



TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT



October 24, 2025

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 2025 003

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 22, 2025.

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 2025 003 – 5411 Capital Circle SW	2.39

The cumulative total number of acres for small-scale amendments approved for the calendar year is approximately 2.99 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 is the following City ordinance adopting the comprehensive plan amendment:

- City of Tallahassee Ordinance 25-O-18 adopted October 22, 2025

If you have any questions concerning the adopted amendment, 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,

Susan Poplin, MSP, AICP
Administrator of Comprehensive Planning
Tallahassee-Leon County Planning Department

Attachments: Summary Chart
Executed Ordinance
Supporting Documentation

ATTACHMENT #1
SUMMARY CHART

TALLAHASSEE-LEON COUNTY
MATRIX FOR 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 2025 003 5411 Capital Circle SW	SMALL SCALE FUTURE LAND USE MAP	From: Heavy Industrial To: Suburban Approximately 2.39 acres	Consistent	A	A	Adopted Adoption Hearing October 22, 2025

ATTACHMENT #2
EXECUTED ORDINANCE
ADOPTING A
SMALL-SCALE MAP
AMENDMENT

Small-Scale Map Amendment

TMA 2025 003

5411 Capital Circle SW

2.39 Acres

From: Heavy Industrial

To: Suburban

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

Local Planning Agency Recommendation:
Approval

City Commission:
Adopted

ORDINANCE NO. 25-O-18

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL-SCALE AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE HEAVY INDUSTRIAL LAND USE CATEGORY TO THE SUBURBAN LAND USE CATEGORY FOR 2.39 ACRES AT 5411 CAPITAL CIRCLE SW; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, pursuant to Section 163.3187, Florida Statutes, the City Commission of the City of Tallahassee has held 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 #TMA2025 003 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

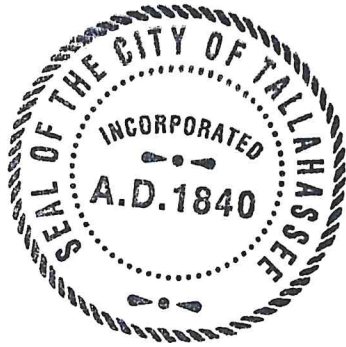
2030 Comprehensive Plan and this amendment thereto, shall also be located in the Tallahassee-Leon County Planning Department. The Planning Director shall also make copies available to the public for a reasonable publication charge.

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 3rd day of September, 2025

PASSED by the City Commission on the 22nd day of October, 2025.



CITY OF TALLAHASSEE

By: _____

John E. Dailey
Mayor

ATTEST:

APPROVED AS TO FORM: _____

By: _____

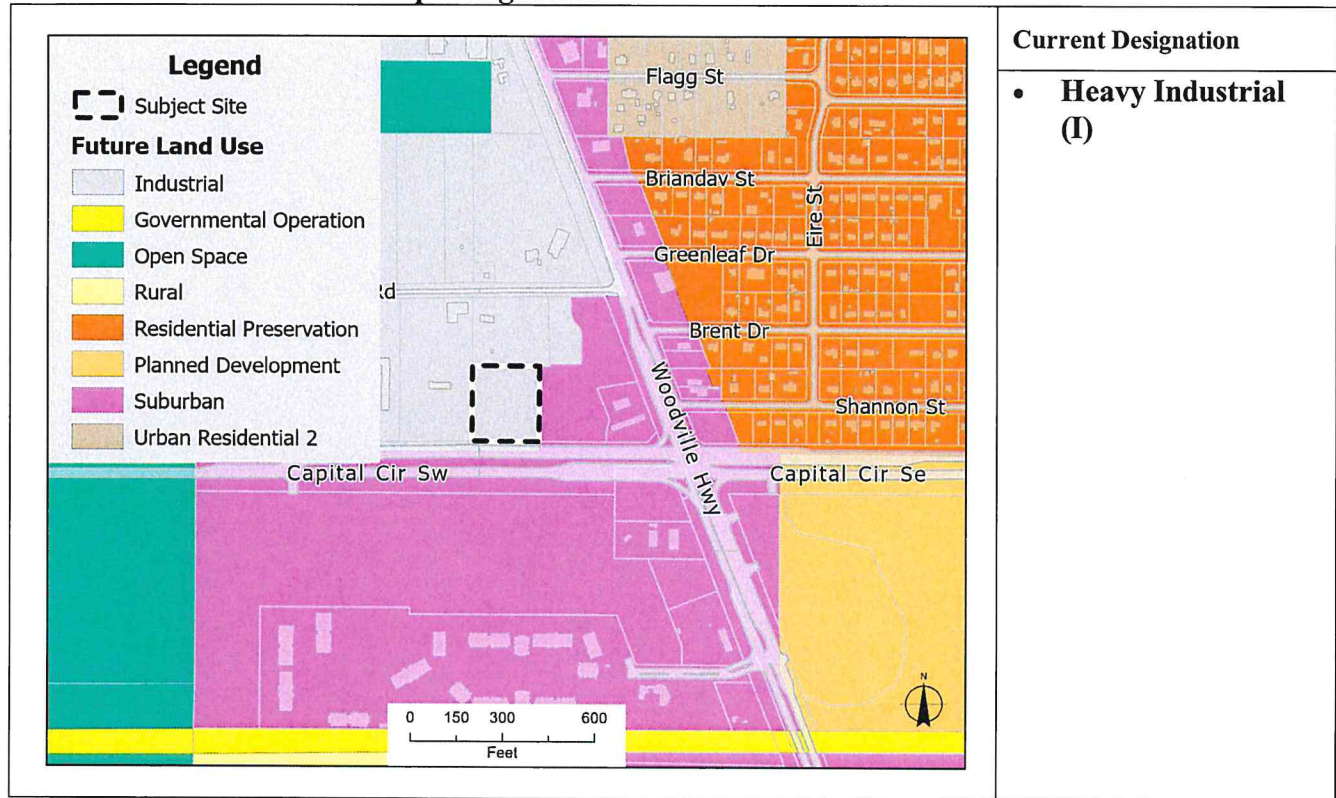
James O. Cooke, IV
City Treasurer-Clerk

By: _____

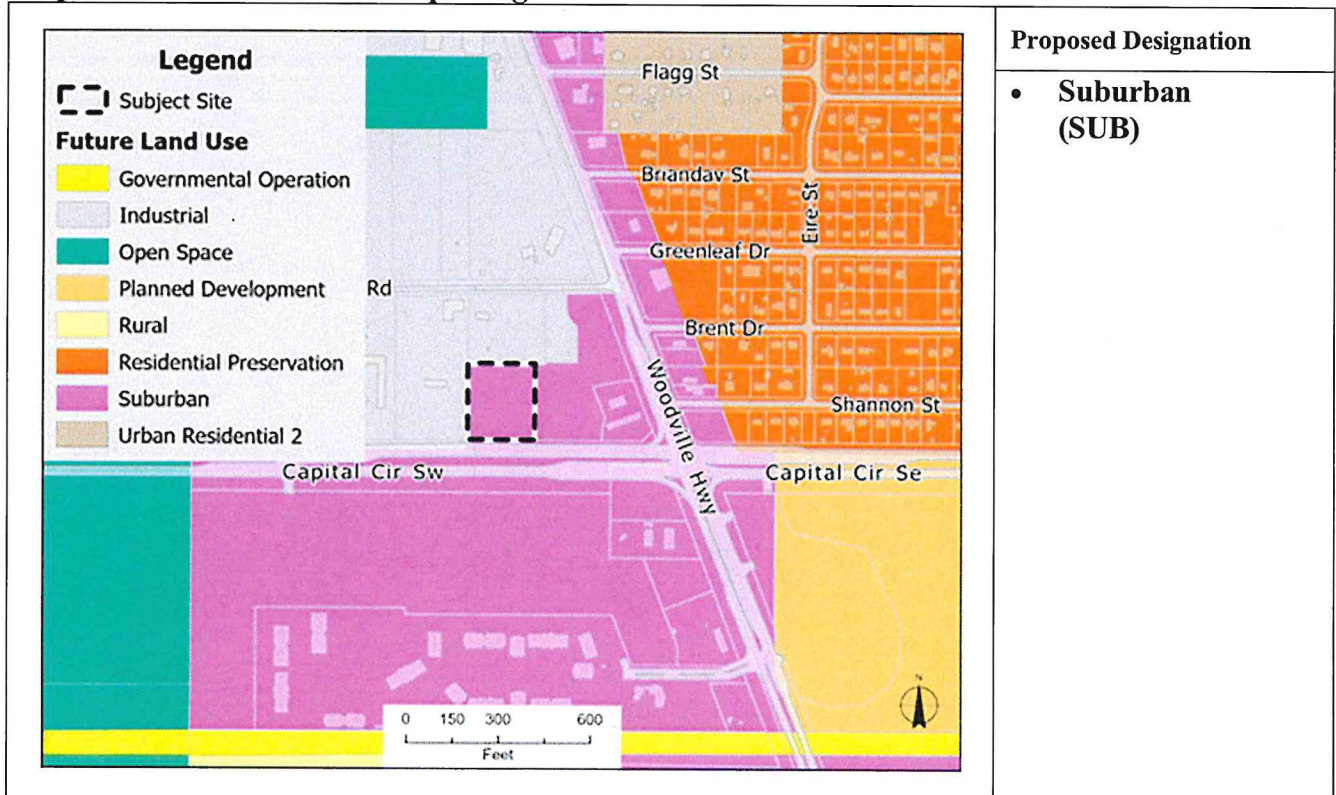
Amy M. Toman
City Attorney

EXHIBIT A

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



COLUMN SOFTWARE, PBC

STATE OF FLORIDA
COUNTY OF LEON

Before the undersigned authority personally appeared Anjana Bhadoriya, who on oath says that he or she is an authorized agent of Column software, PBC; that the attached copy of advertisement, being a legal advertisement or public notice in the matter of NOTICE_CTC-20251022-27, was published on the publicly accessible website of Leon County, hosted by Column Software, PBC on
Oct. 10, 2025

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

PUBLICATION DATES:

Oct. 10, 2025

Notice ID: QWiTbfY9NefPAID6VS2x

Notice Name: NOTICE_CTC-20251022-27

PUBLICATION FEE: \$0.00

Signed by:

Anjana Bhadoriya

_____, as authorized signatory of Column
Software, PBC

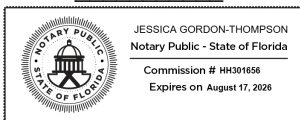
VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 10/10/2025



Notary Public
Notarized remotely online using communication technology via Proof.





NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Tallahassee City Commission will conduct public hearings, and the public may be heard on October 22, 2025, at 6:00 p.m. in the City Hall Commission Chambers, 300 S. Adams St., Tallahassee, FL to consider adoption of the following ordinance(s):

Ordinance No. 25-Z-20

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING LAND AS GENERAL COMMERCIAL DISTRICT (C-2) ON THE OFFICIAL ZONING MAP FROM LIGHT INDUSTRIAL ZONING DISTRICT (M-1) ON 2.26 PORTION OF 6.59 ACRES LOCATED AT THE SOUTHWEST CORNER OF ORANGE AVENUE AND SPRINGHILL ROAD; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Ordinance No. 25-O-18

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 INDUSTRIAL LAND USE CATEGORY TO THE SUBURBAN LAND USE CATEGORY FOR 2.39 ACRES LOCATED AT 5411 CAPITAL CIRCLE SW; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Ordinance No. 25-Z-19

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING LAND AS GENERAL COMMERCIAL (C-2) ON THE OFFICIAL ZONING MAP FROM INDUSTRIAL (I) FOR 2.39 ACRES LOCATED AT 5411 CAPITAL CIRCLE SW; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance(s).

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at such hearing, they will need a record of the proceedings and should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Copies of said ordinance(s) may be inspected in the Office of the City Treasurer-Clerk, City Hall, 300 S. Adams St., Tallahassee, FL or by calling (850) 891-8130. Copies are also available online at:

<http://www.boarddocs.com/fla/talgov/Board.nsf/Public>

In accordance with the provisions of the American with Disabilities Act (ADA), any person requiring special accommodations at the hearing or meeting because of a disability or physical impairment should contact the City Treasurer-Clerk's Office during business hours at 850-891-8130. Requests should be submitted at least two business days prior to the meeting. For those who are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or (800) 955-8771 (TTY), or (800) 955-8770 (Voice) for aid in contacting our Office.

CTC-20251022-27

ATTACHMENT #3

**OTHER SUPPORTING
INFORMATION**

Amendment Type & Number:	City Small-Scale Map Amendment – TMA2025003
Property Location:	5411 Capital Circle SW
Applicant (Property Owner):	Crossways Land Group, LLC
Agent for the Applicant:	Stearns, Weaver, Miller, Weissler, Alhadeff, & Sitterson, P.A.
Requested Future Land Use:	From Heavy Industrial (I) to Suburban (SUB)
Requested Zoning:	From Industrial (I) to General Commercial (C-2)
Planning Department Contact:	Tyler.Maldonado@talgov.com (850) 891-6415
Staff Analysis:	FLUM amendment & rezoning are consistent with the Comp Plan
LPA Recommendation:	Recommends City Commission Adoption



A. EXECUTIVE SUMMARY

The subject property is located at 5411 Capital Circle SW near the intersection of Capital Circle SW and Woodville Hwy. The property is 2.39 acres, and the parcel ID is 3119210000040.

The applicant is requesting a small-scale map amendment to the Future Land Use Map (FLUM) from Heavy Industrial (I) to Suburban (SUB). A rezoning application will be processed concurrently with this amendment. A zoning change from Industrial (I) to General Commercial (C-2) has been requested to implement the proposed amendment to the FLUM.

This step of the amendment review process determines consistency with the Goals, Objectives, and Policies in the Tallahassee-Leon County Comprehensive Plan. The concurrent rezoning generally establishes the allowed uses and the density of development on the site. In reviewing this request, it is determined if the present land use designation is appropriate or if the FLUM should be amended to re-designate the area as requested. This determination analyzes the criteria for the future land use designation as Suburban (SUB) and the zoning district designation as General Commercial (C-2).

If approved, this small-scale FLUM amendment would change the allowable uses on the property from industrial uses to a mix of residential, commercial, and retail uses. The requested zoning change would allow for a maximum residential density of 16 units per acre and a maximum commercial intensity of 20,000 square feet per acre not to exceed a maximum building footprint of 50,000 gross square feet.

Based on staff analysis, land use development patterns in the surrounding area of the subject property are trending toward additional residential and commercial uses rather than industrial uses. Future land use amendments and rezonings have occurred on parcels to the east and south of the property to allow for higher densities of residential uses and greater intensities of commercial uses. In addition, a large-scale residential subdivision and planned recreational development are underway to the southeast of the property. As these land development patterns continue, less emphasis is placed on industrial uses and the amount of industrial land uses in the area may be scaled back in a measured manner. The property is also located within the Primary Springs Protection Zone (PSPZ) for Wakulla Springs, and a future land use change from Industrial would support the intent of that designation to further minimize uses that have potential hazardous uses on-site and contribute to off-site impacts. Staff finds that the proposed amendment and concurrent rezoning are consistent with surrounding uses and recent land use changes.

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

B. STAFF ANALYSIS

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

C. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

The Local Planning Agency provides a recommendation to the City Commission on the proposed future land use map amendment and concurrent rezoning.

Per the August 25, 2025 meeting, the LPA finds that the proposed future land use map amendment and proposed rezoning are consistent with the Tallahassee-Leon County Comprehensive Plan, and recommends City Commission adoption.

D. SUMMARY OF FINDINGS

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

Existing Uses and Site Analysis

The subject property is a 2.39-acre parcel (3119210000040) located within the Urban Services Area (USA) at 5411 Capital Circle SW near the intersection of Capital Circle SW and Woodville Hwy. The property is accessed from Capital Circle SW, which is classified as a Principal Arterial roadway.

The existing use of the property is currently listed as vacant. The adjacent parcel directly to the east is actively being redeveloped into a gas station, the adjacent parcel to the west is a concrete production facility, and the adjacent parcel to the north is an off-site parking area. A majority of the existing uses in the surrounding area along Capital Circle SW and Crossway Rd are either off-site car storage lots or warehousing facilities. A limited number of retail businesses exist in the general vicinity west of Woodville Hwy. To the east of Woodville Hwy, there is a mixture of warehousing, retail, office, and vacant uses fronting the roadway. Behind those properties fronting Woodville Hwy, the uses are predominately single-family residential homes with a high percentage of homestead exemptions.

Prior Land Use and Zoning Changes

Since 2000, there have been four zoning changes to properties in the area surrounding the subject property, with two of changes occurring in 2000 and 2002, and the other two changes occurring in 2022 and 2023. The earliest rezoning was located at the northwest corner of Capital Circle SW and Woodville Hwy for the property that is currently the Circle K gas station. This zoning change took the property from Industrial (I) and rezoned it to General Commercial (C-2). The rezoning in 2002 was for approximately 20 acres near the trailhead for the St. Marks Trail, resulting in a change from Commercial Parkway (CP) to Medium Density Residential (MR-1). Following the rezoning of this property, an apartment complex with 312 units was developed.

A large-scale FLUM amendment was approved in 2022 for a 154-acre property southeast of the Capital Circle SW and Woodville Hwy intersection. This FLUM amendment resulted in a future land use change from Planned Developed (PD) and Rural (R) to Suburban (SUB). The 154-acre property consisted of two parcels, and the approximately 60-acre parcel to the east was partially rezoned from Rural (R) to Single-Family and Two-Family Residential (R-3) to match the zoning of the remainder of the property. This property is now developing 220 townhomes and 194 single-family homes.

The parcel immediately adjacent to the eastern boundary of the subject property had a FLUM amendment and concurrent rezoning approved in 2023. The map amendment changed the land use from Heavy Industrial (I) to Suburban (SUB), and the rezoning changed the zoning district from Industrial (I) to General Commercial (C-2). The property is now being developed for a Wawa gas station, and a

vehicular interconnect has been constructed through the subject property to provide access to the gas station from Capital Circle SW. The new gas station also includes a vehicular interconnect to the Circle K gas station which lends to a presumption that the existing gas station may redevelop over time.

Infrastructure and Environmental Analysis

The City of Tallahassee is the water and sewer utility provider to the subject property. Water and sewer facilities are available to the site. Specific water and sewer capacity will be determined once a site plan has been submitted for the development review process.

The subject property is zoned for Oak Ridge Elementary School, Fairview Middle School, and Rickards High School. A School Impact Analysis (SIA) form was completed, and Leon County School District staff did not preliminarily identify issues requiring further coordination. The School District's final SIA determination is scheduled for its August 12, 2025 meeting. Any future redevelopment of the property would follow the development review process, which includes a school impact analysis.

Capital Circle SW and Woodville Hwy are classified as Principal Arterial roadways. The subject property is not within the Multi-Modal Transportation District and is not currently served by StarMetro transit. Sidewalk facilities are available on the north and south side of Capital Circle SW. Multi-use paths on the south side of Capital Circle SW and on the west side of Woodville Hwy provide alternative transportation options and connect to the St. Marks trailhead approximately 0.35 miles south of the property. Transportation impacts and available concurrency calculations will be conducted at the time a site plan for proposed development has been submitted for review.



The subject property is within the Primary Springs Protection Zone for Wakulla Springs. There are no known sensitive environmental features or potential cultural resources on the property. Environmental permitting requirements will be determined at the time of site plan review.

Current and Proposed Future Land Use Categories

The subject property is currently designated Heavy Industrial (I) 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 I and SUB are included as Appendix 1.

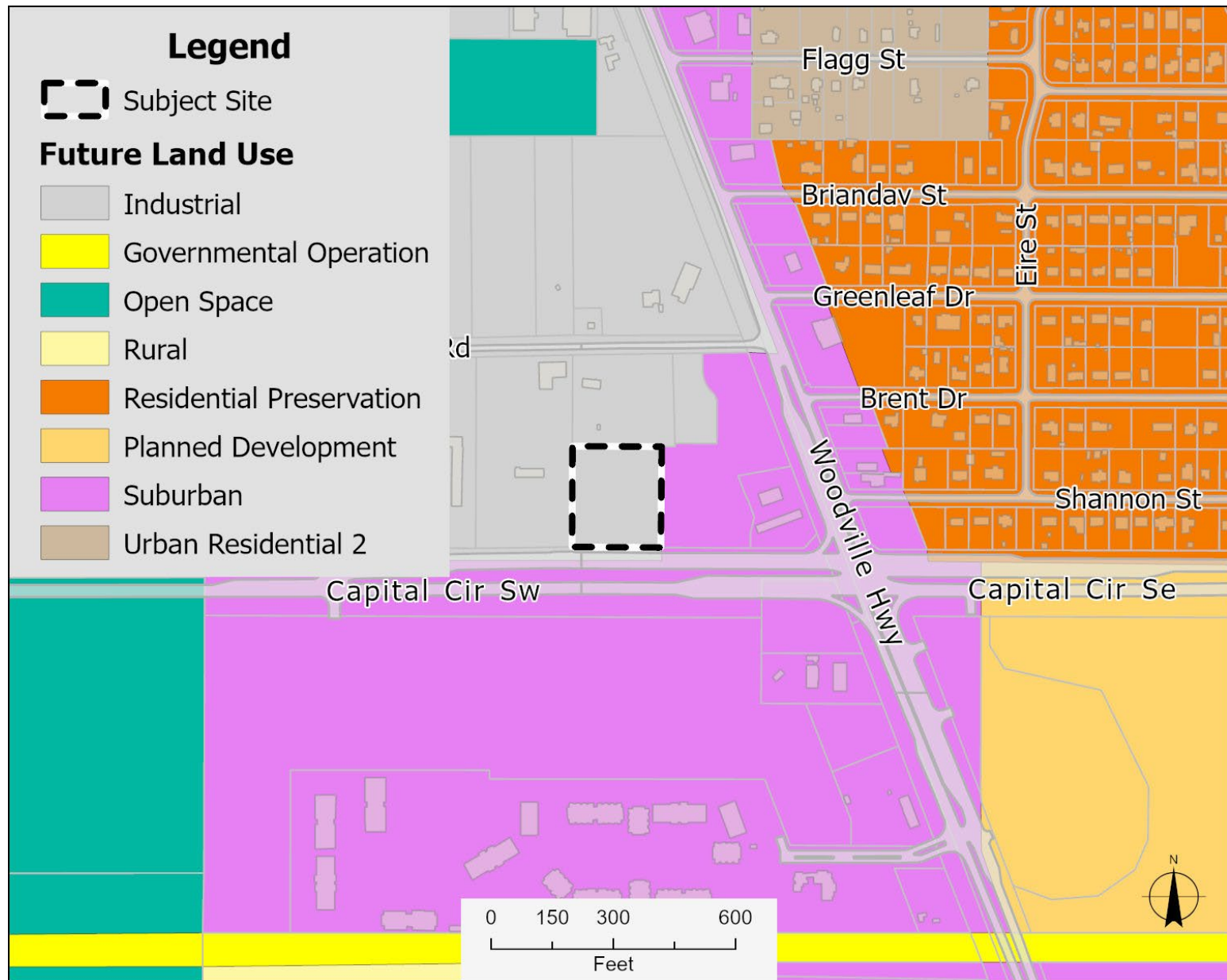
Current: Heavy Industrial (I)

The Heavy Industrial future land use category contains industrial uses that have the potential to generate substantial off-site impacts. These areas have locational criteria more stringent than residential or commercial. Off-site impacts require extensive buffering from other land uses. Ancillary commercial uses designed to serve workers may be permitted. Other commercial and residential land uses are prohibited due to the encroachment factor. No additional property shall be designated Heavy Industrial. Amendments to the FLUM adopted for the purposes of developing heavy industrial uses shall be designated with the Industry and Mining Land Use category.

Proposed: Suburban (SUB)

The Suburban future land use category allows a mix of office and commercial uses with residential densities up to 20 units per acre. This 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 category is to provide convenient goods and services to residential and employment areas.

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



Current and Proposed Zoning Districts

The subject property is currently zoned Industrial (I). The proposed rezoning would change the zoning designation to General Commercial (C-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 I and C-2 are included as Appendix 2.

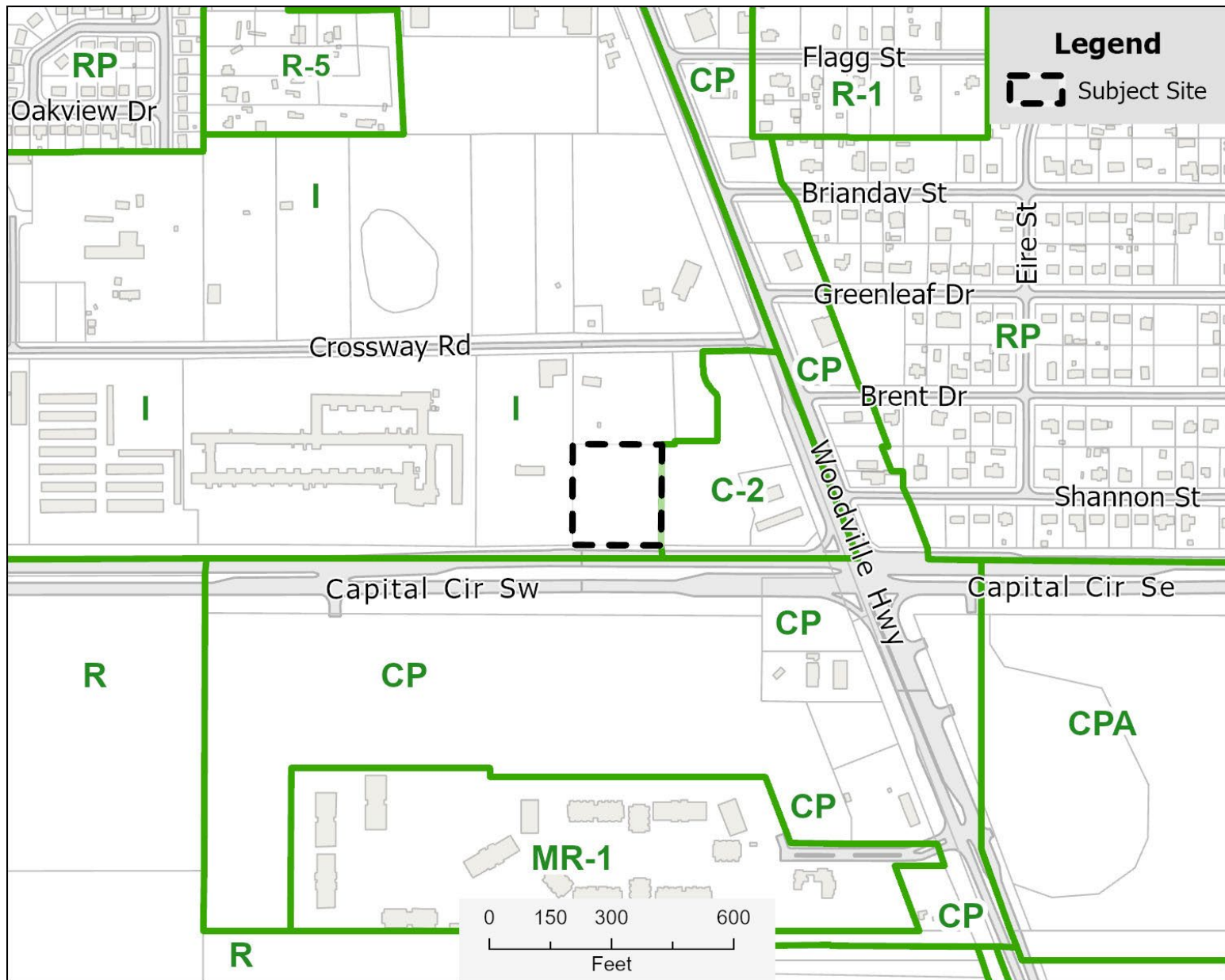
Current: Industrial (I)

The purpose and intent of the Industrial zoning district is to establish the appropriate location for the manufacturing, distribution, wholesaling, storage of raw material, partially finished products, or finished products characterized by the likely potential for producing detectable off-site impacts including air, water, and/or noise pollution. The industrial district will accommodate land uses that have considerable impacts on transportation, water, natural gas, wastewater treatment, and electricity infrastructure. The location of the industrial district and the standards required by the industrial district will ensure that industrial uses will have access and facilities for shipment, transfer, or delivery by truck and/rail. The industrial district will also allow industrial parks, transportation, and communication facilities. Ancillary residential and commercial uses, limited to serve workers onsite, are allowed.

Proposed: General Commercial (C-2)

The General Commercial zoning district is intended to be implemented in areas designated Suburban on the FLUM. The zoning district applies to areas with direct access to major collectors or arterial roadways located within convenient traveling distance to several neighborhoods. Permitted uses include retail, commercial, office, community facilities, and other related activities that provide goods and services in close proximity to residential homes. The minimum residential density is 8 units per acre, and the maximum residential density is 16 units per acre. Residential uses are required to be located on the second floor or above of a building that includes commercial or office uses on the first floor.

Permitted Uses - Zoning	Industrial (I)	General Commercial C-2
Industrial	X	
Residential (any type)*	Ancillary	8-16 units per acre
Commercial	Ancillary	X
Administrative Offices	Ancillary	X
Retail, Various Uses		X
Restaurant/Bar		X
Community Facilities		X
Automotive Service/Repair; Gas Station		X
Medical Offices		X
*Residential uses are limited to the second floor or above a building containing commercial or office uses on the first floor.		



Determination for the Future Land Use Amendment and Concurrent Rezoning

A majority of the existing land uses in the Heavy Industrial (I) future land use and Industrial (I) zoning district surrounding the subject property tend to be light industrial in nature. With the exception of the concrete plant along Capital Circle SW and adjacent to the subject property, most of the existing land uses in those designations are warehousing and outdoor car storage uses. These types of uses do not produce the off-site impacts that characterize the Heavy Industrial future land use category and Industrial zoning district. In addition, the development pattern around the subject property is changing as more residential areas are planned and developed. With new residential areas under development, additional commercial uses to provide goods and services in close proximity are also needed.

Given the recent land use and zoning changes on nearby properties, and the recently permitted residential developments around the intersection of Woodville Highway and Capital Circle SW, the proposed Suburban (SUB) future land use category for the subject property is consistent with these uses and the development trends within the area. The two parcels to the east of the subject property are also zoned General Commercial (C-2). The proposed General Commercial (C-2) zoning district implements the suburban corridor land use pattern for the Suburban (SUB) future land use category.

E. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed amendment is consistent with the following Goals, Objectives, and Policies of the Tallahassee-Leon County Comprehensive Plan.

Policy 2.2.5 [L] states the Suburban future land use category is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. This area is currently transitioning to more commercial retail and residential land uses with upcoming residential development to the south and southeast. Meanwhile, lands designated Industrial are underutilized or vacant.

F. PUBLIC NOTIFICATION

A mailing notice was sent to 143 property owners and residents within 1,000 feet of subject property and to the Oak Ridge Neighborhood Association. No public comments have been received regarding the proposed amendment and concurrent rezoning.

Public Outreach		Date Completed
X	Applications posted to Planning Department website	July 14, 2025
X	Notices mailed to addresses within 1,000 feet of the property	July 16, 2025
X	Comprehensive plan and rezoning signs posted onsite (Appendix 4)	July 15, 2025
X	Legal ads posted	July 15, 2025

G. APPENDICES

Appendix 1 – Comprehensive Plan Policies

Appendix 2 – Tallahassee Land Development Code Sections

Appendix 3 – Sign Posting Pictures

Appendix 1 – Comprehensive Plans Policies

POLICY 2.2.7: [L]

HEAVY INDUSTRIAL

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

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

POLICY 2.2.5: [L]

SUBURBAN (EFF. 3/14/07)

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

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

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

Suburban Intensity Guidelines

(Eff. 3/14/07; Rev. Eff. 7/14/14; 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	

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
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.

Appendix 2 – Zoning Districts

Sec. 10-172. Industrial district—Purpose and intent; permitted and prohibited uses.

(a) *Purpose and intent.*

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

(b) *Allowable uses.* For the purpose of this chapter, the following land use type is allowed in the industrial zoning district and is controlled by the land use development standards of this chapter, the comprehensive plan, and list of permitted uses: Industrial.

(c) *Lists of permitted uses.*

- (1) *Permitted uses:* These are the principal uses and activities allowed in the industrial zoning district. This list of uses and activities is composed, to the extent possible, of major group classifications in the Standard Industrial Code (SIC). These major group classifications are very broad; the Standard Industrial Code lists many other more specific industrial activities within these classes; unless specifically prohibited elsewhere in this section, these uses and activities are considered as permitted in this district. Other uses and activities not classified within the Standard Industrial Code, but appropriate for location within the industrial district are also listed as permitted in this district. Further information concerning what uses are considered allowable in the industrial district may be obtained by telephoning the city-county planning department. Chapter 9, article III of this Code sets forth the development approval process required for permitted, restricted, special exception, and planned unit development uses.
 - a. The following uses are permitted uses:
 - #10 Metal mining.
 - #13 Oil and gas extraction.
 - #14 Mining and quarrying of nonmetallic minerals.
 - #15 Building construction—general contractors and operative builders.
 - #16 Heavy construction other than building construction contractors.
 - #17 Construction—special trade contractors.

#20 Food and kindred products—processing and manufacture.
 #21 Tobacco products—processing and manufacture.
 #22 Textile mill products processing and manufacture.
 #23 Apparel and other finished products made from fabrics and similar materials—processing and manufacture.
 #24 Lumber and wood products, except furniture—cutting, milling, sawing, production, manufacture.
 #25 Furniture and fixtures—manufacture.
 #26 Paper and allied products—processing and manufacture.
 #27 Printing, publishing, and allied industries—publishing and publishing processes.
 #28 Chemicals and allied products—production.
 #29 Petroleum refining and related industries—processing, refining, manufacture.
 #30 Rubber and miscellaneous plastic products—manufacture.
 #31 Leather and leather products—processing and manufacture.
 #32 Stone, clay, glass, and concrete products—manufacture.
 #33 Primary metal industries—smelting, refining, manufacture.
 #34 Fabricated metal products, except machinery and transportation equipment—fabricating.
 #35 Industrial and commercial machinery and computer equipment—manufacture
 #36 Electronic and other electrical equipment and components, except computer equipment—manufacture.
 #37 Transportation equipment—assembly and manufacture.
 #38 Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks—manufacture.
 #39 Miscellaneous manufacturing industries.
 #40 Railroad transportation.
 #41 Local and suburban transit and interurban highway passenger transportation.
 #42 Motor freight transportation and warehousing.
 #43 United States Postal Service.
 #45 Transportation by air.
 #46 Pipelines, except natural gas.
 #47 Transportation services.
 #48 Communications.
 #49 Electric, gas, and sanitary goods.
 #50 Wholesale trade—durable goods.
 #51 Wholesale trade—nondurable goods.
 #5984 Liquefied petroleum gas (bottled gas) dealers.
 #7211 Commercial power laundries.
 #7212 Garment pressing.
 #7213 Linen supply.
 #7216 Dry-cleaning plants.
 #7217 Carpet and upholstery cleaning.
 #7218 Industrial launderers.
 #7261 Funeral services and crematories.
 #7342 Disinfecting and pest control services.
 #7349 Building cleaning and maintenance services.
 #735 Miscellaneous equipment rental and leasing.
 #7381 Armored car service; rental of dogs for protective services.
 #7384 Photo finishing laboratories.
 #7389 Auctioneering service on a commission or fee basis.
 #7389 Automobile recovery service.
 #7389 Field warehousing, not public warehousing.
 #7389 Packaging and labeling service; parcel packing.
 #7389 Recording studios.
 #7389 Repossession service.
 #7389 Water softener service.
 #7389 Window tinting.

- #7513 Truck rental and leasing, without drivers.
- #7519 Utility trailer and recreational vehicle rental.
- #966 Space research and technology.
- Biological research facilities.
- Chemical laboratories.
- Construction material storage and construction vehicle storage.
- Engineering laboratories.
- Farm vehicle sales, storage, repair, auction.
- Food research/testing facilities.
- Incinerators.
- Industrial laboratories.
- Laboratories, testing of products.
- Research laboratories.
- Storage yards.
- Testing facilities.
- Truck, bus, heavy equipment garages: maintenance, repair, motor pools.
- Trucking terminals.
- Warehouses.

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

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

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

- #60 Depository institutions (banks/thrifts/credit unions, etc.): Allowed when located adjacent to a nonindustrial zoning district and not adjacent to any residential preservation zoning district or existing residential development, except when that development is a nonconforming land use. Such establishments may be no larger in size than 2,500 square feet; or, may be located within the interior of any permitted use.

- #7363 Help supply services: Allowed when located adjacent to a nonindustrial zoning district and not adjacent to any residential preservation zoning district or existing residential development, except when that development is a nonconforming land use. Such establishments may be no larger in size than 2,500 square feet; or, may be located within the interior of any permitted use.

- #7381 Security guard services: Allowed when located adjacent to a nonindustrial zoning district and not adjacent to any residential preservation zoning district or existing residential development, except when that development is a nonconforming land use. Such establishments may be no larger in size than 2,500 square feet; or, may be located within the interior of any permitted use.

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

- (d) *Prohibited uses.* The following uses are prohibited within the industrial district:

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

(Code 1984, ch. 27, § 10.3(L); 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)

Sec. 10-256. C-2 General Commercial District.

The following applies to the C-2 General Commercial District:

C-2 General Commercial District

PERMITTED USES			
1. District Intent	2. Principal Uses		3. Accessory Uses
<p>The C-2 district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to areas with direct access to major collectors or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, with a minimum gross density of 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum density. The residential uses are required to be located on the second floor or above of a building containing commercial or office uses on the first floor. Mixed use projects in the C-2 district are encouraged, but are not required.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<p>(1) Antique shops. (2) Automotive service and repair, including car wash. (3) Bait and tackle shops. (4) Banks and other financial institutions. (5) Camera and photographic stores. (6) Cocktail lounges and bars. (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, and police/fire stations. Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with section 10-413. (8) Day care centers. (9) Gift, novelty, and souvenir shops. (10) Indoor amusements (bowling, billiards, skating, etc.). (11) Indoor theaters (including amphitheaters). (12) Laundromats, laundry and dry cleaning pick-up stations. (13) Mailing services. (14) Medical and dental offices, services, laboratories, and clinics. (15) Motor vehicle fuel sales. (16) Non-medical offices and services, including business and government offices and services. (17) Non-store retailers. (18) Passive and active recreational facilities. (19) Personal services (barber shops, fitness clubs etc.). (20) Pet day care centers. (21) Photocopying and duplicating services. (22) Rental and sales of DVDs, video tapes and games. (23) Rental of tools, small equipment, or party supplies. (24) Repair services, non-automotive.</p>		<p>(25) Residential (any type), provided that it is located on the second floor or above a building containing commercial or office uses on the first floor. (26) Restaurants, with or without drive-in facilities. (27) Retail bakeries. (28) Retail computer, video, record, and other electronics. (29) Retail department, apparel, and accessory stores. (30) Retail drug store. (31) Retail florist. (32) Retail food and grocery. (33) Retail furniture, home appliances, accessories. (34) Retail home/garden supply, hardware and nurseries. (35) Retail jewelry store. (36) Retail needlework shops and instruction. (37) Retail newsstand, books, greeting cards. (38) Retail office supplies. (39) Retail optical and medical supplies. (40) Retail package liquors. (41) Retail pet stores. (42) Retail picture framing. (43) Retail sporting goods, toys. (44) Retail trophy store. (45) Shoes, luggage, and leather goods. (46) Social, fraternal and recreational clubs and lodges, including assembly halls (fraternity and sorority houses are prohibited). (47) Studios for photography, music, art, dance, and voice. (48) Tailoring. (49) Veterinary services, including veterinary hospitals. (50) Other uses, which in the opinion of the land use administrator, are of a similar and compatible nature to those uses described in this district.</p>

C-2 General Commercial District

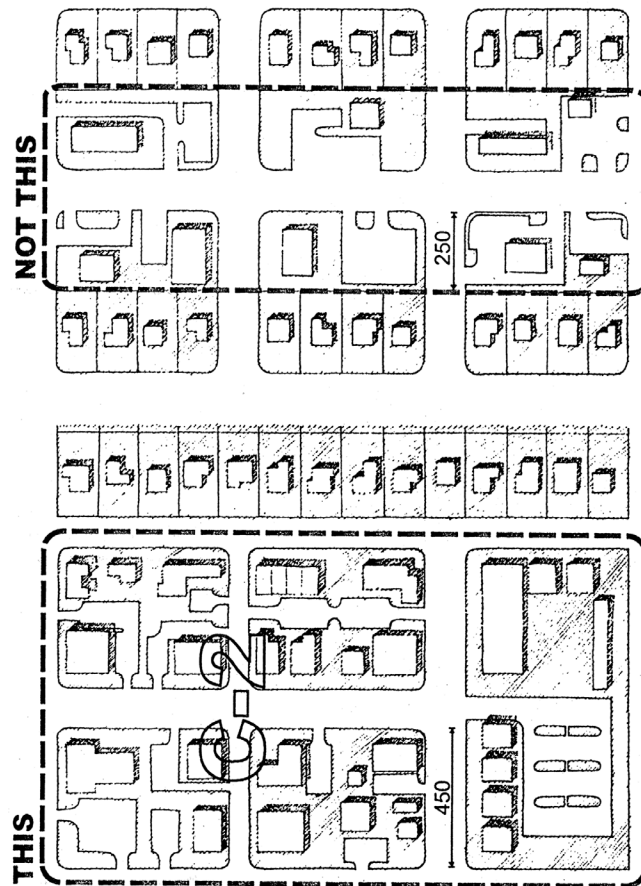
DEVELOPMENT STANDARDS									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	Ten feet	20,000 square feet of non-residential gross building floor area per acre and commercial and/or office uses. May not exceed 50,000 gross square feet.	Three stories
<p>7. Street Vehicular Access Restrictions: Properties in the C-2 zoning district shall be located on a major collector or arterial street, but may have additional vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, RP-1, RP-2, RP-MH, RP-UF, and RP-R.</p>									
<p>8. Additional Criteria and Restrictions for Pet Day Centers: Outside boarding and unsupervised outside activity are prohibited. In the event that a pet day care center abuts a residential property, the center shall not exceed an L10 noise level of 60 dBA in the daytime (6:00 a.m. to 9:00 p.m.) as measured on the property line abutting the center. Hours of operation for pet day care centers shall be 6:00 a.m. to 9:00 p.m.</p>									
<p>9. Additional Criteria for Charitable Donation Stations: Such station shall have indoor storage for all donations, and shall have an attendant available during normal business hours responsible for the collection and/or storage of said donations. A "charitable donation station" is considered a community service/facility regulated by section 10-413.</p>									

General Notes:

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

C-2 - Neighborhood Commercial District

The Neighborhood Commercial district limits arterial street frontage to 100 feet per acre. This provision is intended to promote "nodes" of commercial development rather than "strip" commercial development along arterial streets.



CITY 43

(Code 1984, ch. 27, § 10.6.PP; Ord. No. 97-O-0027AA, 7-8-1997; Ord. No. 01-O-28AA, § 23, 10-24-2001; Ord. No. 05-O-18AA, § 4, 4-27-2005; Ord. No. 05-O-39AA, § 3(Att. 1), 7-13-2005; Ord. No. 09-O-06, § 4, 3-25-2009; Ord. No. 09-O-11AA, § 3, 10-28-2009; Ord. No. 10-O-14AA, § 6, 2-23-2011; Ord. No. 15-O-17AA, § 19(Exh. M), 8-26-2015; Ord. No. 18-O-08, § 2, 2-28-2018; Ord. No. 23-O-41, § 1, 12-13-2023)

Appendix 4 – Sign Posting Pictures





TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT



May 21, 2025

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 2025 001

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 May 14, 2025.

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

Amendment

Acres

TMA 2025 001 – Bradford Road and E Dellview Drive .60

The cumulative total number of acres for small-scale amendments approved for the calendar year is approximately .60 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 is the following City ordinance adopting the comprehensive plan amendment:

- City of Tallahassee Ordinance 25-O-09 adopted May 14, 2025

If you have any questions concerning the adopted amendment, 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,

Susan Poplin, MSP, AICP
Administrator of Comprehensive Planning
Tallahassee-Leon County Planning Department

Attachments: Summary Chart
Executed Ordinance
Supporting Documentation

ATTACHMENT #1
SUMMARY CHART

TALLAHASSEE-LEON COUNTY
MATRIX FOR 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 2025 001 Bradford Road and E Dellview Drive	SMALL SCALE FUTURE LAND USE MAP	From: Residential Preservation To: Suburban Approximately .60 acres	Consistent	A	A	Adopted Adoption Hearing May 14, 2025

ATTACHMENT #2
EXECUTED ORDINANCE
ADOPTING A
SMALL-SCALE MAP
AMENDMENT

Small-Scale Map Amendment

TMA 2025 001

Bradford Road and E Dellview Drive

.60 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. 25-O-09

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL-SCALE AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE RESIDENTIAL PRESERVATION LAND USE CATEGORY TO THE SUBURBAN LAND USE CATEGORY FOR .60 ACRES AT THE INTERSECTION OF BRADFORD ROAD AND E DELLVIEW DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, pursuant to Section 163.3187, Florida Statutes, the City Commission of the City of Tallahassee has held 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 #TMA2025 001 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.

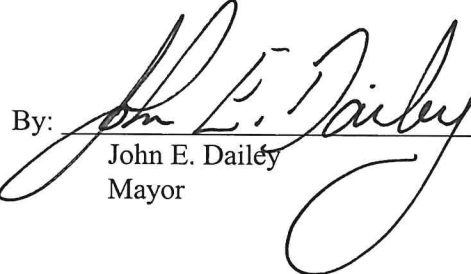
Section 6. Effective Date.

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 April, 2025

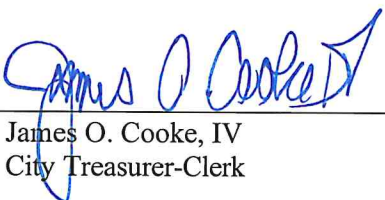
PASSED by the City Commission on the 14th day of May, 2025.

CITY OF TALLAHASSEE

By: 
John E. Dailey
Mayor

ATTEST:

APPROVED AS TO FORM:

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

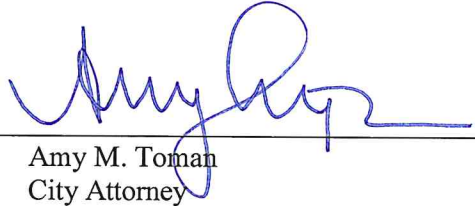
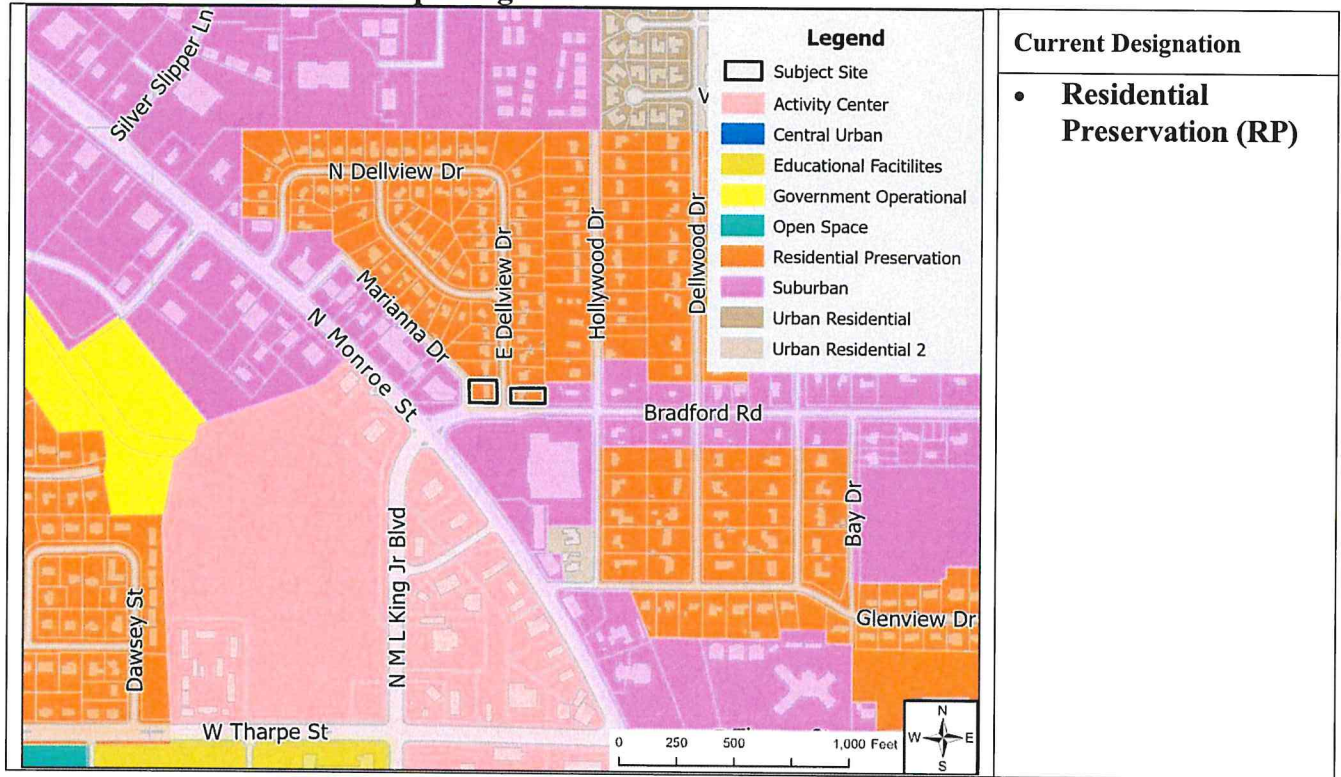
By: 
Amy M. Toman
City Attorney

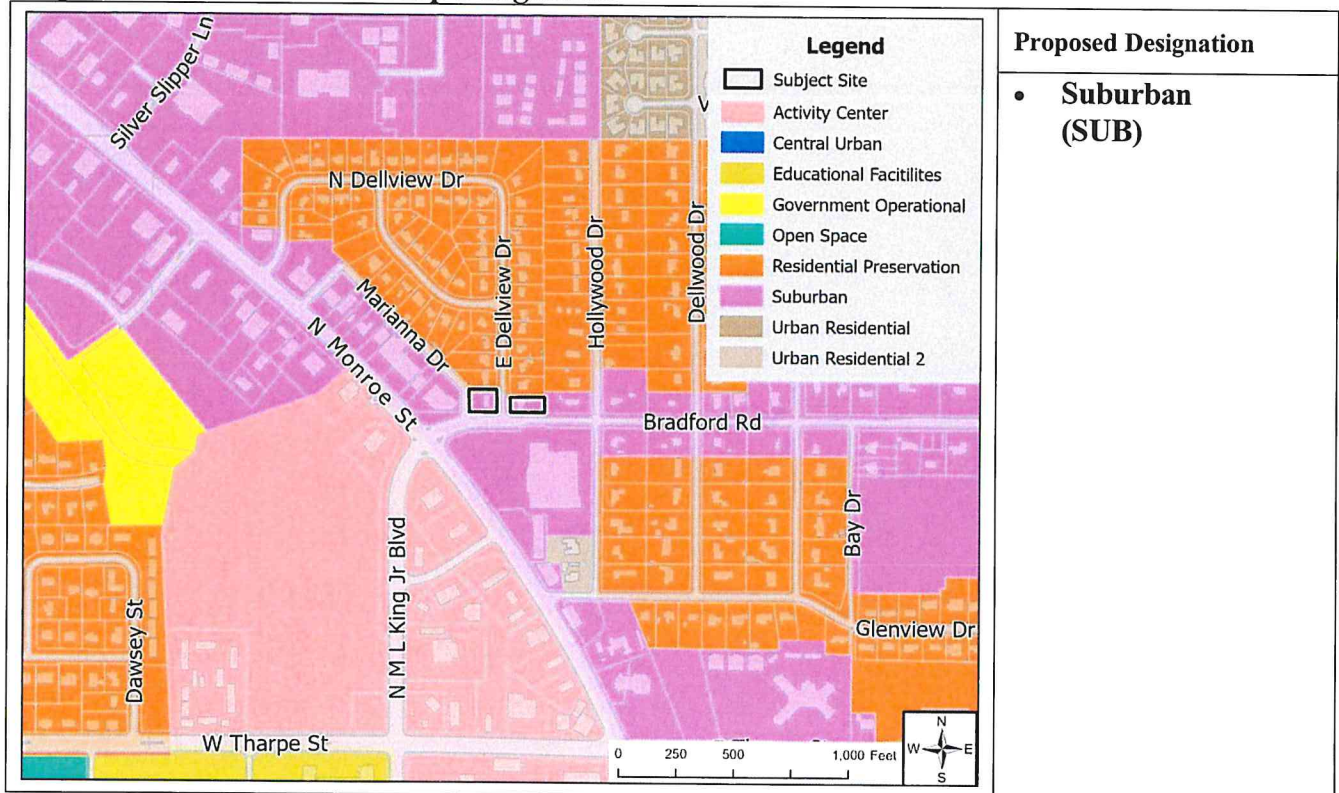


EXHIBIT A

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



COLUMN SOFTWARE, PBC

STATE OF FLORIDA
COUNTY OF LEON

Before the undersigned authority personally appeared India Johnston, who on oath says that he or she is an authorized agent of Column software, PBC; that the attached copy of advertisement, being a legal advertisement or public notice in the matter of PC/LPAAAd040125, was published on the publicly accessible website of Leon County, hosted by Column Software, PBC on Mar. 11, 2025

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

PUBLICATION DATES:

Mar. 11, 2025

Notice ID: kllGimlT6jvyR6yAJvyY

Notice Name: PC/LPAAAd040125

PUBLICATION FEE: \$0.00

Signed by:

India Johnston

_____, as authorized signatory of Column
Software, PBC



VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 03/11/2025

S. Smith

Notary Public
Notarized remotely online using communication technology via Proof.



NOTICE OF PUBLIC HEARINGS

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

1. Tallahassee-Leon County Planning Commission Meeting on April 1, 2025, at 6:00 PM, 2nd Floor Conference Room, 435 N. Macomb Street

LEON COUNTY ORDINANCE NO. 25- _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING CHAPTER 10 OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA; AMENDING ARTICLE XI ENTITLED UNIFORM STREET NAMING AND PROPERTY NUMBERING SYSTEM; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

COMPREHENSIVE PLAN UPDATE TRANSMITTAL

Notice is hereby given that the following public hearing will be held to consider Comprehensive Plan Update Amendments to the Land Use and Mobility Elements of the 2030 Tallahassee-Leon County Comprehensive Plan for transmittal to the City and County Commissions.

1. Tallahassee-Leon County Local Planning Agency Meeting on April 1, 2025, at 6:00 PM, 2nd Floor Conference Room, 435 North Macomb Street

Amendments are to the 2030 Tallahassee-Leon County Comprehensive Plan that meet the requirements of Chapter 163.3177, F.S., for the Future Land Use and Transportation Elements of the comprehensive plan.

Applicant: Tallahassee-Leon County Planning Department

The proposed amendments consist of:

1. Consolidation of the Future Land Use and Mobility Elements.
2. Revisions to the goals, objectives and policies of the Future Land Use and Mobility Elements.
3. Revisions to the Future Land Use Map and revisions to the map series, figures and addendums of the Future Land Use and Mobility Elements.

For more information, visit the website at www.compplantlc.com or contact the Planning Department at (850) 891-6400.

SMALL-SCALE FUTURE LAND USE MAP AMENDMENT

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 April 1, 2025, at 6:00 PM, 2nd Floor Conference Room, 435 North Macomb Street
2. City Commission Meeting on May 14, 2025, at 6:00 PM, City Commission Chambers, 2nd Floor, City Hall, 300 South Adams Street

MAP AMENDMENT ORDINANCE NO. 25-0-09

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL-SCALE AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE RESIDENTIAL PRESERVATION LAND USE CATEGORY TO THE SUBURBAN LAND USE CATEGORY FOR 0.60 ACRES LOCATED AT THE INTERSECTION OF BRADFORD ROAD AND E DELLVIEW DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Requested Map Amendment: Intersection of Bradford Rd and E Dellview Dr

Reference Number: TMA2025001

Applicant: Sonia Ayala

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 0.60 acres. The parcels are located at 2000 and 2003 E. Dellview Drive.

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

REZONING ORDINANCE NO. 25-Z-10

For public notices online, go to <http://leonfl.column.us>

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING LAND AS OFFICE RESIDENTIAL 1 (OR-1) ON THE OFFICIAL ZONING MAP FROM RESIDENTIAL PRESERVATION – 1 (RP-1) FOR 0.60 ACRES LOCATED AT THE INTERSECTION OF BRADFORD ROAD AND E DELLVIEW DRIVE; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment TMA2025001, which is proposed for adoption on May 14, 2025. The rezoning requests a change to the Official Zoning Map from Residential Preservation-1 (RP-1) to Office Residential 1 (OR-1) Zoning District.

There will be two options for sharing public comment.

- In-person at the meetings; or
- Written via online submission at beth.perrine@talgov.com. Public comment can be submitted online until 9 p.m. on Monday, March 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 Planning Commission will review this application at the public hearing listed above. Persons with standing may file a petition for quasi-judicial proceedings within 15 days (or 30 days for a decision on a City of Tallahassee Type C application for the establishment of a new public or private school) 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. Planning Commission will review these applications at the public hearing listed above.

Copies of said ordinances for the small-scale future land use map amendment and concurrent rezoning may be inspected in the Office of the Treasurer-Clerk, City Hall, 300 S. Adams Street, Tallahassee, FL or by calling (850) 891-8130.

For more information on the small-scale future land use map amendment please go to <https://www.talgov.com/place/pln-cp-small>.

PC040125

ATTACHMENT #3

**OTHER SUPPORTING
INFORMATION**

Amendment Type:	City Small-Scale Map Amendment
Amendment Number:	TMA2025001
Property Location:	Bradford Road and E Dellview Drive
Applicant (Property Owner):	Sonia Alaya
Agent for the Applicant:	n/a
Current Future Land Use:	Residential Preservation (RP)
Proposed Future Land Use:	Suburban (SUB)
Current Zoning:	Residential Preservation 1 (RP-1)
Proposed Zoning:	Office Residential 1 (OR-1)
TLC Planning Department Staff:	Jacob Fortunas
Staff Email:	Jacob.Fortunas@talgov.com
Staff Phone Number:	850-891-6418
Staff Analysis:	Consistent
LPA Recommendation:	Approve



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 0.60 acres consisting of two parcels fronting Bradford Rd and E Dellview Dr. The FLUM amendment would change the land use designation from Residential Preservation (RP) to Suburban (SUB). The concurrent rezoning, which implements the underlying FLUM designation, would change the zoning designation from Residential Preservation – 1 (RP-1) to Office Residential – 1 (OR-1). If approved, the changes would complete a contiguous low-density corridor of Office Residential uses along Bradford Rd and allow the applicant to seek a change of use for the existing structure to site a non-profit office community space for special needs children and adults.

Subject Amendment

The requested change was made by the owner of 2000 E Dellview Drive (tax ID 212430 B0220) who is exploring its use as a small non-profit office. The parcel is at the northwest corner of the intersection of Bradford Rd and E Dellview Dr. The applicant's parcel is approximately 0.32 acres. The adjacent parcel on the northeast corner of the intersection of Bradford Rd and E Dellview Dr, 2003 E. Dellview Drive (tax ID 212430 A0300), is recommended by Planning staff to be part of the amendment due to the existing land use and zoning pattern along Bradford Road. As such, this parcel will also require a change to Suburban Future Land Use and Office Residential – 1 zoning to create a contiguous corridor with the existing Office Residential zoning along the remainder of Bradford Rd to the east.

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 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 map amendment and proposed rezoning.

D. SUMMARY OF FINDINGS

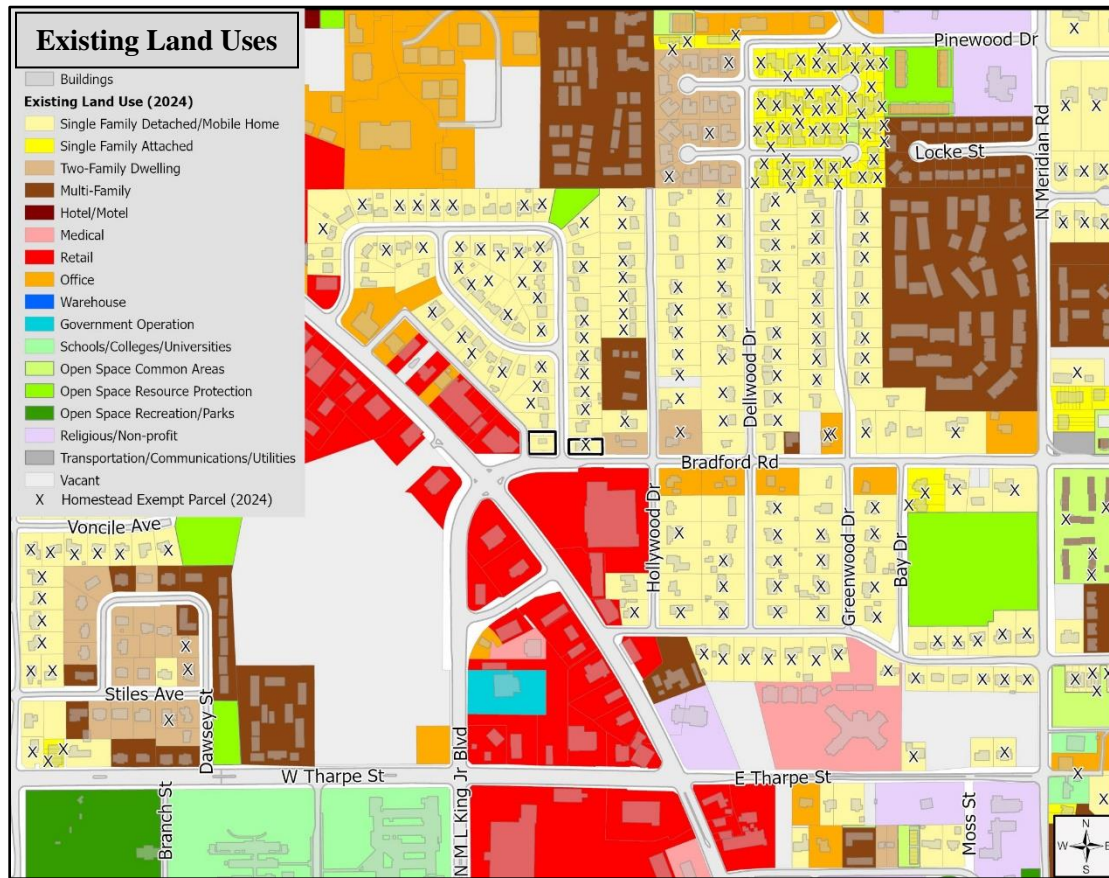
The criteria required for consideration of a proposed Future Land Use Map change include consistency with the Tallahassee-Leon County Comprehensive Plan, conformance with the Tallahassee or Leon County Land Development Code, land use compatibility, changed conditions on the site and other matters deemed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

History and Background

1. Historic aerial imagery depicts that land development began to occur in the subject vicinity in the late 1940's and early 1950's.
2. The applicant's parcel and adjacent parcel are part of the Dellwood Subdivision which is comprised of the parcels fronting E Dellview Drive, Charter Oak Dr, and Marianna Dr. Dellwood Dr, which is located two blocks east of the subject sites, is not part of the Dellwood Subdivision.
3. The applicant's parcel is fronted by three roadways which include, Bradford Rd, Marianna Dr, and E Dellview Dr. The applicant's parcel currently uses Marianna Dr and E Dellview Dr for site access.
4. The two subject parcels are the only two Office/Residential parcels fronting Bradford Rd between Monroe St and Meridian Rd that are not designated as Suburban/Office Residential.

Adjacent Existing Uses and Site Analysis

The proposed Suburban land use district and Office Residential – 1 zoning district are compatible with adjacent land uses. The proposed zoning of Office Residential – 1 is intended to promote a modest mix of office and residential uses in close proximity to each other with low-intensity uses at a scale that is compatible with residential neighborhoods. The Bradford Rd corridor between N Monroe St and Meridian Rd is exclusively designated as Suburban, with the exception of the two subject parcels. The suburban designation is implemented east of the two subject parcels to Meridian Rd. The proposed zoning of Office Residential – 1 is designed to be compatible with Residential Preservation zoning categories. A variety of single-family residential, two-family residential, and offices uses comprise the existing Office Residential – 1 zoning to the east. Higher intensity uses reflective of those along N Monroe Street are not allowed in the proposed Office Residential – 1 zoning district.



Water/Sewer Infrastructure

City of Tallahassee water and sewer services are available to the subject site. Specific water and sewer capacity will be determined if redevelopment is proposed. No redevelopment is currently proposed for the subject site.

Schools Impact

The subject parcels are zoned for Rudiger Elementary School, Middle School, and Leon High School. A School Impact Analysis (SIA) form was completed, and Leon County School District staff will identify the need for any future coordination. Any future redevelopment would follow the development review process, which includes additional review of a school impact analysis. No redevelopment is proposed for the subject site.

Multi-Modal Transportation Network

The applicant's parcel and adjacent parcel both front Bradford Rd and E Dellview Dr. Primary site access to each parcel is from E Dellview Dr. The applicant's site has additional site access via Marianna Drive.

The subject sites are not encompassed by the Multimodal Transportation District (MMTD), but front the MMTD boundary along Bradford Rd.

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 subject site is fronted by sidewalks along Bradford Rd. Several Star Metro lines are accessible within a 1/4 mile of the subject parcels.

Environmental Analysis

The proposed change in Future Land Use and Zoning is not anticipated to have a significant impact on environmental resources. The subject parcels are outside of flood zones and wetland boundaries. Any future redevelopment would follow the development review process, which includes environmental review and permitting as required by the City. No site redevelopment is proposed.

Comparison of Current and Proposed Land Use and Zoning

Land Use and Zoning					
	Current Use	Proposed Use		Current Zoning	Proposed Zoning
Land Uses	Residential Preservation	Suburban	Zoning Uses	RP-1	OR-1**
Residential*	6 units/acre	20 units/acre	Single-Family Detached	0-3.6 units/acre	0-8 units/acre
Single-Family Detached	X	X	Single-Family Attached	X	X
Single-Family Attached		X	Two-Family Dwellings		X
Two-Family Dwellings		X	Multi-Family Dwellings	Prohibited	Prohibited
Multi-Family	Prohibited	Prohibited	Retail/Commercial	Prohibited	Prohibited
Office		X	Passive Recreation	X	X
Commercial	Prohibited	Prohibited	Active Recreation		X
			Bed and Breakfast		X
			Broadcasting		X
			Community Facilities		X
			Day Care Center		X
			Medical and Dental Office		X
			Non-Medical Office		X
			Nursing Home/Residential Care		X
			Art/Music Studios		X

*Actual allowable density determined by Zoning

** 10,000 square feet of gross building floor area per acre for non-residential uses

Current and Proposed Future Land Use Categories

The subject parcels are currently designated Residential Preservation on the FLUM. The proposed amendment would change the FLUM designation of the area to Suburban. A summary of the current and proposed FLU categories is below. The complete comprehensive plan policies for **Residential Preservation** and **Suburban** are included as Appendix 1.

Residential Preservation (RP) (Current)

The Comprehensive Plan addresses the Residential Preservation future land use category in Policy 2.2.3 [L], which states that its primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. The existing RP-1 zoning further defines allowable development patterns.

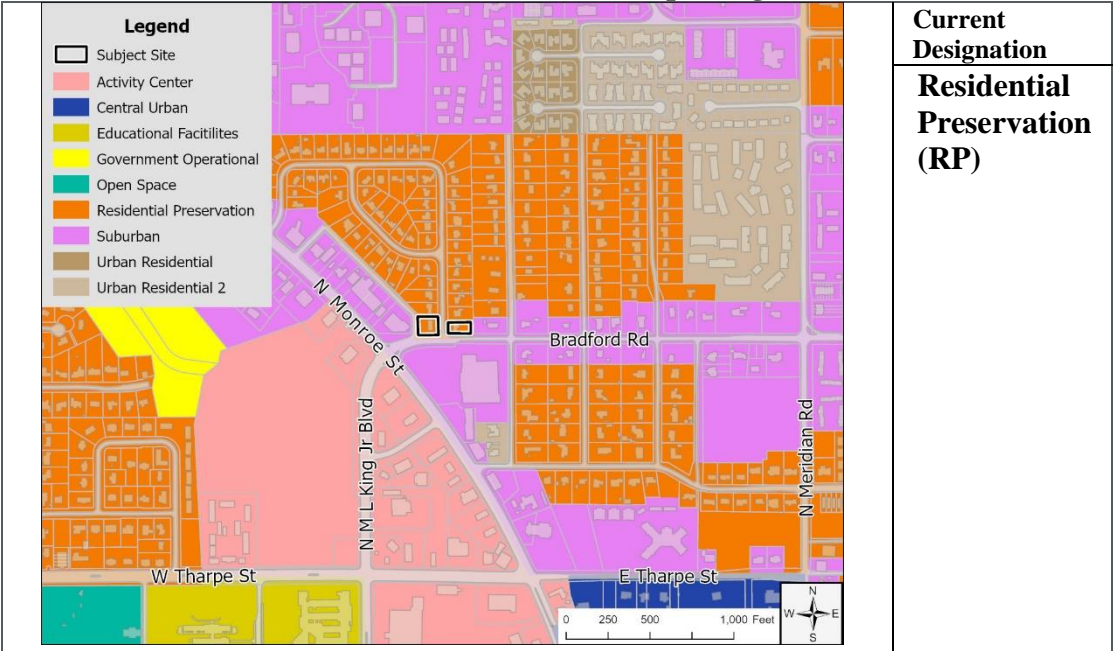
Suburban (SUB) (Proposed)

The Comprehensive Plan addresses the Suburban future land use category in Policy 2.2.5 [L], which states that its function is to create an environment for mutually advantageous placement of employment, shopping, and economic investment in close proximity to low to medium density residential areas. The policy states that the allowed land uses shall be regulated by the zoning districts and OR-1 reflects a low-density office residential land use pattern. The proposed OR-1 is further defined by the land development code for the development patterns and land uses allowed.

Determination for Future Land Use Map Amendment

The Residential Preservation analysis provided within this staff report finds that the proposed amendment from Residential Preservation to Suburban is consistent with the Comprehensive Plan.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



Current and Proposed Zoning

The subject parcels are currently zoned Residential Preservation – 1 (RP-1). The proposed rezoning would change the designation to Office Residential – 1 (OR-1). A summary of the current and proposed zoning districts is below. The complete Land Development Code language for RP-1 and OR-1 are included as Appendix 2.

Residential Preservation 1 (RP-1) (Current)

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.

Office Residential 1 (OR-1) (Proposed)

The OR-1 district is intended to be located in 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 one another. The provisions of the OR-1 district are intended to provide the district with a residential character to further encourage this mixing of uses at a compatible scale. A variety of housing types, compatible non-retail activities of moderate intensity and certain community facilities related to office or residential facilities (recreational, community services, and light infrastructure) may be permitted in the OR-1 district. The regulations of these districts are not intended to displace viable residential areas. The maximum gross density allowed for new residential development in the OR-1 district is 8 dwelling units per acre.

Determination for Concurrent Rezoning

Provided the requested Future Land Use Map amendment is approved, the proposed Office Residential – 1 zoning district implements the Suburban land use category and conforms to the land development requirements of the OR-1 zoning district. The subject properties are located contiguous to the OR-1 zoning district fronting Bradford Rd. The proposed amendment and rezoning do not conflict with provisions of the Comprehensive Plan or Land Development Code.

Residential Preservation Analysis

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

1. Existing land use within the area is predominantly residential.
Analysis: The present land usage within the subject area is a mix of residential, commercial, and office.
2. Majority of traffic is local in nature.
 - a. Predominance of residential uses front on local streets.
Analysis: Both parcels front Dellview Dr which is predominantly local in nature. Both parcels also front Bradford Rd, a *major collector* which is not local in nature. Additionally, the applicant's parcel has secondary access via Marianna Dr, which operates primarily as a service road/alley for parcels fronting N Monroe Street.

- b. Relatively safe internal mobility.

Analysis: Safety and intermobility of the subject area would subjectively be rated as adequate. While E Dellview Dr lacks sidewalks, the local nature of the roadway may contribute to lower traffic speeds and volumes, making walking/biking relatively safe. The absence of a striped centerline also enhances walking/biking comfort as the roadway allows for flexible passing maneuvers and/or yield conditions for opposing vehicular traffic. Bradford Rd has sidewalks on each side but lack adequate stop-controlled crossings for pedestrians at regular intervals. Neighbors have subjectively voiced their concern for vehicular speeding on Bradford Rd during past public engagement regarding the Lake Jackson Greenway project. No bicycle facilities are present on Bradford Rd, Marianna Dr, or E Dellview Dr. Given the high vehicular volumes and speeds present on nearby N Monroe Street, as well as Bradford Rd, the overall level of comfort for pedestrians may be substandard.

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

Analysis: The density for the subject parcels as well as other parcels within the Dellwood Subdivision are generally 6 units per acres or less. There are several exceptions to this including two-family and multi-family dwellings in addition to offices and retail within 1000 feet of the subject parcels.

4. Existing residential type and density exhibits relatively homogeneous patterns.

Analysis: Residential types within the Dellwood Subdivision exhibit homogeneous patterns. However, parcels fronting Bradford Rd, including the two subject parcels, reflect a similar pattern with an expanded variety of uses. Areas immediately south across Bradford Rd and west across Marianna Dr do not reflect the Residential/Office Residential pattern.

5. Assessment of stability of the residential area, including but not limited to:

- a. Degree of home ownership.

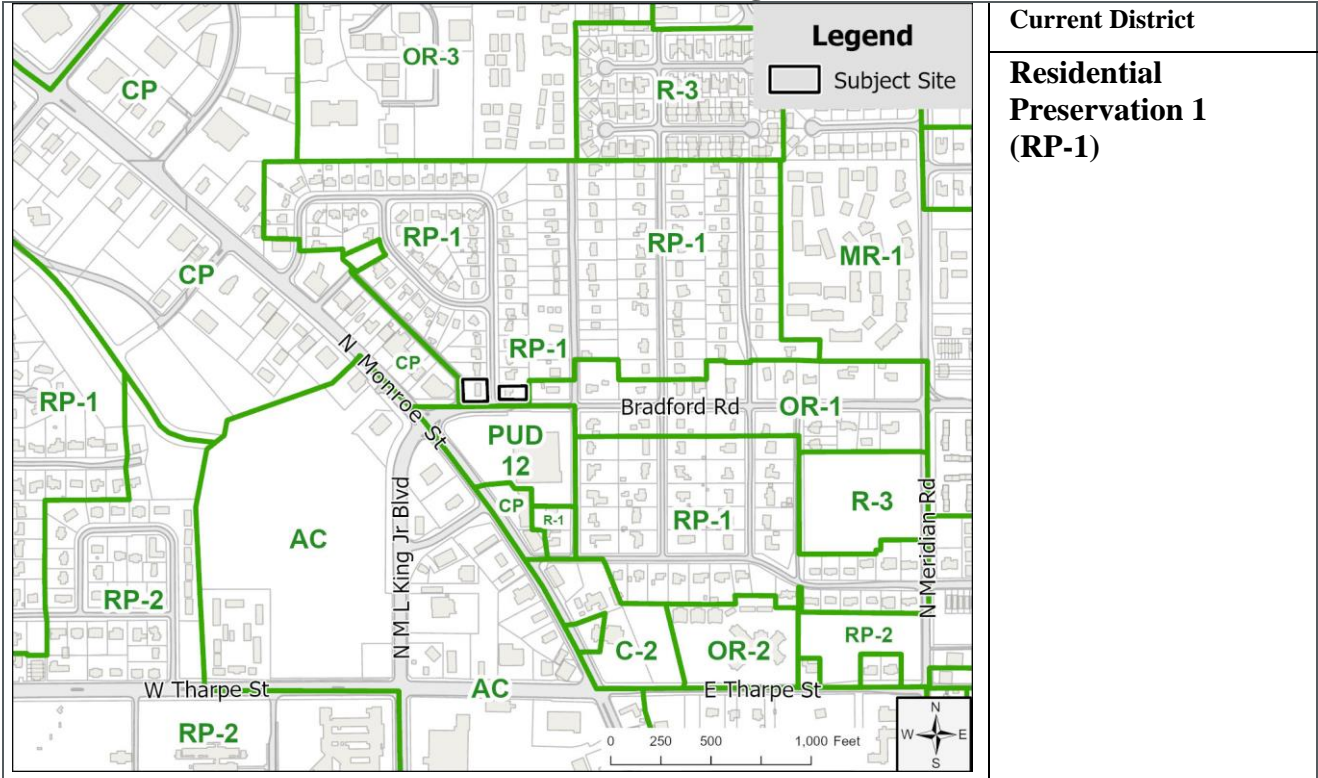
Analysis: Approximately 60% of the residential parcels within the Dellwood Subdivision are homestead exempt. The applicant's parcel is not homestead exempt. The adjacent subject parcel is homestead exempt.

- b. Existence of neighborhood organizations.

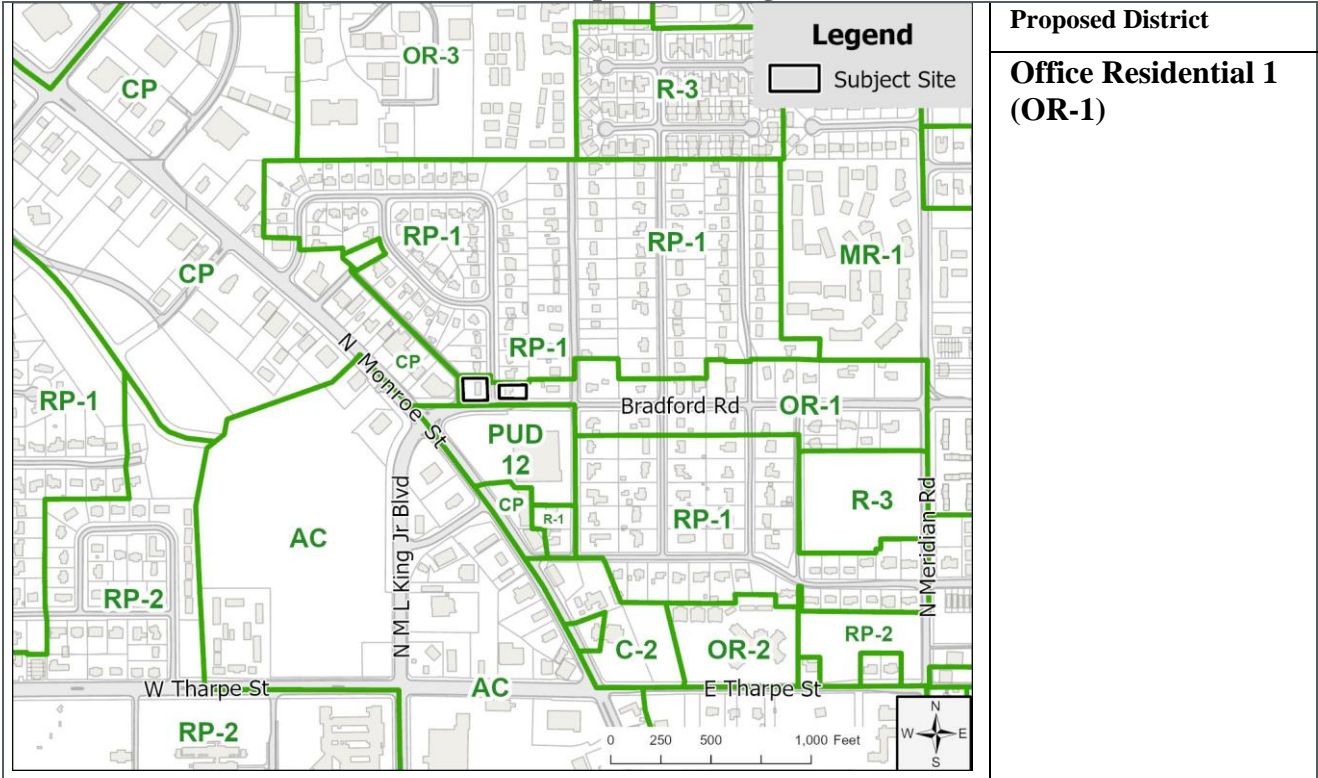
Analysis: The subject parcels are part of the Charter Oak/Dellview Neighborhood Association.

Conclusion: The subject parcels are both consistent with the criteria, while simultaneously having characteristics due to location on a major collector that are similar to adjacent/nearby non-residential uses. The proposed Future Land Use amendment and rezoning are consistent with this analysis.

Current Zoning



Proposed Zoning



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 and other applicable regulations:

- Policy 2.2.3: [L] of the Comprehensive Plan establishes limitations on future commercial and light industry intensities adjoining low density residential preservation neighborhoods. The proposed rezoning does not allow for commercial nor light industrial uses.
- Policy 2.2.5 [L] indicates that the Suburban land use category is intended to create an environment for mutually advantageous placement of employment opportunities with convenient access to low to medium density residential land uses. The proposed amendment and rezoning are consistent with this language.
- Section 10-251 of the Land Development Code states that the intent of the OR-1 district is intended to be located in areas where employment and community facilities related to residential uses and residential uses are encouraged to locate in close proximity to one another. The proposed amendment and rezoning are consistent with the district intent.
- Policy 2.2.3: [L] defines the criteria for which the Residential Preservation land use category is applicable. The subject parcels are both consistent with the criteria, while simultaneously having characteristics that are in-line with adjacent/nearby non-residential uses. The proposed Future Land Use amendment and rezoning are consistent with this analysis.

PUBLIC NOTIFICATION

An initial mailing was sent to 238 property owners and residents within 1,000 feet of subject property as well as 1 notification mailed to the Charter Oak/Dellview Neighborhood Association.

Public Notification		Date Completed
X	Applications posted to Planning Department website	March 12, 2025
X	Notices mailed to addresses within 1000 feet of the property	March 13, 2025
X	Comprehensive plan and rezoning signs posted onsite (Appendix 4)	March 14, 2025
X	Legal ads published	March 13, 2025
X	Rezoning Email Notification Sent	March 13, 2025

Public Comment: Comments have been received by the public and are included in Appendix 4. One comment is in support of the amendment. A comment was received from the adjacent property owner who is concerned about inclusion in the amendment without being informed and not knowing much about it, and with the potential to impact the property taxes assessed on the existing home.

Staff explained that the staff recommendation is to provide consistent land use and zoning to that already located on the corridor. Staff also explained that the change would not affect property tax assessment if it continues its current residential use. At the Local Planning Agency, the owner indicated a preference for both parcels to maintain the current land use and zoning, and preference to be excluded from the request. In follow-up with the owner, she reiterated the preference to maintain the current land use and zoning, but indicated if the amendment proceeds that the parcel should be included rather than being the lone parcel on the corridor with the current designation. Other comments in opposition are from Dellview or nearby residents who are concerned about the amendment impacting the neighborhood along Dellview and Mariana, including changing its character, traffic, parking and safety. Staff responded that the intent is to establish identical land use and zoning as the remainder of uses already designated along the Bradford Rd corridor, and indicated that the parcels along Bradford Road could serve as a buffer or transition to the neighborhood.

APPENDICES

Appendix 1 – Comprehensive Plan Policies

Appendix 2 – Tallahassee Land Development Code Sections

Appendix 3 – Sign Posting Photos

Appendix 4 – Public Comment

Comprehensive Plan Policies

Policy 2.2.3: [L]

RESIDENTIAL PRESERVATION

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

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

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

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

- 1) Existing land use within the area is predominantly residential
- 2) Majority of traffic is local in nature
 - 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

Homogenous, very low density single family detached units (City Only)
Low density single family detached and/or non-single family detached units (including but not limited to townhomes and duplexes)

Gross residential density

0-3.6 dwelling units per acre (generally consistent with density of the subdivision)
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 Section

Sec. 10-170. Residential Preservation District

- (a) *Purpose and Intent.*
- (1) The district is characterized by existing homogeneous residential areas within the community which are predominantly accessible predominantly by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land uses and density intrusions. Commercial, retail, office and industrial activities are prohibited (Certain non-residential 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 within a range of zero (0) to six (6) 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 non-vested development in residential preservation area shall be consistent with the underlying land use category: no more than one (1) unit per ten (10) acres in the Rural category; no more than one (1) dwelling unit per acre (clustered) or one (1) dwelling unit per three (3) acres (not clustered) in the Urban Fringe category. The Residential Preservation land use category is divided into five (5) 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 three and six-tenths (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

Section 10-170. Residential Preservation District cont.

duplex residential development, protecting from incompatible land uses, and prohibiting densities in excess of six (6.0) 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 (6.0) 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 three and six-tenths (3.6) dwelling units per acre in platted subdivisions, one (1.0) dwelling unit per acre (net) for clustered developments on unplatted lots, or one (1.0) unit per three (3) 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 three and six-tenths (3.6) dwelling units per acre in platted subdivisions, or one (1.0) dwelling unit per ten (10) 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

Section 10-170. Residential Preservation District cont.

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).

SECTION 10-241 RESIDENTIAL PRESERVATION

ALLOWABLE USES: APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL STANDARDS

P PERMITTED USE

S SPECIAL EXCEPTION

R RESTRICTED USE

SIC CODE	RESIDENTIAL PRESERVATION - 1 NAME OF USE	LAND USE TYPE				
		LR	PR	AR	CS	LI
	RESIDENTIAL					
	Dwelling, One-Family	P				
	(Rooming Houses are prohibited)					
	SERVICES					
821	Elementary and secondary schools				S	
866	Religious Organizations				S	
	RECREATION					
	Hiking and Nature Trails		P			
	Picnicking		P			
	Canoe Trails		P			
	Bicycle Trails		P			
	Horseback Riding Trails		P			
	Tot Lots					
	Court Sports					
	Field Sports					
	PUBLIC ADMINISTRATION					
	Police Protection					
	Fire Protection					
	Public Order and Safety					

LEGEND

LR = LOW DENSITY RESIDENTIAL
 PR = PASSIVE RECREATION
 AR = ACTIVE RECREATION
 CS = COMMUNITY SERVICES
 LI = LIGHT INFRASTRUCTURE

Section 10-170. Residential Preservation District cont.

DEVELOPMENT TYPE				
RESIDENTIAL PRESERVATION-1	SINGLE FAMILY RESIDENTIAL UNITS	SINGLE FAMILY RESIDENTIAL UNITS CLUSTERED	ACTIVE RECREATION	COMM. SERVICES; ACTIVE REC.; PUBLIC, PRIMARY & SECONDARY SCHOOLS
MINIMUM SETBACKS (FT)				
Front Yard		Perimeter Setback		
Building	25	25	25	25
Parking	—	—	20	40
Corner Yard		Perimeter Setback		
Building	20	25	25	25
Parking	—	—	20	40
Interior Side Yard		Perimeter Setback		
Building*	10	15	20	20
Parking	—	—	20	20
Rear Yard		Perimeter Setback		
Building	25	25	25	30
Parking	—	—	20	10
MAXIMUM % OF IMPERVIOUS SURFACE AREA	40	40 (of net area)	10	40
MAX. HEIGHT FEET	35	35	15	35
	12,100 SQ. FT. AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 6,000 SQ. FT.	THE NET DENSITY OF THE PROJECT SITE (CLUSTERED) DEVELOPMENT AND REQUIRED OPEN SPACE) MAY BE NO GREATER THAN 3.6 UNITS PER ACRE		1/2 ACRE
MIN. LOT AREA (ACRES)				
MINIMUM LOT FRONTAGE (FEET)	15	15	15	—

Section 10-251. OR-1 Office Residential District**Section 10-251. OR-1 Office Residential District.**

The following applies to the OR-1 Office Residential District:

PERMITTED USES		
1. District Intent	2. Principal Uses	3. Accessory Uses
<p>The OR-1 district is intended to be located in 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 one another. The provisions of the OR-1 district are intended to provide the district with a residential character to further encourage this mixing of uses at a compatible scale. A variety of housing types, compatible non-retail activities of moderate intensity and certain community facilities related to office or residential facilities (recreational, community services, and light infrastructure) may be permitted in the OR-1 district. The regulations of these districts are not intended to displace viable residential areas. The maximum gross density allowed for new residential development in the OR-1 district is 8 dwelling units per acre.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<p>(1) Bed and breakfast inns up to a maximum of 6 rooms.</p> <p>(2) Broadcasting studios.</p> <p>(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.</p> <p>(4) Day care centers.</p> <p>(5) Medical and dental offices and services, laboratories, and clinics.</p> <p>(6) Non-medical offices and services, including business and government offices and services.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>

Section 10-251. OR-1 Office Residential District cont.

DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks			6. Maximum Building Restrictions		
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	8,500 square feet	70 feet	100 feet	15 feet	same as single-family above	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	3,750 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	15 feet	none	15 feet	25 feet	maximum length: 8 units	3 stories
Any Permitted Principal Non-Residential Use	6,000 square feet	50 feet	100 feet	15 feet	same as single-family above	25 feet	10 feet	10,000 square feet of gross building floor area per acre (does not apply to a conversion of an existing structure) or 12,500 square feet of gross building floor area per acre if the project is a mixed use development.	3 stories
7. Off-Street Parking Requirements: Off-street parking facilities associated with permitted principal non-residential uses in the OR-1 zoning districts must comply with the following requirements except that conversions of existing structures (from one land use to another land use) and expansions of existing structures up to 50 percent of the size of the existing structure are exempt from the off-street parking requirements set forth in this subsection, provided there are no more than 4 new off-street parking spaces associated with the conversion or expansion including handicapped accessible parking space(s) and the surface of the new off-street parking is gravel or other paver block material. In addition, off-street parking spaces for conversions of existing structures (from one land use to another land use) and expansions of existing structures up to 50 percent of the size of the existing structures that are stacked behind one another on an existing paved driveway may count towards the meeting of the off-street parking requirements, provided these spaces do not back directly into a public right of way.									
a. Parking Setbacks: Side-Corner: 20 feet Rear and Side-Interior: 10 feet									
b. Driveway Setbacks: Side-Corner: 10 feet (none if driveway is shared) Rear and Side-Interior: 4 feet (none if driveway is shared)									

Section 10-251. OR-1 Office Residential District cont.

DEVELOPMENT STANDARDS	
Off Street Parking Requirements (Continued):	
c. Off-street parking may not be placed in a front yard between a building and the street.	
d. The parking or driveway separation from the building is 4 feet.	
e. All off-street parking spaces behind a building shall be screened from the required front yard and side corner lot areas by evergreen landscaping at least 4 feet in height.	
f. Parking spaces shall be screened from rear and interior side property lines by a combination of a 6 foot high opaque fence or wall and landscape plant material.	
g. Driveways connecting to a public street shall be the narrowest possible width to ensure appropriate safety standards, as determined by the City Traffic Engineer.	
8. Lighting Standards: Night time lighting shall not exceed 0.5 vertical surface foot candle measured at the property line 6 feet above grade. Lighting standards shall not exceed 12 feet in height and shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood or spot lights used as general grounds lighting are permitted. Security lighting is permitted.	

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.



From: [Tara Hall](#)
To: [Planning Inquiries](#)
Subject: Dellview Dr
Date: Friday, March 14, 2025 2:27:43 PM

EXTERNAL EMAIL

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

Good afternoon,

I'm the current owner of 2003 E Dellview Dr and just saw the signs posted in regards the new owners, at 2000 E Dellview Dr, application to rezone both her house and my house from residential to suburban/commercial. I did not consent to this rezoning in which my parcel was included. Please let me know what my options are. I do plan to attend the April 1 planning meeting.

Tara Hall
2003 E. Dellview Dr

Sent from my iPhone

From: lewis@tlgproperty.com
To: [Calhoun, Sherri](#)
Cc: [Perrine, Beth](#)
Subject: Citizen Comments Submission for Tallahassee-Leon County Planning Commission
Date: Monday, March 17, 2025 9:56:09 AM

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

Name: Lewis Buford

Address: 3520 THOMASVILLE ROAD

City: Tallahassee FL 32309, US

State: FL

Zip: 32309

Email Address: lewis@tlgproperty.com

Comments: I support FLUM and zoning changes for Bradford & Dellview. The parcels being rezoned have been substantially impacted by commercial development around them for years and the residential use has been diminished. These properties should allow a commercial use.

From: [Calhoun, Sherri](#)
To: [Poplin, Susan](#)
Subject: FW: Citizen Comments Submission for Tallahassee-Leon County Planning Commission
Date: Monday, March 31, 2025 7:41:00 AM
Attachments: [image001.png](#)

Sherri Calhoun
Staff Assistant
Comprehensive Planning & Urban Design
300 S. Adams Street, Tallahassee, Florida
Ph#: (850) 891-6413
Fax: (850) 891-6404
Sherri.calhoun@talgov.com
<http://www.talgov.com/planning/PlanningHome.aspx>



Please note that under Florida's Public Records laws, most written communications to or from city and county staff or officials regarding public business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: mariatnryan@gmail.com <mariatnryan@gmail.com>
Sent: Sunday, March 30, 2025 10:01 PM
To: Calhoun, Sherri <Sherri.Calhoun@talgov.com>
Cc: Perrine, Beth <Mary.Perrine@talgov.com>
Subject: Citizen Comments Submission for Tallahassee-Leon County Planning Commission

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

Name: Maria Ryan
Address: 2007 E Dellview Dr
City: Tallahassee
State: Florida
Zip: 32303

Email Address: mariatnryan@gmail.com

Comments: Maria Ryan and Marc LeMay 2007 E Dellview Drive Tallahassee FL 32303 Tallahassee-Leon County Planning Department Attn: Comprehensive Planning Division 435 N Macomb Street, Floor 3 Tallahassee Florida 32301 To members of the planning department and City Commission, Re: Bradford Road and E. Dellview Drive (TMA 2025 001) I am

writing on behalf of myself and my husband Marc LeMay, owners and residents of 2007 E Dellview Dr where we live with our two daughters, aged one and four. We strongly oppose the proposed change to the FLUM designation for 2000 and 2003 E Dellview Drive from Residential Preservation 1 (RP-1) to Suburban / Office Residential 1 (OR-01) and the larger Land Use Plan. I believe that this proposed change would negatively impact our neighborhood, community, and enjoyment of our property, for the following reasons:

1. Historic Precedent for RP-1; continuity Given the housing stock shortage in Tallahassee, there doesn't seem to be a reason to change the zoning of these homes' long-standing primary zoning, especially given Tallahassee's definition of RP-1 as "to protect existing stable and viable residential areas from incompatible land uses." 2003 E Dellview Dr, like our home, was built in the late 1940s as a single-family home for veterans of the Second World War who were using the G.I. Bill to pursue higher education in Tallahassee. Likewise, 2000 E Dellview Drive has been a single-family home for over seventy years. The homes that form the community of Dellview Drive and Charter Oak Drive have been single-family homes since the late 1940s, providing much-needed family homes for middle-income Tallahassee families for generations into the present. 2000 and 2003 E Dellview Drive are houses that are very much part of our community.
2. Inappropriate Site for OR-1 The proposed change gives the reason for the requested zoning conversion as "to establish a consistent land use and zooming along the Bradford Road corridor." However, the two parcels of land in question are not alike to the existing OR-1 zoned properties along Bradford, the majority of which are significantly larger plots of land, and are facing out onto Bradford. 2000 and 2003 E Dellview Dr face into our street, are directly visible from neighboring homes (my family's living room looks directly on to 2000 E Dellview Dr). It is inappropriate to have businesses or offices on a residential street inhabited by many young families, bringing more congestion to an already busy intersection, and changing the characteristic neighborhood nature of Dellview Drive.
3. Safety 2000 and 2003 E Dellview Dr sit at the entrance to the Dellview/Charter Oak Drive community from Bradford. E Dellview Dr has no sidewalks and yet has a significant pedestrian presence. There are many high schoolers in our neighborhood who walk the Bradford/E Dellview intersection, as well as young families with strollers such as ours, members of our community without cars, dog-walkers, and runners. Were 2000 and 2003 E Dellview Dr to be converted into offices or multiple dwellings, it would increase vehicle and parking pressure, making an already compromised intersection for pedestrians even more dangerous. The proposed changes would bring more vehicles into E Dellview Drive, endangering the pedestrians who come in and out of the street without a sidewalk necessitating them to use the city's land in front of these two properties. It would also be inappropriate and out of the historic character of the neighborhood to convert the front of either property into a parking lot, necessitating the users to reverse out onto a street with vulnerable pedestrians and entering traffic. As mentioned earlier, the smaller size of these lots and their close relationship to their immediate neighboring properties differentiates them from others on the "Bradford Road corridor" for which there are sidewalks alongside the properties. In terms of infrastructure, the two lots on E Dellview are not set-up for parking for anything other than a single-family home. I strongly urge you to consider our concerns, especially as owners and residents of a property just two houses down from the proposed rezone sites. We purchased our home to raise our young daughters in a community where we already have built strong neighborhood bonds. I can see no reason for the proposed change to take two long-standing single-family homes out of historic preservation, apart from a desire to put profit for individuals above the well-being and prosperity of regular families in this city. Yours faithfully, Maria Ryan and Marc LeMay

My name is Haven Cook and I live at 310 N. Dellview Drive. I've live there for 29 years.

Dellview Drive is a low density, single family neighborhood. Small houses on small lots, with a quiet character that harks back to the 1950s. They're not big. They're not fancy. They're still affordable. We're a small little street completely surrounded by development, but have so far managed to retain its character. I believe you can't change the zoning designation without negatively impacting the low intensity, residential character of our street.

Allowable uses in the Residential Preservation category include

- (1) Low density residential
- (2) Passive recreation
- (3) Active recreation
- (4) Community Services
- (5) Light infrastructure

Office or commercial space doesn't seem consistent with these allowable uses, and changing the zoning to allow more uses isn't compatible with the Comprehensive Plan. There are PLENTY of other commercial and office spaces all around us. We don't need to make more.

What's to protect us from other types of office or commercial uses of this property? What if the owner decides to sell it to someone else, who wants to open a business with an incompatible use? Clearly, the owner of this property wants it rezoned so they can sell it at a higher price. Make no mistake – it's all about the money. This rezoning attempt was made about 14 or 15 years ago, and everyone from the street who showed up at the commission meeting spoke against it. I have personally seen the wording that Realtors include in their listings about these corner properties on Dellview Drive the wording "great potential for rezoning as office or commercial." It's all about the money.

Finally, I'd like to address public safety. These small houses usually have a 25' minimum set back. There's no space for office or commercial parking. No space for signage. No space for any kind of vegetative buffer. This property is RIGHT NEXT to the stop sign at Bradford Road. Any on-street parking in front of this property would make it unsafe to approach the stop sign. And you can't create off street parking that doesn't back directly onto Dellview or Marianna.

The Residential Preservation category exists primarily to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. I submit that these two parcels are the very two properties that help protect the character of the street. This is our gateway. When you turn onto Dellview Drive, you're immediately transported back to old Tallahassee. Please. Let's keep it that way.

Dr. Haven Cook
310 N. Dellview Dr.

From: [Ashley Hopkins](#)
To: [Fortunas, Jacob](#)
Cc: [Planning Inquiries](#)
Subject: Rezoning of parcels on E. Dellview Dr. - Bradford
Date: Tuesday, April 1, 2025 5:03:17 PM

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

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

My name is Ashley Hopkins and I am writing as a home owner of 14 years on E. Dellview Dr. I am in opposition to the rezoning of the parcels at the corner of Bradford and Dellview.

Being a resident of this neighborhood has had a huge net positive impact on my and my family's lives. My husband and I first moved here when we were young, low income parents to a toddler. Our daughter has so many precious memories of growing up in this house - it's all she has really known. Today, we tend a native plant garden and as I type this, I can hear the baby bluebirds chirping in the bluebird box in the front yard while cedar waxwings and prairie warblers call from the trees. In the evenings, I enjoy walking from my house to a city art class at the Lafayette Art Center using the new Lake Jackson Greenway. Being able to safely walk and bike to nearly anything we might need brings me and my family immense joy.

Calling this affordable and incredibly walkable neighborhood "home" for most of my adult life has had such a profound impact on me. This is what living in a vibrant, walkable city can be like. I wish all families had access to these opportunities and to this feeling.

By rezoning parcels with homes that can offer these properties to other families to office-residents, we are robbing future families of the same amazing memories my family has been able to make here. The chance to walk to Lake Ella for coffee or Publix for groceries, to see the neighborhood bunnies munching on dandelions, to grow summer tomatoes in a raised garden bed. Those precious little things that make life worth living. Precious little things that are felt and experienced by people living in this neighborhood, not by businesses operating out of it.

Please keep these homes designated for people and families who deserve the chance to live in a beautiful, welcoming and walkable part of town.

Thank you for your time.

Ashley Hopkins
2019 E Dellview Dr

Maria Ryan and Marc LeMay
2007 E Dellview Drive
Tallahassee FL 32303

Tallahassee-Leon County Planning Department
Attn: Comprehensive Planning Division
435 N Macomb Street, Floor 3
Tallahassee Florida 32301

To members of the planning department and City Commission,

Re: Bradford Road and E. Dellview Drive (TMA 2025 001)

I am writing on behalf of myself and my husband Marc LeMay, owners and residents of 2007 E Dellview Dr where we live with our two daughters, aged one and four. We strongly oppose the proposed change to the FLUM designation for 2000 and 2003 E Dellview Drive from Residential Preservation 1 (RP-1) to Suburban / Office Residential 1 (OR-01) and the larger Land Use Plan. I believe that this proposed change would negatively impact our neighborhood, community, and enjoyment of our property, for the following reasons:

1. Historic Precedent for RP-1; continuity

Given the housing stock shortage in Tallahassee, there doesn't seem to be a reason to change the zoning of these homes' long-standing primary zoning, especially given Tallahassee's definition of RP-1 as "to protect existing stable and viable residential areas from incompatible land uses." 2003 E Dellview Dr, like our home, was built in the late 1940s as a single-family home for veterans of the Second World War who were using the G.I. Bill to pursue higher education in Tallahassee. Likewise, 2000 E Dellview Drive has been a single-family home for over seventy years. The homes that form the community of Dellview Drive and Charter Oak Drive have been single-family homes since the late 1940s, providing much-needed family homes for middle-income Tallahassee families for generations into the present. 2000 and 2003 E Dellview Drive are houses that are very much part of our community.

2. Inappropriate Site for OR-1

The proposed change gives the reason for the requested zoning conversion as "to establish a consistent land use and zooming along the Bradford Road corridor." However, the two parcels of land in question are not alike to the existing OR-1 zoned properties along Bradford, the majority of which are significantly larger plots of land, and are facing out onto Bradford. 2000 and 2003 E Dellview Dr face into our street, are directly visible from neighboring homes (my family's living room looks directly on to 2000 E Dellview Dr). It is inappropriate to have businesses or offices on a residential

street inhabited by many young families, bringing more congestion to an already busy intersection, and changing the characteristic neighborhood nature of Dellview Drive.

3. Safety

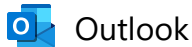
2000 and 2003 E Dellview Dr sit at the entrance to the Dellview/Charter Oak Drive community from Bradford. E Dellview Dr has no sidewalks and yet has a significant pedestrian presence. There are many high schoolers in our neighborhood who walk the Bradford/E Dellview intersection, as well as young families with strollers such as ours, members of our community without cars, dog-walkers, and runners. Were 2000 and 2003 E Dellview Dr to be converted into offices or multiple dwellings, it would increase vehicle and parking pressure, making an already compromised intersection for pedestrians even more dangerous. The proposed changes would bring more vehicles into E Dellview Drive, endangering the pedestrians who come in and out of the street without a sidewalk necessitating them to use the city's land in front of these two properties. It would also be inappropriate and out of the historic character of the neighborhood to convert the front of either property into a parking lot, necessitating the users to reverse out onto a street with vulnerable pedestrians and entering traffic. As mentioned earlier, the smaller size of these lots and their close relationship to their immediate neighboring properties differentiates them from others on the "Bradford Road corridor" for which there are sidewalks alongside the properties. In terms of infrastructure, the two lots on E Dellview are not set-up for parking for anything other than a single-family home.

I strongly urge you to consider our concerns, especially as owners and residents of a property just two houses down from the proposed rezone sites. We purchased our home to raise our young daughters in a community where we already have built strong neighborhood bonds. I can see no reason for the proposed change to take two long-standing single-family homes out of historic preservation, apart from a desire to put profit for individuals above the well-being and prosperity of regular families in this city.

Yours faithfully,

A handwritten signature in cursive script, reading "Maria Ryan Marc LeMay". The signature is written in dark ink and is positioned above the printed names.

Maria Ryan and Marc LeMay



Re: Small-Scale Amendment Question

From Tara Hall <tararaeburgess@hotmail.com>
Date Thu 4/17/2025 7:16 PM
To Poplin, Susan <Susan.Poplin@talgov.com>
Cc Fortunas, Jacob <Jacob.Fortunas@talgov.com>

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

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

Hi Susan,

My preference would be for both houses to remain RP1. However, if 2000 E Dellview is rezoned as office residential, and I understand that's the recommendation, then I would also like to be rezoned as office residential. Leaving my house as the lone house that's RP1 along that stretch of Bradford is worst case scenario for me in the long run.

Thank you for reaching out.

Tara

Sent from my iPhone

On Apr 17, 2025, at 10:54 AM, Poplin, Susan <Susan.Poplin@talgov.com> wrote:

Hey Tara, Just checking in with you. At the Local Planning Agency meeting, you mentioned that it would be preferable for your Dellview parcel to be excluded from the proposed small-scale map amendment. I was wondering if that is still your current thinking. Let me know. Thx.

Susan Poplin, MSP, AICP

Administrator of Comprehensive Planning

Tallahassee-Leon County Planning Dept.

300 S. Adams Street, Tallahassee, Florida 32301

phone: 850.891.6446 • fax: 850.891.6404 • susan.poplin@talgov.com

<http://www.talgov.com/Main/Home.aspx>

<http://cms.leoncountyfl.gov/>

People Focused, Performance Driven

<image001.png>

Legal Notice: Thank you for your e-mail. Please note that under Florida's Public Records laws, most written communications to or from city and county staff or officials regarding public business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

<image002.png>

From: [Sitka Lammert](#)
To: [Fortunas, Jacob](#)
Subject: Rezoning of Dellview Dr
Date: Wednesday, April 23, 2025 9:20:34 AM

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

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

Dear Sir,

I want to voice my opposition to the rezoning of the two homes on Dellview Drive from RP-1 to OR-1. I bought my home even though it is close to North Monroe Street because the neighborhood was zoned Residential Preservation and I thought no businesses would be allowed to be developed on my street. I watched the development of two story apartments go up around my parents' house on Bellevue Way one by one and have personally witnessed the traffic and noise level increase. I do NOT want the same for my street. The two houses up for rezoning do not face Bradford Road. They face Dellview Drive. Rezoning from RP-1 to OR-1 should not be considered "consistent" with the rest of my neighborhood which is zoned RP-1. Please consider how this will affect the future of my street and deny the request for rezoning.

Sincerely,

Sitka Madsen
2131 E Dellview Dr
Tallahassee, FL 32303

From: [Carole Bevis](#)
To: [Fortunas, Jacob](#)
Subject: Fwd: 2000 & 2003 E. Dellview
Date: Wednesday, April 23, 2025 10:58:11 AM

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

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

Dear Mr. Fortunas,

I am writing about the notice I received concerning these two addresses on Dellview. I own my home on Hollywood drive and have noticed our neighborhood change over the last twenty-five years. Two realty companies on Bradford Road are pleasant and in the beginning were hardly any impact on the neighborhood. However, over time some of them broaden the definition of their business and pushed the envelope. One realty company/construction company has started bringing in large construction dumpsters (now at least hidden behind a privacy fence) with construction debris from other parts of town, do they contain vermin? They sell cars, have truck washes, yard sales, and suddenly have a lot of work trucks and traffic in our neighborhood.

I don't know what the plan is for the two addresses above but it will not turn out well for our neighbors on Dellview, Hollywood, Dellwood and Greenwood Drive. We are a preservation neighborhood and I and many of the residents here would like to keep it that way.

Thank you for reading this,
Carole Bevis