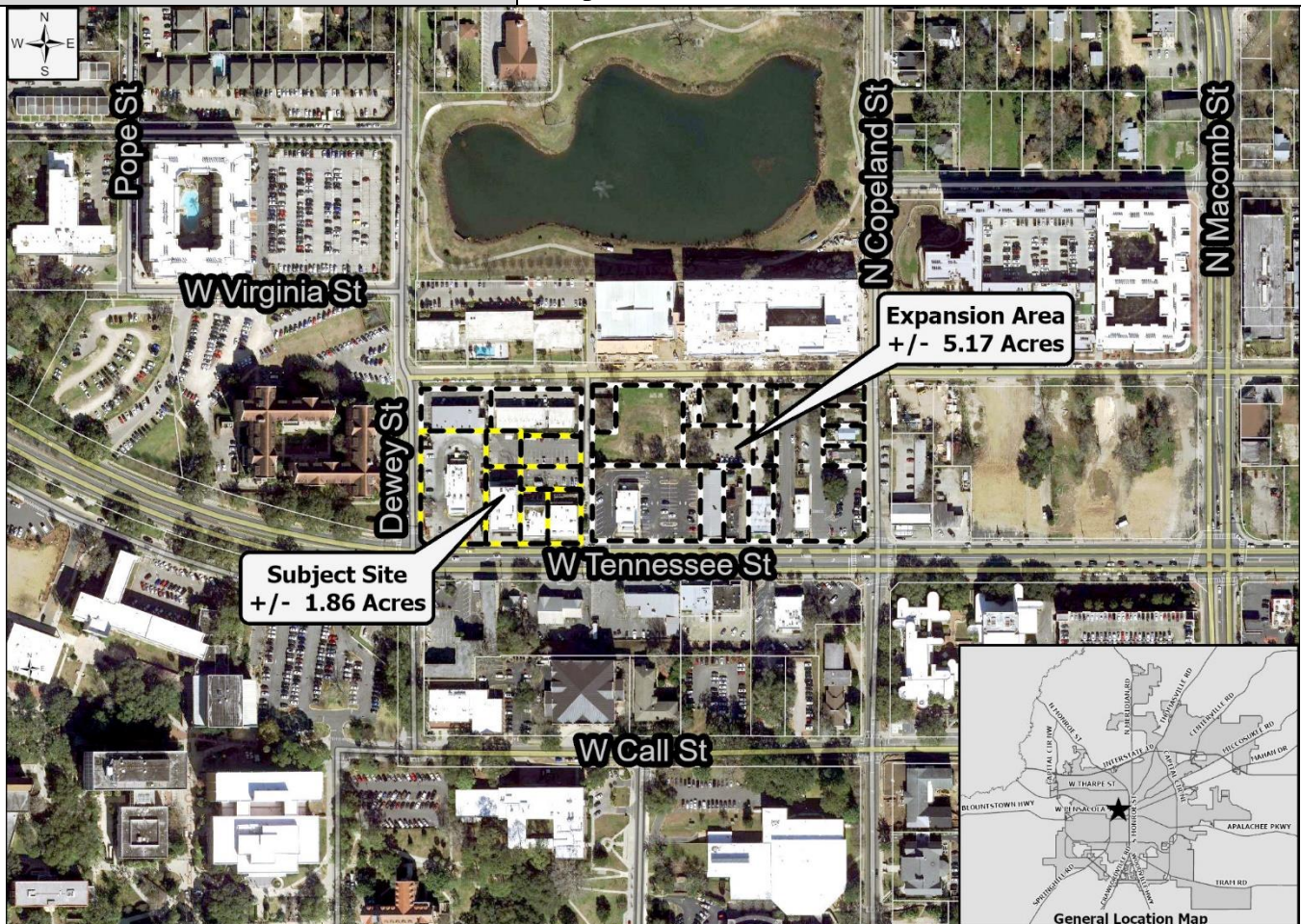


Amendment Type:	City Small-Scale Map Amendment
Amendment Number:	TMA2024014
Property Location:	City Block bound by Dewey St, W Virginia St, Copeland St, and W Tennessee St
Applicant (Property Owner):	Tennessee Square Partners, Ltd.
Agent for the Applicant:	Moore Bass Consulting, Inc.
Current Future Land Use:	Central Urban (CU)
Proposed Future Land Use:	Central Core (CC)
Current Zoning:	Central Urban-45 (CU-45)
Proposed Zoning:	Central Core (CC)
TLC Planning Department Staff:	Jacob Fortunas
Staff Email:	Jacob.Fortunas@talgov.com
Staff Phone Number:	850-891-6418
Staff Analysis:	Consistent
LPA Recommendation:	Adopt



A. EXECUTIVE SUMMARY

Requested Change

If approved, this Future Land Use Map (FLUM) amendment and concurrent rezoning would change the allowable land use on approximately 7.17 acres consisting of the city block bound by Dewey Street, W Virginia Street, N Copeland Street, and W Tennessee Street. The FLUM amendment would change the land use designation from Central Urban (CU) to Central Core (CC). The concurrent rezoning, which implements the underlying FLUM designation, would change the zoning designation from Central Urban 45 (CU-45) to Central Core (CC). If approved, the Central Core land use and zoning would increase the allowable development potential for the block.

Subject Site

The applicant representing the 1.86 acre “Subject Site” initiated the FLUM amendment and concurrent rezoning. The parcels that constitute this Subject Site include:

- 2136500566710 – Drive Thru Restaurant w/ Parking Structure
- 2136500566715 – Strip Retail/Commercial/Club/Lounge
- 2136500566720 – Strip Retail/Commercial/Club/Lounge
- 2136500566725 – Strip Retail/Commercial/Club/Lounge
- 2136500566750 – Parking Lot
- 2136500566735 – Parking Lot
- 2136500566730 – Parking Lot

Expansion Area

Concurrent with the applicant’s amendment, the Tallahassee-Leon County Planning Department is seeking to change the remainder of the city block into the same proposed FLUM and zoning designations. This “Expansion Area” includes 5.17 acres of privately owned parcels. An additional 0.14 acres of publicly owned right-of-way within the city block (Raven Street) are included in this proposed amendment. The parcels that constitute the Expansion Area include:

- 2136500566745 – Strip Retail/Commercial
- 2136500566740 – Multi-Family Apartments
- 2136500566695 – Vacant Commercial
- 2136600000100 – Vacant Residential
- 2136600000110 – Parking Lots, Commercial
- 2136600000080 – Parking Lots, Commercial
- 2136600000081 – Vacant Residential
- 2136600000070 – Vacant/Driveway
- 2136600000140 – Vacant/Driveway
- 2136500566775 – Drive Thru Restaurant
- 2136600000040 – Office
- 2136600000030 – Office
- 2136600000020 – Single Family Detached Home
- 2136600000010 – Restaurant
- 2136500566765 – Retail/Commercial/Club/Bar
- 2136500566760 – Retail/Commercial
- 2136500566770 – Retail/Commercial
- 2136500566755 – Retail/Commercial

The applicant is requesting the change to achieve an increase residential density and commercial intensity in Tallahassee’s Urban Core. The application is not accompanied by a specific proposal for development at this time. Staff recommends the supplemental land to the requested amendment in order to establish a cohesive land use in the downtown area that will facilitate redevelopment near the urban

core with vibrant downtown mixed uses including housing, commercial, and office ; and to promote use of multi-modal forms of transportation. Additionally, the application of Central Core will complement existing uses, including higher density residential housing, and direct higher intensity uses to downtown rather than areas with established lower density and intensity uses. The proposed land use matches that existing to the east and to the south.

B. STAFF ANALYSIS

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

C. LOCAL PLANNING AGENCY RECOMMENDATION

The Local Planning Agency (LPA) provides a recommendation to the City Commission on proposed amendments to the comprehensive plan (and concurrent rezonings).

The LPA held a noticed public hearing on October 1, 2024 to discuss the subject amendment and concurrent rezoning. Six (6) citizens spoke in opposition to the proposed changes citing several concerns largely focused around student housing and its compatibility with the existing Frenchtown neighborhood. The LPA discussed established neighborhoods like Frenchtown and asked staff if the Frenchtown Neighborhood First plan was part of the comprehensive plan, including any “protections” for the neighborhood. Staff responded that the neighborhood plan was not part of the comprehensive plan. The LPA discussed having staff bring back an agenda item that examines “historic” or established neighborhoods and requested the staff report reflect the LPA’s discussion and direction.

Following a passed motion by the LPA for staff to bring back an agenda item with information and materials on “historic” neighborhoods along with potential comprehensive plan strategies and/or recommendations regarding protecting historical neighborhood character (of areas including the Greater Frenchtown, Greater Bond, Allen Subdivision, among others), the LPA unanimously passed the recommendation to find the amendment and concurrent rezoning consistent with the comprehensive plan and to recommend that the City Commission **adopt** the comprehensive plan amendment and concurrent rezoning.

D. SUMMARY OF FINDINGS

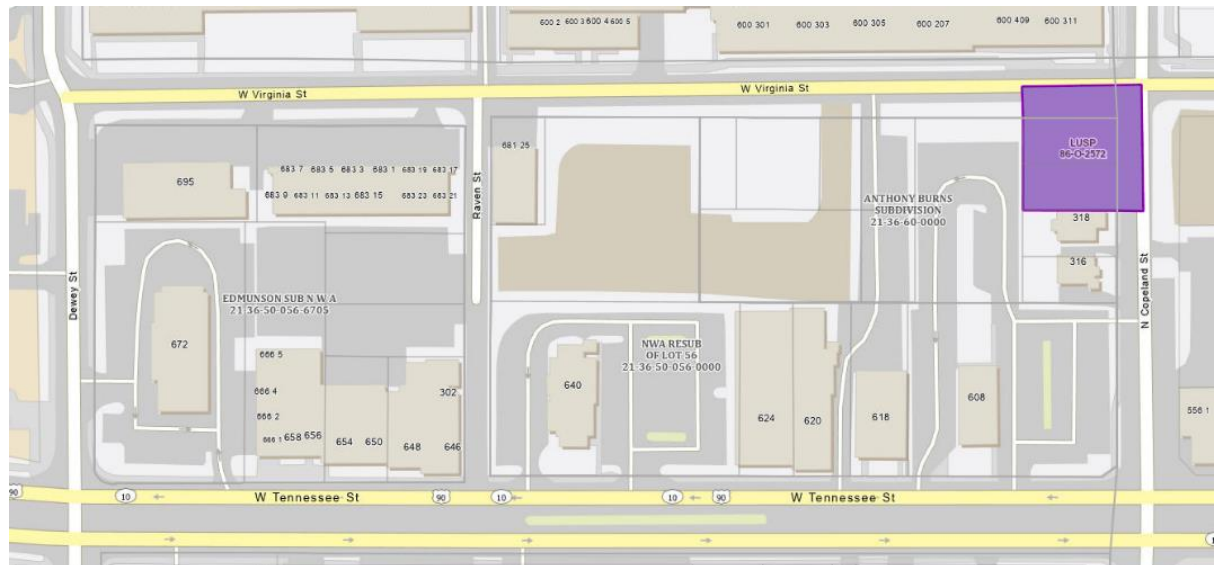
The criteria required for consideration of a proposed Future Land Use Map change include consistency with the Tallahassee-Leon County Comprehensive Plan, conformance with the Tallahassee or Leon County Land Development Code, land use compatibility, changed conditions on the site and other matters deemed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

History And Background

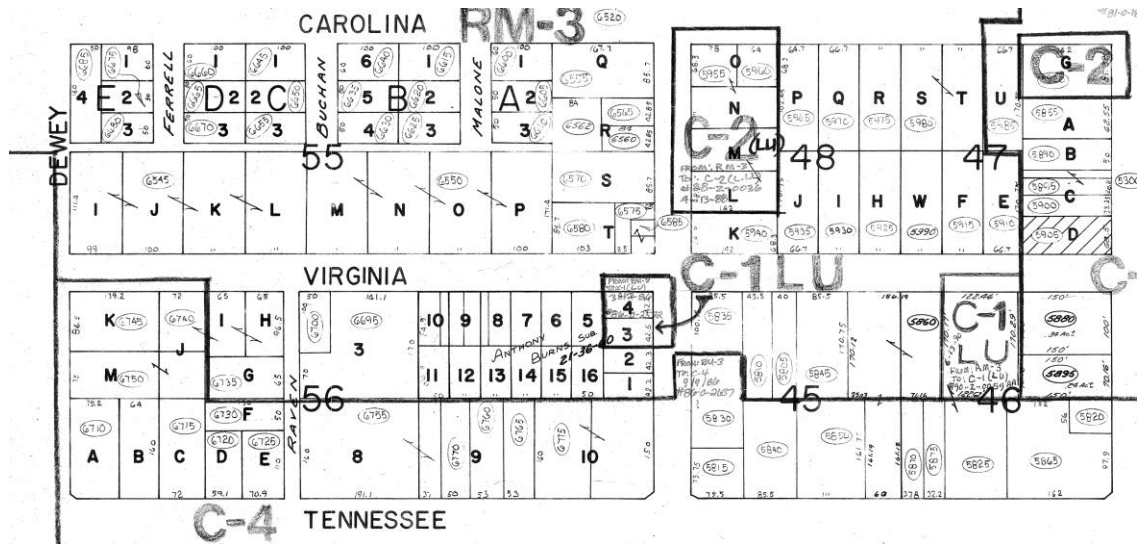
1. Historic aerial imagery dating back as far 1937 shows that the city block was primarily developed as single-family homes in the 30s, 40s, and 50s. However, the historic zoning was intended for high intensity commercial (C-4) that allowed 48 types of commercial and retail uses including automotive uses with no limitation on intensity, and residential (RM-3) of any type up to 43.6 dwelling units per acre, kindergartens and preschools, churches and

schools, and studios. Other related restricted uses included commercial convenience and services, fraternities and sororities, and universities.

2. Following a nation-wide trend, many structures appear to have redeveloped in a suburban and parkway development style featuring drive-thru restaurants and businesses fronting arterial roadways through the 60s, 70s, and 80s.
3. Since the 80s, the block's development pattern has remained largely unchanged while redevelopment has grown out to meet the city block from all sides, primarily spurred by Tallahassee's downtown and Florida State University.
4. A limited use site plan (LUSP) was established on one of the subject parcels at the corner of N Copeland Street and W Virginia Street in 1986. The LUSP was adopted by Ordinance 86-O-2572. The LUSP is obsolete and may create confusion in the application of development standards. The proposed rezoning will address the LUSP as part of the proposed amendment to the Official Zoning Map. If the proposed rezoning is approved, the LUSP will be repealed.

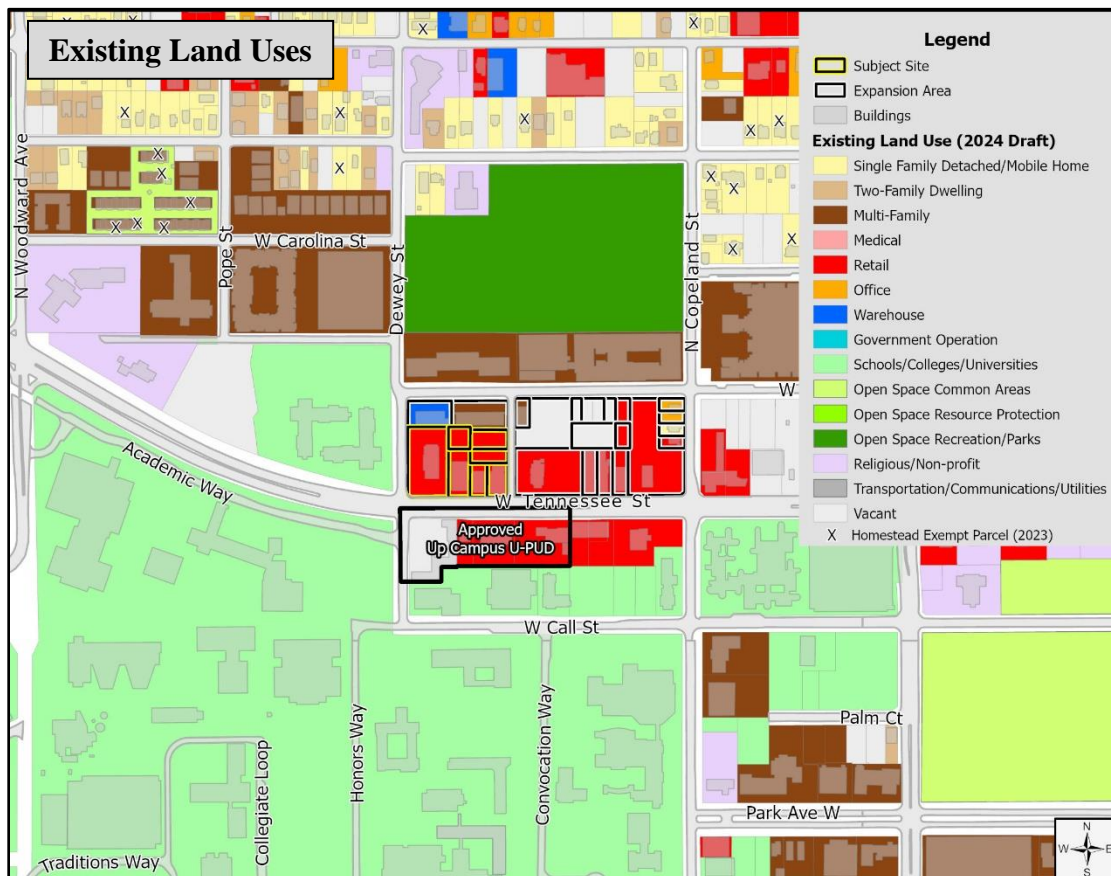


The LUSP established commercial at the corner, specifically C-1 commercial uses which include a variety of commercial such as banks, restaurants and daycare centers, retail uses such as drug stores, bakeries, food and groceries, and any type of residential up to 18 dwelling units per acre. The previous zoning was RM-3 which allowed residential any type up to 43.6 dwelling units, kindergartens and preschools, churches and schools, and studios. Other related restricted uses included commercial convenience and services, fraternities and sororities, and universities.



Adjacent Existing Uses and Site Analysis

The proposed Central Core land use district and zoning is compatible with adjacent land uses. The proposed land use district is intended to complement a high-activity 18hr downtown, of which it is directly adjacent to the south and east. Additionally, the proposed land use district has the ability to complement Florida State University directly to the south and west, allowing for high density residential and multi-use buildings that promote pedestrian, bicycle, and transit use.



Water/Sewer Infrastructure

City of Tallahassee water and sewer services are available to be provided to the subject site. Specific water and sewer capacity will be determined once a project has been submitted for the development review process.

Schools Impact

The Subject Area is zoned for Riley Elementary School, Griffin Middle School, and Leon High School. A School Impact Analysis (SIA) form was completed, and Leon County School District staff identified the need for future coordination at the time of development review. The Leon County School District is approved the SIA at its September 24, 2024 meeting. Any future redevelopment would follow the development review process, which includes additional review of a school impact analysis.

Multi-Modal Transportation Network

The subject site and expansion area are accessible to the south by Mahan Drive (US Hwy 90; State Road 10), Dewey Street to the west, W Virginia Street to the north, and N Copeland Street to the east.

One of the reasons that the Planning Department is seeking an amendment to Central Core for the entirety of the city block is to ensure a cohesive and high-quality pedestrian frontage along W Tennessee Street. W Tennessee Street is owned and maintained by FDOT. This amendment will support a higher FDOT Context Classification along the city block which supports enhanced pedestrian facilities.

Consistent with City of Tallahassee development procedure, transportation traffic impacts and concurrency calculations will be conducted when a site plan for proposed development is submitted. The traffic impacts and concurrency review will be calculated at the time of site plan review.

The site in question is located within the [Multimodal Transportation District \(MMTD\)](#) as well as the [Downtown Overlay](#), each of which requires enhanced pedestrian consideration when development or redevelopment is considered.

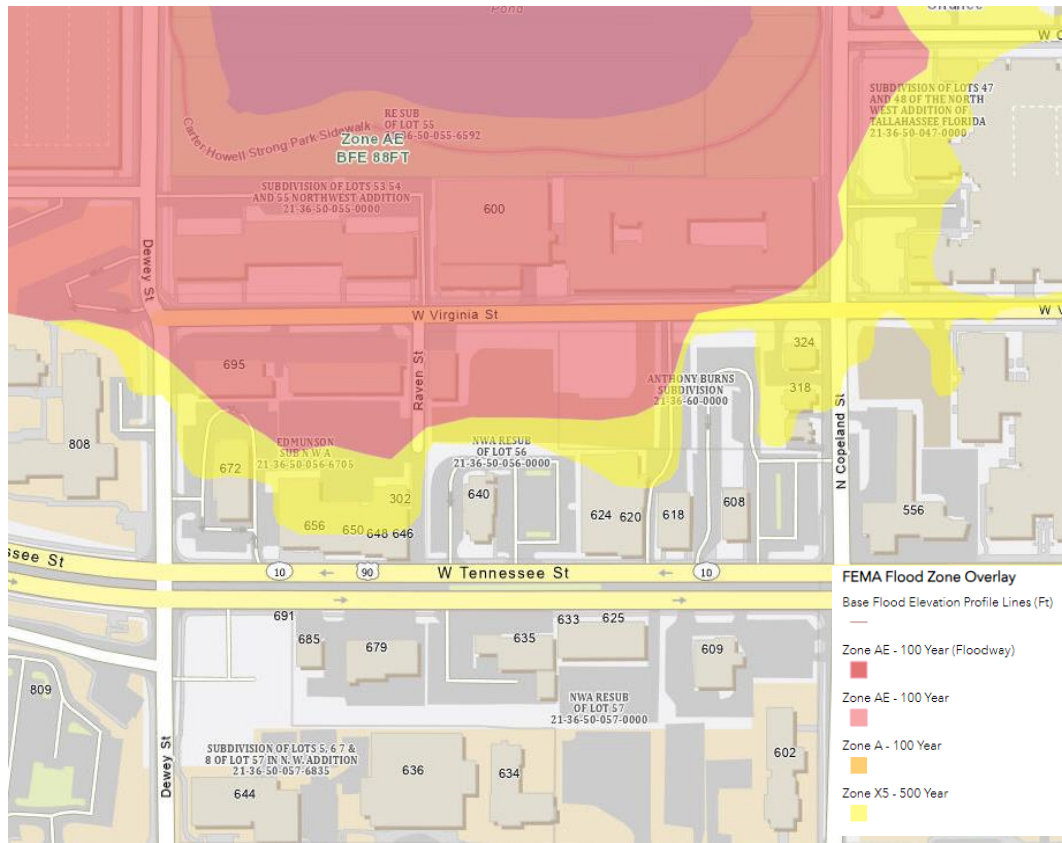
The subject site is fronted by back of curb sidewalks (no planting buffer) on all frontages except W Virginia Street (north frontage). The block does not provide direct access to specific bicycle facilities, though students, faculty, and visitors have access Florida State University's largely vehicle free facilities to the southeast.

Star Metro's Azalea route directly services the site via W Tennessee Street. The Moss and Forest routes are also within 3 blocks of the subject city block.

Environmental Analysis

Redevelopment of the subject sites is not expected to have significant impact to environmental resources. A portion of the site is located within the 100 year and 500-year floodplain as shown in the map below. Any future redevelopment would follow the development review process, which includes environmental review and permitting as required by the City.

FEMA Flood Zones



Greater Frenchtown/Southside CRA

The amendment area is located within both the Frenchtown Neighborhood Boundary as well as the [Frenchtown/Southside Community Redevelopment Area](#) (CRA). The 2021 *Greater Frenchtown Southside Redevelopment Plan* identifies Tennessee Street as a corridor with redevelopment opportunities. This plan also identifies parking as an issue associated with higher intensity development impacting roadways north of Tennessee Street. The plan identifies student housing as an encroaching threat on the character of the Frenchtown Neighborhood.

Frenchtown Neighborhood First Plan

The Frenchtown Neighborhood First Plan (Plan) was presented in 2020. The Plan identified the neighborhood boundary as being generally between Tennessee Street to the south, Woodward Avenue to the west, 7th Avenue to the north and Adams Street to the east. These boundaries are slightly different than in other Frenchtown neighborhood planning processes. The differences noted in some of the community demographics and geographic attributes when compared to previous planning work can be attributed, in part, to these boundaries. Frenchtown is also within the Greater Frenchtown/Southside CRA District.

The adopted Future Land Use Map for Tallahassee-Leon County shows several future land use categories for Frenchtown: Central Urban (154.4 acres), Residential Preservation (205.9 acres), Government Operation (7.1 acres), Central Core (26.1 acres), Open Space (58.4 acres) and Educational Facilities (17.7 acres). These land use categories are implemented by the following zoning districts: Central Urban-18, Central Urban-26, Central Urban-45, Residential Preservation-2, Government

Operation, Central Core, and Open Space. *The areas in Frenchtown that are zoned for higher intensity mixed use are generally located between Tennessee Street and Brevard Street, along Old Bainbridge Road, and along 4th Avenue west of Old Bainbridge Road.* Areas zoned for low density single-family residential development abut these higher density zones. Historically, Frenchtown was developed with a mixture of housing and commercial uses. Even prior to the comprehensive plan approval of the 1990 land development code that changed the majority of the zoning in Frenchtown to Central Urban, the previous zonings in place allowed commercial and multifamily in the areas that became Central Urban.

The Plan recognizes that designated higher intensity areas, including W Tennessee Street north to Brevard Street, exist within the area and these spaces currently allow residential development, including student housing. The Plan does not identify issues with the currently assigned land uses or zoning districts including those areas that are high density and intensity.

However, the Plan calls out development regulations. Recent development in the higher intensity zoning districts is perceived as creating building scale (building massing and size) that is incompatible with adjacent low-density residential areas due to land development regulations that do not regulate the massing and block structure of developments in a way that reflects the neighborhood's character and future vision. A secondary issue is that areas that are zoned exclusively residential have densities and lot size standards that make infill housing and redevelopment opportunities unattractive to investors or financially difficult to achieve.

The Plan includes a section on land use and transportation, with much of it focusing on land development regulations. One recommendation states the intent to limit and/or prohibit the expansion of high intensity future land use categories and zoning districts into the low-density residential areas of the neighborhood, and explore options to allow neighborhood-scale commercial uses at appropriate intersections within the neighborhood. The use of Neighborhood Boundary land use and zoning as a strategy is mentioned and significant focus is placed on neighborhood scaled development on Brevard, Macomb and 4th Streets through development review. A specific area is called out on Macomb Street especially the corner of Macomb and Georgia Streets. The recommendations include coordination on high-intensity developments abutting or adjacent to low-density residential.

The Plan also includes a recommendation to form a working group to work with the Tallahassee-Leon County Planning Department and the CRA to develop a gateway design concept for Macomb Street between Tennessee Street and Brevard Street.

In analyzing the details of the Neighborhood First Plan, staff notes the proposed amendment does not create inconsistencies with the existing Plan. The Plan acknowledges high intensity areas, including W Tennessee Street, and prescribes limitations or prohibitions of expansions into the low-density residential areas of the neighborhood. The subject block is not proposing extension into low-density areas of the neighborhood and is not abutting or adjacent to low-density areas, including Residential Preservation areas. Displacement of residents will also be avoided due to the fact that the block is primarily non-residential development. Regardless of the Plan, the current land use and zoning allow high density residential development which would allow a variety of housing types. Staff also notes that the "gateway" planning area does not include the subject block because it is focused and prescribed for Macomb Street. The proposed amendment would not affect either of the above Plan provisions, and would not preclude any of the Plan prescriptions for future coordination and review of proposed development and redevelopment projects in the Frenchtown Neighborhood area.

Comparison of Current and Proposed Land Use and Zoning

Land Use and Zoning					
	Current Use	Proposed Use		Current Zoning	Proposed Zoning
Land Uses	Central Urban	Central Core	Zoning Uses	Central Urban - 45	Central Core*
Residential	45 units/acre	150 units/acre	Residential Any Type	45 units/acre	150 units/acre
Single-Family Detached	X	X	Community facilities related to office/residential including libraries and high schools	X**	X
Single-Family Attached	X	X	Active and Passive Recreation	X	X
Two-Family Dwellings	X	X	Offices: medical & non-medical	X	X
Multi-Family	X	X	Automotive Rental/Repair. CU allows parts retail and excludes car washes	X	X
Commercial	X	X	Commercial: Camera and Photographic Stores, Rental of Tools/Small Equipment/Party Supplies, and Tailoring	X	
Office	X	X	Commercial: Commercial Sports, Funeral Parlors/Mortuaries		X
			Social, Fraternal and recreational clubs and lodges	X***	X
			Indoor Theaters/Amphitheaters	X	
			Retail: Motor Vehicle Fuel Sales	X	X
			Museums and Art Galleries		X
			Nursing Homes and other residential care facilities	X	X
			Post-Secondary Educational Facilities		X
			Restaurants without Drive-Thrus	X	X
			Retail: Various uses. CU limits drugstores with drive-thrus to W. Tennessee St.	X	X
			Rooming and Boarding Houses		X
			Structured Parking	X	X
			Veterinary Services	X	
			Commercial: Banks and other financial institutions, Cocktail Lounges and Bars, Daycare, Hotel/Motel/BedBreakfast/Inns, Indoor Amusements, Laundromats w/o drive in CU, Mailing Services, Personal Services, Photocopying Duplicating Services, Repair Services Non-Automotive, Studios for Photo/Film/Music/ Art/ Dance	X	X

*Prohibits land use of equipment rental and outdoor Storage
 **CU prohibits Vocational Schools
 ***CU prohibits fraternities and sororities

Current and Proposed Future Land Use Categories

The Subject Area is currently designated Central Urban on the FLUM. The proposed amendment would change the FLUM designation of the area to Central Core. A summary of the current and proposed FLU categories is below. The complete comprehensive plan policies for **Central Urban (Policy 2.2.10: [L])** and **Central Core (Policy 2.2.24 [L])** are included as Appendix #1.

Central Urban (Current)

The Comprehensive Plan addresses the Central Urban future land use category in Policy 2.2.8, which states that it is “Intended to provide a variety of residential types (up to 45 DU/AC), employment (includes light manufacturing), office and commercial activities.”

Central Core (Proposed)

The Central Core FLUM category allows for residential uses up to a density of 150 units per acre. Policy 2.2.10 [L] states “The Central Core of Tallahassee is intended to expand into a vibrant 18-hour urban activity center with quality development. The emphasis in this area is intended to shift from cars to pedestrian, bike and transit modes of transportation. The development regulations within the Central Core area have to be amended to allow for a more urban kind of development where the primary emphasis is on pedestrian, bike and transit modes of transportation.”

Determination for Future Land Use Map Amendment per Policy 2.2.10 [L]

The Central Core land use has three criteria to consider for expansion of the land use. These criteria are analyzed below.

1) Is the site contiguous with the existing Central Core land use district?

Yes, the applicant’s “Subject Site” as well as the Planning Department’s “Expansion Area” are contiguous with the Central Core land use district to the south and east.

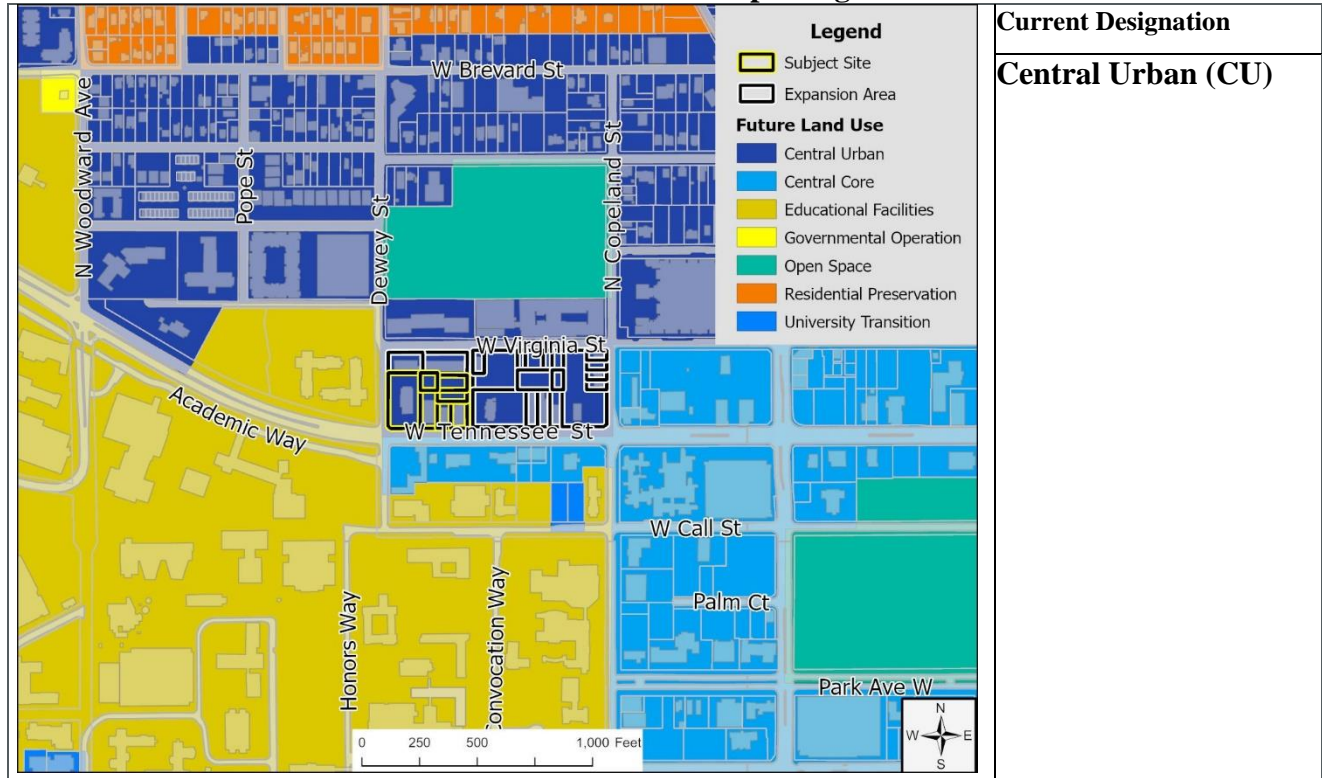
2) Does the site have the available infrastructure?

Yes, the subject site is located within the urban services area and has direct access to state and local roads, as well as available sewer and water services.

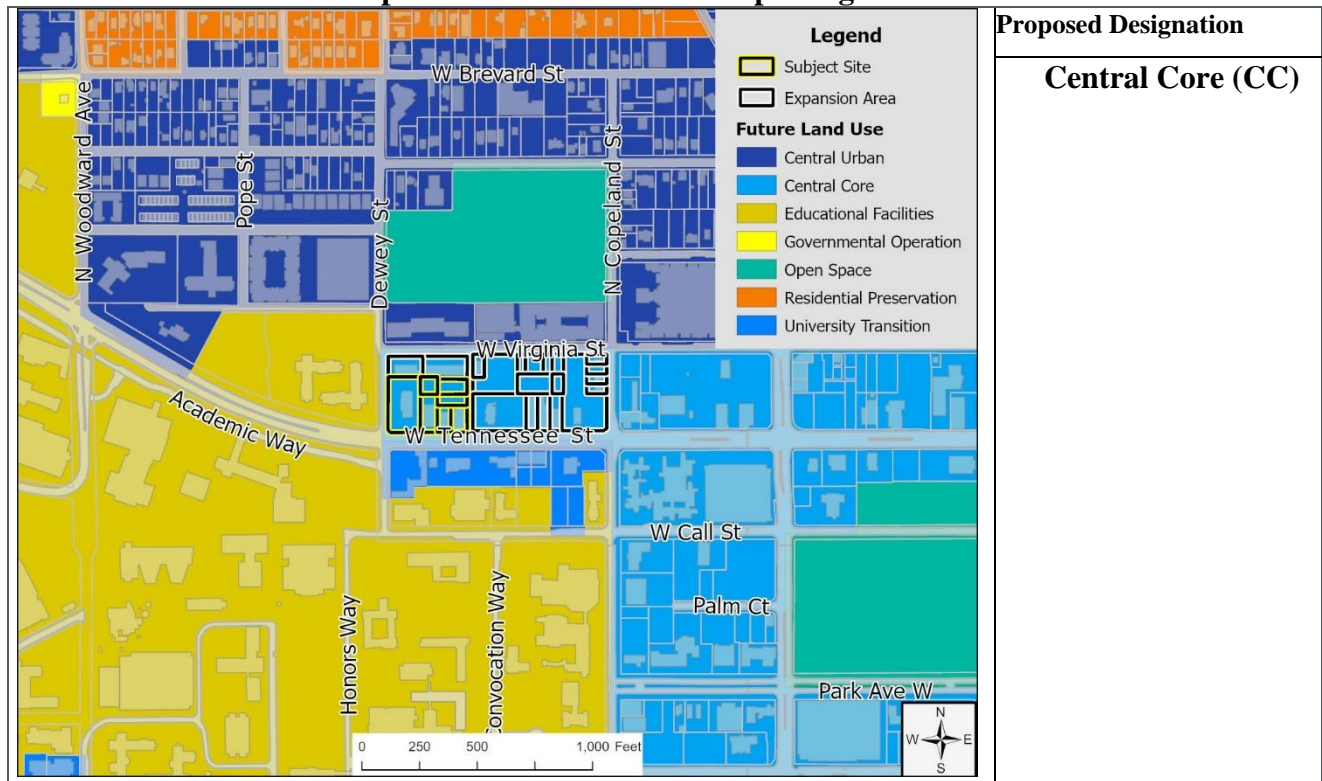
3) Does the proposed parcel exhibit a need for the development?

There is no specific development plan accompanying the proposed amendment. Staff notes that acquisition and aggregation of parcels in the existing Central Core land use district is logistically and financially difficult to facilitate quality development and redevelopment. There appears to be a lack of sizable parcels within the existing Central Core district. A 2023 analysis of the Central Core district found that while there were several vacant parcels present, there were only three parcels of the same approximate size (or larger) to the Subject Site (~ 2 acres). Of these three sites, one has been developed, while the other two are used as parking. Future redevelopment could catalyze other improvements on Tennessee Street and promote infill development.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



Current and Proposed Zoning

A concurrent rezoning is proposed for the subject area that includes a recommended expansion area. The subject city block is currently zoned Central Urban 45 (CU-45). The proposed rezoning would change the zoning designation to Central Core (CC) to implement the proposed underlying Central Core land use category. A summary of the current and proposed zoning districts is below. The Land Development Code sections for Central Urban 45 (sec. 10-239.4) and Central Core (sec. 10-197) zoning are included as Appendix #2.

Central Urban – 45 (CU-45) (Current)

The current zoning for the subject site, CU-45, is intended to promote infill and redevelopment of urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Downtown and universities. The district provides for medium and high density residential, office and commercial district. CU-45 provides for up to 45 dwelling units per acre and 200,000 sf of nonresidential per parcel.

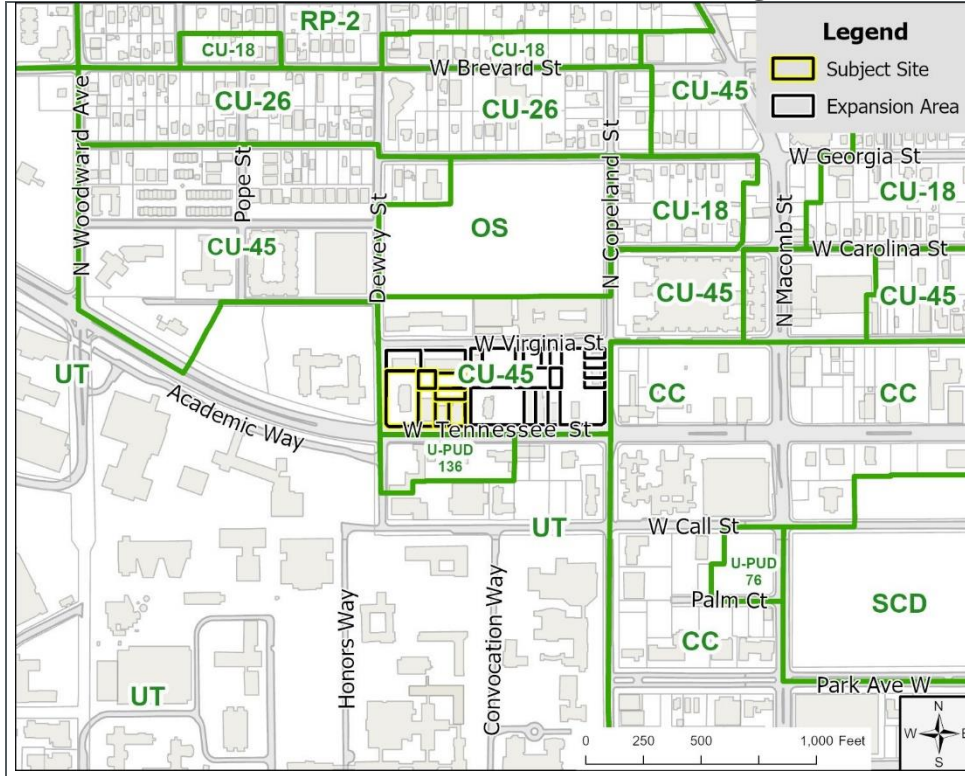
Central Core (CC) (Proposed)

The CC zoning district is intended to promote infill and redevelopment of existing residential urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Capital, employment centers, and universities, promote compatibility between adjacent residential and non-residential uses through high quality design, and promote pedestrian and bicycle mobility. The CC zoning district allows residential density up to 150 dwelling units per acre.

Determination for Concurrent Rezoning

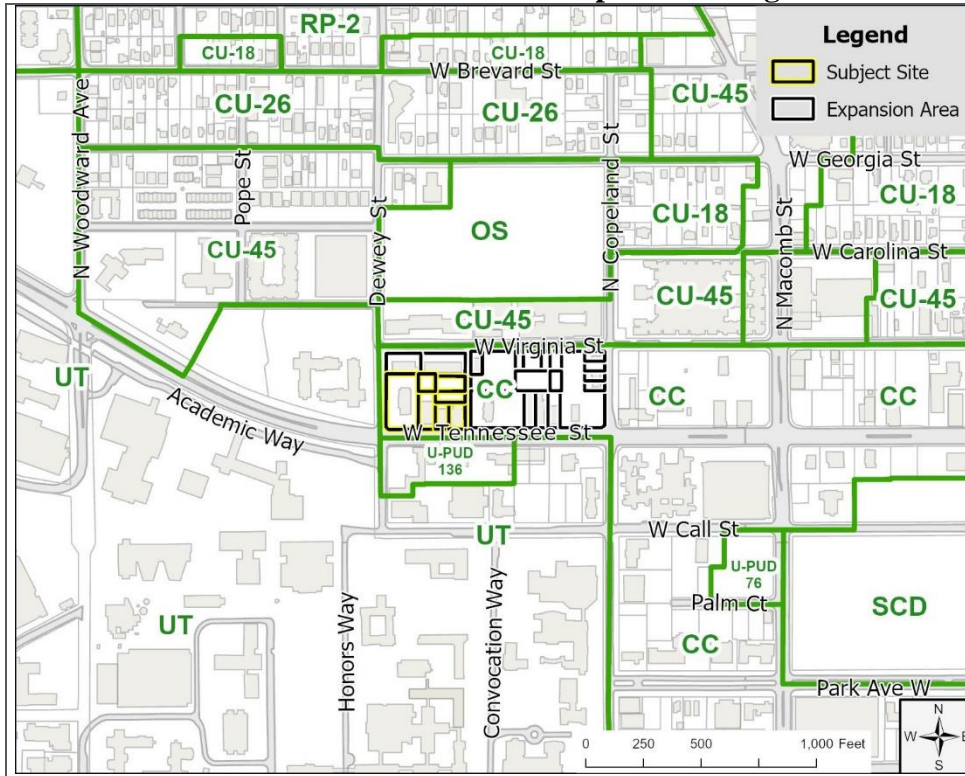
Provided the requested Future Land Use Map amendment is approved, the proposed Central Core zoning district implements the Central Core land use category and conforms to the land development requirements of the CC zoning district. The subject properties are located contiguous to the Central Core zoning district, are within the Downtown Overlay District, and have sufficient supporting infrastructure with proximity to the Capital, employment centers, and universities.

Current Zoning



Current District
Central Urban 45 (CU-45)

Proposed Zoning



Proposed District
Central Core (CC)

E. CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

- Policy 2.2.10 [L] states that the Central Core land use district is intended to support an 18-hour downtown. *Increasing the allowable residential density from 45 dwelling units/acre to 150 dwelling units/acre on the subject site and expansion area could help achieve this goal given the amendment area is directly adjacent to downtown, with existing Central Core zoning existing directly to the south, as well as to the east.*
- Policy 2.2.10 [L] states that the Central Core land use is intended to emphasize a shift from automobile centered transportation to a pedestrian, bicycle, and transit. *Given the amendment area's immediate proximity to both downtown and Florida State University, alternative transportation modes are likely to be more attractive compared to driving alone.*
- Policy 2.2.10 [L] requires that the Central Core land use be confined to the Downtown Overlay. *The site in question meets this requirement.*
- Policy 2.2.10 [L] limits expansion of the Central Core land use district to:
 1. Parcels that are contiguous with the existing Central Core district. *The subject parcels are adjacent to Central Core district to the east and to the south.*
 2. Parcels must have available infrastructure. *The subject area has available central services, roadways and transit service.*
 3. Parcels must exhibit a need for the expansion (e.g.: parcel of sufficient size not available in the Central Core FLUM for the proposed development). *Staff analysis provided in the "Determination" section above looks at availability of parcels within the Central Core to accommodate development and/or redevelopment of a similar nature. As mentioned above, there are few parcels in the existing Central Core land use that could accommodate development/redevelopment for Central Core uses. The proposed amendment meets the development expansion criteria for the land use.*

The application including the staff recommended area appears to meet each of these requirements.

F. PUBLIC NOTIFICATION

An initial mailing was sent to 752 property owners and residents within 1,000 feet of subject property.

Public Notification		Date Completed
X	Applications posted to Planning Department website	September 3, 2024
X	Notices mailed to addresses within 1000 feet of the property	September 7, 2024
X	Comprehensive plan and rezoning signs posted onsite (Appendix 4)	September 10, 2024
X	Legal ads published	September 10, 2024
X	Meeting with nearby Residents	October 10, 2024
X	Business Impact Statement	October 24, 2024

Public Comments were received on the proposed amendment. The Planning Department received two (2) inquiries via phone and e-mail, and three (3) e-mail/written comments in opposition to the amendment (See Appendix 4). At the Local Planning Agency (LPA) meeting on October 1, 2024, six (6) citizens spoke in opposition to the proposed changes citing several concerns largely focused around student housing and its compatibility with the existing Frenchtown neighborhood. For the inquiries received, staff provided information on the amendment and provided website and contact information.

At the LPA meeting, objections were raised to student housing that included impacts from traffic, noise, debris (trash), and parking. Staff communicated that there is no specific proposal for student housing at this time and the amendment does not relieve a developer from the required development or redevelopment processes. If a development or redevelopment is proposed, it would be required to go through the development review process that includes detailed assessments of traffic, stormwater, buffers, school impacts, water, sewer, and open space as well as compatibility with adjacent uses. Subsequently, staff met with nearby residents to discuss concerns and answer questions.

On October 10th, Planning staff met with representatives of the Frenchtown Neighborhood First Community Action Team (CAT), two representatives from City Neighborhood Affairs and one staff member from City Growth Management. Attendees inquired if there were specific development plans for the property. Staff explained that currently there are no expressed development plans, including those for student housing, in process or proposed. The group reiterated its concern with the potential for additional student housing on the subject block of W Tennessee Street, and objected to any additional student housing in the Frenchtown Neighborhood context area which extends from West Tennessee Street north to 7th Avenue.

Staff explained that all housing types, including Student Housing, are permitted in the existing Central Urban – 45 zoning district, as well as the proposed zoning. The proposed land use category/zoning district would increase the allowable residential density from 45 dwelling units/acre to 150 dwelling units/acre.

The CAT’s concerns relate to recently approved student housing projects, including the Standard and Peerless. These projects, as described by the CAT, did not take into account the neighborhood by placing frontages away from the neighborhood, having development that did not provide the promised ground-floor retail to serve the community, contributing to parking issues, and having impacts to the area from

debris, noise and traffic from students. Additionally, the CAT expressed general concerns about neighborhood encroachment, sidewalk facilities, and greenspace impacts.

Appendix 4 includes the public comments as of the date of this staff report.

APPENDICES

Appendix 1 – Comprehensive Plan Policies

Appendix 2 – Tallahassee Land Development Code Sections

Appendix 3 – Sign Posting Pictures

Appendix 4 – Citizen Comments

Comprehensive Plan Policies

Policy 2.2.8: [L]

CENTRAL URBAN (REV. EFF. 6/07/01; REV. EFF. 7/26/06;
RENUMBERED 3/14/07; REV. EFF. 6/6/08)

Characterized by older developed portions of the community that are primarily located adjacent to or in close proximity to the urban core and major universities. Intended to provide a variety of residential types (up to 45 DU/AC), employment (includes light manufacturing), office and commercial activities. Infill and potential redevelopment and/or rehabilitation activity should be encouraged. Actual siting of land uses within the category are dependent on implementing zoning districts. Roadway access standards are determined by application of land development regulations. Land use intensity is intended to be higher (up to 20,000 sq. ft. for minor commercial uses; up to 100,000 sq. ft. for neighborhood commercial uses; and up to 200,000 sq. ft. for community commercial uses) due to the presence of requisite capital infrastructure and location of employment and activity centers.

Policy 2.2.10: [L]

CENTRAL CORE (EFF. 1/19/02; REV. EFF. 7/26/06; RENUMBERED
3/14/07; REV. EFF. 1/7/10; REV. EFF. 7/19/13)

The current Central Core of Tallahassee has a strong government presence. However, the character of this area has changed since 2002 to a more mixed use center with new office, commercial, retail and residential uses. The Central Core of Tallahassee is intended to expand into a vibrant 18-hour urban activity center with quality development. The emphasis in this area is intended to shift from cars to pedestrian, bike and transit modes of transportation. The development regulations within the Central Core area have to be amended to allow for a more urban kind of development where the primary emphasis is on pedestrian, bike and transit modes of transportation. The Central Core area is within the Downtown Overlay. The City of Tallahassee intends to promote mix of uses and higher densities and intensities within its Central core, while promoting multiple modes of transportation. The City shall establish Design Guidelines for this area in order to allow for more mixed use, pedestrian, bike and transit oriented development. Residential development may be permitted up to 150 units per acre.

Any development with density of more than 10 dwelling units per acre shall be consistent with the design standards identified in

Policy 1.1.10 [M] subject to further clarification in the Land Development Code.

The future expansion of the Central Core FLUM will be limited to only those parcels within the Downtown Overlay District when:

- The proposed parcels are contiguous to existing central core FLUM area;
- The proposed parcel has all the infrastructure available;
- The proposed parcel has to exhibit a need for the expansion (e.g.: parcel of sufficient size not available in the Central Core FLUM for the proposed development).

Tallahassee Land Development Code Section

Sec. 10-239.4. CU-45 Central Urban District.

See the following chart for district intent, permitted uses, dimensional requirements, and notes for the CU-45 Central Urban District:

CU-45 Central Urban District

PERMITTED USES*			
1. District Intent	2. Principal Uses		3. Accessory Uses
<p>The CU-45 district is intended to:</p> <ul style="list-style-type: none"> •Provide for medium and high density residential development with densities ranging from a minimum of 4 dwelling units per acre to a maximum of 45 dwelling units per acre; •Provide for office development (up to 60,000 square feet per acre); •Provide access to major shopping and businesses opportunities (up to 60,000 square feet per acre); •Promote infill and redevelopment of urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Downtown and Universities; •Promote compatibility with adjacent land uses through limitations on development intensity and use of development and design standards; •Allow residential development at the densities necessary to support the use of public transit; and •Promote pedestrian and bicycle mobility through design requirements. <p>The CU-45 district may only be utilized in the Central Urban Comprehensive Plan Category. The CU-45 zoning district is not subject to the Tallahassee Land Use Development Matrix found in Section I-16 of the Tallahassee/Leon County Comprehensive Plan. Minimum density requirements do not apply to mixed-use projects.</p>	<ol style="list-style-type: none"> 1. Active and passive recreational activities. 2. Antique shops. 3. Automotive rental (limited to passenger vehicles). 4. Automotive service and repair, excluding automated car wash. 5. Automotive: retail parts, accessories, tires, etc. 6. Bait and tackle shops. 7. Banks and other financial institutions without drive through facilities. 8. Banks and other financial institutions with drive-through facilities (only allowed on parcels fronting West Tennessee Street between Buena Vista Drive and 166 feet east of its intersection with Wadsworth Street and on parcels fronting South Monroe Street between Orange Avenue and 125 feet south of its intersection with East Magnolia Drive). 9. Bed and breakfast inns; as governed by Section 10-412. 10. Camera and photographic stores. 11. Cocktail lounges and bars. 12. Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations, and elementary, middle, high, and vocational schools. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. 13. Day care centers. 14. Gift, novelty, and souvenir shops. 15. Government offices and 	<ol style="list-style-type: none"> 20. Laundromats, laundry and dry cleaning pick-up stations with drive-through facilities (only allowed on parcels fronting West Tennessee Street between Buena Vista Drive and 166 feet east of its intersection with Wadsworth Street and on parcels fronting South Monroe Street between Orange Avenue and 125 feet south of its intersection with East Magnolia Drive). 21. Live-work units. 22. Medical and dental offices, services, laboratories, and clinics. 23. Mortuaries. 24. Motor vehicle fuel sales. 25. Non-medical offices and services, including business Non-store retailers. 26. Nursing homes and other residential care facilities. 27. Personal Services. 28. Pet day care. 29. Photocopying and duplicating services. 30. Rental of tools, small equipment, or party supplies. 31. Repair services, non-automotive. 32. Residential - any unit type. 33. Restaurants, without drive through facilities. 34. Restaurants with drive-through facilities (only allowed on parcels fronting West Tennessee Street between Buena Vista Drive and 166 feet east of its intersection with Wadsworth Street and on parcels fronting on South Monroe Street between Orange Avenue and 125 feet south of its intersection with East 	<p>(1) Use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p> <p><i>4. Special Exception Use</i></p> <p>Off-street parking facilities (applicable to properties in the Downtown Overlay).</p>

	<p>services. 16. Hotels, motels, inns, SRO hotels, boarding houses. 17. Indoor amusements (bowling, billiards, skating, etc.). 18. Indoor theaters (including amphitheaters). 19. Laundromats, laundry and dry cleaning pick-up stations without drive through facilities.</p>	<p>Magnolia Drive). 35. Retail bakeries. 36. Retail computer, video, record, and other electronics.</p>	
<p>The provisions of this district are intended to facilitate co-location of residential, office, and commercial land uses within the same development or close proximity, with an emphasis on compatible scale and design. This district is not intended to be located adjacent to areas designated Residential Preservation on the Future Land Use Map except at rear lot lines in the Providence Neighborhood Overlay. To encourage pedestrian-oriented redevelopment, innovative parking strategies, mixed use development, and other urban design features within the Downtown Overlay, a 25 percent density bonus is available subject to the provisions of Sec. 10-280.7 of the Code. A 35 percent bonus is available with an Urban Planned Unit Development as found in Sec. 10-200. Development Standards for this zoning district are established within Division 4 applicable to the MMTD.</p>	<p>37. Retail department, apparel, and accessory stores. 38. Retail drug store without drive-through facilities. 39. Retail drug store with drive-through facilities (only allowed on parcels fronting West Tennessee Street between Buena Vista Drive and 166 feet east of its intersection with Wadsworth Street and on parcels fronting South Monroe Street between Orange Avenue and 125 feet south of its intersection with East Magnolia Drive). 40. Retail florist. 41. Retail food and grocery. 42. Retail furniture, home appliances, accessories. 43. Retail home/garden supply, hardware and nurseries. 44. Retail jewelry store. 45. Retail needlework shops and instruction. 46. Retail newsstand, books, greeting cards. 47. Retail office supplies. 48. Retail optical and medical supplies. 49. Retail package liquors. 50. Retail pet stores. 51. Retail picture framing. 52. Retail sporting goods, toys.</p>	<p>53. Retail trophy store. 54. Social, fraternal, and recreational clubs and lodges, including assembly halls (fraternity and sorority houses are prohibited). 55. Structured parking, when combined with a principal use. 56. Studios for photography, music, art, dance, and voice. 57. Tailoring. 58. Veterinary services, including veterinary hospitals. 59. Warehouses, mini-warehouses, and self-storage; legally established and in existence on 11-25-2008. 60. Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district. * NOTE: Additional requirements for properties in Lake Bradford Road & Providence Neighborhood Overlays (See Section 10-168)</p>	

(Ord. No. 06-O-04AA, § 4, 2-22-2006; Ord. No. 08-O-19AA, § 3, 7-9-2008; Ord. No. 08-O-42AA, § 1(Exh. C), 11-25-2008; Ord. No. 09-O-18, § 4, 5-27-2009; Ord. No. 10-O-14AA, § 6, 2-23-2011; Ord. No. 13-O-03, § 13, 8-28-2013; Ord. No. 14-O-46AA, § 1, 1-28-2015; Ord. No. 15-O-17AA, § 8(Exh. C), 8-26-2015; Ord. No. 16-O-05, § 2(Exh. A), 5-18-2016; Ord. No. 16-O-26, § 2(Exh. A), 10-26-2016; Ord. No. 18-O-25, § 1, 1-30-2019; Ord. No. 23-O-41, § 1, 12-13-2023)

Sec. 10-197. Central Core District.

See the following chart for district intent, permitted uses, and notes for the Central Core Zoning District:

PERMITTED USES*			
1. District Intent	2. Principal Uses	3. Prohibited Uses	4. Special Exception and Accessory Uses
<p>The Central Core district is intended to:</p> <p>1) Create a critical mass of activity in the central core of the City;</p> <p>2) Allow residential density of up to 150 dwelling units per acre;</p> <p>3) Promote infill and redevelopment of existing residential urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Capitol, employment centers, and universities;</p> <p>4) Provide access to convenient shopping and service businesses;</p> <p>5) Promote compatibility between adjacent residential and non-residential uses through high quality design; and</p> <p>6) Promote pedestrian and bicycle mobility.</p> <p>The Central Core zoning district may</p>	<p>1. Active and passive recreational facilities.</p> <p>2. Automotive rental.</p> <p>3. Automotive repair.</p> <p>4. Banks and other financial institutions.</p> <p>5. Community facilities, including libraries, religious facilities, police/fire stations, and elementary, middle, high and vocational schools. Other community facilities may be allowed in accordance with Section 10-413 of these regulations.</p> <p>6. Cocktail lounges and bars.</p> <p>7. Commercial sports.</p> <p>8. Day care centers.</p> <p>9. Equipment rental, outdoor storage prohibited.</p> <p>10. Fraternity and sorority houses (only allowed on parcels located west of South Bronough Street).</p> <p>11. Funeral parlor, mortuary.</p> <p>12. Hotel, motel, and Bed and breakfast inns (see Sec. 10-412).</p> <p>13. Indoor amusements.</p> <p>14. Laundromats, laundry and dry cleaning pick-up stations.</p> <p>15. Mailing services.</p> <p>16. Medical and dental offices and services, laboratories, and clinics.</p> <p>17. Motor vehicles fuel sales.</p> <p>18. Museums and art galleries.</p> <p>19. Non-medical offices and services, including business and government offices and services.</p> <p>20. Nursing homes and other residential care facilities.</p> <p>21. Personal services (barber shops, fitness clubs, tailoring, etc.).</p> <p>22. Photocopying and duplicating services.</p> <p>23. Post-secondary educational facilities.</p> <p>24. Repair services, non-automotive; outdoor storage prohibited.</p> <p>25. Residential—any dwelling unit type, except mobile homes.</p> <p>26. Restaurants, without drive-in facilities.</p>	<p>i. Motor vehicles, RV, and boat dealers.</p> <p>ii. Fuel oil dealers.</p> <p>iii. Camps and recreational vehicle parks.</p> <p>iv. Hospital.</p> <p>v. Factories and industrial uses</p>	<p>(1) Special Exception Use:</p> <p>a. Off-Street Parking Facilities</p> <p>(2) Accessory Uses:</p> <p>a. A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator.</p> <p>b. Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>

<p>only be utilized in the Central Core Future Land Use Category. The Central Core district is not subject to the Tallahassee Land Use Development Matrix.</p> <p>Development Standards for this zoning district are established within the Downtown Overlay Regulating Plan map series and applicable sections of Division 4.</p>	<p>27. Retail, miscellaneous—bakeries, electronics, florists, liquor stores, used merchandise, newsstand, books, greeting cards, toys, luggage, clothing, shoes, department store, furniture, grocers, etc.</p>		
	<p>28. Rooming and boarding houses, including dormitories.</p> <p>29. Social, fraternal, and recreational clubs and lodges; assembly halls.</p> <p>30. Structured parking.</p> <p>31. Studios for photography, film, music, art, dance, drama, and voice.</p> <p>32. Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</p>		

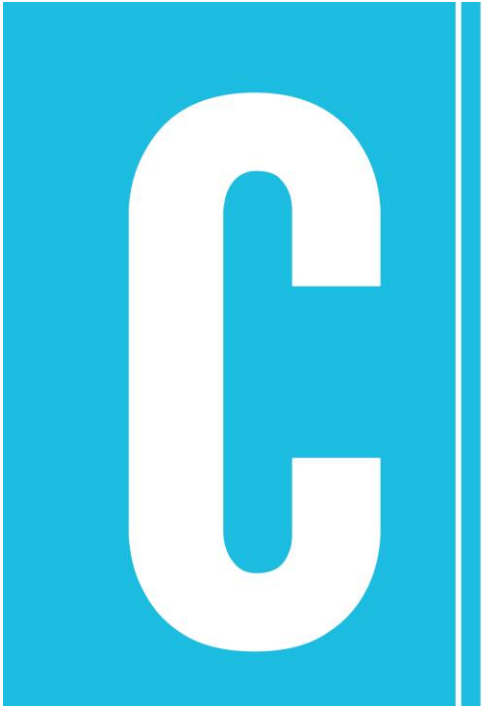
(Ord. No. 10-O-14AA, § 5, 2-23-2011; Ord. No. 16-O-05, § 2(Exh. A), 5-18-2016; Ord. No. 23-O-41, § 1, 12-13-2023)

Editor's note(s)—Ord. No. 10-O-14AA, § 5, adopted February 23, 2011, amended section 10-197 in its entirety to read as herein set out. Formerly, section 10-197 pertained to the RO targeted retail/office growth area, and derived from the Code of 1984, ch. 27, § 10.3(O)(1); Ord. No. 95-O-0025AA, adopted September 13, 1995; Ord. No. 03-O-10AA, § 4, adopted February 26, 2003, and Ord. No. 05-O-57, § 7, adopted October 26, 2005.

Sign Posting Pictures







Comprehensive Plan

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

Hearing: October 1, 2024
Local Planning Agency

Location: Frenchtown Renaissance Center
2nd Floor Conference Room
435 N. Macomb St.

Name: Dewey Street - TMA2024 014
Map Amendment

Description: From: Central Urban
To: Central Core
on 7.17 acres

Scan the QR code or visit
Talgov.com/NewProjects
for more details.



Rezoning

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

Hearing: October 1, 2024
Local Planning Agency

Location: Frenchtown Renaissance Center
2nd Floor Conference Room
435 N. Macomb St.

Name: Dewey Street
TRZ240010

Description: From: Central Urban 45 (CU-45)
To: Central Core (CC)
on 7.17 acres

Scan the QR code or visit
Talgov.com/NewProjects
for more details.



CITIZEN COMMENT(S)

Lisa M. Roberts
512 W. Carolina Street
Tallahassee, FL 32301-1010

September 22, 2024

Mr. Jacob Fortunas
Tallahassee-Leon County Planning Department
Comprehensive Planning Division
300 South Adams Street
Tallahassee, FL 32301

Dear Mr. Fortunas:

Each time an area of Frenchtown has been rezoned, it has been another nail in the community's coffin. Rezoning has always been presented as something beneficial to the neighborhood; however, it has only benefited people who do not live in the neighborhood. They do not care about the people who suffer because of their actions. The previous rezoning changes helped people outside the neighborhood make huge amounts of money, to the detriment of the residents. The most recent changes financially benefit corporations outside of the state. Their only vested interest is to attract more students to the area. Instead of enhancing the community, they bring noise, trash, and traffic issues. The neighborhood cannot handle more students, vice, or traffic!

This proposed change will ultimately lead to more bars/clubs, noisy trash removal, late-night traffic, party-buses, trespassing while walking dogs, loud music, incorrect food deliveries at all hours of the day and night, and even more parking dilemmas. All of these issues have been exacerbated by the deleterious influx of students. Frenchtown residents should be able to sleep undisturbed at night, as I'm sure you are able to do. Just getting out of my driveway should not be a traumatic experience.

My family has lived in the neighborhood since it was relegated to formerly enslaved people. When I was growing up in the 70s, it was becoming undesirable, due to illegal activities being brought into the area by outsiders. As FSU sprawls out around the center of town, now, all of a sudden, my neighborhood is deemed desirable. Well yes, it is desirable, to the people who have generational ties to the area. It's centrally located, which makes it easy to get to work and most parts of town. Sure, it needs a lot of work, but the solution is not to ignore the residents and bring in more transients.

I implore you, please do not approve this application. As a resident of Frenchtown, I can tell you with the utmost certainty that this is not a good thing for our neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Lisa M. Roberts". The signature is written in black ink and is positioned above the printed name.

Lisa M. Roberts

From: [Na'im Akbar](#)
To: [Fortunas, Jacob](#)
Cc: [Mutagee Akbar](#)
Subject: Re-zoning Dewey /West Tennessee
Date: Wednesday, October 16, 2024 2:34:48 PM

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

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

Mr. Fortunas,

I am a property owner at 324 N. Copeland St.. Unfortunately, I was unable to attend the community hearing on this re-zoning application that was held last week. My family's interests were represented by my son (Attorney Mutagee Akbar), who was present at that meeting.

I have fundamental concerns about the reasonableness of over-building in the name of development while creating an unlivable and unmanageable environment with complete erasure of the entire concept of community. This concern has already succumbed to the successful creation of several megalopolis housing projects targeting transient student populations who by definition are temporary residents with no interest in building community. I have endured the construction of the two existing 5 story densely populated structures in the 500 & 600 blocks of Virginia, adjacent to the plot for which this application is being considered. My current office and 5th generation family residence is currently almost a part of the construction site of the newest monstrosity under construction at Macomb and W. Tennessee. The structures themselves are architecturally impressive, and definitely superior to the fallow land of many years.

However, they are like Cinderella's gawky stepsisters trying to fit into a petite, elegant glass slipper. The infrastructure was not considered in the planning for this considerable increase in foot and motor traffic. Despite the minimally accommodating parking structures within each of the buildings, no consideration was given to the overrun leading to traffic congestion and very dangerous mobility once you exit the parking garage. This proposal will obviously only increase this problem exponentially, with no place to grow. The tragic traffic deaths that have occurred on the 6 lane, W. Tennessee border of this proposal will be multiplied on the small narrow side streets of Virginia, Dewey and Copeland. With the increased demand for parking the construction that garbled up every inch of land seeking to fit its oversized "foot" into the glass slipper of this community will undoubtedly create an expanded killing field for distracted residents to meet a ghastly fate with unsafe sidewalks, too narrow streets and unplanned traffic and pedestrian management.

If progressive development means community erasure, then even without the expansion of this proposed re-zoning you already have a rather abominable illustration of the downside of poorly planned density concentration that can only get worse. This project would be much more acceptable if it could be inclusive of the surrounding community that preserves the spirit of an historical and socially significant model environment for the development of human life at its best. The anchor of a community interspersed with the fluidity of a transient population whose very presence is legitimized by the absence of any long-term development and pre-ordained obsolescence. Why should one have to move to the distant wooded suburbs to find family-friendly homes and opportunities to grow? There would be benefit in having anchored community dwellers to preserve a spirit of permanence to the transients with no loyalty or commitment to the space.

I have no doubt that my philosophical, ethical, pragmatic and emotional concerns hold little sway in a pecuniary arena where profit is God, but I'm obligated to speak for my voiceless Ancestors and unborn seeds.

Respectfully, Na'im Akbar

Na'im Akbar, Ph.D.

*Mind Productions & Associates 324 N.
Copeland Street Tallahassee, FL 32304*

Phone: 850-222-1764

From: [Steve Spurlin](#)
To: [Fortunas, Jacob](#)
Subject: opposed to TMA 2024 014 rezoning
Date: Friday, October 11, 2024 7:20:38 PM

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

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

Both motor and foot traffic in that area is already extremely high. The proposed change will exacerbate what's already a dangerous situation.

Declaring this postage stamp of land is ludicrous. It's no where the city Central Core and surrounded Urban Core. This could only make sense to a rapacious Developer.