



Department of Development Support  
and Environmental Management  
435 N. Macomb Street, 2<sup>nd</sup> Floor  
Tallahassee, FL 32301  
850-606-1300  
www.leonpermits.org

## **LEON COUNTY NOTICE OF PUBLIC HEARING REGARDING PROPOSED CHANGES TO MINOR COMMERCIAL LAND USES IN THE RURAL ZONING DISTRICT**

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The Leon County Board of County Commissioners has scheduled a public hearing on **September 2, 2014 at 6:00 p.m. at the Leon County Commission Chambers (301 S. Monroe Street, 5<sup>th</sup> floor)** to discuss and consider an ordinance that would eliminate the ability to establish minor commercial development at the intersection of a "local and arterial" road in the Rural zoning district.

**You have received this notification because (based on the most current tax rolls in the Office of the Property Appraiser) you own property that is in proximity of the intersection of a local and arterial roads that would potentially be impacted by the proposed ordinance amendments.**

If adopted, the ordinance would eliminate any ability to establish commercial uses at the intersection of local and arterial road. The number of intersections this would affect is estimated at approximately 196 locations. In addition to limiting the overall number of locations where minor commercial development could occur in the Rural zoning district, the proposed ordinance would further restrict minor commercial development at all other intersections currently defined by the Tallahassee-Leon County Comprehensive Plan (Future Land Use Element - Objective 3.1, Policy 3.1.2 A.1.b.) and Section 10-6.619(b) of the Leon County Land Development Code (Chapter 10, Code of Laws).

All interested citizens are invited to attend the Public Hearing and speak on the item before the Board of County Commissioners. A summary of the proposed amendments may be accessed online at: <http://www.leonpermits.org/>

### **NOTICE OF PUBLIC HEARING – BOARD OF COUNTY COMMISSIONERS**

**DATE: September 2, 2014**

**TIME: 6:00 p.m.**

**PLACE: County Commission Chambers, Leon County Courthouse, 5<sup>th</sup> floor, 301 S. Monroe Street, Tallahassee, FL 32301**

**In accordance with Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact the Public Information Office or Facilities Management, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TDD), or 1-800-955-8770 (Voice), via Florida Relay Service.**

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The Leon County Board of County Commissioners has scheduled a public hearing on **September 2, 2014 at 6:00 p.m. at the Leon County Commission Chambers (301 S. Monroe Street, 5<sup>th</sup> floor)** to discuss and consider an ordinance that would restrict the ability to establish minor commercial development in Leon County at the intersection of a "collector and collector" road or a "collector and arterial" road in the Rural zoning district.

**You have received this notification because (based on the most current tax rolls in the Office of the Property Appraiser) you own property that is in proximity of the intersections classified above that would potentially be impacted by the proposed ordinance amendments.**

If adopted, the ordinance would establish additional restrictions for minor commercial development that include, but are not limited to: location, layout, design and operation of commercial (retail trade) development. The number of intersections the restrictions would affect is estimated at approximately 39 locations. In addition to the proposed restrictions for minor commercial development in the Rural zoning district, the overall number of locations where minor commercial development could occur in the Rural zoning district would be significantly reduced. The proposed ordinance amendments would further eliminate the potential to establish commercial development at the intersection of a local and arterial road, which is estimated to eliminate commercial development potential at approximately 196 intersections. Minor commercial intersections are currently defined by the Tallahassee-Leon County Comprehensive Plan (Future Land Use Element - Objective 3.1, Policy 3.1.2 A.1.b.) and Section 10-6.619(b) of the Leon County Land Development Code (Chapter 10, Code of Laws).

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