

**JOINT CITY-COUNTY COMMISSIONS
2015 OUT OF CYCLE TRANSMITTAL
PUBLIC HEARING AGENDA
OCTOBER 27, 2015 6:00 PM**

Fifth Floor, Leon County Courthouse, 301 South Monroe Street

- A. Introductory Comments by Staff**
- B. Public Comments**
- C. Review proposed 2015 Out of Cycle Comprehensive Plan Amendments**

Killearn Estates (PCM150107)

Applicant: City of Tallahassee

Staff: Debra Thomas

This amendment has been initiated by the Tallahassee City Commission to address legal non-conforming residential uses and densities at three (3) sites totaling 28.25 acres in Killearn Estates. The proposed Future Land Use Map (FLUM) amendments will reestablish certain properties as legal conforming uses. The proposed change to the Future Land Use Map designation for the three (3) sites is summarized below:

Killearn Estates - Summary of Proposed Land Use and Zoning Changes

Subject Site	Current Land Use	Proposed Land Use	Current Zoning	Proposed Zoning
Site A (Kilkierane Enclave)	Residential Preservation (6 units per acre)	Urban Residential -2 (20 units per acre)	Residential Preservation-2 (6 units per acre)	Medium Residential (MR)* (12 units per acre)
Site B (Edenderry Drive)	Residential Preservation (6 units per acre)	Urban Residential (10 units per acre)	Residential Preservation-2 (6 units per acre)	R-4 Urban Residential (10 units per acre)
Site C (Merrigan Place)	Residential Preservation (6 units per acre)	Urban Residential- 2 (20 units per acre)	Residential Preservation-2 (6 units per acre)	Medium Residential (MR)* (12 units per acre)

*Staff will process at a later date a text amendment to the Land Development Code to increase the maximum density of the MR zoning district to 16 dwelling units per acre.

Preliminary Staff Recommendation: Approval, consistent with the recommendations from Planning Department staff and the Local Planning Agency.

Urban Residential and Urban Residential 2 (PCT150108)

Applicant: City of Tallahassee

Staff: Debra Thomas

This proposed policy amendment provides an exception to a location prohibition contained in the Urban Residential and Urban Residential 2 Future Land Use categories to address legal non-conforming uses and/or densities. This amendment was authorized by Tallahassee City Commission at a Commission meeting on May 27, 2015 and is a companion amendment to PCM150107.

Preliminary Staff Recommendation: Approval, consistent with the recommendations from Planning Department staff and the Local Planning Agency.

D. Adjournment

If you have a disability requiring accommodations, please contact the Tallahassee-Leon County Planning Department. The Planning Department telephone number is (850) 891-6400. The telephone number of the Florida Relay TDD Service is # 1-800-955-8771.