

CITY OF TALLAHASSEE	
<u>CITY COMMISSION AGENDA ITEM</u>	
ACTION REQUESTED ON:	December 8, 2015
SUBJECT/TITLE:	First of Two Public Hearing on Ordinance No. 15-Z-44: Proposed Amendment to the Official Zoning Map from the Residential Preservation- 2 (RP-2) Zoning District to the R-4 Urban Residential Zoning District. Second and Final Public Hearing Scheduled for January 27, 2016
TARGET ISSUE:	N/A

STATEMENT OF ISSUE

This application requests a change to the Official Zoning Map from the Residential Preservation-2 (RP-2) Zoning District to the R-4 Urban Residential Zoning District (see Attachment # 1). This rezoning implements Comprehensive Plan map amendment PCM150107, initiated by the Tallahassee City Commission to address legal non-conforming residential uses and densities in Killlearn Estates. The proposed amendment is proposed for adoption on December 8, 2015 and will reestablish certain properties as legal conforming uses.

RECOMMENDED ACTION

Option 1: Conduct the first public hearing on proposed Ordinance No. 15-Z-44 amending the Official Zoning Map from the Residential Preservation-2 (RP-2) Zoning District to the R-4 Urban Residential Zoning District. Schedule the second and final public hearing for January 27, 2016 at 6 PM in the City Commission Chambers at City Hall.

FISCAL IMPACT

Costs associated with local and state advertising requirements.

Cherie Bryant, Planning Manager
Planning Department

Rick Fernandez
City Manager

For information, please contact: Debra Thomas at (850) 891-6400.

ITEM TITLE: First of Two Public Hearing on Ordinance No. 15-Z-44: Proposed Amendment to the Official Zoning Map from the Residential Preservation- 2 (RP-2) Zoning District to the R-4 Urban Residential Zoning District. Second Public Hearing Scheduled for January 27, 2016.

Page 2

SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS

HISTORY/FACTS & ISSUES

The proposed Ordinance will rezone the subject parcels from the Residential Preservation-2 (RP-2) Zoning District to the R-4 Urban Residential Zoning District. The parcels (shown on Attachment #1) are also the subject of a Future Land Use Map (FLUM) amendment (PCM150107). The City Commission and the Leon County Board of County Commissioners will vote on an ordinance adopting the amendment (Map PCM150107) on December 8, 2015. Should the Comprehensive Plan amendment be adopted by the City and County Commissions, it will become effective in the later part of January 2016. The second and final public hearing for the rezoning is proposed for January 27, 2016.

This amendment requires City Commission action. The Planning Department and City Treasurer-Clerk's Office advertised the application consistent with State Statutes and the Land Development Code.

OPTIONS

1. Conduct the first public hearing on proposed Ordinance No. 15-Z-44 amending the Official Zoning Map from the Residential Preservation -2 (RP-2) Zoning District to the R-4 Urban Residential Zoning District. Schedule the second and final public hearing for January 27, 2016 at 6 PM in the City Commission Chambers at City Hall.
2. Provide staff alternative direction.

ATTACHMENTS/REFERENCES

1. Ordinance No. 15-Z-44

ORDINANCE NO. 15-Z-44

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN THE R-4 URBAN RESIDENTIAL ZONING DISTRICT ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE,
FLORIDA, AS FOLLOWS:

SECTION 1: On December 8, 2015, the City Commission approved an Ordinance which adopted Comprehensive Amendment #PCM150107. To implement plan amendment #PCM150107 the properties, which are the subject of that amendment, as shown in Exhibit A, attached hereto, must be rezoned. Accordingly, the following described part or area of the City of Tallahassee and the same is hereby changed from Residential Preservation - 2 (RP-2) Zoning District and hereby designated and established as R-4 Urban Residential Zoning District on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

PRZ150012: From Residential Preservation -2 (RP-2) Zoning District to the R-4 Urban Residential Zoning District (Exhibit A):

The properties shown as Residential Preservation - 2 on the map attached hereto as Exhibit A.

SECTION 2. The Mayor and City Treasurer-Clerk are hereby directed to designate and include the above-described area in the City of Tallahassee on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

SECTION 3. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 4. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining

provisions and portions of this ordinance shall remain in full force and effect.

SECTION 5. The effective date of this ordinance shall be the effective date of comprehensive plan amendment PCM150107.

INTRODUCED to the City Commission on the 2nd day of December 2015.

PASSED by the City Commission on the _____ day of _____ 2016.

CITY OF TALLAHASSEE, FLORIDA

Andrew Gillum, Mayor

ATTEST:

APPROVED AS TO FORM:

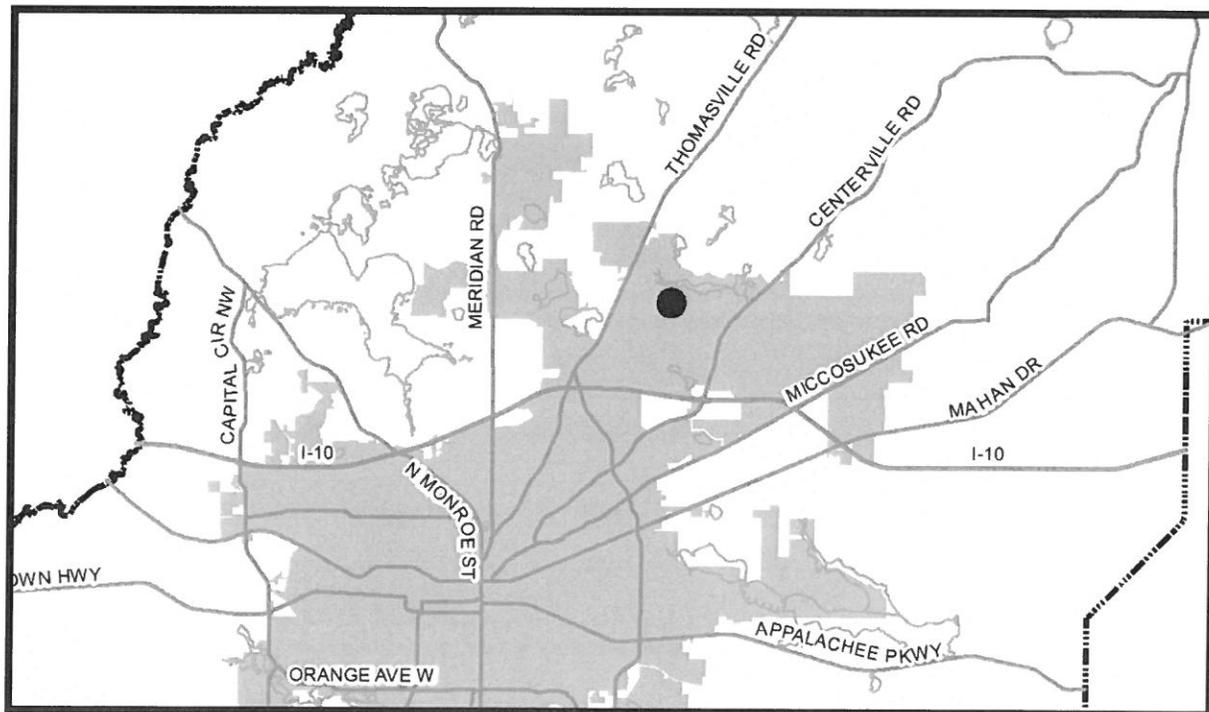
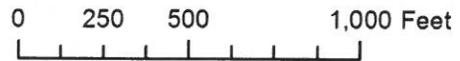
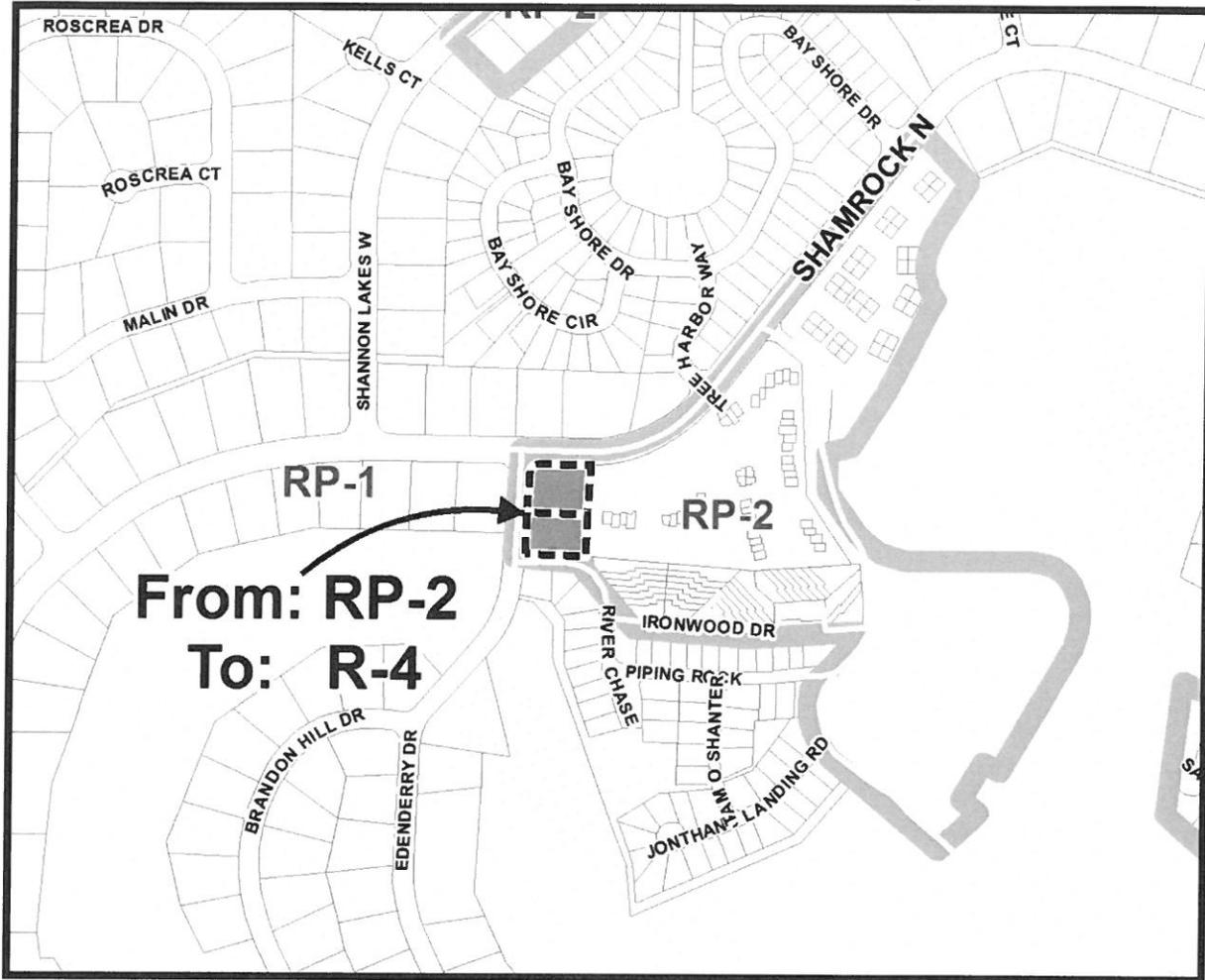
James O. Cooke, IV
City Treasurer Clerk

Lewis E. Shelley, City Attorney

Exhibit A

Killearn Estates Rezoning

PRZ #150012



GENERAL LOCATION MAP