

Visit the Planning Department website at: [www.talgov.com/compplan2021](http://www.talgov.com/compplan2021)

**NOTICE OF A REQUESTED AMENDMENT  
TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP**

An application has been filed to request a change of designation on the Comprehensive Plan Future Land Use Map for the property shown on the map on the reverse side of this notice. You are being notified of this requested change because public records indicate that you own property within approximately 1,000 feet of the subject site. A location map and a summary of the request are shown on the reverse side of this notice.

Listed below are the scheduled Workshops and Public Hearings on this request. The December 10<sup>th</sup> Open House event is an opportunity for you to ask questions and share input in a less formal setting prior to the start of the more formalized public hearing process. Prior to each meeting, please check [www.Talgov.com/CompPlan2021](http://www.Talgov.com/CompPlan2021) to confirm there have been no changes to this meeting schedule.

The Local Planning Agency (LPA), City Commission, and Board of County Commissioners appreciate any information that would be useful to them in their deliberations on the amendment request. In addition to the public hearings, the LPA and City and County Commissions will hold workshops on the proposed amendments. The public is invited to attend, but no public comments will be taken at the workshops.

Date	Meeting	Purpose	Time	Location
December 10 (Thursday)	Planning Department Staff	Open House 2021 Cycle Amendments	5:00 PM	Virtual Meeting via WebEx Visit <a href="http://www.Talgov.com/CompPlan2021">www.Talgov.com/CompPlan2021</a> for details
January 5 (Tuesday)	Local Planning Agency	Local Planning Agency Workshop	6:00 PM	TCC Center for Innovation 300 West Pensacola Street Tallahassee, FL 32301 (See Note Below)
February 2 (Tuesday)	Local Planning Agency	Local Planning Agency Public Hearing on Comprehensive Plan Amendment and Rezoning	6:00 PM	TCC Center for Innovation 300 West Pensacola Street Tallahassee, FL 32301 (See Note Below)
March 23 (Tuesday)	County and City Commissions	Joint City-County Commission Workshop	1:00 PM	County Commission Chambers 5 <sup>th</sup> Floor, Leon County Courthouse
April 13 (Tuesday)	County and City Commissions	Joint City-County Comprehensive Plan Amendment Adoption Public Hearing and Rezoning Public Hearing	6:00 PM	County Commission Chambers 5 <sup>th</sup> Floor, Leon County Courthouse

**If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least forty-eight (48) hours prior to the hearing (excluding weekends and holidays). The Planning Department Telephone is (850) 891-6400. The Florida Relay TDD Service Telephone is 1-800-955-8771.**

Note: The Tallahassee-Leon County LPA will hold a workshop and a public hearing on this request on the dates above in the TCC Center for Innovation or, if necessary, an alternative location (please consult <https://www.talgov.com/place/pln-lpa-agenda.aspx> for further details on the final location). The purpose of this hearing is for the LPA to receive public input on the application and to render and forward a recommendation on the application to the City Commission and/or Board of County Commissioners as applicable.

If you have concerns that you wish to be considered by the City and County Commissions in regard to this application, you may submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), on the form below or through our website at [www.Talgov.com/CompPlan2021](http://www.Talgov.com/CompPlan2021). More detailed information on each proposed amendment is also available on the website.

**Tallahassee-Leon County Planning Department  
ATTN: Comprehensive Planning Division  
300 South Adams Street  
Tallahassee, Florida 32301  
Telephone: (850) 891-6400 Fax: (850) 891-6404**

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**Amendment # LMA202106**

I/We as owner(s) of property at this address: \_\_\_\_\_ wish the information below  
to be considered by the Local Planning Agency and the City/County Commissions:

\_\_\_\_\_  
SIGNED: \_\_\_\_\_

**WW Kelley Road LMA202106**

**Applicant: Teramore Development**

**Jurisdiction: Leon County**

*Small Scale Map Amendment:* This is a request to change the Future Land Use Map (FLUM) designation from Rural (R) to Suburban (SUB) on two parcels totaling 1.6 acres inside of the Urban Services Area. The parcels are located off Apalachee Parkway on WW Kelley Road. The applicant is seeking the land use change to allow for the development of a neighborhood retail store.

The current Rural category is intended to maintain and promote agriculture, silviculture, and natural resource-based activities, to preserve natural systems and ecosystem functions, and to protect the scenic vistas and pastoral development patterns that typify Leon County’s rural areas. Single family residential uses are allowed in the Rural category at a maximum density of one (1) dwelling unit per ten (10) acres. Non-residential uses functionally related to and directly in support of agricultural silvicultural, and other natural resource-based activities may be permitted in the Rural category at a maximum intensity of 2,000 sq. ft. per acre. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre. The intent of the Suburban land use category is 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.

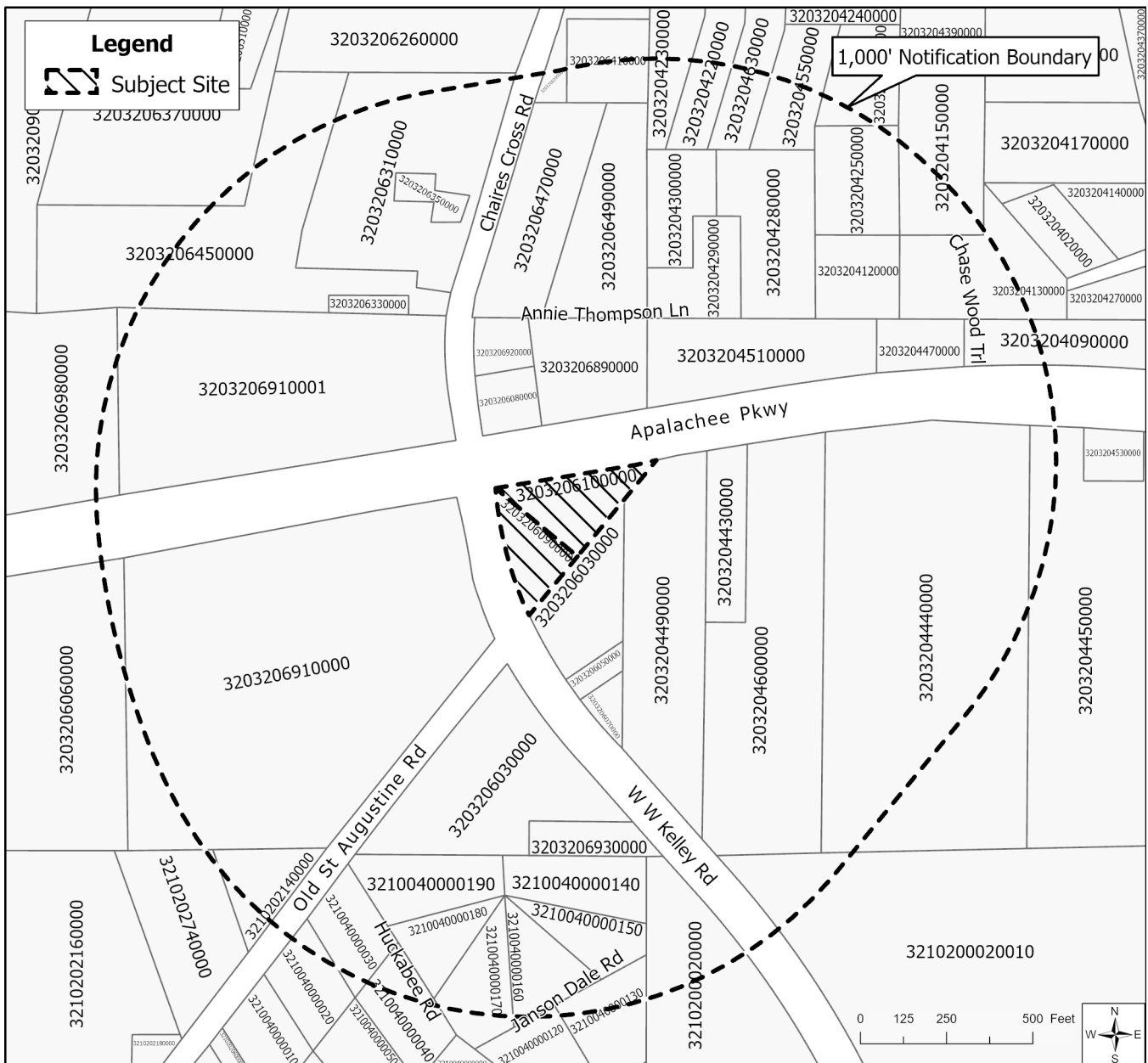
*Rezoning Application:* A rezoning application will be processed concurrently with this amendment. A zoning change from Rural (R) to General Commercial (C-2) is being requested to implement the proposed amendment to the Future Land Use Map.

**Please direct questions regarding this amendment to Julie Christesen 850-891-6433**

To view information on this amendment, go to [www.talgov.com/compplan2021](http://www.talgov.com/compplan2021).

**W W Kelley Road**

**LMA202106**



**LOCATION MAP**