



**CITY OF TALLAHASSEE
NOTICE OF PROPOSED REZONING
AND A CHANGE IN THE USE OF LAND**

The Tallahassee-Leon County Planning Department is processing an application for **REZONING** for the property(ies) identified on the reverse side of this notice. If this rezoning application is approved, it will change the uses and/or development densities/intensities allowed on the subject parcel(s). This rezoning will **not** change the future land use map designation for the subject property(ies).

Project Name: 1752 Old Bainbridge Road (TRZ200020)

Property Tax ID#: 21-26-20-009-0000

Project Location: The subject property is located at 1752 Old Bainbridge Road on the west side of Old Bainbridge Road, approximately 297 feet southwest of the intersection of West Tharpe Street and Old Bainbridge Road.

Project Area: 0.525 acres ±

Project Description: **From:** Light Industrial (M-1) Indoor manufacturing, warehousing, screened outdoor storage, auto repair, distribution facilities, dry cleaning plant, food processing, non-medical offices, community services, heavy infrastructure, wholesale activities.

To: Urban Pedestrian District 2 (UP-2) Residential, Retail, Day care, schools, hotel/motel, indoor amusements [bowling], Laundromats, medical/dental offices, passive and active recreation, personal services, and community facilities.

Applicant: William Alan Sellars (850) 980-7777

The Tallahassee-Leon County Planning Commission will hold a public hearing on this request on **January 5, 2021 at 6:00 P.M.** in the Conference Room, 2nd floor, Frenchtown Renaissance Center or if necessary, an alternative location (please consult <https://www.talgov.com/place/pln-cms-agenda.aspx> for further details on the final location). The purpose of this hearing is for the Planning Commission to receive public input on the application and to render and forward a recommendation on the application to the City Commission or Board of County Commissioners as applicable. Speakers are requested to limit their presentations on the proposed rezoning to 3 minutes. For a City project, persons with standing may file a petition for quasi-judicial proceedings within fifteen (15) calendar days from the date on which the decision is rendered, in accordance with the bylaws of the Planning Commission and the City of Tallahassee Land Development Code (for a decision on a City of Tallahassee Type C application, persons with standing may file a petition for quasi-judicial proceedings within 30 days from the date the decision is rendered). For a County project, persons with standing may file a petition for quasi-judicial proceedings 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, in accordance with the bylaws of the Planning Commission and the Leon County Land Development Code. To be valid, a petition for formal proceedings must satisfy the requirements of the Planning Commission bylaws and must be timely filed. Copies of the bylaws are available from the Planning Department, 3rd floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, Florida 32301 at a reasonable cost. Further information regarding formal proceedings is available from the **Planning Commission Clerk**, Planning Department, at (850) 891-6400.

The City Commission is tentatively scheduled to hold a public hearing on this request on **February 24, 2021 at 5:00 P.M.** in the City Commission Chambers, 2nd floor, City Hall. The City Commission will render a decision on the rezoning application at the public hearing unless a subsequent time certain is set by the City Commission. These meetings are open to the public and public input will be accepted. Please monitor the date of the hearing at <http://www.talgov.com/commission/commission-meetings.aspx> as the actual date is subject to change.

You are hereby notified in accordance with Chapter 286.0105, Florida Statutes, should you decide to appeal any decision made by the Planning Commission and City Commission or take exception to any findings of fact with respect to any matter considered at the hearings referred to above, you may need to ensure that a verbatim record of the proceedings is made. Such a record shall include the testimony and evidence upon which the appeal is to be based.

The Florida Land Use and Environmental Dispute Resolution Act provides an opportunity for an owner of property who believes that a development order is unreasonable or unfairly burdens the use of his real property to apply for a special master proceeding. Owners of real property contiguous to the site will be provided a copy of any such request for a special master proceeding filed with the Planning Department. Any substantially affected party who submits oral or written testimony of a substantive nature which states with particularity objections to or support for any development order at issue may also receive a

copy of any request filed under the Florida Land Use and Environmental Dispute Resolution Act by filing a written request for such copy with Planning Commission Clerk, Planning Department, 3rd floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, FL 32301.

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

If you have specific concerns that you may wish to have considered addressing factors that are unique to this area of the City, you may wish to submit written comments in response to this notice. These written comments will be presented to the Planning Commission and City Commission.

The form below is for your convenience and may be returned to **Chris Ibarra**, Tallahassee-Leon County Planning Department, 3rd floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, Florida 32301. The fax number for the Planning Department is (850) 891-6404. The Planning Department phone number is (850) 891-6400.

PLANNING DEPARTMENT

(TRZ2000020)

I/We as owner(s) of Lot _____, Block _____ of the _____ (Subdivision)

or street address: _____ wish the following information to be considered by the Planning/City Commission: _____

SIGNED: _____

General Location Map

**1752 Old Bainbridge Road
Rezoning**

