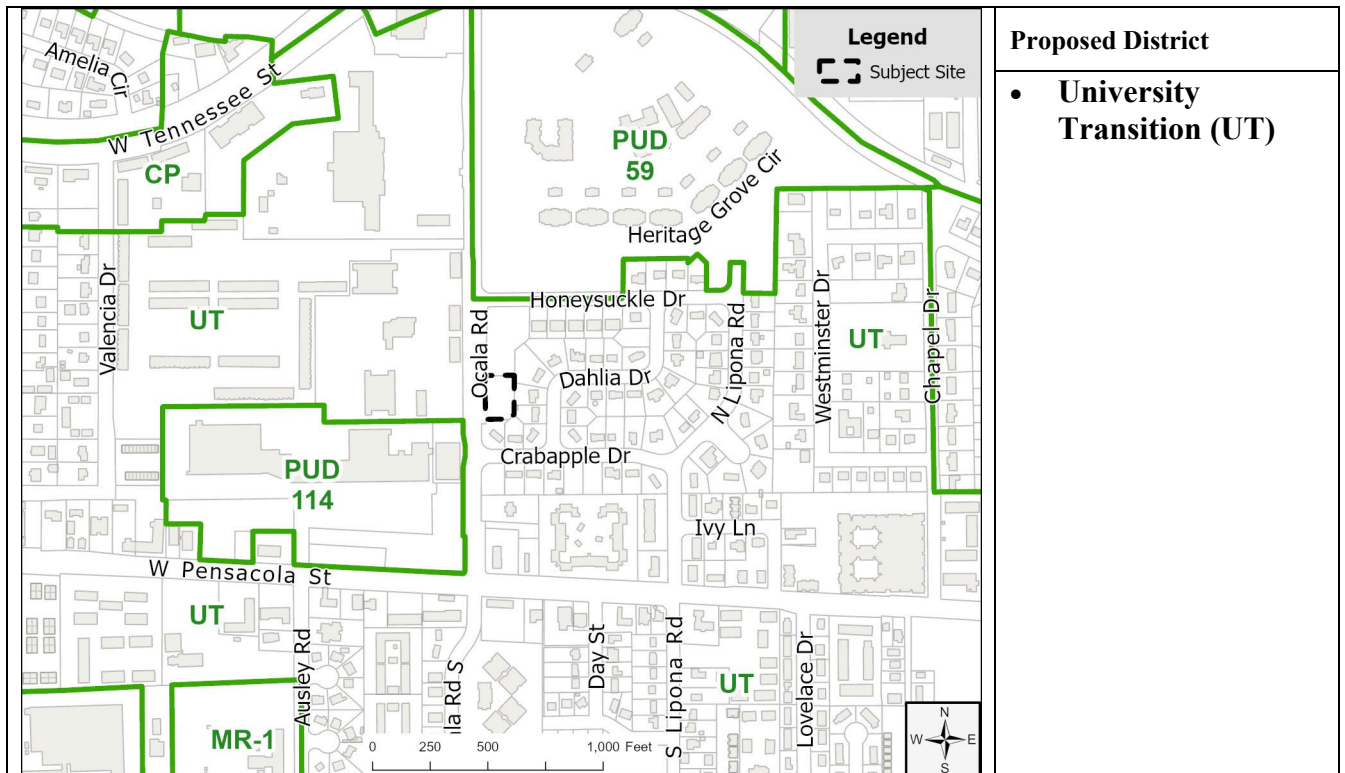
Provided the requested Future Land Use Map amendment is approved, the proposed University Transition zoning district implements the University Transition land use category and conforms to the land development requirements of the UT zoning district. The subject site is located in the complementary area for serving post-secondary educational institutions, allows student housing and compatible uses and is consistent with existing surrounding uses.

The following maps illustrate the current and proposed zoning for the Subject Site.

Current Zoning



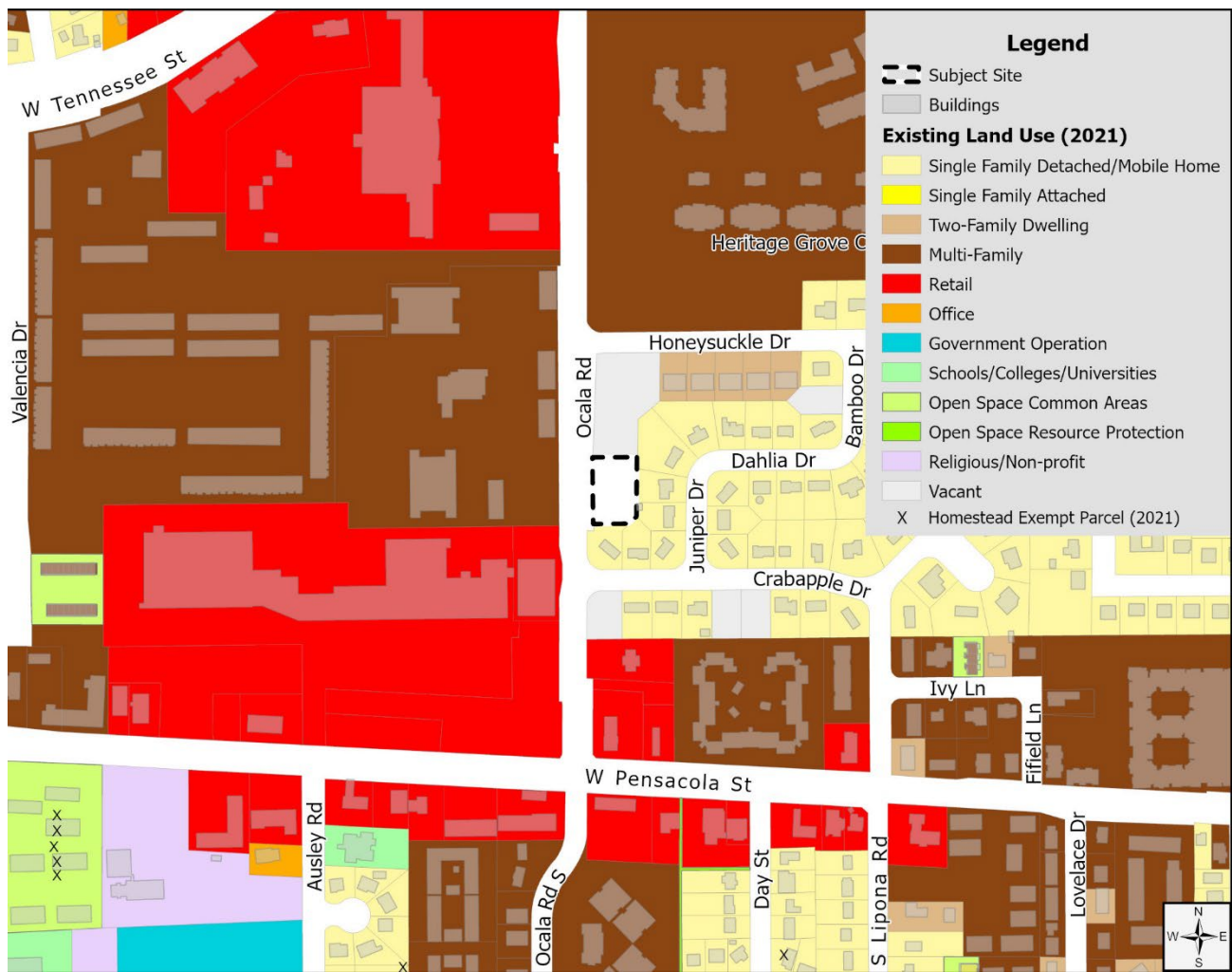
Proposed Zoning



Compatibility with Adjacent and Surrounding Uses

The subject site is approximately 0.54 acres in size and is currently occupied by a stormwater management facility. Low density residential is located to the east of the subject site. There is a grocery store and retail stores on the southwest of the site. To the west of the subject property is high density residential, and to the north is a vacant parcel. The subject site is located on a major collector roadway with student housing, employment, shopping, and recreational opportunities. Each of the parcels surrounding the subject site has the University Transition FLU and University Transition zoning, which is the same land use and zoning requested for the subject site.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

The City of Tallahassee owns and maintains the water and sewer system serving the subject site.

Schools

The Subject Area is zoned for **Riley** Elementary School, **Nims** Middle School, and **Godby** High School.

All attendance zones in which the property is located have the capacity for this project. Currently, Riley Elementary has a capacity of 101, with post development capacity of 98. Nims Middle School has a capacity of 485, with post development capacity of 484. Godby High School has a capacity of 477, with post development capacity of 476.

Roadway Network

The subject site is located along Ocala Road, which is classified as a major collector and maintained by the City of Tallahassee. Ocala Road is a four-lane roadway, with two travel lanes in each direction and a raised median.

The subject site is located within the Multimodal Transportation District (MMTD). The goal of the MMTD is to facilitate the use of multiple modes of transportation, leading to a reduction in automobile use and vehicle miles traveled.

There is a proposed development to the north of the subject parcel which incorporates the subject site as a stormwater management facility. The proposed development may require capacity improvements to the transportation network to accommodate added traffic demand and access on Ocala Road. The actual traffic impacts and concurrency will be calculated at during site plan review.

Pedestrian and Bicycle Network

The subject site is accessible via sidewalk and on-street bike lane on Ocala Road. The site is along the Collegiate Tour bike route, part of the Leon County Bike Route Network that provides options connecting the subject site to Florida A&M University, Florida State University, Tallahassee Community College, and the St. Marks Trail. *Transit Network*

The Heritage and Night Nole Routes of the FSU Seminole Express Routes serve the site directly, with stop 2188 at Ocala Heritage Grove. The site is 3 minutes' walk from stop 197, 195 and 2060 served by the StarMetro Tall Timbers (T) Route and 3 Night Route.

Environmental Analysis

The subject site is located in the Urban Services Area and in the Multimodal Transportation District on a property that is currently developed with a stormwater management facility. The subject site has approximately 0.18 acres constrained by the facility which is about 33% of the parcel. There are no significant environmental features identified on the subject site.

The site is not in the flood zone.

G. COMPARISON OF EXISTING AND PROPOSED ALLOWED USES

The Future Land Use Map provides a general pattern for the location, distribution, and character of land uses. The zoning category implements the underlying land use category and further regulates allowed and prohibited uses, building densities and intensity of uses, and site design specifics such as setbacks, parking requirements, infrastructure, and other land development issues.

Permitted Uses- Future Land Use	Current GO	Proposed UT
Residential		50 units/acre
Light Infrastructure, Heavy Infrastructure	X	
Community and Recreational Facilities		X
Facilities operating in publicly owned property	X	X
Cultural Activities		X
Retail Commercial Goods and Services		X
Mixed-Use Development		X
Office		X

Permitted Uses- Zoning (See Zoning charts in Appendix 2 for detailed uses)	Current RP-1	Proposed UT
Allowed Maximum Residential Density	3.6 units/ acre	50 units/acre
Community Services, Passive and Active Recreation, Light Infrastructure	X	X
Community and Recreational Facilities, Educational Facilities, Day care		X
Cultural Activities, art studio, museum		
Retail Commercial Goods and Services		X
Restaurants		X
Office, Medical		X
Structured Parking		X

H. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to **460** property owners within 1,000 feet of Subject Site.

	Public Outreach	Date Completed
X	Applications posted to Planning Website	10/12/2022
X	Notices Mailed to Property Owners, Renters, and Homeowners Associations within 1000 feet	11/16/2022
X	Signs providing details of proposed land use posted on subject site	11/29/2022
X	Public Open House	12/08/2022
X	Staff Reports Available Online	12/16/2022
X	Email Subscription Notice sent to all users of service	08/02/2022 08/31/2022 09/14/2022 11/15/2022 01/04/2023 01/31/2023 02/28/2023 03/14/2023
X	Legal Ads posted	12/30/2022 01/27/2023 03/10/2023

Public Open House – The Public Open House was held on December 8, 2022, at the Renaissance Building. There were approximately 16 people in attendance. Staff provided overview of the application received and the amendment (and concurrent rezoning) being requested. There were no questions or concerns on this amendment.

I. STAFF REPORT UPDATE

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle Meetings		Date Completed
X	Local Planning Agency Workshop	01/10/2023
X	Local Planning Agency Public Hearing	02/07/2023
X	Joint City-County Commission Workshop	03/07/2023
	Transmittal Public Hearing [If Applicable]	
X	Adoption Public Hearing	03/22/2023

Local Planning Agency Workshop – A workshop was held on January 10, 2023 to discuss the proposed amendment. Staff provided an overview of the proposed amendment and details of the preliminary analyses for the amendment. There were no questions from the LPA that resulted in updates to this report.

Local Planning Agency Public Hearing – The public hearing was held on February 7, 2023, to vote on the proposed 2023 Cycle Amendments. The LPA found the proposed future land use map amendment consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended ADOPTION of the proposed amendment. They also found that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended APPROVAL of the proposed rezoning. There was no public speaker on this amendment.

Joint City-County Commission Workshop: The Joint City-County Commission Workshop was held on March 7, 2023. The 2023 Cycle Amendments were introduced to both City and County Commissioners at this time. As this was a workshop to introduce and discuss the amendments, there were no public comments or votes taken by either commission.

City Small-Scale Map Amendment Adoption Public Hearing: An Adoption Public hearing was held at the City Commission Chambers on March 22, 2023 in regards to the proposed 2023 Cycle small-scale map amendments. There was no public speaker for this amendment. The Tallahassee City Commission voted unanimously to adopt the proposed small-scale map amendment into the Tallahassee-Leon County Comprehensive Plan.

J. APPENDICES

- Appendix #1: Comprehensive Plan Policies for Government Operational (2.2.16 [L]) and University Transition (2.2.17 [L]) Land Use Categories
- Appendix #2: Residential Preservation – 1 (Sec. 10-170) and University Transition (Sec. 10-242) Zoning Codes
- Appendix #3: Photo of signs providing details of proposed land use and zoning changes posted on subject site

APPENDIX 1

Comprehensive Plan policies

I. Land Use

Policy 2.2.17: [L]

UNIVERSITY TRANSITION (REV. EFF. 12/14/04; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 1/7/10)

The University Transition land use category may only be applied through amendment to the Future Land Use Map to lands located generally within the rectangle created by the Florida State University main campus and Florida A & M University, Tallahassee Community College/Lively Technical Institute campuses and Innovation Park. Specifically, lands lying west of South Adams Street, South of West Tennessee Street, north of Orange Avenue and adjoining Innovation Park and Tallahassee Community College to the east. It is intended to be a compact land use category that provides higher density residential opportunities near the campuses, serving both to provide opportunities for student housing near the universities and to protect existing residential neighborhoods located away from the campuses from student housing encroachment. However, it is not intended that this category be applied in a manner that would encourage or facilitate the premature conversion of existing viable single-family residential neighborhoods. The category is intended to transition from present industrial and lower density residential uses to those more compatible with vibrant urban areas and shall remain within a compact area located in close proximity land owned by the universities and existing areas designated as University Transition.

Higher density residential redevelopment of up to 50 DU/AC is allowed to provide housing for students and close in housing opportunities to the downtown for professionals. Retail commercial limited to a smaller scale classification to provide essential services to immediate residents and ancillary needs of universities such as book stores and photo copying establishments may be permitted. State and private offices properly designed and scaled to surrounding uses may be

permitted as well as central parking facilities, artistic studios and

workshops. Restaurants, movie theaters, lounges and other entertainment commercial uses shall be permitted as commercial. Development regulations which allow flexibility in their design and operation to permit such uses as outdoor cafe and gardens shall be incorporated into zoning code. Pedestrian pathways and access systems shall be designed to connect universities, downtown, civic/arts center, and residential and commercial areas to cut down on dependence of automobile travel. Design controls shall be employed to provide land use compatibility by offsetting potential negative impacts.

The areas within the Gaines Street Revitalization Plan Study Area will have up to 100 DU/AC.

I. Land Use

Policy 2.2.16: [L]

GOVERNMENT OPERATIONAL (EFF. 8/17/92; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 12/24/10)

Contains facilities, which include those defined on the Land Use Development Matrix as Community Services, Light Infrastructure, Heavy Infrastructure, and Post-Secondary, that provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government. These facilities shall include, but are not limited to:

- | | |
|--------------------------------|----------------------------------|
| Airports* | Offices |
| Correctional Facilities | Outdoor Storage Facilities |
| Courts | Police/Fire Stations |
| Electric Generating Facilities | Sanitary Sewer Percolation Ponds |
| Electric Sub-Stations | Sanitary Sewer Pump Stations |
| Health Clinics | Sanitary Sewer Sprayfields |
| Libraries | Vehicle Maintenance Facilities |
| Incinerators | Waste to Energy |
| Materials Recovery Facilities | Water Tanks |
| Museums | Water Treatment Plants |
| Postal Facilities | Water Wells |

*Includes services and uses provided by private entities that are commonly located at commercial service airports.

APPENDIX 2

Land Development Code sections

Sec. 10-170. Residential preservation district.

(a) *Purpose and intent.*

- (1) The residential preservation district is characterized by existing homogeneous residential areas within the community which are predominantly accessible predominantly by local streets. The primary function of the residential preservation district is to protect existing stable and viable residential areas from incompatible land uses and density intrusions. Commercial, retail, office and industrial activities are prohibited in the residential preservation district (certain nonresidential activities may be permitted as home occupations—see article VII of this chapter, supplementary regulations). Single-family, duplex residences, mobile home and cluster housing may be permitted in the residential preservation district within a range of zero to six units per acre. Compatibility with surrounding residential type and density shall be a major factor in the authorization of development approval and in the determination of the permissible density. No development in the residential preservation district shall be permitted which violates the provisions of policy 2.1.1 of the future land use element of the 2010 Comprehensive Plan.
- (2) For residential preservation areas outside the urban service area the density of the nonvested development in residential preservation area shall be consistent with the underlying land use category: no more than one unit per ten acres in the rural category; no more than one dwelling unit per acre (clustered) or one dwelling unit per three acres (not clustered) in the urban fringe category. The residential preservation land use category is divided into five zoning districts based upon existing development patterns and service provision:
 - a. RP-1;
 - b. RP-2;
 - c. RP-MH;
 - d. RP-UF; and
 - e. RPR.
- (3) The intent of the districts listed in subsections (2)a. through e. of this section are as follows:
 - a. The RP-1 district is intended to apply to residential development in areas designated "residential preservation" on the future land use map, preserving single-family residential character, protecting from incompatible land uses, and prohibiting densities in excess of 3.6 dwelling units per acre.
 - b. The RP-2 district is intended to apply to residential development in areas designated "residential preservation" on the future land use map, preserving the low density residential character of single-family, two-unit townhouse and duplex residential development, protecting from incompatible land uses, and prohibiting densities in excess of six dwelling units per acre.
 - c. The RP-MH district is intended to apply to residential development in areas designated "residential preservation" on the future land use map, preserving the low density residential character of manufactured home, mobile home, and conventional single-family and duplex residential development, providing protection from incompatible land uses and intensities, and prohibiting densities in excess of six dwelling units per acre.
 - d. The RP-UF district is intended to apply to residential development in areas designated as both "urban fringe" and "residential preservation" on the future land use map, preserving the low intensity residential character of conventional single-family residential and manufactured home, mobile home, development, protecting from incompatible land uses and intensities, preventing the premature development of land at intensities not supportable by existing infrastructure or services, and prohibiting densities in excess of 3.6 dwelling units per acre in platted subdivisions, one dwelling unit per acre (net) for clustered developments on unplatted lots, or one unit per three acres, for all other developments.

- e. The RP-R district is intended to apply to residential development in areas designated as both "rural" and "residential preservation" on the future land use map, preserving the very low density rural residential character of conventional single-family residential and manufactured home, mobile home, development, protecting from incompatible land uses and intensities, preventing inefficient development patterns, and prohibiting densities in excess of 3.6 dwelling units per acre in platted subdivisions, or one dwelling unit per ten acres on unplatted lots.
- (4) Applications for rezoning to any and all of the residential preservation districts shall include review to ensure compatibility with existing and surrounding residential type and density.
- (b) *Allowable uses.* For the purpose of this chapter, the following land use types are allowable in the RP-1, RP-2, RP-MH, RP-UF and RP-R zoning districts and are controlled by the land use development standards of this chapter, the comprehensive plan and schedules of permitted uses.
 - (1) Low density residential.
 - (2) Passive recreation.
 - (3) Active recreation.
 - (4) Community services.
 - (5) Light infrastructure.
- (c) *List of permitted uses.* See schedules of permitted uses, subsections 10-241(a) and (b). Some of the uses on these schedules are itemized according to the standard industrial code (SIC). Proposed activities and uses are indicated in the schedules. The activity or use may be classified as permitted, restricted or permitted through special exception, or not allowed. Restricted and special exception uses must meet the criteria in article VII of this chapter. Chapter 9, article III of this Code sets forth the development approval process required for allowable uses.
- (d) *Development standards.* All proposed development shall meet the land use development criteria specified in subsection 10-241(b); commercial site location standards (section 10-174); buffer zone standards (section 10-177); criteria of the land development standards schedule (article IV, division 4 of this chapter); and parking and loading requirements (article VI of this chapter).

(Code 1984, ch. 27, § 10.3(J); Ord. No. 95-O-0025AA, 9-13-1995; Ord. No. 96-O-0033AA, § 7, 12-11-1996; Ord. No. 97-O-0027AA, §§ 6—12, 7-8-1997; Ord. No. 02-O-88AA, § 2, 10-23-2002)

Sec. 10-242. UT University Transition District.

	PERMITTED USES	
1. District Intent	2. Principal Uses	3. Accessory Uses
University Transition is intended to: <ul style="list-style-type: none"> •Be a compact land use category that provides higher density residential opportunities and student oriented services near the campuses; •Protect existing residential neighborhoods located away from the campuses from student housing encroachment; and •Transition industrial and lower density residential uses to vibrant urban areas. Higher density residential development of up to 50 du/ac to provide housing opportunities for students and downtown professionals. Smaller scale retail commercial shall provide essential services to immediate residents and ancillary needs of universities. Pedestrian pathways, trails, and	1. Advertising agencies. 2. Antique shops 3. Beauty & barber shops. 4. Book & stationary stores. 5. Banks, credit unions, financial institutions without drive through facilities. 6. Banks, credit unions, financial institutions with drive-through facilities (only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). 7. Camera & photographic supply stores. 8. Civic & social associations. 9. Colleges & universities - educational facilities, administrative offices, athletic & intramural fields and stadiums. 10. Commercial art & graphic design. 11. Community facilities related to	34. Personal services (barber, spa, etc.) 35. Photocopying & duplicating services. 36. Photographic studios, portrait. 37. Physical fitness, gyms. 38. Public community center/meeting building (non-commercial use only). 39. Radio and Television broadcasting. 40. Rental and sales of home movies & games. 41. Repair services, non-automotive. 42. Residential - any type. 43. Restaurants and drinking establishments without drive through facilities 44. Restaurants with drive-through facilities (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona
		1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. 2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator. 4. <i>Special Exception Uses</i> <ul style="list-style-type: none"> 1. Automotive rentals, parking, repairs, & service. 2. Commercial sports. 3. Taxicab operations. 4. Off-street parking facilities (applicable to properties in the

<p>transit facilities shall be designed to connect universities, downtown, civic/arts center, and residential and commercial areas to reduce automobile dependence. Pedestrian oriented design controls shall be employed to provide land use compatibility.</p> <p>The University Transition zoning district is allowed in the UT Future Land Use Map area, located generally within the rectangle created by the Florida State Univ. main campus, Florida A&M Univ., Tallahassee Community College/ Lively Technical Institute campuses, and Innovation Park. The Gaines Street Revitalization Plan study area is excluded from this area.</p> <p>To encourage pedestrian-oriented redevelopment, innovative parking strategies, mixed use development, and other urban design features within the Downtown Overlay , a 25% density bonus is available subject to the provisions of Sec. 10-280.7 of this Code.</p> <p>Development Standards for this zoning district are established within Division 4 applicable to the MMTD.</p>	<p>residential uses, including religious facilities, police/fire stations, elementary and secondary schools, and, libraries. Other community facilities may be allowed in accordance with Section 10-413 of these regulations.</p> <p>12. Computer & data processing services.</p> <p>13. Dance studio, schools, halls.</p> <p>14. Day care centers.</p> <p>15. Employment agencies.</p> <p>16. Gift, novelty, souvenir shops.</p> <p>17. Hobby, toy, game stores.</p> <p>18. Hotels, motels, bed & breakfasts.</p> <p>19. Indoor amusements (bowling, billiards, arcades).</p> <p>20. Laundromats, laundry, & dry cleaning services without drive through facilities.</p> <p>21. Laundromats, laundry, & dry cleaning services with drive-through facilities (only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road).</p> <p>22. Live-work units.</p> <p>23. Mailing and postal services.</p> <p>24. Medical & dental offices, clinics, laboratories.</p> <p>25. Mortgage brokers.</p> <p>26. Movie theaters and amphitheaters.</p> <p>27. Museums & art galleries.</p> <p>28. Musical instrument stores.</p> <p>29. News dealers and newsstands.</p> <p>30. Non-medical offices & services, including business, insurance, real estate, and governmental.</p> <p>31. Non-store retail.</p> <p>32. Optical goods stores.</p> <p>33. Passive and active recreation.</p>	<p>Road).</p> <p>45. Retail establishments - bakeries, computer, clothing & accessories, video, records/ compact discs, electronics, drug store without drive-through facilities, drug store with drive-through facilities (only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road), florist, food & grocery, furniture, home appliances, home/garden supply, hardware, jewelry, needlework/knitting, newsstands, books, greeting cards, package liquor, picture framing, trophy stores, shoes, luggage, leather goods, used goods.</p> <p>46. Security & commodity brokers.</p> <p>47. Sewing & needlework goods.</p> <p>48. Shoe repair, shoe shine parlors.</p> <p>49. Sporting goods and bicycle shops.</p> <p>50. Social, fraternal, recreational clubs/assemblies.</p> <p>51. Structured parking, with active uses located along a minimum of 75 percent of all walls adjacent to public streets and pedestrian areas.</p> <p>52. Studios: photography, music, art, drama, voice.</p> <p>53. Tailoring.</p> <p>54. Travel agencies.</p> <p>55. Veterinary services.</p> <p>56. Vocational schools.</p> <p>57. Watch, clock, jewelry repair.</p> <p>58. Existing drive-through uses and existing motor vehicle fuel sales which were legally established and in existence on 11-20-2007.</p> <p>59. Other uses, which in the opinion of the Land Use Administrator, are of a similar or compatible nature to the uses and intent described in this district.</p>	<p>Downtown Overlay). (Section 10-422 applies)</p>
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(Code 1984, ch. 27, §§ 10.6.Z, 10.6.AA, 10.6.BB; Ord. No. 00-O-54, § 3, 9-27-2000; Ord. No. 01-O-28AA, § 15, 10-24-2001; Ord. No. 07-O-39, § 3, 11-20-2007; Ord. No. 10-O-14AA, § 6, 2-23-2011; Ord. No. 13-O-03, § 13, 8-28-2013; Ord. No. 14-O-46AA, § 1, 1-28-2015; Ord. No. 16-O-05, § 2(Exh. A), 5-18-2016)

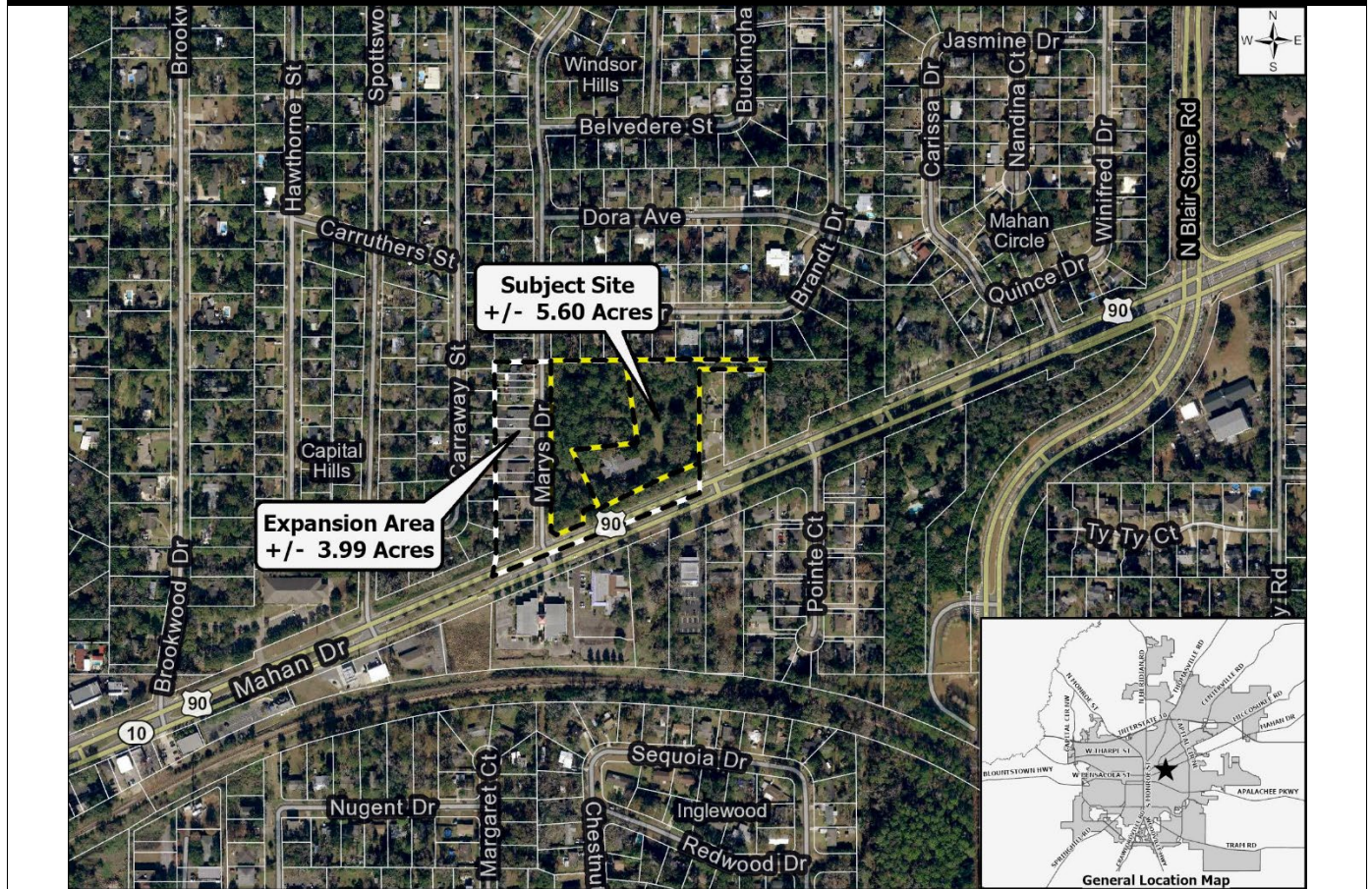
APPENDIX 3

Photos of public notice signage





2023 Comprehensive Plan Amendment Cycle
TMA2023001
1718 Mahan Drive



SUMMARY

Property Owners:	Property Location:	Amendment Type:
Darren Rajendranath	1718 Mahan Drive	City Small Scale Map Amendment
Applicant:		
Darren Rajendranath		
TLCDP Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Jacob Fortunas	<u>Future Land Use:</u> Residential Preservation <u>Zoning:</u> Residential Preservation 2	Approve
Contact Information:	Proposed Future Land Use & Zoning:	Staff Analysis:
Jacob.Fortunas@talgov.com 850-891-6418	<u>Future Land Use:</u> Urban Residential 2 <u>Zoning:</u> Medium Density Residential	Consistent
Date: 12/13/2022	Updated: 03/24/2023	

1. EXECUTIVE SUMMARY

If approved, this map amendment would change the allowable uses for properties in a 9.59-acre area fronting Mahan Drive at Marys Drive from low density single-family residential uses to medium density residential uses and community and recreational facilities related to residential uses. This amendment would further the goal of promoting infill development, would help protect existing missing middle housing, would bring existing non-conforming uses and densities into conformity, and would require development standards to promote compatibility with adjacent residential preservation areas.

The subject site includes parcels 1129206160000 and 1129206050000 at the northeast corner of Mahan Drive and Marys Drive. The applicant, Darren Rajendranth, is requesting a change to the Future Land Use Map (FLUM) from Residential Preservation to Urban Residential 2. The requested amendment would increase allowable residential density on approximately 5.6 acres of land. The Urban Residential 2 category allows townhouses, single-family detached, two-family, and multiple-family dwelling units.

Concurrent with the applicant's amendment, the Tallahassee-Leon County Planning Department is seeking to bring adjacent parcels in the Brandt Place Townhomes subdivision (herein described as the "Expansion Area") into the same Future Land Use category and zoning as 1718 Mahan Drive to bring non-conforming existing land uses into conformance. The requested amendment would increase allowable residential density on an additional 3.99 acres, for an approximate total of 9.59 acres modified via this amendment. The parcels included in the expansion area include the following:

Expansion Area Parcels

1. 112914 A0010 – Townhome (currently a non-conforming use and density)
2. 112914 A0020 – Townhome (currently a non-conforming use and density)
3. 112914 A0030 – Townhome (currently a non-conforming use and density)
4. 112914 A0040 – Townhome (currently a non-conforming use and density)
5. 112914 A0050 – Townhome (currently a non-conforming use and density)
6. 112914 B0010 – Townhome (currently a non-conforming use and density)
7. 112914 B0020 – Townhome (currently a non-conforming use and density)
8. 112914 B0030 – Townhome (currently a non-conforming use and density)
9. 112914 B0040 – Townhome (currently a non-conforming use and density)
10. 112914 B0050 – Townhome (currently a non-conforming use and density)
11. 112914 C0030 – Townhome (currently a non-conforming use and density)
12. 112914 C0020 – Townhome (currently a non-conforming use and density)
13. 112914 C0010 – Townhome (currently a non-conforming use and density)
14. 112914 D0010 – Fourplex (currently a non-conforming use and density)
15. 112914 E0010 – Fourplex (currently a non-conforming use and density)

Note: While the expansion area totals approximately 3.99 acres, X.XX acres of this total are roadways and public right-of-way.

A rezoning application is being processed concurrently with this amendment. A zoning change from Residential Preservation 2 (RP-2) to Medium Density Residential (MR) has been requested to implement the proposed amendment to the FLUM. The RP-2 zoning category allows up to 6 units per acre. The proposed zoning allows for a minimum of 6 units per acre and a maximum of 16 units per acre.

Based on staff analysis, the subject properties do not align with the intent of the Residential Preservation FLUM district. The subject properties front Mahan Drive, a principal arterial road, and the traffic is not predominantly local in nature. Additionally, the properties of the expansion area contain non-conforming densities allowed by the Residential Preservation land use category.

This step of the land development process determines consistency with the Goals, Objectives, and Policies in the Tallahassee-Leon County Comprehensive Plan. The concurrent rezoning determines the allowed uses and the density (number of dwelling units per acre) of development on the site. In reviewing this request, a determination must be made as to whether the present land use designation is appropriate or whether the Future Land Use Map should be amended to re-designate the area as requested. Included in this consideration are 1) Does the area meet the criteria for designation as Residential Preservation? 2) Does the area better meet the criteria for Urban Residential 2?

If the Land Use and/or Zoning changes are approved, the next step in the development process is site plan review and permitting. The site plan stage of development evaluates a proposed development plan for consistency with City or County Code requirements for stormwater treatment and attenuation, environmental protection, traffic impacts, concurrency, school impacts, buffers, open space requirements, and all other applicable development standards. This includes neighborhood compatibility standards and other buffering and screening standards intended to protect and promote compatibility with the existing RP neighborhood to the north of the subject site.

The City of Tallahassee Land Development Code defines buffers between parcels of differing land uses based upon compatibility. Based on the proposed FLUM category and rezoning, redevelopment would be limited to residential uses between 6 and 16 dwelling units per acre. These buffer requirements may be found in *Appendix 4* of this staff report or in the City of Tallahassee Land Development Code Sec. 10-177: Buffer Zones.

2. APPLICANT’S REASON FOR THE REQUESTED CHANGE

The applicant, Darren Rajendranath, stated that they seek this land use change to provide residential development at a higher density than the current land use allows, and intend to build housing on the subject site.

3. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

Find that the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and adopt the proposed amendment.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and approve the proposed rezoning.

4. STAFF ANALYSIS

Staff finds that the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report.

Staff finds that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report.

5. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The criteria required for consideration of a proposed Future Land Use Map change include consistency with the Tallahassee-Leon County Comprehensive Plan, conformance with the Tallahassee or Leon County Land Development Code, land use compatibility, changed conditions on the site and other matters deemed relevant and appropriate.

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan:

1. Objective 1.5 [L] Non-Conforming Uses and Noncomplying Characteristics: The Expansion Area defined by this amendment is being pursued by the Tallahassee-Leon County Planning Department in order to bring existing land uses adjacent to the applicant's site (subject site) into conformance with the Comprehensive Plan and the City of Tallahassee Land Development Code. This supports Objective 1.5 [L] of the Comprehensive Plan which seeks to address non-conforming uses. The existing density of the Brandt Place Townhomes is currently a non-conforming use with the existing Future Land Use designation and zoning. These non-conforming uses have a minimal impact upon surrounding conforming land use and are not detrimental to the public health, safety and welfare.
2. Policy 2.2.3 [L] of the Comprehensive Plan define criteria for Residential Preservation including that the "majority of traffic is local in nature." Given the parcel(s) in question front the principal arterial (Mahan Drive), which primarily carries through traffic, the existing Future Land Use designation is incongruent with the fronting roadways at this location.
3. Policy 2.2.24 [L] indicates that the purpose of the Urban Residential 2 land use category is to encourage a range of density housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The subject property is located inside the Urban Services Area and is connected to infrastructure that is currently underutilized. Changing the land use category for the Subject Site and Expansion Area will increase access to medium density residential uses and is consistent with the intent of the Urban Residential 2 land use category.

6. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

The subject site includes parcels 1129206160000 and 1129206050000 at the northeast corner of Mahan Drive and Marys Drive. The applicant, Darren Rajendranth., is requesting a change to the Future Land Use Map (FLUM) from Residential Preservation to Urban Residential 2. The requested amendment would increase allowable residential density on approximately 5.6 acres of land.

Concurrent with the applicant's amendment, the Tallahassee-Leon County Planning Department is seeking to bring adjacent parcels in the Brandt Place Townhomes subdivision (herein described as the "Expansion Area") into the same Future Land Use category and zoning as 1718 Marys Drive given non-conforming existing land uses. The requested amendment would increase allowable residential density on an additional 3.99 acres, for an approximate total of 9.59 acres modified via this amendment. The properties are located inside the Urban Services Area. Including this expansion area in this amendment satisfies Objective 1.5: [L] Non-Conforming Uses and Noncomplying Characteristics of the Tallahassee-Leon County Comprehensive Plan. By including the parcels within the expansion area (which are currently non-conforming with RP FLU and zoning), this amendment may assist in preserving missing-middle housing options by bringing the four-plexes and townhomes into compliance. This change will allow these structures to be rebuilt in case of damage and makes it easier for owners to pursue financing options to do so.

History and Background

1. Historic imagery dating back as far as 1937 show that the subject site was once used as pasture or agriculture with the presence of some structures.
2. The development of the Capital Hills subdivision to the west of the subject area occurred around 1956 while the development of the Brandt Hills subdivision directly to the north of the subject site occurred around 1963. Construction of Marys Drive occurred concurrently with development of Brandt Hills based on historical imagery.
3. Mahan Drive was widened from two lanes to four lanes between 1970 and 1983.

Previous Commission Consideration

The subject site and various adjacent parcels were considered in the FLUM amendment cycles of 1999 and 2005. A summary of these prior amendments is as follows:

1. 1999 Map Amendment (99-1-M-005): The application requested a change from the FLUM designation of Residential Preservation to Mixed Use B and a concurrent rezoning to Medium Density Residential Office Development Pattern. This request was denied following recommendation from the TLCPD. Staff analysis at the time found that the existing neighborhood was still viable as a low-density residential area. Additionally, the amendment was opposed by the public living in the adjacent Residential Preservation neighborhood(s) due to concerns of higher intensity development adjacent to their homes. This application included all the properties of the current map amendment application with the exception of the parcels west

of Marys Drive and the east-most parcel hosting the existing church (1129204040000).

2. 2005 Map Amendment (2005-2-M-009): This application requested a FLUM change from Residential Preservation to Neighborhood Boundary and a concurrent rezoning from Residential Preservation 2 (RP-2) to Neighborhood Boundary Office (NBO). This application included the four parcels east of the subject site: 1129206010000, 1129206020000, 1129206030000, and 1129206040000. Of these, only parcel 1129206030000 requested the change with redevelopment intentions (office) while the other three parcels did not apply with intention of redevelopment. Staff analysis found the proposed amendment consistent with the Comprehensive Plan and recommended adoption. This application was denied on October 6, 2005 at the Joint City-County Commission Comprehensive Plan Public Hearings on the Adoption of 2005-2 Cycle Amendments and Implementing Rezoning Ordinances.

Current and Proposed Future Land Use Categories

The Subject Area is currently designated Residential Preservation on the FLUM. The proposed amendment would change the FLUM designation of the area to Urban Residential 2. A summary of the current and proposed FLU categories is below, and a comparison of permitted uses is provided in **Section G**. The complete comprehensive plan policies for **Residential Preservation (Policy 2.2.3: [L])** and **Urban Residential 2 (Policy 2.2.24 [L])** are included as Appendix #1.

Residential Preservation (Current)

The Comprehensive Plan addresses the Residential Preservation future land use category in Policy 2.2.3, which states, “the primary function [of the Residential Land Use category] is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions.” Residential Preservation areas are characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The Residential Preservation FLUM designation allows for single-family houses, townhomes, and duplexes at a maximum density of six (6) units per acre.

Urban Residential 2 (Proposed)

The Urban Residential 2 FLUM category allows for residential uses up to a density of 20 units per acre (the proposed zoning of Medium Density Residential will restrict this density to 16 units per acre). The intent of this district is to encourage a range of house types available, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of readily available infrastructure such as utilities, transit, and sidewalks. Urban Residential 2 may serve as a transitional area between lower density residential areas and more intensive land uses and roadways.

Determination for Future Land Use Map Amendment

1) Does the area meet the criteria for designation as the current land use designation of Residential Preservation (RP)?

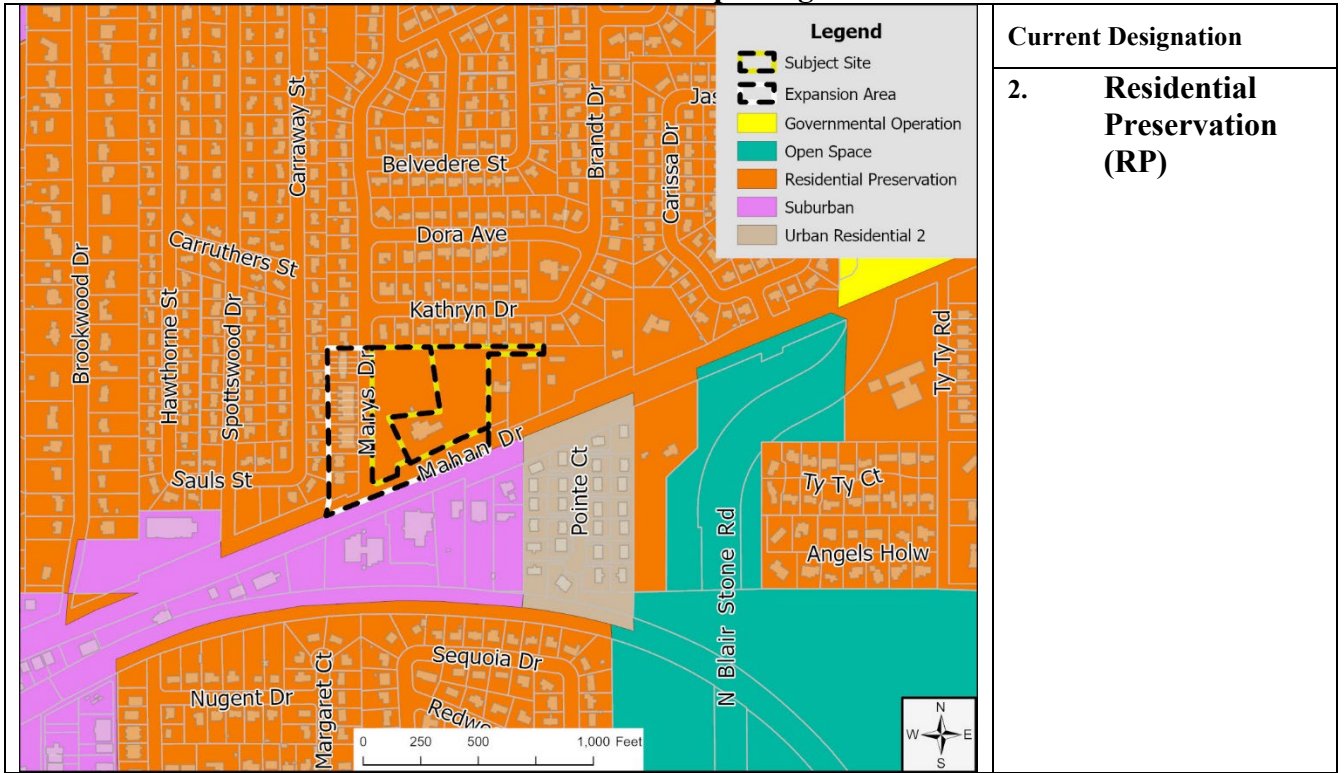
No. The subject site is located along Mahan Drive, a principal arterial road, and the traffic is not predominantly local in nature, as is expected in the Residential Preservation FLUM categories. Additionally, the proposed expansion area contains numerous non-conforming densities that are incompatible with the RP FLU district.

2) Does the area better meet the criteria for the proposed land use designation of Urban Residential 2 (UR-2)?

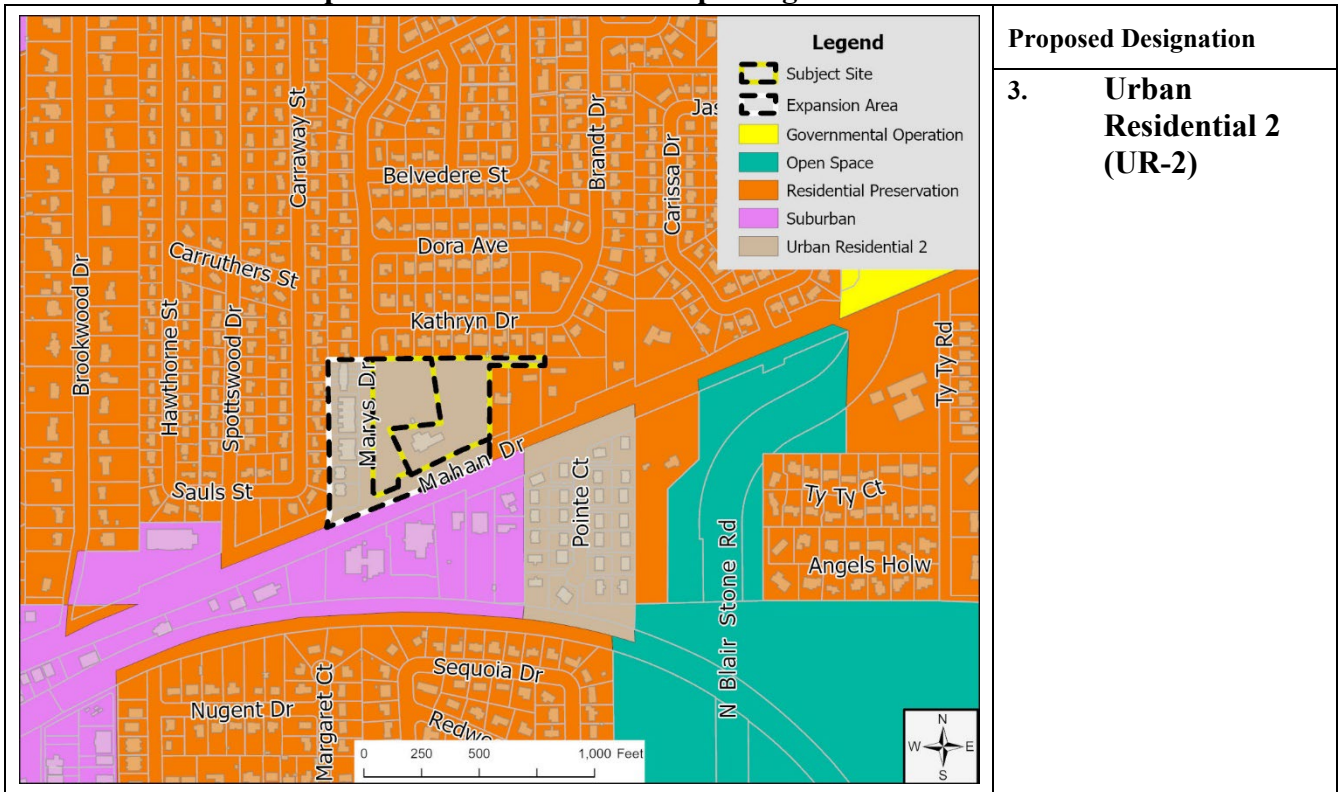
Yes. The applicant's parcels are situated between the principal arterial roadway of Mahan Drive and the established single-family detached subdivision of Brandt Hills. Per Policy 2.2.24: [L] Urban Residential 2 areas are appropriate to "serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or *major roadways*..." Additionally, the proposed expansion area contains densities that are non-compliant with RP allowances, but satisfy the density allowances of UR-2.

The following maps illustrate the current and proposed FLUM designations for the subject area.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



Zoning

The subject site and expansion area are currently zoned Residential Preservation-2 (RP-2). The proposed rezoning would change the zoning designation to Medium Density Residential District (MR) to implement the proposed underlying Urban Residential 2 land use category. A summary of the current and proposed zoning categories is below, and a comparison of permitted uses is provided in **Section G**. The Land Development Code sections for Residential Preservation (sec. 10-241) and Medium Density Residential (sec. 10-250) zoning are included as Appendix #2.

Residential Preservation 2 (RP-2) (Current)

The current zoning for the subject site, Residential Preservation 2, is intended to apply to residential development in areas designated "residential preservation" on the Future Land Use Map, preserving the low-density residential character of single-family, two-unit townhouse, and duplex residential development, protecting from incompatible land uses, and prohibiting densities in excess of 6 dwelling units per acre.

Medium Density Residential District (MR) (Proposed)

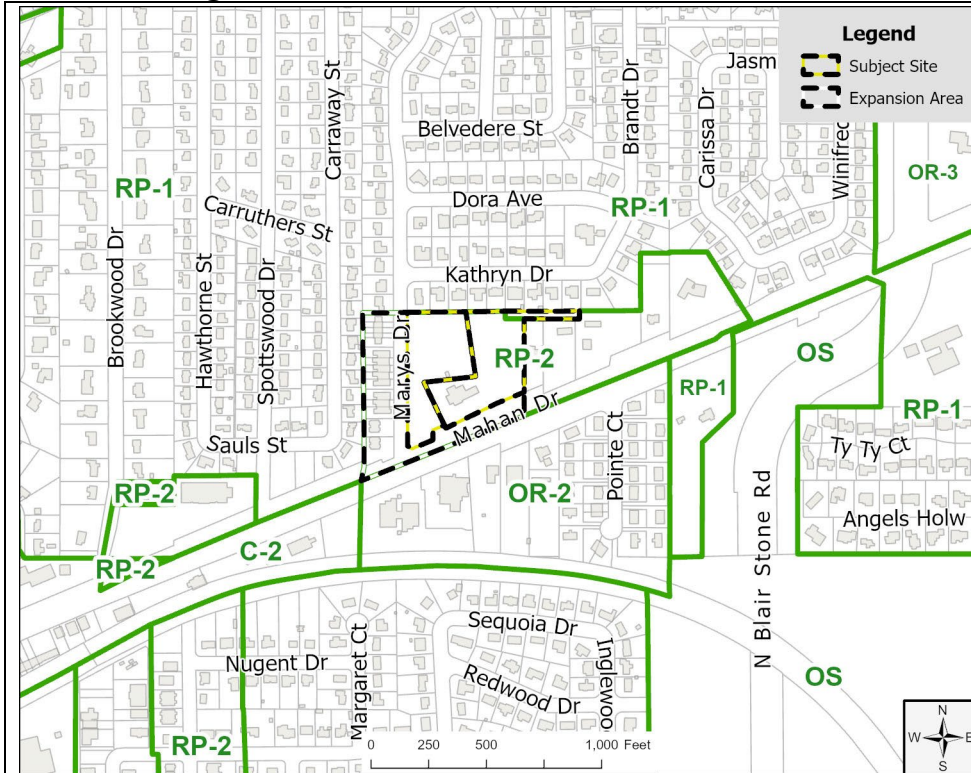
The MR zoning district is intended to be located in areas designated Urban Residential or Suburban on the FLUM, in close proximity to more intensive non-residential uses, including commercial and office uses; and to residential compatible public facilities such as schools, parks, higher intensity roadways, and public transit. The MR district is intended to achieve densities consistent with urban development, use of public transit, and efficient use of public infrastructure. The proposed zoning allows for a maximum gross density of 16 dwelling units per acre, while the minimum gross density allowed is 6 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted.

Determination for Concurrent Rezoning

Provided the requested Future Land Use Map amendment is approved, the proposed Medium Density Residential District zoning district implements the Urban Residential 2 land use category and conforms to the land development requirements of the MR zoning district. The subject properties are located between existing homogenous Residential Preservation districts and major roadways, are adjacent to public transit stops, and provide for efficient use of public infrastructure.

The following maps illustrate the current and proposed zoning for the Subject Site.

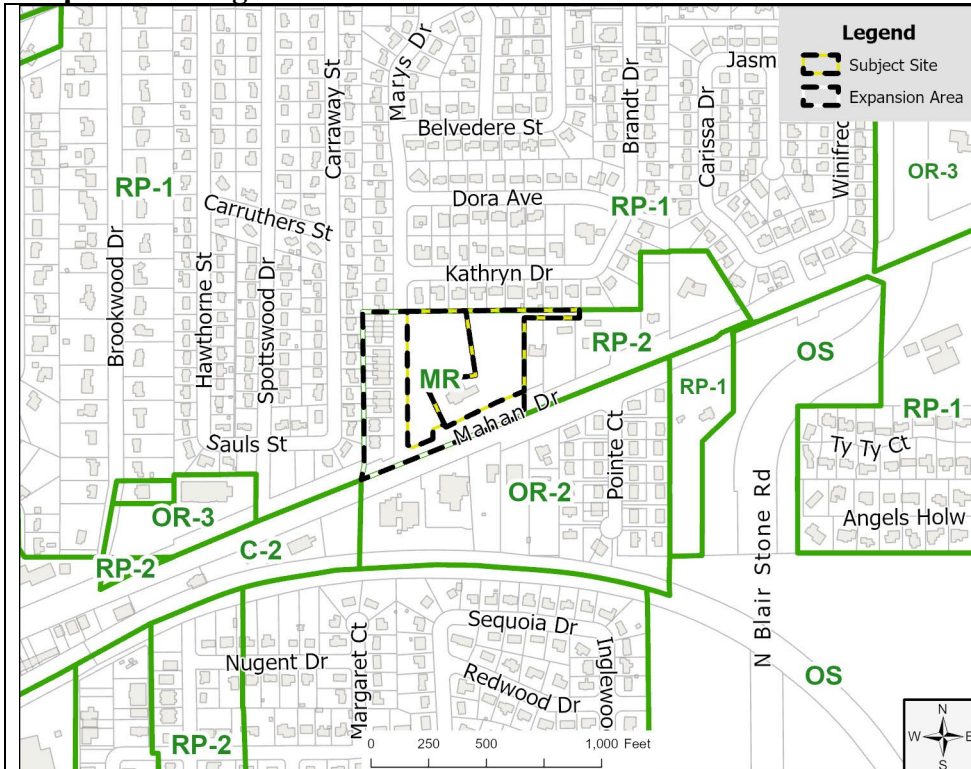
Current Zoning



Current District

4. **Residential Preservation 2 (RP-2)**

Proposed Zoning



Proposed District

5. **Medium Density Residential (MR)**

Compatibility with Adjacent and Surrounding Uses

The proposed Urban Residential 2 FLUM designation is intended to create an environment for a range of medium density residential housing types. The UR-2 category is also identified as a suitable transition category between RP categories and major roadways, such as Mahan Drive. The proposed MR zoning district is intended to be located in close proximity to more intensive non-residential uses, including commercial and office uses; and to residentially compatible public facilities such as schools, parks, and transit facilities. The subject site and expansion area are surrounded by residential land uses on the north side of Mahan Drive, with primarily office and multi-family uses south of Mahan Drive. Retail, medical, and commercial uses are in close proximity directly to the west of the subject area along Mahan Drive. The subject area is located in close proximity to the Blair Stone Road multi-use trail as well as Governors Park to the east and southeast.

The Land Development Code describes requirements for buffering and neighborhood compatibility. Applicable development standards may include height step back requirements or tall tree buffers, restrictions on locations of parking lots, loading zones, equipment and trash enclosures, no active recreation within 200 feet of single family residential, additional transparency and façade requirements, and distance requirements for earthwork disturbance.

Existing Land Use Map



Residential Preservation Analysis

The following analysis evaluates whether the subject site is consistent with the characteristics of the Residential Preservation land use category. While there are some characteristics of the subject site that are consistent with Residential Preservation, there are multiple characteristics where the subject site is not consistent with the description of Residential Preservation included in Policy 2.2.3.

1. Existing land use within the area is predominantly residential.
Analysis: The present land usage within the subject area is predominately residential.
2. Majority of traffic is local in nature.
 1. Predominance of residential uses front on local streets.
Analysis: None of the parcels within the subject area front streets designated as “local”. Mahan Drive is designated as a principal arterial and Marys Drive is designated as a minor collector.
 2. Relatively safe internal mobility.
Analysis: Safety and intermobility of the subject area would subjectively be rated as substandard due to its presence along a principal arterial (Mahan Drive) as well as a lack of interconnects to the surrounding neighborhood(s). The subject area does not provide for a safe crossing of Mahan Drive for pedestrians. The nearest crosswalks are over 2000’ to the east and west at Blair Stone Road and Magnolia Drive respectively.
3. Densities within the area generally are six (6) units per acre or less.
Analysis: The density for the applicant’s parcels is currently less than six units per acre, although the site’s single structure is not owner-occupied and has been vacant for a number of years. The density for the parcels within the expansion area exceed six units per acre.
4. Existing residential type and density exhibits relatively homogeneous patterns.
Analysis: Residential types within the subject area are not homogeneous given the presence of townhomes and fourplexes on Marys Drive. Lot sizes, building types, and lot layouts are inconsistent with surrounding RP areas.
5. Assessment of stability of the residential area, including but not limited to:
 1. Degree of home ownership.
Analysis: As a proxy for home ownership, homestead exemption status was reviewed. As of the 2022 tax year, 7 of the 13 townhouses on Marys Drive had a homestead exemption. The 2 fourplexes on Marys drive did not (as expected). The applicant’s site is not homestead exempt.
 2. Existence of neighborhood organizations.
Analysis: The subject area is not part of a neighborhood organization. The Greater Brant Hills Neighborhood Association and Capital Hills Neighborhood Association are located directly to the north and west of the subject area respectively.

Conclusion: The subject site and expansion area is adjacent to residential preservation areas but do not meet the criteria for residential preservation themselves.

Infrastructure Analysis

Water/Sewer

City of Tallahassee water and sewer services are available to be provided to the subject site.

A fire hydrant is present within the public right-of-way at the southwest corner of the subject site at the corner of Mahan Drive and Marys Drive.

Schools

The Subject Area is zoned for Kate Sullivan Elementary School, Cobb Middle School, and Leon High School. As of November 2, 2022, the present capacity of these schools are as follows:

1. Kate Sullivan Elementary School: 385 students
2. Cobb Middle School: 644 students
3. Leon High School: 218 students

Any future redevelopment of the area would follow the site plan review process. This process includes a school concurrency impact analysis.

Roadway Network

The subject site is accessible to the south by Mahan Drive (US Hwy 90; State Road 10) and to the west by Marys Drive. Mahan Drive is functionally classified as a principal arterial and Marys Drive is classified as a minor collector.

There is available capacity on Mahan Drive between Magnolia Drive and Blair Stone Road and Marys Drive between Mahan Drive and Miccosukee Road. It is not anticipated that capacity will be exceeded on either roadway in the short term through redevelopment associated with this Comprehensive Plan amendment and concurrent rezoning.

Consistent with City of Tallahassee development procedure, transportation traffic impacts and concurrency calculations will be conducted when a site plan for proposed development is submitted. The traffic impacts and concurrency review will be calculated at the time of site plan review.

Pedestrian and Bicycle Network

The subject site is fronted by sidewalks on both Mahan Drive as well as Marys Drive which provide access to other facilities such as Miccosukee Road sidewalks and bike lanes, Magnolia Drive sidewalks, and Blair Stone Road sidewalks and bike lanes, as well as the Blair Stone Road Trail.

Transit Network

Star Metro's Azalea bus route directly services the subject site via a bus stop located at the northeast corner of Mahan Drive and Marys Drive. The Azalea line runs along US90 between the Commonwealth Business Centre at Capital Circle NW and the Fallschase Shopping Center at Buck Lake Road. Monday through Friday services is available between 6am and 7:30pm at 30 minute intervals (60min off-peak for the route's east side) and Saturdays between 6:45am and 7:30pm at 60 minute intervals.

Environmental Analysis

The site plan phase of development would require any redevelopment to meet the environmental regulations in the Land development code, including the applicable requirements for a natural features inventory. Redevelopment of the subject sites is not expected to have significant impact to environmental resources. Significant and severe slopes are present on the south and southwest portions of the subject site. No wetlands are present, and the subject site and expansion area are outside of the 500-year floodplain. Based on historical aerial imagery, the subject site and expansion area were clear-cut dating back to 1937.

7. COMPARISON OF EXISTING AND PROPOSED ALLOWED USES

The Future Land Use Map provides a general pattern for the location, distribution, and character of land uses. The zoning category implements the underlying land use category and further regulates allowed and prohibited uses, building densities and intensity of uses, and site design specifics such as setbacks, parking requirements, infrastructure, and other land development issues.

Permitted Uses- Future Land Use	Current: Residential Preservation	Proposed: Urban Residential 2
Residential	6 units/acre	20 units/acre
Single-Family Detached	X	X
Single-Family Attached	X	X
Two-Family Dwellings		X
Community and Recreational Facilities	X	X
Day care centers		
Commercial Goods and Services		
Mixed-Use Development		
Office		

Permitted Uses- Zoning (See Zoning Charts in Appendix #2 for detailed uses)	Current: Residential Preservation 2	Proposed: Medium Density Residential
Residential	6 units/acre	6-16 units/acre
Low Density Residential (single, two family, or manufactured home)	X	X
Single-Family Detached, Attached	X	X
Two-Family Dwellings	X	X
Multiple-Family Dwellings		X
Community facilities related to residential uses including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools	X	X
Nursing homes and other residential care facilities		X
Day care centers		X
Golf Courses		X
Passive recreational facilities	X	X
Active recreational facilities	X	X

H. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to 636 property owners within 1,000 feet of Subject Site.

	Public Outreach	Date Completed
X	Applications posted to Planning Website	11/10/2022
X	Notices Mailed to Property Owners, Renters, and Homeowners Associations within 1000 feet	11/16/2022 (property owners); 1/10/23 (all other parties)
X	Signs providing details of proposed land use posted on subject site	11/22/2022
X	Public Open House	12/8/2022; 1/26/23
X	Staff Reports Available Online (www.talgov.com/compplan2023)	01/10/2023
X	Email Subscription Notice sent to all users of service	8/2/22; 8/31/22; 9/14/22; 11/15/22; 1/4/23; 1/31/23; 2/8/23; 3/14/23
X	Legal Ads posted	12/30/22; 1/27/23; 3/10/23

Public Open House

A publicly noticed open house was held on Thursday, December 8, 2022, at the second floor conference room of the Renaissance Center at 435 N. Macomb Street at 5:30pm. Planning Department staff engaged with approximately ten citizens interested in the subject comprehensive plan amendment and provided additional information and gathered public input.

An additional open house was organized with the Brandt Hill Neighborhood Association on January 26th at the second floor conference room of the Renaissance Center at 435 N. Macomb Street at 5:30pm.

I. STAFF REPORT UPDATE

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle Meetings		Date Completed
X	Local Planning Agency Workshop	1/10/2023
X	Local Planning Agency Public Hearing	2/7/2023
X	Joint City-County Commission Workshop	3/7/2023
X	Adoption Public Hearing	3/22/2023

Local Planning Agency Workshop - A publicly noticed workshop was held on January 10, 2023 to discuss the proposed 2023 Cycle amendments. Staff provided an overview of the proposed amendments and details of the preliminary analyses for the amendments. There were no questions from the LPA that resulted in updates to this staff report.

Local Planning Agency Public Hearing - A public hearing was held on February 7, 2023 to vote on the proposed 2023 Cycle Amendments. The LPA found the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended ADOPTION of the proposed amendment. They also found that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended APPROVAL of the proposed rezoning. The applicant's representative addressed the LPA. One citizen spoke in support, while a second citizen raised the question of traffic impacts on the neighborhood. The second resident was informed that a traffic impact analysis will be performed at the time of site plan.

Joint City-County Commission Workshop - The joint City-County Commission Workshop was held on March 22, 2023. The 2023 Cycle Amendments were introduced to both City and County Commissioners at this time. Being a workshop to introduce and discuss the amendments, no public comment and no votes by either commission were taken at this time.

City Small-Scale Map Amendment Adoption Public Hearing – An Adoption Public hearing was held at the City Commission Chambers on March 22, 2023 to consider for adoption the proposed 2023 Cycle small-scale map amendments. There were five public speakers for this amendment, four in opposition and one representing the applicant. The Tallahassee City Commission voted unanimously to adopt the proposed small-scale map amendment into the Tallahassee-Leon County Comprehensive Plan and to adopt the accompanying zoning ordinance.

J. APPENDICES

- Appendix #1: Comprehensive Plan policies relevant to the proposed amendment
- Appendix #2: Land Development Code sections relevant to the proposed amendment and/or rezoning
- Appendix #3: Photo of signs providing details of proposed land use and zoning changes posted on subject site

APPENDIX 1

Policy 2.2.3: [L]

RESIDENTIAL PRESERVATION

(EFF. 7/16/90; REV. EFF. 7/26/06; REV. EFF. 4/10/09; REV. EFF. 5/31/18)

Characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. Consistency with surrounding residential type and density shall be a major determinant in granting development approval.

For Residential Preservation areas outside the Urban Service area the density of the residential preservation area shall be consistent with the underlying land use category.

The Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet most, but not necessarily all of these criteria.

- 1) Existing land use within the area is predominantly residential
- 2) Majority of traffic is local in nature
 1. Predominance of residential uses front on local street
 2. Relatively safe internal pedestrian mobility
- 3) Densities within the area generally of six units per acre or less
- 4) Existing residential type and density exhibits relatively homogeneous patterns
- 5) Assessment of stability of the residential area, including but not limited to:
 1. Degree of home ownership
 2. Existence of neighborhood organizations

In order to preserve existing stable and viable residential neighborhoods within the Residential Preservation land use category, development and redevelopment activities in and adjoining Residential Preservation areas shall be guided by the following principles:

- a) The creation of transitional development area (TDA) for low density residential developments.

Higher density residential developments proposed for areas adjoining an established neighborhood within the residential preservation land use category shall provide a transitional development area along the shared property line in the higher density residential development. The development density in the transitional development area shall be the maximum density allowed in the Residential Preservation land use category. Development within the transitional development area shall be designed, sized and scaled to be compatible with the adjoining residential preservation area.

Transitional development areas shall be non-mapped areas and shall be approved at the time of site plan approval. The factors cited in paragraph (e) below shall be considered when determining the size of transitional development areas. The land development regulations shall specify development thresholds for the implementation of transitional development areas.

b) Limitation on future commercial intensities adjoining low density residential preservation neighborhoods.

New or redeveloped commercial uses adjoining residential preservation designated areas shall mitigate potential impacts by providing a transitional development area between the commercial uses and residential preservation uses and only those commercial activities which are compatible with low density residential development in terms of size and appearance shall be allowed. The factors cited in paragraph (e) below shall be used when determining the compatibility, design techniques and the size of transitional development areas. The design and layout of adjoining commercial uses shall be oriented to place the section of the development with the least potential negative impacts next to the residential preservation area.

c) Limitations on existing light industry adjoining residential preservation neighborhoods.

Expanding or redeveloped light industrial uses adjoining low density residential areas within the residential preservation land use category shall mitigate potential negative impacts and provide screening, buffering, or a transitional development area between the light industrial uses and the low and medium density residential uses. The factors cited in paragraph (e) below shall be considered when determining compatibility, design techniques and the size of the transitional development area.

The design and layout of expanding or redeveloping light industrial uses and adjoining residential preservation areas shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low density residential area in the residential preservation land use category. New light industrial uses shall prevent or mitigate off-site impacts in accordance with the Research and Innovation Land Use category or the Industry and Mining Land Use category and applicable Land Development Regulations.

d) Additional development requirements for allowed community facilities when adjoining low density residential areas, except for cemeteries or religious facilities to be used solely for religious functions. Such development requirements will also apply to ancillary facilities when proposed in conjunction with religious facilities, and are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the community facilities and the adjoining residential preservation area.

e) Land use compatibility with low density residential preservation neighborhoods.

A number of factors shall be considered when determining a land use compatible with the residential preservation land use category. At a minimum, the following factors shall be considered to determine whether a proposed development is compatible with existing or proposed low density residential uses and with the intensity, density, and scale of surrounding development within

residential preservation areas: proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage; lot size/ configuration; architecture; screening; buffers, including vegetative buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; and odor. These factors shall also be used to determine the size of transitional development areas.

f) Limitations on Planned Unit Developments in the Residential Preservation land use category.

Planned Unit Developments proposed within the interior of a Residential Preservation designated recorded or unrecorded subdivisions shall be generally consistent with the density of the existing residential development in the recorded or unrecorded subdivision. Parcels abutting arterial roadways and/or major collectors may be permitted to achieve six dwelling units per acre.

The existing predominant development density patterns in Residential Preservation are listed in paragraph (g) below. Within 18 months of adoption, the PUD regulations shall be amended to include provisions addressing the preservation of established residential preservation designated areas. Said provisions shall address any proposed increase in density and the factors cited in paragraph (e) above.

g) Limitations on resubdivision of lots within established Residential Preservation designated areas.

To protect established single family neighborhoods from density intrusions, consistency within the recorded or unrecorded subdivision shall be the primary factor in granting approval for development applications. Consistency for the purposes of this paragraph shall mean that parcels proposed for residential development shall develop consistent with the lot size and density of the recorded or unrecorded subdivision.

1. Guidance on the resubdivision of lots in recorded and unrecorded single family subdivisions shall be provided in the Land Development Code.
2. Parcels proposed for residential development shall develop at densities generally consistent with the density of existing residential development in the recorded or unrecorded subdivision with the exception of parcels abutting arterial and/or major collector roadways which may be permitted up to six dwelling units per acre.

There may be two distinct density patterns in the Residential Preservation land use category as shown below:

Existing land use character of the subdivision	Gross residential density
Homogenous, very low density single family detached units (City Only)	0-3.6 dwelling units per acre (generally consistent with density of the subdivision)
Low density single family detached and/or non-single family detached units (including but not limited to townhomes and duplexes)	0-6.0 dwelling units per acre (generally consistent with density of the subdivision)

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This section shall not be construed as to restrict the development of building types allowed by the applicable zoning district.

Policy 2.2.5: [L]

URBAN RESIDENTIAL 2

(REV. EFF. 7/26/06; REV. EFF. 3/14/07; REV. EFF. 1/22/16)

The primary intent of the Urban Residential 2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of density (20 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district(s) shall contain design standards as well as locational criteria in order to accomplish these goals. The Urban Residential 2 category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential 2 may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing designated residential preservation area, unless to correct, legal non-conforming uses and/or densities. The maximum residential density within the Urban Residential 2 category is 20 units per acre.

APPENDIX 2

Sec. 10-170. Residential preservation district.

(a) *Purpose and intent.*

- (1) The residential preservation district is characterized by existing homogeneous residential areas within the community which are predominantly accessible predominantly by local streets. The primary function of the residential preservation district is to protect existing stable and viable residential areas from incompatible land uses and density intrusions. Commercial, retail, office and industrial activities are prohibited in the residential preservation district (certain nonresidential activities may be permitted as home occupations—see article VII of this chapter, supplementary regulations). Single-family, duplex residences, mobile home and cluster housing may be permitted in the residential preservation district within a range of zero to six units per acre. Compatibility with surrounding residential type and density shall be a major factor in the authorization of development approval and in the determination of the permissible density. No development in the residential preservation district shall be permitted which violates the provisions of policy 2.1.1 of the future land use element of the 2010 Comprehensive Plan.
- (2) For residential preservation areas outside the urban service area the density of the nonvested development in residential preservation area shall be consistent with the underlying land use category: no more than one unit per ten acres in the rural category; no more than one dwelling unit per acre (clustered) or one dwelling unit per three acres (not clustered) in the urban fringe category. The residential preservation land use category is divided into five zoning districts based upon existing development patterns and service provision:
 - a. RP-1;
 - b. RP-2;
 - c. RP-MH;
 - d. RP-UF; and
 - e. RPR.
- (3) The intent of the districts listed in subsections (2)a. through e. of this section are as follows:
 - a. The RP-1 district is intended to apply to residential development in areas designated "residential preservation" on the future land use map, preserving single-family residential character, protecting from incompatible land uses, and prohibiting densities in excess of 3.6 dwelling units per acre.
 - b. The RP-2 district is intended to apply to residential development in areas designated "residential preservation" on the future land use map, preserving the low density residential character of single-family, two-unit townhouse and duplex residential development, protecting from incompatible land uses, and prohibiting densities in excess of six dwelling units per acre.
 - c. The RP-MH district is intended to apply to residential development in areas designated "residential preservation" on the future land use map, preserving the low density residential character of manufactured home, mobile home, and conventional single-family and duplex residential development, providing protection from incompatible land uses and intensities, and prohibiting densities in excess of six dwelling units per acre.
 - d. The RP-UF district is intended to apply to residential development in areas designated as both "urban fringe" and "residential preservation" on the future land use map, preserving the low intensity residential character of conventional single-family residential and manufactured home, mobile home, development, protecting from incompatible land uses and intensities, preventing the premature development of land at intensities not supportable by existing infrastructure or

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services, and prohibiting densities in excess of 3.6 dwelling units per acre in platted subdivisions, one dwelling unit per acre (net) for clustered developments on unplatted lots, or one unit per three acres, for all other developments.

- e. The RP-R district is intended to apply to residential development in areas designated as both "rural" and "residential preservation" on the future land use map, preserving the very low density rural residential character of conventional single-family residential and manufactured home, mobile home, development, protecting from incompatible land uses and intensities, preventing inefficient development patterns, and prohibiting densities in excess of 3.6 dwelling units per acre in platted subdivisions, or one dwelling unit per ten acres on unplatted lots.
- (4) Applications for rezoning to any and all of the residential preservation districts shall include review to ensure compatibility with existing and surrounding residential type and density.
- (b) *Allowable uses.* For the purpose of this chapter, the following land use types are allowable in the RP-1, RP-2, RP-MH, RP-UF and RP-R zoning districts and are controlled by the land use development standards of this chapter, the comprehensive plan and schedules of permitted uses.
 - (1) Low density residential.
 - (2) Passive recreation.
 - (3) Active recreation.
 - (4) Community services.
 - (5) Light infrastructure.
- (c) *List of permitted uses.* See schedules of permitted uses, subsections 10-241(a) and (b). Some of the uses on these schedules are itemized according to the standard industrial code (SIC). Proposed activities and uses are indicated in the schedules. The activity or use may be classified as permitted, restricted or permitted through special exception, or not allowed. Restricted and special exception uses must meet the criteria in article VII of this chapter. Chapter 9, article III of this Code sets forth the development approval process required for allowable uses.
- (d) *Development standards.* All proposed development shall meet the land use development criteria specified in subsection 10-241(b); commercial site location standards (section 10-174); buffer zone standards (section 10-177); criteria of the land development standards schedule (article IV, division 4 of this chapter); and parking and loading requirements (article VI of this chapter).

(Code 1984, ch. 27, § 10.3(J); Ord. No. 95-O-0025AA, 9-13-1995; Ord. No. 96-O-0033AA, § 7, 12-11-1996; Ord. No. 97-O-0027AA, §§ 6—12, 7-8-1997; Ord. No. 02-O-88AA, § 2, 10-23-2002

Sec. 10-267. MR Medium Density Residential District.

MR Medium Density Residential District

<i>PERMITTED USES</i>		
<i>1. District Intent</i>	<i>2. Principal Uses</i>	<i>3. Accessory Uses</i>
The MR district is intended to be located in areas designated Urban Residential or Suburban on the Future Land Use Map of the Comprehensive Plan, in close proximity to more intensive non-residential uses, including commercial and office uses; and to residentially compatible public facilities such as schools, parks, and transit facilities. The MR district is	(1) Community facilities related to residential uses, including religious facilities, libraries, police/fire stations, and elementary, middle, and high schools. Vocational schools are prohibited. Other community facilities may be allowed in accordance with Section 18.1 of these regulations. (2) Day care centers. (3) Golf courses. (4) Multiple-family dwellings. (5) Nursing homes and other residential care facilities. (6) Passive and active recreational facilities. (7) Rooming Houses. (8) Single-family attached dwellings.	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the land use administrator. (2) Light infrastructure and/or utility services and facilities

<p>intended to achieve densities consistent with urban development, use of public transit, and efficient use of public infrastructure. Off-street parking facilities in the MR district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. The MR district shall provide for a wide range of residential housing types. The maximum gross density allowed for new residential development in the MR district is 16 dwelling units per acre, while the minimum gross density allowed is 6 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses and day care centers are also permitted. Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<p>(9) Single-family detached dwellings. (10) Two-family dwellings. (11) Zero-lot line single-family detached dwellings.</p>	<p>necessary to serve permitted uses, as determined by the land use administrator.</p>
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<i>DEVELOPMENT STANDARDS</i>									
Use Category	<i>4. Minimum Lot or Site Size</i>			<i>5. Minimum or Maximum Building Setbacks</i>				<i>6. Maximum Building Restrictions</i>	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Zero-Lot Line Single-Family	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories

Amendment Number: TMA2023001 - 1718 Mahan Drive

Detached Dwellings									
Two-Family Dwellings	7,000 square feet	70 feet	100 feet	15 feet	Same as single-family dwellings above	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	1,600 square feet minimum; average of 2,000 square feet	16 feet	none	20 feet	none	15 feet	25 feet	maximum length: 8 units	3 stories
Rooming Houses	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	20,000 square feet of gross building floor area per acre	3 stories

General Notes:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, concurrency management ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to section 10-426.

(Ord. No. 05-O-40AA, § 7, 7-13-2005; Ord. No. 15-O-32, § 1, 11-24-2015)

APPENDIX 3

Photos of public notice signage







SUMMARY

Property Owners: Crossway Land Group, LLC	Property Location: 5411 Capital Circle SW	Amendment Type: City Small Scale Map Amendment
Applicant: Behzad Ghazvini, Sandco, Inc.		
TLCPD Staff: Stephen M. Hodges	Current Future Land Use & Zoning: Future Land Use: Heavy Industrial Zoning: Industrial	LPA Recommendation: Adoption
Contact Information: stephen.hodges@talgov.com (850) 891-6408	Proposed Future Land Use & Zoning: Future Land Use: Suburban Zoning: General Commercial	Staff Analysis: Consistent
Date: 12/5/22	Updated: 3/24/23	

A. EXECUTIVE SUMMARY

If approved, this map amendment would change the allowable uses on a 3.23-acre parcel at the corner of Capital Circle SW and Woodville Highway from industrial uses to a mix of residential, commercial and retail uses.

The subject site is a 3.23-acre parcel (31-19-20-621-0000) bounded by Woodville Highway to the east, Capital Circle SW to the south, and Crossway Road to the north. It is currently accessible from Capital Circle SW and Crossway Road.

The applicant, Behzad Ghazvini, Sandco, Inc., is requesting a change to the Future Land Use Map (FLUM) from Heavy Industrial to Suburban on the subject site. The requested amendment would allow increased residential densities up to 20 units per acre as well as a variety of non-residential uses including commercial, retail, and office. The applicant is requesting a zoning district that primarily allows retail and commercial uses. The site is within the Urban Services Area and infrastructure is available to support increased density and a variety of non-residential uses allowed by the requested zoning district.

A rezoning application for the subject site will be processed concurrently with this amendment. A zoning change from Industrial (I) to General Commercial (C-2) has been requested to implement the proposed amendment to the Future Land Use Map. The proposed zoning allows for a maximum density of 16 units per acre.

Based on staff analysis, the current Heavy Industrial land use designation is under-utilized in the area. Current land use and infrastructure trends allowing medium to high density residential uses and commercial uses reflect a trend towards increasing residential and commercial development. The proposed amendment is consistent with surrounding uses and other recent land use changes.

This step of the development process determines consistency with the Goals, Objectives, and Policies in the Tallahassee-Leon County Comprehensive Plan. The concurrent rezoning determines the allowed uses and the density (number of dwelling units per acre) of development on the site. In reviewing this request, a determination must be made as to whether the present Industrial land use designation is appropriate or whether the Future Land Use Map should be amended to re-designate the area as requested. Included in this consideration are the following: (1) does the area meet the criteria for designation as Industrial, and (2) does the area better meet the criteria for Suburban? The staff analysis indicates that industrial uses in the area are underutilized and uses are shifting to residential uses and commercial uses more compatible with adjacent areas. The area does meet the criteria for the Suburban land use.

If the Land Use and/or Zoning changes are approved, the next step in the development process is site plan review and permitting. The site plan stage of development evaluates a proposed development plan for consistency with City or County Code requirements for stormwater treatment and attenuation, environmental protection, traffic impacts, concurrency, school impacts, buffers, open space requirements, and all other applicable development standards.

B. APPLICANT’S REASON FOR THE REQUESTED CHANGE

The applicant, Behzad Ghazvini, Sandco, Inc., has stated that they are seeking this land use change to allow for fuel sales, groceries, and a small deli or restaurant.

C. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

The LPA voted unanimously at their public hearing on February 7, 2023 that the proposed future land use map amendment is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and they subsequently recommend **adoption** of the proposed amendment.

At that same meeting, the LPA voted unanimously that the proposed rezoning is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and they subsequently recommend **adoption** of the proposed rezoning.

D. STAFF ANALYSIS

Staff finds that the proposed future land use map amendment is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report.

Staff finds that the proposed rezoning is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report.

E. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The criteria required for consideration of a proposed Future Land Use Map change include consistency with the Tallahassee-Leon County Comprehensive Plan, conformance with the Tallahassee or Leon County Zoning Code, land use compatibility, changed conditions on the site and other matters deemed relevant and appropriate.

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

Policy 2.2.5 [L] states the Suburban land use category is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. The area surrounding the subject site is transitioning to more residential development including existing residential property to the east and south, and upcoming residential development to the southwest. Meanwhile, lands designated Industrial are under-utilized or are vacant.

Policy 2.2.5 [L] also states that to complement residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. The property is located near the St. Marks. Trail, Apalachicola National Forest, shopping and commercial opportunities, and existing, recently built, and upcoming residential development.

Policy 2.2.5 [L] also states that business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community. The property is adjacent to Capital Circle SW and Woodville Highway, both Principal Arterial roads.

The proposed amendment is also consistent with the goals of the adopted Southside Action Plan and proposed text amendment to Goal 11: [L] Southern Strategy Area, which formally renames it as the Southside Action Plan.

Goal 11: [L] – Southern Strategy Area is intended to encourage quality land development and redevelopment which results in increased population growth in the southern part of the Tallahassee urban area, to retain and increase employment opportunities, and to attain an income mix that is comparable to the remainder of the urbanized County.

Objective 11.3: [L] - Attraction of Development states that 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. Under the current land use the subject site is vacant. The proposed Suburban land use provides opportunity to develop the property with retail and commercial uses consistent with surrounding uses and development trends.

Objective 11.2 [L] – Investment Direct collaborative efforts of both the public and private sectors towards an increase of homeownership, diverse development and redevelopment types, business variety, and infrastructure in the Southside Community. The proposed land use change will activate the currently vacant subject site, allow for a variety of development types more consistent with surrounding uses, and provide economic and employment opportunities to the Southside Community, aligning with the goals of the Southside Action Plan.

F. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

History and Background

The subject site is a 3.23-parcel (31-19-20-621-0000) bounded by Woodville Highway to the east, Capital Circle SW to the south, and Crossway Road to the north. It is currently accessible from Capital Circle SW and Crossway Road.

Land Use Changes

The development pattern in this general area, at least along Capital Circle SW and Woodville Highway, is slowly changing from industrial to commercial and residential. The Circle K fueling station and convenience store on the NW corner of the intersection of Capital Circle SW and Woodville Highway was changed in 2000 from Industrial with Industrial zoning to Suburban with General Commercial zoning. A multi-family residential development was constructed approximately 0.1 miles south of Capital Circle SW and west of Woodville Highway in 2004. This development, and an adjacent vacant parcel north and west of the residential development, has a future land use map designation of Suburban with a mix of Commercial Parkway (CP) and Medium Density Residential (MR-1) zoning. The area currently zoned CP was changed from Single Family Detached, Attached Two-Family Residential (R-3) zoning in 2001, and the area currently zoned MR-1 was changed from CP in 2002.

Previous Commission Consideration

In 1997, the subject site and parent parcel is part of a larger area that was changed from the Mixed Use FLUM category to Heavy Industrial. The adjacent two parcels where the Circle K is currently located were rezoned from Industrial (I) to General Commercial (C-2) in 2000 following a FLUM change from Heavy Industrial to Suburban during that same year.

Southside Action Plan (Southern Strategy Area)

On January 18, 2023 the City Commission adopted the Southside Action Plan and initiated the proposed Southside Action Plan into the 2023 Comprehensive Plan Amendment Cycle. The amendment updates Goal 11: [L] Southern Strategy Area and formally renames it as the Southside Action Plan. According to Goal 11, “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.”

Related policies addressing this area include the establishment of criteria for promoting improvements needed in this area, including “Positive impact to the Southern Strategy Area” as one of the criteria. Additional policies emphasize the encouragement of new businesses and the reuse of existing vacant developments in order to foster economic development and the creation of new jobs.

Recent Changes in Land Use and Zoning

On June 14, 2022, both the City Commission and Leon County Board of County Commissioners approved a large-scale map amendment LMA202202 (Woodville Highway) to the Tallahassee-Leon County 2030 Comprehensive Plan. This Map Amendment was a request to change the Future Land Use Map (FLUM) designation from Planned Development (PD) and Rural (R) to Suburban (SUB) on approximately 154.09 acres. The site of that amendment is located at the intersection of Woodville Highway and Capital Circle SE. The property consists of two parcels, one within City limits and one in unincorporated Leon County.

At this meeting, the Board also approved a proposed Ordinance amending the Official Zoning Map to change the zoning classification from Rural (R) zoning district to Single Detached, Attached, and Two Family Residential (R-3) zoning district concurrent with the large-scale map amendment LMA202202 (Woodville Highway). Furthermore, the Board also approved a proposed Ordinance adopting text amendment LTA202201 (Urban Services Area) to the Tallahassee-Leon County 2030 Comprehensive Plan.

The large-scale map amendment to Suburban and concurrent rezoning to R-3, allows low-density residential development at a density up to eight dwelling units per acre. This change of land use and its concurrent rezoning is consistent with recent residential and commercial development within the southeast corner of Capital Circle SW and Woodville Highway.

Other Planning Priorities

The proposed land use amendment provides an opportunity to redevelop an old industrial land use area into a mixed-use development adjacent to the St. Marks Historical Rail Trail. This could provide trail users with additional services and offers an alternative transportation facility for employees, customers, residents, and others who may work at and/or patronize new businesses permitted on or near the subject area. This is consistent with the Tallahassee – Leon County Greenways Master Plan, which proposes a comprehensive system of multiuse trails throughout the urban area of Tallahassee and Leon County that not only provides access to many parks, greenways, and other conservation areas, but also provides an alternative transportation network for pedestrians, bicyclists, and other non-motorized vehicles.

Current and Proposed Future Land Use Categories

The subject site is currently designated Heavy Industrial on the FLUM. The proposed amendment would change the FLUM designation of the property to Suburban. A summary of the current and proposed FLU categories is below, and a comparison of permitted uses is provided in Section G. The complete comprehensive plan policies for Heavy Industrial (Policy 2.2.7 [L]) and Suburban (Policy 2.2.5 [L]) are included as Appendix #1.

Heavy Industrial (Current)

The Heavy Industrial future land use category contains industrial uses which have or may have substantial off-site impacts. These areas have locational criteria more stringent than residential or commercial. Off-site impacts require extensive buffering and/or relative distance from other land uses. Ancillary commercial uses designed to serve adjacent workers may be permitted. Other commercial and residential land uses are prohibited due to the encroachment factor.

No additional property shall be designated with the Heavy Industrial Land Use category. Amendments to the Future Land Use Map adopted for the purposes of developing heavy industrial uses shall be designated with the Industry and Mining Land Use category.

Suburban (Proposed)

The Suburban FLUM category allows a mixture of office, commercial uses, and residential densities up to 20 units per acre. The Suburban land use category is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses.

Determination for Future Land Use Map Amendment

1) Does the area meet the criteria for designation as the current land use designation of Industrial (I)?

No. Land uses on nearby properties currently categorized as Industrial are being utilized for other purposes other than traditional industrial uses or are vacant. The uses on the subject site have transitioned from storage of concrete culverts and construction materials to the storing of vehicles.

In addition, eight (8) of the 33 parcels in this area that are currently designated as Heavy Industrial are also identified as vacant by the Leon County Property Appraiser. These properties have previously been used for the temporary storage of automobiles and other vehicles, and several have been mined for sand or other mineral resources.

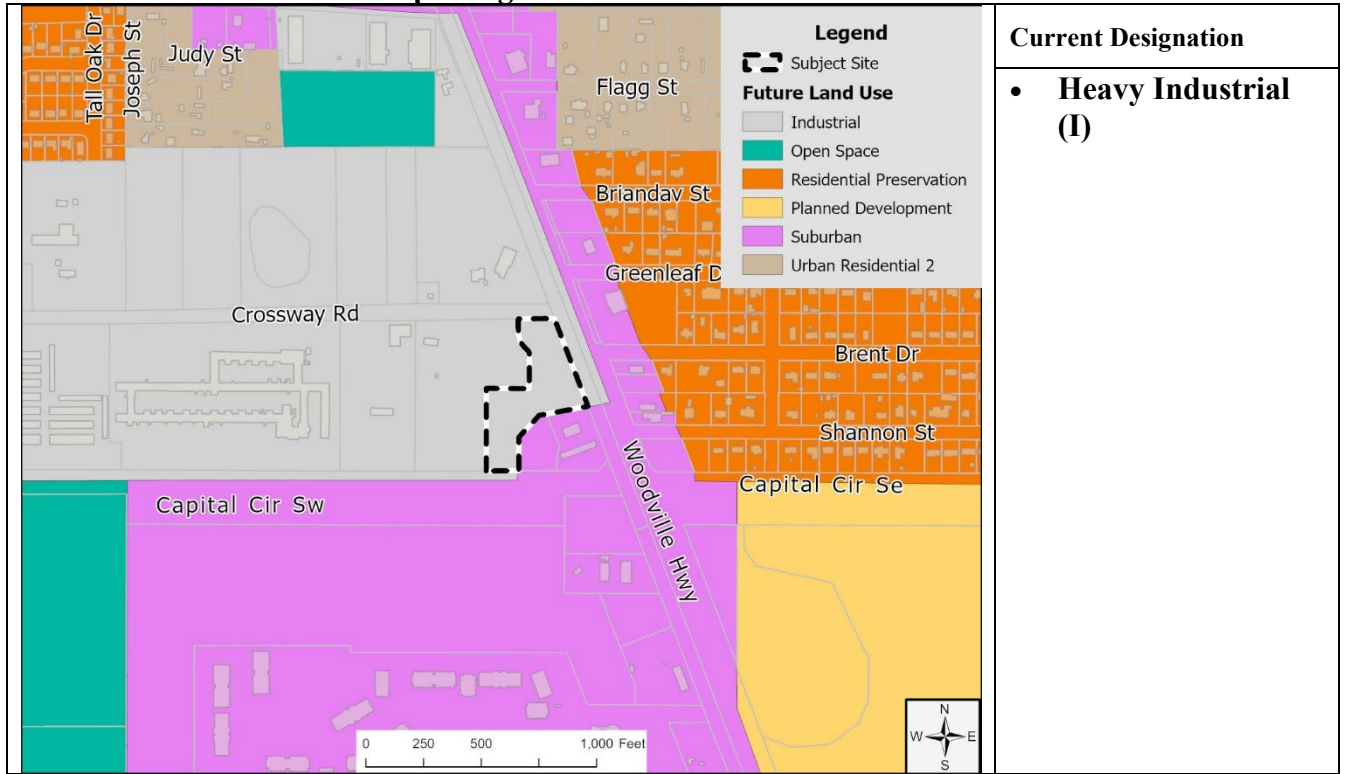
The area around the intersection of Woodville Highway and Capital Circle SW is changing as more residential areas are planned and developed, including a nearby multifamily residential complex southwest of this intersection and a recent change of land use and zoning for 154.1 acres on the southeast corner of this intersection from Planned Development (PD) and Rural (R) to Suburban (SUB) with Single Detached, Attached and Two Family Residential (R-3) zoning.

2) Does the area better meet the criteria for the proposed land use designation of Suburban (SUB)?

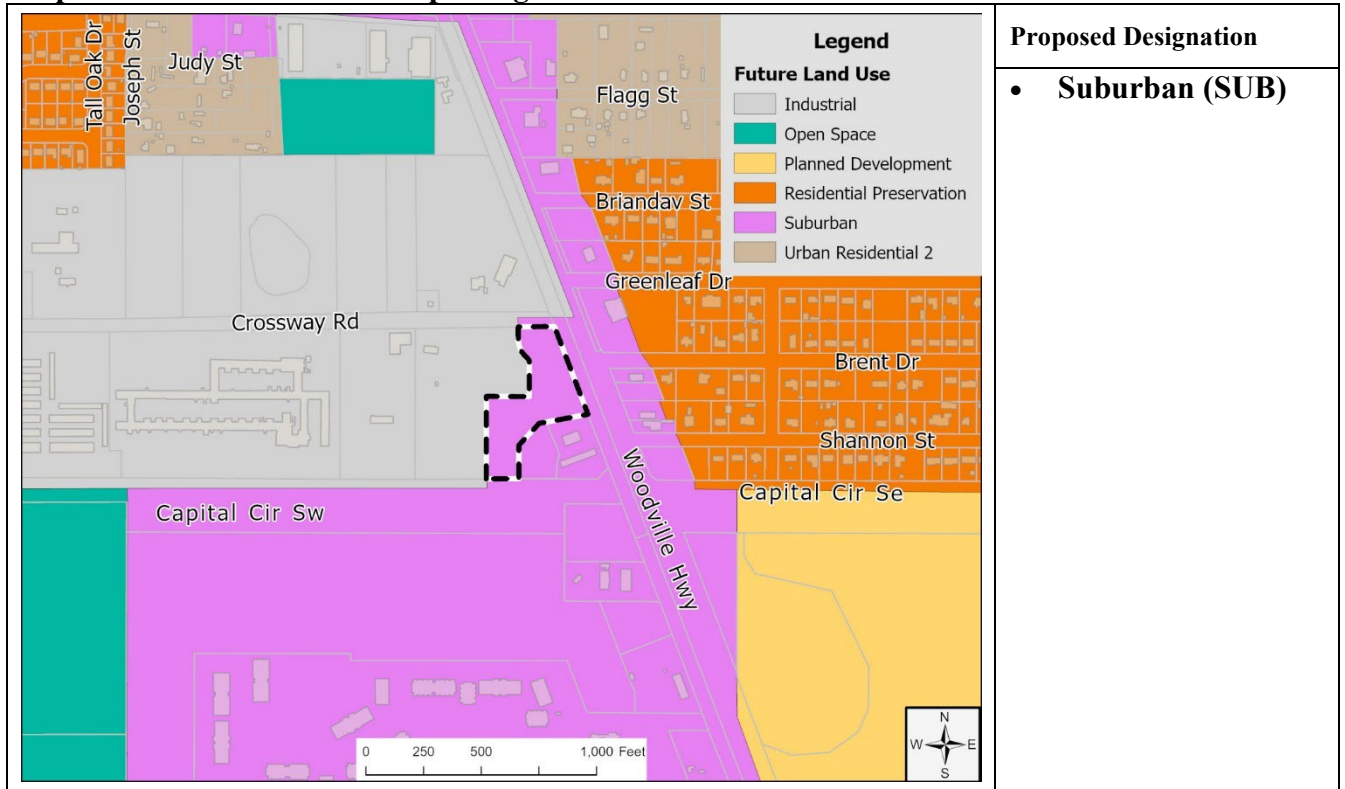
Yes. Given the recent land use and zoning changes on nearby properties, and the recent permitted residential land uses around the intersection of Woodville Highway and Capital Circle SW, the proposed SUB land use designation for the subject site appears consistent with these uses and the development trends within this area of the City. In addition, all four corners surrounding the intersection of Woodville Highway and Capital Circle SW are currently designated Suburban. The expansion of Capital Circle from two lanes to six (and the eventual widening of Capital Circle SE to and beyond the Tallahassee International Airport) reflect a trend towards increasing residential and commercial development, especially given the additional transportation capacity these widening projects provide.

The following maps illustrate the current and proposed FLUM designations for the subject site.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



Zoning

A concurrent rezoning is requested for this site. The site is currently zoned Industrial (I). The proposed rezoning would change the zoning designation to General Commercial (C-2). A summary of the current and proposed zoning categories is below, and a comparison of permitted uses is provided in Section G. The Land Development Code sections for Sec. 10-172. Industrial District and Section 10-256. C-2 General Commercial District zoning are included as Appendix #2.

Industrial (I) (Current)

The purpose and intent of the industrial zoning district is to establish the appropriate location for the manufacturing, distribution, wholesaling, or storage of raw material, partially finished products or finished products characterized by one or more of the following attributes:

- a. Potential for producing detectable off-site impacts--smoke, dust, dispersion of particulate matter, noxious or odorous gases, or any other air pollution;
- b. Potential for producing detectable off-site water pollution, including thermal pollution;
- c. The storage, manufacture, processing, or distribution of any radioactive waste, explosive, or flammable materials;
- d. The creation of noise or vibration not compatible with residential, agricultural, or commercial activities; or
- e. Any use generating or storing, whether temporarily or permanently, more than one thousand (1,000) kilograms of hazardous waste per month.

The industrial district will accommodate land uses that have considerable impacts upon infrastructure and utilities; particularly upon transportation (rail and highway systems), water, natural gas, wastewater treatment, and electricity. The location of the industrial district and the standards required by the industrial district will ensure that industrial uses will have access and facilities for truck and/or rail shipment, transfer, or delivery. The industrial district is not intended to facilitate the shipment, transfer, or delivery of goods via passenger automobile traffic.

The industrial district will also allow industrial parks, transportation and communication facilities, as well as the manufacture, storage, or distribution of products unlikely to cause objectionable impacts to be detected off-site. Ancillary commercial uses, such as offices, restaurants, designed and limited to serve persons working in the district are allowed. Other commercial and residential land uses are not allowed in the industrial district; they would not be compatible with the uses that the industrial district is intended for and would, in addition, have the potential to encroach upon or displace industrial uses, for which appropriate locations are at a premium.

General Commercial (C-2) (Proposed)

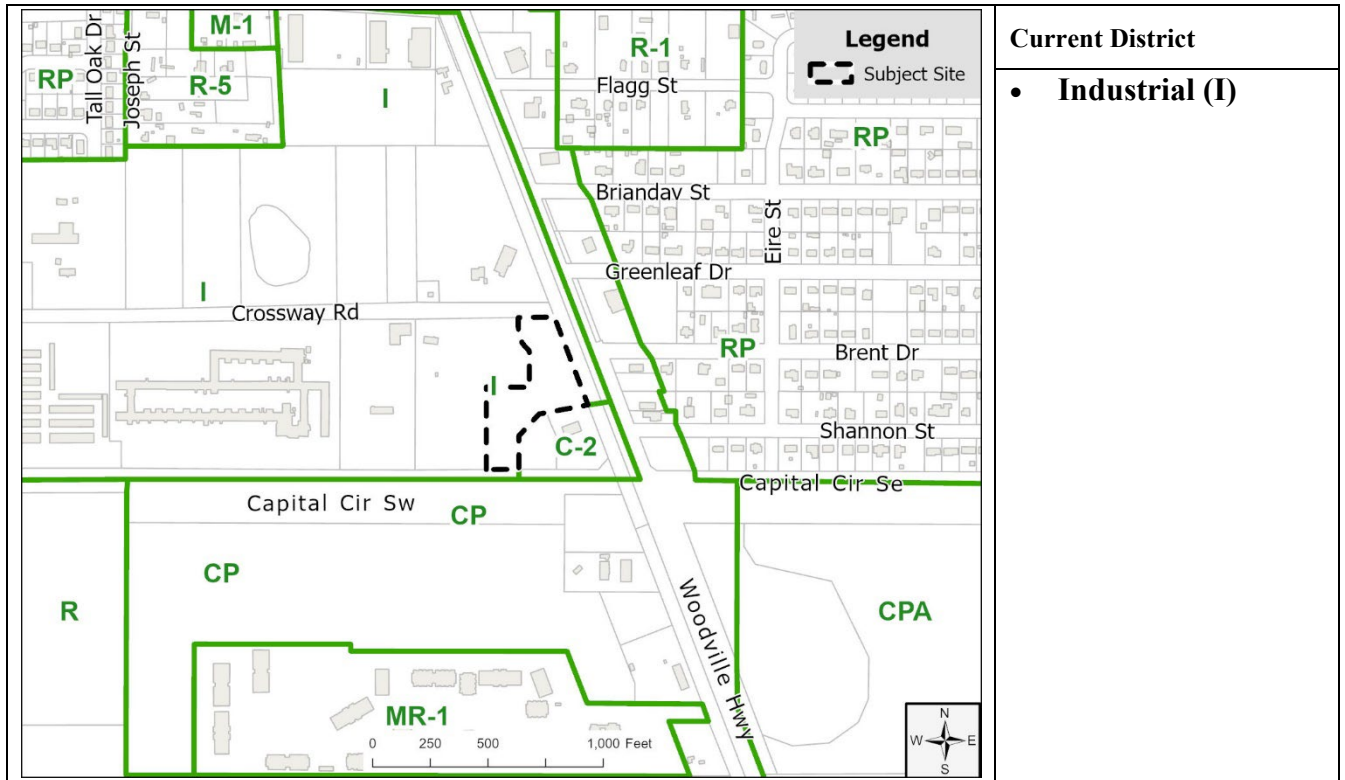
The C-2 district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to areas with direct access to major collectors or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people use in close proximity to their homes.

Determination for Concurrent Rezoning

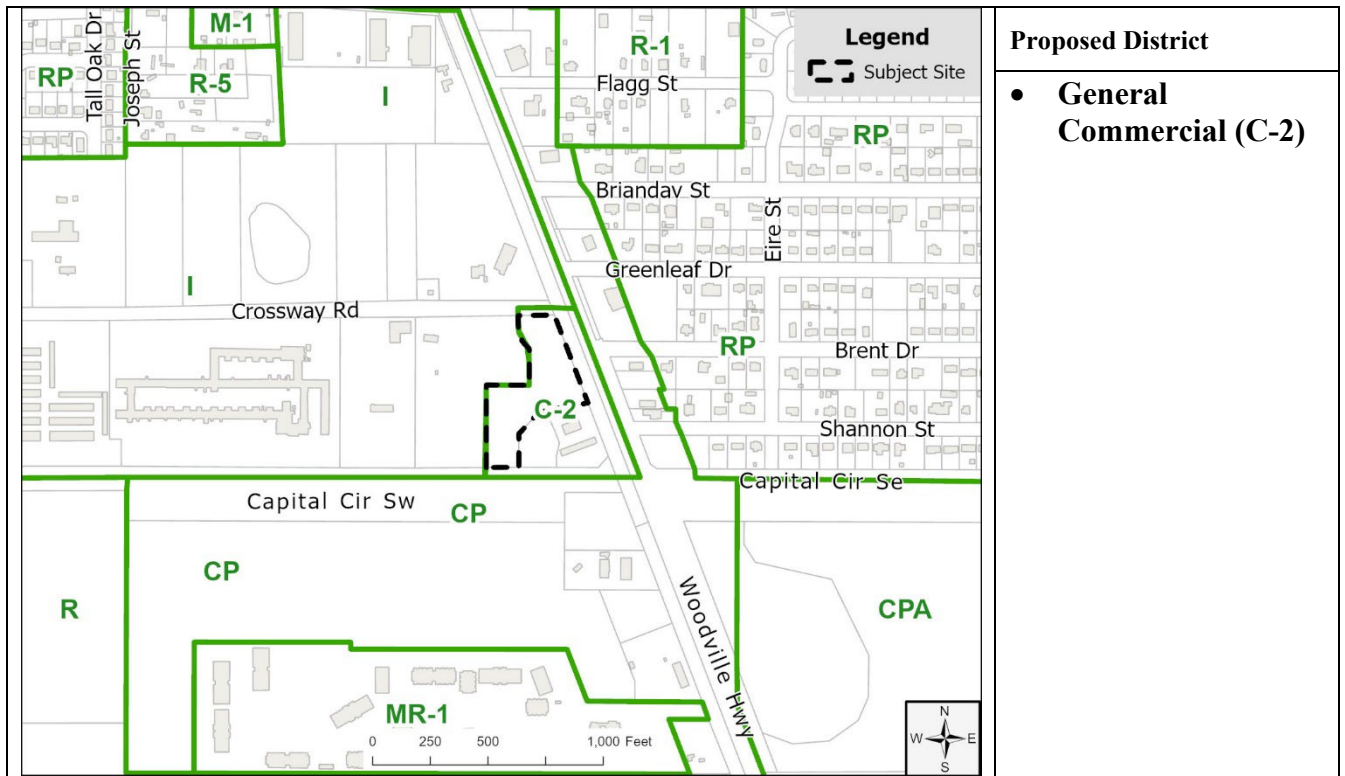
Provided the requested Future Land Use Map amendment is approved, the proposed General Commercial zoning district implements the Suburban land use category and conforms to the land development requirements of the C-2 zoning district. The requested FLUM designation is Suburban, and the subject site currently has direct access to Capital Circle SW, which is a principal arterial roadway. The site is located in close proximity to existing and planned residential areas and other commercial uses.

The following maps illustrate the current and proposed zoning for the Subject Site.

Current Zoning



Proposed Zoning

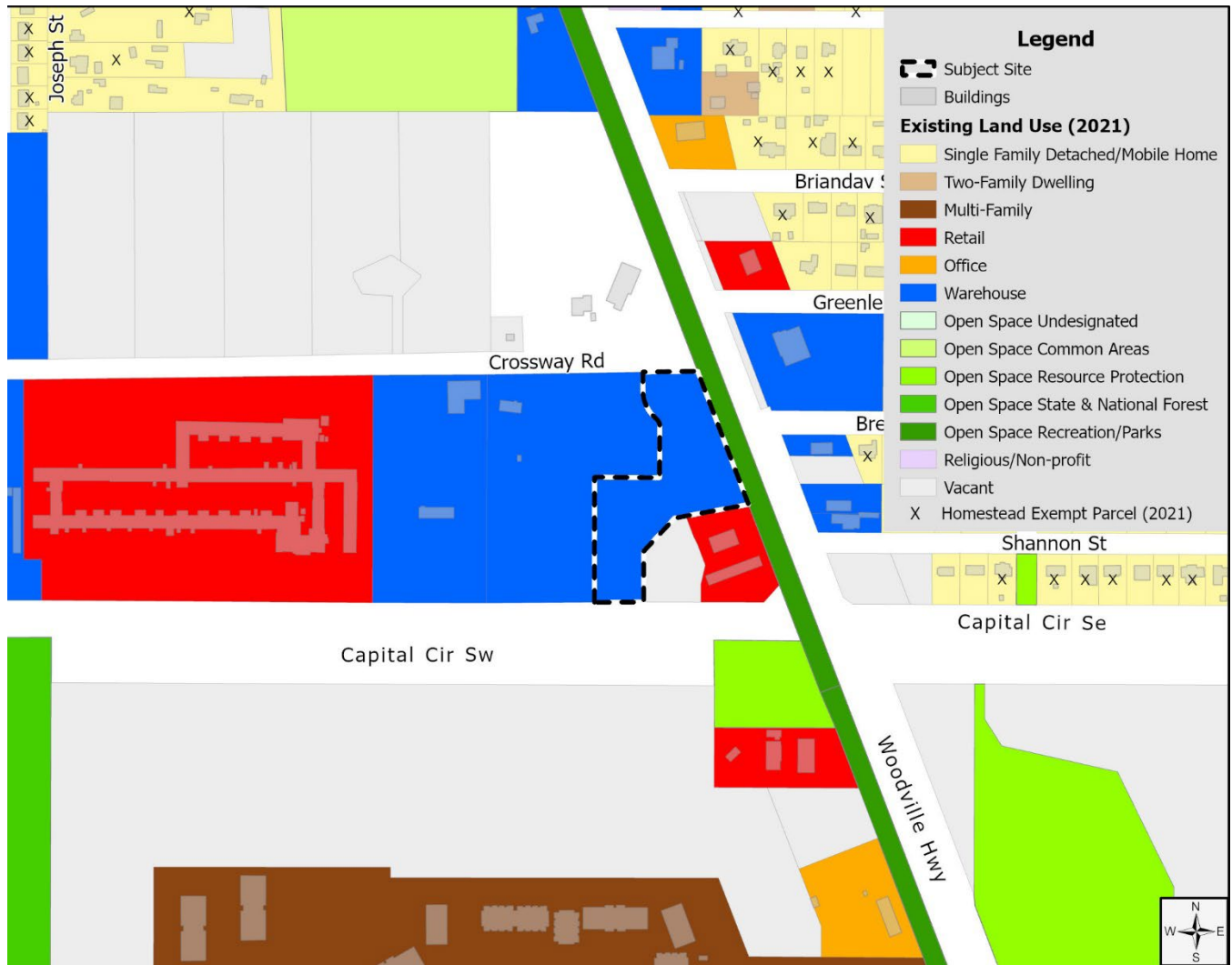


Compatibility with Adjacent and Surrounding Uses

The subject site is a 3.23-acre parcel that is mostly vacant. The subject site is located directly adjacent to an industrial use to the west with a commercial use west of that area, and south of several vacant parcels. A retail use is located directly SE of the subject site. A small vacant parcel is located south of the subject site. There are mixed warehouse, vacant, and retail uses on the east side of Woodville Highway, and some vacant, open space, and retail uses on the south side of Capital Circle SW. Eight of the 33 individual parcels within this area are currently designated as Vacant by the Leon County Property Appraiser.

The subject site is located adjacent to a principal arterial roadway with employment, shopping, and recreational opportunities.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

City water and sewer are available to the subject site.

Schools

The Subject Area is zoned for Oak Ridge Elementary School, Fairview Middle School, and Rickards High School.

All attendance zones in which the property is located have capacity for this project. Currently, Oak Ridge Elementary has a capacity of 310 with a post-development capacity of 304. Currently, Fairview Middle School has a capacity of 434 with a post-development capacity of 432. Currently, Rickards High School has a capacity of 436 with a post-development capacity of 434. Any future redevelopment of the area would follow the site plan review process. This process includes a school concurrency impact analysis.

Roadway Network

Woodville Highway and Capital Circle SW are classified as Principal Arterial roadways. The subject site is not within the Multimodal Transportation District. The planned expansion of Capital Circle from two lanes to six (and the eventual widening of Capital Circle SE to and beyond the Tallahassee International Airport) will provide additional transportation capacity. Transportation impacts and available concurrency calculations will be conducted when a site plan for proposed development is submitted. Stormwater mitigation, the nature of the proposed development, and other stipulations will reduce the total number of estimated trips calculated at this stage.

Pedestrian and Bicycle Network

The subject site is accessible via a sidewalk on the north side of Capital Circle NW and a multiuse/shared use path on the west side of Woodville Highway (St. Marks Trail) and the south side of Capital Circle SW. There are also bike lanes on both sides of Capital Circle SW.

Transit Network

The subject site is not currently accessible via StarMetro transit.

Environmental Analysis

The subject area is within the Wakulla Springs Priority Focus Area. There are no known sensitive environmental features or potential cultural resources on the subject site.

G. COMPARISON OF EXISTING AND PROPOSED ALLOWED USES

The Future Land Use Map provides a general pattern for the location, distribution, and character of land uses. The zoning category implements the underlying land use category and further regulates allowed and prohibited uses, building densities and intensity of uses, and site design specifics such as setbacks, parking requirements, infrastructure, and other land development issues. The following table summarizes the most common use categories.

Permitted Uses- Future Land Use	Current Industrial (I)	Proposed Suburban (SUB)
Light Industrial	X	X
Mining	X	
Heavy Industrial	X	
Residential	Ancillary, 2 units/acre	20 units/acre
Commercial Goods and Services	Ancillary	X
Administrative Offices	Ancillary	X
Retail		X
Recreational	X*	X
Mixed-Use Development		X
Community Services		X

* Provided as an accessory to a permitted use established within the district for use by employees, management, and their guests.

Permitted Uses- Zoning (See Zoning charts in Attachments #2 for detailed uses)	Current Industrial (I)	Proposed C-2
Industrial	X	
Residential	Ancillary	8-16 units/acre 2 nd Floor
Commercial	Ancillary	X
Administrative Offices	Ancillary	X
Retail		X
Restaurant/Bar		X
Community Facilities		X
Automotive Service/Repair; Gas Station		X
Medical Offices		X

H. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to 198 property owners within 1,000 feet of the subject site.

	Public Outreach	Date Completed
X	Applications posted to Planning Website	10/12/22
X	Notices Mailed to Property Owners, Renters, and Homeowners Associations within 1000 feet	11/16/22
X	Signs providing details of proposed land use posted on subject site	11/22/22
X	Public Open House	12/8/22
X	Staff Reports Available Online https://www.talgov.com/place/pln-cp-2023	1/3/23
X	Email Subscription Notice sent to all users of service	08/02/2022 08/31/2022 09/14/2022 11/15/2022 01/04/2023 01/31/2023 02/28/2023 03/14/2023
X	Legal Ads posted	12/30/2022 01/27/2023 03/10/2023

Public Open House – A Public Open House was held on December 8, 2022, at the Frenchtown Renaissance Center. There were approximately 16 people in attendance. Staff provided an overview of the application received and the land use amendment (and concurrent rezoning) being requested. There were no questions or concerns regarding this amendment.

I. STAFF REPORT UPDATE

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle Meetings		Date Completed
X	Local Planning Agency Workshop	1/10/23
X	Local Planning Agency Public Hearing	2/7/23
X	Joint City-County Commission Workshop	3/7/23
	Transmittal Public Hearing [If Applicable]	
X	Adoption Public Hearing	3/22/23

Local Planning Agency Workshop – A workshop was held on January 10, 2023 to discuss the proposed 2023 Cycle amendments. Staff provided an overview of the proposed amendments and details of the preliminary analyses for the amendments. There were no questions from the LPA that resulted in updates to this staff report.

Local Planning Agency Public Hearing – A public hearing was held on February 7, 2023 to vote on the proposed 2023 Cycle Amendments. The LPA found the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended ADOPTION of the proposed amendment. They also found that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended APPROVAL of the proposed rezoning. There were no public speakers on this item other than the applicant’s representative, who introduced herself and offered to answer any questions.

Joint City-County Commission Workshop – The joint City-County Commission Workshop was held on March 7, 2023. The 2023 Cycle Amendments were introduced to both City and County Commissioners at this time. Being a workshop to introduce and discuss the amendments, no public comment and no votes by either commission were taken at this time. There were no questions or requests from the Commissioners for additional information concerning this amendment.

City Small-Scale Map Amendment Adoption Public Hearing – An Adoption Public hearing was held at the City Commission Chambers on March 22, 2023 to consider for adoption the proposed 2023 Cycle small-scale map amendments. There were no public speakers for this amendment. The Tallahassee City Commission voted unanimously to adopt the proposed small-scale map amendment into the Tallahassee-Leon County Comprehensive Plan and to adopt the accompanying zoning ordinance.

J. APPENDICES

Appendix #1: Comprehensive Plan policies relevant to the proposed amendment

Appendix #2: Land Development Code sections relevant to the proposed amendment and/or rezoning

Appendix #3: Photo of signs providing details of proposed land use and zoning changes posted on subject site

APPENDIX 1 - Comprehensive Plan policies

Policy 2.2.7: [L]

HEAVY INDUSTRIAL (EFF. 12/10/91; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 5/31/18)

Contains industrial uses which have or may have substantial off-site impacts. These areas have locational criteria more stringent than residential or commercial. Off-site impacts require extensive buffering and/or relative distance from other land uses. Ancillary commercial uses designed to serve adjacent workers may be permitted. Other commercial and residential land uses are prohibited due to the encroachment factor. No additional property shall be designated with the Heavy Industrial Land Use category. Amendments to the Future Land Use Map adopted for the purposes of developing heavy industrial uses shall be designated with the Industry and Mining Land Use category.

Policy 2.2.5: [L]

SUBURBAN (EFF. 3/14/07)

To create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods.

Development shall comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

Suburban Intensity Guidelines (EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE ⁽⁴⁾	10,000 SQ FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE ⁽⁴⁾	10,000 SQ FT/ACRE ⁽⁵⁾	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ACRE	20,000 SQ FT/ACRE	65-80%
Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ACRE	20,000 SQ FT/ACRE ⁽⁵⁾	

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Village Center	Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SQ FT of floor area.	8 to 16 UNITS/ACRE	12,500 SQ FT/ACRE per parcel for center 20 acres or less ⁽⁷⁾	
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 UNITS/ACRE ⁽³⁾	Up to 20,000 SQ FT/ACRE ⁽³⁾	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ACRE	Up to 25,000 SQ FT/ACRE ⁽⁸⁾	
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 UNITS/ACRE ⁽¹⁾	80,000 SQ FT/ACRE ⁽²⁾	
Business Park	Office, Residential and Commercial	Up to 16 UNITS/ACRE	20,000 SQ FT/ACRE	5-10%
Light Industrial	Office, Commercial up to 10,000 SQ FT per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post-Secondary Schools and ancillary residential	1 UNIT/DEVELOPMENT	20,000 SQ FT/ACRE ⁽⁹⁾	

Notes: (1) 8 units/acre minimum for exclusively residential; (2) Hospitals up 176,000 sq ft/acre; (3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed. (4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available. (5) The maximum square footage is increased to 12,500 SF if the project is a mixed use development. (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C (7) 250,000 SF of total development permitted on 20 to 30 acre centers. (8) Storage areas may be 50,000 SF per acre. Office and Retail is allowed. (9) Storage areas may be 50,000 SF per acre.

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

APPENDIX 2 - Land Development Code sections

Sec. 10-172. Industrial District – Purpose and intent; permitted and prohibited uses.

(a) Purpose and intent.

- (1) The purpose and intent of this industrial district is to establish the appropriate location for the manufacturing, distribution, wholesaling, or storage of raw material, partially finished products or finished products characterized by one or more of the following attributes:
 - a. Potential for producing detectable off-site impacts--smoke, dust, dispersion of particulate matter, noxious or odorous gases, or any other air pollution;
 - b. Potential for producing detectable off-site water pollution, including thermal pollution;
 - c. The storage, manufacture, processing or distribution of any radioactive waste, explosive, or flammable materials;
 - d. The creation of noise or vibration not compatible with residential, agricultural, or commercial activities; or
 - e. Any use generating or storing, whether temporarily or permanently, more than one thousand (1,000) kilograms of hazardous waste per month.
- (2) The industrial district will accommodate land uses that have considerable impacts upon infrastructure and utilities; particularly upon: transportation (rail and highway systems), water, natural gas, waste water treatment, and electricity. The location of the industrial district and the standards required by the industrial district will ensure that industrial uses will have access and facilities for truck and/or rail shipment, transfer, or delivery. The industrial district is not intended to facilitate the shipment, transfer, or delivery of goods via passenger automobile traffic.
- (3) The industrial district will also allow industrial parks, transportation and communication facilities, as well as the manufacture, storage, or distribution of products unlikely to cause objectionable impacts to be detected off-site. Ancillary commercial uses, such as offices, restaurants, designed and limited to serve persons working in the district are allowed. Other commercial and residential land uses are not allowed in the industrial district; they would not be compatible with the uses that the industrial district is intended for and would, in addition, have the potential to encroach upon or displace industrial uses, for which appropriate locations are at a premium.

(b) Allowable Uses. For the purpose of this chapter, the following land use type is allowed in the industrial zoning district and is controlled by the Land Use Development Standards of this chapter, the Comprehensive Plan, and List of Permitted Uses: Industrial

(c) Lists of Permitted Uses.

- (1) Permitted uses: These are the principal uses and activities allowed in the industrial zoning district. This list of uses and activities is composed, to the extent possible, of major group classifications in the Standard Industrial Code (SIC). These major group classifications are very broad; the SIC lists many other more specific industrial activities within these classes; unless specifically prohibited elsewhere in this section, these uses and activities are considered as permitted in this district. Other uses and activities not classified within the SIC, but appropriate for location within the industrial district are also listed as permitted in this district. Further information concerning what uses are considered allowable in the industrial district may be obtained by telephoning the city- county

planning department. Chapter 9, article III of this Code sets forth the development approval process required for permitted, restricted, special exception, and planned unit development uses.

a. The following uses are permitted uses:

#10 Metal mining.

#13 Oil and gas extraction.

#14 Mining and quarrying of non-metallic minerals.

#15 Building construction--general contractors and operative builders.

#16 Heavy construction other than building construction contractors.

#17 Construction--special trade contractors.

#20 Food and kindred products--processing and manufacture.

#21 Tobacco products--processing and manufacture.

#22 Textile mill products processing and manufacture.

#23 Apparel and other finished products made from fabrics and similar materials--processing and manufacture.

#24 Lumber and wood products, except furniture--cutting, milling, sawing, production, manufacture.

#25 Furniture and fixtures—manufacture.

#26 Paper and allied products--processing and manufacture.

#27 Printing, publishing, and allied industries--publishing and publishing processes.

#28 Chemicals and allied products—production.

#29 Petroleum refining and related industries--processing, refining, manufacture.

#30 Rubber and miscellaneous plastic products—manufacture.

#31 Leather and leather products--processing and manufacture.

#32 Stone, clay, glass, and concrete products—manufacture.

#33 Primary metal industries--smelting, refining, manufacture.

#34 Fabricated metal products, except machinery and transportation equipment—fabricating.

#35 Industrial and commercial machinery and computer equipment—manufacture.

#36 Electronic and other electrical equipment and components, except computer equipment—manufacture.

#37 Transportation equipment--assembly and manufacture.

#38 Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks—manufacture.

#39 Miscellaneous manufacturing industries.

#40 Railroad transportation.

#41 Local and suburban transit and interurban highway passenger transportation.

#42 Motor freight transportation and warehousing.

#43 United States Postal Service.

#45 Transportation by air.

#46 Pipelines, except natural gas.

#47 Transportation services.

#48 Communications.

#49 Electric, gas, and sanitary goods.

#50 Wholesale trade--durable goods.

#51 Wholesale trade--non-durable goods.

#5984 Liquefied petroleum gas (bottled gas) dealers.

#7211 Commercial power laundries.

#7212 Garment pressing.

#7213 Linen supply.
#7216 Dry-cleaning plants.
#7217 Carpet and upholstery cleaning.
#7218 Industrial launderers.
#7261 Funeral services and crematories.
#7342 Disinfecting and pest control services.
#7349 Building cleaning and maintenance services.
#735 Miscellaneous equipment rental and leasing.
#7381 Armored car service; rental of dogs for protective services.
#7384 Photo finishing laboratories.
#7389 Auctioneering service on a commission or fee basis.
#7389 Automobile recovery service.
#7389 Field warehousing, not public warehousing.
#7389 Packaging and labeling service; parcel packing.
#7389 Recording studios.
#7389 Repossession service.
#7389 Water softener service.
#7389 Window tinting.
#7513 Truck rental and leasing, without drivers.
#7519 Utility trailer and recreational vehicle rental.
#966 Space research and technology.
Biological research facilities.
Chemical laboratories.
Construction material storage and construction vehicle storage.
Engineering laboratories
Farm vehicle sales, storage, repair, auction.
Food research/testing facilities.
Incinerators.
Industrial laboratories.
Laboratories, testing of products.
Research laboratories.
Storage yards.
Testing facilities.
Truck, bus, heavy equipment garages: maintenance, repair, motor pools.
Trucking terminals.
Warehouses.

- b. The following uses are permitted as conditional uses: #7389, Business Services, Not Elsewhere classified. The Commission may add additional uses within the #7389 industry number to the list of uses permitted in this district. These uses may be added through resolution of the Commission so long as the use is consistent with the purpose and intent of this district and would not be likely to create incompatibilities with other uses permitted in this district.

- c. The following uses are permitted as accessory uses in this district:

#581 Eating and drinking establishments:

Allowed when located adjacent to a non-industrial zoning district and not adjacent to any residential preservation zoning district or existing residential development, except when that development is a

non-conforming land use. Such establishments may be no larger in size than 2,500 square feet; or, may be located within the interior of any permitted use.

#60 Depository institutions (banks/thrifts/credit unions, etc.):

Allowed when located adjacent to a non-industrial zoning district and not adjacent to any residential preservation zoning district or existing residential development, except when that development is a non-conforming land use. Such establishments may be no larger in size than 2,500 square feet; or, may be located within the interior of any permitted use.

#7363 Help supply services:

Allowed when located adjacent to a non-industrial zoning district and not adjacent to any residential preservation zoning district or existing residential development, except when that development is a non-conforming land use. Such establishments may be no larger in size than 2,500 square feet; or, may be located within the interior of any permitted use.

#7381 Security guard services:

Allowed when located adjacent to a non-industrial zoning district and not adjacent to any residential preservation zoning district or existing residential development, except when that development is a non-conforming land use. Such establishments may be no larger in size than 2,500 square feet; or may be located within the interior of any permitted use.

Recreational amenities:

Provided as an accessory to a permitted use established within the district for use by employees, management, and their guests.

(d) Prohibited uses: The following uses are prohibited within this district:

- (1) Landfilling
- (2) Permanent hazardous or toxic waste storage
- (3) Deep well injection of waste products
- (4) Biohazardous, hazardous, or toxic waste incineration
- (5) "Wholesale outlets" that sell to the general public are not permissible except for materials manufactured, or warehoused on site. True wholesaling is permitted.

Sec. 10-173. Same - Development Standards:

(a) Height limitations. In the industrial zoning districts all measurements are from the average base elevation at ground level to highest point, except as noted.

- (1) Habitable space (measured to highest floor elevation): 150 feet
- (2) Mechanical; Water tower: 200 feet
- (3) Antennae, transmission tower; transponder station: No limitation except, proof of notification of the Administrator of the Federal Aviation Authority is required for proposed construction or alteration of any structure of 200 feet height or greater as required per the Federal Aviation Regulations Part 77, Subchapter B.
- (4) Stack height limitations: 275 feet. A waiver may be obtained if following criteria are met: i) The height demonstrated by a fluid model or field study required and approved by the EPA, or the

Department of Environmental Regulation which ensures that the emissions from a stack do not result in excessive concentrations of any air pollutant as a result of atmospheric downwash, wakes, or eddy effects created by the source itself, nearby structures, or nearby terrain features ("nearby" shall be defined as per F.A.C. ch. 62-2); and ii) proof of notification of the Administrator of the Federal Aviation Authority of proposed construction or alteration of any structure of 200 feet in height or greater as required per the Federal Aviation Regulations, Part 77, Subchapter B.

- (b) Setbacks and yard requirements. Setbacks and yard requirements in the industrial zoning district shall be as follows:
 - (1) Structures fronting, having a corner side adjacent to or otherwise adjoining streets or roadways that form zoning district boundaries shall be located no less than 50 feet from the property line along such roadway.
 - (2) Structures fronting on all other streets intended for public access shall be setback at least 20 feet from the property line along that street/roadway.
 - (3) Side setbacks from all other roadways/streets intended for public access should be setback at least 20 feet from the property line along such street/roadway.
 - (4) Access facilities intended primarily for loading/delivery of goods/materials and not to provide access by employees, customers and the general traveling public shall not be considered streets/roadways for the purpose of subsections (a) (1), (2), (3) of this section. Setbacks from such roadway/access facilities shall be sufficient to provide safe access.
 - (5) The required setback in all other instances shall be at least 8 feet from the nearest property line.
- (c) Minimum lot size. The minimum lot size in the industrial zoning district shall be 3,000 square feet.
- (d) Minimum lot frontage. The minimum lot frontage in the industrial zoning district shall be 30 feet.
- (e) Minimum lot coverage. All development in the industrial zoning district shall conform with applicable landscaping and natural area requirements and standards set forth in the EMO.
- (f) Maximum floor area ratio. Development in the industrial zoning district shall not be required to adhere to a maximum floor area ratio.
- (g) Open space standards. All development in the industrial zoning district shall comply with applicable open space requirements and standards set forth in the EMO.
- (h) Landscaping standards; visibility from other districts.
 - (1) Buffering within the interior of the zoning district is not required; the provisions of section 10-177 are not applicable within the district. This district is intended to foster development of industrial uses and is not intended to protect non-industrial uses from industrial uses.
 - (2) Except in those instances described in subsection (h)(3) of this section, land uses in this district shall be required to place buffering between the industrial district land use and the adjoining land use consistent with the standards depicted in section 10-177.
 - (3) Land uses in this district adjacent to another zoning district which is undeveloped shall be required to place buffering to at least type C standards (see section 10-177) between the industrial land use and the adjoining district at the time of permitting of the industrial use.

- (i) Parking Requirements. For parking requirements in the industrial zoning district see article VI of this chapter.
- (j) Expansion of the District. Land shall be added to the industrial zoning district through rezoning only upon the simultaneous and concurrent amendment of the Future Land Use Map of the Comprehensive Plan to reflect the designation of additional land for industrial use. Additional land may be added to the industrial zoning district only upon the satisfaction of one of the two following requirements:
 - (1) The land to be added is adjacent to present district boundaries; or,
 - (2) The area to be included is at least sixty (60) acres in size.

The location of new industrial zoning district areas shall be based upon the following criteria: access to electric, natural gas, central water, and central sewer infrastructure; access to the Tallahassee Regional Airport, Interstate 10, rail service, or arterial highways; proximity to institutions of higher learning; proximity to the source of raw product or natural resource; proximity to employment force; low potential for environmental degradation (little or no anticipated impacts upon established biological communities and any "listed" species, minimal need for topographic changes, limited potential for adverse human health impacts); and, minimal potential for creating land use incompatibilities with existing or proposed development.

APPENDIX 3 - Photo of signs providing details of proposed land use and zoning changes posted on subject site





PLANNING
COMMUNITY PLANS

Comprehensive Plan

Contact: City/County Planning Department
850-961-6880

Hearing: February 7, 2023, 6:00 pm
Social Planning Agency

Location: Transportation Performance Center
3rd Floor Conference Room
435 N. Macdill St.
Tallahassee, FL 32309

Name: TMA2023003
5411 Capital Circle SW
Tallahassee, FL 32309

Description: From request of
the applicant to
the City Council

Scan the QR code or visit
Tallahassee.com/CompPlan2023
for more details.



CITY OF TALLAHASSEE

Rezoning

Contact: City/County Planning Department
850-961-6880

Hearing: February 7, 2023, 7:00 pm
Planning Commission

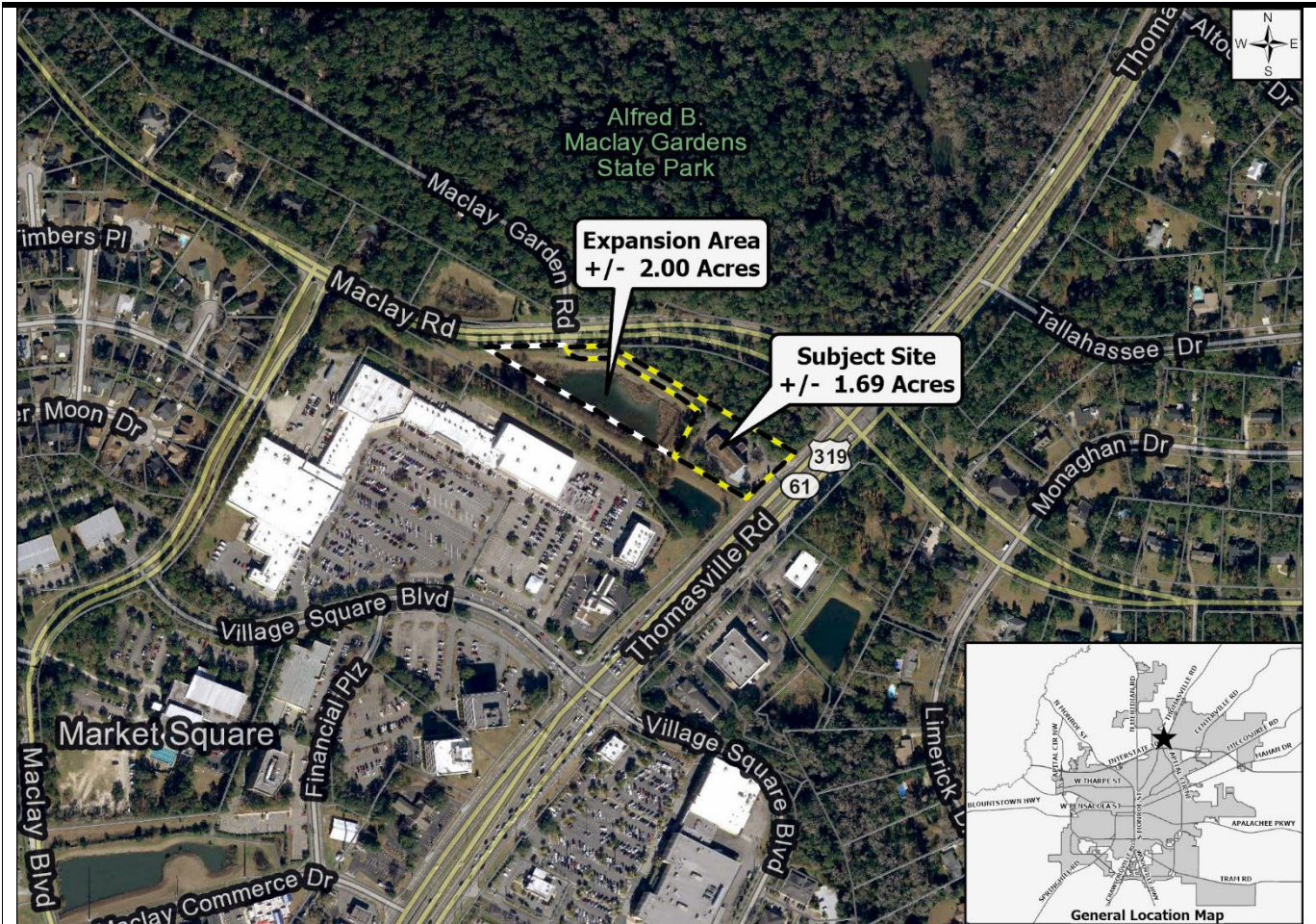
Location: Transportation Performance Center
3rd Floor Conference Room
435 N. Macdill St.
Tallahassee, FL 32309

Name: TMA2023003
5411 Capital Circle SW
Tallahassee, FL 32309

Description: From request of
the applicant to
the City Council

Scan the QR code or visit
Tallahassee.com/Rezoning2023
for more details.





SUMMARY

Property Owners:	Property Location:	Amendment Type:
CW of Tallahassee	3534 Thomasville Road	City Small Scale Map Amendment
Applicant: Casey W. Meeks, CW Meeks Construction Inc.		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Stephen M. Hodges	<u>Future Land Use:</u> Lake Protection <u>Zoning:</u> Lake Protection	Adoption
Contact Information:	Proposed Future Land Use & Zoning:	Staff Analysis:
stephen.hodges@talgov.com 850-891-6408	<u>Future Land Use:</u> High Intensity Urban Activity Center <u>Zoning:</u> Activity Center	Consistent
Date: 12/5/22	Updated: 3/24/23	

A. EXECUTIVE SUMMARY

If approved, this map amendment would change the allowable uses for properties in a 3.7-acre area in the southwest corner of the Thomasville Road and Maclay Road intersection from low-density residential development to high density residential, mixed use, and commercial uses. The subject site is designated Lake Protection on the Future Land Use Map and zoning atlas. This land use and zoning designation only intended for properties located within the Lake Jackson drainage basin. The subject site is located outside of the Lake Jackson drainage basin.

The subject site is a single parcel (11-05-20-003-0000) bounded by Thomasville Road to the east and connected to Maclay Road to the north. It is currently accessible from Thomasville Road and Maclay Road.

The applicant, Casey W. Meeks, CW Meeks Construction Inc., is requesting a change to the Future Land Use Map (FLUM) from Lake Protection to High Intensity Urban Activity Center (Activity Center). The requested amendment would increase allowable residential density on approximately 1.7 acres of land in incorporated northeast Leon County. The site is within the Urban Services Area and infrastructure is available to support the increased allowable density. Staff is recommending expanding the amendment to include an adjacent 2-acre parcel owned by the City of Tallahassee that has been excavated for a stormwater facility. The 2-acre site would continue operating as a stormwater facility and no change of use is anticipated at this time. This site and the subject site are both outside the Lake Jackson drainage basin boundary.

A rezoning application is being processed concurrently with this amendment. A zoning change from Lake Protection (LP) to Activity Center (AC) has been requested to implement the proposed amendment to the Future Land Use Map. The proposed zoning allows for a maximum density of 45 dwelling units per acre.

Based on staff analysis, the subject site and expansion site are not inside the Lake Jackson Drainage Basin. The intent of the Lake Jackson FLUM category is to limit development inside the Lake Jackson Drainage Basin. The subject site is adjacent to the High Intensity Urban Activity Center land use category, is currently developed with a vacant building, has access to pedestrian and bike facilities and a major arterial road, and is adjacent to uses consistent with the Activity Center designation.

This step of the development process determines consistency with the Goals, Objectives, and Policies in the Tallahassee-Leon County Comprehensive Plan. The concurrent rezoning determines the allowed uses and the density (number of dwelling units per acre) of development on the site. In reviewing this request, a determination must be made as to whether the present Lake Protection land use designation is appropriate or whether the Future Land Use Map should be amended to re-designate the area as requested. Included in this consideration are the following: (1) does the area meet the criteria for designation as Lake Protection, and (2) does the area better meet the criteria for Activity Center? As demonstrated in this staff report, the subject site does not meet the criteria for the current land use and zoning and does meet the criteria for the requested land use and zoning.

If the Land Use and/or Zoning changes are approved, the next step in the development process is site plan review and permitting. The site plan stage of development evaluates a proposed development plan for consistency with City or County Code requirements for stormwater treatment and attenuation, environmental protection, traffic impacts, concurrency, school impacts, buffers, open space requirements, and all other applicable development standards.

B. APPLICANT'S REASON FOR THE REQUESTED CHANGE

The applicant stated they are seeking this land use change to remove the parcel from the Lake Protection future land use category because the property is not within the Lake Jackson drainage basin, and therefore does not meet the criteria of the Lake Protection designation. The applicant is proposing the change the future land use to Activity Center to allow for the development and operation of a commercial uses.

C. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

The LPA voted unanimously at their public hearing on February 7, 2023 that the proposed future land use map amendment is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and they subsequently recommend **adoption** of the proposed amendment.

At that same meeting, the LPA voted unanimously that the proposed rezoning is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and they subsequently recommend **adoption** of the proposed rezoning.

D. STAFF ANALYSIS

Staff finds that the proposed future land use map amendment is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report.

Staff finds that the proposed rezoning is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report.

E. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The criteria required for consideration of a proposed Future Land Use Map change include consistency with the Tallahassee-Leon County Comprehensive Plan, conformance with the Tallahassee or Leon County Zoning Code, land use compatibility, changed conditions on the site and other matters deemed relevant and appropriate.

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

Policy 2.2.18 [L] states that the Lake Protection category is the basis for regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin and that the bounds of this category are to be the Lake Jackson basin boundary adjusted to include contributing watersheds but excluding existing, more intensely developed areas south of Interstate 10 and areas outside the Urban Service Area.

Since the subject site and the adjacent stormwater facility are not located in the Lake Jackson drainage basin, this land use designation is inconsistent with Policy 2.2.18 [L].

Policy 2.2.9 [L] states that the High Intensity Activity Center future land use category is intended to “promote efficiency of the transportation system by consolidating trips and discouraging unabated sprawl of commercial activities.” The subject property is located near commercial services, employment opportunities, and recreational opportunities. The proposed land use would also be

accessible to people traveling via regional highways including Thomasville Road (US319/SR61) and Capital Circle NE (SR261). The availability of similar land uses near state highways and interstate roadways promotes efficiency of the transportation system as well as provides compatible uses in close proximity to these roadways.

Given the physical adjacency of the subject site and the stormwater facility to the existing development area currently designated as Activity Center to the south, its proximity to Thomasville Road, and the sidewalks and bicycle lanes in this area and along Thomasville Road, the proposed land use designation appears consistent with Policy 2.2.9 [L].

F. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

History and Background

The subject site is a single parcel (11-05-20-003-0000) bounded by Thomasville Road to the east and connected to Maclay Road to the north. It is currently accessible from Thomasville Road and Maclay Road. Staff is recommending expanding the amendment to include an adjacent 2-acre parcel owned by the City of Tallahassee that has been excavated for a stormwater facility. This expansion area and the subject site are both outside the Lake Jackson drainage basin boundary.

Land Use Changes

The subject area was previously vacant until at least 1990. Aerial photographs maintained by Tallahassee – Leon County Geographic Information Systems (TLCGIS) indicate the presence of the Andrew Jackson Savings and Loan Association on the subject site.

By 2007, Maclay Road has been realigned to meet with Killearn Boulevard, and an access road from the subject site leading to Maclay Road to the west of the subject site has been constructed. A stormwater facility immediately west of the subject site has also been constructed on land belonging to the City of Tallahassee.

Changes in Development Patterns

The development patterns in this area along Thomasville Road have urbanized considerably since the 1960s with the development of the Killearn residential subdivision. With the construction of I-10 in the early 1970s, the land uses along Thomasville Road, particularly just north of the I-10 exchange, rapidly changed from pastureland and small residential estates to commercial and office uses that catered to residents of Killearn and other commuters. The expansion of Thomasville Road north of I-10 from two lanes to six lanes accelerated this change, as well as the construction of additional residential subdivisions west and north of the subject site.

Previous Commission Consideration

Changes in Land Use and Zoning

The subject site was originally rezoned from Residence – 1 (R-1) to Office Residence (OR) Limited Use (LU) in 1984. The subject site was again rezoned from OR (LU) to OR Limited Use Site Plan (LUSP) on 4/8/1987 via Ordinance 87-Z-0028.

With the adoption of the Comprehensive Plan in 1991, the subject site was designated Lake Protection on the Future Land Use Map and rezoned to Lake Protection to conform with the new Lake Protection future land use category. The Lake Protection land use category is intended to apply only within the Lake Jackson Drainage Basin. Since the time the land use and zoning were initially designated, improvements in technology have allowed for more accurate mapping of drainage basin boundaries, and infrastructure projects have resulted in minor changes to drainage basin boundaries.

Current and Proposed Future Land Use Categories

The subject site is currently designated Lake Protection on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the property to High Intensity Urban Activity Center. A summary of the current and proposed FLU categories is below, and a comparison of permitted uses is provided in Section G. The complete comprehensive plan policies for Lake Protection (Policy 2.2.18 [L]) and High Intensity Urban Activity Center (Policy 2.2.9: [L]) are included as Appendix #1.

Lake Protection (Current)

Policy 2.2.18 [L] states that the intent of the Lake Protection category is to ensure that development within the Lake Jackson basin occurs in a sustainable and environmentally sound manner with minimal impact to water quality. The Lake Protection category is the basis for regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin. The bounds of this category are to be the Lake Jackson basin boundary adjusted to include contributing watersheds but excluding existing, more intensely developed areas south of Interstate 10 and areas outside the Urban Service Area.

Activity Center (Proposed)

Policy 2.2.9: [L] states that the High Intensity Urban Activity Center (Activity Center) designation is intended to function as urban activity centers by primarily providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. It is also intended to provide large scale commercial activities to serve retail needs of large portions of the population, and to promote efficiency of the transportation system by consolidating trips and discouraging unabated sprawl of commercial activities. Planned, integrated development is required to promote synergy between the different allowable land uses. An integrated pedestrian mobility system designed to provide safe and accessible foot and bike travel between the land uses shall be stressed in granting development approvals. Access and egress to Activity Centers as well as internal vehicle travel shall be planned in a comprehensive manner in order to facilitate traffic movement. Residential development shall be permitted up to 45 dwelling units per acre.

Determination for Future Land Use Map Amendment

1) Does the area meet the criteria for designation as the current land use designation of Lake Protection (LP)?

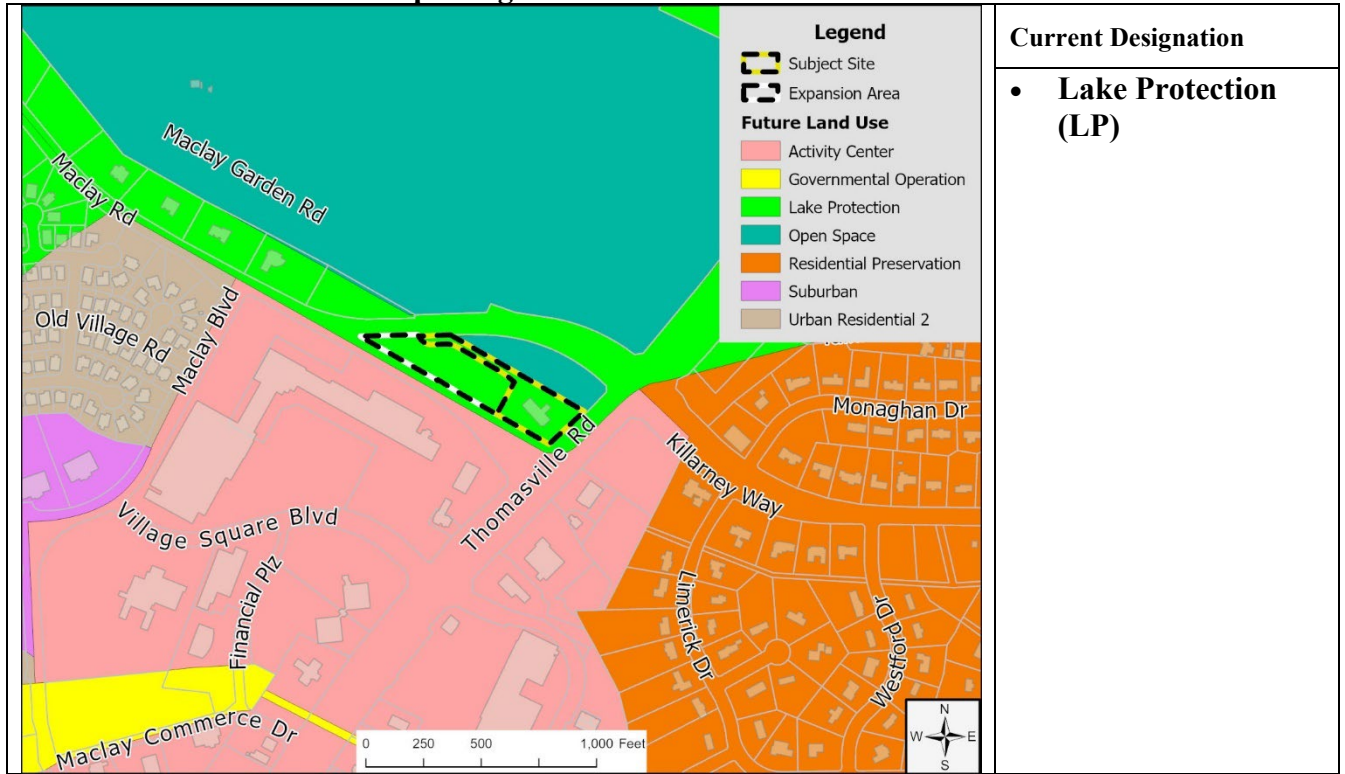
No. Planning staff confirmed with City Underground Utilities and Public Infrastructure staff that the subject site and the adjacent stormwater facility are not located in the Lake Jackson Drainage Basin.

2) Does the area better meet the criteria for the proposed land use designation of Activity Center (AC)?

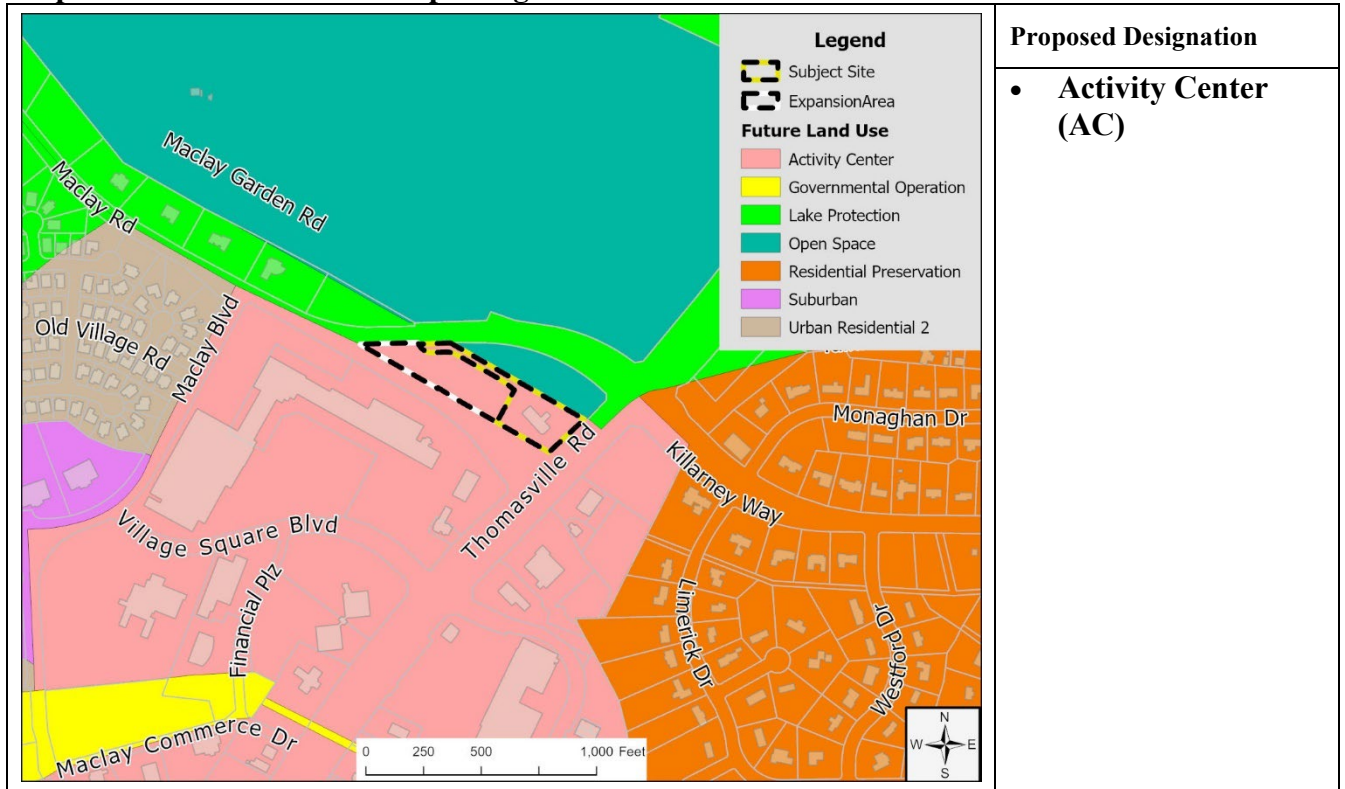
Yes. The subject site and the stormwater facility are adjacent to the existing development area currently designated as Activity Center to the south and are adjacent to Thomasville Road, which is a major artery. There are sidewalks and bicycle lanes in this area and along Thomasville Road. The subject site is currently developed with a vacant building.

The following maps illustrate the current and proposed FLUM designations for the subject site and the adjacent stormwater facility.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



Zoning

A concurrent rezoning is requested for this site. The site is currently zoned Lake Protection (LP). The proposed rezoning would change the zoning designation to High Intensity Urban Activity Center (AC). A summary of the current and proposed zoning categories is below, and a comparison of permitted uses is provided in Section G. The Land Development Code sections for Lake Protection District (Section 10-240) and High Intensity Urban Activity Center District (Section 10-238) zoning are included as Appendix #2.

Lake Protection (LP) (Current)

The purpose and intent of the Lake Protection (LP) zoning district is to allow for the regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin in a manner that improves water quality within the lake. The bounds of the category include the Lake Jackson Basin and contributing watersheds and are limited to the urban service area.

High Intensity Urban Activity Center (AC) (Proposed)

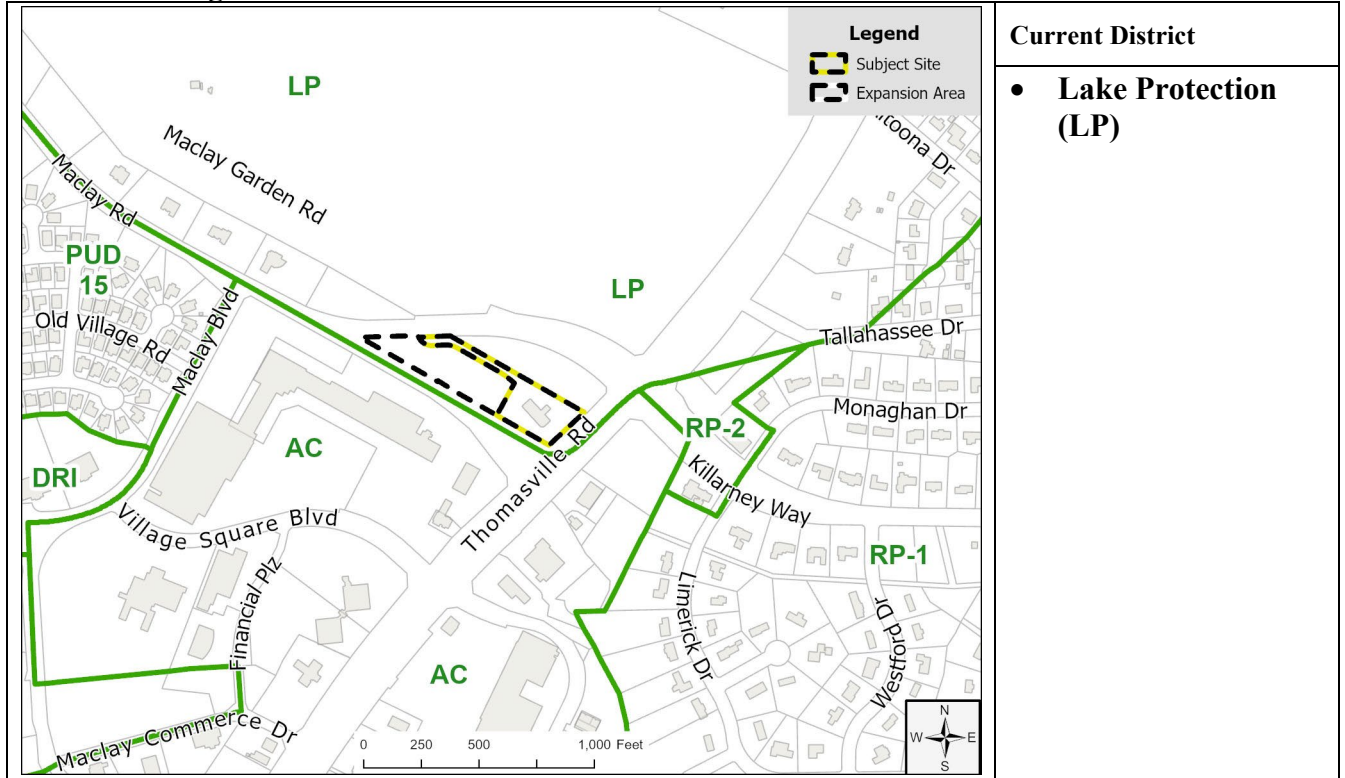
The purpose and intent of the High Intensity Urban Activity Center District zoning district (AC) is to establish an urban activity center providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers, as well as provide large scale commercial activities to serve the retail market of region as well as the community.

Determination for Concurrent Rezoning

Provided the requested Future Land Use Map amendment is approved, the proposed High Intensity Activity Center zoning district implements the High Intensity Activity Center land use category and conforms to the land development requirements of the AC zoning district. The subject site and the adjacent stormwater facility are not within the Lake Jackson Basin, so the designation of LP for this area is inconsistent with the purpose and intent of the LP zoning district. The subject site is currently developed with a vacant building. There is a large area designated AC to the southwest of the subject site, including office employment centers and large-scale commercial activities, access to pedestrian and bike facilities, a major arterial road, and residential development. The designation of the subject site and the adjacent stormwater facility is consistent with the purpose and intent of the AC zoning district.

The following maps illustrate the current and proposed zoning for the subject site.

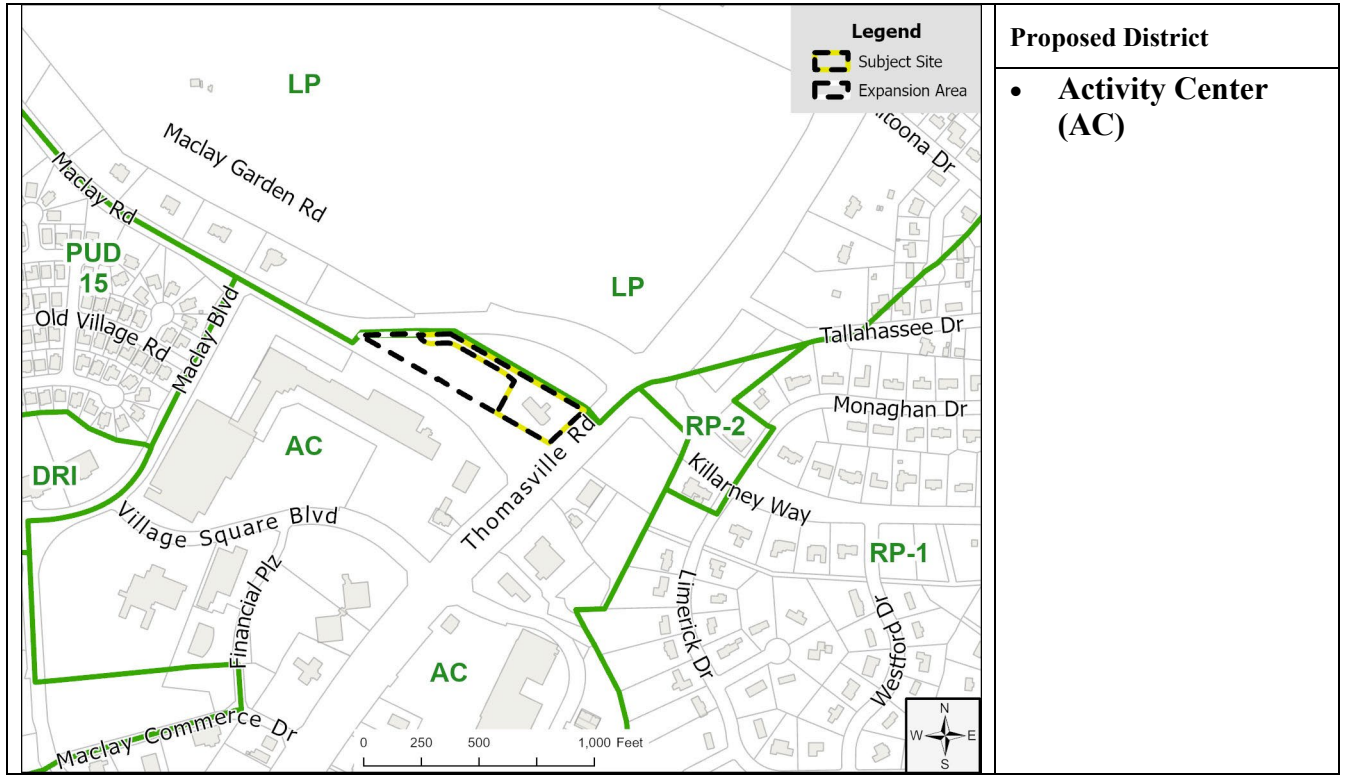
Current Zoning



Current District

- **Lake Protection (LP)**

Proposed Zoning



Proposed District

- **Activity Center (AC)**

Compatibility with Adjacent and Surrounding Uses

The subject site is approximately 1.7 acres in size, and the adjacent stormwater facility (indicated as Open Space Resource Protection on the Existing Land Use Map that follows) is approximately two acres in size. The subject site has a vacant bank building with a drive-in facility and an access road leading to Maclay Road where it intersects with the access road to the Alfred B. Maclay Gardens State Park.

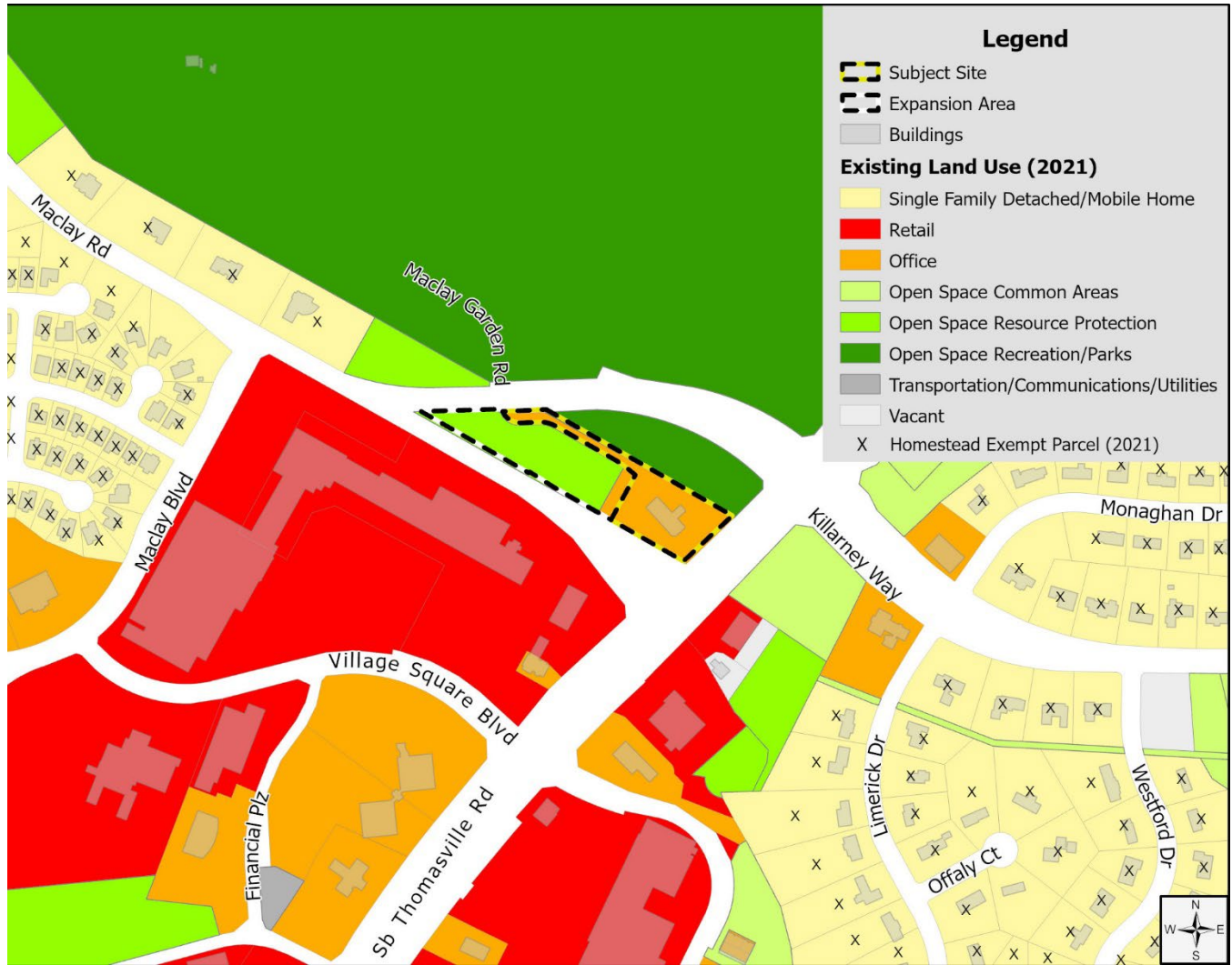
Alfred B. Maclay Gardens State Park is owned by the State of Florida. A two-acre portion of the Park is located adjacent to the subject site on its north side. This portion of the Park is bounded on its north side by Maclay Road and on its east side by Thomasville Road. It is designated as Open Space Recreation/Parks on the existing land use map.

There is an old area of public right of way on the southern border of the subject site and the stormwater facility that is a relict from the previous alignment of Maclay Road. An additional vacant 1.3 acre parcel owned by the City of Tallahassee, a leftover parcel from the realignment of Maclay Road, is located west of the stormwater facility.

A much larger area of retail and office land uses are located south of the subject site and stormwater facility. This is part of the Market Square commercial district and is designated High Intensity Urban Activity Center on the Future Land Use Map and on the zoning atlas.

There is a parcel of common open space on the east side of Thomasville Road on the south side of Killarney Way. Several additional parcels being used for offices and open space resource protection are located in this area. Additional retail uses are located south of Killarney Way along Thomasville Road. Several large areas of single-family residential development are located east and west of the subject site. In summary, the subject site is located adjacent to a principal arterial roadway with nearby employment, shopping, and recreational opportunities.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

Central water and sewer facilities are available to the subject site.

Schools

The Subject Area is zoned for Gilchrist Elementary School, Raa Middle School, and Leon High School. Any future redevelopment of the area would follow the site plan review process. This process includes a school concurrency impact analysis.

Roadway Network

Thomasville Road is classified as a Principal Arterial road and Maclay Road is a Major Collector. The subject site is not within the Multimodal Transportation District. The expansion area containing the stormwater facility will remain in its current use and will not increase trip generation.

Transportation impacts and available concurrency calculations will be conducted when a site plan for proposed development is submitted. Stormwater mitigation and other restrictions will reduce the total number of estimated trips calculated at this stage.

Pedestrian and Bicycle Network

The subject site is accessible via a sidewalk and bike lanes on Thomasville Road. There are sidewalks and bike lanes on both sides of Thomasville Road, Maclay Road east of Maclay Boulevard, Maclay Boulevard, Financial Plaza, Maclay Commerce Drive, Killarney Way, and portions of Village Square Boulevard.

Transit Network

The subject site is served by StarMetro's Killearn route, which has a schedule of one bus per hour between the Kerry Forest Walmart, Midtown, and C.K. Steele Plaza between 6 a.m. - 7:30 p.m. Monday through Friday, and one bus per hour between 7:30 a.m. - 6:30 p.m. on Saturdays.

Environmental Analysis

There are no known sensitive environmental features or identified or potential cultural resources on the subject site or the stormwater facility.

G. COMPARISON OF EXISTING AND PROPOSED ALLOWED USES

The Future Land Use Map provides a general pattern for the location, distribution, and character of land uses. The zoning category implements the underlying land use category and further regulates allowed and prohibited uses, building densities and intensity of uses, and site design specifics such as setbacks, parking requirements, infrastructure, and other land development issues. The following table summarizes the most common use categories.

Permitted Uses- Future Land Use	Current: Lake Protection (LP)	Proposed: Activity Center (AC)
Residential	one (1) unit/two (2) acres	45 units/acre
Commercial Goods and Services	X*	X
Administrative Offices	X**	X
Retail	X*	X
Recreational	X	X
Mixed-Use Development	X*	X
Community Services	X	X

Permitted Uses- Zoning (See Zoning charts in Appendix #2 for detailed uses)	Current: LP	Proposed: AC
Residential	one (1) unit/two (2) acres	16-45 units/acre
Commercial	X*	X
Administrative Offices	X*	X
Retail	X*	X
Restaurant/Bar	X*	X
Community Facilities	X	X
Passive and Active Recreation	X	X
Automotive Service/Repair; Gas Station	X*	X
Medical Offices	X*	X

* Allowed only within the Lake Protection Node (LPN) zoning district. The subject site is ineligible for this zoning designation.

H. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to 77 property owners within 1,000 feet of the subject site.

Public Outreach		Date Completed
X	Applications posted to Planning Website	10/12/22
X	Notices Mailed to Property Owners, Renters, and Homeowners Associations within 1000 feet	11/16/22
X	Signs providing details of proposed land use posted on subject site	11/22/22
X	Public Open House	12/8/22
X	Staff Reports Available Online https://www.talgov.com/place/pln-cp-2023	1/3/23
X	Email Subscription Notice sent to all users of service	08/02/2022 08/31/2022 09/14/2022 11/15/2022 01/04/2023 01/31/2023 02/28/2023 03/14/2023
X	Legal Ads posted	12/30/2022 01/27/2023 03/10/2023

Public Open House – A Public Open House was held on December 8, 2022, at the Frenchtown Renaissance Center. There were approximately 16 people in attendance. Staff provided an overview of the application received and the land use amendment (and concurrent rezoning) being requested. There were no questions or concerns regarding this amendment.

I. STAFF REPORT UPDATE

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle Meetings		Date Completed
X	Local Planning Agency Workshop	1/10/23
X	Local Planning Agency Public Hearing	2/7/23
X	Joint City-County Commission Workshop	3/7/23
	Transmittal Public Hearing [If Applicable]	
X	Adoption Public Hearing	3/22/23

Local Planning Agency Workshop – A workshop was held on January 10, 2023 to discuss the proposed 2023 Cycle amendments. Staff provided an overview of the proposed amendments and details of the preliminary analyses for the amendments. There were no questions from the LPA that resulted in updates to this staff report.

Local Planning Agency Public Hearing – A public hearing was held on February 7, 2023 to vote on the proposed 2023 Cycle Amendments. The LPA found the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended ADOPTION of the proposed amendment. They also found that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended APPROVAL of the proposed rezoning. There were no public speakers on this item other than the applicant’s representative, who introduced herself and offered to answer any questions.

Joint City-County Commission Workshop - The joint City-County Commission Workshop was held on March 7, 2023. The 2023 Cycle Amendments were introduced to both City and County Commissioners at this time. Being a workshop to introduce and discuss the amendments, no public comment and no votes by either commission were taken at this time. There were no questions or requests from the Commissioners for additional information concerned this amendment.

City Small-Scale Map Amendment Adoption Public Hearing – An Adoption Public hearing was held at the City Commission Chambers on March 22, 2023 to consider for adoption the proposed 2023 Cycle small-scale map amendments. There were no public speakers for this amendment. The Tallahassee City Commission voted unanimously to adopt the proposed small-scale map amendment into the Tallahassee-Leon County Comprehensive Plan and to adopt the accompanying zoning ordinance.

J. APPENDICES

Appendix #1: Comprehensive Plan policies relevant to the proposed amendment

Appendix #2: Land Development Code sections relevant to the proposed rezoning

Appendix #3: Photo of signs providing details of proposed land use and zoning changes posted on subject site

APPENDIX 1 - Comprehensive Plan policies relevant to the proposed amendment

Policy 2.2.18: [L]

LAKE PROTECTION (REV. EFF. 12/22/95; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 7/14/14; REV. EFF. 7/6/15)

INTENT

Lake Jackson, designated both an Outstanding Florida Water (OFW) and Aquatic Preserve, is one of the most unique waterways in Florida. Historically, the lake has suffered from water quality issues associated with rapid urbanization and large-scale roadway projects. Lake Jackson's water quality has improved since adoption of the Comprehensive Plan, due in large part to the adoption of stringent stormwater treatment standards and the implementation of capital projects; however, nutrient levels in the Lake remain elevated and the Lake continues to be designated "Impaired" by the Florida Department of Environmental Protection.

The intent of the Lake Protection category is to ensure that development within the Lake Jackson basin occurs in a sustainable and environmentally sound manner with minimal impact to water quality. The Lake Protection category is the basis for regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin. The bounds of this category are to be the Lake Jackson basin boundary adjusted to include contributing watersheds but excluding existing, more intensely developed areas south of Interstate 10 and areas outside the Urban Service Area.

ALLOWABLE USES, DENSITIES, AND INTENSITIES

1. Residential

The Lake Protection category shall allow for residential uses at a base density of one (1) dwelling unit per two (2) gross acres.¹ To encourage compact and efficient development, two density bonus options are available for properties within the category:

¹(Leon County) Any development affecting real property located in whole or in part within the Lake Protection Future Land Use Map category west of US 27 North for which an initial Planned Unit Development Concept or Final Development Plan was approved before January 1, 2005 shall be vested for all uses, intensities and densities set forth in the PUD Concept Plan Ordinance. Said PUD shall be entitled to rely on the closed basin exemption previously set forth in this section if the Commission determined prior to January 1, 2005 that the PUD met the requirements for such closed basin exceptions and that such determination has not been overturned by a court of competent jurisdiction at the time vested rights are sought under this provision. If a court of competent jurisdiction invalidates such a PUD due to reasons unrelated to whether the property met the requirements for the closed basin exception, any new or modified PUD application relating to the same real property shall be vested for the uses, intensities and densities of the previously approved PUD. All development within said certified closed basins approved pursuant to this provision shall be approved through the PUD amendment 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.

- i) A residential density of up to two (2) dwelling units per gross acre may be permitted within developments designed as a Clustered Subdivision.
- ii) A residential density of up to eight (8) dwelling units per gross acre may be permitted within the Lake Protection Node (LPN) zoning district.

2. Mixed-use & Non-residential

Non-residential and mixed-use development (including, but not limited to, office and commercial uses) within the Lake Protection category may only be permitted within areas designated with the Lake Protection Node (LPN) zoning district. Within this district, single use, non-residential development shall be allowed at a maximum intensity of 10,000 square feet (S.F.) per gross acre. Projects containing a vertical mixture of uses, including any combination of office, commercial and residential uses, may receive a bonus of 2,500 S.F. per gross acre, for a total of 12,500 S.F. per gross acre.

3. Community and Recreational Facilities

Community services, light infrastructure, and recreational uses shall be permitted within the Lake Protection (LP) and Lake Protection Node (LPN) zoning districts. Facilities associated with these uses shall be allowed at a maximum intensity of 10,000 square feet (S.F.) per gross acre.

SPECIAL CONDITIONS

The following special conditions shall apply to the Lake Protection Future Land Use category:

1. The Lake Protection Node zoning district shall only be permitted at the following intersections:

- Highway 27 North and Sessions Road
- Highway 27 North and Capital Circle NW/Old Bainbridge Road
- Highway 27 North and Fred George Road
- Bannerman Road and Bull Headley Road

The exact extent of these Nodes shall be specified in the City of Tallahassee and Leon County land development regulations, but generally shall not extend beyond ¼ mile from the respective intersection and shall not include areas within a Special Development Zone (SDZ) or existing single-family subdivisions.

2. As an alternative to large-lot developments, Clustered Subdivisions shall be permitted within the Lake Protection zoning district. Clustered Subdivisions shall:

- Contain a minimum of 60% contiguous open space preserved in perpetuity and comprised of such things as preservation and conservation features, Special Development Zones, undeveloped uplands, passive recreation areas, and storm water facilities designed as a community amenity;
- Be developed at a maximum density of two (2) dwelling units per gross acre; and,
- Be served by central water and sewer systems.

3. A volume control based stormwater treatment standard shall be required for all development and redevelopment within the Lake Protection land use category. This standard shall ensure that runoff volumes in excess of the pre-development runoff volume shall be retained for all storm events up to a 100-year, 24-hour duration storm. To encourage redevelopment in the Lake Protection category, a partial credit may be applied toward existing impervious surface on previously developed sites.

4. Additional development standards deemed necessary to protect Lake Jackson from further degradation and/or improve existing water quality may be included in the land development code.
5. Existing, lawfully established, non-residential uses within the Lake Protection land use category that are compatible with surrounding uses and meet all water quality standards for the Lake Jackson Basin shall be considered permitted uses.

Policy 2.2.18: [L]

LAKE PROTECTION (REV. EFF. 12/22/95; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 7/14/14; REV. EFF. 7/6/15)

INTENT

Lake Jackson, designated both an Outstanding Florida Water (OFW) and Aquatic Preserve, is one of the most unique waterways in Florida. Historically, the lake has suffered from water quality issues associated with rapid urbanization and large-scale roadway projects. Lake Jackson's water quality has improved since adoption of the Comprehensive Plan, due in large part to the adoption of stringent stormwater treatment standards and the implementation of capital projects; however, nutrient levels in the Lake remain elevated and the Lake continues to be designated "Impaired" by the Florida Department of Environmental Protection.

The intent of the Lake Protection category is to ensure that development within the Lake Jackson basin occurs in a sustainable and environmentally sound manner with minimal impact to water quality. The Lake Protection category is the basis for regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin. The bounds of this category are to be the Lake Jackson basin boundary adjusted to include contributing watersheds but excluding existing, more intensely developed areas south of Interstate 10 and areas outside the Urban Service Area.

ALLOWABLE USES, DENSITIES, AND INTENSITIES

1. Residential

The Lake Protection category shall allow for residential uses at a base density of one (1) dwelling unit per two (2) gross acres.² To encourage compact and efficient development, two density bonus options are available for properties within the category:

²(Leon County) Any development affecting real property located in whole or in part within the Lake Protection Future Land Use Map category west of US 27 North for which an initial Planned Unit Development Concept or Final Development Plan was approved before January 1, 2005 shall be vested for all uses, intensities and densities set forth in the PUD Concept Plan Ordinance. Said PUD shall be entitled to rely on the closed basin exemption previously set forth in this section if the Commission determined prior to January 1, 2005 that the PUD met the requirements for such closed basin exceptions and that such determination has not been overturned by a court of competent jurisdiction at the time vested rights are sought under this provision. If a court of competent jurisdiction invalidates such a PUD due to reasons unrelated to whether the property met the requirements for the closed basin exception, any new or modified PUD application relating to the same real property shall be vested for the uses, intensities and densities of the previously approved PUD. All development within said certified closed basins approved pursuant to this provision shall be approved through the PUD amendment 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.

- ii) A residential density of up to two (2) dwelling units per gross acre may be permitted within developments designed as a Clustered Subdivision.
- ii) A residential density of up to eight (8) dwelling units per gross acre may be permitted within the Lake Protection Node (LPN) zoning district.

2. Mixed-use & Non-residential

Non-residential and mixed-use development (including, but not limited to, office and commercial uses) within the Lake Protection category may only be permitted within areas designated with the Lake Protection Node (LPN) zoning district. Within this district, single use, non-residential development shall be allowed at a maximum intensity of 10,000 square feet (S.F.) per gross acre. Projects containing a vertical mixture of uses, including any combination of office, commercial and residential uses, may receive a bonus of 2,500 S.F. per gross acre, for a total of 12,500 S.F. per gross acre.

3. Community and Recreational Facilities

Community services, light infrastructure, and recreational uses shall be permitted within the Lake Protection (LP) and Lake Protection Node (LPN) zoning districts. Facilities associated with these uses shall be allowed at a maximum intensity of 10,000 square feet (S.F.) per gross acre.

SPECIAL CONDITIONS

The following special conditions shall apply to the Lake Protection Future Land Use category:

3. The Lake Protection Node zoning district shall only be permitted at the following intersections:

- Highway 27 North and Sessions Road
- Highway 27 North and Capital Circle NW/Old Bainbridge Road
- Highway 27 North and Fred George Road
- Bannerman Road and Bull Headley Road

The exact extent of these Nodes shall be specified in the City of Tallahassee and Leon County land development regulations, but generally shall not extend beyond ¼ mile from the respective intersection and shall not include areas within a Special Development Zone (SDZ) or existing single-family subdivisions.

4. As an alternative to large-lot developments, Clustered Subdivisions shall be permitted within the Lake Protection zoning district. Clustered Subdivisions shall:

- Contain a minimum of 60% contiguous open space preserved in perpetuity and comprised of such things as preservation and conservation features, Special Development Zones, undeveloped uplands, passive recreation areas, and storm water facilities designed as a community amenity,
- Be developed at a maximum density of two (2) dwelling units per gross acre, and,
- Be served by central water and sewer systems.

3. A volume control based stormwater treatment standard shall be required for all development and redevelopment within the Lake Protection land use category. This standard shall ensure that runoff volumes in excess of the pre-development runoff volume shall be retained for all storm events up to a 100-year, 24-hour duration storm. To encourage redevelopment in the Lake Protection category, a partial credit may be applied toward existing impervious surface on previously developed sites.

4. Additional development standards deemed necessary to protect Lake Jackson from further degradation and/or improve existing water quality may be included in the land development code.
5. Existing, lawfully established, non-residential uses within the Lake Protection land use category that are compatible with surrounding uses and meet all water quality standards for the Lake Jackson Basin shall be considered permitted uses.

Policy 2.2.9: [L]

HIGH INTENSITY URBAN ACTIVITY CENTER (EFF. 7/16/90; REV. EFF. 7/26/06; RENUMBERED 3/14/07)

Designed to function as urban activity centers by primarily providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. Intended to provide large scale commercial activities to serve retail needs of large portions of the population. Promotes efficiency of the transportation system by consolidating trips and discouraging unabated sprawl of commercial activities.

Planned, integrated development is required to promote synergy between the different allowable land uses. An integrated pedestrian mobility system designed to provide safe and accessible foot and bike travel between the land uses shall be stressed in granting development approvals. Access and egress to Activity Centers as well as internal vehicle travel shall be planned in a comprehensive manner in order to facilitate traffic movement. Residential development shall be permitted up to 45 dwelling units per acre.

APPENDIX 2 - Land Development Code sections relevant to the proposed amendment and/or rezoning

Section 10-240. Lake Protection District

The following applies to the Lake Protection District:

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The purpose and intent of the Lake Protection (LP) zoning district is to allow for the regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin in a manner that improves water quality within the lake. The bounds of the category include the Lake Jackson Basin and contributing watersheds and limited to the urban service area. Intensely developed properties and areas south of Interstate 10 (I-10) have been excluded from the boundary.</p> <p>The LP zoning district shall permit single-family residential development at one dwelling unit per two gross acres.</p> <p>A clustered subdivision option is available that allows two dwelling units per gross acre, consistent with environmental and infrastructure constraints. The clustered subdivision option allows an increased number of residential units if developed on 40 percent of the property, provided central water and sewer are available and leaving the remaining 60 percent of the property as contiguous, undisturbed open space in perpetuity. The cluster subdivision option is intended to leave large areas of natural open space within the watershed and minimize pollution. For cluster development standards, refer to Section 10-426.</p> <p>Certain community and recreational facilities related to residential uses are also permitted. Commercial, office and other nonresidential uses are prohibited within the LP zoning district. All development is subject to Section 10-177, Buffer Zones and Section 10-178, Development Standards Schedule. Volume control based stormwater treatment standard shall be required for all development and redevelopment within the Lake Protection District. All developments shall meet all current water quality and stormwater management standards set forth in the Comprehensive Plan and the Land Development Regulations of the City. Lawfully established, nonresidential uses within the District that are compatible with surrounding uses and meet all water quality and standards set forth in the Comprehensive Plan and the Land Development Regulations of the City shall be considered permitted uses.</p>	<p>(1) Single-family detached dwellings (2) Single-family dwellings in cluster subdivisions (3) Passive and active recreation facilities, including boat ramps (4) Community services related to residential uses including religious facilities, police/fire stations, and elementary, middle and high schools. Other community facilities may be allowed in accordance with Section 10-413 of the regulations.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the land use administrator.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the land use administrator.</p>

DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings (Conventional)	2 acres	80 feet	100 feet	25 feet	15 feet	25 feet	25 feet	Not applicable	
Single-Family Detached Dwellings(Clustered)	5,000 square feet	40 feet	100 feet	15 feet; 10 feet w/alley loaded garage	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	15 feet; 10 feet w/alley loaded garage	Not applicable	3 Stories
Single-family attached dwellings (Clustered)	3,750 square feet end unit; 2,400 square feet	37.5 feet end unit; 25 feet interior lot	80 feet	15 feet; 10 feet w/alley loaded garage	None	15 feet	15 feet; 10 feet w/alley loaded garage	maximum length: 8 units	3 Stories
Any Permitted Principal Non-Residential Use	1 acre	80 feet	100 feet	30 feet	30 feet	40 feet	50 feet	10,000 square feet of gross building floor area per acre	3 Stories

GENERAL NOTES:

1. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
2. Refer to chapter 4, concurrency management for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
3. For cluster development standards, refer to Section 10-426.

Section 10-256. C-2 General Commercial District

The following applies to the C-2 General Commercial District:

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The C-2 district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to areas with direct access to major collectors or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, with a minimum gross density of 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum density. The residential uses are required to be located on the second floor or above a building containing commercial or office uses on the first floor. Mixed use projects in the C-2 district are encouraged, but are not required.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<p>(1) Antique shops. (2) Automotive service and repair, including car wash. (3) Bait and tackle shops. (4) Banks and other financial institutions. (5) Camera and photographic stores. (6) Cocktail lounges and bars. (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations. Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-413. (8) Day care centers. (9) Gift, novelty, and souvenir shops. (10) Indoor amusements (bowling, billiards, skating, etc.). (11) Indoor theaters (including amphitheaters). (12) Laundromats, laundry and dry cleaning pick-up stations. (13) Mailing services. (14) Medical and dental offices, services, laboratories, and clinics. (15) Motor vehicle fuel sales. (16) Non-medical offices and services, including business and government offices and services. (17) Non-store retailers. (18) Passive and active recreational facilities. (19) Personal services (barber shops, fitness clubs etc.). (20) Pet day care centers (21) Photocopying and duplicating services. (22) Rental and sales of dvds, video tapes and games. (23) Rental of tools, small equipment, or party supplies.</p>	<p>(27) Retail bakeries. (28) Retail computer, video, record, and other electronics. (29) Retail department, apparel, and accessory stores. (30) Retail drug store. (31) Retail florist. (32) Retail food and grocery. (33) Retail furniture, home appliances, accessories. (34) Retail home/garden supply, hardware and nurseries. (35) Retail jewelry store. (36) Retail needlework shops and instruction. (37) Retail newsstand, books, greeting cards. (38) Retail office supplies. (39) Retail optical and medical supplies. (40) Retail package liquors. (41) Retail pet stores. (42) Retail picture framing. (43) Retail sporting goods, toys. (44) Retail trophy store. (45) Shoes, luggage, and leather goods. (46) Social, fraternal and recreational clubs and lodges, including assembly halls. (47) Studios for photography, music, art, dance, and voice. (48) Tailoring. (49) Veterinary services, including veterinary hospitals. (50) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</p>
		<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
	(24) Repair services, non-automotive. (25) Residential (any type), provided that it is located on the second floor or above a building containing commercial or office uses on the first floor. (26) Restaurants, with or without drive-in facilities.	

DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	10 feet	20,000 square feet of non-residential gross building floor area per acre and commercial and/or office uses may not exceed 50,000 gross square feet.	3 stories
<p>7. Street Vehicular Access Restrictions: Properties in the C-2 zoning district shall be located on a major collector or arterial street, but may have additional vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, RP-1, RP-2, RP-MH, RP-UF, and RP-R.</p> <p>8. Additional Criteria and Restrictions for Pet Day Centers: Outside boarding and unsupervised outside activity are prohibited. In the event that a pet day care center abuts a residential property, the center shall not exceed an L10 noise level of 60 dBA in the daytime (6:00 A.M. to 9:00 P.M.) as measured on the property line abutting the center. Hours of operation for Pet Day Care Centers shall be 6:00 A.M. to 9:00 P.M.</p> <p>9. Additional Criteria for Charitable Donation Stations: Such station shall have indoor storage for all donations, and shall have an attendant available during normal business hours responsible for the collection and/or storage of said donations. A "charitable donation station" is considered a community service/facility regulated by section 10-413 of this Code.</p>									

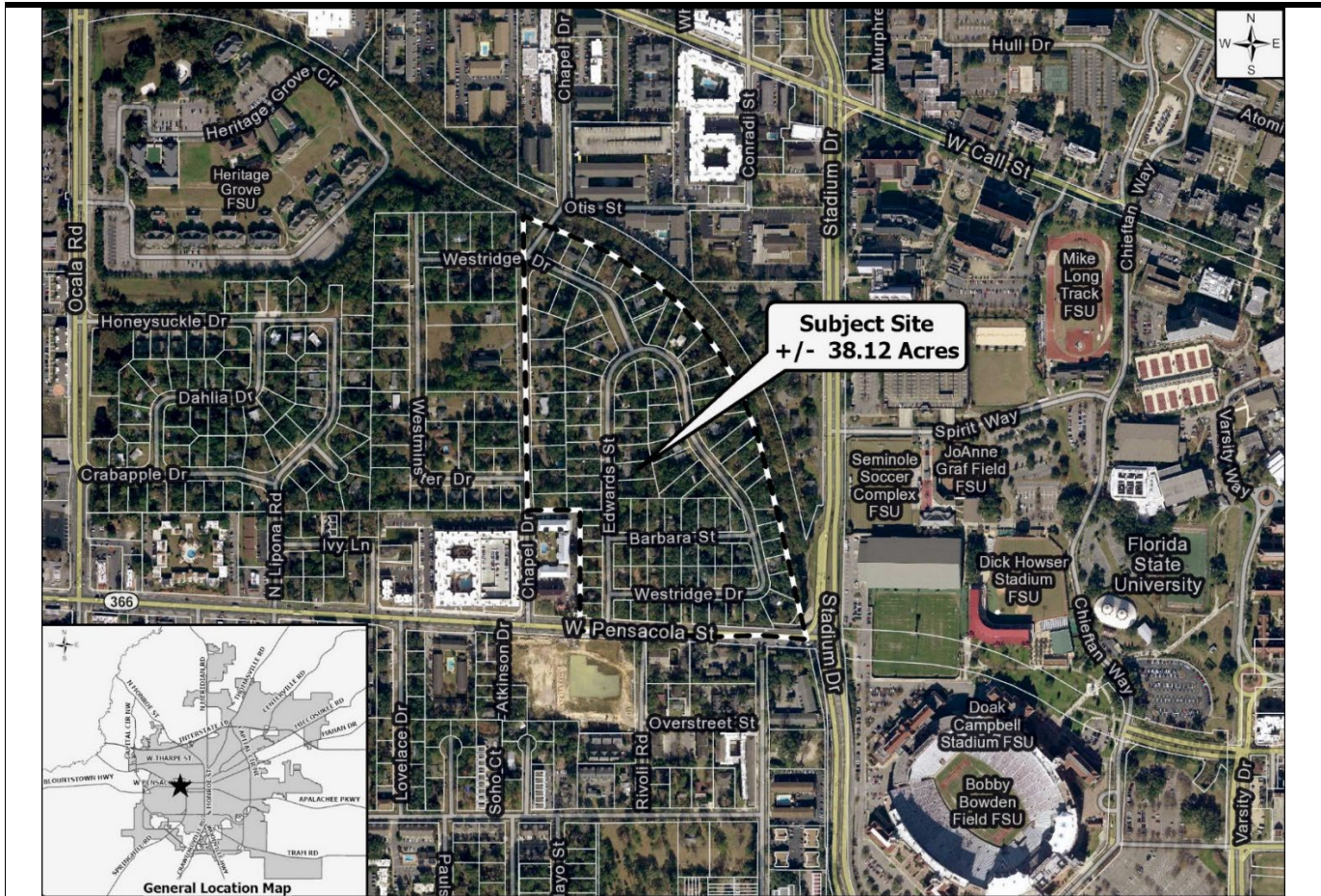
GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.

APPENDIX 3 - Photo of signs providing details of proposed land use and zoning changes posted on subject site







SUMMARY

Property Owners:	Property Location:	Amendment Type:
Multiple	Properties within the Lambert Heights and Merrivale Subdivisions that are located on Westridge Dr, Barbara St, Edwards St, and Chapel Dr.	City Small Scale Map Amendment
Applicant: Tallahassee Local Planning Agency		
TLCPD Staff: Sean Reiss	Current Future Land Use & Zoning: Future Land Use: Residential Preservation Zoning: Residential Preservation 1 (RP-1)	LPA Recommendation: Deny
Contact Information: Sean.Reiss@talgov.com 850-891-6400	Proposed Future Land Use & Zoning: Future Land Use: University Transition Zoning: University Transition (UT)	Staff Analysis: Consistent
Date: 12/5/22	Updated: 3/24/2023	

A. EXECUTIVE SUMMARY

If approved, this map amendment would change the allowable uses for properties in a 38.12-acre area west of Stadium Drive and north of Pensacola Street from low-density residential uses to multi-family residential and mixed-use projects.

The subject properties are located within the Lambert Heights and Merrivale Subdivisions, which are located on Westridge Drive, Barbara Street, Edwards Street, and Chapel Drive. The applicant, the Tallahassee-Leon County Local Planning Agency (LPA), is requesting a change to the Future Land Use Map (FLUM) from Residential Preservation to University Transition. The requested amendment would increase allowable residential density and allow additional non-residential uses on approximately 38.12 acres of land.

The Residential Preservation FLUM designation allows for single-family houses, townhomes, and duplexes at a maximum density of six (6) units per acre. The University Transition FLUM designation allows for a mix of uses, including smaller scale retail and commercial uses, entertainment commercial uses, offices, and residential housing up to fifty (50) units per acre.

A rezoning application is being processed concurrently with this amendment. A zoning change from Residential Preservation 1 [RP-1] to University Transition (UT) is being requested to implement the proposed amendment to the FLUM. The proposed zoning allows for a maximum density of 50 dwelling units per acre.

Based on the Residential Preservation Analysis included in this report, the subject site no longer matches the description of the Residential Preservation Future Land Use category and RP-1 zoning district. The subject site more closely resembles the description of the University Transition land use category and zoning district. The subject site is within the geographic boundary identified in the Comprehensive Plan as being appropriate for the University Transition Future Land Use and is predominantly surrounded by University Transition Future Land Use. The proposed amendment continues a trend in this area of former Residential Preservation areas transitioning to University Transition as homeownership rates decline and renters become the primary residents. Since 2016, there have been multiple amendments in this area changing the FLUM from Residential Preservation to University Transition, including PCM201601 (Fairmeadow), PCM201804 (Chapel Drive), TMA2019002 (Murat Subdivision).

This step of the land development process determines consistency with the Goals, Objectives, and Policies in the Tallahassee-Leon County Comprehensive Plan. The concurrent rezoning determines the allowed uses and the density (50 dwelling units per acre) of development on the site. In reviewing this request, a determination must be made as to whether the present Residential Preservation designation is appropriate or whether the FLUM should be amended to re-designate the area as requested. Included in this consideration are the following: 1) the area does not meet the criteria for designation as Residential Preservation, 2) the area better meets the criteria for University Transition.

If the Land Use and/or Zoning changes are approved, any future development shall be subject to site plan review and permitting based on the type of proposed development. The site plan stage of development evaluates a proposed development plan for consistency with City Code requirements for

stormwater treatment and attenuation, environmental protection, traffic impacts, concurrency, school impacts, buffers, open space requirements, and all other applicable development standards.

B. APPLICANT’S REASON FOR THE REQUESTED CHANGE

Property owner Steve Leoni owns several properties in the Lambert Heights subdivision. Mr. Leoni approached Planning staff to request that the Lambert Heights and Merrivale subdivisions be considered for a change in Future Land Use from the current Residential Preservation category to the University Transition category. Mr. Leoni also requested a concurrent change of zoning from Residential Preservation 1 (RP-1) to University Transition (UT). Mr. Leoni requested that this land use and concurrent rezoning change be initiated by the Local Planning Agency (LPA) because it applies to property in addition to his own and because past land use and zoning changes in the surrounding area have excluded the Lambert Heights and Merrivale subdivisions.

At the LPA meeting on October 4, 2022, the LPA voted to approve the initiation of the requested FLUM amendment and concurrent rezoning.

C. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

Find that the proposed future land use map amendment is **inconsistent** with the Tallahassee-Leon County Comprehensive Plan, based on the existing land use and the testimony provided by speakers at the public hearing, and **deny** the proposed amendment.

Find that the proposed rezoning is **inconsistent** with the Tallahassee-Leon County Comprehensive Plan, based on the existing land use and the testimony provided by speakers at the public hearing, and **deny** the proposed rezoning.

D. STAFF ANALYSIS

Staff finds that the proposed future land use map amendment is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report.

Staff finds that the proposed rezoning is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report.

E. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The criteria required for consideration of a proposed Future Land Use Map change include consistency with the Tallahassee-Leon County Comprehensive Plan, conformance with the Tallahassee or Leon County Land Development Code, land use compatibility, changed conditions on the site and other matters deemed relevant and appropriate.

Consistency with Comprehensive Plan

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan:

Policy 2.2.17 [L] identifies the geographic area “lying west of South Adams Street, South of West Tennessee Street, north of Orange Avenue and adjoining Innovation Park and Tallahassee Community College to the east” as the area where University Transition can be applied. The subject site is located in this geographic area.

Policy 2.2.17 [L] also notes that the University Transition land use should serve to “provide opportunities for student housing near the universities.” The subject site is located approximately a quarter mile from Florida State University, one and three quarter miles from Tallahassee Community College, and one and a half miles from Florida A&M University. Based on these general distances and the fact that the majority of the area is currently rented by students, the proposed amendment is consistent with this characterization of the University Transition land use category.

Policy 2.2.17 [L] states that University Transition is not intended to “encourage or facilitate the premature conversion of existing viable single-family residential neighborhoods.” In a review of the Leon County Property Appraiser’s data, only eleven (11) parcels of the total 100 parcels within the subject site claim homestead exemption. Additionally, twenty (20) units within the subject site are registered rooming houses. Rooming houses are single-family houses or duplex units that are registered with the City allowing them to be rented by four or more unrelated people. Based on this analysis, the majority (89%) of properties in the subject area are rentals. The location of the properties qualifying for homestead exemption, as well as those listed as rooming houses, are shown in the Current Uses map below. Based on the neighborhood’s lack of single-family households, lack of a neighborhood association, and prevalence of rental housing, the proposed amendments would not be considered “the premature conversion of existing viable single-family residential neighborhoods.”

Policy 1.1.2 [M] provides direction to “Designate energy efficiency districts in areas that are intended for greater densities and intensities to support frequent transit service and where primary priority is to be placed on providing a safe, comfortable and attractive environment for pedestrians and cyclists.” The subject site is located within the Multimodal Transportation District. The goal of the MMTD is to facilitate the use of multiple modes of transportation, leading to a reduction in automobile use and vehicle miles traveled. Policy 1.1.2 [M] also provides direction to “evaluate and modify, if necessary, the zoning and land development regulations to ensure standards that will support compact, walkable, mixed-use development.” The proposed amendment would support compact, walkable, mixed-use development.

Policy 1.5.5 [M] established level of service standards and performance targets “to create community design that supports mobility.” These performance targets include “50% of students at Florida State University (FSU), Florida A&M University (FAMU), and Tallahassee Community College (TCC) commute to campus via non-auto modes.” The proposed amendment would provide for student housing options in a location where non-auto modes of transportation are viable.

F. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

History and Background

The subject properties are located within the Lambert Heights and Merrivale Subdivisions, which are located on Westridge Drive, Barbara Street, Edwards Street, and Chapel Drive. The subject area encompasses 38.12 acres of land.

The site is located within the following locally designated areas:

- Urban Services Area
- The Multimodal Transportation District (MMTD)
- Historically Underutilized Business (HUB) Zone
- Identified in the West Pensacola Sector Plan

The West Pensacola Sector Plan, adopted by the City Commission in January 2006, identified strategies for the different neighborhoods in the West Pensacola Sector area. Per the plan:

The West Pensacola Sector is a highly urbanized area, comprised of a mixture of university properties, university-related retail and services, student rental housing, large apartment units, stable older neighborhoods, and several government owned properties. Tallahassee Community College and Florida State University bookend the sector. (Page 3)

The Lambert Heights and Merrivale Subdivisions are considered part of the Chapel Ridge Neighborhood in the West Pensacola Sector Plan. Regarding ownership of the properties in the sector, the plan notes:

The analyzed data and calculations suggest a trend of increasing rental use. Those neighborhoods closest Florida State are the three with the lowest percentage of owner-occupied homes. Prince Murat and the adjacent parcels (16.76%), Chapel Ridge (22.7%), and the eastern portion of Palmer-Monroe (23.34%) have very low percentages of homeownership despite the low density, single-family house development patterns. The proximity of these areas to the Florida State campus makes each desirable for renters in search of short commutes. (Page 10)

Some neighborhoods identified in the West Pensacola Sector Plan have undergone land use and zoning changes in the recent past. In 2016, the Fairmeadow subdivision was changed from the Residential Preservation land use and RP-1 zoning to University Transition and UT land use and zoning. Similarly, in 2018, the Westminster and White subdivisions (known as the Chapel Drive amendment) were changed from Residential Preservation and RP-1 to University Transition and UT land use and zoning. In 2019, this pattern continued south of Pensacola Street in the Murat Subdivision. In all cases, a Residential Preservation Analysis was completed and found that the subject sites no longer matched the description of the Residential Preservation land use category, and more closely resembled the description of the University Transition land use category. Similar findings were stated for the RP-1 zoning category.

The Lambert Heights and Merrivale subdivisions are included In the West Pensacola Sector area, and the analyzed data suggest a trend of increasing rental use. The plan identifies Lambert Heights and Merrivale, among other areas, as neighborhoods where preservation of single-family zoning““may not be the best option”” Homeownership has reduced significantly in the past five years, as shown in the table below:

Table 1. Homeownership rates within the subject site.

	Neighborhood	Total Number of Existing Single-Family Homes	Total Number of Existing Single-Family Homes (Homestead Exempt)	Percent Homestead Exempt
2021	Lambert Heights/Merrivale	100	11	11%
2015	Lambert Heights/Merrivale	100	18	18%
2010	Lambert Heights/Merrivale	99	22	22%

The existing land use map below shows homestead exempt properties and registered rooming houses in the area that would be subject to the proposed amendment. Only eleven (11) parcels of the total 100 parcels in the subject site claim homestead exemption. Additionally, twenty (20) units in the subject site are registered rooming houses. The proposed land use and zoning changes would make the rooming houses conforming uses.

The Lambert Heights and Merrivale subdivisions are within the geographic area identified as the area where University Transition can be applied. This is described as lands located generally within the rectangle created by the Florida State University main campus and Florida A & M University; Tallahassee Community College /Lively Technical Institute campuses and Innovation Park. Specifically, lands lying west of South Adams St. South of West Tennessee St., north of Orange Avenue and adjoining Innovation Park and Tallahassee Community College to the east. The homes in the Lambert Heights and Merrivale Subdivisions were built primarily between the 1940’s and the 1950’s. Overtime, the Lambert Heights and Merrivale Subdivisions and surrounding area have been impacted by the growth of Tallahassee Community College, Florida State University, and Florida A&M University

Compared to 22.7% of homes in the entire Chapel Ridge Neighborhood being owner-occupied in 2006, only 11% of the homes in the subject site are owner-occupied today.

Specifically, regarding the Chapel Ridge neighborhood, which includes both the Lambert Heights and Merrivale Subdivisions, the West Pensacola Sector Plan states:

For the remaining neighborhoods, preserving some or all of these areas may not be the best option. Some of these single-family areas aren’t zoned exclusively for single family housing. In addition, for some of these neighborhoods that are, the homeownership has reduced significantly in just the past 5 years. The surrounding zoning has

impacted these neighborhoods with traffic streaming through neighborhoods and apartments along the edge of the neighborhood. If these neighborhoods are to remain viable long-term, careful thought will be needed to make the areas attractive for single-family residents. (Page 26)

The West Pensacola Sector Plan identified three scenarios for the area in which the subject site is located (pages 24 -25).

The three options were:

Option 1-- Return to a neighborhood of majority homeowners – A major shift will be needed to move these neighborhoods back to majority homeownership. In the meetings, resident-owners have recommended incentives for the private sector to rebuild existing single-family neighborhoods and homeowners to purchase in the sector.

Option 2-- Become rental neighborhoods – The trend (both short-term and long-term) for all of the neighborhoods is an increase in rentals. With the exception of Cactus Street all neighborhoods are majority rental neighborhoods. This is the status quo choice.

Option 3 – Create an Urban Community-- Some of the residential areas may be better utilized as higher density development. Through the application of design standards similar to areas in the Downtown, the western edge of campus could redevelop with a combination of housing types while improving the condition of the area. However, simply rezoning the property does not ensure the assembly of properties and quality redevelopment.

The proposed amendment to the subject site is consistent with both Option 2 and Option 3. In the time since the West Pensacola Sector Plan was adopted, home ownership has continued to decrease in the Chapel Ridge neighborhood, suggesting that it is unlikely that the subject site can remain a viable owner-occupied neighborhood long-term. Based on the continued trend toward fewer owner-occupied units and increased rentals, Option 1 is an unlikely outcome, regardless of the proposed land use amendment.

Previous Commission Consideration

Since 2016, multiple amendments changing the FLUM from Residential Preservation to University Transition have been approved in this area, including PCM201601 (Fairmeadow), PCM201804 (Chapel Drive), TMA2019002 (Murat Subdivision). Please see Appendix #1 for the maps of the amendments.

Current and Proposed Future Land Use Categories

The Subject Area is currently designated Residential Preservation on the FLUM. The proposed amendment would change the FLUM designation of the area to University Transition. A summary of the current and proposed FLU categories is below, and a comparison of permitted uses is provided in **Section G**. The complete comprehensive plan policies for Residential Preservation (Policy 2.2.3 [L]) and University Transition (Policy 2.2.17 [LU]) are included as Appendix #2.

Residential Preservation (Current)

The Comprehensive Plan addresses the Residential Preservation future land use category in Policy 2.2.3, which states, “the primary function [of the Residential Land Use category] is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions.” Residential Preservation areas are characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The Residential Preservation FLUM designation allows for single-family houses, townhomes, and duplexes at a maximum density of six (6) units per acre.

University Transition (Proposed)

The Comprehensive Plan addresses the University Transition future land use category in Policy 2.2.17, which states the University Transition land use category “is intended to be a compact land use category that provides higher density residential opportunities near the campuses, serving both to provide opportunities for student housing near the universities and to protect existing residential neighborhoods located away from the campuses from student housing encroachment.” The University Transition FLUM designation allows for a mix of uses, including smaller scale retail and commercial uses, entertainment commercial uses, offices, and residential housing up to fifty (50) units per acre.

The University Transition land use category may only be applied through amendment to the Future Land Use Map to lands located generally within the rectangle created by the Florida State University main campus and Florida A & M University, Tallahassee Community College/Lively Technical Institute campuses and Innovation Park. It is intended to be a compact land use category that provides higher density residential opportunities near the campuses, serving both to provide opportunities for student housing near the universities and to protect existing residential neighborhoods located away from the campuses from student housing encroachment. The category is not intended to be applied in a manner that would encourage or facilitate the premature conversion of existing viable single-family residential neighborhoods.

Determination for Future Land Use Map Amendment *Does the area meet the criteria for designation as the current land use designation of Residential Preservation (RP)?*

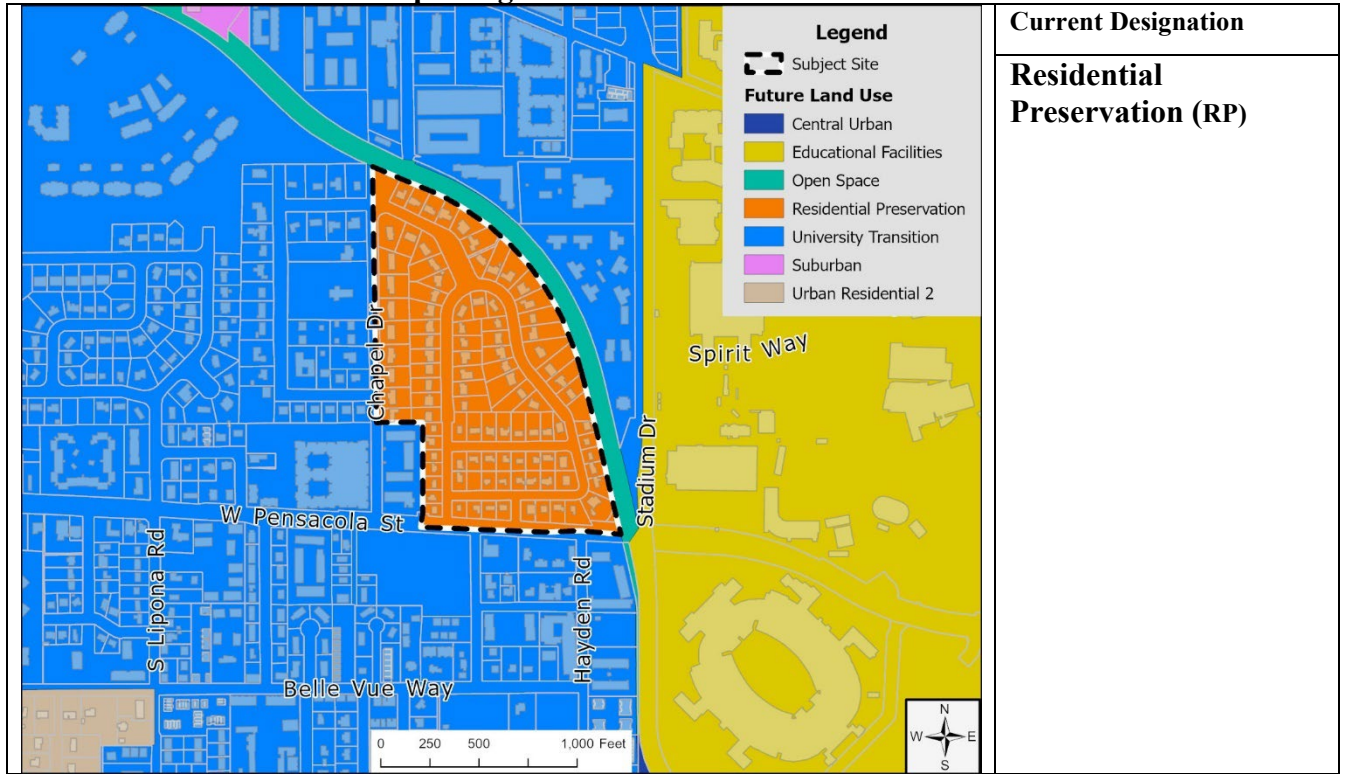
No. Based on the Residential Preservation Analysis, the subject site no longer matches the description of the Residential Preservation Future Land Use category and RP-1 zoning district. Homeownership rates have continued to decline in the past ten years. Since 2016, there have been multiple amendments in this area changing the FLUM from Residential Preservation to University Transition, including PCM201601 (Fairmeadow), PCM201804 (Chapel Drive), TMA2019002 (Murat Subdivision).

2) *Does the area better meet the criteria for the proposed land use designation of University Transition (UT)?*

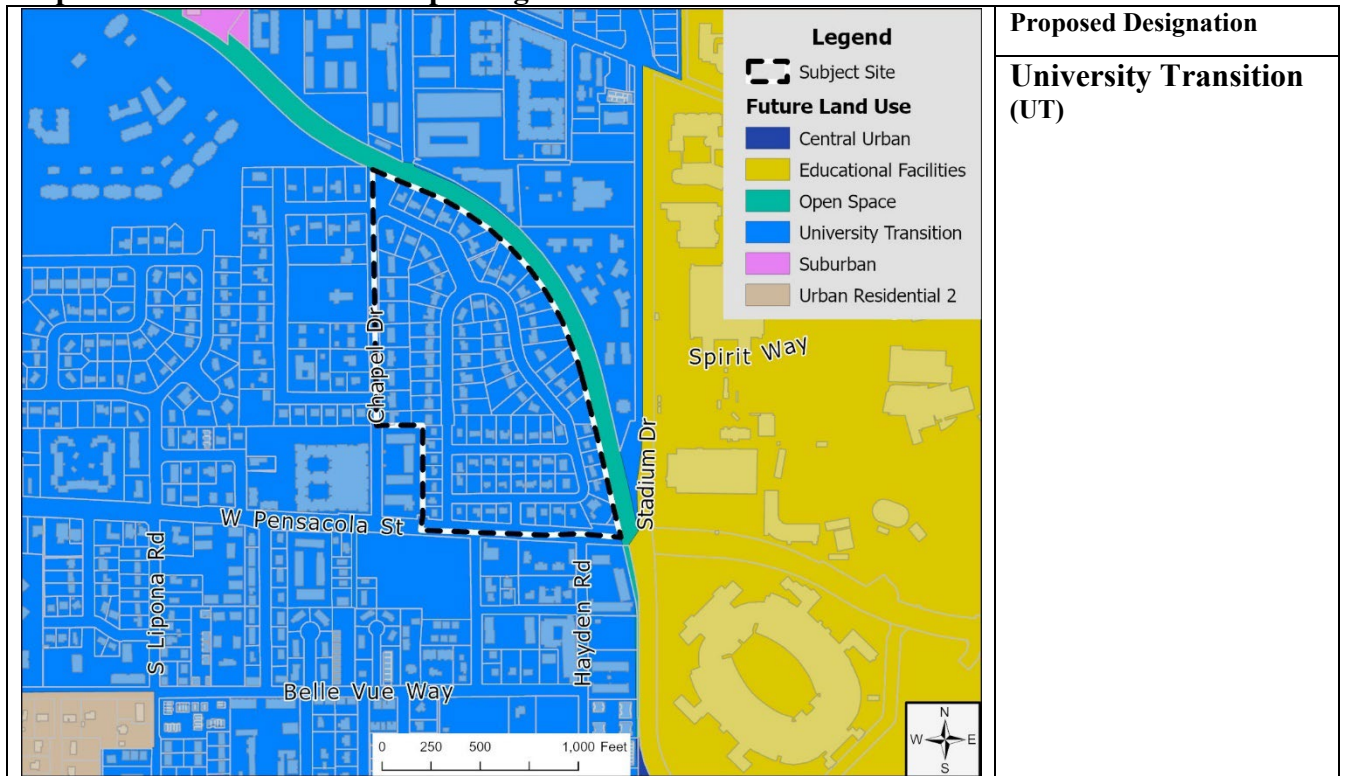
Yes. The subject site more closely resembles the description of the University Transition land use category and zoning district. The subject site is within the geographic boundary identified in the Comprehensive Plan as being appropriate for the University Transition Future Land Use and is predominantly surrounded by University Transition Future Land Use. The proposed amendment continues a trend in this area of former Residential Preservation areas transitioning to University Transition as homeownership rates decline and renters become the primary residents.

The following maps illustrate the current and proposed FLUM designations for the Subject Area.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



Zoning

A concurrent rezoning is requested for this site. The site is currently zoned Residential Preservation-1 (RP-1). The proposed rezoning would change the zoning designation to University Transition (UT) to implement the proposed underlying University Transition land use category. A summary of the current and proposed zoning categories is below, and a comparison of permitted uses is provided in **Section G**. The Land Development Code sections for the RP-1 (Sec. 10-170) and UT zoning district (Sec. 10-242) zoning are included as Appendix #3.

Residential Preservation 1 (RP-1) (Current)

The current zoning for the subject site, Residential Preservation – 1, is intended to apply to residential development in areas designated“"residential preservatio”" on the Future Land Use Map, preserving single-family residential character, protecting from incompatible land uses, and prohibiting densities in excess of 3.6 dwelling units per acre.

University Transition (UT) (Proposed)

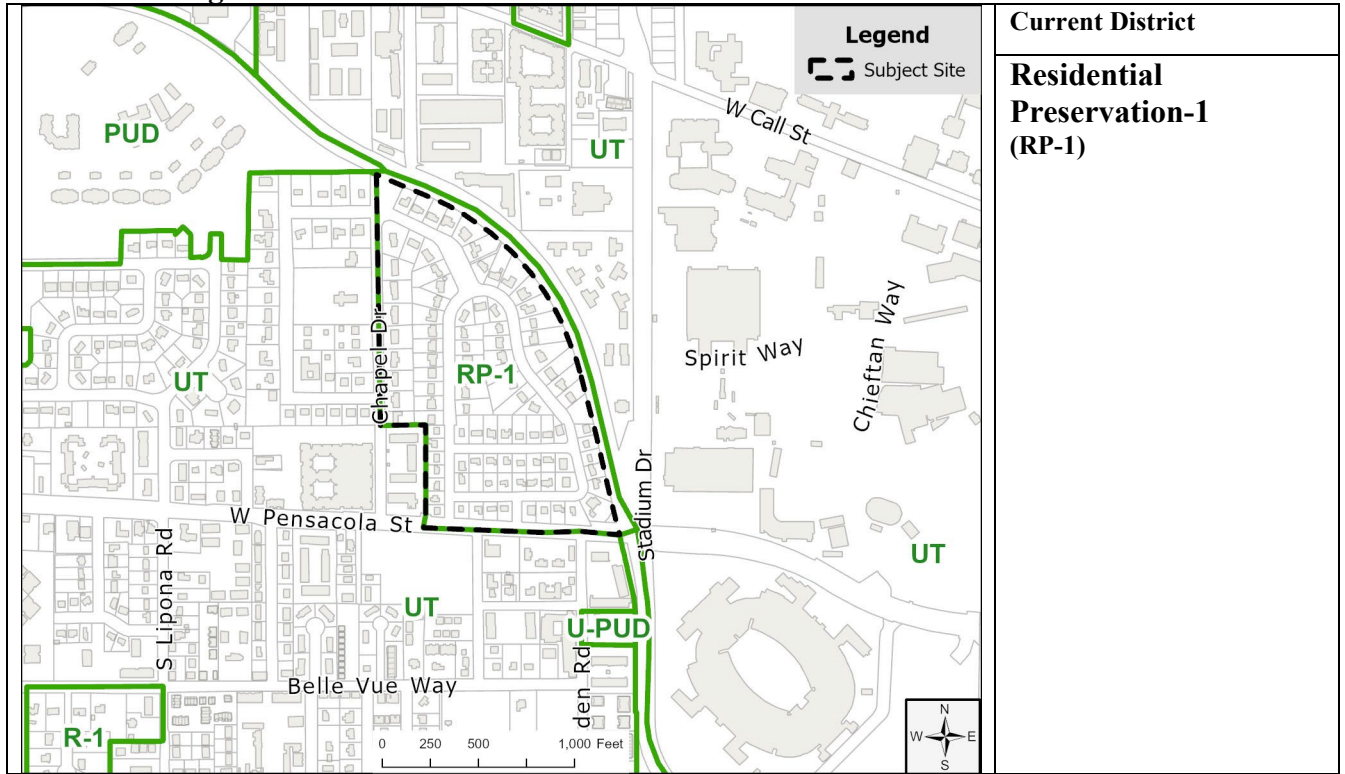
The proposed zoning for the subject site, University Transition, is intended to be a compact district that provides higher density residential opportunities and student oriented services near the campuses; protect existing residential neighborhoods located away from the campuses from student housing encroachment; and transition industrial and lower density residential uses to vibrant urban areas. UT zoning provides for higher density residential development of up to 50 dwelling units per acre, as well as smaller scale retail and commercial that provides essential services to immediate residents and ancillary needs of universities.

Determination for Concurrent Rezoning

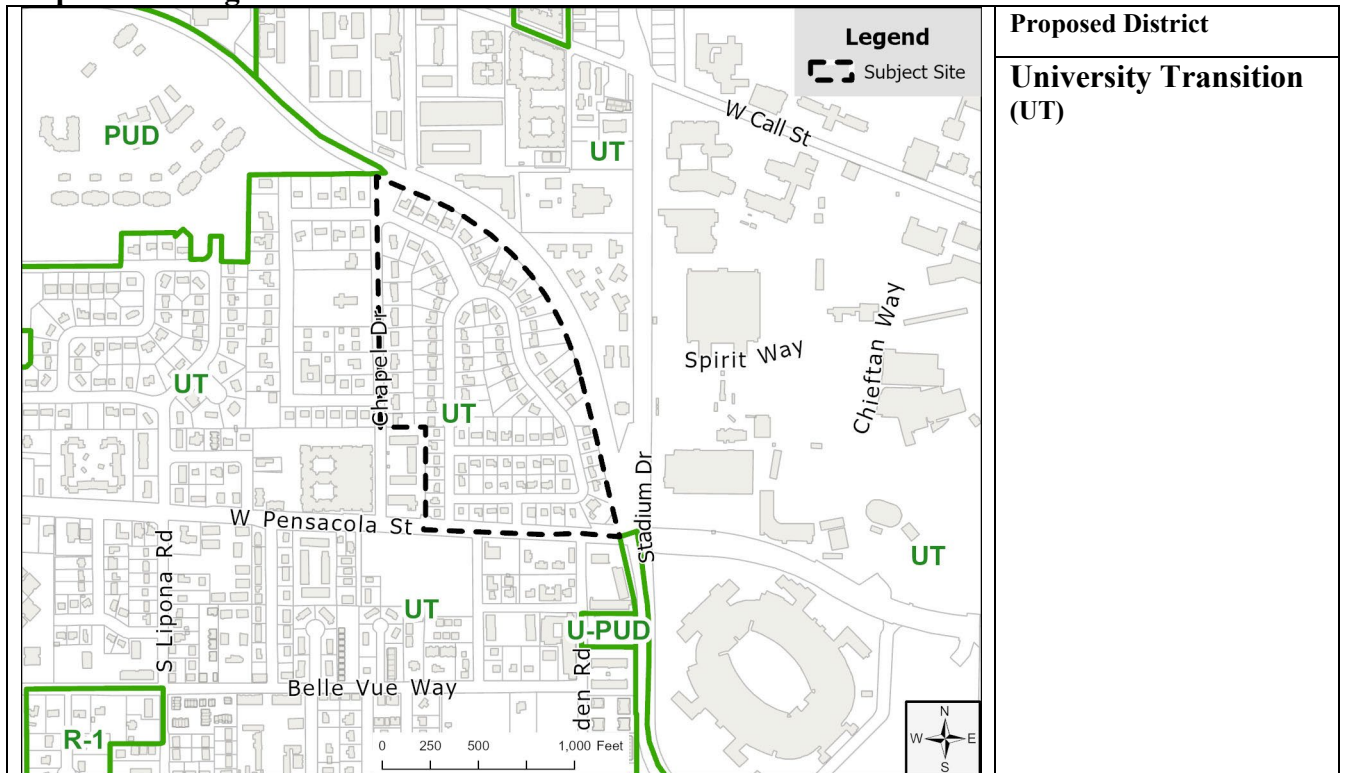
Provided the requested Future Land Use Map amendment is approved, the proposed University Transition zoning district implements the University Transition land use category and conforms to the land development requirements of the UT zoning district. The subject site is located in the complementary area for serving post-secondary educational institutions, allows student housing and compatible uses and is consistent with existing surrounding uses.

The following maps illustrate the current and proposed zoning for the Subject Site.

Current Zoning



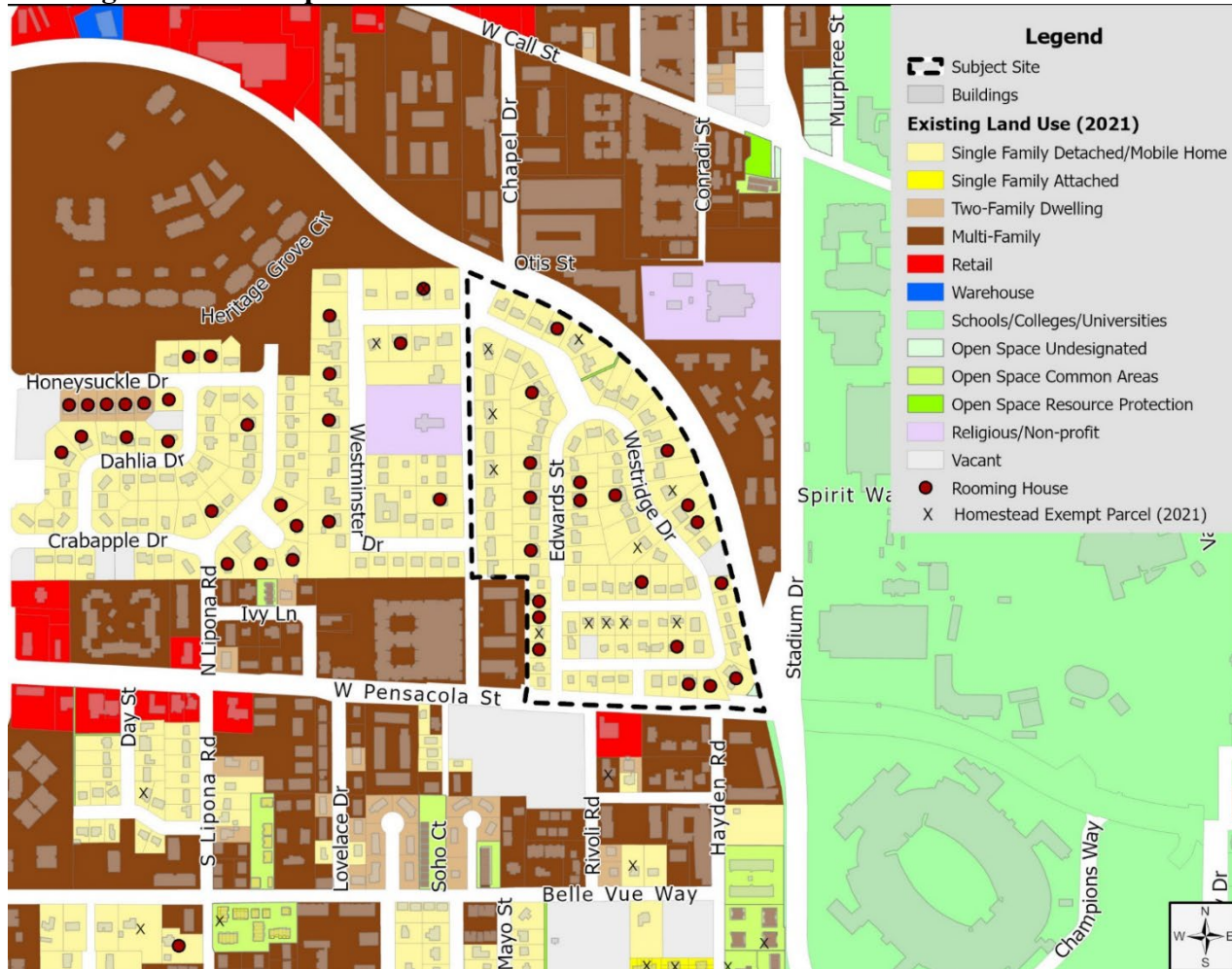
Proposed Zoning



Compatibility with Adjacent and Surrounding Uses

This subject site is approximately 35.48 acres and comprised of single-family detached houses and bounded by University Transition (UT) on all sides. To the west of the subject sight is largely detached single-family homes that are designated as UT. To the north, south, and east are multi-family apartment complexes, mixed-use commercial development, and Florida State University. The proposed land use category and zoning are consistent with the pattern of development and land uses of the surrounding areas.

Existing Land Use Map



Residential Preservation Analysis

The following analysis evaluates whether the subject site is consistent with the characteristics of the Residential Preservation land use category. While there are some characteristics of the subject site that are consistent with Residential Preservation, there are multiple characteristics where the subject site is not consistent with the description of Residential Preservation included in Policy 2.2.3.

1. Existing land use within the area is predominantly residential.
Analysis: Existing land use within the subject site is residential, but the majority of residences currently function as rental housing for university students, including 20 registered rooming houses which allow more than four unrelated people to rent the house.

2. Majority of traffic is local in nature. Predominance of residential uses front on local streets.
Analysis: Local streets within the subject site are fronted by residential uses, except Chapel Drive, which is fronted by the Chabad House @ FSU in addition to residences. Chapel Drive is a minor collector that connects West Call Street and West Pensacola Street, both of which serve a variety of uses, including single-family residential, multi-family residential, retail, and office.

ii) Relatively safe internal mobility.
Analysis: The subject site has relatively safe internal mobility; however, the internal mobility is limited. Westridge Drive, Edwards Street, and Barbara Street have no pedestrian facilities, but any future multi-family or non-residential development on those streets would be required to provide new sidewalks. As noted above, Chapel Drive is a minor collector that connects West Call Street and West Pensacola Street. Chapel Drive has a sidewalk that runs from West Call Street and West Pensacola Street. Additionally, the Stadium Trail is adjacent to the northern portion of the subject site and crosses Chapel Drive, which makes the street an important connection to the Stadium Trail for bicyclists and pedestrians in the neighborhood and surrounding area.

3. Densities within the area generally are six (6) units per acre or less.
Analysis: Within the subject site, and directly to the west, densities are generally six units per acre or less. However, this is not the case with the areas surrounding the subject site. On the north side of the subject site are multiple high-density student housing developments. Directly south and west of the subject site are other higher-density multi-family apartment complexes that are generally marketed to college students. Shopping centers and other commercial/retail uses are also in the general area. To the east of the subject site is Florida State University.

4. Existing residential type and density exhibits relatively homogeneous patterns.
Analysis: The majority of the subject site is detached single-family houses used as rental properties. Many of the houses are registered rooming houses, so one home can contain multiple unrelated households rather than one single-family. A typical pattern in the neighborhood that has resulted from having multiple households within one dwelling unit is the conversion of many of the front yard areas into surface parking to accommodate multiple occupant vehicles.

5. Assessment of stability of the residential area, including but not limited to: Degree of home ownership.

Analysis: The degree of home ownership in the subject site declined rapidly over the past few decades. This rapid decline was noted in the West Pensacola Sector Plan, adopted in 2006. Ownership in the subject site continued to decline in the time since the adoption of the West Pensacola Sector Plan. In the subject site, 11 out of 100 parcels (11%) are homestead exempt and 20 are registered rooming houses (20%).

- ii) Existence of neighborhood organizations.

Analysis: The subject site does not have a homeowner's association or neighborhood organization.

Infrastructure Analysis

Water/Sewer

The subject site is currently served by City of Tallahassee potable water and sewer services.

Schools

The Subject Area is zoned for Riley Elementary School, Nims Middle School, and Godby High School.

While maximum theoretical buildout of the subject site could result capacity issues, the nature of the area and potential for student renters is expected to result in a lower than normal student generation rate. Any future redevelopment of the area would follow the site plan review process. This process includes a school concurrency impact analysis.

Roadway Network

The subject site is served by local streets and a minor collector (Chapel Drive) that connects directly to West Call Street, a major collector, and West Pensacola Street, a minor arterial. The subject site is located within the Multimodal Transportation District (MMTD). The goal of the MMTD is to facilitate the use of multiple modes of transportation, leading to a reduction in automobile use and vehicle miles traveled. The actual traffic impacts and concurrency will be calculated at the time of site plan review.

Pedestrian and Bicycle Network

Sidewalks, bicycle lanes, and the Stadium Trail (part of the St. Marks Trail) provide connectivity between the subject site and both Florida State University and Tallahassee Community College. The Collegiate Tour Bike Route, part of the Leon County Bike Route Network, provides options that connect the subject site to Florida A&M University, as well as Florida State University and Tallahassee Community College. West Call Street and West Pensacola Street have both bicycle lanes and sidewalks on both sides of the streets. The local streets within the subject site do not have sidewalks or bicycle facilities, but Chapel Drive does have a sidewalk. The St. Marks Trail is accessible from Chapel Drive and is directly adjacent to the northern and eastern portions of the subject site.

Transit Network

The subject site is served by StarMetro's Tall Timbers route. The Tall Timbers Route has 40 minute headways and provides connections to Tallahassee Community College, Florida State University,

Gaines Street, the Koger Center, and the Village Square shopping center. A transfer to the Moss Route or the Dogwood Route is necessary to take transit to Florida A&M University.

The subject site is also served by Florida State University’s Seminole Express Bus on the Garnet, Gold, Heritage, Night Nole, and Osceola routes. The closest bus stops are located at the intersection of Pensacola Street and Chapel Drive and at the intersection of Call Street and Chapel Drive.

Environmental Analysis

The subject site is located in the Urban Services Area and in the Multimodal Transportation District on currently developed properties. There are no significant environmental features identified on the subject site.

G. COMPARISON OF EXISTING AND PROPOSED ALLOWED USES

The Future Land Use Map provides a general pattern for the location, distribution, and character of land uses. The zoning category implements the underlying land use category and further regulates allowed and prohibited uses, building densities and intensity of uses, and site design specifics such as setbacks, parking requirements, infrastructure, and other land development issues.

Permitted Uses- Future Land Use	Current Residential Preservation	Proposed University Transition
Residential	6 unit/1 acre	50 units/acre
Single-Family Detached	X	X
Single-Family Attached	X	X
Two-Family Dwellings	X	X
Multi-Family		X
Community and Recreational Facilities	X	X
Commercial Goods and Services		X
Mixed-Use Development		X
Office		X

Permitted Uses- Zoning (See Zoning Charts in Appendix #2 for detailed uses)	Current RP-1	Proposed UT
Allowed maximum residential density.	3.6 units/acre	50 units/acre
Community Services, Passive and Active Recreation, Light Infrastructure	X	X
Community and Recreation Facilities, Educational Facilities, Day care		X
Cultural Activities, art studio, museum		X
Retail Commercial Goods and Services		X
Restaurants		X
Office, Medical		X
Structured Parking		X

H. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to **1572** property owners within 1,000 feet of subject site and signs were posted on the site (see Appendix #4).

Public Outreach		Date Completed
X	Applications posted to Planning Website	
X	Notices Mailed to Property Owners, Renters, and Homeowners Associations within 1000 feet	11/16/2022
X	Signs providing details of proposed land use posted on subject site	11/29/22
X	Public Open House	12/8/22
X	Staff Reports Available Online https://www.talgov.com/place/pln-cp-2023#05	1/3/23
X	Email Subscription Notice sent to all users of service	8/02/22 8/31/22 9/14/22 9/15/22 1/4/23 1/31/23 2/28/23 3/14/23
X	Legal Ads posted	12/30/22 1/27/23 3/10/23

Public Open House – Provide description, location, attendance, major questions, concerns, or topics of discussion from attendees.

On December 8, 2022, the Planning Department held an open house for the public to learn more about the 2023 Amendment Cycle items. Several attendees were residents and/or property owners within the subject site of TMA22023 005. Several attendees wanted more information to better understand what the proposed amendment entailed. Multiple attendees were unsupportive of the proposed amendment. Reasons cited for opposition included:

- a desire for things to remain as they are,
- concerns that the change from Residential Preservation to University Transition is too large an increase in intensity and that a medium density land use category/zoning district would better suit the context of the neighborhood, and
- concerns that the area does not have the infrastructure to accommodate such a high intensity zoning district (one attendee used Belle Vue Way as an example for how piecemeal new infrastructure improvements can be as sites get redeveloped at different times, resulting in gaps in sidewalk connectivity).

Attendees recognized that the area no longer satisfies the required criteria to be designated as Residential Preservation, but felt that there could be alternative land use and zoning districts that better reflected the existing conditions of the area. Staff explained that despite the built environment predominantly consisting of single-family detached homes, the neighborhood is not considered a viable single-family neighborhood given the high percentage of renters. The residential composition of the neighborhood and the proximity to FSU are consistent with the University Transition criteria. Staff also reminded attendees that any development in the neighborhood would be subject to infrastructure improvements and protected residential provisions of the Land Development Code, all of which would be determined upon submittal of a development application or site plan. At this time, there are no site plans or development plans related to this amendment.

I. STAFF REPORT UPDATE

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle Meetings		Date Completed
X	Local Planning Agency Workshop	1/10/23
X	Local Planning Agency Public Hearing	2/7/23
X	Joint City-County Commission Workshop	3/7/23
X	Adoption Public Hearing	3/22/23

Local Planning Agency Workshop:

A workshop was held on January 10, 2023, to discuss the proposed 2023 Cycle amendments. Staff provided an overview of the proposed amendments and details of the preliminary analyses for the amendments. There were no questions from the LPA that resulted in updates to this staff report.

Local Planning Agency Public Hearing:

The public hearing was held on February 7, 2023 to vote on the proposed 2023 Cycle Amendments. The LPA found the proposed future land use map amendment is inconsistent with the Tallahassee-Leon County Comprehensive Plan, based on the existing land use and the testimony provided by speakers at the public hearing, and recommended **DENIAL** of the proposed amendment. They also found that the proposed rezoning is inconsistent with the Tallahassee-Leon County Comprehensive Plan, based on the existing land use and the testimony provided by speakers at the public hearing, and recommended **DENIAL** of the proposed rezoning. There were two public speakers on this item. Both were opposed to the proposed amendment, citing compatibility concerns.

Joint City-County Commission Workshop:

The joint City-County Commission Workshop was held on March 7, 2023. The 2023 Cycle Amendments were introduced to both City and County Commissioners at this time. Being a workshop to introduce and discuss the amendments, no public comment and no votes by either commission were taken at this time.

City Small-Scale Map Amendment Adoption Public Hearing –

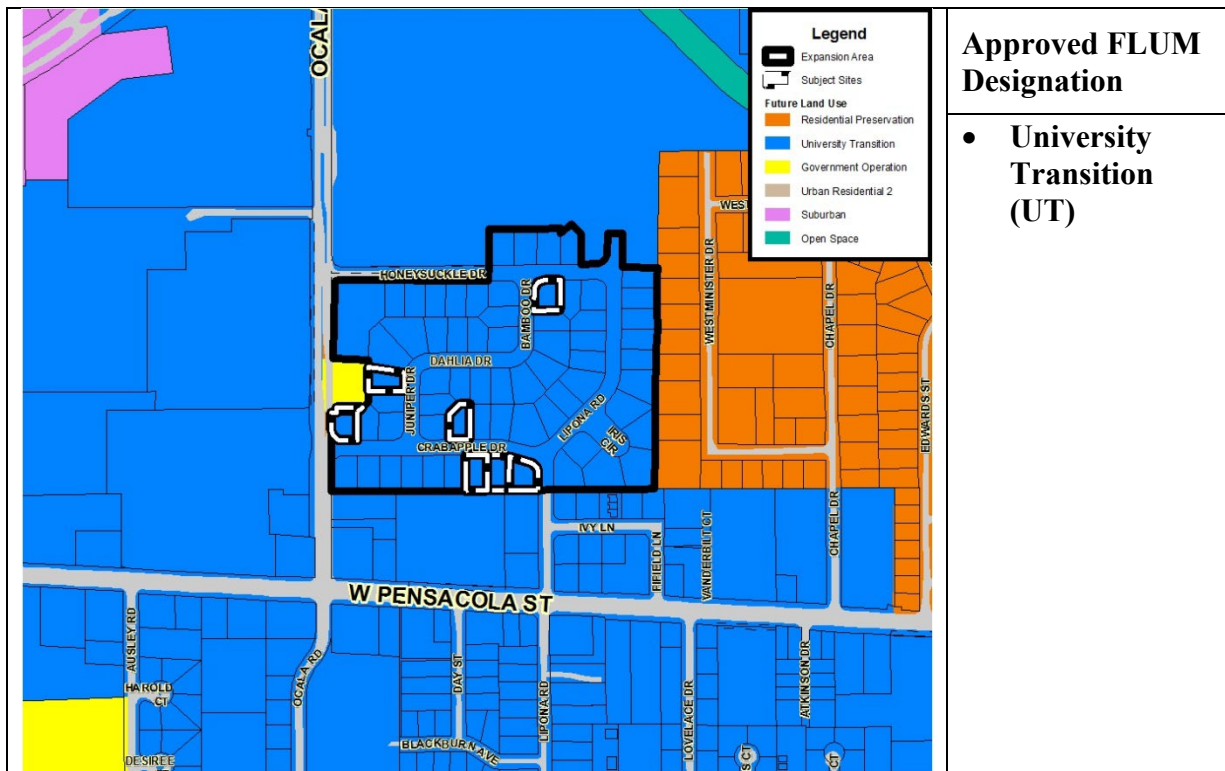
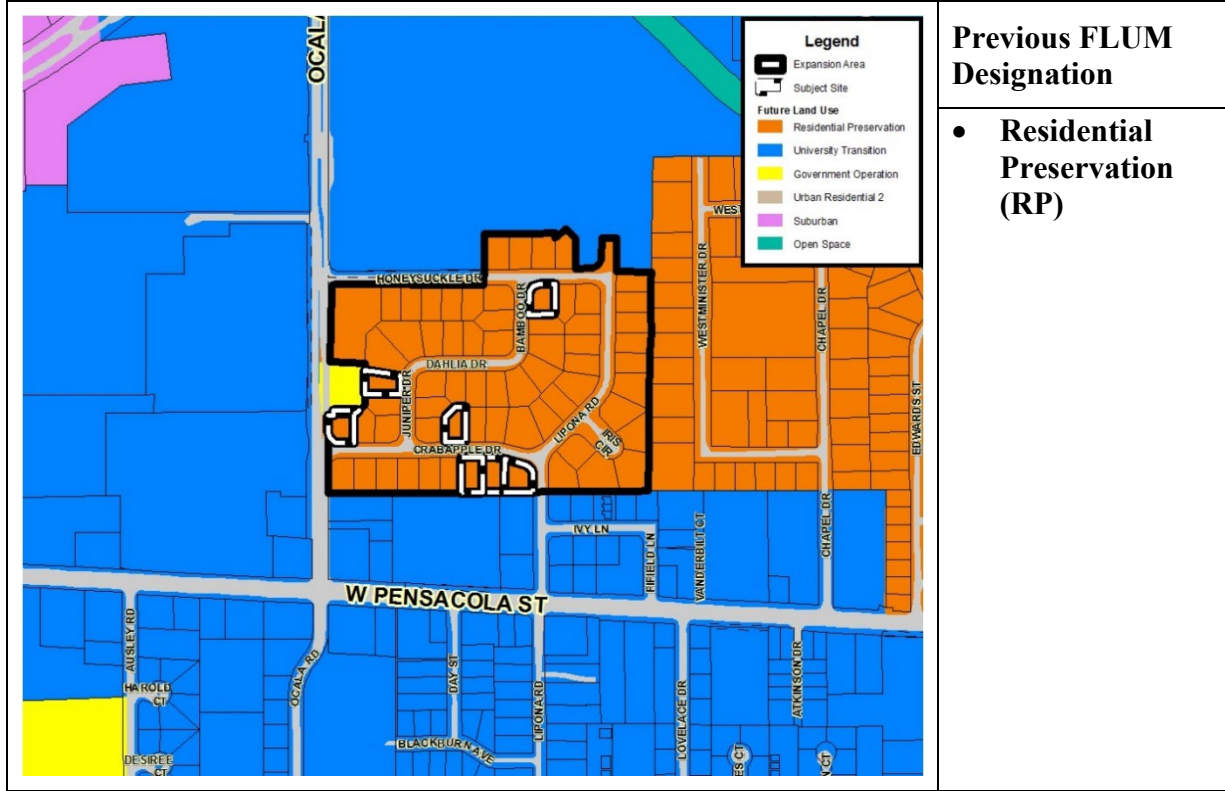
An Adoption Public hearing was held at the City Commission Chambers on March 22, 2023 to consider for adoption the proposed 2023 Cycle small-scale map amendments. There were three public speakers for this amendment, all in favor of the proposed change. The Tallahassee City Commission voted unanimously to **adopt** the proposed small-scale map amendment into the Tallahassee-Leon County Comprehensive Plan and to **adopt** the accompanying zoning ordinance.

J. APPENDICES

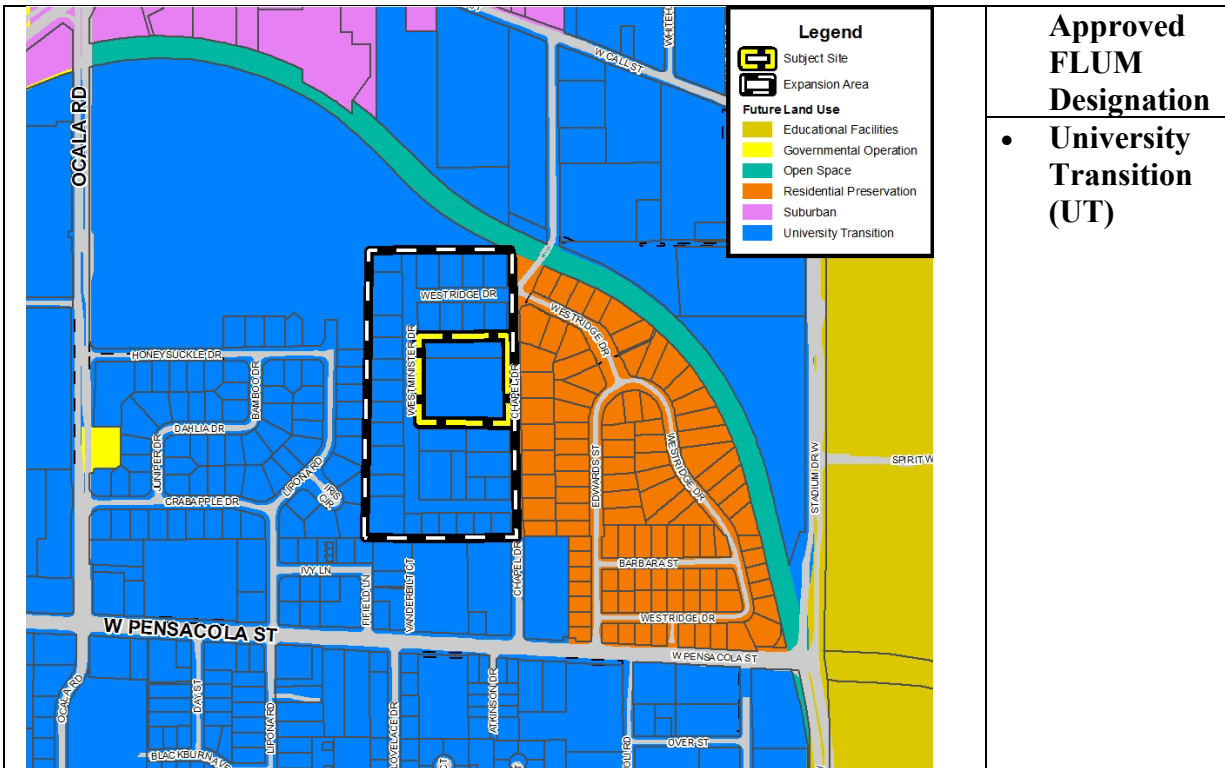
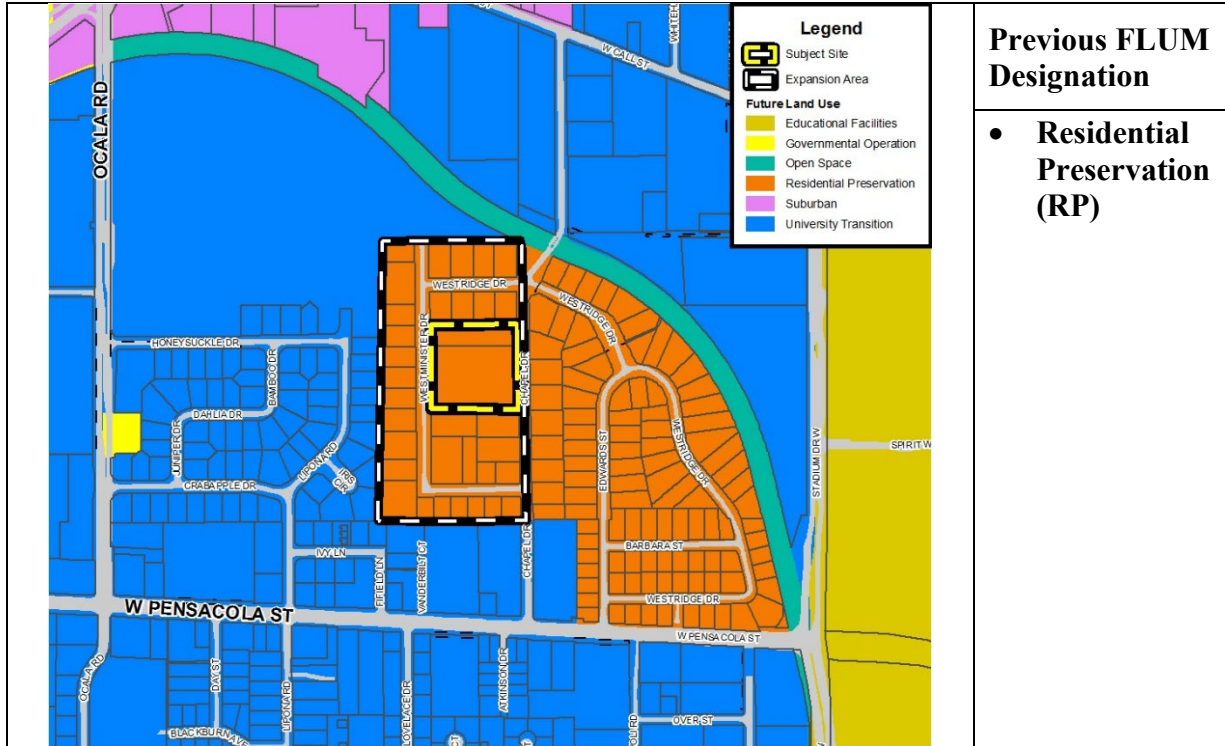
- Appendix #1: Maps of previous FLUM amendments in the area of the subject site
- Appendix #2: Comprehensive Plan policies relevant to the proposed amendment
- Appendix #3: Land Development Code sections relevant to the proposed amendment and/or rezoning
- Appendix #4: Photo of signs providing details of proposed land use and zoning changes posted on subject site

APPENDIX 1

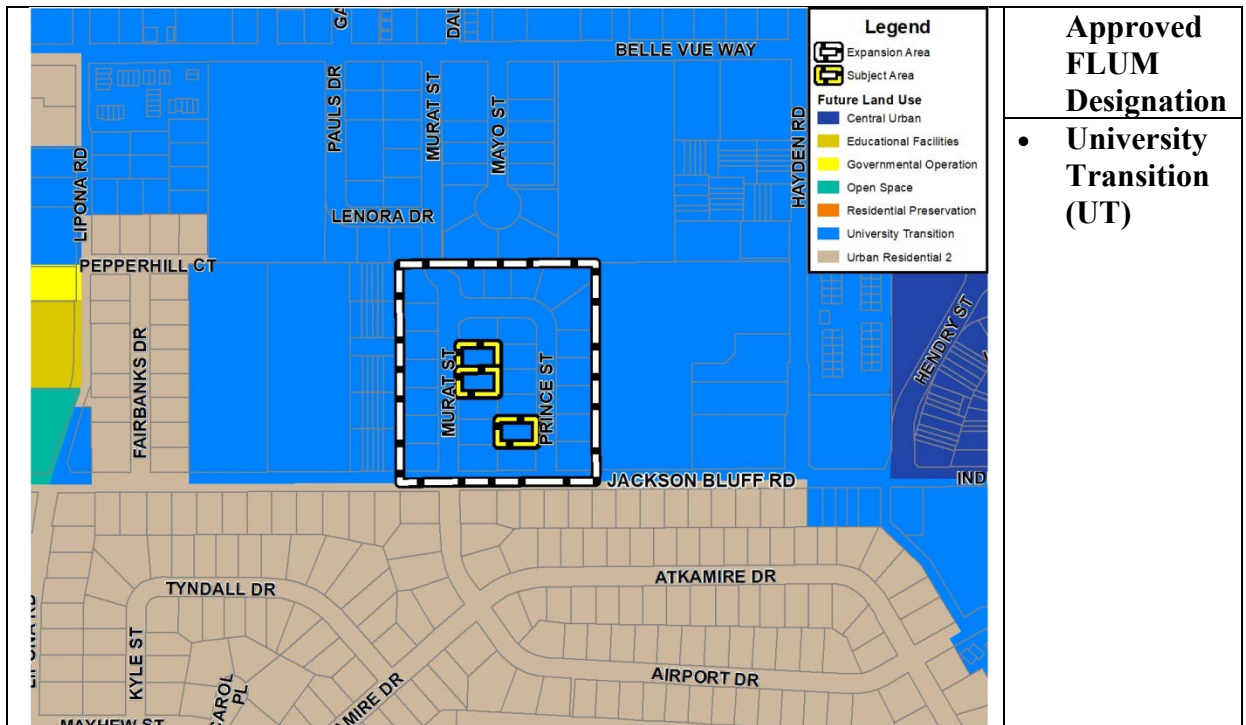
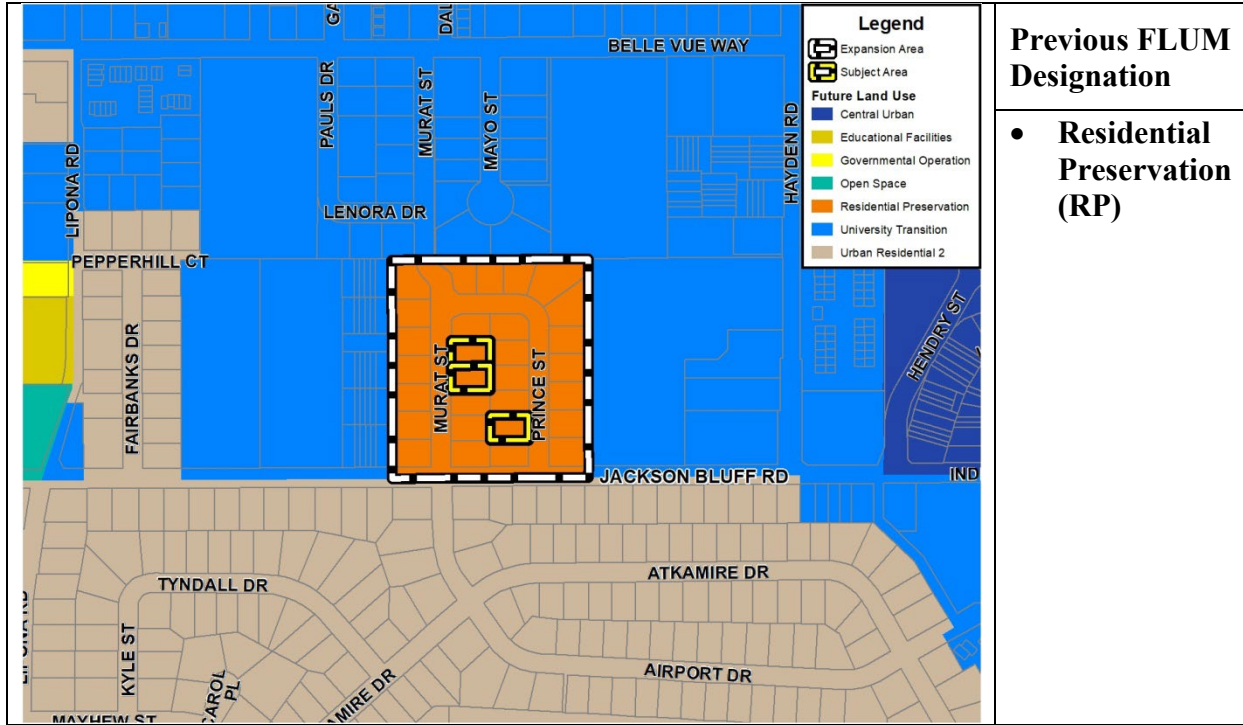
2016 Fairmeadow Amendment



2018 Chapel Drive Amendment



2019 Murat Subdivision Amendment



APPENDIX 2

Comprehensive Plan Policies

Policy 2.2.3: [L]

RESIDENTIAL PRESERVATION

(EFF. 7/16/90; REV. EFF. 7/26/06; REV. EFF. 4/10/09; REV. EFF. 5/31/18)

Characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. Consistency with surrounding residential type and density shall be a major determinant in granting development approval.

For Residential Preservation areas outside the Urban Service area the density of the residential preservation area shall be consistent with the underlying land use category.

The Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet most, but not necessarily all of these criteria.

- 1) Existing land use within the area is predominantly residential
- 2) Majority of traffic is local in nature
 1. Predominance of residential uses front on local street
 2. Relatively safe internal pedestrian mobility
- 3) Densities within the area generally of six units per acre or less
- 4) Existing residential type and density exhibits relatively homogeneous patterns
- 5) Assessment of stability of the residential area, including but not limited to:
 1. Degree of home ownership
 2. Existence of neighborhood organizations

In order to preserve existing stable and viable residential neighborhoods within the Residential Preservation land use category, development and redevelopment activities in and adjoining Residential Preservation areas shall be guided by the following principles:

- a) The creation of transitional development area (TDA) for low density residential developments.

Higher density residential developments proposed for areas adjoining an established neighborhood within the residential preservation land use category shall provide a transitional development area along the shared property line in the higher density residential development. The development density in the transitional development area shall be the maximum density allowed in the Residential Preservation land use category. Development within the transitional development area shall be designed, sized and scaled to be compatible with the adjoining residential preservation area.

Transitional development areas shall be non-mapped areas and shall be approved at the time of site plan approval. The factors cited in paragraph (e) below shall be considered when determining the size of transitional development areas. The land development regulations shall specify development thresholds for the implementation of transitional development areas.

b) Limitation on future commercial intensities adjoining low density residential preservation neighborhoods.

New or redeveloped commercial uses adjoining residential preservation designated areas shall mitigate potential impacts by providing a transitional development area between the commercial uses and residential preservation uses and only those commercial activities which are compatible with low density residential development in terms of size and appearance shall be allowed. The factors cited in paragraph (e) below shall be used when determining the compatibility, design techniques and the size of transitional development areas. The design and layout of adjoining commercial uses shall be oriented to place the section of the development with the least potential negative impacts next to the residential preservation area.

c) Limitations on existing light industry adjoining residential preservation neighborhoods.

Expanding or redeveloped light industrial uses adjoining low density residential areas within the residential preservation land use category shall mitigate potential negative impacts and provide screening, buffering, or a transitional development area between the light industrial uses and the low and medium density residential uses. The factors cited in paragraph (e) below shall be considered when determining compatibility, design techniques and the size of the transitional development area.

The design and layout of expanding or redeveloping light industrial uses and adjoining residential preservation areas shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low density residential area in the residential preservation land use category. New light industrial uses shall prevent or mitigate off-site impacts in accordance with the Research and Innovation Land Use category or the Industry and Mining Land Use category and applicable Land Development Regulations.

d) Additional development requirements for allowed community facilities when adjoining low density residential areas, except for cemeteries or religious facilities to be used solely for religious functions. Such development requirements will also apply to ancillary facilities when proposed in conjunction with religious facilities, and are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the community facilities and the adjoining residential preservation area.

e) Land use compatibility with low density residential preservation neighborhoods.

A number of factors shall be considered when determining a land use compatible with the residential preservation land use category. At a minimum, the following factors shall be considered to determine whether a proposed development is compatible with existing or proposed low density residential uses and with the intensity, density, and scale of surrounding development within residential preservation areas: proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot

coverage; lot size/ configuration; architecture; screening; buffers, including vegetative buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; and odor. These factors shall also be used to determine the size of transitional development areas.

f) Limitations on Planned Unit Developments in the Residential Preservation land use category.

Planned Unit Developments proposed within the interior of a Residential Preservation designated recorded or unrecorded subdivisions shall be generally consistent with the density of the existing residential development in the recorded or unrecorded subdivision. Parcels abutting arterial roadways and/or major collectors may be permitted to achieve six dwelling units per acre.

The existing predominant development density patterns in Residential Preservation are listed in paragraph (g) below. Within 18 months of adoption, the PUD regulations shall be amended to include provisions addressing the preservation of established residential preservation designated areas. Said provisions shall address any proposed increase in density and the factors cited in paragraph (e) above.

g) Limitations on resubdivision of lots within established Residential Preservation designated areas.

To protect established single family neighborhoods from density intrusions, consistency within the recorded or unrecorded subdivision shall be the primary factor in granting approval for development applications. Consistency for the purposes of this paragraph shall mean that parcels proposed for residential development shall develop consistent with the lot size and density of the recorded or unrecorded subdivision.

1. Guidance on the resubdivision of lots in recorded and unrecorded single family subdivisions shall be provided in the Land Development Code.
2. Parcels proposed for residential development shall develop at densities generally consistent with the density of existing residential development in the recorded or unrecorded subdivision with the exception of parcels abutting arterial and/or major collector roadways which may be permitted up to six dwelling units per acre.

There may be two distinct density patterns in the Residential Preservation land use category as shown below:

<u>Existing land use character of the subdivision</u>	<u>Gross residential density</u>
Homogenous, very low density single family detached units (City Only)	0-3.6 dwelling units per acre (generally consistent with density of the subdivision)
Low density single family detached and/or non-single family detached units (including but not limited to townhomes and duplexes)	0-6.0 dwelling units per acre (generally consistent with density of the subdivision)

This section shall not be construed as to restrict the development of building types allowed by the applicable zoning district.

Policy 2.2.17: [L]

UNIVERSITY TRANSITION

(REV. EFF. 12/14/04; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 1/7/10)

The University Transition land use category may only be applied through amendment to the Future Land Use Map to lands located generally within the rectangle created by the Florida State University main campus and Florida A & M University, Tallahassee Community College/Lively Technical Institute campuses and Innovation Park. Specifically, lands lying west of South Adams Street, South of West Tennessee Street, north of Orange Avenue and adjoining Innovation Park and Tallahassee Community College to the east. It is intended to be a compact land use category that provides higher density residential opportunities near the campuses, serving both to provide opportunities for student housing near the universities and to protect existing residential neighborhoods located away from the campuses from student housing encroachment. However, it is not intended that this category be applied in a manner that would encourage or facilitate the premature conversion of existing viable single-family residential neighborhoods. The category is intended to transition from present industrial and lower density residential uses to those more compatible with vibrant urban areas and shall remain within a compact area located in close proximity land owned by the universities and existing areas designated as University Transition.

Higher density residential redevelopment of up to 50 DU/AC is allowed to provide housing for students and close in housing opportunities to the downtown for professionals. Retail commercial limited to a smaller scale classification to provide essential services to immediate residents and ancillary needs of universities such as bookstores and photo copying establishments may be permitted. State and private offices properly designed and scaled to surrounding uses may be permitted as well as central parking facilities, artistic studios and workshops. Restaurants, movie theaters, lounges and other entertainment commercial uses shall be permitted as commercial. Development regulations which allow flexibility in their design and operation to permit such uses as outdoor cafe and gardens shall be incorporated into zoning code. Pedestrian pathways and access systems shall be designed to connect universities, downtown, civic/arts center, and residential and commercial areas to cut down on dependence of automobile travel. Design controls shall be employed to provide land use compatibility by offsetting potential negative impacts.

The areas within the Gaines Street Revitalization Plan Study Area will have up to 100 DU/AC.

APPENDIX 3

Land Development Code sections

Sec. 10-170. Residential preservation district.

(a) *Purpose and intent.*

- (1) The residential preservation district is characterized by existing homogeneous residential areas within the community which are predominantly accessible predominantly by local streets. The primary function of the residential preservation district is to protect existing stable and viable residential areas from incompatible land uses and density intrusions. Commercial, retail, office and industrial activities are prohibited in the residential preservation district (certain nonresidential activities may be permitted as home occupations—see article VII of this chapter, supplementary regulations). Single-family, duplex residences, mobile home and cluster housing may be permitted in the residential preservation district within a range of zero to six units per acre. Compatibility with surrounding residential type and density shall be a major factor in the authorization of development approval and in the determination of the permissible density. No development in the residential preservation district shall be permitted which violates the provisions of policy 2.1.1 of the future land use element of the 2010 Comprehensive Plan.
- (2) For residential preservation areas outside the urban service area the density of the nonvested development in residential preservation area shall be consistent with the underlying land use category: no more than one unit per ten acres in the rural category; no more than one dwelling unit per acre (clustered) or one dwelling unit per three acres (not clustered) in the urban fringe category. The residential preservation land use category is divided into five zoning districts based upon existing development patterns and service provision:
 - a. RP-1;
 - b. RP-2;
 - c. RP-MH;
 - d. RP-UF; and
 - e. RPR.
- (3) The intent of the districts listed in subsections (2)a. through e. of this section are as follows:
 - a. The RP-1 district is intended to apply to residential development in areas designated "residential preservation" on the future land use map, preserving single-family residential character, protecting from incompatible land uses, and prohibiting densities in excess of 3.6 dwelling units per acre.
 - b. The RP-2 district is intended to apply to residential development in areas designated "residential preservation" on the future land use map, preserving the low density residential character of single-family, two-unit townhouse and duplex residential development, protecting from incompatible land uses, and prohibiting densities in excess of six dwelling units per acre.
 - c. The RP-MH district is intended to apply to residential development in areas designated "residential preservation" on the future land use map, preserving the low density residential character of manufactured home, mobile home, and conventional single-family and duplex residential development, providing protection from incompatible land uses and intensities, and prohibiting densities in excess of six dwelling units per acre.
 - d. The RP-UF district is intended to apply to residential development in areas designated as both "urban fringe" and "residential preservation" on the future land use map, preserving the low intensity residential character of conventional single-family residential and manufactured home, mobile home, development, protecting from incompatible land uses and intensities, preventing the premature development of land at intensities not supportable by existing infrastructure or services, and prohibiting densities in excess of 3.6 dwelling units per acre in platted subdivisions, one dwelling unit per acre (net) for clustered developments on unplatted lots, or one unit per three acres, for all other developments.

- e. The RP-R district is intended to apply to residential development in areas designated as both "rural" and "residential preservation" on the future land use map, preserving the very low density rural residential character of conventional single-family residential and manufactured home, mobile home, development, protecting from incompatible land uses and intensities, preventing inefficient development patterns, and prohibiting densities in excess of 3.6 dwelling units per acre in platted subdivisions, or one dwelling unit per ten acres on unplatted lots.
- (4) Applications for rezoning to any and all of the residential preservation districts shall include review to ensure compatibility with existing and surrounding residential type and density.
- (b) *Allowable uses.* For the purpose of this chapter, the following land use types are allowable in the RP-1, RP-2, RP-MH, RP-UF and RP-R zoning districts and are controlled by the land use development standards of this chapter, the comprehensive plan and schedules of permitted uses.
 - (1) Low density residential.
 - (2) Passive recreation.
 - (3) Active recreation.
 - (4) Community services.
 - (5) Light infrastructure.
- (c) *List of permitted uses.* See schedules of permitted uses, subsections 10-241(a) and (b). Some of the uses on these schedules are itemized according to the standard industrial code (SIC). Proposed activities and uses are indicated in the schedules. The activity or use may be classified as permitted, restricted or permitted through special exception, or not allowed. Restricted and special exception uses must meet the criteria in article VII of this chapter. Chapter 9, article III of this Code sets forth the development approval process required for allowable uses.
- (d) *Development standards.* All proposed development shall meet the land use development criteria specified in subsection 10-241(b); commercial site location standards (section 10-174); buffer zone standards (section 10-177); criteria of the land development standards schedule (article IV, division 4 of this chapter); and parking and loading requirements (article VI of this chapter).

(Code 1984, ch. 27, § 10.3(J); Ord. No. 95-O-0025AA, 9-13-1995; Ord. No. 96-O-0033AA, § 7, 12-11-1996; Ord. No. 97-O-0027AA, §§ 6—12, 7-8-1997; Ord. No. 02-O-88AA, § 2, 10-23-2002

Sec. 10-171. University transition district.

- (a) *Purpose and intent.*
 - (1) The university transition zoning district is intended to complement three major public post secondary educational institutions; Florida State University (FSU), including Innovation Park; Florida Agricultural and Mechanical University (FAMU); and Tallahassee Community College; allowing for land uses and activities typically required by students, faculty, and other university personnel. The district is also intended to accommodate the growth and expansion of these institutions, as well as the establishment of university-related research and development businesses and industries. The provision of student housing and prevention of housing displacement are integral to the viability of the university transition district. Another function of the university transition district is to provide for a compatible transition between the land uses and activities established within this district and the uses found in the more intensive downtown zoning district and the less intensive single-family residential zoning districts (RP-1, RP-2, R-1, R-2).
 - (2) Emphasis in this division is placed upon the allowance of such complementary activities and uses as post-secondary institutional, high density residential at a density of up to 50 dwelling units per acre, neighborhood commercial, entertainment establishments, and active recreational. The location of such uses in close physical proximity maximizes opportunities for pedestrian and bicycle traffic and reduces automobile dependency and the demand for parking. Additionally, multi-family residential and mixed-use projects within the central core, as

defined in the comprehensive plan, are allowed up to a 35 percent density bonus in addition to the maximum allowable 50 dwelling units per acre, subject to the provisions of sections 10-200 and 10-280.7.

- (3) It is anticipated that the provisions of the university transition district will be periodically revised and modified to reflect changes in the Florida State University and Florida Agricultural and Mechanical University master plans and the continued revisions of the downtown improvement plan.
 - (4) Urban planned unit developments. Urban planned unit developments are encouraged in this district. Please see section 10-200 for detailed criteria and procedures.
- (b) *Allowable uses.* For the purpose of this chapter, the following land use types are allowable in the university transition zoning district and are controlled by the land use development standards of this chapter, the comprehensive plan and schedules of permitted uses. The uses are listed in order of consistency with the district intent:
- (1) Post-secondary.
 - (2) High-density residential.
 - (3) Neighborhood commercial.
 - (4) Active recreation.
 - (5) Medium-density residential.
 - (6) Minor office.
 - (7) Minor industrial (university research or development related).
 - (8) Low-density residential.
 - (9) Passive recreation.
 - (10) Minor commercial.
 - (11) Community services.
 - (12) Light infrastructure.
 - (13) Major office.
 - (14) Community commercial.
 - (15) Office park (no residential component).
- (c) *List of permitted uses.* See permitted uses, section 10-242. The activity or use may be classified as principal accessory, or permitted through special exception. Special exception uses must meet the criteria in article VII. Chapter 9, article III sets forth the development approval process required for allowable uses.
- (d) *Development standards.* All proposed development shall meet the land use development standards specified in subsections 10-242.5—10-242.19; and parking and loading requirements (article VI).
- (e) *Specific restrictions.* If uses are restricted according to the permitted use subsection, they must follow the general development guidelines for restricted uses as provided in section 10-242. Specific restricted uses are addressed in article section 10-422.

(Code 1984, ch. 27, § 10.3(K); Ord. No. 95-O-0025AA, 9-13-1995; Ord. No. 96-O-0033AA, § 7, 12-11-1996; Ord. No. 97-O-0027AA, §§ 6—12, 7-8-1997; Ord. No. 01-O-28AA, § 9, 10-24-2001; Ord. No. 05-O-57, § 9, 10-26-2005; Ord. No. 07-O-39, § 2, 11-20-2007; Ord. No. 13-O-03, § 11, 8-28-2013)

Sec. 10-241. Residential preservation district.

The following applies to the Residential Preservation District:

- (1) Allowable uses; appropriate permit level and applicable development and locational standards.

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P	PERMITTED USE
R	RESTRICTED USE
S	SPECIAL EXCEPTION

		LEGEND
LR	=	LOW DENSITY RESIDENTIAL
PR	=	PASSIVE RECREATION
AR	=	ACTIVE RECREATION
CS	=	COMMUNITY SERVICES
LI	=	LIGHT INFRASTRUCTURE

Residential Preservation-1

RESIDENTIAL PRESERVATION-1		LAND USE TYPE				
SIC CODE	NAME OF USE	LR	PR	AR	CS	LI
	RESIDENTIAL					
	Dwelling, one-family (Rooming houses are prohibited.)	P				
	SERVICES					
821	Elementary and secondary schools (middle and high) legally established and in existence on July 1, 2015, including expansions to existing facilities				S	
866	Religious organizations				S	
	RECREATION					
	Hiking and nature trails		P			
	Picnicking		P			
	Canoe trails		P			
	Bicycle trails		P			
	Horseback riding trails		P			
	Tot lots					
	Court sports					
	Field sports					
	PUBLIC ADMINISTRATION					
	Police protection					
	Fire protection					
	Public order and safety					

Residential Preservation - 2

RESIDENTIAL PRESERVATION-2		LAND USE TYPE				
SIC CODE	NAME OF USE	LR	PR	AR	CS	LI
	RESIDENTIAL					

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	Dwelling, one-family	P				
	Dwelling, two-family	P				
	(Roominghouses are prohibited)					
	Dwelling, two-unit townhouses	P				
	SERVICES					
821	Elementary and secondary schools (middle and high) that are established and in existence on July 1, 2015 including expansions to existing facilities				S	
866	Religious organizations				S	
	RECREATION					
	Hiking and nature trails		P			
	Picnicking		P			
	Canoe trails		P			
	Bicycle trails		P			
	Horseback riding trails		P			
	Tot lots			P		
	Court sports			R		
	Field sports			R		
	PUBLIC ADMINISTRATION					
	Police protection				S	
	Fire protection				S	
	Public order and safety				S	

Residential Preservation-MH

SIC CODE	RESIDENTIAL PRESERVATION-MH NAME OF USE	LAND USE TYPE				
		LR	PR	AR	CS	LI
	RESIDENTIAL					
	Dwelling, one-family	P				
	Dwelling, two-family	P				
	Dwelling, manufactured home	P				
	Mobile home park	S				
	Dwelling, duplex mobile home	P				
	SERVICES					
	Elementary and secondary schools legally established and in existence on July 1, 2015, including expansions to existing facilities				S	
	Religious organizations				S	
	PUBLIC ADMINISTRATION					
922	Public order and safety				R	
9221	Police protection				R	
9224	Fire protection				R	

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	RECREATION					
	Hiking and nature trails		P			
	Picnicking		P			
	Canoe trails		P			
	Bicycle trails		P			
	Horseback riding trails		P			
	Tot lots			P		
	Court sports			R		
	Field sports			R		

Residential Preservation-UF

RESIDENTIAL PRESERVATION-UF		LAND USE TYPE				
SIC CODE	NAME OF USE	LR	PR	AR	CS	LI
	RESIDENTIAL					
	Dwelling, one-family	P				
	Dwelling, manufactured home	P				
	SERVICES					
821	Elementary and secondary schools legally established and in existence on July 1, 2015, including expansions to existing facilities				S	
866	Religious organizations				S	
	PUBLIC ADMINISTRATION					
922	Public order and safety				R	
9221	Police protection				R	
9224	Fire protection				R	
	RECREATION					
	Hiking and nature trails		P			
	Picnicking		P			
	Canoe trails		P			
	Bicycle trails		P			
	Horseback riding trails		P			
	Tot lots			P		
	Court sports			P		
	Field sports			P		

Residential Preservation-R

RESIDENTIAL PRESERVATION-R		LAND USE TYPE				
SIC CODE	NAME OF USE	LR	PR	AR	CS	LI
	RESIDENTIAL					
	Dwelling, one-family	P				
	Dwelling, manufactured home	P				

	SERVICES					
821	Elementary and secondary schools legally established and in existence on July 1, 2015, including expansions to existing facilities				S	
866	Religious organizations				S	
	PUBLIC ADMINISTRATION					
922	Public order and safety				R	
9221	Police protection				R	
9224	Fire protection				R	
	RECREATION					
	Hiking and nature trails		P			
	Picnicking		P			
	Canoe trails		P			
	Bicycle trails		P			
	Horseback riding trails		P			
	Tot lots			P		
	Court sports			P		
	Field sports			P		

- (2) Minimum development standards. (Development standards for properties located within the MMTD are established within division 4 of this Code.)

Residential Preservation-1

RESIDENTIAL PRESERVATION-1		SINGLE FAMILY RESIDENTIAL UNITS	SINGLE FAMILY RESIDENTIAL UNITS CLUSTERED	ACTIVE RECREATION	COMMUNITY SERVICES; ACTIVE RECREATION; PUBLIC, PRIMARY AND SECONDARY SCHOOLS
MINIMUM SETBACKS (FEET)					
Front Yard			Perimeter Setback		
	Building	25	25	25	25
	Parking	—	—	20	40
Corner Yard			Perimeter Setback		
	Building	20	25	25	25
	Parking	—	—	20	40
Interior Side Yard			Perimeter Setback		
	Building	10	15	20	20
	Parking	—	—	20	20
Rear Yard			Perimeter Setback		

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	Building	25	25	25	30
	Parking	—	—	20	10
MAXIMUM PERCENT OF IMPERVIOUS SURFACE AREA		40	40 (of Not Area)	10	40
MAXIMUM HEIGHT (FEET)		35	35	15	35
MIN. LOT SIZE		12,100 square feet avg. of all lots created with a minimum lot size of no less than 6,000 square feet	The net density of the project site (clustered development and required open space) may be no greater than 6 units per acre	—	½ acre
MIN. LOT FRONTAGE		15	15	15	—

Residential Preservation-2

DEVELOPMENT TYPE					
		SINGLE FAMILY AND TWO-UNIT TOWNHOUSE RESIDENTIAL UNITS NONCLUSTERED	SINGLE-FAMILY RESIDENTIAL UNITS CLUSTERED	DUPLEX RESIDENTIAL UNIT NONCLUSTERED	COMM. SERVICES; ACTIVE REC.; PUBLIC, PRIMARY AND SECONDARY SCHOOLS
MINIMUM SETBACKS (FEET)					
Front Yard			Perimeter Setback		
	Building	15	25	20	25
	Parking	-	-	-	20
Corner Yard			Perimeter Setback		
	Building	15	25	20	25
	Parking	-	-	-	20
Interior Side Yard			Perimeter Setback		
	Building*	7.5	15	7.5	20
	Parking	-	-	-	20
Rear Yard			Perimeter Setback		
	Building	25	25	25	25
	Parking	-	-	-	10

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MAXIMUM PERCENT OF IMPERVIOUS SURFACE AREA	40	40 (of net area)	40	40
MAX. HEIGHT FEET	35	35	35	35
MIN. LOT AREA (ACRES)	7,260 square feet average of all lots created with a minimum lot size of no less than 6,000 square feet	The net density of the project site (clustered) development and required open space) may be no greater than 6 Units per acre	14,520 square feet average of all lots created with a minimum lot size of no less than 7,500 square feet	½ acre
MINIMUM LOT FRONTAGE (FEET)	15	15	15	-

* Zero-lot line construction permitted along common wall of townhouse dwelling units.

Residential Preservation-MH

RESIDENTIAL PRESERVATION-MH		SINGLE DETACHED MANUFACTURED HOMES; SINGLE CONVENTIONAL RESIDENTIAL UNITS	DUPLEX MANUFACTURED HOMES; DUPLEX CONVENTIONAL RESIDENTIAL UNITS	COMMUNITY SERVICES ACTIVE RECREATION; PUBLIC, PRIMARY AND SECONDARY SCHOOLS
MINIMUM SETBACKS (FEET)				
Front Yard				
	Building	10	10	25
	Parking	-	-	20
Corner Yard				
	Building	20	20	25
	Parking	-	-	20
Interior Side Yard				
	Building	7.5	7.5	20
	Parking	-	-	20
Rear Yard				
	Building	7.5	7.5	25
	Parking	-	-	20
MAXIMUM PERCENT OF IMPERVIOUS SURFACE AREA		40	40	40
MAXIMUM HEIGHT (FEET)		35	35	35

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MIN. LOT SIZE	7,260 square feet avg. of all lots created with a minimum lot size of no less than 3,600 square feet	14,520 square feet of all lots created with a minimum lot size of no less than 7,500 square feet	½ acre
MIN. LOT FRONTAGE (FEET)	15	15	

Residential Preservation-UF

RESIDENTIAL PRESERVATION-UF	PLATTED BEFORE JULY 18, 1990*	PLATTED (SUBDIVIDED) AS PER POLICY 2.1.8 OF FUTURE LAND USE ELEMENT OF THE TALL-LEON COUNTY COMPREHENSIVE PLAN*	LOW DENSITY RESIDENTIAL		COMMUNITY SERVICES; ACTIVE RECREATION; PUBLIC, PRIMARY AND SECONDARY SCHOOLS
			CLUSTERED	NON-CLUSTERED	
MINIMUM SETBACKS (FEET)					
Front Yard			Perimeter Setback		
Building	25	25	25	30	25
Parking	-	-	-		20
Corner Yard			Perimeter Setback		
Building	25	25	25	30	25
Parking	-	-	-		20
Interior Side Yard			Perimeter Setback		
Building	15	15	25	20	20
Parking	-	-	-		20
Rear Yard			Perimeter Setback		
Building	25	25	25	25	25
Parking	-	-	-		20
MAXIMUM PERCENT OF IMPERVIOUS SURFACE AREA	30	30	25% minimum pervious	30	40
MAXIMUM HEIGHT (FEET)	35	35	35	35	35
MIN. LOT SIZE	20,000 square feet	.5 acre	1 acre	3 acre	½ acre

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MIN. LOT FRONTAGE (FEET)	15	15	15	15	
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*Subsequent redevelopment, not vested per Leon County Ordinance 90-31 or not addressed by policy 2.1.9 of the future land use element of the comprehensive plan shall conform to the provisions for unplatted lots.

Residential Preservation RP-R

RESIDENTIAL PRESERVATION-RP-R	PLATTED BEFORE JULY 16, 1990*	PLATTED (SUBDIVIDED) AS PER POLICY 2.1.9 OF FUTURE LAND USE ELEMENT OF THE TALL-LEON COUNTY COMPREHENSIVE PLAN*	LOW DENSITY RESIDENTIAL	COMMUNITY SERVICES; ACTIVE RECREATION; PUBLIC, PRIMARY AND SECONDARY SCHOOLS
MINIMUM SETBACKS (FEET)				
Front Yard				
Building	25	25	30	25
Parking	—	—	—	20
Corner Yard				
Building	25	25	30	25
Parking	—	—	—	20
Interior Side Yard				
Building	15	15	20	20
Parking	—	—	—	20
Rear Yard				
Building	25	25	25	25
Parking	—	—	—	20
MAXIMUM PERCENT OF IMPERVIOUS SURFACE AREA	30	30	30	40
MAXIMUM HEIGHT (FEET)	35	35	35	35
MIN. LOT SIZE	20,000 square feet	.5 acre	10 acre	½ acre
MIN. LOT FRONTAGE (FEET)	15	15	15	—

*Subsequent redevelopment, not vested per chapter 2, article IV, and Leon County Ordinance 90-31 or not addressed by policy 2.1.9 of the future land use element of the comprehensive plan shall conform to the provisions for unplatted lots.

(Code 1984, ch. 27, §§ 10.6.X, 10.6.Y; Ord. No. 00-O-54, § 4, 9-27-2000; Ord. No. 02-O-88AA, §§ 3, 4, 10-23-2002; Ord. No. 10-O-14AA, § 6, 2-23-2011; Ord. No. 15-O-17AA, § 9, 8-26-2015)

Sec. 10-242. UT University Transition District.

PERMITTED USES		
1. District Intent	2. Principal Uses	3. Accessory Uses
<p>University Transition is intended to:</p> <ul style="list-style-type: none"> •Be a compact land use category that provides higher density residential opportunities and student oriented services near the campuses; •Protect existing residential neighborhoods located away from the campuses from student housing encroachment; and •Transition industrial and lower density residential uses to vibrant urban areas. <p>Higher density residential development of up to 50 du/ac to provide housing opportunities for students and downtown professionals. Smaller scale retail commercial shall provide essential services to immediate residents and ancillary needs of universities. Pedestrian pathways, trails, and transit facilities shall be designed to connect universities, downtown, civic/arts center, and residential and commercial areas to reduce automobile dependence. Pedestrian oriented design controls shall be employed to provide land use compatibility. The University Transition zoning district is allowed in the UT Future Land Use Map area, located generally within the rectangle created by the Florida State Univ. main campus, Florida A&M Univ., Tallahassee Community College/ Lively Technical Institute campuses, and Innovation Park. The Gaines Street Revitalization Plan study area is excluded from this area.</p> <p>To encourage pedestrian-oriented redevelopment, innovative parking strategies, mixed use development, and other urban design features within the Downtown Overlay , a 25% density bonus is available subject to the provisions of Sec. 10-280.7 of this Code.</p> <p>Development Standards for this zoning district are established within Division 4 applicable to the MMTD.</p>	<ol style="list-style-type: none"> Advertising agencies. Antique shops Beauty & barber shops. Book & stationary stores. Banks, credit unions, financial institutions without drive through facilities. Banks, credit unions, financial institutions with drive-through facilities (only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). Camera & photographic supply stores. Civic & social associations. Colleges & universities - educational facilities, administrative offices, athletic & intramural fields and stadiums. Commercial art & graphic design. Community facilities related to residential uses, including religious facilities, police/fire stations, elementary and secondary schools, and, libraries. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. Computer & data processing services. Dance studio, schools, halls. Day care centers. Employment agencies. Gift, novelty, souvenir shops. Hobby, toy, game stores. Hotels, motels, bed & breakfasts. Indoor amusements (bowling, billiards, arcades). Laundromats, laundry, & dry cleaning services without drive through facilities. Laundromats, laundry, & dry cleaning services with drive-through facilities (only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). Live-work units. Mailing and postal services. Medical & dental offices, clinics, laboratories. Mortgage brokers. Movie theaters and amphitheaters. Museums & art galleries. Musical instrument stores. News dealers and newsstands. Non-medical offices & services, 	<ol style="list-style-type: none"> Personal services (barber, spa, etc.) Photocopying & duplicating services. Photographic studios, portrait. Physical fitness, gyms. Public community center/meeting building (non-commercial use only). Radio and Television broadcasting. Rental and sales of home movies & games. Repair services, non-automotive. Residential - any type. Restaurants and drinking establishments without drive through facilities Restaurants with drive-through facilities (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). Retail establishments - bakeries, computer, clothing & accessories, video, records/ compact discs, electronics, drug store without drive-through facilities, drug store with drive-through facilities (only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road), florist, food & grocery, furniture, home appliances, home/garden supply, hardware, jewelry, needlework/knitting, newsstands, books, greeting cards, package liquor, picture framing, trophy stores, shoes, luggage, leather goods, used goods. Security & commodity brokers. Sewing & needlework goods. Shoe repair, shoe shine parlors. Sporting goods and bicycle shops. Social, fraternal, recreational clubs/assemblies. Structured parking, with active uses located along a minimum of 75 percent of all walls adjacent to public streets and pedestrian areas. Studios: photography, music, art, drama, voice. Tailoring. Travel agencies. Veterinary services. Vocational schools. Watch, clock, jewelry repair. Existing drive-through uses and
	<ol style="list-style-type: none"> A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator. <p><i>4. Special Exception Uses</i></p> <ol style="list-style-type: none"> Automotive rentals, parking, repairs, & service. Commercial sports. Taxicab operations. Off-street parking facilities (applicable to properties in the Downtown Overlay). (Section 10-422 applies) 	

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	including business, insurance, real estate, and governmental. 31. Non-store retail. 32. Optical goods stores. 33. Passive and active recreation.	existing motor vehicle fuel sales which were legally established and in existence on 11-20-2007. 59. Other uses, which in the opinion of the Land Use Administrator, are of a similar or compatible nature to the uses and intent described in this district.	
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(Code 1984, ch. 27, §§ 10.6.Z, 10.6.AA, 10.6.BB; Ord. No. 00-O-54, § 3, 9-27-2000; Ord. No. 01-O-28AA, § 15, 10-24-2001; Ord. No. 07-O-39, § 3, 11-20-2007; Ord. No. 10-O-14AA, § 6, 2-23-2011; Ord. No. 13-O-03, § 13, 8-28-2013; Ord. No. 14-O-46AA, § 1, 1-28-2015; Ord. No. 16-O-05, § 2(Exh. A), 5-18-2016)

APPENDIX 4
Photos of public notice signage

