



Application For Small-Scale Amendment to the Future Land Use Map



Instructions: Please review the document "Comprehensive Plan Small-Scale 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 submittal of an application. Applications for small-scale future land use map amendments may be submitted at any time during the calendar year.

A. APPLICANT INFORMATION

Applicant Name: Tennessee Square Partners, Ltd.

Address: 1018 Thomasville Road, Suite 200-A Tallahassee, FL 32303

Telephone: 850.224.2300

E-mail Address slaton@talcor.com

Property located in: X City Unincorporated County

Tax I.D.(s) #: 21-36-50-056-671-0; 21-36-50-056-671-5; 21-36-50-056-672-0; 21-36-50-056-672-5; 21-36-50-056-673-0; 21-36-50-056-673-5 & 21-36-50-056-675-0

Parcel size (acres): 1.86

Current Future Land Use Map designation: CU

Requested Future Land Use Map designation: CC

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 Small-Scale 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.

- X Attachment 1: Completed pre-application conference form
X Attachment 2: Completed "Affidavit of Ownership & Designation of Agent" form
X Attachment 3: Copy of legal description or deed (acreage should be estimated at end)
X 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: Neighborhood Meeting Form
- ___ Attachment 10: Sustainable Development Pattern Survey

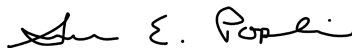
D. ADDITIONAL APPLICATION REQUIREMENTS

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

- An electronic version of the completed application, attachments, and supporting documentation shall be submitted to the Planning Department via e-mail to planning@talgov.com.
- Application fee paid to the City of Tallahassee or Leon County Board of County Commissioners.
- Commitment to pay the rezoning application fee after the Local Planning Agency Public Hearing.

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 21st day of August, 2024



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 **Thursday, September 12, 2024**. Please contact the Planning Department in advance to schedule a pre-application conference by calling (850) 891-6400.

Applicant Name: Talcor; Jeremy Floyd (Moore Bass) Date: 07/15/2024

Telephone: (850) 386-6160 E-mail (optional) _____

Property located in: City _____ Unincorporated County

Multiple parcels bound by US90, W Virginia St, Dewey St, N

Tax I.D. #: Copeland St Parcel size (acres): unspecified

Current Future Land Use Map designation: Central Urban

Requested Future Land Use Map designation: Central Core

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

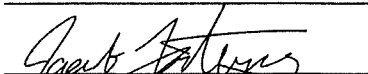
Maximum development: Residential units: 150 du/acre Nonresidential square feet: N/A

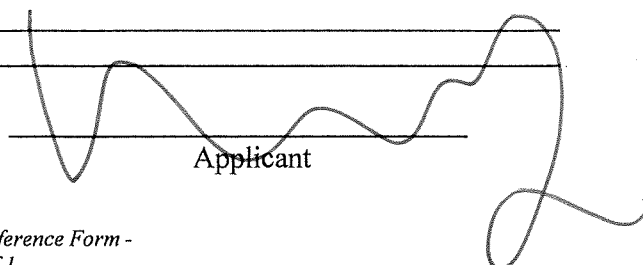
Conference Review Items

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

Notes:

Potential amendment and concurrent rezoning from Central Urban to Central Core near Dewey St and W. Tennessee St.


Planner


Applicant

OWNERSHIP AFFIDAVIT & DESIGNATION OF AGENT



I. Ownership.

E. Edward Murray Jr.

I, _____, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) 21-36-50-056-671-0; 21-36-50-056-671-5; 21-36-50-056-672-0; 21-36-50-056-672-5; 21-36-50-056-673-0; 21-36-50-056-673-5 & 21-36-50-056-675-0

Location address: 648-672 W. Tennessee Street

_____ for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of: Tennessee Square Partners, Ltd.

Please complete the appropriate section below:

NOTE: The person signing under section IV Acknowledgement, must be listed below as an officer or partner.

Individual

Corporation/Limited Liability Company (LLC)

Partnership

Government Entity

Provide Names of Officers/Members:

Provide Names of General Partners:

Ed Murray
Frank Langston

Dept. of State Registration No.:

Name/Address of Registered Agent:

II. Designation of Owner's Agent. (Leave blank if not applicable)

As the owner of the above designated property and the applicant for which this affidavit is submitted, I wish to designate the below named party as my agent in all matters pertaining to the location address. In authorizing the agent named below to represent me, or my company, I attest that the application is made in good faith and that any information contained in the application is accurate and complete to the best of my knowledge and belief. (Note: Prior to the issuance of a building permit, the owner's agent must be the contractor listed on the permit application.)

Owner's Agent: Moore Bass Consulting, Inc.

Address: 805 N. Gadsden Street, Tallahassee, FL 32303

Contact Person: _____

Telephone No.: 850-222-5678

III. Notice to Owner.

A. All changes in Ownership & Applicant's Agent prior to issuance shall require new affidavit. If ownership changes the new owner assumes the obligations and the original applicant is released from responsibility for actions taken by others after the change in ownership.

B. If the Owner intends the Designation of Applicant's Agent to be limited in any manner, please indicate the limitation below. (i.e., Limited to obtaining a certificate of concurrency for the parcel; limited to obtaining a land use compliance certificate; etc.) _____

Growth Management Department | Location: 435 N. Macomb Street | Mailing: 300 S. Adams Street Box B 28, Tallahassee, FL 32301
Land Use & Environmental Services Division | Phone: (850) 891-7001, option 4 | Fax: (850) 891-7184
Building Inspection Division | Phone: (850) 891-7001, option 2 | Fax: (850) 891-0948

IV. Acknowledgement.

• Individual

Signature

Print Name: _____
Address: _____
Phone #: _____

• Government Entity

Print Government Name

By: _____
Signature

Print Name: _____
Title: _____
Department: _____

• Corporation/LLC

Print Corporation/LLC Name

By: _____
Signature

Print Name: _____
Its: _____
Address: _____
Phone #: _____

• Partnership

Tennessee Square Partners, Ltd.

Print Partnership Name

By: _____
DocuSigned by:
E. Edward Murray Jr.
ESB9E9AD75F6E

Print Name: E. Edward Murray Jr.
Its: Partner
Address: 1018 Thomasville Road Suite 200-A
Tallahassee, FL 32303
Phone #: _____

NOTARY INFORMATION (Please use appropriate block.)

STATE OF Florida
COUNTY OF Leon

Individual	Corporation/LLC	Partnership
<p>Before me, this _____ day of _____, 20____.</p> <p>By _____ The foregoing instrument was acknowledged before me, by means of physical presence ___ or online notarization ___.</p>	<p>Before me, this _____ day of _____, 20____,</p> <p>personally appeared _____ of _____, a _____ corporation/LLC, on behalf of the corporation/LLC, The foregoing instrument was acknowledged before me, by means of physical presence ___ or online notarization ___.</p>	<p>Before me, this <u>12TH</u> day of <u>July</u>, 20<u>24</u>,</p> <p>personally appeared <u>E. EDWARD MURRAY, JR.</u>, partner/agent on behalf of Tennessee Square Partners, Ltd., a partnership, the foregoing instrument was acknowledged before me, by means of physical presence <input checked="" type="checkbox"/> or online notarization ___.</p>
<p>• Government Entity</p> <p>Before me, this _____ day of _____, 20____, personally appeared _____ as _____ and on behalf of _____, executed the foregoing instrument was acknowledged before me, by means of physical presence ___ or online notarization ___.</p>		

Kelly J. Beacher

Signature of Notary

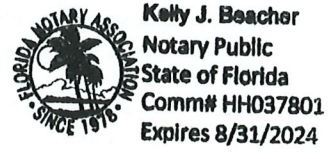
KELLY J. BEACHER

Print Notary Name

NOTARY STAMP:

My commission expires: 8/31/24

Identification Method: Personally known.
_____ Produced I.D. – Type: _____



THIS INSTRUMENT PREPARED BY AND RETURN TO:
Walter H. Wolfe, Jr., Esq.
Foley & Lardner LLP
106 East College Avenue, 9th Floor
Tallahassee, FL 32301
Property Appraisers Parcel Identification Number:

WARRANTY DEED

THIS WARRANTY DEED, made the 3rd day of December, 2004, by THE FLORIDA STATE UNIVERSITY FOUNDATION, INC., a Florida non-profit corporation, as Trustee of the John E. Peavy and Mabel E. Peavy Charitable Remainder Annuity Trust dated December 29, 1995, and the John E. Peavy and Mabel E. Peavy Charitable Remainder Annuity Trust 1996 dated January 4, 1996, whose address is 225 University Center, Building C, Suite 3100, Tallahassee, Florida 32306-2660, herein referred to as the "Grantor", to TENNESSEE SQUARE PARTNERS, LTD., a Florida limited partnership, whose address is 1018 Thomasville Road, Suite 200-A, Tallahassee, FL 32303, hereinafter referred to as the "Grantee": (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee to all that certain land situate in Leon County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

SUBJECT TO easements, restrictions, covenants and reservations of record, provided that reference thereto shall not be deemed to have re-imposed same, and subject to ad valorem taxes for the year 2005 and thereafter.

AND, the Grantor hereby covenants with said Grantee that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of the undersigned witnesses:

Mary A. McMillian
Print Name: MARY A. McMillian

THE FLORIDA STATE UNIVERSITY FOUNDATION, INC., a Florida non-profit corporation, as Trustee of the John E. Peavy and Mabel E. Peavy Charitable Remainder Trust dated December 29, 1995, and the John E. Peavy and Mabel E. Peavy Charitable Remainder Trust 1996 dated January 4, 1996.

Kelly Reesco
Print Name: KELLY REESCO

By: J. Jeffrey Robison
Jeffrey Robison, as President

By: Thomas C. Hawkins
Thomas C. Hawkins, as Asst. Treasurer

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 3rd day of December, 2004, by , J. Jeffrey Robison, as President, and Thomas C. Hawkins, as Asst. Treasurer, of The Florida Sate University Foundation, Inc., who are personally known to me or have produced _____ as identification.

Mary A. McMillian
Print Name: MARY A. McMillian
My Commission Expires: 9/20/07



Mary A. McMillian
MY COMMISSION # DD230337 EXPIRES
September 20, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

EXHIBIT "A"**LEGAL DESCRIPTION OF THE PROPERTY**

A PARCEL OF LAND BEING COMPRISED OF ALL OR PART OF THOSE LOTS A, B, C, D, E, F, G, J AND M AS SHOWN IN THE PLAT OF J.A. EDMONDSON'S SUBDIVISION OF LOTS 4, 5, 6 AND 7 OF THE ORIGINAL TALLAHASSEE CITY LOT NUMBERED 56 IN THE NORTHWEST ADDITION TO THE CITY OF TALLAHASSEE AS PER MAP OR PLAT OF SAID SUBDIVISION LOTS RECORDED IN DEED BOOK MM, PAGE 598 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, BEING SITUATE IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 WEST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT ON "X" IN A MANHOLE MARKING THE INTERSECTION OF THE CENTERLINE OF COPELAND STREET (60 FOOT RIGHT OF WAY) WITH THE CENTERLINE OF VIRGINIA STREET (60 FOOT RIGHT OF WAY) AND RUN SOUTH 89 DEGREES 18 MINUTES 52 SECONDS WEST ALONG THE CENTERLINE OF SAID VIRGINIA STREET A DISTANCE OF 633.80 FEET TO A NAIL AND CAP, THENCE SOUTH 00 DEGREES 13 MINUTES 12 SECONDS EAST ALONG THE WEST RIGHT OF WAY BOUNDARY OF RAVEN STREET (23 FOOT RIGHT OF WAY) AND A PROJECTION THEREOF A DISTANCE OF 129.82 FEET TO A NAIL AND CAP (SET #IB5509) AT THE NORTHEAST CORNER OF LOT G OF EDMONDSON'S SUBDIVISION AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE SOUTH 00 DEGREES 13 MINUTES 12 SECONDS EAST ALONG SAID WEST RIGHT OF WAY BOUNDARY OF RAVEN STREET A DISTANCE OF 225.00 FEET TO THE NORTH RIGHT OF WAY BOUNDARY OF WEST TENNESSEE STREET (STATE ROAD NO. 10 - U.S. HIGHWAY NO. 90), THENCE SOUTH 89 DEGREES 50 MINUTES 15 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY BOUNDARY A DISTANCE OF 248.10 FEET TO A NAIL AND CAP (SET #LB5509) AT A POINT OF CURVE TO THE RIGHT, THENCE ALONG SAID RIGHT OF WAY BOUNDARY AND SAID CURVE WITH A RADIUS OF 1870.08 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 33 MINUTES 22 SECONDS, FOR AN ARC DISTANCE OF 83.43 FEET (THE CHORD OF SAID CURVE BEARS NORTH 88 DEGREES 53 MINUTES 04 SECONDS WEST 83.42 FEET) TO A NAIL AND CAP (SET #LB5509), THENCE NORTH 49 DEGREES 51 MINUTES 32 SECONDS WEST ALONG SAID RIGHT OF WAY BOUNDARY 13.10 FEET TO A NAIL AND CAP (SET #LB5509) ON THE EAST RIGHT OF WAY BOUNDARY OF DEWEY STREET AND THE WEST BOUNDARY OF SAID LOT A, THENCE RUN NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST ALONG SAID EAST RIGHT OF WAY OF DEWEY STREET AND THE WEST BOUNDARY OF SAID LOT A AND M, A DISTANCE OF 224.76 FEET TO A NAIL AND CAP (SET #LB5509) MARKING THE NORTHWEST CORNER OF SAID LOT M, THENCE NORTH 89 DEGREES 26 MINUTES 57 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID LOT M AND A PROJECTION THEREOF A DISTANCE OF 210.89 FEET TO AN IRON ROD (SET #IB5509) ON THE EAST BOUNDARY OF SAID LOT J, THENCE SOUTH 00 DEGREES 02 MINUTES 24 SECONDS WEST ALONG SAID EAST BOUNDARY 11.52 FEET TO O NAIL AND CAP (SET #LB5509) AT THE NORTHWEST CORNER OF SAID LOT G, THENCE NORTH 89 DEGREES 50 MINUTES 15 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID LOT G A DISTANCE OF 130.44 FEET TO THE POINT OF BEGINNING.



UNOFFICIAL DOCUMENT

City of Tallahassee
Application for Rezoning Review



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: CU-45

To: CC

Location: The property is designated by the following Leon County Property Tax identification number(s): 21-36-50-056-671-0; 21-36-50-056-671-5; 21-36-50-056-672-0;
21-36-50-056-672-5; 21-36-50-056-673-0; 21-36-50-056-673-5 &
21-36-50-056-675-0

Project Name: W. Tennessee & Dewey Rezoning **Total Acreage:** 1.86

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.

City of Tallahassee
Application for Rezoning Review

Submitted By:

Owner's Name(s):

Name: Tennessee Square Partners, Ltd. Phone: 850.224.2300
Email: slaton@talcot.com Fax: _____
Street: 1018 Thomasville Road
City: Tallahassee, FL 32303 ST: _____ Zip+4: _____

Agent's Name(s):

Name: Moore Bass Consulting, Inc. Phone: 850.222.5678
Email: jfloyd@moorebass.com Fax: _____
Street: 805 N. Gadsden Street
City: Tallahassee, FL 32303 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.

City of Tallahassee
Application for Rezoning Review

Letter of Understanding

I Jeremy Floyd (print name) as the property owner or authorized property owner representative have read and understand the City of Tallahassee Application for Rezoning Review Information Packet and acknowledge submittal of a rezoning application from CU-45 (district) to CC (district).

 Signature 8/1/2024 Date
Property Owner/Authorized Representative

 Witness 8/1/2024 Date

_____ Witness _____ Date

Application Submittal Checklist

The application of the owner for a change or amendment to the Official Zoning Map shall include the following:

Applicant Verification	Staff Verification	
<u> X </u>	_____	1. Completed Application for Zoning Review to be submitted to the Planning Department.
<u> X </u>	_____	2. Proof of ownership. Property deed provided.
<u> X </u>	_____	3. Applicant's Affidavit of Ownership and Designation of Agent indicating agent if the property owner does not submit application.
<u> X </u>	_____	4. A legal description or deed description of the property involved prepared by a Florida-registered land surveyor.
<u> X </u>	_____	5. A map of the property at a scale of one (1) inch equals two hundred (200) feet, or such other scale as may be required by the Planning Department.
<u> N/A </u>	_____	6. An Environmental Analysis, the scope of which is determined by the Growth Management Dept. pursuant to Chapter 5 of the Tallahassee Land Development Code, is required. This Environmental Analysis must be approved by the Growth Management Dept. <i>prior</i> to acceptance of the rezoning application. For more information, please contact the Land Use and Environmental Services Division of the Growth Management Dept. at (850) 891-7001. Comp plan amendment app submitted simultaneously.
<u> X </u>	_____	7. Either a preliminary concurrency certificate or affidavit waiving concurrency is required as prescribed in the Concurrency Regulations. Contact the Concurrency Management Division of the Growth Management Department at 891-7001 for more information. Waiver provided
_____	_____	8. Photograph of Posted Rezoning Notification sign along with the completed Sign Posting Affidavit Will provide after sign posting info is provided.
_____	_____	9. Identification of any individual, neighborhood association, or business association with which you have voluntarily met prior to submission of this application. Name of Entity(ies) _____ Date Met _____ Name of Entity(ies) _____ Date Met _____ If more space is needed, attach additional documentation.
_____	_____	10. Submittal review fees payable to the City of Tallahassee. Will pay online.
<u> X </u>	_____	11. Completed School Impact Analysis Form.
<u> X </u>	_____	12. An electronic version of this application and all supporting documentation shall be submitted via email in PDF format to beth.perrine@talgov.com.

Affidavit Waiving Concurrency for a Preliminary Development Order- Rezoning

Submit to Planning Department at Frenchtown Renaissance Building, 3rd Floor, with request for Rezoning

I, Jeremy Floyd, owner or agent of the property described below:

Parcel ID Number: 21-36-50-056-671-0; 21-36-50-056-671-5; 21-36-50-056-672-0; 21-36-50-056-672-5; 21-36-50-056-673-0; 21-36-50-056-673-5 & 21-36-50-056-675-0

Location Address: 648-672 W. Tennessee St, Tallahassee, FL

do hereby elect to waive concurrency review associated with the proposed preliminary development order (rezoning) of the above referenced project, pursuant to Section 3.1.1 of the Concurrency Management System Policy and Procedures Manual.

In waiving the concurrency review, I acknowledge that I understand the following:

- 1) Final development orders for the subject property are subject to a concurrency determination; and
- 2) No rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by the City's approval of the preliminary development order without a concurrency determination of the public facilities.

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Leon

Before me, this 1st day of August, 2024, personally appeared Jeremy Floyd, owner/agent who executed the foregoing instrument, and acknowledged to me that the same was executed for the purposes therein expressed.

Personally known X; or
Produced Identification _____
Type of Identification produced:

Al Taber

(Notary Public)

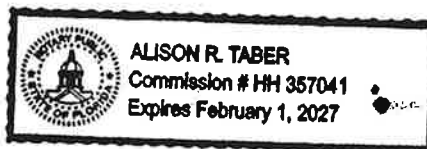
Jeremy Floyd

(Owner/Agent Signature)

Print Name: Alison Taber

Print Name: Jeremy Floyd

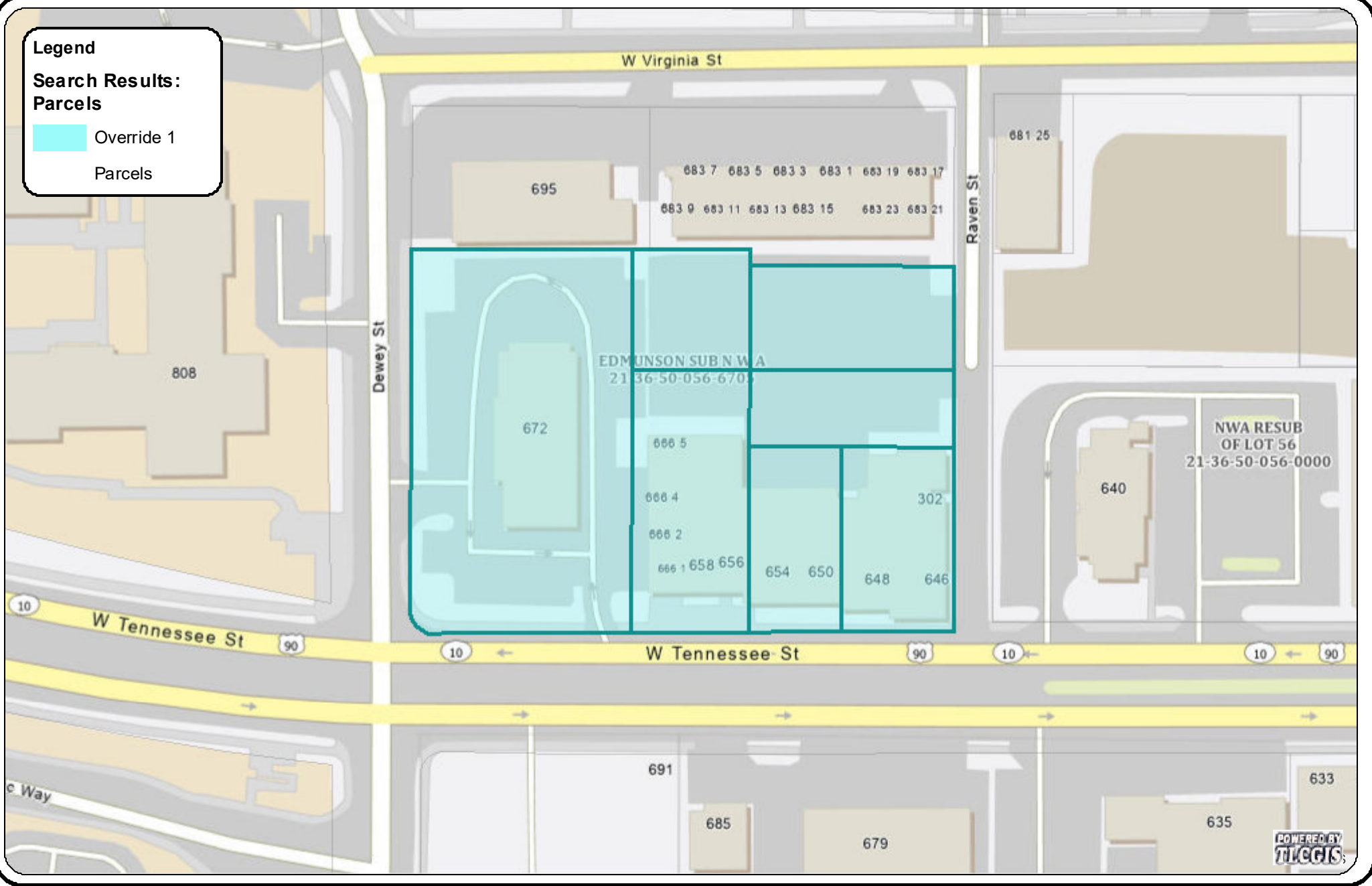
My Commission Expires: _____



Legend

Search Results:

- Override 1
- Parcels



W. Tennessee & Dewey Rezoning - Location Map

DISCLAIMER

This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



Scale:	Tallahassee/Leon County GIS Management Information Services Leon County Courthouse 301 S. Monroe St, P3 Level Tallahassee, FL 32301 850/606-5504 http://www.tlccgis.org
Not To Scale:	
Date Drawn:	
August 1, 2024	

SCHOOL IMPACT ANALYSIS FORM

Agent Name: Moore Bass Consulting, Inc. Applicant Name: Tennessee Square Partners, Ltd. Address: 805 N. Gadsden Street, Tallahassee, FL 32303	Date: 8/2/2024 Telephone: 850.222.5678 Fax: Email: jfloyd@moorebass.com									
① Location of the proposed Comprehensive Plan Amendment or Rezoning: 21-36-50-056-671-0; 21-36-50-056-671-5; 21-36-50-056-672-0; 21-36-50-056-672-5; <i>Tax ID #:</i> 21-36-50-056-673-0; 21-36-50-056-673-5 & 21-36-50-056-675-0 <i>Property address:</i> 648-672 W. Tennessee Street <i>Related Application(s):</i>										
② Type of requested change: <input checked="" type="checkbox"/> Comprehensive plan land use amendment that permits residential development. <input checked="" type="checkbox"/> Rezoning that permits residential development. <input type="checkbox"/> Nonresidential land use amendment adjacent to existing residential development. <input type="checkbox"/> Nonresidential rezoning adjacent to existing residential development. <input type="checkbox"/> None of the above										
③ Proposed change in Future Land Use and Zoning classification: <input checked="" type="checkbox"/> <i>Comprehensive plan land use</i> From: <u>CU</u> To: <u>CC</u> <input checked="" type="checkbox"/> <i>Zoning</i> From: <u>CU-45</u> To: <u>CC</u>										
Planning Department staff use only:										
④ Maximum potential number of dwelling units allowed by the request: <i>Number of acres:</i> _____ <i>Number of dwelling units allowed per acre:</i> _____ <i>Maximum number of dwelling units allowed:</i> _____ <i>Type(s) of dwelling units:</i> _____										
Leon County Schools staff use only:										
⑤ School concurrency service areas (attendance zones) in which property is located. <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Elementary:</td> <td style="width: 33%;">Middle:</td> <td style="width: 33%;">High:</td> </tr> <tr> <td>Present capacity _____%</td> <td>_____%</td> <td>_____%</td> </tr> <tr> <td>Post Development capacity _____%</td> <td>_____%</td> <td>_____%</td> </tr> </table>		Elementary:	Middle:	High:	Present capacity _____%	_____%	_____%	Post Development capacity _____%	_____%	_____%
Elementary:	Middle:	High:								
Present capacity _____%	_____%	_____%								
Post Development capacity _____%	_____%	_____%								

This form is required by §8.3 of the Public School Concurrency and Facility Planning Interlocal Agreement as adopted on September 1, 2006 by the City of Tallahassee, Leon County, and Leon County School Board. Pursuant to §6.4 of the Agreement, the City or County will transmit the School Impact Analysis Form to a designated employee of the School Board for review at the same time the application is submitted to all departments for review.



Attachment 6

Attach the potable water and sanitary sewer capacity and availability analysis

- The analysis should be based on the **maximum development potential of the requested category.**
- Contact City of Tallahassee Utilities Department at (850) 891-6105 or Talquin Electric Cooperative at (850) 627-7651 and provide them with a copy of your completed Pre-Application Conference Form indicating the maximum development potential.



August 01, 2024

Moore Bass Consulting
Attn: Jeremy Floyd
805 N. Gadsden St.
Tallahassee, FL, 32303

Re: Availability of Water and Sewer at Parcels No. 21-36-50-056-671-0, 21-36-50-056-675-0, 21-36-50-056-671-5, 21-36-50-056-672-0, 21-36-50-056-672-5, 21-36-50-056-673-0, and 21-36-50-056-673-5 (Dewey St., W. Tennessee St., and Raven St.)

Mr. Floyd

The City of Tallahassee is the provider for water and sewer to serve the parcels listed above. Water and Sewer Facilities are available. The City owns and maintains the systems which is located within the Dewey St., W. Tennessee St., and Raven St. Right of Ways and within the surrounding area.

Should you require any further assistance, please contact me.

UNDERGROUND UTILITIES & PUBLIC INFRASTRUCTURE

Demetri Williams

Demetri Williams
Engineering Tech. IV – Water & Sewer Development Review
300 S Adams St., Box 26
Tallahassee, FL 32301
O: 850-891-6102
C: 448-500-1825

TRANSIT SERVICE ANALYSIS FORM

Agent Name: Moore Bass Consulting, Inc.	Date: 7/31/2024
Applicant Name: Tennessee Square Partners, Ltd.	Telephone: 850.222.5678
Address: 648-672 W. Tennessee Street	Fax:
	Email: jfloyd@moorebass.com

① **Location of the proposed Comprehensive Plan Amendment or Rezoning:**

Tax ID #: 21-36-50-056-671-0; 21-36-50-056-671-5; 21-36-50-056-672-0; 21-36-50-056-672-5; 21-36-50-056-673-0; 21-36-50-056-673-5 & 21-36-50-056-675-0

Property address: 648-672 W. Tennessee Street

Related Application(s):

② **The proposed site is located within ¼ mile of a stop for the following bus routes:**

Weekday Routes

- Azalea
- Big Bend
- Dogwood
- Evergreen
- Forest
- Gulf
- Hartsfield
- Killearn
- Live Oak
- Moss
- Park
- Red Hills
- San Luis
- Southwood
- Tall Timbers
- Trolley

Campus Routes

- Seminole Express
- Venom Express

Other Routes

- Other _____
- None of the above

*Maps and route schedules are available on the StarMetro website at
<http://www.talgov.com/starmetro/starmetro-routes.aspx>*



- 🏠 LAND USE PLANNING
- 💡 CIVIL ENGINEERING
- 📐 LAND SURVEYING
- 🌳 LANDSCAPE ARCHITECTURE
- 🏗️ CONSTRUCTION ADMINISTRATION
- 🚁 DRONE LIDAR SURVEYING & MAPPING

TALLAHASSEE | 850.222.5678

ATLANTA | 770.914.9394

moorebass.com

Future Land Use Map Change Narrative for W. Tennessee & Dewey Rezoning

August 2, 2024

Parcel ID # 21-36-50-056-671-0; 21-36-50-056-671-5; 21-36-50-056-672-0; 21-36-50-056-672-5; 21-36-50-056-673-0; 21-36-50-056-673-5 & 21-36-50-056-675-0
MBC #T3419.0001

Why do you want to change the Future Land Use Map?

The application request would help achieve increased density and intensity within the city's downtown urban core. Changing the Future Land Use designation from Central Urban to Central Core would be consistent with the recent map amendment directly adjacent to the south. The parcels are also located within Economic Incentive Areas for the Historically Underutilized Business Zone and Urban Jobs TCA. This application request would help reposition the parcels for redevelopment consistent with the Vision Statement of the Comprehensive Plan.

Is your request compatible with adjacent and nearby properties?

Yes. The request to take the Future Land Use designation from Central Urban to Central Core is compatible with the recent map amendment to Central Core of the parcels adjacent to the south, existing Central Core to the east, FSU Campus to the west and Central Urban to the north. The parcel is also located within the Frenchtown / Southside CRA (Community Redevelopment District) as well as the Downtown Overlay District. Additionally, approximately four mid-rise (5-10 stories) redevelopment projects are currently under construction, in permitting and / or recently completed within 1-2 blocks of the subject parcel.

Are there any existing code violations associated with the subject property?

None.

How does your request further the concepts reviewed in the Vision Statement for the Comprehensive Plan?

The proposed request furthers the Vision Statement for the Comprehensive Plan by balancing growth, redevelopment and environmental protection. If approved, this request would help promote more diversity in the local residential housing stock, commercial opportunities not reliant on automobile trips, and help stabilize the existing neighborhoods and commercial businesses by providing density / intensity consistent with adjacent city blocks. Additionally, this request would help reduce sprawl, reduce pressure on development of environmentally sensitive lands and provide significant economical residential and commercial opportunities. Lastly, this request promotes urban infill development where appropriate adjacent to Tallahassee's Central Core walking distance from the State Capital, State Offices, City Hall and Leon County Administration offices.

Optional Sustainable Development Pattern Survey

The City of Tallahassee and Leon County have consistently expressed a commitment to promote more sustainable development patterns. Consistent with this commitment, the Planning Department requests that applicants complete the following survey.

Is the proposed site in the: City or County

Is the proposed site in the Urban Services Area: Yes or No

Is the proposed site in the Multimodal Transportation District: Yes or No

Is the proposed site near the following existing or approved developments?

	Within ¼ mile	Within ½ mile	Sidewalks available? (Y/N)	Bike lanes available? (Y/N)	Multiuse Trail available? (Y/N)
Elementary School					
Middle School					
High School					
College/ University	X				
Employment Center					
Shopping Center					
Grocery Store					
Restaurant	X				
Bank	X				
Pharmacy					
Convenience Store					
Bus stop					
Park or Greenway					
Other Neighborhood					