



**Board of County Commissioners
Leon County, Florida**

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**Agenda Item
Executive Summary**

February 12, 2009

Title:

First and Only Quasi-Judicial Public Hearing on a Proposed Ordinance Amending the Official Zoning Map to Change the Zone Classification from the R-3 (Single Family Detached, Two-Family Attached Residential) Zoning District to the C-2 (General Commercial) Zoning District (PRZ #080025)

Staff:

Parwez Alam, County Administrator
Vincent S. Long, Deputy County Administrator
Wayne Tedder, Tallahassee-Leon County Planning Department Director

Issue Briefing:

Conduct the first and only quasi-judicial public hearing on a proposed Ordinance amending the Official Zoning Map to change the zoning classification of 2.54 acres from the R-3 (Single Family Detached, Two-Family Attached Residential) zoning district to the C-2 (General Commercial) zoning district (Attachment #1). The property is located at 4410 Crawfordville Highway. The parcels are owned by William Powell, and Alan Richardson is the agent.

Fiscal Impact:

This item has no current fiscal impact.

Staff Recommendation:

Option #1: Conduct the first and only quasi-judicial public hearing and adopt a proposed Ordinance amending the Official Zoning Map from the R-3 (Single Family Detached, Two-Family Attached Residential) to the C-2 (General Commercial) zoning district, based upon the findings of fact and conclusions of law made by the Planning Commission and included herein, and any evidence submitted at the Hearing hereon.

Title: First and Only Quasi-Judicial Public Hearing on a Proposed Ordinance Amending the Official Zoning Map to Change the Zone Classification from the RA (Single Family Detached, Two-Family Attached Residential) Zoning District to the C-2 (General Commercial) Zoning District (PRZ #080025)
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Report and Discussion

Background:

The subject property consists of a television repair shop, plant nursery, and adjacent vacant property owned by the applicant. On July 25, 1972 the Board of County Commissioners re-zoned the developed portion of the property (Parcel ID # 41-24-20-206-0000) from R-3 to C-1, and the structures associated with the TV repair shop and nursery were built soon afterwards. In 1992, the subject property was again re-zoned to the performance district Mixed Use "A" (MUA). Under this zoning, the TV repair shop and associated nursery were conforming uses. However, in 1997, the performance-based zoning district MUA was eliminated in favor of site-specific zoning, and the entire subject parcel was re-zoned to R-3, rendering the nursery and TV repair shop non-conforming.

The Tallahassee-Leon County Planning Commission reviewed the proposed rezoning on January 6, 2009. The Planning Commission voted to recommend approval of the proposed rezoning by a vote of 6-0. There was no substantive discussion of the item and no public speakers.

Analysis:

In accordance with Section 10-840(K) of the *Leon County Land Development Code*, the County shall consider the following criteria in determining whether to recommend approval or denial of an application:

1. ***Comprehensive Plan.*** *Is the proposal consistent with all applicable policies of the adopted Comprehensive Plan?*

Yes. Land Use Policy 2.2.5 states that the intent of the Suburban Future Land Use Category is "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" (Attachment #3).

The existing development on the subject property is exactly the kind of small commercial establishment described in the Suburban Future Land Use Category. Rezoning the undeveloped portion of the site would also support the intent of the Suburban Future Land Use Category by providing sites for other small businesses adjacent to the existing TV repair shop and nursery and in close proximity to residential neighborhoods.

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2. ***Land Development Regulations.*** *Is the proposal in conformance with any applicable substantive requirements of the land development regulations, including minimum or maximum district size?*

Generally, yes. The intent language for the C-2 zoning district states that this district is intended to provide convenient commercial activities that people frequently use in close proximity to their homes. The existing TV repair shop and nursery and associated future expansion of the use would meet this intent of the district.

In addition, The C-2 zoning district has no minimum size for either an entire district or a specific parcel. The maximum district size for a C-2 district is 30 acres. The subject property of 2.53 acres is considerably less than the maximum.

The subject site has direct access to Crawfordville Road. This conforms with the C-2 district, which requires development to directly access arterial roadways. In addition, the C-2 district requires that each district have a maximum frontage of 100 feet per acre on an arterial roadway to preserve the non-linear, compact nature of the district. The subject property is 2.53 acres and it has approximately 293 feet of frontage along Crawfordville Road. Therefore, the subject property exceeds the linear frontage requirement by approximately 40 feet, or 15%. However, since the proposed re-zoning affects an existing condition and the subject property meets the intent of the C-2 district in every other way, it is felt that the minor discrepancy in the linear footage requirement is not a substantial concern.

3. ***Changed Conditions.*** *Have the land use and development conditions changed since the effective date of the existing zoning district regulations involved, which are relevant to the properties?*

Yes. The developed portion of the subject site (1.23 acres) was zoned specifically for the existing use in 1972 by the Board of County Commissioners. However, in 1997, when the county adopted widespread site-specific zoning, this parcel appears to have been inadvertently re-zoned to a residential zoning category. The present proposed re-zoning will effectively correct the error made in 1997, and return the parcel to commercial zoning. It will also allow adjacent properties, owned by the applicant, to develop uses compatible to the existing small commercial use on the developed portion of the property.

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4. **Land Use Compatibility.** Will the proposal result in any incompatible land uses, considering the type and location of uses involved?

No. The subject parcel is surrounded by mostly undeveloped land along Crawfordville Road. There are several residential neighborhoods in the general vicinity that would utilize small commercial establishments such as a TV repair shop and plant nursery. Table 3 shows a general view of the immediately adjacent parcels.

Table 1: Comparison of Existing and Proposed Permitted Uses		
Permitted Uses	Zoning Districts	
	R-3	C-2
Day care center		X
Passive and active recreational facilities	X	
Golf Courses	X	
Community Facilities related to residential uses, including libraries, religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student schools. Libraries and high schools are prohibited.	X	
Community Facilities related to the permitted principle use, including libraries, religious facilities, police/fire stations, and high schools. Elementary schools prohibited.		X
Gift, novelty and souvenir shops		X
Automotive service and repair, including car wash		X
Bait and Tackle shops		X
Banks and other Financial Institutions		X
Camera and Photography store		X
Cocktail lounges and bars		X
Indoor amusements (bowling, skating, etc.)		X
Indoor theatres (including amphitheatres)		X
Laundromats, laundry, dry cleaning pick-up stations		X
Mailing services		X
Medical and dental offices, labs and clinics		X
Motor vehicle fuel sales		X
Non-medical offices and services, including businesses and government		X
Non-store retailers		X

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Table 1: Comparison of Existing and Proposed Permitted Uses		
Permitted Uses	Zoning Districts	
	R-3	C-2
Personal Services		X
Photocopying and duplication services		X
Rental tools, small equipment, arty supplies		X
Repair services, non-automotive		X
Residential, any type, located on or above the second floor of any structure containing non-residential use on the first floor, up to a max. of 16 DU/AC		X
Single-Family Detached Dwellings	X	
Single-Family Attached Dwellings	X	
Zero-Lot Line Single-Family Detached Dwellings	X	
Two-family Dwellings	X	
Restaurants, with or without drive-in		X
Retail bakery		X
Retail computer, video, record, electronics		X
Retail department, apparel, and accessory stores		X
Retail drug store		X
Retail florist		X
Retail food and grocery		X
Retail furniture, home appliances, accessories		X
Retail home/garden supply, hardware, nurseries		X
Retail jeweler		X
Retail needlework		X
Retail newsstand, books, greeting cards		X
Retail office supplies		X
Retail optical and medical supplies		X
Retail package liquors		X
Retail pet stores		X
Retail picture framing		X
Retail sporting goods and toys stores		X

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Permitted Uses	Zoning Districts	
	R-3	C-2
Retail trophy stores		X
Retail shoes, luggage, and leather products		X
Social, fraternal, and recreational clubs/lodges, including assembly halls		X
Studios for photography, music, art, drama, voice		X
Tailoring		X
Veterinary services, including hospitals		X
Video games sales and rental		X

*Refer to Attachment #4: §10-1216 R-3 Single- and Two-Family Residential district,, 10-1226 C-2 General Commercial district charts.

Zoning District	Maximum Residential Density	Minimum Lot Size	Maximum Non-Residential Building Size	Maximum Height	Allowable Density (9.17 acres)
C-2	1 accessory unit	None	12,500 s.f. gross floor area per acre, not to exceed 200,000 s.f. gross building area per parcel	3 stories	1 units
R-3	Up to 8 DU/AC	3,750 sf. for attached; 5,000 for detached; 12,000 sf for non-residential	10,000 s.f. gross floor area per acre	3 stories	20 units

*Refer to Attachment #4: §10-1216 R-3 single-and Two-Family Residential District, §10-1226 C-2 General Commercial district charts.

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Table 3: Surrounding Zoning and Land Use				
Area	Zoning	Land Use	Physical Use	Comments
Subject Parcel	R-2	Suburban	TV repair, nursery, vacant	NA
North	R-3	Suburban	SFR, vacant	Smaller older (1930-1950s) homes on large (2+acres) tracts
South	R-3	Suburban	small church, vacant	N/a.
East	R-3	Suburban	SFR, vacant	Smaller older (1930-1950s) homes on large (2+acres) tracts NA
West	RP-1	Residential Preservation	Stormwater facility for Crawfordville Trace Subdivision	NA

*Refer to Attachment #4: §10-1216 R-3 Single-and Two-Family Residential District, §10-1226 C-2 General Commercial District charts.

5. **School Considerations.** *Is there capacity in area schools? What effects on enrollment could the proposed rezoning have on area schools?*

The area schools have capacity, and development at the maximum allowed under the C-2 district would not result in capacity being exceeded. See the letter of explanation and school impact analysis calculations of each school level (Attachment #5).

6. **Other Matters.** *Are there any other matters, which the Commission may deem relevant and appropriate?*

None

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Public Notification & Response

This request has been noticed and advertised in accordance with the provisions of the *Leon County Land Development Code* (Attachment #6). The Planning Department mailed 136 notices to property owners within 1,000 feet of the subject property. To date, the Planning Department has received no written responses to the rezoning notice.

Options:

1. Conduct the first and only quasi-judicial public hearing and adopt a proposed Ordinance amending the Official Zoning Map from the R-3 (Single Family Detached, Two-Family Attached Residential) zoning district to the C-2 (General Commercial) zoning district, based upon the findings of fact and conclusions of law made by the Planning Commission and included herein, and any evidence submitted at the Hearing hereon.
2. Conduct the first and only quasi-judicial public hearing and deny the proposed Ordinance, retaining the existing R-3 (Single Family Detached, Two-Family Attached Residential) zoning district, based upon the findings of the Board of County Commissioners.
3. Board Direction.

Recommendation:

Option #1.

Attachments:

1. Proposed Ordinance.
2. General Location Map.
3. Comprehensive Plan Land Use Element Policy 2.2.5
4. §10-1216 R-3 Single- and Two-Family Residential District, §10-1226 C-2 General Commercial District charts.
5. School Impact Analysis form.
6. Tallahassee Democrat Legal Advertisement

PA/VSL /WT/RS/SD/SD

LEON COUNTY ORDINANCE NO. ____

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM THE R-3 SINGLE FAMILY DETACHED, TWO-FAMILY ATTACHED RESIDENTIAL ZONING DISTRICT TO THE CP COMMERCIAL PARKWAY ZONING DISTRICT IN LEON COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA:

SECTION 1. The Official Zoning Map as adopted in Leon County Ordinance No. 92-11

is hereby amended as it pertains to the following described real property:

LEGAL DESCRIPTION:

Property ID # 41-24-20-281-0000

Commence at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 24, Township 1 South; Range 1 West, Leon County, Florida, and run thence North 00 degrees 08 minutes 30 seconds West along the West boundary of said Southeast Quarter of the Northwest Quarter of Section 24, a distance of 315.0 feet, thence North 89 degrees 51 minutes 30 seconds East 168.0 feet to the Point of Beginning. From said Point of Beginning, continue North 89 degrees 51 minutes 30 seconds East 90.0 feet, thence North 00 degrees 08 minutes 30 seconds West 188.18 feet, thence South 89 degrees 51 minutes 30 seconds West 90.0 feet, thence South 00 degrees 08 minutes 30 seconds East 188.18 feet to the Point of Beginning, containing 0.39 acre, more or less.

Property ID # 41-24-20-280-0000

Begin at the Southwest corner of the Southeast quarter of the Northwest Quarter of Section 24, Township One (1) South, Range One (1) West, thence run North 315 feet to a point, thence run East 168 feet to a point marked by an iron pin, which point is POINT OF BEGINNING of land herein conveyed; from said POINT OF BEGINNING of the land herein conveyed run thence South 90 feet to a point, thence run East along the Northern boundary of a road or street a distance of 90 feet, thence run North a distance of 90 feet, then run West a distance of 90 feet to POINT OF BEGINNING, said tract or parcel of land, herein conveyed containing 0.19 acres, more or less, and being designated as Lot No. 3 on a certain plan of property of B.E. Parris, prepared by L.G. Flannagan, Land Surveyor, of date of May, 1952.

SECTION 2. All Ordinance or parts of Ordinance in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts

with the Tallahassee-Leon County 2010 Comprehensive Plan as amended which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with said Comprehensive Plan.

SECTION 3. If any word, phrase, clause, section or portion of this Ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. This Ordinance shall become effective as provided by law.

DULY PASSED AND ADOPTED by the Board of County Commissioners of
Leon County, Florida, on this ___ day of _____, 2009.

LEON COUNTY, FLORIDA

Bryan Desloge, Chairman
Board of County Commissioners

ATTEST:
Bob Inzer, Clerk of the Court

By: _____

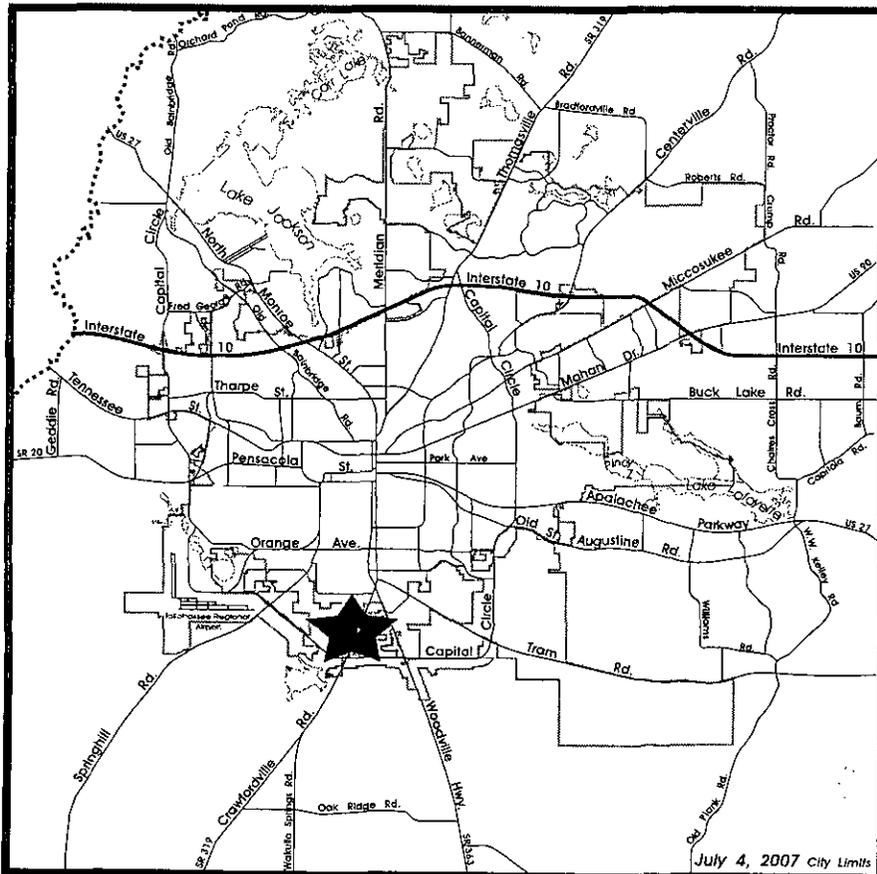
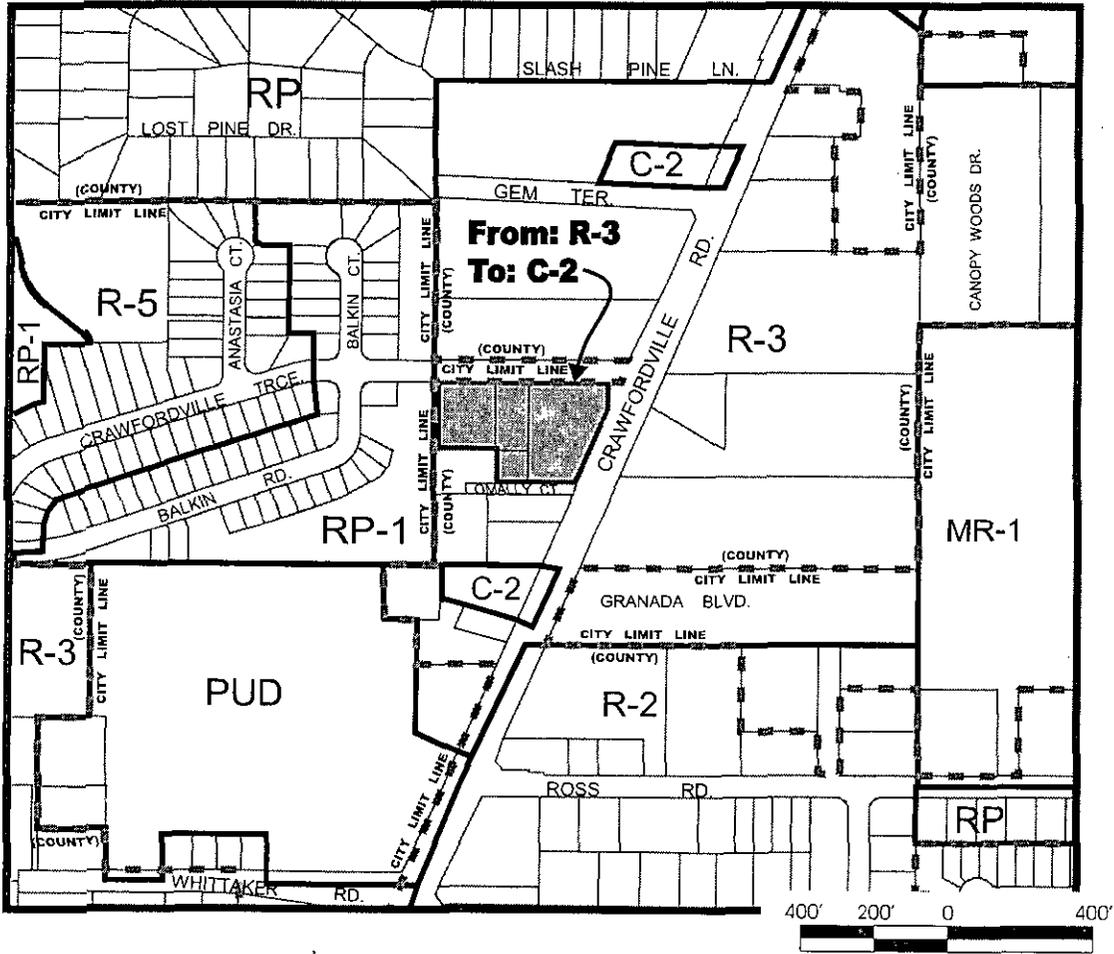
APPROVED AS TO FORM:
County Attorney's Office
Leon County, Florida

By: _____
Herbert W. A. Thiele, Esq.
County Attorney

WILLIAM POWELL

REZONING

PRZ #080025



GENERAL LOCATION MAP

Policy 2.2.5: [L]

SUBURBAN (*Effective 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.

Section 10-1226, C-2 Neighborhood Commercial District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The C-2 district is intended to be located in areas designated Mixed Use-A, B, or C or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan shall apply to areas with direct access to arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, provided that the residential uses are located on the second floor or above of a building containing commercial or office uses on the first floor. In order to maintain compact and non-linear characteristics, each C-2 district will have a maximum frontage of 100 feet per acre on an arterial roadway and each C-2 district will not exceed 30 acres in size.</p>	<p>(1) Antique shops. (2) Automotive service and repair, including car wash. (3) Bait and tackle shops. (4) Banks and other financial institutions. (5) Camera and photographic stores. (6) Cocktail lounges and bars. (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations, and high schools. Elementary schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. (8) Day care centers. (9) Gift, novelty, and souvenir shops. (10) Indoor amusements (bowling, billiards, skating, etc.). (11) Indoor theaters (including amphitheaters). (12) Laundromats, laundry and dry cleaning pick-up stations. (13) Mailing services. (14) Medical and dental offices, services, laboratories, and clinics. (15) Motor vehicle fuel sales. (16) Non-medical offices and services, including business and government offices and services. (17) Non-store retailers. (18) Passive and active recreational facilities. (19) Personal services (barber shops, fitness clubs etc.). (20) Photocopying and duplicating services. (21) Rental and sales of video tapes and games. (22) Rental of tools, small equipment, or party supplies. (23) Repair services, non-automotive.</p>	<p>(24) Residential (any type), provided that it is located on the second floor or above a building containing commercial or office uses on the first floor. (25) Restaurants, with or without drive-in facilities. (26) Retail bakeries. (27) Retail computer, video, record, and other electronics. (28) Retail department, apparel, and accessory stores. (29) Retail drug store. (30) Retail florist. (31) Retail food and grocery. (32) Retail furniture, home appliances, accessories. (33) Retail home/garden supply, hardware and nurseries. (34) Retail jewelry store. (35) Retail needlework shops and instruction. (36) Retail newsstand, books, greeting cards. (37) Retail office supplies. (38) Retail optical and medical supplies. (39) Retail package liquors. (40) Retail pet stores. (41) Retail picture framing. (42) Retail sporting goods, toys. (43) Retail trophy store. (44) Shoes, luggage, and leather goods. (45) Social, fraternal and recreational clubs and lodges, including assembly halls. (46) Studios for photography, music, art, dance, and voice. (47) Tailoring. (48) Veterinary services, including veterinary hospitals. (49) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p>
<p>FOR DEVELOPMENT STANDARDS IN THE C-2 DISTRICT, REFER TO PAGE 2 OF 2</p>		

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and inside the Urban Service Area, non-residential development is limited to a maximum of 2,500 square feet of building area. Inside the Urban Service 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 Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	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)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	10 feet	Except for properties within the Woodville Rural Community, 12,500 square feet of non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel for districts containing 20 acres or less. 12,500 square feet of non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel and a maximum of 250,000 square feet of nonresidential gross building area per district for districts containing more than 20 acres to 30 acres. Within the Woodville Rural Community, 12,500 square feet of non-residential gross building area per acre and commercial uses not to exceed 50,000 square feet of gross building floor area per parcel.	3 stories
7. Street Vehicular Access Restrictions: Properties in the C-2 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RH1A, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.									

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and inside the Urban Service Area, non-residential development is limited to a maximum of 2,500 square feet of building area. Inside the Urban Service 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 Policies 3.1.6. and 3.1.7. of the Comprehensive Plan.

Section 10-1216. R-3 Single- and Two-Family Residential District.

as revised and adopted on 7/8/97 (County)

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
The R-3 district is intended to be located in areas designated Mixed Use-A, B, or C on the Future Land Use Map of the Comprehensive Plan which contain or are anticipated to contain a wide range of single-family and two-family housing types. The maximum gross density allowed for new residential development in the R-3 district is 8 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted.	(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. (2) Golf courses. (3) Passive and active recreational facilities. (4) Single-family attached dwellings. (5) Single-family detached dwellings. (6) Two-Family dwellings. (7) Zero-lot line single-family detached dwellings.	(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 County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	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	20 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	3,750 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	20 feet	not applicable	15 feet	25 feet	maximum length: 8 units	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	8,000 square feet	60 feet	100 feet	20 feet	same as for single-family detached dwellings	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	25 feet	same as for single-family detached dwellings	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

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 Policies 3.1.6, and 3.1.7, of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

SCHOOL IMPACT ANALYSIS FORM

Comprehensive Plan Amendments, Rezoning, & PUDs

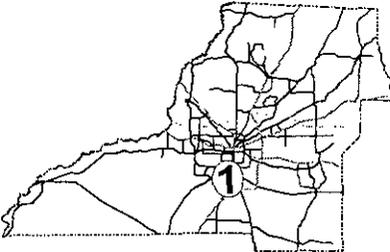
Attachment #3

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Agent Name: Alan Richardson	Date: 12-09-2008
Applicant Name: William O. Powell	Telephone: 850-877-3509
Address: 4410 Crawfordville Road Tallahassee, FL 32305	Fax: Email:
① Location of the proposed Comprehensive Plan Amendment or Rezoning: Tax ID #: 41-24-20-206-0000, 41-24-20-299-0000, 41-24-20-280-0000 & 41-24-20-281-0000 Property address: Woodville Highway Related Application(s):	
② Type of requested change (check one): <input type="checkbox"/> Comprehensive plan land use amendment that permits residential development. <input type="checkbox"/> Rezoning that permits residential development. <input type="checkbox"/> Nonresidential land use amendment adjacent to existing residential development. <input checked="" type="checkbox"/> Nonresidential rezoning adjacent to existing residential development.	
③ Proposed change in Future Land Use or Zoning classification: <input type="checkbox"/> Comprehensive plan land use From: _____ To: _____ <input checked="" type="checkbox"/> Zoning From: R-3 _____ To: C-2 _____	
Planning Department staff use only.	
④ Maximum potential number of dwelling units permitted by the requested Comp Plan Future Land Use Map category: Number of dwelling units: _____ Type(s) of dwelling units: _____	
⑤ Maximum potential number of dwelling units permitted by the requested rezoning: Number of dwelling units: 40 Type(s) of dwelling units: Any Type	
Leon County Schools staff use only.	
⑥ School concurrency service areas (attendance zones) in which property is located. Based on information provided, this is a commercial property and has no impact on school capacity. Elementary: Oak Ridge Middle: Nims High: Rickards 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.

PUBLIC HEARING
Leon County Board of
County Commissioners
February 12, 2009 - 6:00 p.m.
County Commission Chambers
Fifth Floor - Leon County Courthouse



GENERAL LOCATION MAP
REZONING

1. **Project Name:** (PRZ#080025) William Powell

Agent: Alan Richardson

From: R-3 Single Family Detached, Attached Two-Family Residential

To: C-2 General Commercial

Acreage: 2.54 ±

Parcel ID#: 41-24-20-206,280,281 & 299-0000

These properties are located at the southwest corner of the intersection of Crawfordville Road and Crawfordville Trace.

The Board of County Commissioners proposes to adopt an ordinance changing the zoning on the property indicated on the above map which lies in unincorporated Leon County. The application is on file at the Tallahassee-Leon County Planning Department, 3rd floor, Frenchtown Renaissance Center and may be reviewed between 8:00 A.M. and 5:00 P.M. For further information please call 891-6400.

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

In accordance with Section 285.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Christine Coble or Facilities Management at least 48 hours prior to the proceeding. Telephone: 488-9962 or 488-1948; 1-800-955-8771 (TDD), or 1-800-955-8770(Voice), via Florida Relay Service.

County/Ad021209

Publish this 2 col. By 8 inches Legal Ad
on **Monday, February 2, 2009** in *legal section*.

Any questions call Kendall Moody 891-6400.
Tallahassee-Leon County Planning Department
Land Use / Current Planning Division