



**Application
For Amendment of
Future Land Use Map Designation**



Instructions: Please review the document "Comprehensive Plan Future Land Use Map Amendment Process and Application Information for The City of Tallahassee and Leon County" prior to completing this application.

A pre-application conference with TLCPD staff must be completed prior to the application deadline.

A. APPLICANT INFORMATION

Applicant Name: Tallahassee-Leon County Planning Department

Address: Osceola Street Land Use Amendment & Rezoning

Telephone: _____

E-mail Address _____

Property located in: City Unincorporated County

Tax I.D.(s) #: Pasco St. to Holton St. (see map)

Parcel size (acres): 6 acres

Current Future Land Use Map designation: Residential Preservation

Requested Future Land Use Map designation: Neighborhood Boundary

B. REQUIRED ATTACHMENTS

The items below are required components of a complete application. Information on preparing these items is included in the document "Comprehensive Plan Future Land Use Map Amendment Process and Application Information for The City of Tallahassee and Leon County." Please include each item as a numbered attachment to your application. Initial each item on this application to indicate that it is complete and attached.

- Attachment 1: Completed pre-application conference form
- Attachment 2: Completed "Affidavit of Ownership & Designation of Agent" form
- Attachment 3: Copy of legal description or deed (acreage should be estimated at end)
- Attachment 4: Completed Rezoning Application necessary to implement the proposed land use change, available at <https://www.tal.gov.com/place/pln-luapps.aspx>. The fee for the rezoning application will be collected after the Local Planning Agency Public Hearing.

- Attachment 5: Completed School Impact Analysis Form.
- Attachment 6: Potable Water and Sanitary Sewer capacity and availability letter.
- Attachment 7: Transit service analysis
- Attachment 8: Answers to the questions below regarding the proposed change on a separate page:

1. Why do you want to change the Future Land Use Map?
2. Is your request compatible with adjacent and nearby properties?
3. Are there any existing code violations associated with the subject property?
4. How does your request further the concepts reviewed in the Vision Statement for the Comprehensive Plan? This is an opportunity to explain to citizens and elected officials how the requested change fits into the larger vision provided by the Comprehensive Plan. The Vision Statement is available at the link below.

https://www.talgov.com/Uploads/Public/Documents/place/comp_plan/tlc-cp00-introd.pdf

C. OPTIONAL ATTACHMENTS

The Planning Department encourages applicants to address the two optional attachments below. Please initial the attachments included in your application.

- Attachment 9: Informal Neighborhood Meeting Form
- Attachment 10: Sustainable Development Pattern Survey

D. ADDITIONAL APPLICATION REQUIREMENTS

Initial each item on this application to indicate that it is complete.

- One (1) signed original of the completed application, attachments, and supporting documentation
- One (1) electronic version of the completed application, attachments, and supporting documentation shall be submitted on a CD, DVD, or USB Flash Drive. The required format for all text documents is MS Word or PDF. The required file format for all maps drawings and graphics is PDF, JPEG, PNG, or TIFF.
- Application fee in the form of a check payable to the City of Tallahassee or Leon County Board of County Commissioners.
- ~~Public hearing~~ to pay the rezoning application fee after the Local Planning Agency

APPLICATION DEADLINE:
Friday, September 22, 2023 5:00 PM (EST)

Applicants' signature below certifies that the applicant understands that the Future Land Use Map Amendments may require a rezoning; environmental analysis and other permit approvals before development activity can begin. Call the Land Use Administration Division of the Planning Department at 850-891-6400 for information on the rezoning process.

Received by the Tallahassee-Leon County Planning Department on the 22nd day of September, 2023



Staff Signature

Signature of Property Owner or Agent



**Pre-Application Conference Form
For Amendment of Future Land Use Map Designation**



Instructions: This form is to be completed during the required pre-application conference. A signed copy of the completed form must be included with your application.

Deadline for pre-application conferences for this amendment cycle is **Wednesday, September 13, 2023**. Please contact the Planning Department in advance to schedule a pre-application conference by calling (850) 891-6400.

Applicant Name: TLCPD Date: 7/11/23

Telephone: () _____ E-mail (optional) _____

Property located in: _____ City _____ Unincorporated County

Tax I.D. #: Pasco St. to Holton St. Parcel size (acres): 6

Current Future Land Use Map designation: Residential Preservation

Requested Future Land Use Map designation: Neighborhood Boundary

Small Scale Amendment (50 acres or fewer) or
 Large Scale Amendment (more than 50 acres)

Maximum development: Residential units: 18units/acre Nonresidential square feet: 20,000

Conference Review Items

- | | |
|--|---|
| <input checked="" type="checkbox"/> Provide application packet | <input checked="" type="checkbox"/> Application sufficiency |
| <input checked="" type="checkbox"/> Review required attachments | determination (Insufficient |
| <input checked="" type="checkbox"/> Review optional attachments | information may cause application to |
| <input checked="" type="checkbox"/> Review additional application requirements | be continued to the next cycle) |
| <input checked="" type="checkbox"/> Review completeness requirement | <input checked="" type="checkbox"/> Applicant's responsibility to pay for rezoning after the Local Planning Agency Public Hearing |

Notes:

Planner

Applicant



City of Tallahassee APPLICATION FOR REZONING REVIEW

The undersigned, owner of the hereinafter-described property, hereby petitions the City of Tallahassee for the following amendment to the Official Zoning Map:

Change in Zoning District Write in the name of the current zoning district(s) in which the property is currently located and the zoning district(s) you are requesting that this property be located within.

From: RP-2

To: NB-1

Location: The property is designated by the following Leon County Property Tax identification number(s): 410127 N0040, 410127 N0050, 410127 N0050, 410127 O0010, 410127 O0030, 410127 J0040, 410127 K0040, 410127 O0100, 410127 O0110, 410127 P0010, 410127 P0030, 410127 Q0010, 410127 Q0030, 410127 K0050, 410127 L0050, 410127 Q0100, 410127 R0030, 410127 R0010, 410127 S0020, 410127 S0010, 410127 J0050, 410127 L0090, 410127 L0040, 410127 M0040, 410127 M0050, 410127 N0070

Project Name: Osceola Street **Total Acreage:** 6 acres

Legal Description: Attach a legal description of the property requested to be rezoned.

Disclaimer: Granting of requested zoning district does not grant the applicant all development rights prescribed within the zoning district. Subsequent permitting, preliminary site plan and plat review, and final plat review may limit the ability to construct allowable land uses as well as construct allowable land uses to the maximum intensity and/or density of the approved zoning district. All proposed development shall be subject to the applicable land development regulations including, but not limited to the *Tallahassee Land Development Code, Environmental Management Ordinance, and the Concurrency Management System Policy and Procedures Manual.*

An electronic version of this application and all supporting documentation shall be submitted via email in PDF format to beth.perrine@talgov.com. Once the application has been reviewed and deemed complete, staff will email the applicant/agent instructions on how to submit the application fee. Once the application fee is paid, staff will then email the sign posting information to the applicant/agent. The application is considered complete once the application fee and sign posting has been processed. The direct notice and advertising fee will be billed separately once these items are completed.

Submitted By:

Owner's Name(s):

Name: _____ Phone: _____
Email: _____ Fax: _____
Street: _____
City: _____ ST: _____ Zip+4: _____

Agent's Name(s):

Name: _____ Phone: _____
Email: _____ Fax: _____
Street: _____
City: _____ ST: _____ Zip+4: _____

Optionee's Name(s):

Name: _____ Phone: _____
Email: _____ Fax: _____
Street: _____
City: _____ ST: _____ Zip+4: _____

Please provide identification of any individual, neighborhood association, or business association with which you have voluntarily met prior to submission of this application.

October 13, 2023

To the Tallahassee-Leon County Planning Department:

On September 24, 2018, the Greater Bond Community Action Team (GBCAT), after working with the City of Tallahassee Neighborhood Public Safety Initiative, adopted a Neighborhood First Plan.

The plan addresses four priority areas: Community Beautification, Economic Development and Resident Empowerment, Land Use, and Neighborhood Safety and Crime Prevention. The plan identifies zoning adjustments to allow for residential and commercial uses while preserving the character of the neighborhood as one desired outcome. The plan also indicates the neighborhood's desire to have commercial corridors, and specifically identifies Osceola Street as a street that is appropriate for such a corridor.

Staff from the Planning Department have been coordinating with the Greater Bond Community Action Team (GBCAT) to participate in this planning effort, and neighborhood residents have routinely identified the need for increased residential and commercial opportunity along the Osceola Street corridor. Several non-conforming multi-family residential and commercial uses remain along Osceola Street. Due to their non-conforming status, these properties have been ineligible for improvements or redevelopment.

The Greater Bond Community Action Team (GBCAT) supports the redesignation of the Osceola Street corridor as Neighborhood Boundary (See attached map). This Future Land Use category is consistent with the Greater Bond Neighborhood First Plan and supports residents' desire to increase residential and commercial opportunity in identified areas while preserving the character of the neighborhood.