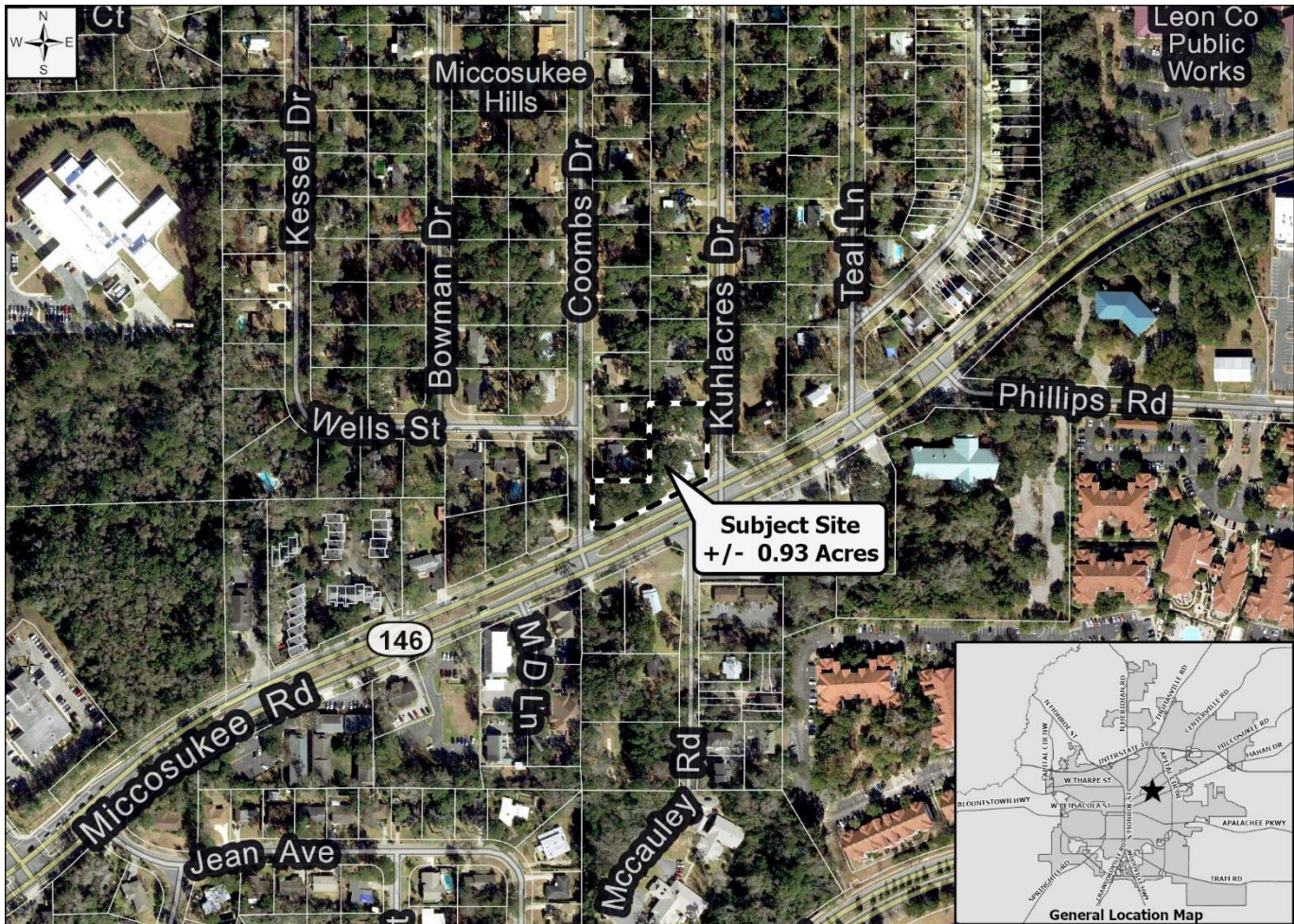




Amendment Type:	City Small-Scale Map Amendment
Amendment Number:	TMA2024013
Property Location:	1932 Miccosukee Road
Applicant (Property Owner):	Fontana Investments of Tallahassee, Inc.
Agent for the Applicant:	Steven Allen, Coldwell Banker Hartung
Current Future Land Use:	Residential Preservation
Proposed Future Land Use:	Suburban
Current Zoning:	Residential Preservation-2
Proposed Zoning:	Office Residential-2
TLC Planning Department Staff:	Tyler Maldonado
Staff Email:	tyler.maldonado@talgov.com
Staff Phone Number:	850-891-6415
Staff Analysis:	FLUM amendment and rezoning consistent with Comp Plan
LPA Recommendation:	



A. EXECUTIVE SUMMARY

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

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

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

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

This step of the land development process determines consistency with the Goals, Objectives, and Policies in the Tallahassee-Leon County Comprehensive Plan. The concurrent rezoning determines the allowed uses and the density of development on the site. In reviewing this request, a determination must be made as to whether the present land use designation is appropriate or whether the Future Land Use Map should be amended to re-designate the area as requested. Included in this consideration are the following: 1) does the area meet the criteria for designation as Residential Preservation and 2) does the area better meet the criteria for Suburban.

If the future land use and zoning changes are approved, the next step in the development process is site plan review and permitting. The site plan stage of development evaluates a proposed development plan for consistency with Tallahassee Land Development Code requirements for stormwater treatment and attenuation, environmental protection, traffic impacts, concurrency, school impacts, buffers, open space requirements, and all other applicable development standards. These include neighborhood compatibility, buffering, and screening standards intended to protect and promote compatibility with the existing Residential Preservation neighborhood to the north of the subject property.

B. STAFF ANALYSIS

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

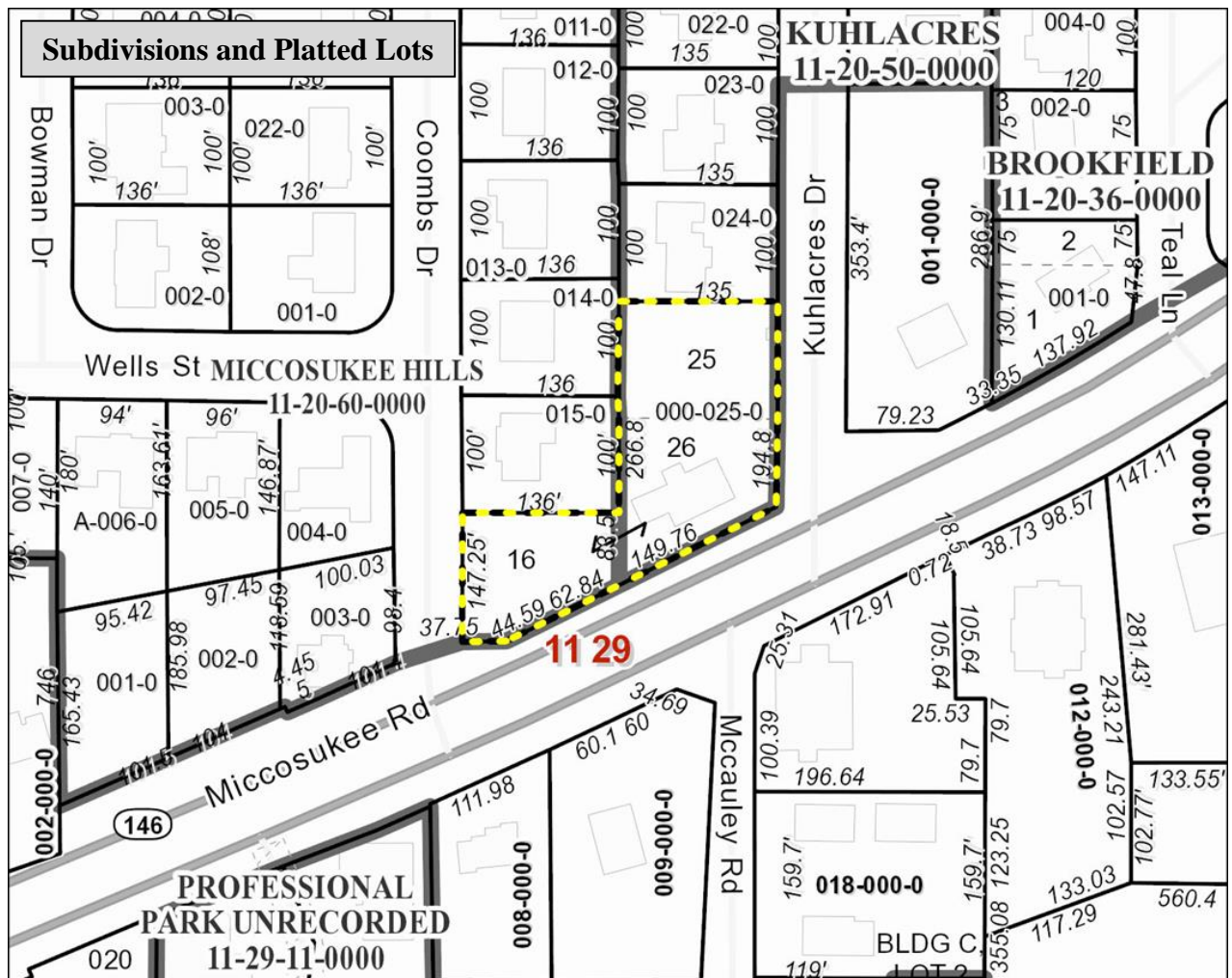
C. SUMMARY OF FINDINGS

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

History and Background

The applicant states that they seek this land use change to provide a unified land use and zoning category for the property. The parking lot for the existing office structure is located in the Residential Preservation portion of the property, and the office structure is located in the Suburban portion of the property. The applicant states that the desired use of the existing structure is a veterinarian office, which is a change of use that is considered more intense than the current office use. A change of use on the property triggers parking standard requirements, and as a result, the required parking for the site cannot be located in the portion of the property that does not allow the desired use.

The map below highlights the subject property in the yellow and black dashed outline. This property was historically three separate lots in two different subdivisions. The parcel was unified through a Unity of Title in 2005 (Official Records Book 3253 Page 1827). Lots 25 and 26 are located in the Kuhlacres subdivision while Lot 16 is located in the Micosukee Hills subdivision. These three lots comprise the unified parcel for the subject property.

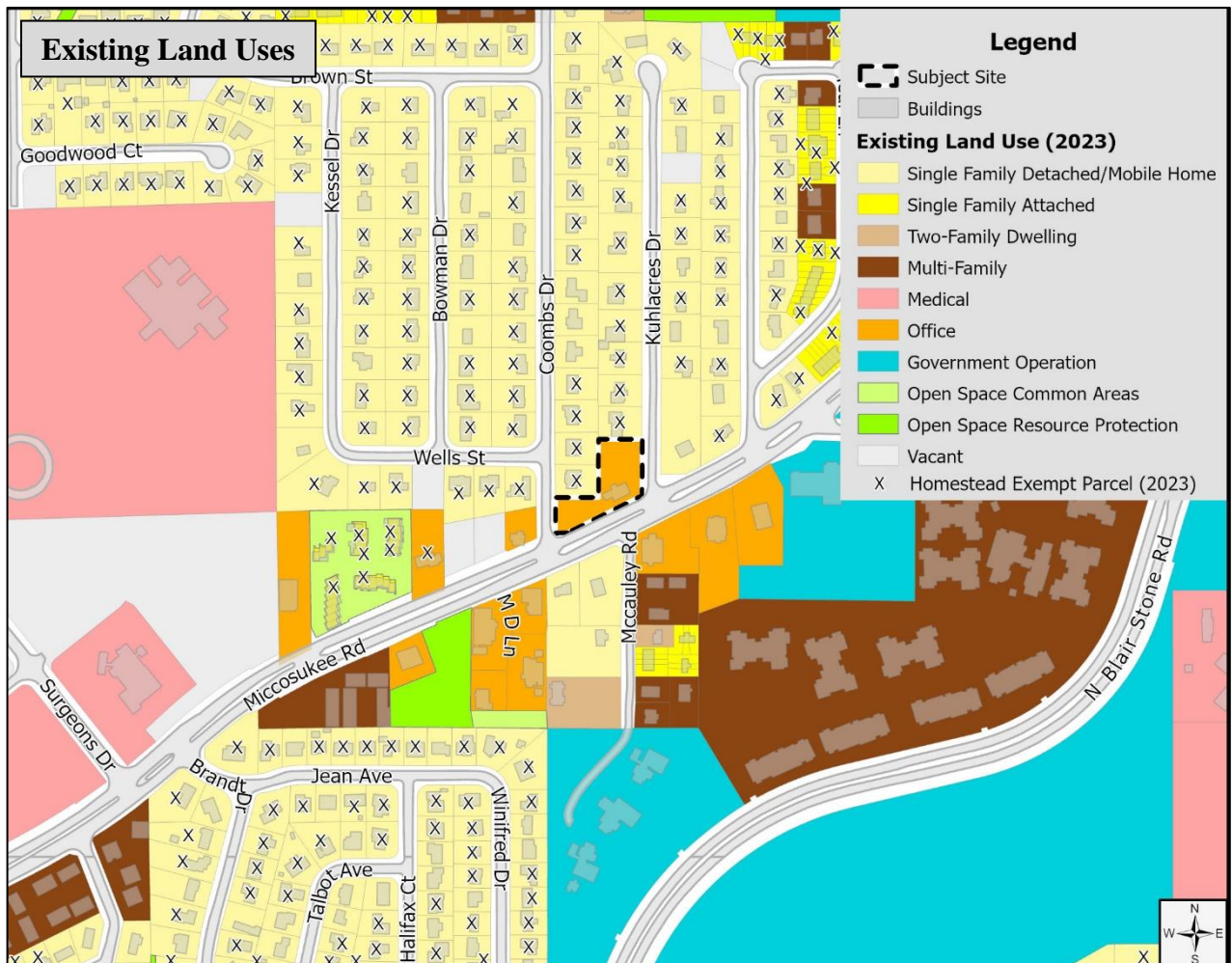


History and Background cont.

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

Adjacent Existing Uses and Site Analysis

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



Adjacent Existing Uses and Site Analysis cont.

Residential Preservation Analysis

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

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

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

Water and Sewer Infrastructure

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

Schools Impact

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

Multi-Modal Transportation Network

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

Environmental Analysis

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

Comparison of Current and Proposed Land Use and Zoning

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

Current and Proposed Future Land Use Categories

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

Current: Residential Preservation (RP)

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

Proposed: Suburban (SUB)

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

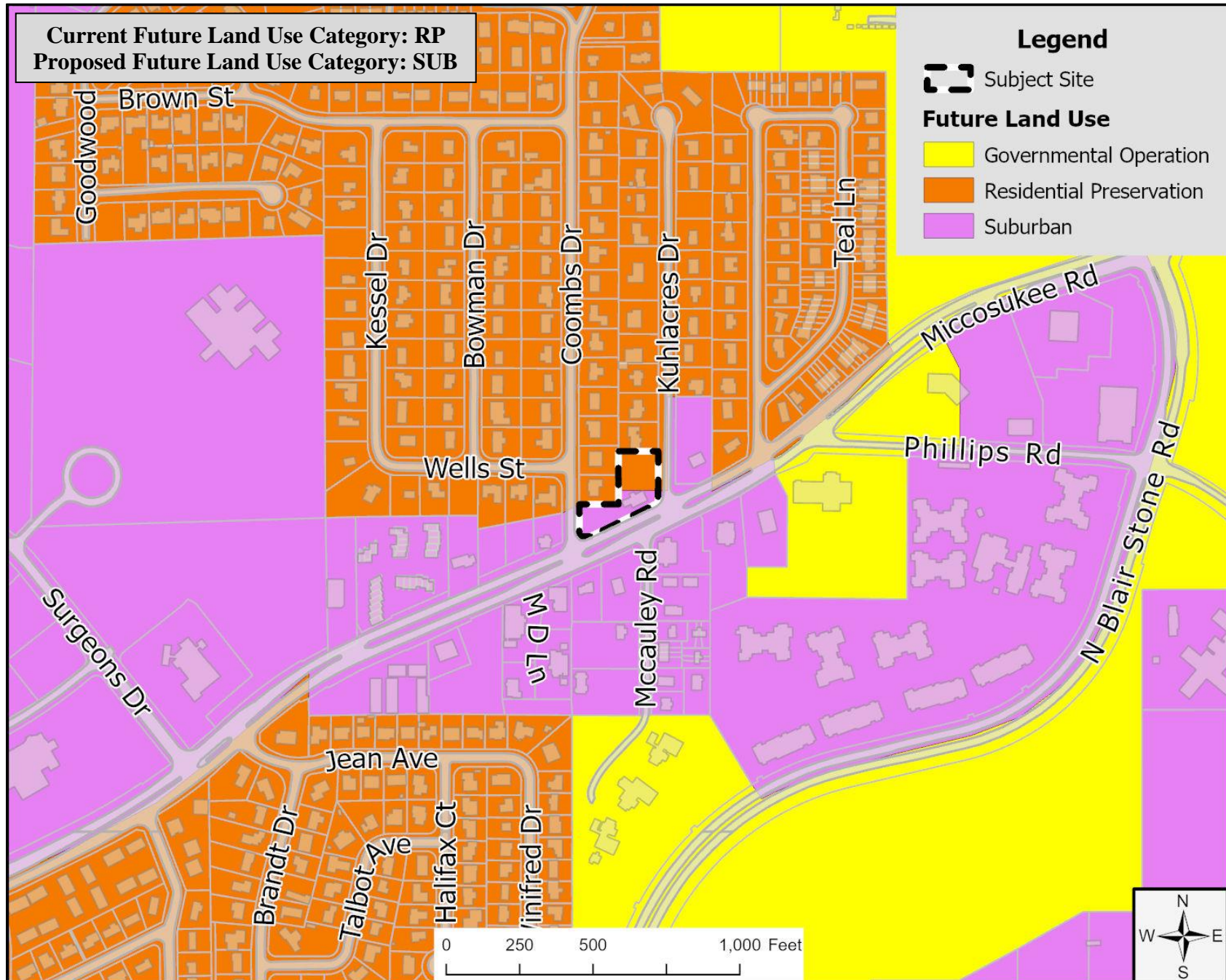
Determination for Future Land Use Map Amendment

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

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

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

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



Current and Proposed Zoning

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

Current: Residential Preservation-2 (RP-2)

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

Proposed: Office Residential-2 (OR-2)

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

Determination for Concurrent Rezoning

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

Section 10-177 of the Tallahassee Land Development Code outlines buffering and screening requirements determined by the existing uses that are adjacent to proposed uses. Section 10-429 also describes requirements for buffering and neighborhood compatibility for dense residential uses next to protected residential properties. Applicable development standards may include height step-back requirements or tall tree buffers, restrictions on locations of parking lots, loading zones, equipment, and trash enclosures, no active recreation within 200 feet of single-family residential, additional transparency and façade requirements, and distance requirements for earthwork disturbance.

D. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The criteria required for consideration of a proposed Future Land Use Map change include consistency with the Tallahassee-Leon County Comprehensive Plan, conformance with the Tallahassee or Leon County Land Development Code, land use compatibility, changed conditions on the site and other matters deemed relevant and appropriate. The proposed amendment, including the proposed Ordinance in Appendix 3, is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan:

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

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

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

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

E. PUBLIC NOTIFICATION

An initial mailing was sent to 517 property owners and residents within 1,000 feet of subject property.

Public Outreach		Date Completed
X	Applications posted to Planning Department website	August 16, 2024
X	Notices mailed to addresses within 1000 feet of the property	August 16, 2024
X	Comprehensive plan and rezoning signs posted onsite (Appendix 4)	August 19, 2024
X	Legal ads posted	August 13, 2024

F. APPENDICES

Appendix 1 – Comprehensive Plan Policies

Appendix 2 – Tallahassee Land Development Code Sections

Appendix 3 – Proposed Ordinances

Appendix 4 – Sign Posting Pictures

Comprehensive Plan Policies

Policy 2.1.6: [L]

(EFF. 7/16/90)

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

Policy 2.2.3: [L]

RESIDENTIAL PRESERVATION

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

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

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

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

- 1) Existing land use within the area is predominantly residential
- 2) Majority of traffic is local in nature
 - a) Predominance of residential uses front on local street
 - b) Relatively safe internal pedestrian mobility
- 3) Densities within the area generally of six units per acre or less
- 4) Existing residential type and density exhibits relatively homogeneous patterns
- 5) Assessment of stability of the residential area, including but not limited to:
 - a) Degree of home ownership
 - b) Existence of neighborhood organizations

In order to preserve existing stable and viable residential neighborhoods within the Residential Preservation land use category, development and redevelopment activities in and adjoining Residential Preservation areas shall be guided by the following principles:

- a) The creation of transitional development area (TDA) for low density residential developments.

Higher density residential developments proposed for areas adjoining an established neighborhood within the residential preservation land use category shall provide a transitional development area along the shared property line in the higher density residential development. The development density in the transitional development area shall be the maximum density allowed in the Residential Preservation land use category. Development within the transitional development area shall be designed, sized and scaled to be compatible with the adjoining residential preservation area.

Transitional development areas shall be non-mapped areas and shall be approved at the time of site plan approval. The factors cited in paragraph (e) below shall be considered when determining the size of transitional development areas. The land development regulations shall specify development thresholds for the implementation of transitional development areas.

b) Limitation on future commercial intensities adjoining low density residential preservation neighborhoods.

New or redeveloped commercial uses adjoining residential preservation designated areas shall mitigate potential impacts by providing a transitional development area between the commercial uses and residential preservation uses and only those commercial activities which are compatible with low density residential development in terms of size and appearance shall be allowed. The factors cited in paragraph (e) below shall be used when determining the compatibility, design techniques and the size of transitional development areas. The design and layout of adjoining commercial uses shall be oriented to place the section of the development with the least potential negative impacts next to the residential preservation area.

c) Limitations on existing light industry adjoining residential preservation neighborhoods.
Expanding or redeveloped light industrial uses adjoining low density residential areas within the residential preservation land use category shall mitigate potential negative impacts and provide screening, buffering, or a transitional development area between the light industrial uses and the low and medium density residential uses. The factors cited in paragraph (e) below shall be considered when determining compatibility, design techniques and the size of the transitional development area.

The design and layout of expanding or redeveloping light industrial uses and adjoining residential preservation areas shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low density residential area in the residential preservation land use category. New light industrial uses shall prevent or mitigate off-site impacts in accordance with the Research and Innovation Land Use category or the Industry and Mining Land Use category and applicable Land Development Regulations.

d) Additional development requirements for allowed community facilities when adjoining low density residential areas, except for cemeteries or religious facilities to be used solely for religious functions. Such development requirements will also apply to ancillary facilities when proposed in conjunction with religious facilities, and are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the community facilities and the adjoining residential preservation area.

e) Land use compatibility with low density residential preservation neighborhoods
A number of factors shall be considered when determining a land use compatible with the residential preservation land use category. At a minimum, the following factors shall be considered to determine whether a proposed development is compatible with existing or proposed low density residential uses and with the intensity, density, and scale of surrounding development within residential preservation areas: proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage; lot size/ configuration; architecture; screening; buffers, including vegetative buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; and odor. These factors shall also be used to determine the size of transitional development areas.

f) Limitations on Planned Unit Developments in the Residential Preservation land use category.

Planned Unit Developments proposed within the interior of a Residential Preservation designated recorded or unrecorded subdivisions shall be generally consistent with the density of the existing

residential development in the recorded or unrecorded subdivision. Parcels abutting arterial roadways and/or major collectors may be permitted to achieve six dwelling units per acre.

The existing predominant development density patterns in Residential Preservation are listed in paragraph (g) below. Within 18 months of adoption, the PUD regulations shall be amended to include provisions addressing the preservation of established residential preservation designated areas. Said provisions shall address any proposed increase in density and the factors cited in paragraph (e) above.

g) Limitations on resubdivision of lots within established Residential Preservation designated areas.

To protect established single family neighborhoods from density intrusions, consistency within the recorded or unrecorded subdivision shall be the primary factor in granting approval for development applications. Consistency for the purposes of this paragraph shall mean that parcels proposed for residential development shall develop consistent with the lot size and density of the recorded or unrecorded subdivision.

1. Guidance on the resubdivision of lots in recorded and unrecorded single family subdivisions shall be provided in the Land Development Code.
2. Parcels proposed for residential development shall develop at densities generally consistent with the density of existing residential development in the recorded or unrecorded subdivision with the exception of parcels abutting arterial and/or major collector roadways which may be permitted up to six dwelling units per acre.

There may be two distinct density patterns in the Residential Preservation land use category as shown below:

Existing land use character of the subdivision	Gross residential density
Homogenous, very low density single family detached units (City Only)	0-3.6 dwelling units per acre (generally consistent with density of the subdivision)
Low density single family detached and/or non-single family detached units (including but not limited to townhomes and duplexes)	0-6.0 dwelling units per acre (generally consistent with density of the subdivision)

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

Policy 2.2.5: [L]
SUBURBAN (EFF. 3/14/07)

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

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and

appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods.

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

Suburban Intensity Guidelines

(EFF. 3/14/07; REV. EFF. 7/14/14;

REV. EFF. 5/31/18)

Table 1: Suburban Intensity Guidelines

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE ⁽⁴⁾	10,000 SQ FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE ⁽⁴⁾	10,000 SQ FT/ACRE ⁽⁵⁾	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ACRE	20,000 SQ FT/ACRE	
Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ACRE	20,000 SQ FT/ACRE ⁽⁶⁾	
Village Center	Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SQ FT of floor area.	8 to 16 UNITS/ACRE	12,500 SQ FT/ACRE per parcel for center 20 acres or less ⁽⁷⁾	
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 UNITS/ACRE ⁽³⁾	Up to 20,000 SQ FT/ACRE ⁽³⁾	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ACRE	Up to 25,000 SQ FT/ACRE ⁽⁸⁾	
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 UNITS/ACRE ⁽¹⁾	80,000 SQ FT/ACRE ⁽²⁾	
Business Park	Office, Residential and Commercial	Up to 16 UNITS/ACRE	20,000 SQ FT/ACRE	5-10%

Notes:

(1) 8 units/acre minimum for exclusively residential;

(2) Hospitals up 176,000 sq ft/acre;

(3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed.

- (4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available.
- (5) The maximum square footage is increased to 12,500 SF if the project is a mixed-use development.
- (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C
- (7) 250,000 SF of total development permitted on 20 to 30 acre centers.
- (8) Storage areas may be 50,000 SF per acre. Office and Retail is allowed.

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, and retail development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

Tallahassee Land Development Code Sections Zoning Districts

Sec. 10-170. Residential preservation district.

(a) *Purpose and intent.*

- (1) The residential preservation district is characterized by existing homogeneous residential areas within the community which are predominantly accessible predominantly by local streets. The primary function of the residential preservation district is to protect existing stable and viable residential areas from incompatible land uses and density intrusions. Commercial, retail, office and industrial activities are prohibited in the residential preservation district (certain nonresidential activities may be permitted as home occupations—see article VII of this chapter, supplementary regulations). Single-family, duplex residences, mobile home and cluster housing may be permitted in the residential preservation district within a range of zero to six units per acre. Compatibility with surrounding residential type and density shall be a major factor in the authorization of development approval and in the determination of the permissible density. No development in the residential preservation district shall be permitted which violates the provisions of policy 2.1.1 of the future land use element of the 2010 Comprehensive Plan.
- (2) For residential preservation areas outside the urban service area the density of the nonvested development in residential preservation area shall be consistent with the underlying land use category: no more than one unit per ten acres in the rural category; no more than one dwelling unit per acre (clustered) or one dwelling unit per three acres (not clustered) in the urban fringe category. The residential preservation land use category is divided into five zoning districts based upon existing development patterns and service provision:
 - a. RP-1;
 - b. RP-2;
 - c. RP-MH;
 - d. RP-UF; and
 - e. RPR.
- (3) The intent of the districts listed in subsections (2)a. through e. of this section are as follows:
 - a. The RP-1 district is intended to apply to residential development in areas designated "residential preservation" on the future land use map, preserving single-family residential character, protecting from incompatible land uses, and prohibiting densities in excess of 3.6 dwelling units per acre.
 - b. The RP-2 district is intended to apply to residential development in areas designated "residential preservation" on the future land use map, preserving the low density residential character of single-family, two-unit townhouse and duplex residential development, protecting from incompatible land uses, and prohibiting densities in excess of six dwelling units per acre.
 - c. The RP-MH district is intended to apply to residential development in areas designated "residential preservation" on the future land use map, preserving the low density residential character of manufactured home, mobile home, and conventional single-family and duplex residential development, providing protection from incompatible land uses and intensities, and prohibiting densities in excess of six dwelling units per acre.
 - d. The RP-UF district is intended to apply to residential development in areas designated as both "urban fringe" and "residential preservation" on the future land use map, preserving the low intensity residential character of conventional single-family residential and manufactured home, mobile home, development, protecting from incompatible land uses and intensities, preventing the premature development of land at intensities not supportable by existing infrastructure or services, and prohibiting densities in excess of 3.6 dwelling units per acre in platted subdivisions,

one dwelling unit per acre (net) for clustered developments on unplatted lots, or one unit per three acres, for all other developments.

- e. The RP-R district is intended to apply to residential development in areas designated as both "rural" and "residential preservation" on the future land use map, preserving the very low density rural residential character of conventional single-family residential and manufactured home, mobile home, development, protecting from incompatible land uses and intensities, preventing inefficient development patterns, and prohibiting densities in excess of 3.6 dwelling units per acre in platted subdivisions, or one dwelling unit per ten acres on unplatted lots.
- (4) Applications for rezoning to any and all of the residential preservation districts shall include review to ensure compatibility with existing and surrounding residential type and density.
- (b) *Allowable uses.* For the purpose of this chapter, the following land use types are allowable in the RP-1, RP-2, RP-MH, RP-UF and RP-R zoning districts and are controlled by the land use development standards of this chapter, the comprehensive plan and schedules of permitted uses.
 - (1) Low density residential.
 - (2) Passive recreation.
 - (3) Active recreation.
 - (4) Community services.
 - (5) Light infrastructure.
 - (c) *List of permitted uses.* See schedules of permitted uses, subsections 10-241(a) and (b). Some of the uses on these schedules are itemized according to the standard industrial code (SIC). Proposed activities and uses are indicated in the schedules. The activity or use may be classified as permitted, restricted or permitted through special exception, or not allowed. Restricted and special exception uses must meet the criteria in article VII of this chapter. Chapter 9, article III of this Code sets forth the development approval process required for allowable uses.
 - (d) *Development standards.* All proposed development shall meet the land use development criteria specified in subsection 10-241(b); commercial site location standards (section 10-174); buffer zone standards (section 10-177); criteria of the land development standards schedule (article IV, division 4 of this chapter); and parking and loading requirements (article VI of this chapter).

(Code 1984, ch. 27, § 10.3(J); Ord. No. 95-O-0025AA, 9-13-1995; Ord. No. 96-O-0033AA, § 7, 12-11-1996; Ord. No. 97-O-0027AA, §§ 6—12, 7-8-1997; Ord. No. 02-O-88AA, § 2, 10-23-2002)

Sec. 10-241. Residential preservation district.

The following applies to the Residential Preservation District:

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

P	PERMITTED USE
R	RESTRICTED USE
S	SPECIAL EXCEPTION

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

Residential Preservation - 2

SIC CODE	RESIDENTIAL PRESERVATION-2 NAME OF USE	LAND USE TYPE				
		LR	PR	AR	CS	LI
	RESIDENTIAL					
	Dwelling, one-family	P				
	Dwelling, two-family (Roominghouses are prohibited)	P				
	Dwelling, two-unit townhouses	P				
	SERVICES					
821	Elementary and secondary schools (middle and high) that are established and in existence on July 1, 2015 including expansions to existing facilities				S	
866	Religious organizations				S	
	RECREATION					
	Hiking and nature trails		P			
	Picnicking		P			
	Canoe trails		P			
	Bicycle trails		P			
	Horseback riding trails		P			
	Tot lots			P		
	Court sports			R		
	Field sports			R		
	PUBLIC ADMINISTRATION					
	Police protection				S	
	Fire protection				S	
	Public order and safety				S	

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

DEVELOPMENT TYPE					
		SINGLE FAMILY AND TWO-UNIT TOWNHOUSE RESIDENTIAL UNITS NONCLUSTERED	SINGLE- FAMILY RESIDENTIAL UNITS CLUSTERED	DUPLEX RESIDENTIAL UNIT NONCLUSTERED	COMM. SERVICES; ACTIVE REC.; PUBLIC, PRIMARY AND SECONDARY SCHOOLS
MINIMUM SETBACKS (FEET)					
Front Yard			Perimeter Setback		
	Building	15	25	20	25
	Parking	-	-	-	20
Corner Yard			Perimeter Setback		
	Building	15	25	20	25
	Parking	-	-	-	20
Interior Side Yard			Perimeter Setback		
	Building*	7.5	15	7.5	20
	Parking	-	-	-	20
Rear Yard			Perimeter Setback		
	Building	25	25	25	25
	Parking	-	-	-	10
MAXIMUM PERCENT OF IMPERVIOUS SURFACE AREA		40	40 (of net area)	40	40
MAX. HEIGHT FEET		35	35	35	35
MIN. LOT AREA (ACRES)		7,260 square feet average of all lots created with a minimum lot size of no less than 6,000 square feet	The net density of the project site (clustered) development and required open space) may be no greater than 6 Units per acre	14,520 square feet average of all lots created with a minimum lot size of no less than 7,500 square feet	½ acre
MINIMUM LOT FRONTAGE (FEET)		15	15	15	-

* Zero-lot line construction permitted along common wall of townhouse dwelling units.

*Subsequent redevelopment, not vested per chapter 2, article IV, and Leon County Ordinance 90-31 or not addressed by policy 2.1.9 of the future land use element of the comprehensive plan shall conform to the provisions for unplatted lots. (Code 1984, ch. 27, §§ 10.6.X, 10.6.Y; Ord. No. 00-O-54, § 4, 9-27-2000; Ord. No. 02-O-88AA, §§ 3, 4, 10-23-2002; Ord. No. 10-O-14AA, § 6, 2-23-2011; Ord. No. 15-O-17AA, § 9, 8-26-2015)

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

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

OR-2 Office Residential District

				PERMITTED USES		
1. District Intent	2. Principal Uses			3. Accessory Uses		
<p>The OR-2 district is intended to be located within areas designated suburban on the future land use map of the comprehensive plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of this district are intended to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure. Off-street parking facilities in the OR-2 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. A variety of housing types, compatible non-retail activities of moderate intensity, retail commercial activities (limited to the ground floor), and certain community and recreational facilities related to office or residential uses are permitted in the OR-2 district. The maximum gross density allowed for new residential development in the OR-2 district is 16 dwelling units per acre, while the minimum gross density allowed is eight dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.</p> <p>In order to implement the business park development pattern, a minimum of 10 acres is required with at least three types of uses which shall include office and commercial.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<p>1. Banks and other financial institutions. 2. Broadcasting studios. 3. Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations, and elementary, middle, and high schools. Vocational schools are prohibited. Other community facilities may be allowed in accordance with section 10-413 of these regulations. 4. Day care centers. 5. Golf courses. 6. Hotels and motels, including bed and breakfast inns. 7. Medical and dental offices and services, laboratories, and clinics. 8. Multiple-family dwellings. 9. Non-medical offices and services, including business and government offices and services. 10. Nursing homes and other residential care facilities. 11. Off-street parking facilities. 12. Passive and active recreational facilities. 13. Personal services.</p>			<p>14. Retail drug store without drive thru (only allowed in a business park development). 15. Retail food and grocery (only allowed in a business park development). 16. Rooming houses. 17. Single-family attached dwellings. 18. Single-family detached dwellings. 19. Social, fraternal, and recreational clubs and lodges, including assembly halls (fraternity and sorority houses are prohibited). 20. Stand alone restaurants without drive thru (only allowed in a business park development). 21. Studios for photography, music, art, dance, drama, and voice. 22. Two-family dwellings. 23. Veterinary services, including veterinary hospitals. 24. Zero-lot line single-family detached dwellings. 25. Any use permitted in the C-1 district (and is not listed in uses 1—21 above), provided that the use is on the first floor of a multi-story building containing office and/or residential uses on any of the floors above the first floor.</p>		<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the land use administrator. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>

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

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

General Notes:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500-gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
 2. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
 3. Refer to chapter 4, concurrency management for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
 4. For cluster development standards, refer to section 10-426.
- (Code 1984, ch. 27, § 10.6.LL; Ord. No. 00-O-54AA, § 3, 9-27-2000; Ord. No. 01-O-28AA, § 19, 10-24-2001; Ord. No. 09-O-06, § 4, 3-25-2009; Ord. No. 09-O-11A, § 4, 10-28-2009; Ord. No. 10-O-14AA, § 6, 2-23-2011; Ord. No. 15-O-17AA, § 16(Exh. J), 8-26-2015; Ord. No. 23-O-41, § 1, 12-13-2023)

Proposed Ordinances

ORDINANCE NO. 24-O-33

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL-SCALE AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE RESIDENTIAL PRESERVATION LAND USE CATEGORY TO THE SUBURBAN LAND USE CATEGORY FOR 0.93 ACRES AT 1932 MICCOSUKEE ROAD; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, pursuant to Section 163.3187, Florida Statutes, the City Commission of the City of Tallahassee has held public work sessions, public meetings and several public hearings with due public notice having been provided, on this amendment to the Comprehensive Plan; and,

WHEREAS, the City Commission of the City of Tallahassee considered all oral and written comments received during public hearings, including the data collection and analyses packages, the recommendations of the Local Planning Agency/Planning Commission; and,

WHEREAS, in exercise of its authority, the City Commission of the City of Tallahassee has determined it necessary and desirable to adopt this amendment to the comprehensive plan to preserve and enhance present advantages; encourage the most appropriate use of land, water and resources, consistent with the public interest; overcome present handicaps; and deal effectively with

future problems that may result from the use and development of land within the City of Tallahassee, and to meet all requirements of law.

NOW, THEREFORE, BE IT ENACTED by the City Commission of the City of Tallahassee, Florida, as follows, that:

Section 1. Purpose and Intent.

This ordinance is hereby enacted to carry out the purpose and intent of, and exercise the authority set out in, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act.

Section 2. Map Amendment.

The ordinance does hereby adopt the following portion of the text attached hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the following Plan element:

Map Amendment TMA2024013 which relates to the Future Land Use Map.

Section 3. Conflict With Other Ordinances and Codes.

All ordinances or parts of ordinances of the Code of Ordinances of the City of Tallahassee, Florida, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4. Severability.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5. Copy on File.

To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon

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

Section 6. Effective Date.

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

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

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

CITY OF TALLAHASSEE

By: _____ John E.
Dailey
Mayor

ATTEST:

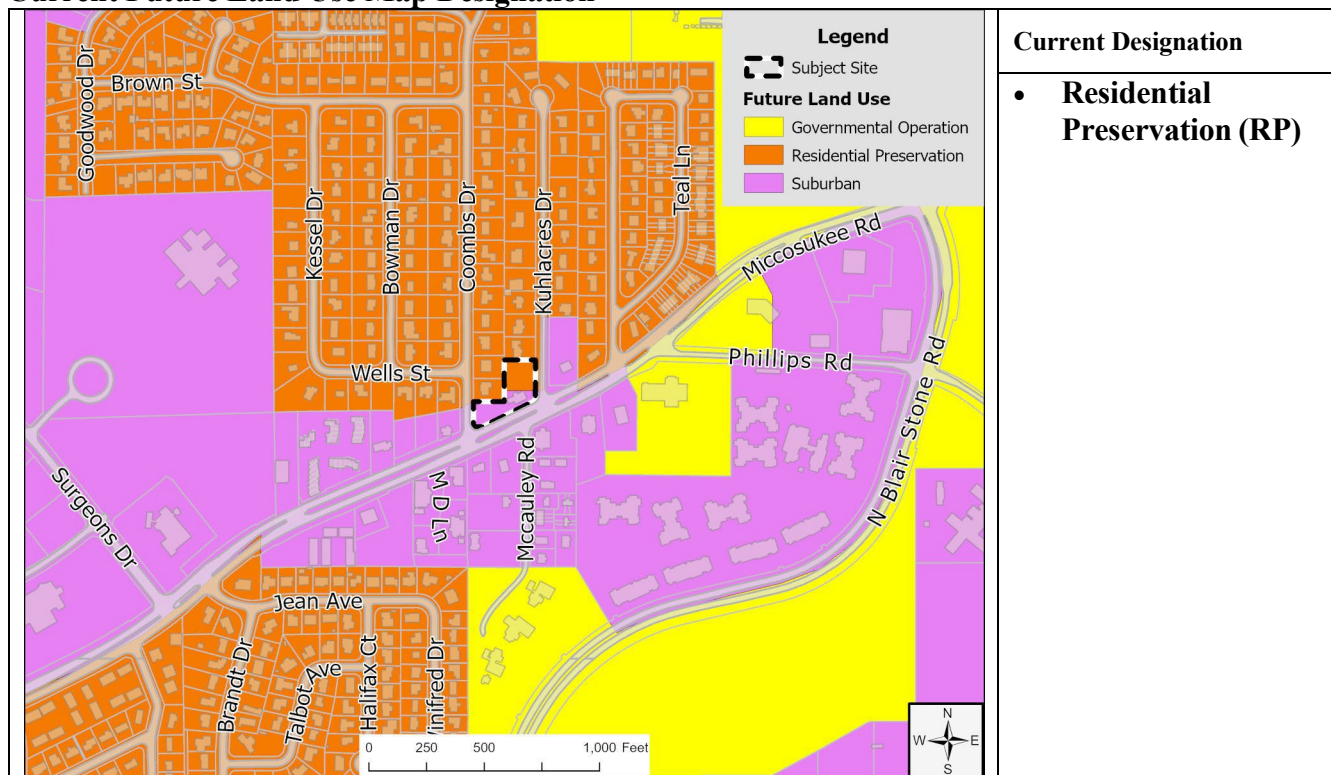
APPROVED AS TO FORM:

By: _____
Cooke, IV
City Treasurer-Clerk

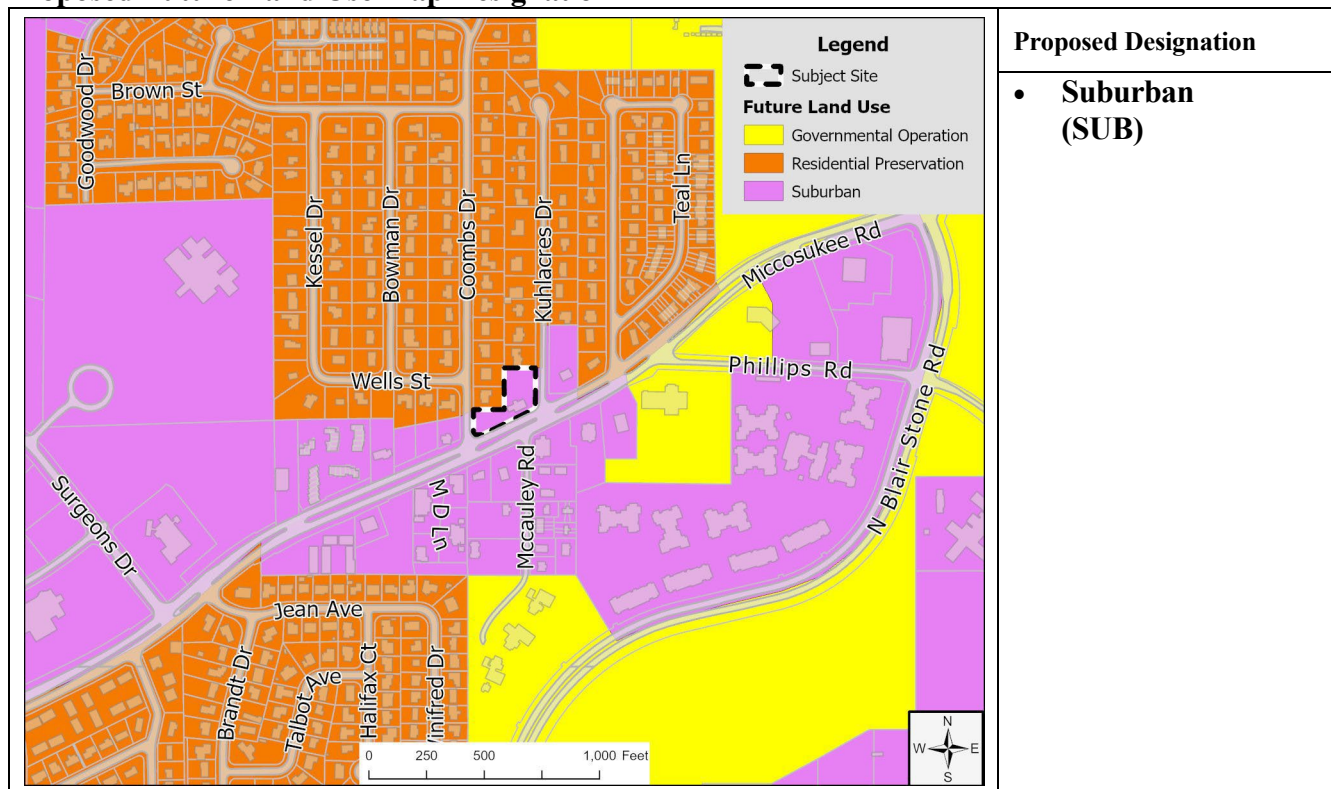
By: _____ James O.
Amy M. Toman
City Attorney

EXHIBIT A

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



ORDINANCE NO. 24-Z-32

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

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

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

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

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

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

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

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

SECTION 4. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 5. The effective date of this ordinance shall be the effective date of comprehensive plan amendment TMA2024013.

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

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

CITY OF TALLAHASSEE

By: _____ John
E. Dailey
Mayor

ATTEST:

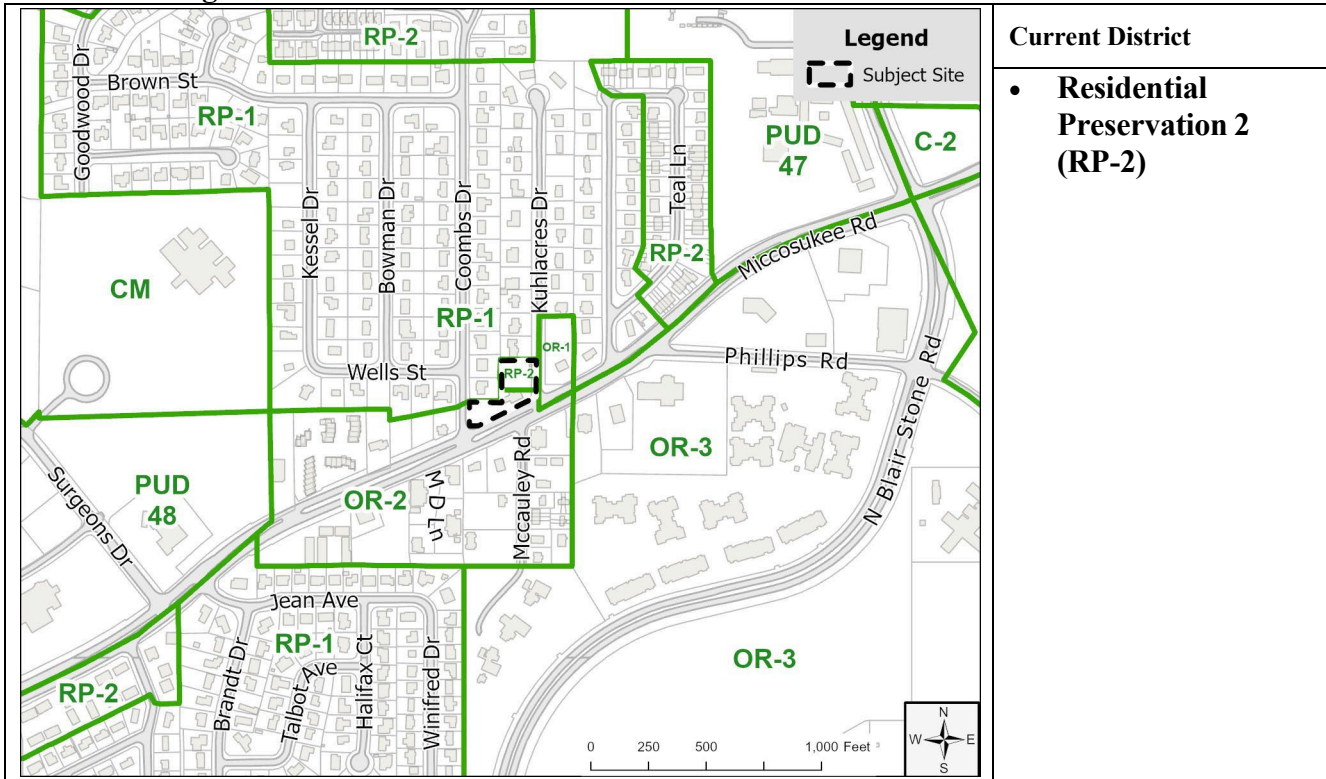
APPROVED AS TO FORM:

By: _____
O Cooke, IV
City Treasurer-Clerk

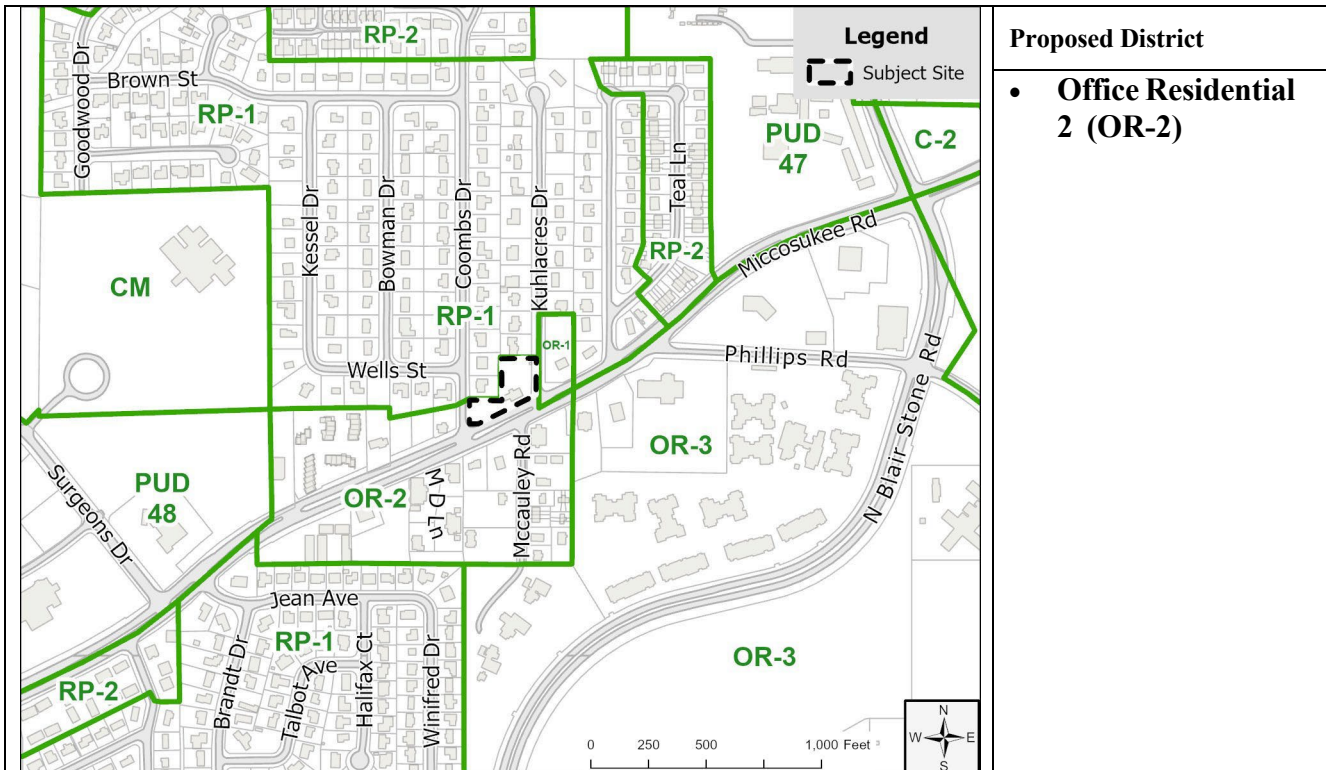
By: _____ James
Amy M. Toman
City Attorney

EXHIBIT A

Current Zoning



Proposed Zoning



Sign Posting Pictures





Comprehensive Plan

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

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

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

Name: 1932 Miccosukee Road - TMA2024013
Map Amendment

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

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



Rezoning

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

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

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

Name: 1932 Miccosukee Road-
TRZ240008

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

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