



October 29, 2024

Ms. Donna Harris
Plan Processing Administrator
State Land Planning Agency – Florida Department of Commerce
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399

Re: Adopted Comprehensive Plan Small-Scale Map Amendment TMA 2024 013

Dear Ms. Harris:

The Tallahassee-Leon County Planning Department hereby submits an adopted small-scale map amendment, amending the joint Tallahassee-Leon County 2030 Comprehensive Plan. This amendment is submitted pursuant to the City Commission adoption public hearing on October 23, 2024.

This adopted amendment is being submitted as a small-scale amendment under section 163.3187(1), Florida Statutes.

<u>Amendment</u>	<u>Acres</u>
TMA 2024 013 – 1932 Miccosukee Road	.93

The cumulative total number of acres for small-scale amendments approved for the calendar year is approximately 11.94 acres. The adopted amendment is not within an area of critical state concern and does not involve a site within a rural area of opportunity.

Enclosed are the following City ordinances adopting the comprehensive plan amendments:

- City of Tallahassee Ordinance 24-O-33 adopted October 23, 2024

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 adopted amendments, please contact Susan Poplin at (850) 891-6400; 300 South Adams Street, Tallahassee, FL 32301; FAX: (850) 891-6404; e-mail Susan.Poplin@talgov.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Poplin".

Susan Poplin, MSP, AICP
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 Bouza (w/o attachments)
Lou Norvell (w/o attachments)

ATTACHMENT #1
SUMMARY CHART

**TALLAHASSEE-LEON COUNTY
MATRIX FOR OCTOBER SMALL-SCALE MAP AMENDMENT**

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 2024 013 1932 Miccosukee Rd	SMALL SCALE FUTURE LAND USE MAP	From: Residential Preservation To: Suburban Approximately .93 acres	Consistent	A	A	Adopted Adoption Hearing October 23, 2024

ATTACHMENT #2
EXECUTED ORDINANCE
ADOPTING
SMALL-SCALE MAP
AMENDMENT

Small-Scale Map Amendment

TMA 2024 013

1932 Miccosukee Road

.93 Acres

From: Residential Preservation

To: Suburban

Staff Analysis for Consistency with the Comprehensive Plan:

Consistent

Local Planning Agency Recommendation:

Approval

City Commission:

Adopted

ORDINANCE NO. 24-O-33

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 SUBURBAN LAND USE CATEGORY FOR 0.93 ACRES AT 1932 MICCOSUKEE 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 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 TMA2024013 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.

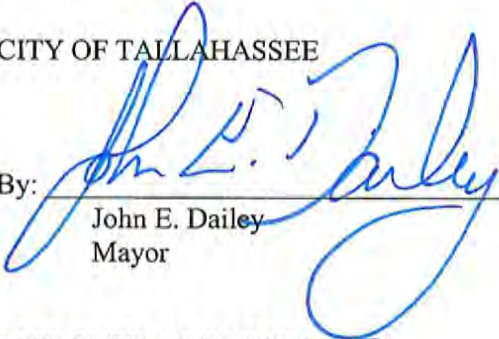
The effective date of this Plan amendment shall be according to law and the applicable statutes and regulations pertaining thereto.

INTRODUCED in the City Commission on the 16th day of October, 2024.

PASSED by the City Commission on the 23rd day of October, 2024.

CITY OF TALLAHASSEE


By:


John E. Dailey
Mayor

ATTEST:

APPROVED AS TO FORM:

By:


James O. Cooke, IV
City Treasurer-Clerk

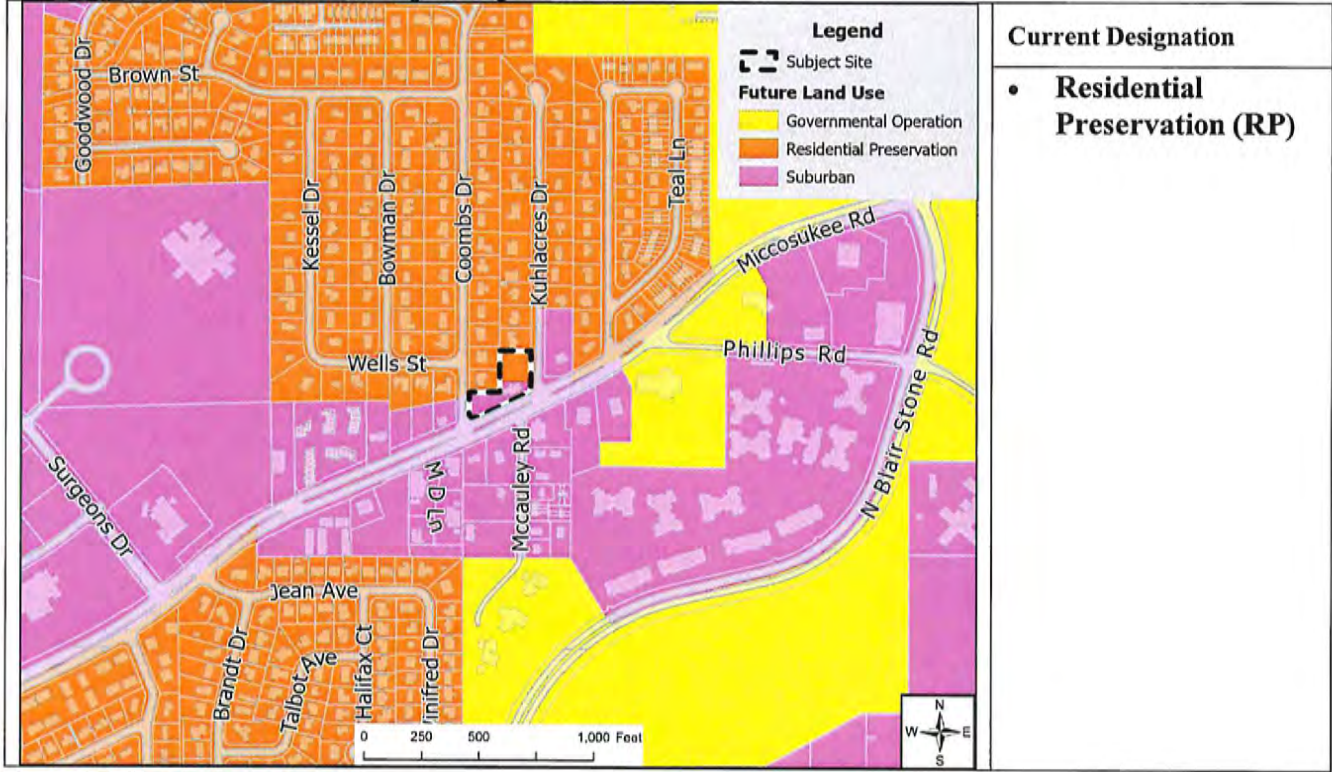
By:


Amy M. Toman
City Attorney

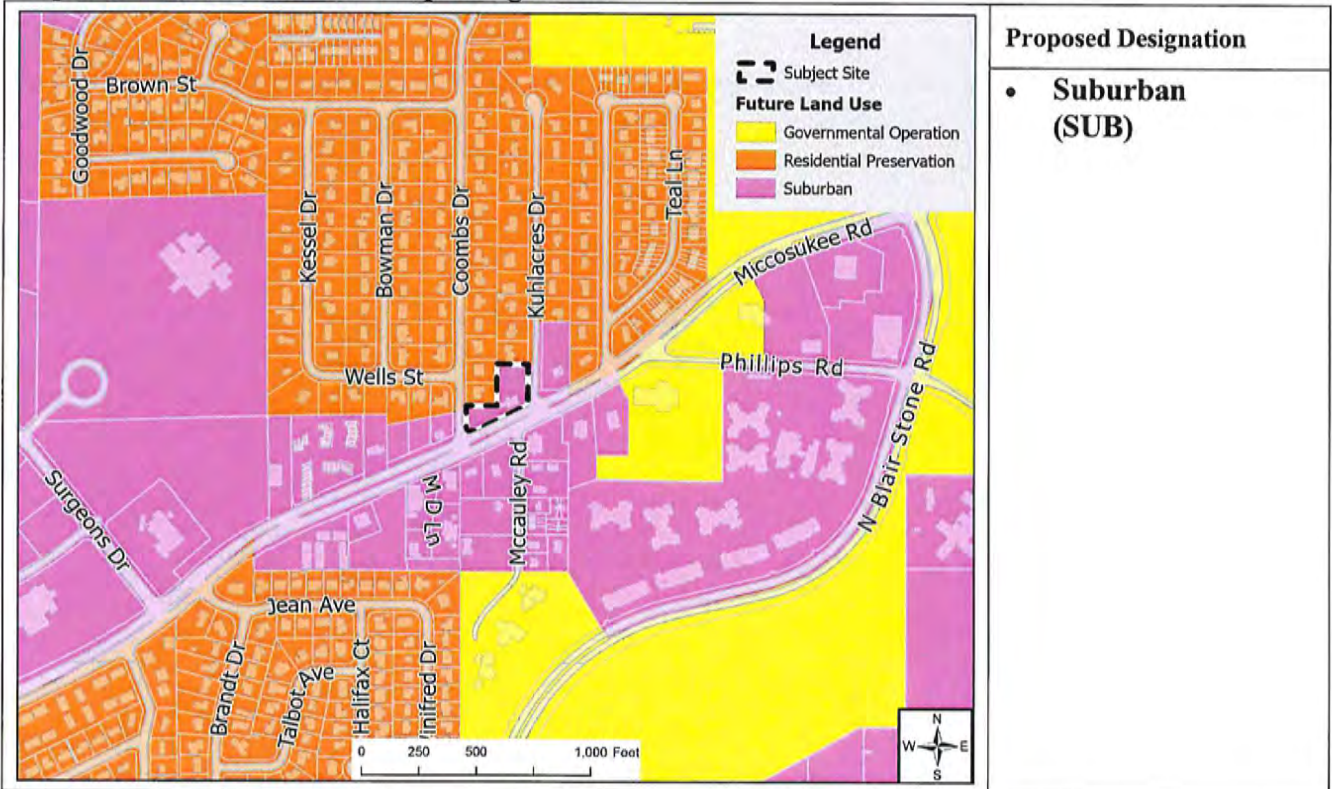


EXHIBIT A

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



AFFIDAVIT OF PUBLICATION

Beth Perrine
Tallahassee Leon County Planning Dept
300 S Adams ST
Tallahassee FL 32301-1721

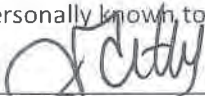
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

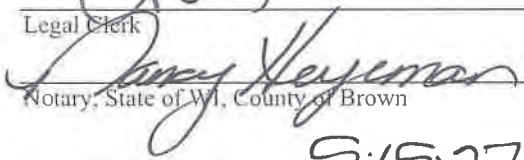
08/13/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/13/2024



Legal Clerk



Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost:	\$784.00	
Tax Amount:	\$0.00	
Payment Cost:	\$784.00	
Order No:	10466863	# of Copies:
Customer No:	1124354	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARINGS

The proposed ordinance listed below will be considered at the following public meeting:

1. Tallahassee-Leon County Planning Commission Meeting on September 3, 2024, at 6:00 PM, 2nd Floor Conference Room, 435 North Macomb Street
2. City Commission Meeting on October 23, 2024, at 6:00 PM, City Commission Chambers, 2nd Floor, City Hall, 300 South Adams Street

1715 CAPITAL CIRCLE NE ORDINANCE NO. 24-7-31

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY LOCATED ON 1.30 ACRES LOCATED AT 1715 CAPITAL CIRCLE NE AS AND IN CITY OF TALLAHASSEE COMMERCIAL PARKWAY CP FROM OFFICE RESIDENTIAL OR-3 ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Notice is hereby given that Leon County will consider at the public hearing set forth below enactment of the proposed ordinances as follows:

1. Tallahassee-Leon County Planning Commission Meeting on September 3, 2024, at 6:00 PM, 2nd Floor Conference Room, 435 N. Macomb Street

LEON COUNTY ORDINANCE NO. 24-_____

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM THE BRADFORDVILLE OFFICE RESIDENTIAL (OR) ZONING DISTRICT TO THE BRADFORDVILLE COMMERCIAL-1 (BC-1) ZONING DISTRICT FOR 0.92 ACRES, LOCATED AT 678 THOMASVILLE ROAD IN LEON COUNTY, FLORIDA, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

LEON COUNTY ORDINANCE NO. 24-_____

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM THE LIGHT INDUSTRIAL (M-1) ZONING DISTRICT TO THE SINGLE FAMILY DETACHED, ATTACHED AND TWO-FAMILY RESIDENTIAL (R-3) ZONING DISTRICT FOR 18.51 ACRES LOCATED AT 4767 CAPITAL CIRCLE SE IN LEON COUNTY, FLORIDA, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Notice is hereby given that the following public hearings will be held to consider a small-scale future land use map amendment to the Tallahassee-Leon County Comprehensive Plan and concurrent rezoning amendment to the Official Zoning Map.

1. Tallahassee-Leon County Local Planning Agency Meeting on September 3, 2024, at 6:00 PM, 2nd Floor Conference Room, 435 North Macomb Street
2. City Commission Meeting on October 23, 2024, at 6:00 PM, City Commission Chambers, 2nd Floor, City Hall, 300 South Adams Street

MAP AMENDMENT ORDINANCE NO. 24-0-33

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 SUBURBAN LAND USE CATEGORY FOR 0.93 ACRES LOCATED AT 1932 MICCOSUKEE ROAD, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: 1932 Miccosukee Road
Reference Number: TMA2024013

Applicant: Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation (RP) to Suburban (SUB) totaling approximately 0.93 acres. The parcel is located at 1932 Miccosukee Road.

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

REZONING ORDINANCE NO. 24-7-32

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING LAND AS OFFICE RESIDENTIAL 2 (OR-2) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION - 2 (RP-2) FOR 0.93 ACRES LOCATED AT 1932 MICCOSUKEE ROAD, PROVIDING FOR CONFLICT AND SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2024013, which is proposed for adoption on October 23, 2024. The rezoning requests a change to the Official Zoning Map from Residential Preservation-2 (RP-2) to Office Residential 2 (OR-2) Zoning District.

There will be two options for sharing public comment at the public hearing:

1. In-person at the meetings, or
2. Written via online submission at beta.perrine@talgov.com. Public comment can be submitted online until 9 p.m. on Monday, September 2. Comments submitted after this time (up to the time of the public hearings) will be accepted and included in the official record of the meetings, or

The Planning Commission/Local Planning Agency will review these applications at the public hearings listed above. Persons with standing may file a petition for quasi-judicial proceedings within 15 days (or 30 days for a decision on a "Type C" application) from the date the decisions were rendered (City), or within fifteen (15) calendar days of the date of publication of notice of the Planning Commission Public Hearing on the application in the Tallahassee Democrat (County); in accordance with the Bylaws of the Planning Commission and the City of Tallahassee and Leon County Land Development Codes. Copies of the Bylaws and/or further information are available from the Planning Department at the Planning Department, 435 North Macomb Street, Tallahassee, FL (850) 891-6400.

NOTICE: You are hereby notified in accordance with Chapter 286.0105 Florida Statutes, should you decide to appeal any decision made by the Commission or take exception to any findings of fact with respect to any matter considered at the hearings referenced to above, you may need to ensure that a verbatim record of the proceedings is made. Such a record shall include the testimony and evidence upon which the appeal is based. Planning Commission will review these applications at the public hearing listed above. Persons with standing may file a petition for quasi-judicial proceedings within 15 days from the date the decisions is rendered in accordance with the Bylaws of the Planning Commission and the City of Tallahassee Land Development Code. Copies of the Bylaws and/or further information are available from the Planning Department, located at 435 North Macomb Street, Tallahassee, FL (850) 891-6400.

For more information on these projects please go to www.talgov.com/planning (see public notices tab).

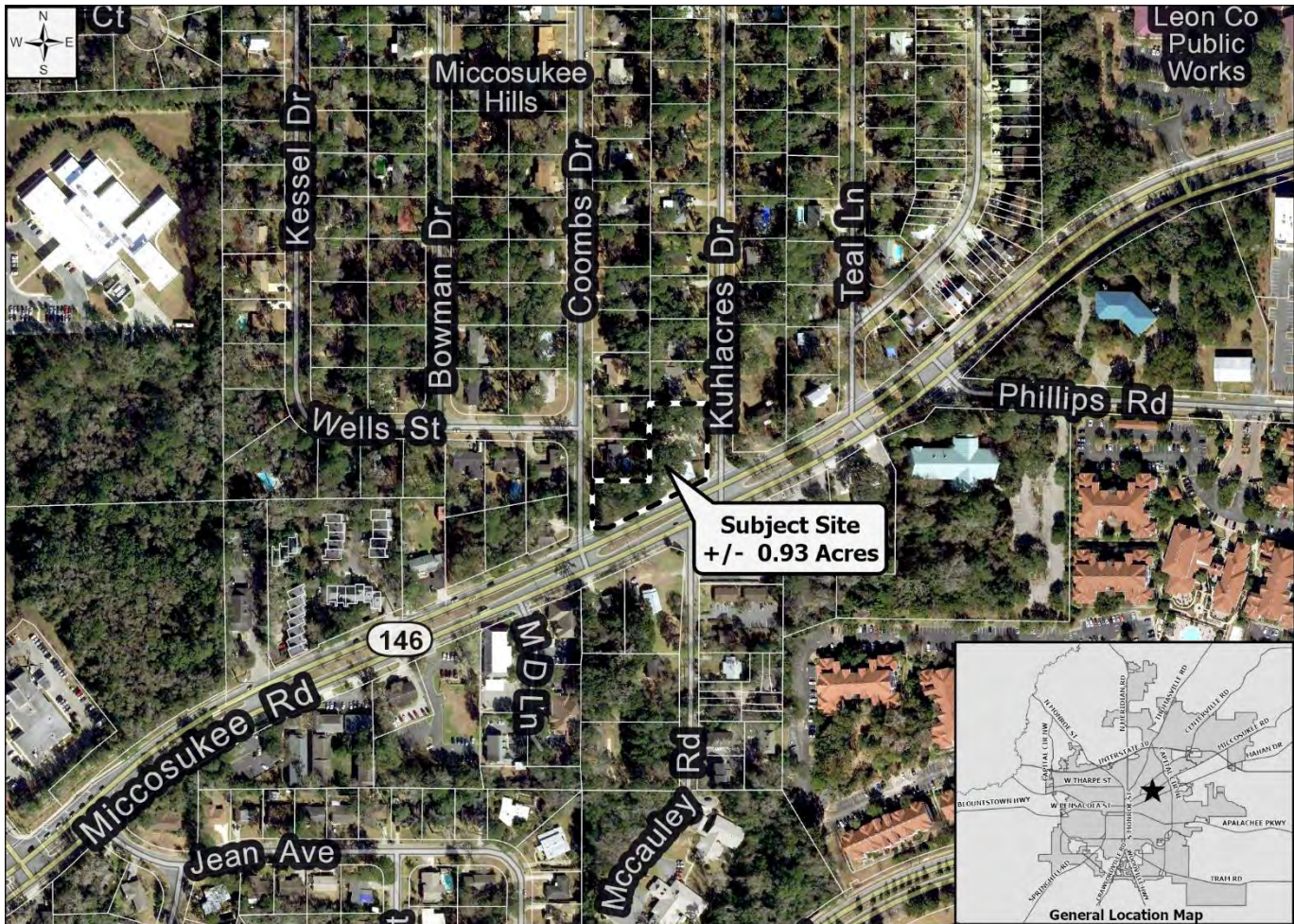
PC090324

ATTACHMENT #3

**OTHER SUPPORTING
INFORMATION**



Amendment Type & Number:	City Small-Scale Map Amendment – TMA2024013
Property Location:	1932 Miccosukee Road
Applicant (Property Owner):	Fontana Investments of Tallahassee, Inc.
Agent for the Applicant:	Steven Allen, Coldwell Banker Hartung
Requested Future Land Use:	From Residential Preservation to Suburban
Requested Zoning:	From Residential Preservation-2 to Office Residential-2
Planning Department Contact:	Tyler.Maldonado@talgov.com (850) 891-6415
Staff Analysis:	FLUM amendment & rezoning are consistent with Comp Plan
LPA Recommendation:	Recommend adoption of the FLUM amendment & rezoning



A. EXECUTIVE SUMMARY

If approved, this map amendment would unify the future land use category for a single parcel that is currently split by the Suburban and Residential Preservation categories. The zoning, which is currently split by Office Residential-2 and Residential Preservation-2, would also be unified. This future land use map amendment and concurrent rezoning is only for the portion of the property that is in the Residential Preservation category. The map amendment would increase the allowable density and change the allowable use from low density residential to medium density residential and office.

The subject property is located on Miccosukee Road between Coombs Drive on the west and Kuhlacres Drive on the east. The property is approximately 0.93 acres, and the parcel ID is 1120500000250.

The applicant is requesting an amendment of the Future Land Use Map (FLUM) from Residential Preservation (RP) to Suburban (SUB). The site is within the Urban Services Area and infrastructure is available to support the increased allowable density.

A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation-2 (RP-2) to Office Residential-2 (OR-2) has been requested to implement the proposed amendment to the Future Land Use Map. The proposed zoning allows for a maximum residential density of 16 units per acre and commercial intensity of 20,000 square feet per acre.

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 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 the following: 1) does the area meet the criteria for designation as Residential Preservation and 2) does the area better meet the criteria for Suburban.

If the future 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 Tallahassee Land Development Code requirements for stormwater treatment and attenuation, environmental protection, traffic impacts, concurrency, school impacts, buffers, open space requirements, and all other applicable development standards. These include neighborhood compatibility, buffering, and screening standards intended to protect and promote compatibility with the existing Residential Preservation neighborhood to the north of the subject property.

B. STAFF ANALYSIS

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

C. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

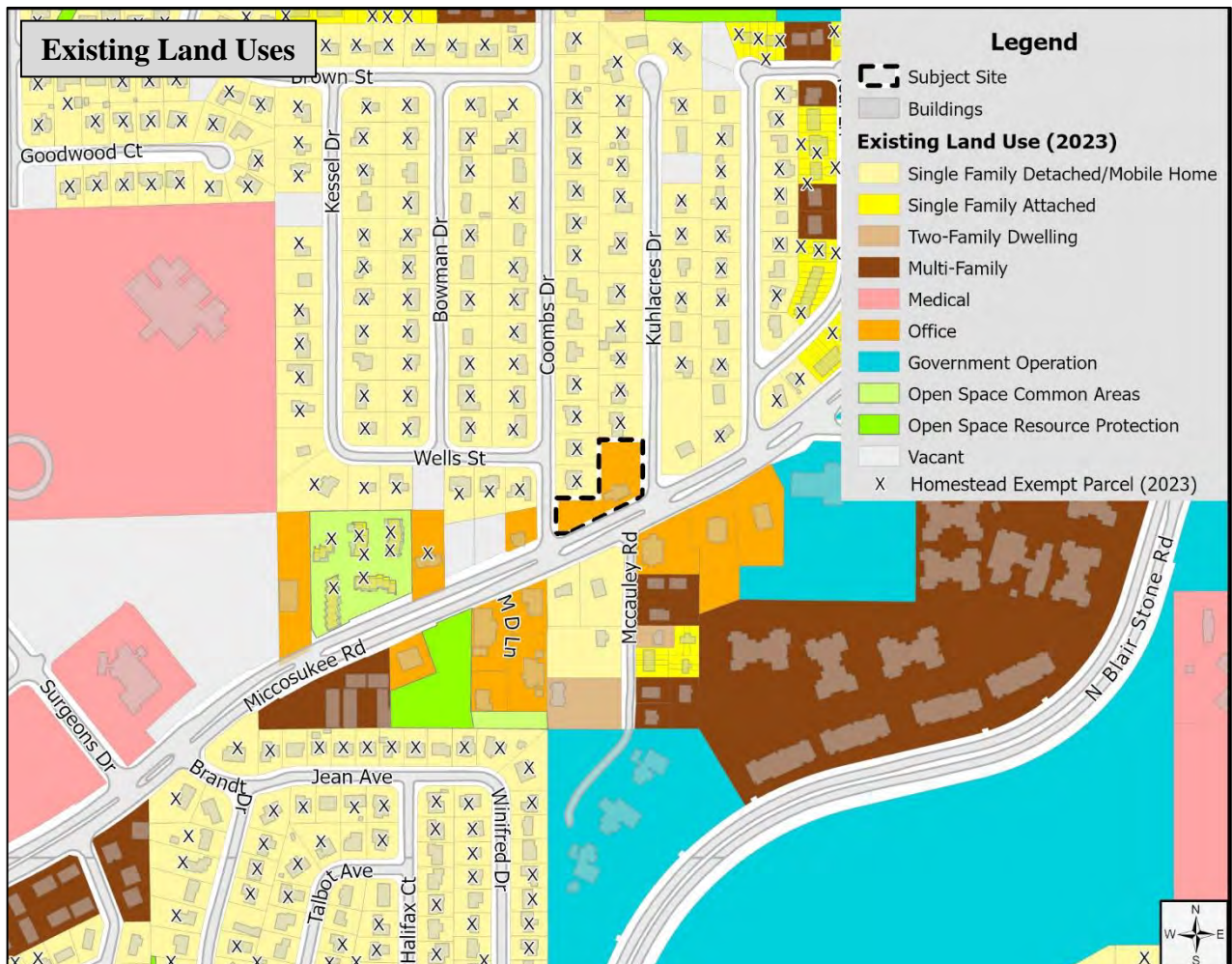
The Local Planning agency held a public hearing on September 3, 2024 to consider the proposed future land use map amendment and concurrent rezoning. The LPA finds that the proposed future land use map amendment and proposed rezoning are **consistent** with the Tallahassee-Leon County Comprehensive Plan. The LPA recommends **adoption** of the proposed future land use amendment and proposed rezoning.

History and Background cont.

The subject property is covered by two Limited Use Site Plans (LUSPs). The first LUSP was enacted in 1984 through Ordinance 84-O-2382. This ordinance rezoned lot 26 from RM-2 (Single and Multiple Residence) to Office-Residential. The second LUSP was enacted in March of 1990 through Ordinance 90-Z-0025AA. This ordinance rezoned lot 25 from A-2 (Agriculture) to RM-1. When the Tallahassee-Leon County Comprehensive Plan was adopted in July of 1990, lots 16 and 26 were covered under the Suburban future land use category that allows Office Residential zoning, and lot 25 became the residential-only category of Residential Preservation. If approved, the accompanying rezoning will rescind the LUSPs.

Adjacent Existing Uses and Site Analysis

The subject property is approximately 0.93 acres, and the existing land use is office. The use of the property has most recently been as a publishing office. The parcels directly adjacent to the northern boundary of the property are single family detached homes and are homestead exempted, which indicates that they are owner-occupied residences. The property along Miccosukee Road to the west of Coombs Drive is also classified as an office use, and the Leon County Property Appraiser shows the owner as Florida Assisted Living Affiliation Inc. The property along Miccosukee Road to the east of Kuhlacres Drive is classified as single-family detached. However, the single-family home has been demolished and an assisted living facility is currently under construction. The mixture of existing land uses in the general vicinity is classified as office, medical, and residential.



Adjacent Existing Uses and Site Analysis cont.

Residential Preservation Analysis

The following analysis evaluates whether the subject site is consistent with the characteristics of the Residential Preservation land use category. Policy 2.2.3 [L] sets the following criteria:

- a) Existing land use within the area is predominantly residential.
- b) Majority of traffic is local in nature.
- c) Densities within the area are generally 6 units per acre or less.
- d) Existing residential type and density exhibits relatively homogeneous patterns.
- e) Assessment of stability of the residential area.

The uses to the north of the subject property are predominantly single-family residential. However, existing uses to the east, west, and south are a mixture of office, medical, and a variety of residential types. The uses directly adjacent to Miccosukee Road are predominantly office and medical with some multi-family. While Coombs Drive and Kuhlacres Drive are local roads, Miccosukee Road is a minor arterial roadway with high traffic volume. The subject property is adjacent to residential preservation areas but does not meet the criteria for residential preservation.

Water and Sewer Infrastructure

The City of Tallahassee is the provider for water and sewer to serve the subject property. Water and sewer facilities are available to the site. The City of Tallahassee owns and maintains the systems within the surrounding area. Specific water and sewer capacity will be determined once a project has been submitted for the development review process.

Schools Impact

The subject property is zoned for Kate Sullivan Elementary School, Cobb Middle School, and Leon High School. A School Impact Analysis (SIA) form was completed, and Leon County School District staff did not identify issues requiring further coordination. The Leon County School District approved the SIA at its September 10, 2024 meeting. Any future redevelopment would follow the development review process, which includes assessing school impacts from proposed development.

Multi-Modal Transportation Network

The subject property is accessible to the south by Miccosukee Road, which has a roadway functional classification of Minor Arterial. Sidewalks are currently constructed along Miccosukee Road, but Coombs Drive and Kuhlacres Drive do not have sidewalks. StarMetro bus stops for the Gulf route are on the north and south side of Miccosukee Road, approximately 100 feet from the property. Consistent with the development review process, transportation traffic impacts and concurrency calculations will be conducted when a site plan for proposed development is submitted.

Environmental Analysis

Protected tree species may be found onsite, and environmental permits may be required if redevelopment of the property is pursued. The stated intent from the applicant is a change of use to utilize the existing structure for a veterinarian office.

Comparison of Current and Proposed Land Use and Zoning

Land Use and Zoning					
	Current Use	Proposed Use		Current Zoning	Proposed Zoning
Land Uses	RP	SUB	Zoning Uses	RP-2	OR-2
Residential	6 units/acre	20 units/acre	Residential	6 units/acre	16 units/acre
Single-Family Detached	X	X	Low Density Residential (single, two family, or manufactured home)	X	X
Single-Family Attached	X	X	Single-Family Detached, Attached	X	X
Two-Family Dwellings	X	X	Two-Family Dwellings	X	X
Multi-Family		X	Multi-Family and Rooming Houses		X
Community and Recreational Facilities	X	X	Community facilities related to residential uses including religious facilities, police/fire stations, and elementary and middle schools as of 2015	X	X
Office		X	Community facilities related to office/residential including libraries and high schools. Vocational schools prohibited		X
Commercial 1 st floor		X	Passive recreational facilities	X	X
			Active recreational facilities including golf courses		X
			Commercial: Banks, Day Care, Hotels/Motels		X
			Nursing Homes		X
			Offices: medical & non-medical		X
			Social/Fraternal Halls		X
			Studios for broadcasting music/photography		X
			Veterinary services		X

Current and Proposed Future Land Use Categories

The subject property is currently designated Residential Preservation (RP) on the FLUM. The proposed amendment would change the FLUM designation of the area to Suburban (SUB). A summary of the current and proposed future land use categories is below. The complete comprehensive plan policies for RP and SUB are included as Appendix 1.

Current: Residential Preservation (RP)

The Residential Preservation category is characterized by single-use, non-commercial residential areas which are predominantly accessed by local streets. The primary function is to protect existing residential areas from incompatible land use intensities and density intrusions. Future development will primarily consist of infill due to the built-out nature of existing residential neighborhoods. Single family, two-family, townhouse, and cluster housing may be permitted within a range of up to 6 units per acre. Consistency with surrounding residential type and density shall be a major determinant in granting development approval.

Proposed: Suburban (SUB)

The proposed Suburban category allows a mixture of office and commercial uses with residential densities up to 20 units per acre. The Suburban land use category is intended to create an environment for economic investment or redevelopment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. The intent of this district is to provide convenient goods and services to residential areas and employment areas.

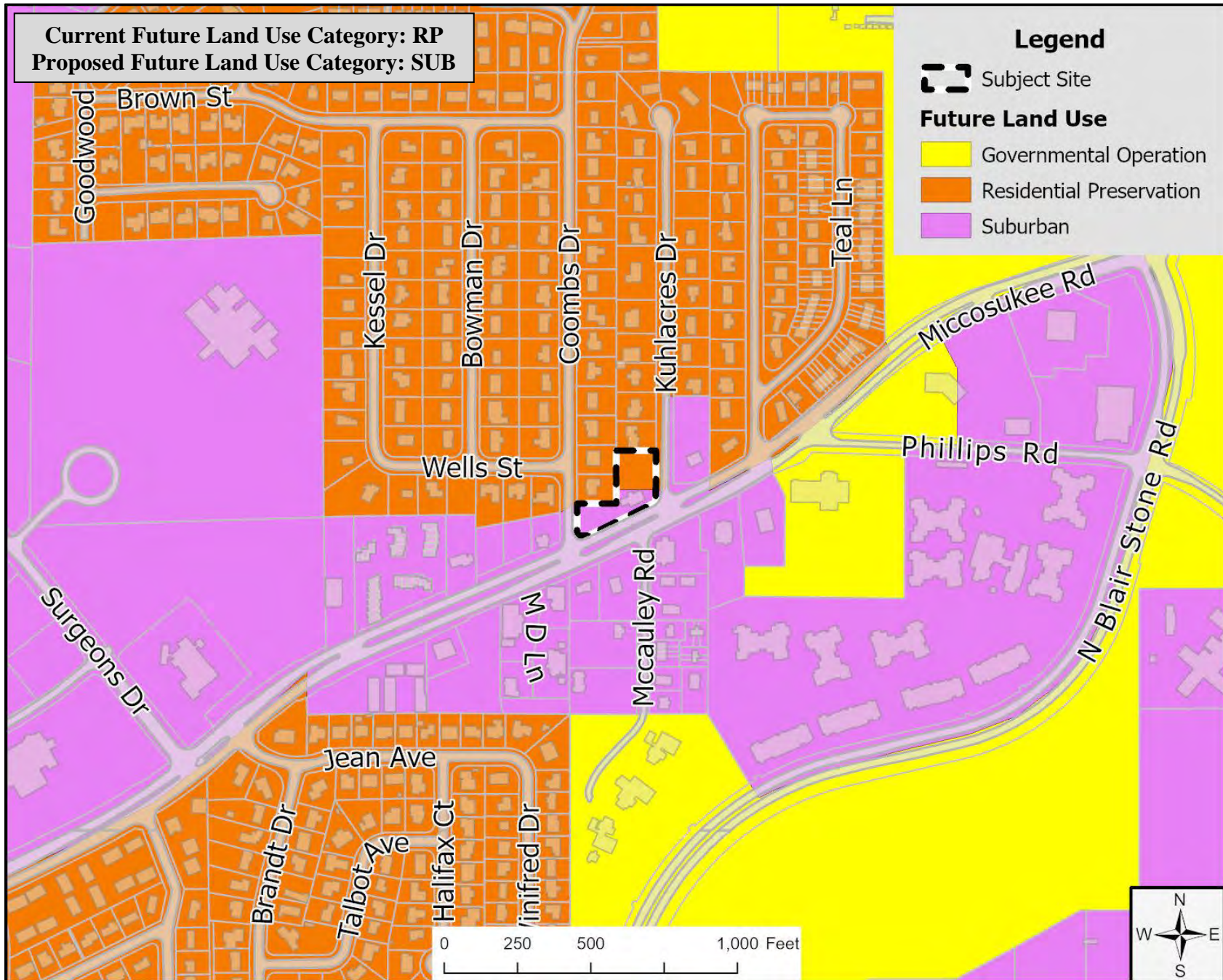
Determination for Future Land Use Map Amendment

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

No. The Residential Preservation future land use category prohibits commercial land uses, and this property has been used as an office for at least 20 years. The property is located along Miccosukee Road, which is a minor arterial roadway, and the traffic is not predominately local in nature. Most of the parcel is currently in the Suburban future land use designation. This map amendment would remedy an issue caused when the two Limited Use Site Plans were enacted in 1984 and 1990. These LUSPs are obsolete and may create confusion in the application of development standards. The proposed rezoning will address the LUSPs as part of the proposed amendment to the Official Zoning Map.

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

Yes. The subject property is currently located near low-to-medium density residential land uses and provides convenient access for employment opportunities. The southern portion of the property is currently designated Suburban and includes an existing office structure. The surrounding properties create a mixture of office, commercial, and residential uses that is within walking distance of nearby residential. The proposed zoning district implements a medium-density office residential density that is similar to nearby uses and serves as a transition to other medium and low-density residential.



Current and Proposed Zoning

The subject property is currently zoned Residential Preservation-2 (RP-2). The proposed rezoning would change the zoning designation to Office Residential-2 (OR-2) to implement the proposed underlying land use category. A summary of the current and proposed zoning categories is below. The Land Development Code sections for RP-2 and OR-2 are included as Appendix 2.

Current: Residential Preservation-2 (RP-2)

The residential preservation district is characterized by existing homogeneous residential areas which are predominantly accessed by local streets. The RP-2 district is intended to preserve low density residential character, protect from incompatible land uses, and prohibit densities in excess of 6 units per acre. Commercial, retail, office, and industrial activities are prohibited in the residential preservation district.

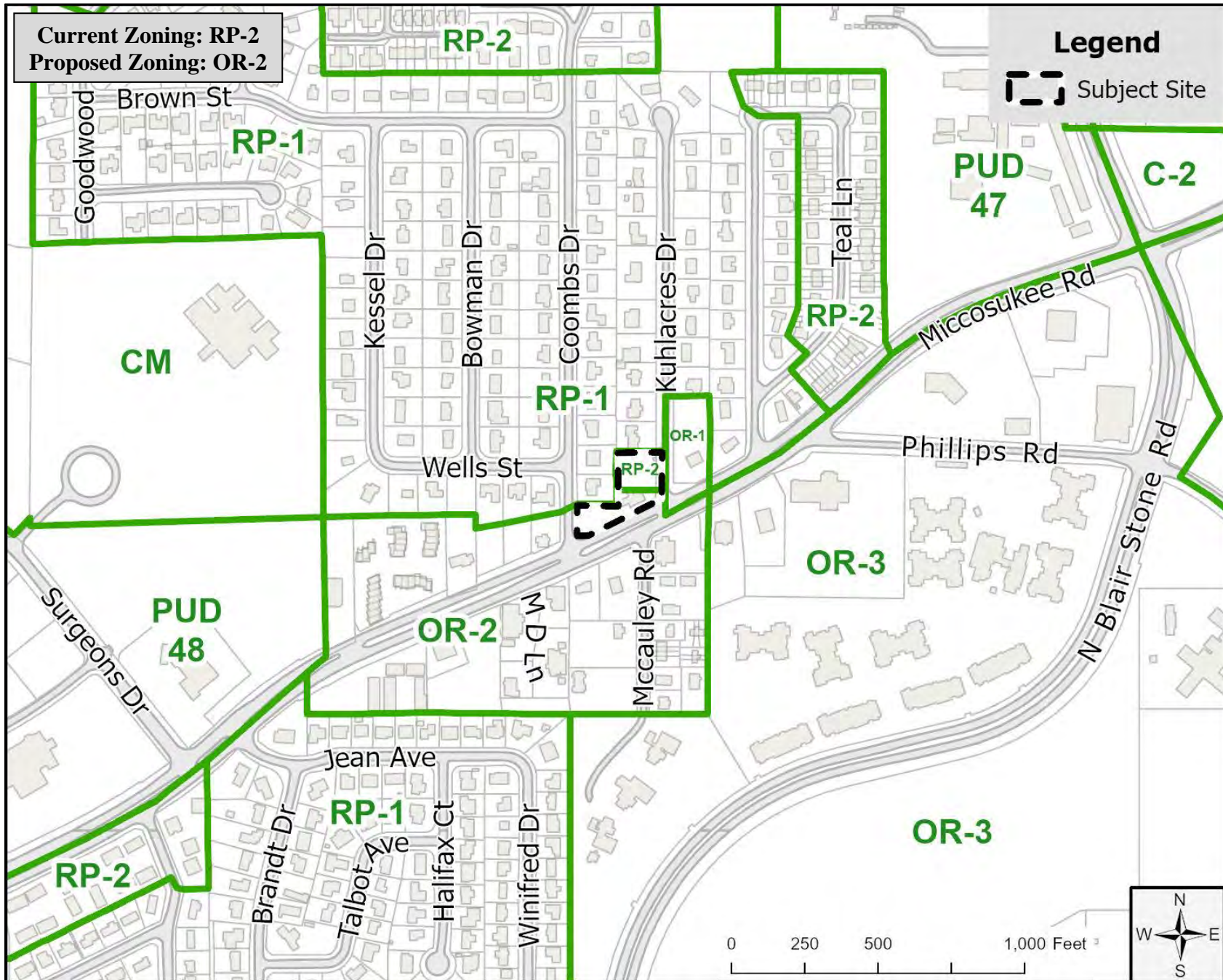
Proposed: Office Residential-2 (OR-2)

The OR-2 district is intended to be located within areas designated Suburban on the future land use map where employment and residential uses are encouraged to locate in close proximity to each other. This district is intended to promote urban density and intensity of residential and office uses, and a mixture of permitted uses is promoted to encourage the use of public transit and the efficient use of public infrastructure. Off-street parking facilities in the OR-2 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. The maximum gross density allowed for new residential development in the OR-2 district is 16 units per acre, while the minimum gross density allowed is 8 units per acre.

Determination for Concurrent Rezoning

Provided the requested map amendment is approved, the proposed OR-2 district is an implementing zoning category for areas designated as Suburban on the future land use map of the Tallahassee-Leon County Comprehensive plan. The OR-2 zoning district implements the medium density residential office land use pattern of the Suburban future land use map category. The zoning district allows a variety of housing types, compatible non-retail activities of moderate intensity, retail commercial activities (limited to the ground floor of multi-story buildings), and certain community and recreational facilities related to office or residential uses. The maximum height of any potential use is three stories. A list of uses allowed in the OR-2 zoning district can be found in Appendix 2.

Section 10-177 of the Tallahassee Land Development Code outlines buffering and screening requirements determined by the existing uses that are adjacent to proposed uses. Section 10-429 also describes requirements for buffering and neighborhood compatibility for dense residential uses next to protected residential properties. 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.



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. The proposed amendment, including the proposed Ordinance in Appendix 3, is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan:

Policy 2.1.6 [L]: Criteria shall be established within local development regulations which require within residential developments the provision of non-residential land uses such as parks, school sites and potential walk-to minor commercial and office opportunities.

The residential land use objective of the comprehensive plan seeks to ensure that neighborhoods are protected from density and intensity intrusions while also creating areas that promote walkability by being well-connected to minor commercial and office opportunities.

Policy 2.2.5 [L] indicates that employment opportunities should be located near residential areas, and the Suburban category is most suitable for areas outside of the Central Core. The most prevalent development pattern will be a compatibly integrated mix of single-use developments that include low-to-medium density residential, office, and commercial.

The subject property is a potential employment location outside of the Central Core that has been operating as an office for many years. The current development pattern represents a compatible integrated mix of low-to-medium density residential and office land uses. The proposed zoning district implements the medium density office residential land use pattern of the future land use map category. This land use pattern reflects the existing uses and serves as a transition to nearby medium and low-density residential uses.

F. PUBLIC NOTIFICATION & PUBLIC COMMENT

An initial mailing was sent on August 16, 2024 to 517 property owners and residents within 1,000 feet of the subject property, and signs were posted onsite (Appendix 4). A legal ad was published on August 13, 2024, and the application was posted on the Planning Department website for review.

The Planning Department received three general inquires for more information about the application. In addition to these three inquires, comments were received from three residents in opposition to the application. The comments were concerned with the potential for additional traffic that could be generated as a result of increased development at the corner of Miccosukee Road and Kulhacre Drive. The comments received are included in Appendix 5.

G. APPENDICES

- Appendix 1 – Comprehensive Plan Policies
- Appendix 2 – Tallahassee Land Development Code Sections
- Appendix 3 – Proposed Ordinances
- Appendix 4 – Sign Posting Pictures
- Appendix 5 – LPA Meeting Minutes and Public Comment

Comprehensive Plan Policies

Policy 2.1.6: [L]

(EFF. 7/16/90)

Criteria shall be established within local development regulations which require within residential developments the provision of non-residential land uses such as parks, school sites and potential walk-to minor commercial and office opportunities.

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
 - a) Predominance of residential uses front on local street
 - b) 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:
 - a) Degree of home ownership
 - b) 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)

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]
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;

REV. EFF. 5/31/18)

Table 1: 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	
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 ⁽⁶⁾	
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%

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.

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, and retail 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.

Tallahassee Land Development Code Sections Zoning Districts

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. 10-241. Residential preservation district.

The following applies to the Residential Preservation District:

- (1) Allowable uses; appropriate permit level and applicable development and locational standards.

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 - 2

SIC CODE	RESIDENTIAL PRESERVATION-2	LAND USE TYPE				
	NAME OF USE	LR	PR	AR	CS	LI
	RESIDENTIAL					
	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	

- (2) Minimum development standards. (Development standards for properties located within the MMTD are established within division 4 of this Code.)

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
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.

*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. 10-252. OR-2 Office Residential District.

The following applies to the OR-2 Office Residential District:

OR-2 Office Residential District

				PERMITTED USES		
1. District Intent	2. Principal Uses			3. Accessory Uses		
<p>The OR-2 district is intended to be located within areas designated suburban on the future land use map of the comprehensive plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of this district are intended to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure. Off-street parking facilities in the OR-2 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. A variety of housing types, compatible non-retail activities of moderate intensity, retail commercial activities (limited to the ground floor), and certain community and recreational facilities related to office or residential uses are permitted in the OR-2 district. The maximum gross density allowed for new residential development in the OR-2 district is 16 dwelling units per acre, while the minimum gross density allowed is eight dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.</p> <p>In order to implement the business park development pattern, a minimum of 10 acres is required with at least three types of uses which shall include office and commercial.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<p>1. Banks and other financial institutions. 2. Broadcasting studios. 3. Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations, and elementary, middle, and high schools. Vocational schools are prohibited. Other community facilities may be allowed in accordance with section 10-413 of these regulations. 4. Day care centers. 5. Golf courses. 6. Hotels and motels, including bed and breakfast inns. 7. Medical and dental offices and services, laboratories, and clinics. 8. Multiple-family dwellings. 9. Non-medical offices and services, including business and government offices and services. 10. Nursing homes and other residential care facilities. 11. Off-street parking facilities. 12. Passive and active recreational facilities. 13. Personal services.</p>		<p>14. Retail drug store without drive thru (only allowed in a business park development). 15. Retail food and grocery (only allowed in a business park development). 16. Rooming houses. 17. Single-family attached dwellings. 18. Single-family detached dwellings. 19. Social, fraternal, and recreational clubs and lodges, including assembly halls (fraternity and sorority houses are prohibited). 20. Stand alone restaurants without drive thru (only allowed in a business park development). 21. Studios for photography, music, art, dance, drama, and voice. 22. Two-family dwellings. 23. Veterinary services, including veterinary hospitals. 24. Zero-lot line single-family detached dwellings. 25. Any use permitted in the C-1 district (and is not listed in uses 1—21 above), provided that the use is on the first floor of a multi-story building containing office and/or residential uses on any of the floors above the first floor.</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>		

DEVELOPMENT STANDARDS									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	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	Seven and one-half feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than five feet	15 feet	25 feet	not applicable	Three stories
Two-Family Dwellings	8,500 square feet	70 feet	100 feet	15 feet	same as single-family above	15 feet	25 feet	not applicable	Three stories
Single-Family Attached Dwellings	1,600 s.f. min.; avg. of 2,000 square feet	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	Three stories
Rooming Houses	5,000 square feet	50 feet	100 feet	15 feet	Seven and one-half feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than five feet	15 feet	25 feet	not applicable	Three stories
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	25 feet	Ten feet	not applicable	Three stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	Zero feet one side; five feet other side	15 feet	25 feet	not applicable	Three stories
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	15 feet	15 feet on each side	25 feet	Ten feet	20,000 square feet of gross building floor area per acre	Three stories
Commercial Uses (Only)	12,000 square feet	60 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	20,000 square feet	3 stories

Allowed in Business Park Development)							of gross building floor area per acre; Individual buildings may not exceed 15,000 gross square feet	
7. Additional Criteria and Restrictions for Business Park Development: Commercial uses shall not exceed 25 percent of the total square feet of the development.								

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 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.

(Code 1984, ch. 27, § 10.6.LL; Ord. No. 00-O-54AA, § 3, 9-27-2000; Ord. No. 01-O-28AA, § 19, 10-24-2001; Ord. No. 09-O-06, § 4, 3-25-2009; Ord. No. 09-O-11A, § 4, 10-28-2009; Ord. No. 10-O-14AA, § 6, 2-23-2011; Ord. No. 15-O-17AA, § 16(Exh. J), 8-26-2015; Ord. No. 23-O-41, § 1, 12-13-2023)

Proposed Ordinances

ORDINANCE NO. 24-O-33

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 SUBURBAN LAND USE CATEGORY FOR 0.93 ACRES AT 1932 MICCOSUKEE 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 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 TMA2024013 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 9th day of October, 2024.

PASSED by the City Commission on the 23rd day of October, 2024.

CITY OF TALLAHASSEE

By: _____ John E.
Dailey
Mayor

ATTEST:

APPROVED AS TO FORM:

By: _____
Cooke, IV
City Treasurer-Clerk

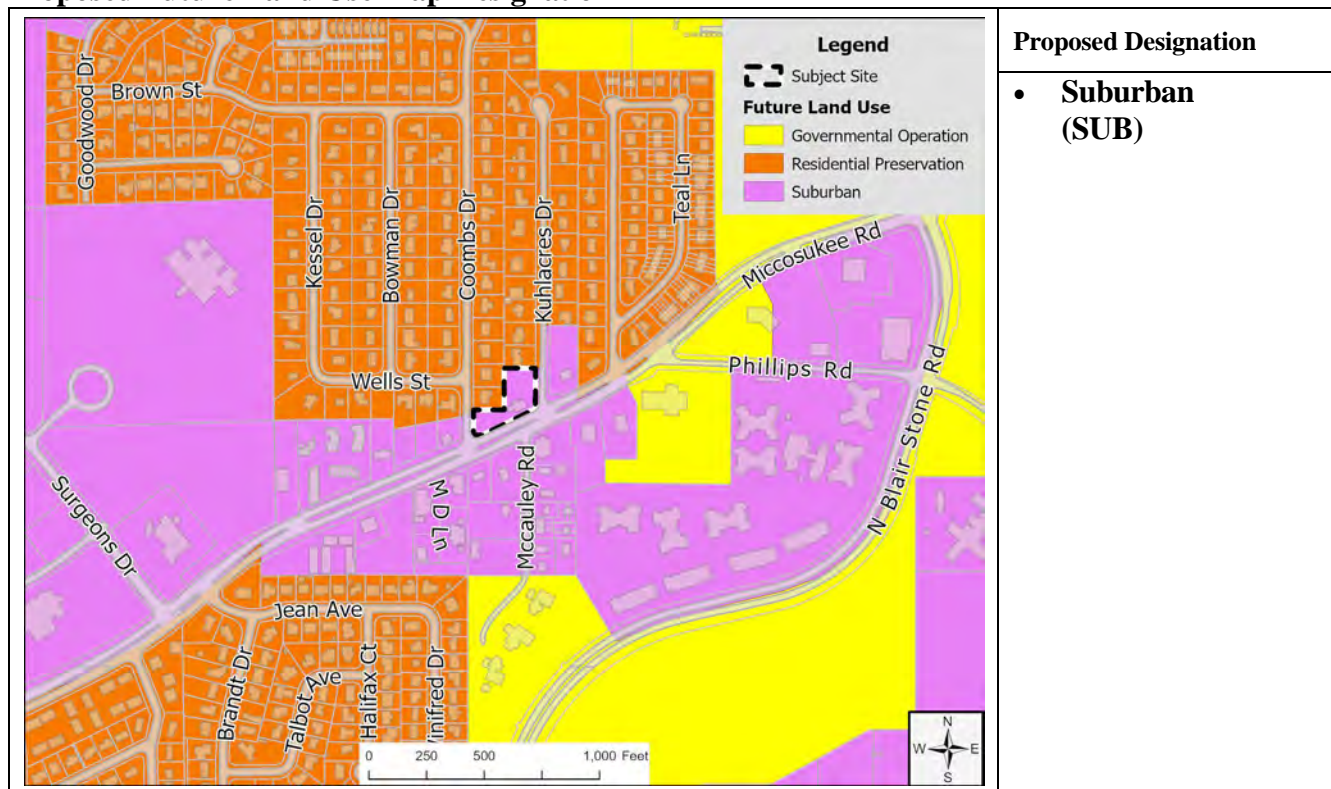
By: _____ James O.
Amy M. Toman
City Attorney

EXHIBIT A

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



ORDINANCE NO. 24-Z-32

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING LAND AS OFFICE RESIDENTIAL 2 (OR-2) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION – 2 (RP-2) ON 0.93 ACRES AT 1932 MICCOSUKEE ROAD PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE, FLORIDA, AS FOLLOWS:

SECTION 1. On October 23, 2024, the City Commission approved an Ordinance which adopted Comprehensive Amendment #TMA2024013. To implement plan amendment

#TMA2024013, the property, which is the subject of that amendment, and is shown and described in Exhibit A, attached hereto, must be rezoned. Accordingly, the property shown and described on Exhibit A is hereby changed from Residential Preservation – 2 (RP-2) and hereby designated and established as Office Residential 2 (OR-2) on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

TRZ240008: From Residential Preservation – 2 (RP-2) to Office Residential 2 (OR-2)

The property shown as Office Residential 2 (OR-2) on the map attached hereto as Exhibit A.

SECTION 2. A The Limited Use Site Plans (Ord. No. 89-Z-0105AA and 84-O-2382), and all other Limited Use Site Plan ordinances concerning this property, if any, are hereby repealed and superseded.

SECTION 3. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 4. 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. The effective date of this ordinance shall be the effective date of comprehensive plan amendment TMA2024013.

INTRODUCED in the City Commission on the 9th day of October, 2024.

PASSED by the City Commission on the 23rd day of October, 2024.

CITY OF TALLAHASSEE

By: _____ John
E. Dailey
Mayor

ATTEST:

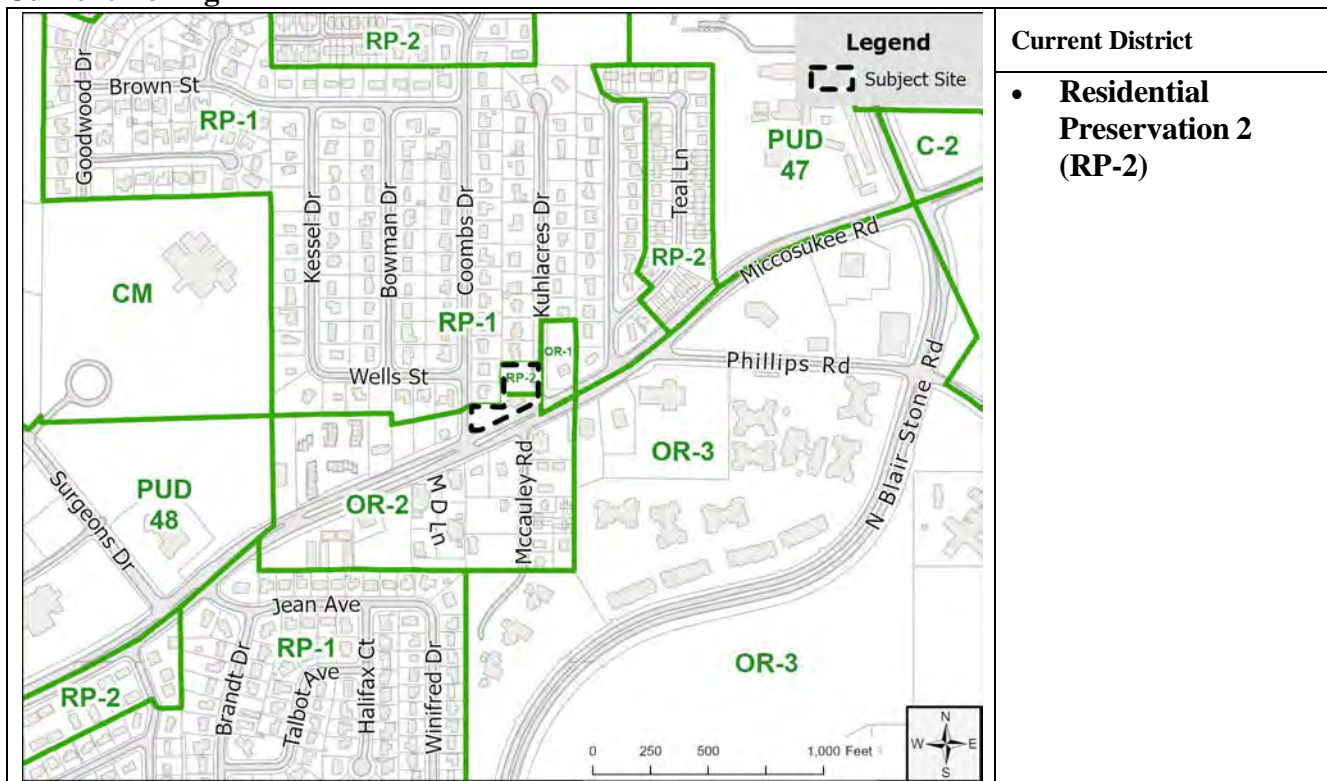
APPROVED AS TO FORM:

By: _____
O Cooke, IV
City Treasurer-Clerk

By: _____ James
Amy M. Toman
City Attorney

EXHIBIT A

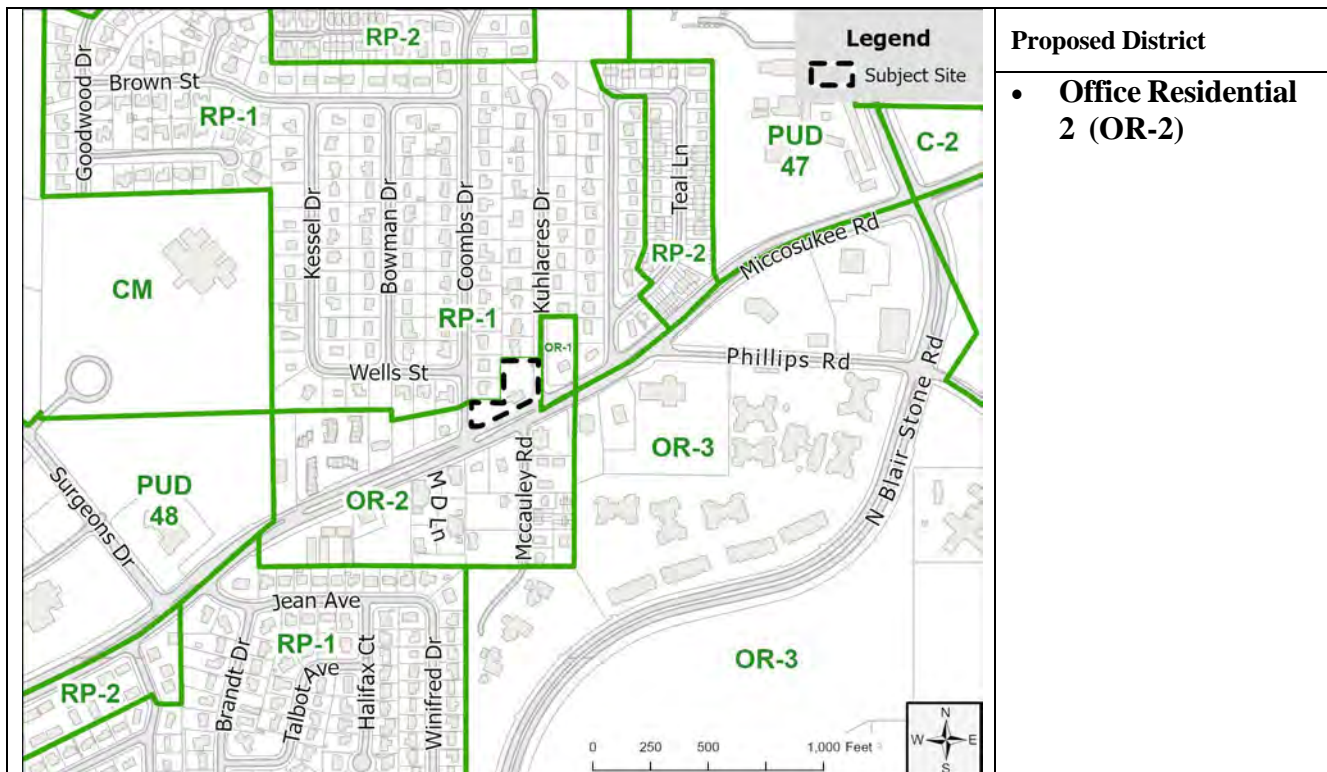
Current Zoning



Current District

- Residential Preservation 2 (RP-2)

Proposed Zoning



Proposed District

- Office Residential 2 (OR-2)

Sign Posting Pictures





Comprehensive Plan

Contact: City/County Planning Department
850-891-6400

Hearing: September 3, 2004 6:00 pm
Tallahassee-Leon Co. Local Planning Agency

Location: Frenchtown Renaissance Center
2nd Floor Conference Room
435 N. Macomb St., Tallahassee, FL 32301

Name: 1932 Miccosukee Road - TMA2024013
Map Amendment

Description: From: Residential Preservation
To: Suburban
on 0.93 acres

Visit <https://www.talgov.com/place/pln-cp> for more details.



Rezoning

Contact: City/County Planning Department
850-891-6400

Hearing: September 3, 2024 6:00 PM
Tallahassee-Leon Co. Local Planning Agency

Location: Frenchtown Renaissance Center
2nd Floor Conference Room
435 N. Macomb St., Tallahassee, FL 32301

Name: 1932 Miccosukee Road-
TRZ240008

Description: From: Residential Preservation-2
To: Office Residential-2
on .93 acres

Visit <https://www.talgov.com/place/pln-cp> for more details.

LPA Meeting Minutes and Public Comment

TALLAHASSEE– LEON COUNTY LOCAL PLANNING AGENCY MINUTES
SEPTEMBER 3, 2024, 6:00 PM
2nd Floor Conference Room, 435 North Macomb Street

PLANNING COMMISSIONERS PRESENT: William Shepherd, Blake Renfro, Christian Minor, George Reynolds, LaRoderick McQueen, and Rebecca O’Hara.

PLANNING COMMISSIONERS ABSENT: NONE

STAFF PRESENT: Susan Poplin, Administrator of Comprehensive Planning; Tyler Maldonado, Principal Planner, Silvia Alderman, Attorney for the Local Planning Agency; Lou Norvell, City of Tallahassee Attorney; and Sherri Calhoun, Recording Secretary.

- A. **Agenda Modifications-** *There were no agenda modifications.*
- B. **Public Comments -** *There were no public speakers on unagendaed items.*
- C. **Consent -** Minutes from the August 6, 2024, Local Planning Agency Meeting. *Commissioner O’Hara motioned to approve minutes with no changes. The motion passed with a vote of 6-0*
- D. **Local Planning Agency Public Hearing on Amendment TMA2024013- 1932 Miccosukee Road.**

Tyler Maldonado, Principal Planner, introduced the amendment by presenting information from the staff report, and explained the review and approval process.

Chairperson Commissioner O’Hara began commission discussion by asking staff questions about the land use pattern in the area. The Commissioner asked about the staff assessment of the existing residential prevalence and density in the area. Specifically, the chairperson wanted to know how the Residential Preservation criteria are applied, per site or per surrounding area. Staff responded that the analysis considers both, and that the northern portion is adjacent to Residential Preservation uses. Staff acknowledged concerns of residents to the north of the subject site but pointed out that the required application of zoning development regulations with requirements for stormwater, buffers, setbacks, and stepbacks next to residential areas would significantly impact the allowed intensity and ensure compatibility with adjacent residential areas.

Another Commissioner inquired if the current infrastructure would remain the same. Staff confirmed the intent to keep the current use and infrastructure, but also pointed out that the zoning change would theoretically allow other uses as redevelopment. At the time of redevelopment, any applicant would be required to contend with development regulation requirements for stormwater, parking, etc.

The Chairperson asked why the recommendation for site went directly to OR-2 instead of considering a lesser zoning district, specifically OR-1. The Commissioner expressed concerns about the extensive list of allowed uses in OR-2 compared to OR-1. Staff responded that there is OR-1 to the east being developed as an assisted living facility but a portion of the subject property is OR-2. OR-2 zoning district is what exists on the southern remainder of the parcel and that staff's recommendation is meant to unify the zoning and make implementation of use and development regulation standards clear across the site.

There was one speaker, Kirsten Olsen-Doolan, who stated that she is representing 2 others that live in Kuhl Acres. She expressed concerns about traffic from commercial development on Kuhl Acres Dr, and also additional traffic from other uses nearby from WaWa, the hospital and the FSU facility. Additional traffic would impact those areas that do not have sidewalks. The commenter stated that they are not concerned about the veterinary use but other uses that may come later.

The Chairperson expressed concern regarding going to OR-2 zoning due to the list of additional uses and consistency with Policy 2.2.3; but could also identify consistencies with it as well. Commissioner Shepherd indicated he shared the same sentiments but supported staff recommendation because of its current condition, location on an arterial, and instituted regulations, including setbacks and parking, etc., that would regulate development if an applicant were to later pursue a more intense use on the property.

Commissioner Shepherd motioned to approve staff recommendation for the future land use map to be changed from Residential Preservation (RP) to Suburban (SUB) and Commissioner McQueen seconded. Motion passed with a vote of 6-0.

Commissioner Shepherd motioned to approve staff recommendation for the rezoning from Residential Preservation-2 (RP-2) to Office Residential-2 (OR-2) and Commissioner Christian Minor seconded. Motion passed with a vote of 5-1.

E. Adjournment- 7:00 PM

From: deanaanne@comcast.net
To: [Calhoun, Sherri](#)
Cc: [Perrine, Beth](#)
Subject: Citizen Comments Submission for Tallahassee-Leon County Planning Commission
Date: Monday, August 26, 2024 11:23:17 AM

Citizen Comments Submission from Talgov.com for Tallahassee-Leon Local Planning Agency

Name: Deana A Bray
Address: 1523 COOMBS DR
City: Tallahassee
State: FL
Zip: 32308
Email Address: deanaanne@comcast.net

Comments: re; notice of requested amendment to the comprehensive plan future land use map for 1932 Miccosukee Rd ; I ask that this NOT be changed; we already have more commercial use in this area (just recently the addition of Wawa" gas station/store) on Miccosukee Rd than our neighborhood needs. This will bring even more pedestrian and automobile traffic to a residential area. Coombs Drive already has a lot of cross-thru traffic from Centerville Rd to Miccosukee Rd, which is already taking the "quiet" out of our neighborhood! To add even more commercial use (or anything other than residential use) will lead to our neighborhood being desirable causing our homes to lose value. Please, no more commercial use so close to these neighborhoods!!

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

Amendment TMA 2024 013 *Miccosukee*

I/We as owner(s) of property at this address: 1509 Bowman Dr. Hills wish the information below to be considered by the Local Planning Agency and the City Commission:

We live about 1 block away from the proposed corner development. Our neighborhood is beautiful, quiet, and friendly. We are strongly opposed to the construction of the corner lot at Coombs and Miccosukee. It would mean an increase in traffic and noise and a decrease in property values. Please maintain our beautiful neighborhood as it is. Thank you.

SIGNED: *Jannine and Brette Sanford*

From: [Perrine, Beth](#)
To: [Maldonado, Tyler](#); [Poplin, Susan](#); [Calhoun, Sherri](#)
Subject: Fwd: Concerns about re-zoning and land use changes on Miccosukee and Kuhlacre Drive
Date: Monday, September 2, 2024 8:21:08 PM

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Erin S <esolo4691@gmail.com>
Sent: Monday, September 2, 2024 8:20:06 PM
To: Perrine, Beth <Mary.Perrine@talgov.com>
Subject: Concerns about re-zoning and land use changes on Miccosukee and Kuhlacre Drive

*****EXTERNAL EMAIL*****

Please report any suspicious attachments, links, or requests for sensitive information.

Ms. Perrine,

I'm concerned about the rezoning proposed for the corner of Miccosukee Rd. and Kuhlacre Drive.

There is a driveway on Kuhlacre Drive, which means people will be entering and exiting there and backing up traffic at the stop sign, making it difficult for those of us who've lived here for years to get out. Traffic on Miccosukee has increased significantly in the past five years, and it's already difficult making a left onto it from Kuhlacre Drive. The planned Wawa on Miccosukee and Blair Stone is likely to increase traffic on Miccosukee even further, making it even harder and more dangerous to leave our street.

A suburban land use designation would permit over a dozen housing units (condos, apartments?) on that small piece of land. If there were even one car per unit, that's a significant increase in congestion on Kuhlacre Drive, a quiet residential street. This is compounded by the new 7 unit memory care facility across the street from that, which also has an entrance onto Miccosukee.

Any businesses there should be required to have patrons enter and exit from Miccosukee Rd and not Kuhlacre Drive.

We moved to this street because it is quiet and conveniently located. The increased traffic likely to result from this proposed change would negatively impact both of these and therefore, our quality of life.

I'm originally from Miami though, I've made Tallahassee my home for the past 35 years. I've seen first hand how these incremental changes to the character of neighborhoods increase traffic and make life more difficult and the landscape less attractive.

I urge the planning department to decline changing the zoning and land use of this property.

Respectfully,

Erin Sologaistoa 1616 Kuhlacre Drive.



November 13, 2024

Ms. Donna Harris
Plan Processing Administrator
State Land Planning Agency – Florida Department of Commerce
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399

Re: Adopted Comprehensive Plan Small-Scale Map Amendments TMA 2024 014 and TMA 2024 015

Dear Ms. Harris:

The Tallahassee-Leon County Planning Department hereby submits two adopted small-scale map amendments, amending the joint Tallahassee-Leon County 2030 Comprehensive Plan. These amendments are submitted pursuant to the City Commission adoption public hearing on November 6, 2024.

These adopted amendments are being submitted as small-scale amendments under section 163.3187(1), Florida Statutes.

Table with 2 columns: Amendment, Acres. Rows include TMA 2024 014 – Dewey Street (1.86) and TMA 2024 015 – 1104 Old Bainbridge Road (.27)

The cumulative total number of acres for small-scale amendments approved for the calendar year is approximately 14.07 acres. The adopted amendments are not within an area of critical state concern and do not involve a site within a rural area of opportunity.

Enclosed are the following City ordinances adopting the comprehensive plan amendments:

- City of Tallahassee Ordinance 24-O-34AA adopted November 6, 2024
• City of Tallahassee Ordinance 24-O-36 adopted on November 6, 2024

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 adopted amendments, please contact Susan Poplin at (850) 891-6400; 300 South Adams Street, Tallahassee, FL 32301; FAX: (850) 891-6404; e-mail Susan.Poplin@talgov.com.

Sincerely,

A handwritten signature in cursive script that reads "Susan E. Poplin".

Susan Poplin, MSP, AICP
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 Bouza (w/o attachments)
Lou Norvell (w/o attachments)

ATTACHMENT #1
SUMMARY CHART

**TALLAHASSEE-LEON COUNTY
MATRIX FOR OCTOBER SMALL-SCALE MAP AMENDMENT**

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 2024 014 Dewey Street	SMALL SCALE FUTURE LAND USE MAP	From: Central Urban To: Central Core Approximately 1.86 acres	Consistent	A	A	Adopted with modification Adoption Hearing November 6, 2024
TMA 2024 015 1104 Old Bainbridge Road	SMALL SCALE FUTURE LAND USE MAP	From: Residential Preservation To: Central Urban Approximately .27 acres	Consistent	A	A	Adopted Adoption Hearing November 6, 2024

ATTACHMENT #2
EXECUTED ORDINANCES
ADOPTING
SMALL-SCALE MAP
AMENDMENTS

Small-Scale Map Amendment

TMA 2024 014

Dewey Street

1.86 Acres

From: Central Urban

To: Central Core

**Staff Analysis for Consistency with the Comprehensive
Plan:** *Consistent*

Local Planning Agency Recommendation:
Approval

City Commission:
*Adopted. Revised at adoption to reduce the size of the
amendment from 7.17 acres to 1.86 acres as identified on
the amendment application.*

ORDINANCE NO. 24-O-34AA

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 CENTRAL URBAN LAND USE CATEGORY TO THE CENTRAL CORE LAND USE CATEGORY FOR 1.86 ACRES AT THE NE CORNER OF DEWEY STREET AND W TENNESSEE 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 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 TMA2024014 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 16th day of October, 2024.

PASSED by the City Commission on the 6th day of November, 2024.



CITY OF TALLAHASSEE

By: John E. Dailey
John E. Dailey
Mayor

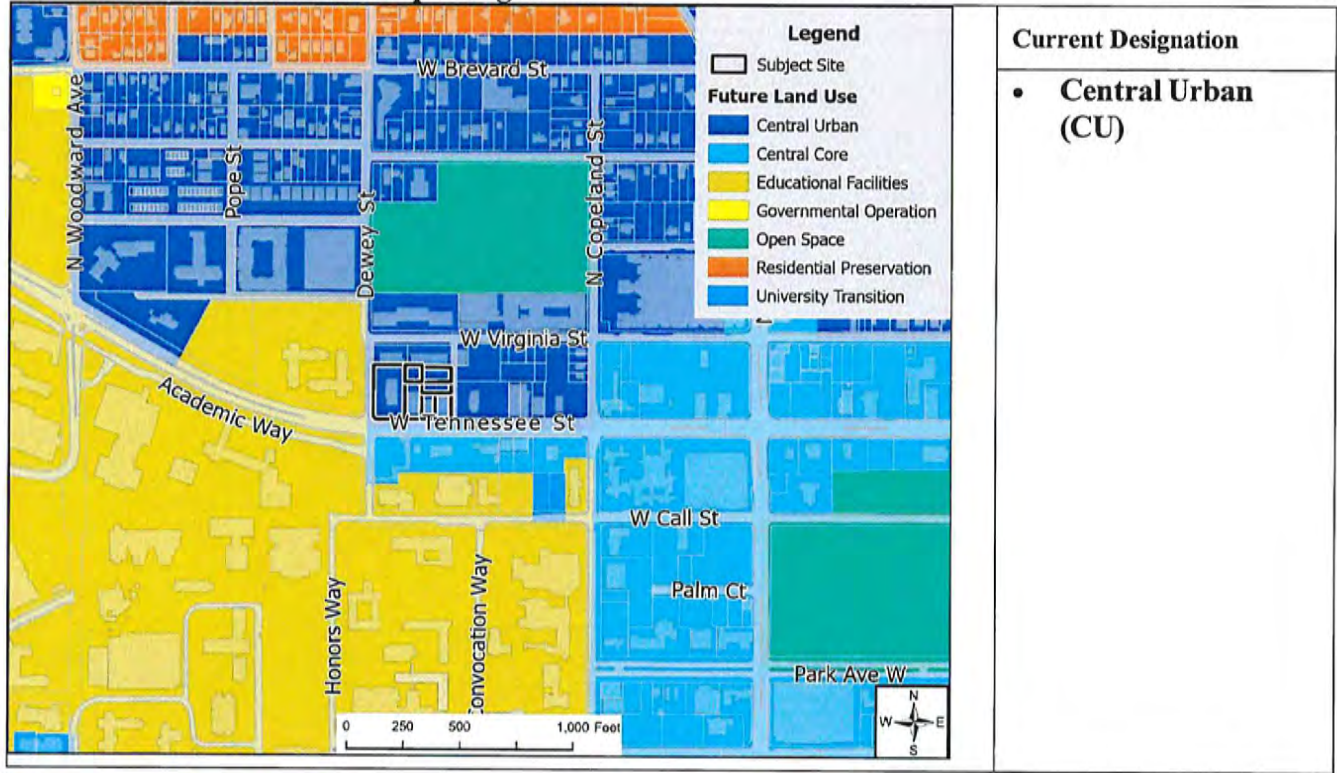
ATTEST:

APPROVED AS TO FORM:
By: Amy M. Toman
Amy M. Toman
City Attorney

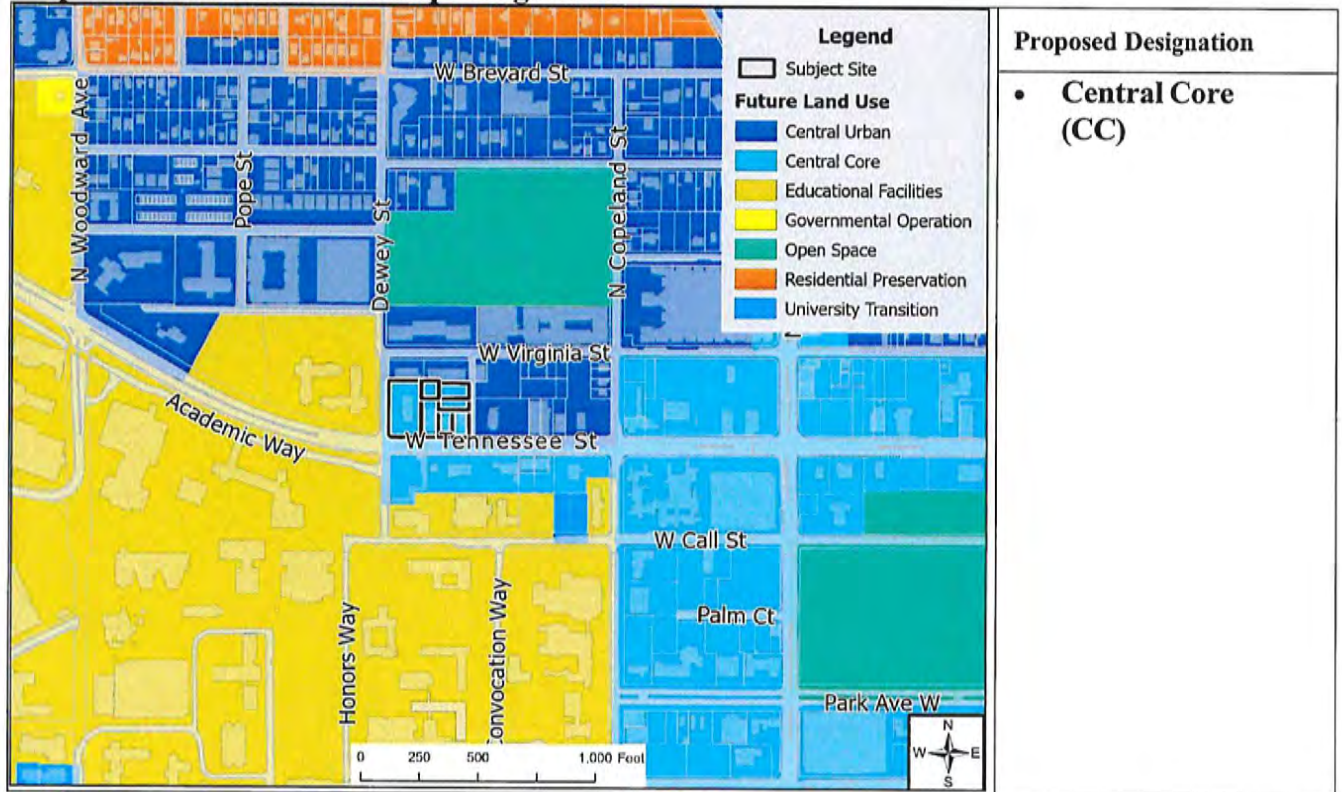
By: James O. Cooke, IV
James O. Cooke, IV
City Treasurer-Clerk

EXHIBIT A

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



AFFIDAVIT OF PUBLICATION

Sherri Calhoun
Tallahassee Leon County Planning Dept
300 S Adams ST
Tallahassee FL 32301-1721

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

09/10/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/10/2024

Legal Clerk



Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost:	\$1566.00	
Tax Amount:	\$0.00	
Payment Cost:	\$1566.00	
Order No:	10552996	# of Copies:
Customer No:	1124354	1
PO #:	LPA Ad for Tallahassee Democrat - LPA100124	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

**NANCY HEYRMAN
Notary Public
State of Wisconsin**

**NOTICE OF PUBLIC
HEARINGS**

The following public hearings will be held to consider two small-scale future land use map amendments to the Tallahassee-Leon County Comprehensive Plan and concurrent rezoning amendments to the Official Zoning Map.

1. Tallahassee-Leon County Local Planning Agency Meeting on October 1, 2024, at 6:00 PM, 2nd Floor Conference Room, 435 North Macomb Street
2. City Commission Meeting on November 6, 2024, at 6:00 PM, City Commission Chambers, 2nd Floor, City Hall, 300 South Adams Street

MAP AMENDMENTS

ORDINANCE NO. 24-O-34

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 CENTRAL URBAN LAND USE CATEGORY TO THE CENTRAL CORE LAND USE CATEGORY FOR 7.17 ACRES AT THE NE CORNER OF DEWEY STREET AND W TENNESSEE STREET BETWEEN W VIRGINIA ST, N COPELAND ST, W TENNESSEE STREET AND DEWEY STREET; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Dewey Street Amendment

Reference Number: TMA2024014

Applicant: Tennessee Square Partners, Ltd.

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Central Urban (CU) to Central Core (CC) totaling approximately 7.17 acres. The subject area is located between W. Virginia St., N. Copeland W. Tennessee St., and Dewey St.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Central Urban – 45 (CU-45) to Central Core (CC) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 24-O-36

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 CENTRAL URBAN LAND USE CATEGORY FOR .27 ACRES AT 1104 OLD BAINBRIDGE ROAD; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Old Bainbridge and 4th Avenue

Reference Number: TMA2024015

Applicant: Brevard St. Properties, Inc.

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation (RP) to Central Urban (CU) totaling approximately .27 acres. The subject area is located at 1104 Old Bainbridge Road.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation – 2 (RP-2) to Central Urban – 18 (CU-18) is requested to implement the proposed amendment to the Future Land Use Map.

REZONINGS

ORDINANCE NO. 24-Z-35

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING LAND AS CENTRAL CORE (CC) ON THE OFFICIAL ZONING MAP FROM CENTRAL URBAN 45 (CU-45) ON 7.17 ACRES AT THE NE CORNER OF DEWEY STREET AND W TENNESSEE STREET BETWEEN W VIRGINIA ST, N COPELAND ST, W TENNESSEE STREET AND DEWEY STREET; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2024014, which is proposed for adoption on November 6, 2024. The rezoning requests a change to the Official Zoning Map from Central Urban – 45 (CU-45) to Central Core (CC) Zoning District.

ORDINANCE NO. 24-Z-37

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING LAND AS CENTRAL URBAN 18 (CU-18) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 2 (RP-2) ON .27 ACRES AT 1104 OLD BAINBRIDGE ROAD; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2024015, which is proposed for adoption on November 6, 2024. The rezoning requests a change to the Official Zoning Map from Residential Preservation – 2 (RP-2) to Central Urban – 18 (CU-18) Zoning District.

There will be two options for sharing public comment at the public hearing.

1. In-person at the meetings; or
2. Written via online submission at shcrr.calhoun@talgov.com. Public comment can be submitted online until 9 p.m. on Monday, September 30. Comments submitted after this time (up to the time of the public hearings) will be accepted and included in the official record of the meetings; or

The Local Planning Agency and City Commission will review these applications at the respective public hearings listed above. Persons with standing may file a petition for quasi-judicial proceedings within 15 days (or 30 days for a decision on a Type C application) from the date the decisions were rendered (City); or within fifteen (15) calendar days of the date of publication of notice of the Planning Commission Public Hearing on the application in the Tallahassee Democrat (County); in accordance with the Bylaws of the Planning Commission and the City of Tallahassee and Leon County Land Development Codes. Copies of the Bylaws and/or further information are available from the Planning Department at the Planning Department, 435 North Macomb Street, Tallahassee, FL, (850) 891-6400.

NOTICE: You are hereby notified in accordance with Chapter 286.0105, Florida Statutes, should you decide to appeal any decision made by the Commissions or take exception to any findings of fact with respect to any matter considered at the hearings referenced to above, you may need to ensure that verbatim record of the proceedings is made. Such a record shall include the testimony and evidence upon which the appeal is based. Local Planning Agency will review these applications at the public hearing listed above. Persons with standing may file a petition for quasi-judicial proceedings within 15 days from the date the decisions is rendered in accordance with the Bylaws of the Planning Commission and the City of Tallahassee Land Development Code. Copies of the Bylaws and/or further information are available from the Planning Department located at 435 North Macomb Street, Tallahassee, FL, (850) 891-6400.

Copies of said ordinances 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.

For more information on these projects please go to www.talgov.com/place/pln-cp-small.

Small-Scale Map Amendment

TMA 2024 015

1104 Old Bainbridge Road

.27 Acres

From: Residential Preservation

To: Central Urban

Staff Analysis for Consistency with the Comprehensive Plan:

Consistent

Local Planning Agency Recommendation:

Approval

City Commission:

Adopted

ORDINANCE NO. 24-O-36

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 CENTRAL URBAN LAND USE CATEGORY FOR .27 ACRES AT 1104 OLD BAINBRIDGE 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 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 TMA2024015 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.

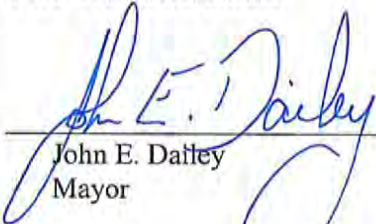
The effective date of this Plan amendment shall be according to law and the applicable statutes and regulations pertaining thereto.

INTRODUCED in the City Commission on the 16th day of October, 2024.

PASSED by the City Commission on the 6th day of November, 2024.

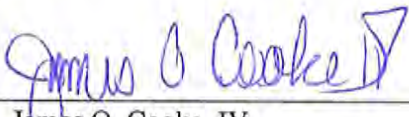


CITY OF TALLAHASSEE

By: 
John E. Dailey
Mayor

ATTEST:

APPROVED AS TO FORM:

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

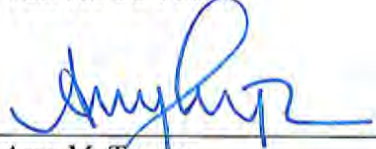
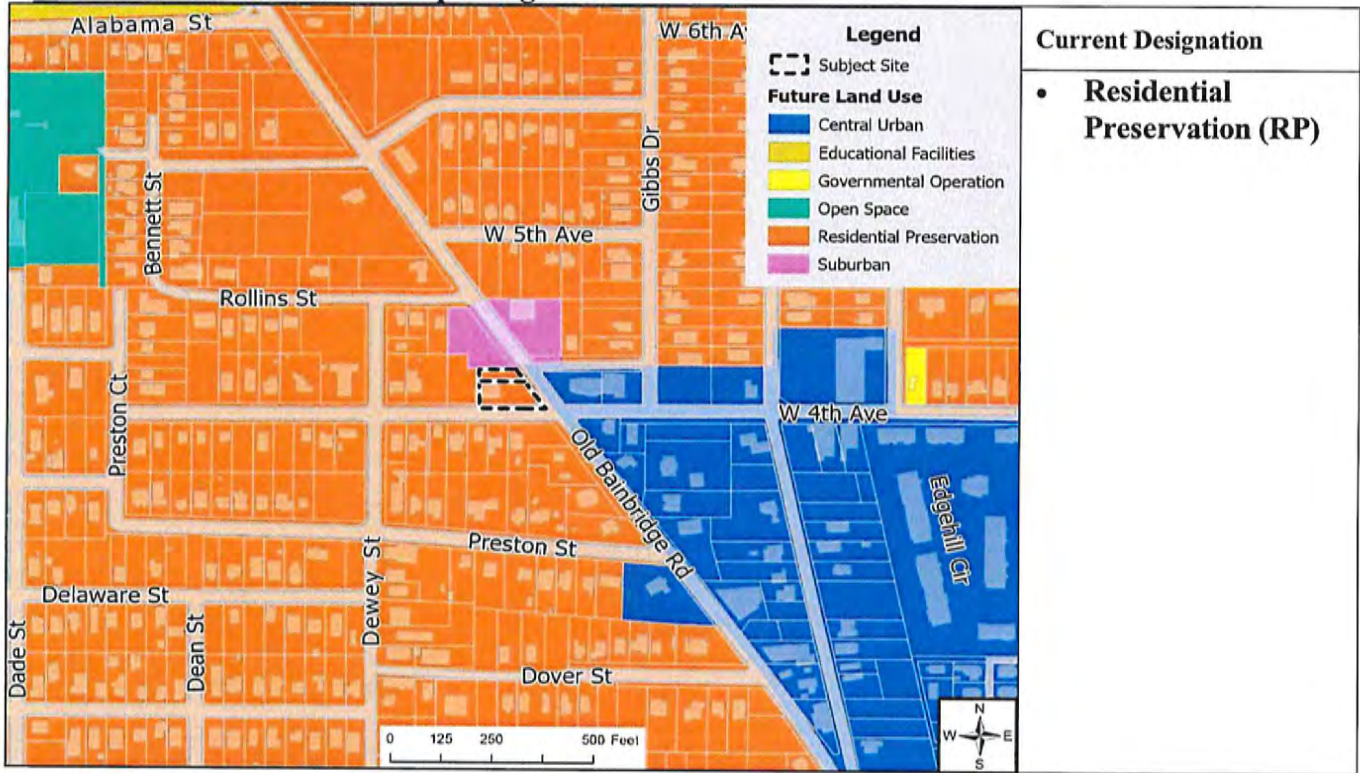
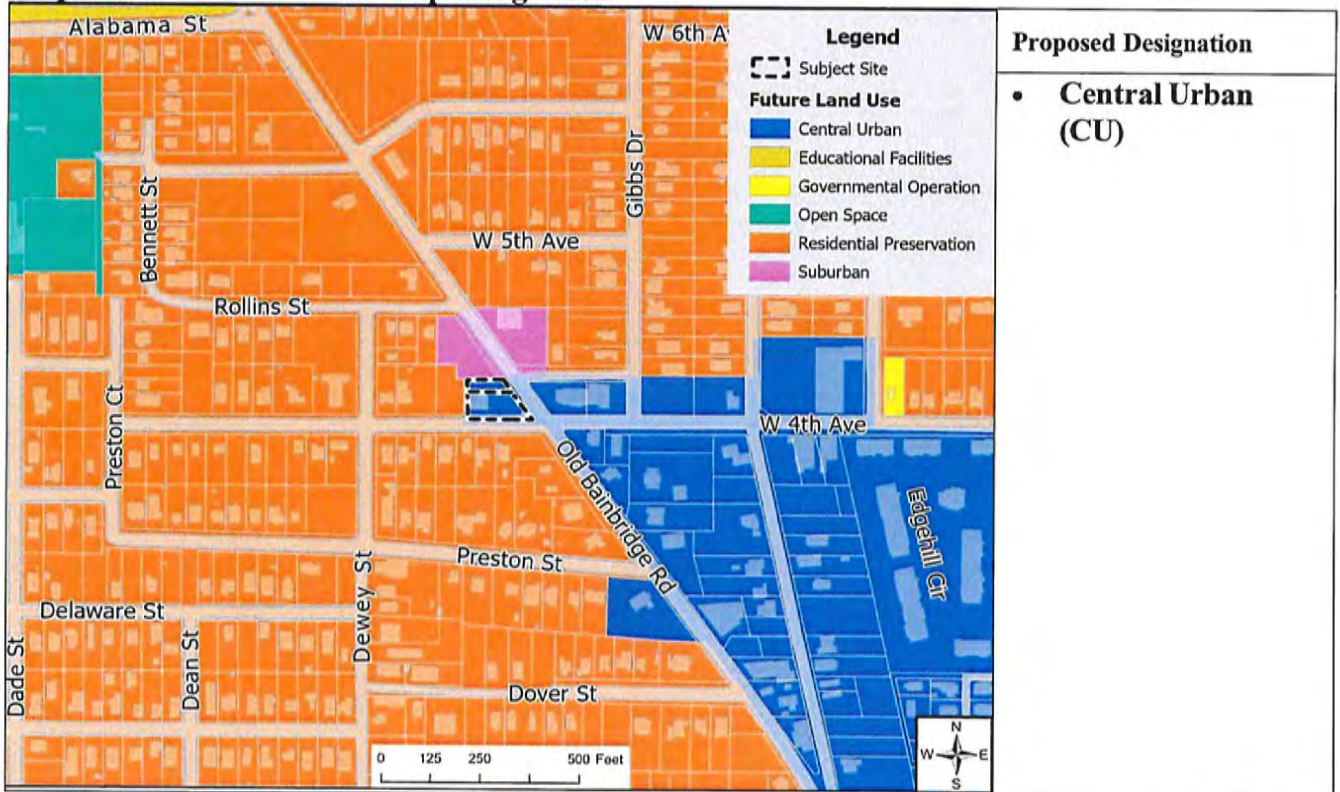
By: 
Amy M. Toman
City Attorney

EXHIBIT A

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



AFFIDAVIT OF PUBLICATION

Sherri Calhoun
Tallahassee Leon County Planning Dept
300 S Adams ST
Tallahassee FL 32301-1721

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

09/10/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/10/2024

Legal Clerk


Notary, State of WI, County of Brown

5.15.27

My commission expires

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NANCY HEYRMAN
Notary Public
State of Wisconsin

**NOTICE OF PUBLIC
HEARINGS**

The following public hearings will be held to consider two small-scale future land use map amendments to the Tallahassee-Leon County Comprehensive Plan and concurrent rezoning amendments to the Official Zoning Map.

1. Tallahassee-Leon County Local Planning Agency Meeting on October 1, 2024, at 6:00 PM, 2nd Floor Conference Room, 435 North Macomb Street
2. City Commission Meeting on November 6, 2024, at 6:00 PM, City Commission Chambers, 2nd Floor, City Hall, 300 South Adams Street

MAP AMENDMENTS

ORDINANCE NO. 24-O-34

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 CENTRAL URBAN LAND USE CATEGORY TO THE CENTRAL CORE LAND USE CATEGORY FOR 7.17 ACRES AT THE NE CORNER OF DEWEY STREET AND W TENNESSEE STREET BETWEEN W VIRGINIA ST, N COPELAND ST, W TENNESSEE STREET AND DEWEY STREET; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Dewey Street Amendment

Reference Number: TMA2024014

Applicant: Tennessee Square Partners, Ltd.

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Central Urban (CU) to Central Core (CC) totaling approximately 7.17 acres. The subject area is located between W. Virginia St., N. Copeland W. Tennessee St., and Dewey St.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Central Urban – 45 (CU-45) to Central Core (CC) is requested to implement the proposed amendment to the Future Land Use Map.

ORDINANCE NO. 24-O-36

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 CENTRAL URBAN LAND USE CATEGORY FOR .27 ACRES AT 1104 OLD BAINBRIDGE ROAD; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Old Bainbridge and 4th Avenue

Reference Number: TMA2024015

Applicant: Brevard St. Properties, Inc.

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation (RP) to Central Urban (CU) totaling approximately .27 acres. The subject area is located at 1104 Old Bainbridge Road.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Residential Preservation – 2 (RP-2) to Central Urban – 18 (CU-18) is requested to implement the proposed amendment to the Future Land Use Map.

REZONINGS

ORDINANCE NO. 24-Z-35

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING LAND AS CENTRAL CORE (CC) ON THE OFFICIAL ZONING MAP FROM CENTRAL URBAN 45 (CU-45) ON 7.17 ACRES AT THE NE CORNER OF DEWEY STREET AND W TENNESSEE STREET BETWEEN W VIRGINIA ST, N COPELAND ST, W TENNESSEE STREET AND DEWEY STREET; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2024014, which is proposed for adoption on November 6, 2024. The rezoning requests a change to the Official Zoning Map from Central Urban – 45 (CU-45) to Central Core (CC) Zoning District.

ORDINANCE NO. 24-Z-37

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING LAND AS CENTRAL URBAN 18 (CU-18) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION 2 (RP-2) ON .27 ACRES AT 1104 OLD BAINBRIDGE ROAD; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2024015, which is proposed for adoption on November 6, 2024. The rezoning requests a change to the Official Zoning Map from Residential Preservation – 2 (RP-2) to Central Urban – 18 (CU-18) Zoning District.

There will be two options for sharing public comment at the public hearing.

1. In-person at the meetings; or
2. Written via online submission at shcrr.calhoun@talgov.com. Public comment can be submitted online until 9 p.m. on Monday, September 30. Comments submitted after this time (up to the time of the public hearings) will be accepted and included in the official record of the meetings; or

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For more information on these projects please go to www.talgov.com/place/pln-cp-small.

ATTACHMENT #3

**OTHER SUPPORTING
INFORMATION**

Amendment Type:	City Small-Scale Map Amendment
Amendment Number:	TMA2024014
Property Location:	City Block bound by Dewey St, W Virginia St, Copeland St, and W Tennessee St
Applicant (Property Owner):	Tennessee Square Partners, Ltd.
Agent for the Applicant:	Moore Bass Consulting, Inc.
Current Future Land Use:	Central Urban (CU)
Proposed Future Land Use:	Central Core (CC)
Current Zoning:	Central Urban-45 (CU-45)
Proposed Zoning:	Central Core (CC)
TLC Planning Department Staff:	Jacob Fortunas
Staff Email:	Jacob.Fortunas@talgov.com
Staff Phone Number:	850-891-6418
Staff Analysis:	Consistent
LPA Recommendation:	Adopt



A. EXECUTIVE SUMMARY

Requested Change

If approved, this Future Land Use Map (FLUM) amendment and concurrent rezoning would change the allowable land use on approximately 7.17 acres consisting of the city block bound by Dewey Street, W Virginia Street, N Copeland Street, and W Tennessee Street. The FLUM amendment would change the land use designation from Central Urban (CU) to Central Core (CC). The concurrent rezoning, which implements the underlying FLUM designation, would change the zoning designation from Central Urban 45 (CU-45) to Central Core (CC). If approved, the Central Core land use and zoning would increase the allowable development potential for the block.

Subject Site

The applicant representing the 1.86 acre “Subject Site” initiated the FLUM amendment and concurrent rezoning. The parcels that constitute this Subject Site include:

- 2136500566710 – Drive Thru Restaurant w/ Parking Structure
- 2136500566715 – Strip Retail/Commercial/Club/Lounge
- 2136500566720 – Strip Retail/Commercial/Club/Lounge
- 2136500566725 – Strip Retail/Commercial/Club/Lounge
- 2136500566750 – Parking Lot
- 2136500566735 – Parking Lot
- 2136500566730 – Parking Lot

Expansion Area

Concurrent with the applicant’s amendment, the Tallahassee-Leon County Planning Department is seeking to change the remainder of the city block into the same proposed FLUM and zoning designations. This “Expansion Area” includes 5.17 acres of privately owned parcels. An additional 0.14 acres of publicly owned right-of-way within the city block (Raven Street) are included in this proposed amendment. The parcels that constitute the Expansion Area include:

- 2136500566745 – Strip Retail/Commercial
- 2136500566740 – Multi-Family Apartments
- 2136500566695 – Vacant Commercial
- 2136600000100 – Vacant Residential
- 2136600000110 – Parking Lots, Commercial
- 2136600000080 – Parking Lots, Commercial
- 2136600000081 – Vacant Residential
- 2136600000070 – Vacant/Driveway
- 2136600000140 – Vacant/Driveway
- 2136500566775 – Drive Thru Restaurant
- 2136600000040 – Office
- 2136600000030 – Office
- 2136600000020 – Single Family Detached Home
- 2136600000010 – Restaurant
- 2136500566765 – Retail/Commercial/Club/Bar
- 2136500566760 – Retail/Commercial
- 2136500566770 – Retail/Commercial
- 2136500566755 – Retail/Commercial

The applicant is requesting the change to achieve an increase residential density and commercial intensity in Tallahassee’s Urban Core. The application is not accompanied by a specific proposal for development at this time. Staff recommends the supplemental land to the requested amendment in order to establish a cohesive land use in the downtown area that will facilitate redevelopment near the urban

core with vibrant downtown mixed uses including housing, commercial, and office ; and to promote use of multi-modal forms of transportation. Additionally, the application of Central Core will complement existing uses, including higher density residential housing, and direct higher intensity uses to downtown rather than areas with established lower density and intensity uses. The proposed land use matches that existing to the east and to the south.

B. STAFF ANALYSIS

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

C. LOCAL PLANNING AGENCY RECOMMENDATION

The Local Planning Agency (LPA) provides a recommendation to the City Commission on proposed amendments to the comprehensive plan (and concurrent rezonings).

The LPA held a noticed public hearing on October 1, 2024 to discuss the subject amendment and concurrent rezoning. Six (6) citizens spoke in opposition to the proposed changes citing several concerns largely focused around student housing and its compatibility with the existing Frenchtown neighborhood. The LPA discussed established neighborhoods like Frenchtown and asked staff if the Frenchtown Neighborhood First plan was part of the comprehensive plan, including any “protections” for the neighborhood. Staff responded that the neighborhood plan was not part of the comprehensive plan. The LPA discussed having staff bring back an agenda item that examines “historic” or established neighborhoods and requested the staff report reflect the LPA’s discussion and direction.

Following a passed motion by the LPA for staff to bring back an agenda item with information and materials on “historic” neighborhoods along with potential comprehensive plan strategies and/or recommendations regarding protecting historical neighborhood character (of areas including the Greater Frenchtown, Greater Bond, Allen Subdivision, among others), the LPA unanimously passed the recommendation to find the amendment and concurrent rezoning consistent with the comprehensive plan and to recommend that the City Commission **adopt** the comprehensive plan amendment and concurrent rezoning.

D. SUMMARY OF FINDINGS

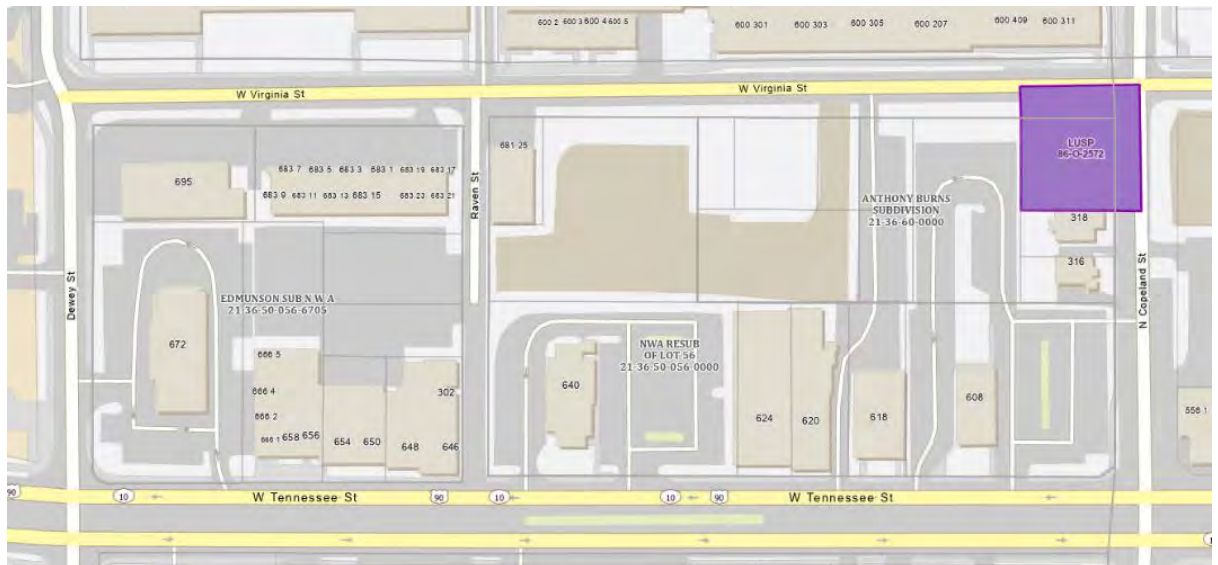
The criteria required for consideration of a proposed Future Land Use Map change include consistency with the Tallahassee-Leon County Comprehensive Plan, conformance with the Tallahassee or Leon County Land Development Code, land use compatibility, changed conditions on the site and other matters deemed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

History And Background

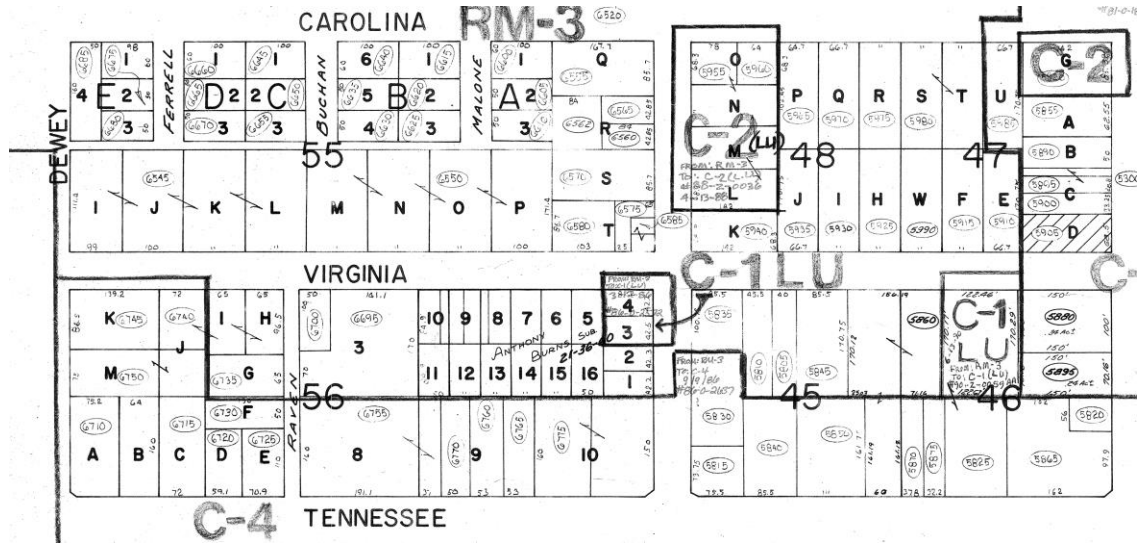
1. Historic aerial imagery dating back as far 1937 shows that the city block was primarily developed as single-family homes in the 30s, 40s, and 50s. However, the historic zoning was intended for high intensity commercial (C-4) that allowed 48 types of commercial and retail uses including automotive uses with no limitation on intensity, and residential (RM-3) of any type up to 43.6 dwelling units per acre, kindergartens and preschools, churches and

schools, and studios. Other related restricted uses included commercial convenience and services, fraternities and sororities, and universities.

2. Following a nation-wide trend, many structures appear to have redeveloped in a suburban and parkway development style featuring drive-thru restaurants and businesses fronting arterial roadways through the 60s, 70s, and 80s.
3. Since the 80s, the block's development pattern has remained largely unchanged while redevelopment has grown out to meet the city block from all sides, primarily spurred by Tallahassee's downtown and Florida State University.
4. A limited use site plan (LUSP) was established on one of the subject parcels at the corner of N Copeland Street and W Virginia Street in 1986. The LUSP was adopted by Ordinance 86-O-2572. The LUSP is obsolete and may create confusion in the application of development standards. The proposed rezoning will address the LUSP as part of the proposed amendment to the Official Zoning Map. If the proposed rezoning is approved, the LUSP will be repealed.

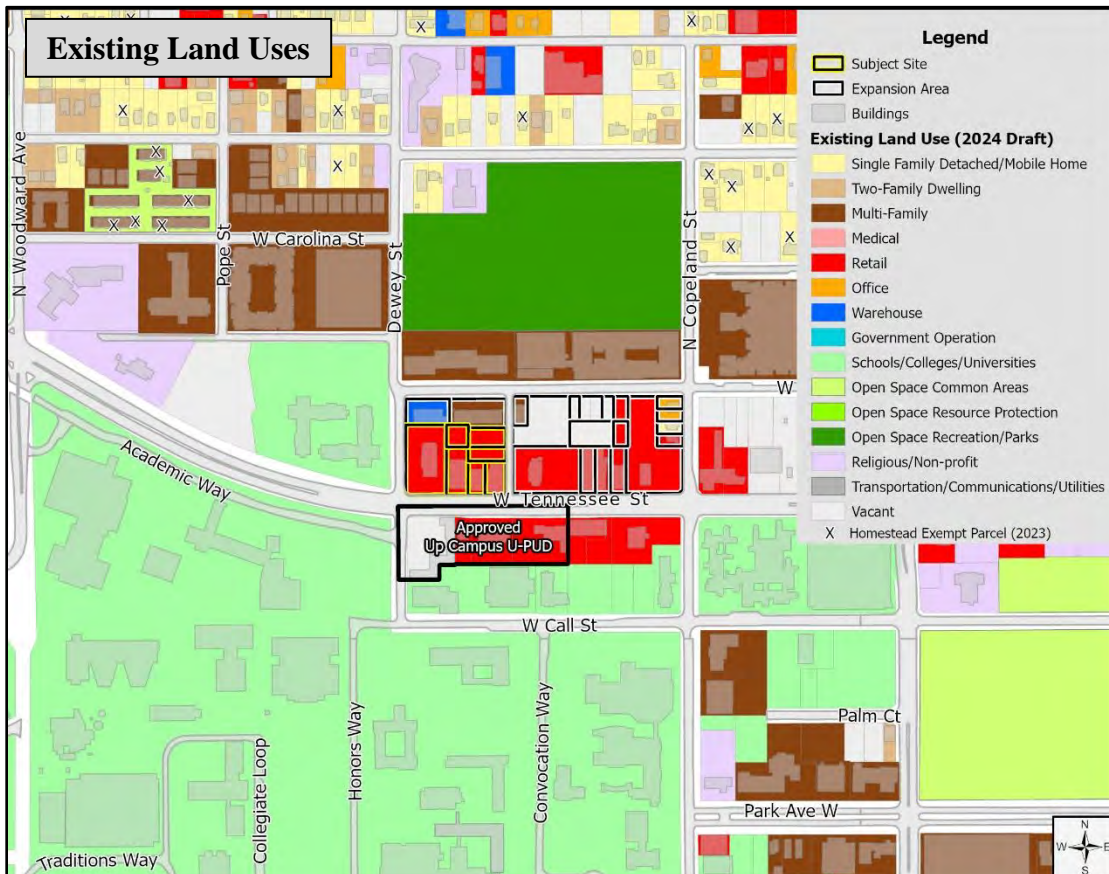


The LUSP established commercial at the corner, specifically C-1 commercial uses which include a variety of commercial such as banks, restaurants and daycare centers, retail uses such as drug stores, bakeries, food and groceries, and any type of residential up to 18 dwelling units per acre. The previous zoning was RM-3 which allowed residential any type up to 43.6 dwelling units, kindergartens and preschools, churches and schools, and studios. Other related restricted uses included commercial convenience and services, fraternities and sororities, and universities.



Adjacent Existing Uses and Site Analysis

The proposed Central Core land use district and zoning is compatible with adjacent land uses. The proposed land use district is intended to complement a high-activity 18hr downtown, of which it is directly adjacent to the south and east. Additionally, the proposed land use district has the ability to complement Florida State University directly to the south and west, allowing for high density residential and multi-use buildings that promote pedestrian, bicycle, and transit use.



Water/Sewer Infrastructure

City of Tallahassee water and sewer services are available to be provided to the subject site. Specific water and sewer capacity will be determined once a project has been submitted for the development review process.

Schools Impact

The Subject Area is zoned for Riley Elementary School, Griffin Middle School, and Leon High School. A School Impact Analysis (SIA) form was completed, and Leon County School District staff identified the need for future coordination at the time of development review. The Leon County School District is approved the SIA at its September 24, 2024 meeting. Any future redevelopment would follow the development review process, which includes additional review of a school impact analysis.

Multi-Modal Transportation Network

The subject site and expansion area are accessible to the south by Mahan Drive (US Hwy 90; State Road 10), Dewey Street to the west, W Virginia Street to the north, and N Copeland Street to the east.

One of the reasons that the Planning Department is seeking an amendment to Central Core for the entirety of the city block is to ensure a cohesive and high-quality pedestrian frontage along W Tennessee Street. W Tennessee Street is owned and maintained by FDOT. This amendment will support a higher FDOT Context Classification along the city block which supports enhanced pedestrian facilities.

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.

The site in question is located within the [Multimodal Transportation District \(MMTD\)](#) as well as the [Downtown Overlay](#), each of which requires enhanced pedestrian consideration when development or redevelopment is considered.

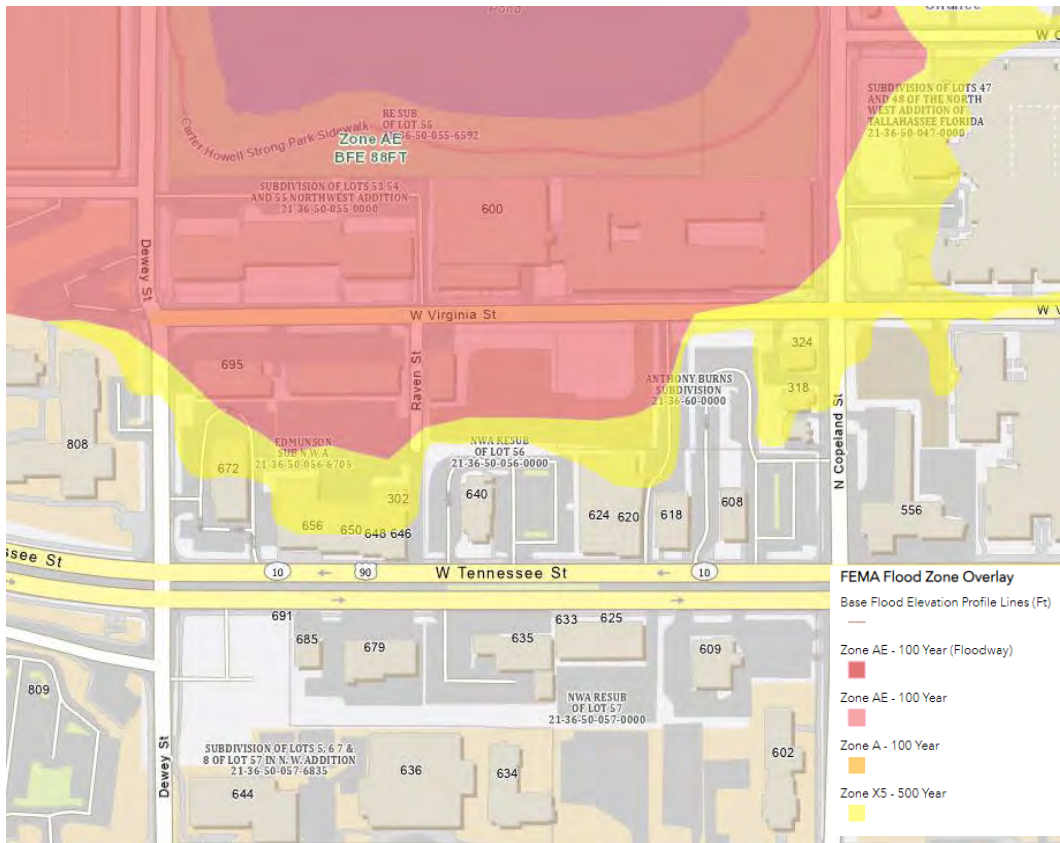
The subject site is fronted by back of curb sidewalks (no planting buffer) on all frontages except W Virginia Street (north frontage). The block does not provide direct access to specific bicycle facilities, though students, faculty, and visitors have access Florida State University's largely vehicle free facilities to the southeast.

Star Metro's Azalea route directly services the site via W Tennessee Street. The Moss and Forest routes are also within 3 blocks of the subject city block.

Environmental Analysis

Redevelopment of the subject sites is not expected to have significant impact to environmental resources. A portion of the site is located within the 100 year and 500-year floodplain as shown in the map below. Any future redevelopment would follow the development review process, which includes environmental review and permitting as required by the City.

FEMA Flood Zones



Greater Frenchtown/Southside CRA

The amendment area is located within both the Frenchtown Neighborhood Boundary as well as the [Frenchtown/Southside Community Redevelopment Area](#) (CRA). The 2021 *Greater Frenchtown Southside Redevelopment Plan* identifies Tennessee Street as a corridor with redevelopment opportunities. This plan also identifies parking as an issue associated with higher intensity development impacting roadways north of Tennessee Street. The plan identifies student housing as an encroaching threat on the character of the Frenchtown Neighborhood.

Frenchtown Neighborhood First Plan

The Frenchtown Neighborhood First Plan (Plan) was presented in 2020. The Plan identified the neighborhood boundary as being generally between Tennessee Street to the south, Woodward Avenue to the west, 7th Avenue to the north and Adams Street to the east. These boundaries are slightly different than in other Frenchtown neighborhood planning processes. The differences noted in some of the community demographics and geographic attributes when compared to previous planning work can be attributed, in part, to these boundaries. Frenchtown is also within the Greater Frenchtown/Southside CRA District.

The adopted Future Land Use Map for Tallahassee-Leon County shows several future land use categories for Frenchtown: Central Urban (154.4 acres), Residential Preservation (205.9 acres), Government Operation (7.1 acres), Central Core (26.1 acres), Open Space (58.4 acres) and Educational Facilities (17.7 acres). These land use categories are implemented by the following zoning districts: Central Urban-18, Central Urban-26, Central Urban-45, Residential Preservation-2, Government

Operation, Central Core, and Open Space. *The areas in Frenchtown that are zoned for higher intensity mixed use are generally located between Tennessee Street and Brevard Street, along Old Bainbridge Road, and along 4th Avenue west of Old Bainbridge Road.* Areas zoned for low density single-family residential development abut these higher density zones. Historically, Frenchtown was developed with a mixture of housing and commercial uses. Even prior to the comprehensive plan approval of the 1990 land development code that changed the majority of the zoning in Frenchtown to Central Urban, the previous zonings in place allowed commercial and multifamily in the areas that became Central Urban.

The Plan recognizes that designated higher intensity areas, including W Tennessee Street north to Brevard Street, exist within the area and these spaces currently allow residential development, including student housing. The Plan does not identify issues with the currently assigned land uses or zoning districts including those areas that are high density and intensity.

However, the Plan calls out development regulations. Recent development in the higher intensity zoning districts is perceived as creating building scale (building massing and size) that is incompatible with adjacent low-density residential areas due to land development regulations that do not regulate the massing and block structure of developments in a way that reflects the neighborhood's character and future vision. A secondary issue is that areas that are zoned exclusively residential have densities and lot size standards that make infill housing and redevelopment opportunities unattractive to investors or financially difficult to achieve.

The Plan includes a section on land use and transportation, with much of it focusing on land development regulations. One recommendation states the intent to limit and/or prohibit the expansion of high intensity future land use categories and zoning districts into the low-density residential areas of the neighborhood, and explore options to allow neighborhood-scale commercial uses at appropriate intersections within the neighborhood. The use of Neighborhood Boundary land use and zoning as a strategy is mentioned and significant focus is placed on neighborhood scaled development on Brevard, Macomb and 4th Streets through development review. A specific area is called out on Macomb Street especially the corner of Macomb and Georgia Streets. The recommendations include coordination on high-intensity developments abutting or adjacent to low-density residential.

The Plan also includes a recommendation to form a working group to work with the Tallahassee-Leon County Planning Department and the CRA to develop a gateway design concept for Macomb Street between Tennessee Street and Brevard Street.

In analyzing the details of the Neighborhood First Plan, staff notes the proposed amendment does not create inconsistencies with the existing Plan. The Plan acknowledges high intensity areas, including W Tennessee Street, and prescribes limitations or prohibitions of expansions into the low-density residential areas of the neighborhood. The subject block is not proposing extension into low-density areas of the neighborhood and is not abutting or adjacent to low-density areas, including Residential Preservation areas. Displacement of residents will also be avoided due to the fact that the block is primarily non-residential development. Regardless of the Plan, the current land use and zoning allow high density residential development which would allow a variety of housing types. Staff also notes that the "gateway" planning area does not include the subject block because it is focused and prescribed for Macomb Street. The proposed amendment would not affect either of the above Plan provisions, and would not preclude any of the Plan prescriptions for future coordination and review of proposed development and redevelopment projects in the Frenchtown Neighborhood area.

Comparison of Current and Proposed Land Use and Zoning

Land Use and Zoning					
	Current Use	Proposed Use		Current Zoning	Proposed Zoning
Land Uses	Central Urban	Central Core	Zoning Uses	Central Urban - 45	Central Core*
Residential	45 units/acre	150 units/acre	Residential Any Type	45 units/acre	150 units/acre
Single-Family Detached	X	X	Community facilities related to office/residential including libraries and high schools	X**	X
Single-Family Attached	X	X	Active and Passive Recreation	X	X
Two-Family Dwellings	X	X	Offices: medical & non-medical	X	X
Multi-Family	X	X	Automotive Rental/Repair. CU allows parts retail and excludes car washes	X	X
Commercial	X	X	Commercial: Camera and Photographic Stores, Rental of Tools/Small Equipment/Party Supplies, and Tailoring	X	
Office	X	X	Commercial: Commercial Sports, Funeral Parlors/Mortuaries		X
			Social, Fraternal and recreational clubs and lodges	X***	X
			Indoor Theaters/Amphitheaters	X	
			Retail: Motor Vehicle Fuel Sales	X	X
			Museums and Art Galleries		X
			Nursing Homes and other residential care facilities	X	X
			Post-Secondary Educational Facilities		X
			Restaurants without Drive-Thrus	X	X
			Retail: Various uses. CU limits drugstores with drive-thrus to W. Tennessee St.	X	X
			Rooming and Boarding Houses		X
			Structured Parking	X	X
			Veterinary Services	X	
			Commercial: Banks and other financial institutions, Cocktail Lounges and Bars, Daycare, Hotel/Motel/BedBreakfast/Inns, Indoor Amusements, Laundromats w/o drive in CU, Mailing Services, Personal Services, Photocopying Duplicating Services, Repair Services Non-Automotive, Studios for Photo/Film/Music/ Art/ Dance	X	X

*Prohibits land use of equipment rental and outdoor Storage
 **CU prohibits Vocational Schools
 ***CU prohibits fraternities and sororities

Current and Proposed Future Land Use Categories

The Subject Area is currently designated Central Urban on the FLUM. The proposed amendment would change the FLUM designation of the area to Central Core. A summary of the current and proposed FLU categories is below. The complete comprehensive plan policies for **Central Urban (Policy 2.2.10: [L])** and **Central Core (Policy 2.2.24 [L])** are included as Appendix #1.

Central Urban (Current)

The Comprehensive Plan addresses the Central Urban future land use category in Policy 2.2.8, which states that it is “Intended to provide a variety of residential types (up to 45 DU/AC), employment (includes light manufacturing), office and commercial activities.”

Central Core (Proposed)

The Central Core FLUM category allows for residential uses up to a density of 150 units per acre. Policy 2.2.10 [L] states “The Central Core of Tallahassee is intended to expand into a vibrant 18-hour urban activity center with quality development. The emphasis in this area is intended to shift from cars to pedestrian, bike and transit modes of transportation. The development regulations within the Central Core area have to be amended to allow for a more urban kind of development where the primary emphasis is on pedestrian, bike and transit modes of transportation.”

Determination for Future Land Use Map Amendment per Policy 2.2.10 [L]

The Central Core land use has three criteria to consider for expansion of the land use. These criteria are analyzed below.

1) Is the site contiguous with the existing Central Core land use district?

Yes, the applicant’s “Subject Site” as well as the Planning Department’s “Expansion Area” are contiguous with the Central Core land use district to the south and east.

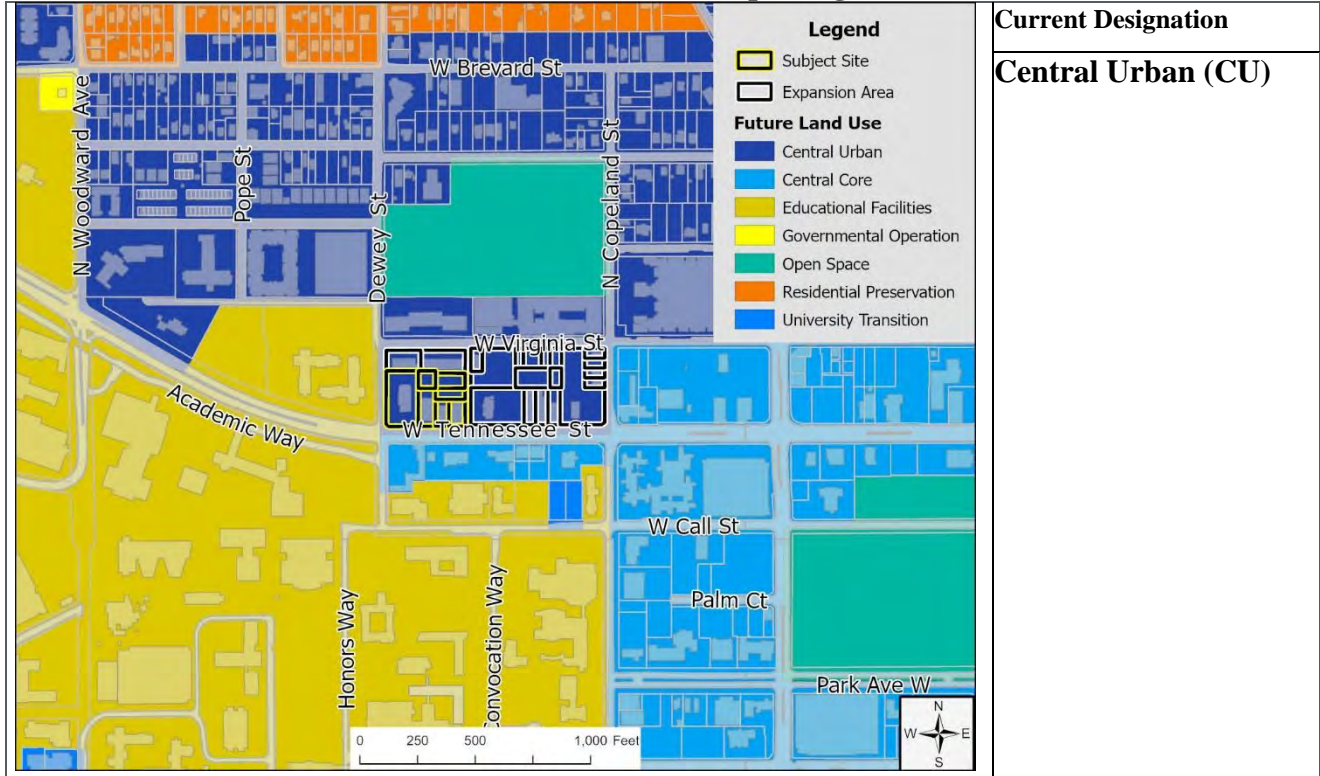
2) Does the site have the available infrastructure?

Yes, the subject site is located within the urban services area and has direct access to state and local roads, as well as available sewer and water services.

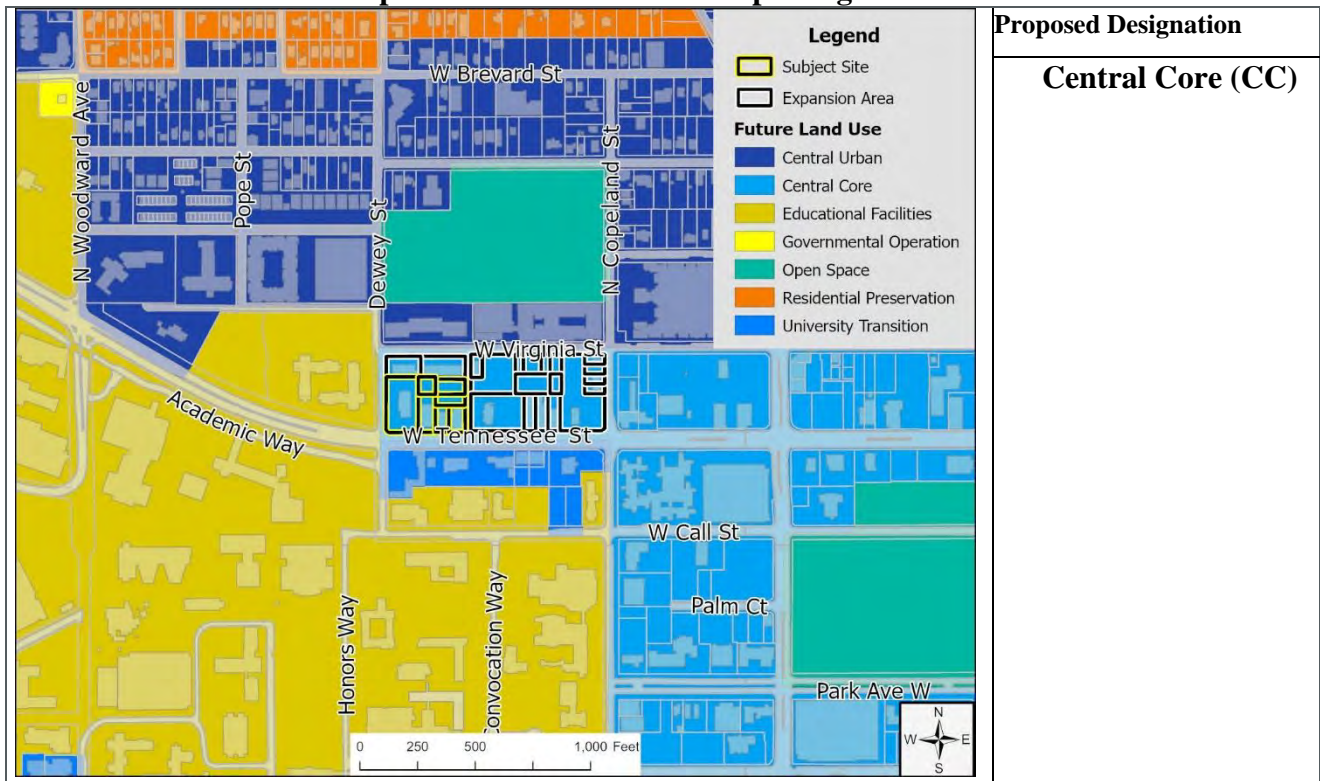
3) Does the proposed parcel exhibit a need for the development?

There is no specific development plan accompanying the proposed amendment. Staff notes that acquisition and aggregation of parcels in the existing Central Core land use district is logistically and financially difficult to facilitate quality development and redevelopment. There appears to be a lack of sizable parcels within the existing Central Core district. A 2023 analysis of the Central Core district found that while there were several vacant parcels present, there were only three parcels of the same approximate size (or larger) to the Subject Site (~ 2 acres). Of these three sites, one has been developed, while the other two are used as parking. Future redevelopment could catalyze other improvements on Tennessee Street and promote infill development.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



Current and Proposed Zoning

A concurrent rezoning is proposed for the subject area that includes a recommended expansion area. The subject city block is currently zoned Central Urban 45 (CU-45). The proposed rezoning would change the zoning designation to Central Core (CC) to implement the proposed underlying Central Core land use category. A summary of the current and proposed zoning districts is below. The Land Development Code sections for Central Urban 45 (sec. 10-239.4) and Central Core (sec. 10-197) zoning are included as Appendix #2.

Central Urban – 45 (CU-45) (Current)

The current zoning for the subject site, CU-45, is intended to promote infill and redevelopment of urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Downtown and universities. The district provides for medium and high density residential, office and commercial district. CU-45 provides for up to 45 dwelling units per acre and 200,000 sf of nonresidential per parcel.

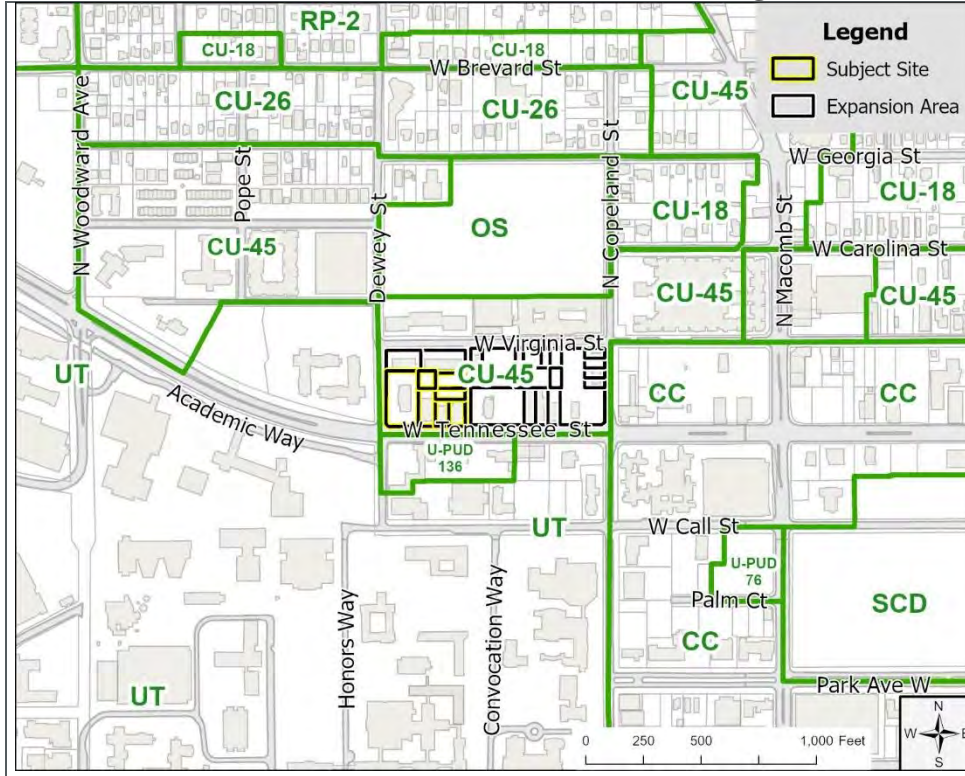
Central Core (CC) (Proposed)

The CC zoning district is intended to promote infill and redevelopment of existing residential urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Capital, employment centers, and universities, promote compatibility between adjacent residential and non-residential uses through high quality design, and promote pedestrian and bicycle mobility. The CC zoning district allows residential density up to 150 dwelling units per acre.

Determination for Concurrent Rezoning

Provided the requested Future Land Use Map amendment is approved, the proposed Central Core zoning district implements the Central Core land use category and conforms to the land development requirements of the CC zoning district. The subject properties are located contiguous to the Central Core zoning district, are within the Downtown Overlay District, and have sufficient supporting infrastructure with proximity to the Capital, employment centers, and universities.

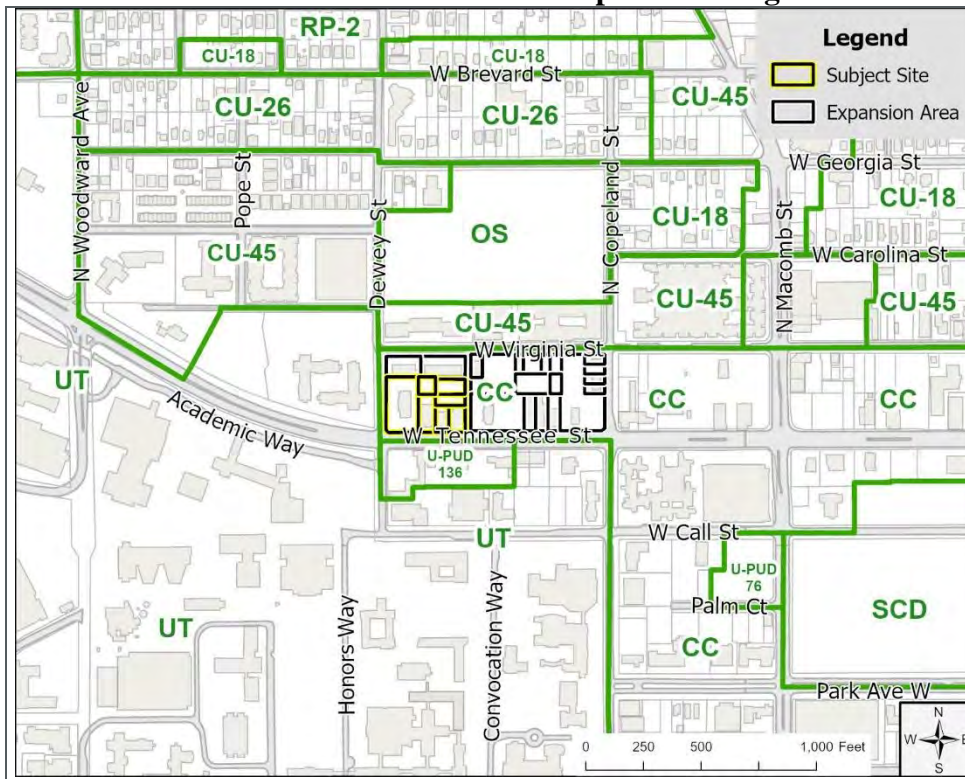
Current Zoning



Current District

Central Urban 45 (CU-45)

Proposed Zoning



Proposed District

Central Core (CC)

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

- Policy 2.2.10 [L] states that the Central Core land use district is intended to support an 18-hour downtown. *Increasing the allowable residential density from 45 dwelling units/acre to 150 dwelling units/acre on the subject site and expansion area could help achieve this goal given the amendment area is directly adjacent to downtown, with existing Central Core zoning existing directly to the south, as well as to the east.*
- Policy 2.2.10 [L] states that the Central Core land use is intended to emphasize a shift from automobile centered transportation to a pedestrian, bicycle, and transit. *Given the amendment area's immediate proximity to both downtown and Florida State University, alternative transportation modes are likely to be more attractive compared to driving alone.*
- Policy 2.2.10 [L] requires that the Central Core land use be confined to the Downtown Overlay. *The site in question meets this requirement.*
- Policy 2.2.10 [L] limits expansion of the Central Core land use district to:
 1. Parcels that are contiguous with the existing Central Core district. *The subject parcels are adjacent to Central Core district to the east and to the south.*
 2. Parcels must have available infrastructure. *The subject area has available central services, roadways and transit service.*
 3. Parcels must exhibit a need for the expansion (e.g.: parcel of sufficient size not available in the Central Core FLUM for the proposed development). *Staff analysis provided in the "Determination" section above looks at availability of parcels within the Central Core to accommodate development and/or redevelopment of a similar nature. As mentioned above, there are few parcels in the existing Central Core land use that could accommodate development/redevelopment for Central Core uses. The proposed amendment meets the development expansion criteria for the land use.*

The application including the staff recommended area appears to meet each of these requirements.

F. PUBLIC NOTIFICATION

An initial mailing was sent to 752 property owners and residents within 1,000 feet of subject property.

Public Notification		Date Completed
X	Applications posted to Planning Department website	September 3, 2024
X	Notices mailed to addresses within 1000 feet of the property	September 7, 2024
X	Comprehensive plan and rezoning signs posted onsite (Appendix 4)	September 10, 2024
X	Legal ads published	September 10, 2024
X	Meeting with nearby Residents	October 10, 2024
X	Business Impact Statement	October 24, 2024

Public Comments were received on the proposed amendment. The Planning Department received two (2) inquiries via phone and e-mail, and three (3) e-mail/written comments in opposition to the amendment (See Appendix 4). At the Local Planning Agency (LPA) meeting on October 1, 2024, six (6) citizens spoke in opposition to the proposed changes citing several concerns largely focused around student housing and its compatibility with the existing Frenchtown neighborhood. For the inquiries received, staff provided information on the amendment and provided website and contact information.

At the LPA meeting, objections were raised to student housing that included impacts from traffic, noise, debris (trash), and parking. Staff communicated that there is no specific proposal for student housing at this time and the amendment does not relieve a developer from the required development or redevelopment processes. If a development or redevelopment is proposed, it would be required to go through the development review process that includes detailed assessments of traffic, stormwater, buffers, school impacts, water, sewer, and open space as well as compatibility with adjacent uses. Subsequently, staff met with nearby residents to discuss concerns and answer questions.

On October 10th, Planning staff met with representatives of the Frenchtown Neighborhood First Community Action Team (CAT), two representatives from City Neighborhood Affairs and one staff member from City Growth Management. Attendees inquired if there were specific development plans for the property. Staff explained that currently there are no expressed development plans, including those for student housing, in process or proposed. The group reiterated its concern with the potential for additional student housing on the subject block of W Tennessee Street, and objected to any additional student housing in the Frenchtown Neighborhood context area which extends from West Tennessee Street north to 7th Avenue.

Staff explained that all housing types, including Student Housing, are permitted in the existing Central Urban – 45 zoning district, as well as the proposed zoning. The proposed land use category/zoning district would increase the allowable residential density from 45 dwelling units/acre to 150 dwelling units/acre.

The CAT’s concerns relate to recently approved student housing projects, including the Standard and Peerless. These projects, as described by the CAT, did not take into account the neighborhood by placing frontages away from the neighborhood, having development that did not provide the promised ground-floor retail to serve the community, contributing to parking issues, and having impacts to the area from

debris, noise and traffic from students. Additionally, the CAT expressed general concerns about neighborhood encroachment, sidewalk facilities, and greenspace impacts.

Appendix 4 includes the public comments as of the date of this staff report.

APPENDICES

Appendix 1 – Comprehensive Plan Policies

Appendix 2 – Tallahassee Land Development Code Sections

Appendix 3 – Sign Posting Pictures

Appendix 4 – Citizen Comments

Comprehensive Plan Policies

Policy 2.2.8: [L]

CENTRAL URBAN (REV. EFF. 6/07/01; REV. EFF. 7/26/06;
RENUMBERED 3/14/07; REV. EFF. 6/6/08)

Characterized by older developed portions of the community that are primarily located adjacent to or in close proximity to the urban core and major universities. Intended to provide a variety of residential types (up to 45 DU/AC), employment (includes light manufacturing), office and commercial activities. Infill and potential redevelopment and/or rehabilitation activity should be encouraged. Actual siting of land uses within the category are dependent on implementing zoning districts. Roadway access standards are determined by application of land development regulations. Land use intensity is intended to be higher (up to 20,000 sq. ft. for minor commercial uses; up to 100,000 sq. ft. for neighborhood commercial uses; and up to 200,000 sq. ft. for community commercial uses) due to the presence of requisite capital infrastructure and location of employment and activity centers.

Policy 2.2.10: [L]

CENTRAL CORE (EFF. 1/19/02; REV. EFF. 7/26/06; RENUMBERED
3/14/07; REV. EFF. 1/7/10; REV. EFF. 7/19/13)

The current Central Core of Tallahassee has a strong government presence. However, the character of this area has changed since 2002 to a more mixed use center with new office, commercial, retail and residential uses. The Central Core of Tallahassee is intended to expand into a vibrant 18-hour urban activity center with quality development. The emphasis in this area is intended to shift from cars to pedestrian, bike and transit modes of transportation. The development regulations within the Central Core area have to be amended to allow for a more urban kind of development where the primary emphasis is on pedestrian, bike and transit modes of transportation. The Central Core area is within the Downtown Overlay. The City of Tallahassee intends to promote mix of uses and higher densities and intensities within its Central core, while promoting multiple modes of transportation. The City shall establish Design Guidelines for this area in order to allow for more mixed use, pedestrian, bike and transit oriented development. Residential development may be permitted up to 150 units per acre.

Any development with density of more than 10 dwelling units per acre shall be consistent with the design standards identified in

Policy 1.1.10 [M] subject to further clarification in the Land Development Code.

The future expansion of the Central Core FLUM will be limited to only those parcels within the Downtown Overlay District when:

- The proposed parcels are contiguous to existing central core FLUM area;
- The proposed parcel has all the infrastructure available;
- The proposed parcel has to exhibit a need for the expansion (e.g.: parcel of sufficient size not available in the Central Core FLUM for the proposed development).

Tallahassee Land Development Code Section

Sec. 10-239.4. CU-45 Central Urban District.

See the following chart for district intent, permitted uses, dimensional requirements, and notes for the CU-45 Central Urban District:

CU-45 Central Urban District

PERMITTED USES*			
1. District Intent	2. Principal Uses		3. Accessory Uses
<p>The CU-45 district is intended to:</p> <ul style="list-style-type: none"> •Provide for medium and high density residential development with densities ranging from a minimum of 4 dwelling units per acre to a maximum of 45 dwelling units per acre; •Provide for office development (up to 60,000 square feet per acre); •Provide access to major shopping and businesses opportunities (up to 60,000 square feet per acre); •Promote infill and redevelopment of urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Downtown and Universities; •Promote compatibility with adjacent land uses through limitations on development intensity and use of development and design standards; •Allow residential development at the densities necessary to support the use of public transit; and •Promote pedestrian and bicycle mobility through design requirements. <p>The CU-45 district may only be utilized in the Central Urban Comprehensive Plan Category. The CU-45 zoning district is not subject to the Tallahassee Land Use Development Matrix found in Section I-16 of the Tallahassee/Leon County Comprehensive Plan. Minimum density requirements do not apply to mixed-use projects.</p>	<ol style="list-style-type: none"> 1. Active and passive recreational activities. 2. Antique shops. 3. Automotive rental (limited to passenger vehicles). 4. Automotive service and repair, excluding automated car wash. 5. Automotive: retail parts, accessories, tires, etc. 6. Bait and tackle shops. 7. Banks and other financial institutions without drive through facilities. 8. Banks and other financial institutions with drive-through facilities (only allowed on parcels fronting West Tennessee Street between Buena Vista Drive and 166 feet east of its intersection with Wadsworth Street and on parcels fronting South Monroe Street between Orange Avenue and 125 feet south of its intersection with East Magnolia Drive). 9. Bed and breakfast inns; as governed by Section 10-412. 10. Camera and photographic stores. 11. Cocktail lounges and bars. 12. Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations, and elementary, middle, high, and vocational schools. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. 13. Day care centers. 14. Gift, novelty, and souvenir shops. 15. Government offices and 	<ol style="list-style-type: none"> 20. Laundromats, laundry and dry cleaning pick-up stations with drive-through facilities (only allowed on parcels fronting West Tennessee Street between Buena Vista Drive and 166 feet east of its intersection with Wadsworth Street and on parcels fronting South Monroe Street between Orange Avenue and 125 feet south of its intersection with East Magnolia Drive). 21. Live-work units. 22. Medical and dental offices, services, laboratories, and clinics. 23. Mortuaries. 24. Motor vehicle fuel sales. 25. Non-medical offices and services, including business Non-store retailers. 26. Nursing homes and other residential care facilities. 27. Personal Services. 28. Pet day care. 29. Photocopying and duplicating services. 30. Rental of tools, small equipment, or party supplies. 31. Repair services, non-automotive. 32. Residential - any unit type. 33. Restaurants, without drive through facilities. 34. Restaurants with drive-through facilities (only allowed on parcels fronting West Tennessee Street between Buena Vista Drive and 166 feet east of its intersection with Wadsworth Street and on parcels fronting on South Monroe Street between Orange Avenue and 125 feet south of its intersection with East 	<p>(1) 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> <p><i>4. Special Exception Use</i></p> <p>Off-street parking facilities (applicable to properties in the Downtown Overlay).</p>

	<p>services. 16. Hotels, motels, inns, SRO hotels, boarding houses. 17. Indoor amusements (bowling, billiards, skating, etc.). 18. Indoor theaters (including amphitheaters). 19. Laundromats, laundry and dry cleaning pick-up stations without drive through facilities.</p>	<p>Magnolia Drive). 35. Retail bakeries. 36. Retail computer, video, record, and other electronics.</p>	
<p>The provisions of this district are intended to facilitate co-location of residential, office, and commercial land uses within the same development or close proximity, with an emphasis on compatible scale and design. This district is not intended to be located adjacent to areas designated Residential Preservation on the Future Land Use Map except at rear lot lines in the Providence Neighborhood Overlay. To encourage pedestrian-oriented redevelopment, innovative parking strategies, mixed use development, and other urban design features within the Downtown Overlay, a 25 percent density bonus is available subject to the provisions of Sec. 10-280.7 of the Code. A 35 percent bonus is available with an Urban Planned Unit Development as found in Sec. 10-200. Development Standards for this zoning district are established within Division 4 applicable to the MMTD.</p>	<p>37. Retail department, apparel, and accessory stores. 38. Retail drug store without drive-through facilities. 39. Retail drug store with drive-through facilities (only allowed on parcels fronting West Tennessee Street between Buena Vista Drive and 166 feet east of its intersection with Wadsworth Street and on parcels fronting South Monroe Street between Orange Avenue and 125 feet south of its intersection with East Magnolia Drive). 40. Retail florist. 41. Retail food and grocery. 42. Retail furniture, home appliances, accessories. 43. Retail home/garden supply, hardware and nurseries. 44. Retail jewelry store. 45. Retail needlework shops and instruction. 46. Retail newsstand, books, greeting cards. 47. Retail office supplies. 48. Retail optical and medical supplies. 49. Retail package liquors. 50. Retail pet stores. 51. Retail picture framing. 52. Retail sporting goods, toys.</p>	<p>53. Retail trophy store. 54. Social, fraternal, and recreational clubs and lodges, including assembly halls (fraternity and sorority houses are prohibited). 55. Structured parking, when combined with a principal use. 56. Studios for photography, music, art, dance, and voice. 57. Tailoring. 58. Veterinary services, including veterinary hospitals. 59. Warehouses, mini-warehouses, and self-storage; legally established and in existence on 11-25-2008. 60. 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. * NOTE: Additional requirements for properties in Lake Bradford Road & Providence Neighborhood Overlays (See Section 10-168)</p>	

(Ord. No. 06-O-04AA, § 4, 2-22-2006; Ord. No. 08-O-19AA, § 3, 7-9-2008; Ord. No. 08-O-42AA, § 1(Exh. C), 11-25-2008; Ord. No. 09-O-18, § 4, 5-27-2009; 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. 15-O-17AA, § 8(Exh. C), 8-26-2015; Ord. No. 16-O-05, § 2(Exh. A), 5-18-2016; Ord. No. 16-O-26, § 2(Exh. A), 10-26-2016; Ord. No. 18-O-25, § 1, 1-30-2019; Ord. No. 23-O-41, § 1, 12-13-2023)

Sec. 10-197. Central Core District.

See the following chart for district intent, permitted uses, and notes for the Central Core Zoning District:

PERMITTED USES*			
1. District Intent	2. Principal Uses	3. Prohibited Uses	4. Special Exception and Accessory Uses
<p>The Central Core district is intended to:</p> <p>1) Create a critical mass of activity in the central core of the City;</p> <p>2) Allow residential density of up to 150 dwelling units per acre;</p> <p>3) Promote infill and redevelopment of existing residential urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Capitol, employment centers, and universities;</p> <p>4) Provide access to convenient shopping and service businesses;</p> <p>5) Promote compatibility between adjacent residential and non-residential uses through high quality design; and</p> <p>6) Promote pedestrian and bicycle mobility.</p> <p>The Central Core zoning district may</p>	<p>1. Active and passive recreational facilities.</p> <p>2. Automotive rental.</p> <p>3. Automotive repair.</p> <p>4. Banks and other financial institutions.</p> <p>5. Community facilities, including libraries, religious facilities, police/fire stations, and elementary, middle, high and vocational schools. Other community facilities may be allowed in accordance with Section 10-413 of these regulations.</p> <p>6. Cocktail lounges and bars.</p> <p>7. Commercial sports.</p> <p>8. Day care centers.</p> <p>9. Equipment rental, outdoor storage prohibited.</p> <p>10. Fraternity and sorority houses (only allowed on parcels located west of South Bronough Street).</p> <p>11. Funeral parlor, mortuary.</p> <p>12. Hotel, motel, and Bed and breakfast inns (see Sec. 10-412).</p> <p>13. Indoor amusements.</p> <p>14. Laundromats, laundry and dry cleaning pick-up stations.</p> <p>15. Mailing services.</p> <p>16. Medical and dental offices and services, laboratories, and clinics.</p> <p>17. Motor vehicles fuel sales.</p> <p>18. Museums and art galleries.</p> <p>19. Non-medical offices and services, including business and government offices and services.</p> <p>20. Nursing homes and other residential care facilities.</p> <p>21. Personal services (barber shops, fitness clubs, tailoring, etc.).</p> <p>22. Photocopying and duplicating services.</p> <p>23. Post-secondary educational facilities.</p> <p>24. Repair services, non-automotive; outdoor storage prohibited.</p> <p>25. Residential—any dwelling unit type, except mobile homes.</p> <p>26. Restaurants, without drive-in facilities.</p>	<p>i. Motor vehicles, RV, and boat dealers.</p> <p>ii. Fuel oil dealers.</p> <p>iii. Camps and recreational vehicle parks.</p> <p>iv. Hospital.</p> <p>v. Factories and industrial uses</p>	<p>(1) Special Exception Use:</p> <p>a. Off-Street Parking Facilities</p> <p>(2) Accessory Uses:</p> <p>a. 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>b. Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>

<p>only be utilized in the Central Core Future Land Use Category. The Central Core district is not subject to the Tallahassee Land Use Development Matrix.</p> <p>Development Standards for this zoning district are established within the Downtown Overlay Regulating Plan map series and applicable sections of Division 4.</p>	<p>27. Retail, miscellaneous—bakeries, electronics, florists, liquor stores, used merchandise, newsstand, books, greeting cards, toys, luggage, clothing, shoes, department store, furniture, grocers, etc.</p>		
	<p>28. Rooming and boarding houses, including dormitories.</p> <p>29. Social, fraternal, and recreational clubs and lodges; assembly halls.</p> <p>30. Structured parking.</p> <p>31. Studios for photography, film, music, art, dance, drama, and voice.</p> <p>32. 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>		

(Ord. No. 10-O-14AA, § 5, 2-23-2011; Ord. No. 16-O-05, § 2(Exh. A), 5-18-2016; Ord. No. 23-O-41, § 1, 12-13-2023)

Editor's note(s)—Ord. No. 10-O-14AA, § 5, adopted February 23, 2011, amended section 10-197 in its entirety to read as herein set out. Formerly, section 10-197 pertained to the RO targeted retail/office growth area, and derived from the Code of 1984, ch. 27, § 10.3(O)(1); Ord. No. 95-O-0025AA, adopted September 13, 1995; Ord. No. 03-O-10AA, § 4, adopted February 26, 2003, and Ord. No. 05-O-57, § 7, adopted October 26, 2005.

Sign Posting Pictures







Comprehensive Plan

Contact: City/County Planning Department
850-891-6400

Hearing: October 1, 2024
Local Planning Agency

Location: Frenchtown Renaissance Center
2nd Floor Conference Room
435 N. Macomb St.

Name: Dewey Street - TMA2024 014
Map Amendment

Description: From: Central Urban
To: Central Core
on 7.17 acres

Scan the QR code or visit
Talgov.com/NewProjects
for more details.



Rezoning

Contact: City/County Planning Department
850-891-6400

Hearing: October 1, 2024
Local Planning Agency

Location: Frenchtown Renaissance Center
2nd Floor Conference Room
435 N. Macomb St.

Name: Dewey Street
TRZ240010

Description: From: Central Urban 45 (CU-45)
To: Central Core (CC)
on 7.17 acres

Scan the QR code or visit
Talgov.com/NewProjects
for more details.



CITIZEN COMMENT(S)

Lisa M. Roberts
512 W. Carolina Street
Tallahassee, FL 32301-1010

September 22, 2024

Mr. Jacob Fortunas
Tallahassee-Leon County Planning Department
Comprehensive Planning Division
300 South Adams Street
Tallahassee, FL 32301

Dear Mr. Fortunas:

Each time an area of Frenchtown has been rezoned, it has been another nail in the community's coffin. Rezoning has always been presented as something beneficial to the neighborhood; however, it has only benefited people who do not live in the neighborhood. They do not care about the people who suffer because of their actions. The previous rezoning changes helped people outside the neighborhood make huge amounts of money, to the detriment of the residents. The most recent changes financially benefit corporations outside of the state. Their only vested interest is to attract more students to the area. Instead of enhancing the community, they bring noise, trash, and traffic issues. The neighborhood cannot handle more students, vice, or traffic!

This proposed change will ultimately lead to more bars/clubs, noisy trash removal, late-night traffic, party-buses, trespassing while walking dogs, loud music, incorrect food deliveries at all hours of the day and night, and even more parking dilemmas. All of these issues have been exacerbated by the deleterious influx of students. Frenchtown residents should be able to sleep undisturbed at night, as I'm sure you are able to do. Just getting out of my driveway should not be a traumatic experience.

My family has lived in the neighborhood since it was relegated to formerly enslaved people. When I was growing up in the 70s, it was becoming undesirable, due to illegal activities being brought into the area by outsiders. As FSU sprawls out around the center of town, now, all of a sudden, my neighborhood is deemed desirable. Well yes, it is desirable, to the people who have generational ties to the area. It's centrally located, which makes it easy to get to work and most parts of town. Sure, it needs a lot of work, but the solution is not to ignore the residents and bring in more transients.

I implore you, please do not approve this application. As a resident of Frenchtown, I can tell you with the utmost certainty that this is not a good thing for our neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Lisa M. Roberts". The signature is written in black ink and extends across the width of the page.

Lisa M. Roberts

From: [Na'im Akbar](#)
To: [Fortunas, Jacob](#)
Cc: [Mutagee Akbar](#)
Subject: Re-zoning Dewey /West Tennessee
Date: Wednesday, October 16, 2024 2:34:48 PM

*****EXTERNAL EMAIL*****

Please report any suspicious attachments, links, or requests for sensitive information.

Mr. Fortunas,

I am a property owner at 324 N. Copeland St.. Unfortunately, I was unable to attend the community hearing on this re-zoning application that was held last week. My family's interests were represented by my son (Attorney Mutagee Akbar), who was present at that meeting.

I have fundamental concerns about the reasonableness of over-building in the name of development while creating an unlivable and unmanageable environment with complete erasure of the entire concept of community. This concern has already succumbed to the successful creation of several megalopolis housing projects targeting transient student populations who by definition are temporary residents with no interest in building community. I have endured the construction of the two existing 5 story densely populated structures in the 500 & 600 blocks of Virginia, adjacent to the plot for which this application is being considered. My current office and 5th generation family residence is currently almost a part of the construction site of the newest monstrosity under construction at Macomb and W. Tennessee. The structures themselves are architecturally impressive, and definitely superior to the fallow land of many years.

However, they are like Cinderella's gawky stepsisters trying to fit into a petite, elegant glass slipper. The infrastructure was not considered in the planning for this considerable increase in foot and motor traffic. Despite the minimally accommodating parking structures within each of the buildings, no consideration was given to the overrun leading to traffic congestion and very dangerous mobility once you exit the parking garage. This proposal will obviously only increase this problem exponentially, with no place to grow. The tragic traffic deaths that have occurred on the 6 lane, W. Tennessee border of this proposal will be multiplied on the small narrow side streets of Virginia, Dewey and Copeland. With the increased demand for parking the construction that garbled up every inch of land seeking to fit its oversized "foot" into the glass slipper of this community will undoubtedly create an expanded killing field for distracted residents to meet a ghastly fate with unsafe sidewalks, too narrow streets and unplanned traffic and pedestrian management.

If progressive development means community erasure, then even without the expansion of this proposed re-zoning you already have a rather abominable illustration of the downside of poorly planned density concentration that can only get worse. This project would be much more acceptable if it could be inclusive of the surrounding community that preserves the spirit of an historical and socially significant model environment for the development of human life at its best. The anchor of a community interspersed with the fluidity of a transient population whose very presence is legitimized by the absence of any long-term development and pre-ordained obsolescence. Why should one have to move to the distant wooded suburbs to find family-friendly homes and opportunities to grow? There would be benefit in having anchored community dwellers to preserve a spirit of permanence to the transients with no loyalty or commitment to the space.

I have no doubt that my philosophical, ethical, pragmatic and emotional concerns hold little sway in a pecuniary arena where profit is God, but I'm obligated to speak for my voiceless Ancestors and unborn seeds.

Respectfully, Na'im Akbar

Na'im Akbar, Ph.D.

*Mind Productions & Associates 324 N.
Copeland Street Tallahassee, FL 32304*

Phone: 850-222-1764

From: [Steve Spurlin](#)
To: [Fortunas, Jacob](#)
Subject: opposed to TMA 2024 014 rezoning
Date: Friday, October 11, 2024 7:20:38 PM

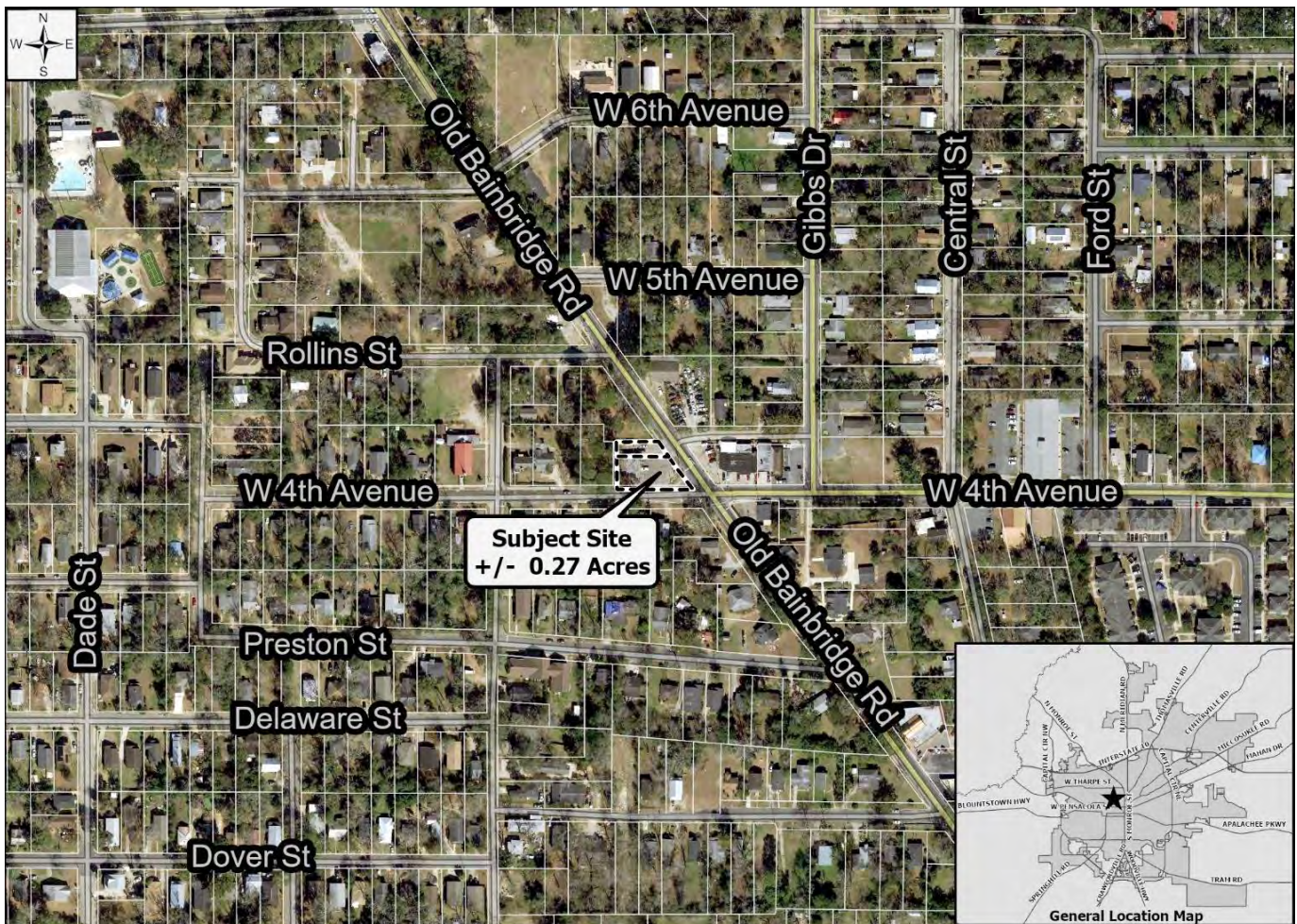
*****EXTERNAL EMAIL*****

Please report any suspicious attachments, links, or requests for sensitive information.

Both motor and foot traffic in that area is already extremely high. The proposed change will exacerbate what's already a dangerous situation.

Declaring this postage stamp of land is ludicrous. It's no where the city Central Core and surrounded Urban Core. This could only make sense to a rapacious Developer.

Amendment Type:	City Small-Scale Map Amendment
Amendment Number:	TMA2024015
Property Location:	1104 Old Bainbridge Road
Applicant (Property Owner):	Brevard Street Properties, Inc.
Agent for the Applicant:	Walid Abulaban, President
Current Future Land Use:	Residential Preservation
Proposed Future Land Use:	Central Urban
Current Zoning:	Residential Preservation-2
Proposed Zoning:	Central Urban – 18 (CU-18)
TLC Planning Department Staff:	Oluwaseyi Akinrinde
Staff Email:	Oluwaseyi.Akinrinde@talgov.com
Staff Phone Number:	850-891-6412
Staff Analysis:	Consistent
LPA Recommendation:	Adopt



A. EXECUTIVE SUMMARY

If approved, this map amendment would change the future land use category for two parcels currently in the Residential Preservation (RP) category to Central Urban (CU). The zoning, which is currently Residential Preservation-2 (RP-2), would also be changed to Central Urban (CU-18). The map amendment would revise the land use to allow the existing convenience store, which is currently considered a nonconforming use.

The subject parcels are located at 1104 Old Bainbridge Road on the northwest corner of Old Bainbridge Road and W. 4th Avenue. Parcels 212534 B0070 and 212534 B0071 are approximately .27 acres in size.

A rezoning application will be processed concurrently with this amendment. To implement the proposed amendment to the Future Land Use Map, a zoning change from Residential Preservation (RP-2) to Central Urban 18 (CU-18) has been requested. The proposed zoning allows retail food and grocery stores and other non-residential uses up to 20,000 sf per acre and a maximum density of 18 dwelling units per acre.

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 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 the following: 1) does the area meet the criteria for designation as Residential Preservation, and 2) does the area better meet the criteria for Central Urban?

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 Tallahassee Land Development 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 Residential Preservation neighborhood west of the subject site.

B. STAFF ANALYSIS

Based on the findings of this report, staff finds that the proposed future land use map amendment and proposed rezoning are **consistent** with the Tallahassee-Leon County Comprehensive Plan.

C. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

The Local Planning agency held a public hearing on October 1, 2024 to consider the proposed future land use map amendment and concurrent rezoning. The LPA finds that the proposed future land use map amendment and proposed rezoning are consistent with the Tallahassee-Leon County Comprehensive Plan. The LPA recommends adoption of the proposed future land use amendment and proposed rezoning.

D. SUMMARY OF FINDINGS

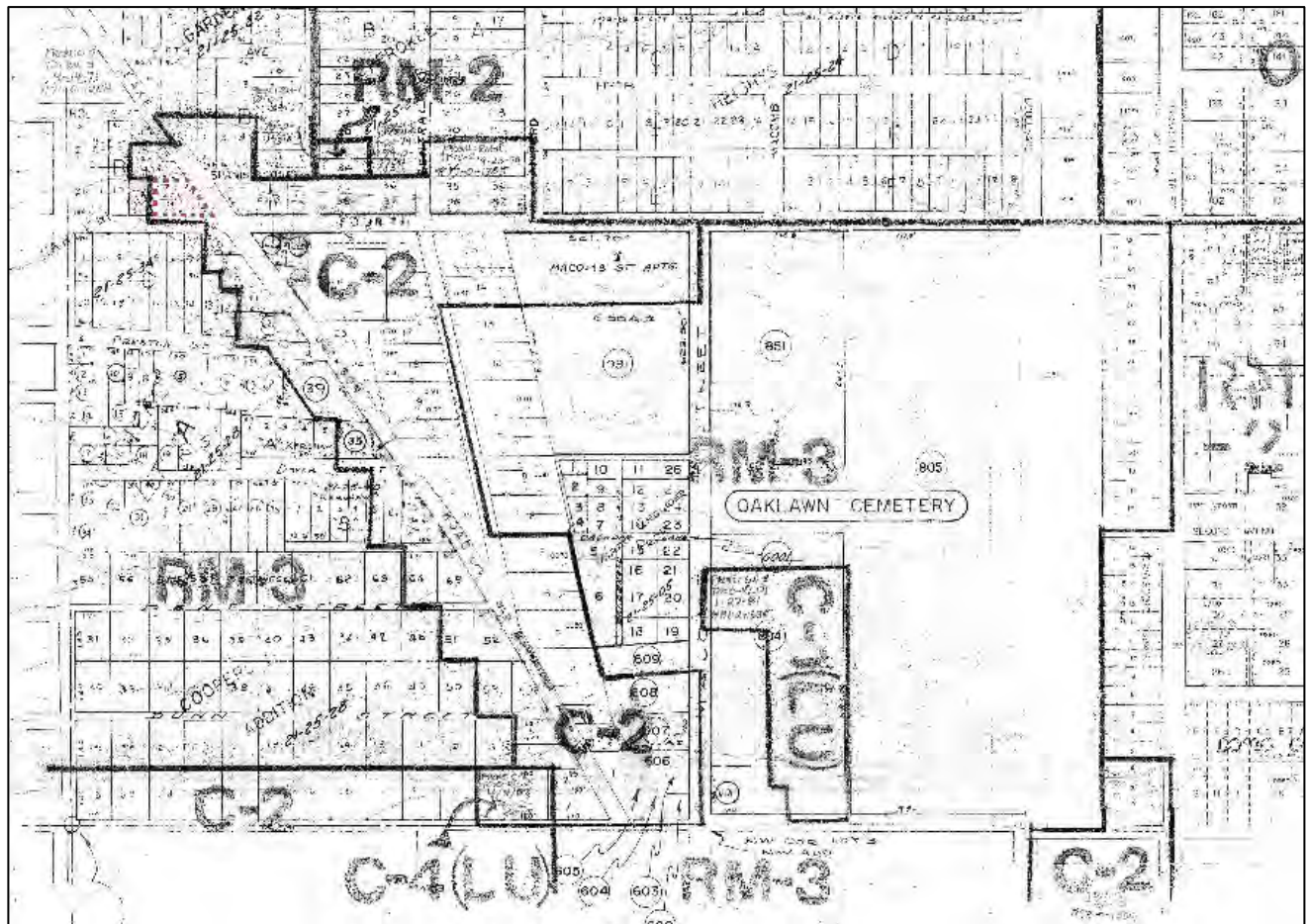
The criteria required for consideration of a proposed Future Land Use Map change include consistency with the Tallahassee-Leon County Comprehensive Plan, conformance with the Tallahassee or Leon County Zoning Code, land use compatibility, changed conditions on the site and other matters deemed relevant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

History and Background

The parcels proposed for this land use amendment include a convenience store located at 1104 Old Bainbridge Road (Parcel No. 212534 B0070) and a vacant parcel immediately to the north of this address (Parcel No. 212534 B0071). The parcels are part of the Harlem Subdivision, which was established in 1943.

The majority of the buildings in the immediate vicinity were built in the 1940s, 50s, and 60s, although some were constructed much earlier (1916) and others more recently (2004). Several buildings in the immediate vicinity are used for commercial purposes, and according to the applicant, the area has historically been a commercial hub for the surrounding neighborhoods.

Before the current Tallahassee-Leon County Comprehensive Plan, Parcel Nos. 212534 B0070 and 212534 B0071 were zoned Commercial-2 (C-2). A historic zoning atlas is included below.



With the Tallahassee-Leon County Comprehensive Plan and FLUM, these areas were designated Residential Preservation, creating the nonconformities this amendment seeks to correct. Since plan adoption, the Residential Preservation land use and zoning have been maintained for the subject property.

Another planning effort for the Frenchtown neighborhood resulted in a plan adopted in 2020 with six (6) goals for neighborhood improvement. The plan is not part of the comprehensive plan. The adopted plan on-line is referred to as the [Frenchtown Neighborhood First Plan](#) that has been citizen-led by a local Community Action Team and facilitated by the City’s Neighborhood Affairs Division. Two of the six goals include Economic Investment and Community Reinvestment, and Placemaking and Neighborhood Image. Staff reviewed the goals of the neighborhood plan and coordinated with Neighborhood Affairs staff, and concluded the proposed change does not create any inconsistencies with the 2020 plan.

Adjacent Existing Uses and Site Analysis

The subject site is two parcels, approximately 0.27 acres in size, and the parcel to the south is used as retail while the parcel to the north is vacant. The subject site is located directly adjacent to warehouse uses to the east and single-family detached residential uses to the south. The parcels east of the subject site are currently designated in the proposed land use category. To the west and north of the site are vacant parcels with RP-2 and OR-2 zoning designations, respectively. The subject site is along a minor arterial roadway with employment, shopping, and recreational opportunities. Within the subject site's vicinity are duplexes, multifamily residential, retail, warehouse, vacant, and religious/non-profits.



Residential Preservation Analysis

The following analysis evaluates whether the subject site is consistent with the characteristics of the Residential Preservation Land Use category. The subject site has limited characteristics that are consistent with Residential Preservation, and it has numerous characteristics that are not consistent with the intent and description of Residential Preservation as laid out in Policy 2.2.3 [L].

The uses to the west of the subject property are predominantly single-family residential. However, existing uses to the north and east are a mixture of commercial, vacant commercial and industrial warehouse as well as a variety of residential types. While neighborhoods to the east and west of the subject parcels are predominantly residential, the immediate vicinity of the subject parcels is a mixture of residential, nonresidential, and vacant uses that do not fully meet the criteria for Residential Preservation.

A) Existing land use within the area is predominantly residential.

Analysis: While neighborhoods to the east and west of the subject parcels are predominantly residential, the immediate vicinity of the subject parcels is a mixture of residential, nonresidential, and vacant uses.

B) Majority of traffic is local in nature.

i) Predominance of residential uses front on local streets.

Analysis: The subject properties are north and west of the intersection of Old Bainbridge Road (a minor arterial) and W 4th Ave (a major collector to the east of Old Bainbridge and minor collector to the west). Old Bainbridge and W 4th Ave are fronted by both residential and non-residential uses. The subject property is not residential and fronts the arterial roadway.

ii) Relatively safe internal mobility.

Analysis: The subject site is located primarily along Old Bainbridge Road, a minor arterial with pedestrian facilities only on the west side of the road. Old Bainbridge Road sees a moderately high volume of commuter traffic (adjusted volume of approx. 18,000 vehicles as of 2017) and is rated low comfort by the Bike Tallahassee Network. W 4th Avenue, to the south of the subject site, is a minor collector west of Old Bainbridge Road, has pedestrian facilities on the north side of the road, and is rated High Comfort by the Bike Tallahassee Network. The mobility near the subject site is not as safe as expected from a homogenously residential neighborhood primarily situated on local streets.

C) Densities within the area generally are six (6) units per acre or less.

Analysis: The average density of the residential land uses within the Harlem subdivision is 6.97 DU/AC. Across Old Bainbridge Road in the ACME Gardens subdivision, the average density of the residential properties is 5.69 DU/AC. Immediately to the east of the ACME Gardens subdivision is the Cherokee subdivision; the average density of the residential properties in this subdivision is 8.48 DU/AC. The densities in the area surrounding the subject site are generally slightly higher than 6 DU/AC.

D) Existing residential type and density exhibit relatively homogeneous patterns.

Analysis: The subject site has an existing land use classified as retail and vacant. Immediately adjacent to the subject parcels are land uses of warehouse, retail, and single-family residential. Within the vicinity (2-4 blocks) of the subject site are duplexes, multifamily residential, retail, warehouse, vacant, and religious/non-profit. The densities of properties within 2-4 blocks range from 1 DU/AC to 36 DU/AC. While the majority of land use is single-family residential, the nearby densities and land uses are not homogenous.

E) Assessment of stability of the residential area, including but not limited to:

i) Degree of home ownership.

Analysis: Of the 151 residential properties in the Harlem, ACME Gardens, Cherokee, and Gibbs Trace subdivisions surrounding the subject site, only 51 (~34%) have homestead exemptions.

ii) Existence of neighborhood organizations.

Analysis: The Frenchtown Working Group/Neighborhood Association has created a Frenchtown Placemaking Plan and Neighborhood First Plan. The Griffin Heights Neighborhood (west of Old Bainbridge Road) has a Neighborhood Association that has created a Neighborhood First Plan. To the east of the subject site is the Levy Park Neighborhood Association.

Water and Sewer Infrastructure

The City of Tallahassee is the provider for water and sewer to serve the subject property. Water and sewer facilities are available to the site. The City of Tallahassee owns and maintains the systems within the surrounding area. Specific water and sewer capacity will be determined once a project has been submitted for the development review process.

Schools Impact

The Subject Area is zoned for Riley Elementary School, Griffin Middle School, and Leon High School. A School Impact Analysis (SIA) form was completed, and the Leon County School District staff did not identify issues requiring further coordination. The district approved the SIA at its September 24, 2024, meeting. Any future redevelopment of the area would follow the site plan review process, which includes a school concurrency impact analysis.

Multi-Modal Transportation Network

The subject site is accessible by Old Bainbridge Road, a minor arterial, and W 4th Avenue, a major collector east of Old Bainbridge and a minor collector to the west. The subject site is located within the Multimodal Transportation Network (MMTD), which aims to facilitate the use of multiple modes of transportation, reducing automobile use and vehicle miles traveled. The subject site is served by the Moss StarMetro Route on weekdays, with stops at Old Bainbridge Road and W 4th Avenue. A bus stop is southeast of the subject site. The site is accessible by sidewalks to the east and south. Sidewalks run west of Old Bainbridge Road and north of W 4th Avenue. No bike lanes are in the immediate area; Old Bainbridge Road is rated Low Comfort on the Bike Tallahassee Network, while W 4th Avenue is rated High Comfort. Consistent with the development review process, transportation traffic impacts and concurrency calculations will be conducted if a site plan for a proposed development is submitted.

Environmental Analysis

The subject site is located in the Urban Services Area and the Multimodal Transportation District. The parcel to the south is currently in use, while the one to the north is vacant. The parcel to the north is identified as a Low-Priority Planting Area. The subject site is within the Lake Munson Drainage Basin. Consistent with the development process, additional environmental assessments are required when a site plan for proposed development is submitted.

Comparison of Current and Proposed Land Use and Zoning

Land Use and Zoning					
	Current Use	Proposed Use		Current Zoning	Proposed Zoning
Land Uses	RP	Central Urban	Zoning Uses	RP-2	Central Urban 18
Residential	6 units/acre	45 units/acre	Residential	6 units/acre	18 units/acre
Single-Family Detached	X	X	Low Density Residential (single, two family, or manufactured home)	X	X
Single-Family Attached	X	X	Single-Family Detached, Attached	X	X
Two-Family Dwellings	X	X	Two-Family Dwellings	X	X
Multi-Family		X	Multi-Family, Rooming Houses, Live-Work Units		X
Commercial		X	Community facilities related to residential uses including religious facilities, police/fire states, and elementary and middle schools as of 2015	X	X
Office		X	Community facilities related to office/residential including libraries and high schools. Vocational schools prohibited		X
			Passive recreational facilities	X	X
			Active recreational facilities		X
			Commercial: Bed & Breakfasts, Day Care, Laundromats, Services, Pet Daycare, Tailoring		X
			Nursing Homes		X
			Offices: medical & non-medical		X
			Public Parks with playgrounds/active rec limited to daytime hours		X
			Retail: bakers, food and grocery and florists		X
			Studios for broadcasting music/photography		X
			Veterinary services		X

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 to Central Urban. Below is a summary of the current and proposed FLU categories. The complete comprehensive plan policies for **Residential Preservation (Policy 2.2.3: [L])** and **Central Urban (Policy 2.2.8: [L])** are included as Appendix #1.

Current: Residential Preservation

The Residential Preservation Future Land Use Category (FLUC) is 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. Commercial land uses are prohibited. For many years, several of the subject parcels have operated for commercial use, which was previously allowed. Along Old Bainbridge Road (which the subject parcels front) and in the surrounding area, there is a mixture of single-family residential, multi-family residential, retail, warehouse, nonprofit, religious, and vacant uses, with the predominant use in the neighborhood to the east and west of Old Bainbridge Road being single family residential.

Proposed: Central Urban

The Central Urban FLUC is characterized by older developed portions of the community that are primarily located adjacent to or in close proximity to the urban core and major universities. Central Urban is intended to provide a variety of residential types (up to 45 DU/AC), employment (includes light manufacturing), and office and commercial activities. Infill and potential redevelopment and/or rehabilitation activity should be encouraged.

Determination for Future Land Use Map Amendment

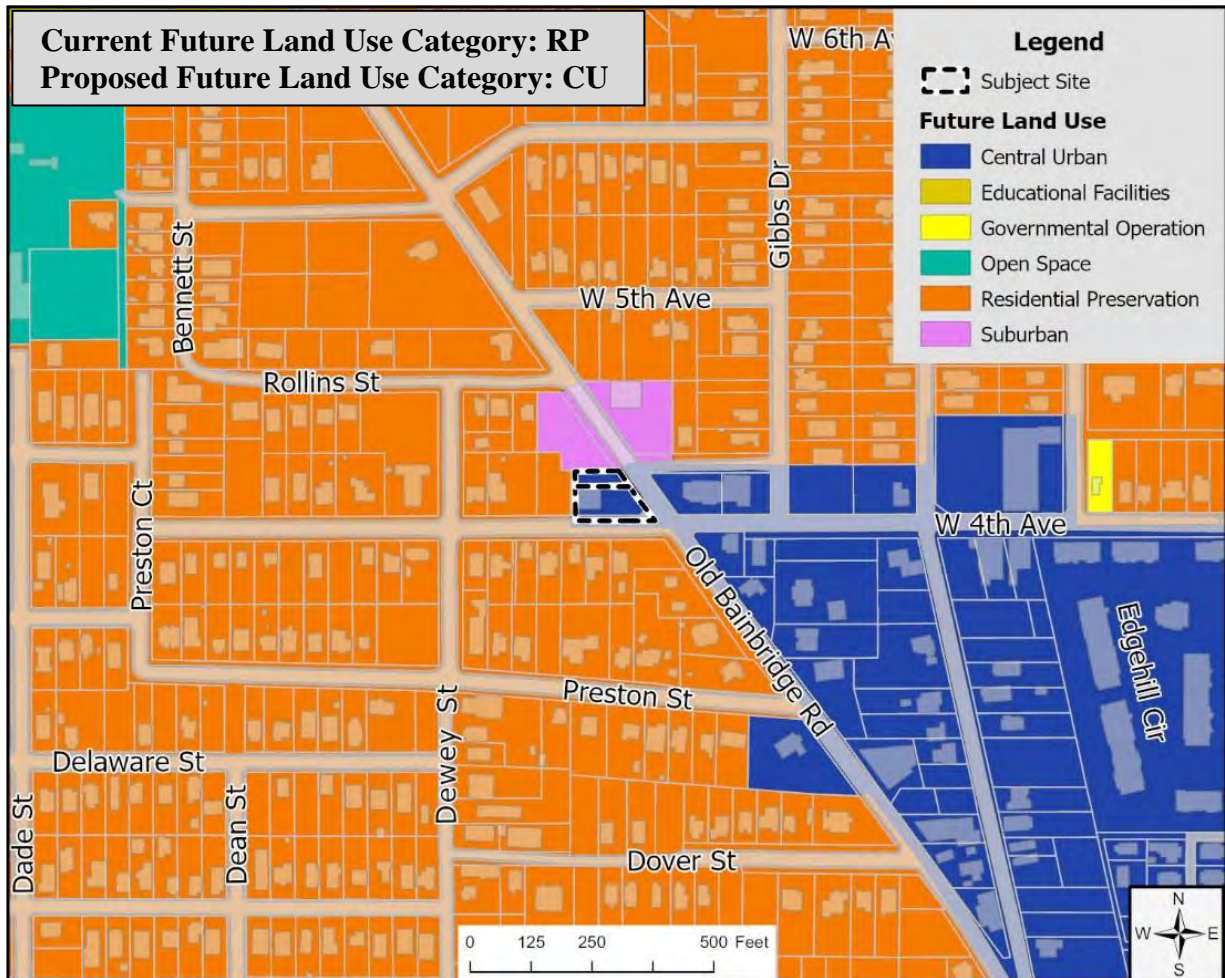
1) Does the area meet the criteria for designation as the current land use designation of Residential Preservation?

No. The Residential Preservation future land use category prohibits commercial land uses, and this property has been used as a convenience store for over 50 years. The property is located along Old Bainbridge Road, a minor arterial roadway, and the traffic is not predominantly local. This amendment would correct the nonconformity created by the Residential Preservation designation on the parcels.

2) Does the area better meet the criteria for the proposed land use designation of Central Urban?

Yes. The subject property is currently located near a commercial parcel used as a warehouse and provides convenient access to employment opportunities. The surrounding properties create a mixture of office, commercial, and residential uses within walking distance of nearby residential areas.

The following map illustrates the current and proposed FLUM designations for the Subject Area.



Current and Proposed Zoning

The Subject Area is currently zoned **Residential Preservation-2 (RP-2)**. The proposed rezoning would change the zoning designation to **Central Urban-18 (CU-18)** to implement the proposed underlying land use category. Below is a summary of the current and proposed zoning districts. The Land Development Code sections for **Residential Preservation-2 (Sec. 10-170)** and **Central Urban-18 (Sec. 10-239.2)** zoning districts are included as Appendix #2.

Current: Residential Preservation-2 (RP-2): The residential preservation district is characterized by existing homogeneous residential areas predominantly accessed by local streets. The RP-2 district is intended to preserve low-density residential character, protect from incompatible land uses, and prohibit densities in excess of 6 units per acre. Commercial, retail, office, and industrial activities are prohibited in the residential preservation district.

Section 10-170 of the Tallahassee Land Development Code, 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 (6.0) dwelling units per acre. The subject site consists of non-residential uses and is located in an area with retail and other non-residential uses. As such, the subject site is inconsistent with the intent of Section 10-170.

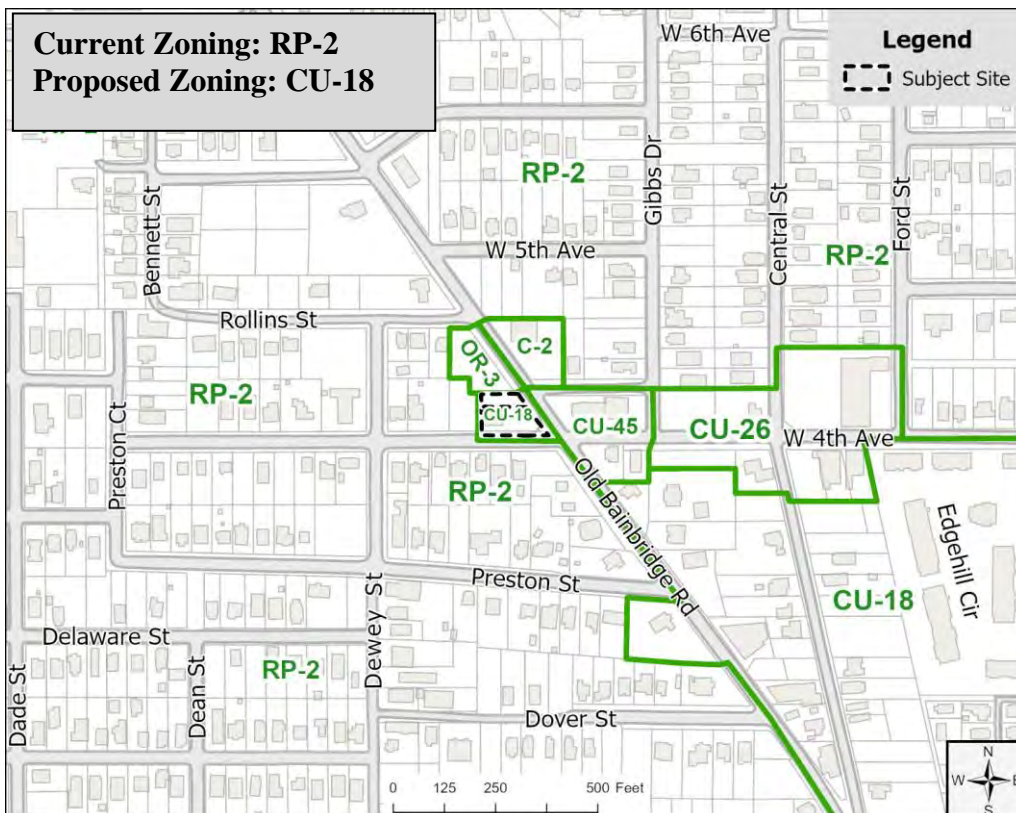
Proposed: Central Urban-18 (CU-18)

The CU-18 zoning district is intended to promote compatibility between adjacent residential uses by establishing development and design standards. This district is intended to provide access to convenience shopping and service businesses for area residents up to 20,000 square feet per acre. At a local street intersection, the maximum allowable is up to 10,000 square feet per acre. The CU-18 district provides a variety of densities ranging from a minimum of 4 dwelling units per acre to a maximum of 18 dwelling units per acre.

Determination for Concurrent Rezoning

Provided the requested Future Land Use Map amendment is approved, the proposed CU-18 zoning district is intended to be located in areas designated as Central Urban on the Future Land Use Map of the Tallahassee-Leon County Comprehensive Plan. The CU-18 zoning district allows a variety of uses, including retail food and grocery stores and other non-residential uses, up to 20,000 sf per acre and a maximum density of 18 dwelling units per acre.

Section 10-177 of the Tallahassee Land Development Code outlines buffering and screening requirements determined by the existing uses adjacent to proposed uses. Section 10-429 also describes requirements for buffering and neighborhood compatibility for dense residential uses next to protected residential properties.



E. CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

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

- Policy 2.1.6[L]: requires that land development regulations require provision of non-residential land uses such as parks, school sites and potential walk-to minor commercial and office opportunities within residential developments. *With the proposed change, the subject parcels represent walk-to commercial adjacent to residential areas.*
- Policy 2.1.11: [L]: Requires criteria for approval of Central Urban development be established in the Land Development Regulations. *The proposed amendment and rezoning do not create inconsistencies with this provision, and development is guided by the comprehensive plan required land development regulations. The land development code establishes specific development regulations for the Central Urban – 18 development.*
- Policy 2.2.3 [L] Residential Preservation land use.
 - 1) Prohibits commercial land uses within the Residential Preservation land use category. *The subject parcels, along with several other nearby parcels currently designated as RP, are “non-conforming” commercial land uses that have existed since before the current iteration of the Comprehensive Plan.*
 - 2) Is characterized by existing homogenous residential areas within the community, which are predominantly accessible by local streets. *The subject site is in an area that is not homogeneously residential and is primarily served by a minor arterial and a major/minor collector. Similar to the above, this policy’s intent does not match what is on the ground at the subject site; therefore, keeping the site designated as Residential Preservation would be generally inconsistent with the intent of the policy.*
- Policy 2.2.8 [L] Central Urban land use.
 - 1) States that the Central Urban land use category is intended to provide a variety of residential types (up to 45 DU/AC), employment (includes light manufacturing), office and commercial activities. Infill and potential redevelopment and/or rehabilitation activity should be encouraged. *As illustrated in the existing land use map in Section C of this report, the subject site contains several non-residential uses within close walking distance of low- and medium-density residential land uses. These uses would be brought into conformity and made options for investment or reinvestment to create further employment and commercial opportunities.*
 - 2) Is characterized by older developed portions of the community that are primarily located adjacent to or in close proximity to the urban core and major universities. *The subject site has been used as retail since 1968 and is near the urban core.*

F. PUBLIC NOTIFICATION

An initial mailing was sent to 518 property owners and residents within 1,000 feet of subject property.

Public Notification		Date Completed
X	Applications posted to Planning Department website	September 3, 2024
X	Notices mailed to addresses within 1000 feet of the property	September 7, 2024
X	Comprehensive plan and rezoning signs posted onsite (Appendix 3)	September 10, 2024
X	Legal ads published	September 10, 2024

One written comment was received in support of the amendment and is included as Appendix 4 of the staff report.

G. APPENDICES

- Appendix 1 – Comprehensive Plan Policies
- Appendix 2 – Tallahassee Land Development Code Sections
- Appendix 3 – Sign Posting Pictures
- Appendix 4 – Public Comment

Comprehensive Plan Policies

Policy 2.1.6: [L]
(EFF. 7/16/90)

Criteria shall be established within local development regulations which require within residential developments the provision of non-residential land uses such as parks, school sites and potential walk-to minor commercial and office opportunities.

Policy 2.1.11: [L] (EFF. 1/19/02; REV. EFF. 6/6/08)

Criteria for approval of Central Urban development shall be established in the Land Development Regulations.

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
 - a) Predominance of residential uses front on local street
 - b) 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:
 - a) Degree of home ownership
 - b) 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)

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

Policy 2.2.8: [L]

CENTRAL URBAN (REV. EFF. 6/07/01; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 6/6/08)

Characterized by older developed portions of the community that are primarily located adjacent to or in close proximity to the urban core and major universities. Intended to provide a variety of residential types (up to 45 DU/AC), employment (includes light manufacturing), office and commercial activities. Infill and potential redevelopment and/or rehabilitation activity should be encouraged. Actual siting of land uses within the category are dependent on implementing zoning districts. Roadway access standards are determined by application of land development regulations. Land use intensity is intended to be higher (up to 20,000 sq. ft. for minor commercial uses; up to 100,000 sq. ft. for neighborhood commercial uses; and up to 200,000 sq. ft. for community commercial uses) due to the presence of requisite capital infrastructure and location of employment and activity centers.

Tallahassee Land Development Code Sections Zoning Districts

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. 10-241. Residential preservation district.

The following applies to the Residential Preservation District:

- (1) Allowable uses; appropriate permit level and applicable development and locational standards.

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 - 2

SIC CODE	RESIDENTIAL PRESERVATION-2	LAND USE TYPE				
	NAME OF USE	LR	PR	AR	CS	LI
	RESIDENTIAL					
	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	

- (2) Minimum development standards. (Development standards for properties located within the MMTD are established within division 4 of this Code.)

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
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.

*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. 10-239.2. - CU-18 Central Urban District.

See the following chart for district intent, permitted uses, dimensional requirements, and notes for the CU-18 Central Urban District:

CU-18 Central Urban District

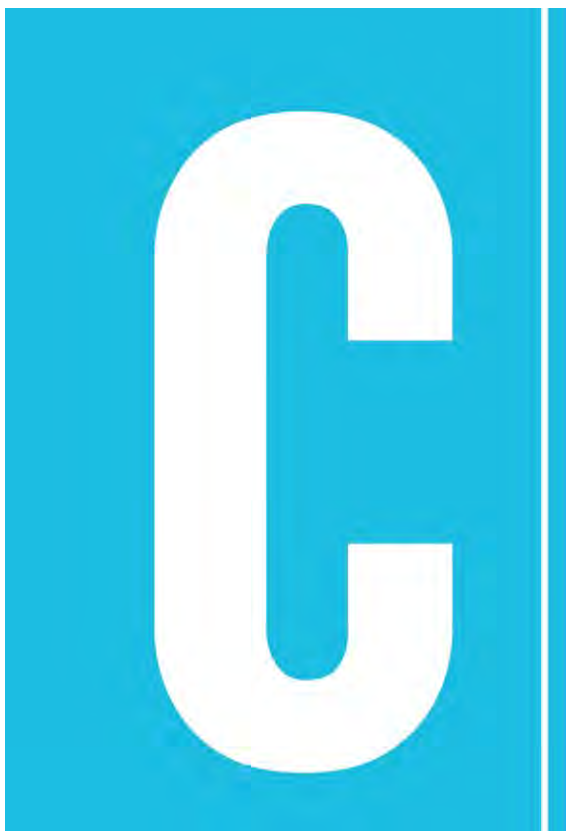
			PERMITTED USES	
1. District Intent	2. Principal Uses	3. Accessory Uses		
<p>The CU-18 district is intended to:</p> <ul style="list-style-type: none"> •Provide a variety of medium density housing types with densities ranging from a minimum of 4 dwelling units per acre to a maximum of 18 dwelling units per acre; •Provide for office uses up to 22,000 square feet per acre; •Provide access to convenience shopping and service businesses for area residents up to 20,000 square feet per acre. At a local street intersection the maximum allowable is up to 10,000 square feet per acre; •Promote infill and redevelopment of existing residential urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Downtown and Universities; •Promote compatibility between adjacent residential and non-residential uses by establishing development and design standards; and •Promote pedestrian and bicycle mobility. <p>The CU-18 district may only be utilized in the Central Urban Comprehensive Plan Land Use Category. The CU-18 district is not subject to the Tallahassee Land Use Development Matrix found in Section I-16 of the Tallahassee/Leon County Comprehensive Plan. Minimum density requirements do not apply to mixed-use projects.</p>	<ol style="list-style-type: none"> 1. Active and passive recreational facilities. 2. Bed and breakfast inns; as governed by Section 10-412. 3. Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations, and elementary, middle, and high schools. Vocational schools are prohibited. Other community facilities may be allowed in accordance with section 10-413 of these regulations. 4. Day care centers. 5. Live-work units. 6. Laundromats, laundry and dry cleaning pick-up stations. 7. Mailing services. 8. Medical and dental offices and services, laboratories, and clinics. 9. Non-medical offices and services, including business and government offices and services. 10. Nursing homes and other residential care facilities. 11. Personal services (barber shops, fitness clubs, etc.). 12. Pet daycare. 13. Public park, with playgrounds and/or active recreation, limited to daytime hours. 14. Repair services, non-automotive; outdoor storage prohibited. 15. Residential - any dwelling unit type. 	<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>		

	PERMITTED USES	
1. District Intent	2. Principal Uses	3. Accessory Uses
<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. A 35% bonus is available with an Urban Planned Unit Development as found in Sec. 10-200.</p> <p>Development Standards for this zoning district are established within Division 4 applicable to the MMTD.</p>	<p>16. Restaurants, without drive-in facilities.</p> <p>17. Retail bakeries.</p> <p>18. Retail food and grocery.</p> <p>19. Retail florists.</p> <p>20. Retail newsstand, books, greeting cards.</p> <p>21. Studios for photography, music, art, dance, drama, and voice.</p> <p>22. Tailoring.</p> <p>23. Veterinary services, including veterinary hospitals.</p> <p>24. 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>* NOTE: Additional requirements for properties in Lake Bradford Road & Providence Neighborhood Overlays (See Section 10-168)</p>	

(Ord. No. 06-O-04AA, § 4, 2-22-2006; Ord. No. 08-O-19AA, § 3, 7-9-2008; Ord. No. 08-O-42AA, § 1(Exh. A), 11-25-2008; Ord. No. 10-O-14AA, § 6, 2-23-2011; Ord. No. 13-O-03, § 13, 8-28-2013; Ord. No. 15-O-09, § 2(Exh. A), 4-22-2015; Ord. No. 15-O-17AA, § 6(Exh. A), 8-26-2015)

Sign Posting Pictures





Comprehensive Plan

Contact: City/County Planning Department
850-891-6400

Hearing: October 1, 2024
Local Planning Agency

Location: Frenchtown Renaissance Center
2nd Floor Conference Room
435 N. Macomb St.

Name: Old Bainbridge & 4th Avenue
TMA2024 015 Map Amendment

Description: From: Residential Preservation
To: Central Urban
on .27 acres

Scan the QR code or visit
Tal.gov.com/NewProjects
for more details.



Rezoning

Contact: City/County Planning Department
850-891-6400

Hearing: October 1, 2024
Local Planning Agency

Location: Frenchtown Renaissance Center
2nd Floor Conference Room
435 N. Macomb St.

Name: Old Bainbridge and 4th Avenue
TRZ240009

Description: From: Residential Preservation 2 (RP-2)
To: Central Urban 18 (CU-18)
on .27 acres

Scan the QR code or visit
Tal.gov.com/NewProjects
for more details.



9/17/24, 2:03 PM

Mail - Akinrinde, Oluwaseyi - Outlook

From: zon zonrealty.com <zon@zonrealty.com>

Sent: Tuesday, September 17, 2024 12:58 PM

To: Akinrinde, Oluwaseyi <Oluwaseyi.Akinrinde@talgov.com>

Subject: Rezoning Application for 1104 Old Bainbridge Road - Comprehensive Plan Future Land Use Map Amendment

*****EXTERNAL EMAIL*****

Please report any suspicious attachments, links, or requests for sensitive information.

Zon Reed
732 Preston St
Zon@Zonrealty.com
561-212-6737
September 17, 2024

Tallahassee, FL 32304

Tallahassee-Leon County Planning Department
300 S Adams St,
Tallahassee, FL 32301

Subject: Rezoning Application for 1104 Old Bainbridge Road - Comprehensive Plan Future Land Use Map Amendment

Dear Planning Department,

I am writing in response to the notice regarding the requested amendment to the comprehensive plan future land use map for the property located at 1104 Old Bainbridge Road. After reviewing the details, I would like to express my conditional support for this rezoning application.

The area in question has long been a blighted and neglected part of the Frenchtown Neighborhood, with significant concerns regarding cleanliness, safety, and vagrancy. It has become one of the most unattractive areas along Old Bainbridge Road, and it stands in stark contrast to the well-maintained, appealing landscaping and lighting in front of the Utility Department, just down the same road.

I would be in favor of granting the rezoning request if the applicant commits to cleaning up the property and making significant improvements to the landscaping, lighting, and overall aesthetics of the area. Moreover, addressing the ongoing issues with vagrants and ensuring the property remains clean and well-maintained would be critical in garnering my full support.

It is my belief that these changes would benefit both the community and the applicant, contributing to a safer, more attractive environment that aligns with the overall vision for the future of Frenchtown.

Thank you for considering my input, and I look forward to seeing improvements in this area.

Sincerely,
Zon Reed

Mailing Address: 1151 SW 16th ST, Boca Raton, FL 33486

9/17/24, 2:03 PM

Mail - Akinrinde, Oluwaseyi - Outlook

Re: Rezoning Application for 1104 Old Bainbridge Road - Comprehensive Plan Future Land Use Map Amendment

Akinrinde, Oluwaseyi <Oluwaseyi.Akinrinde@talgov.com>

Tue 9/17/2024 2:03 PM

To: zon zonrealty.com <zon@zonrealty.com>

Bcc: Poplin, Susan <Susan.Poplin@talgov.com>

Zon,

Thank you for your comments on the proposed 1104 Old Bainbridge Road Amendment. Your comment will be saved and provided to the Local Planning Agency and City Commissioners for consideration at the upcoming public hearings. The dates for those meetings are provided at the link provided below.

To address your concern, the property's current use aligns differently from the permitted uses in the current Residential Preservation land use and zoning district. However, the proposed amendment aims to change this, allowing for the use of a convenience store. If approved, this amendment could bring potential benefits such as improved landscaping and safety measures. If they choose to redevelop the property, the applicant will proceed through the site planning and permit review process with the City of Tallahassee Growth Management Department. At this time, they will be required to meet design standards, which include buffer and transparency requirements, provide a traffic study, and meet all environmental management requirements.

The Growth Management department will conduct a thorough review of the site plan and permit, which will come later in the process if the commission approves this amendment. This comprehensive review process is designed to ensure that all aspects of the proposed development are carefully considered.

Once again, we appreciate your participation in this process. Your questions and feedback are important to us. If you have any further questions or need additional information, please do not hesitate to let us know.

[Planning | Comprehensive Plan | Small-Scale Future Land Use Map Amendments | PLACE \(talgov.com\)](#)

Oluwaseyi Akinrinde

Senior Planner | Comprehensive Planning

Tallahassee-Leon County Planning Dept.

Comprehensive Planning Division

850.891.6412 • oluwaseyi.akinrinde@talgov.com

