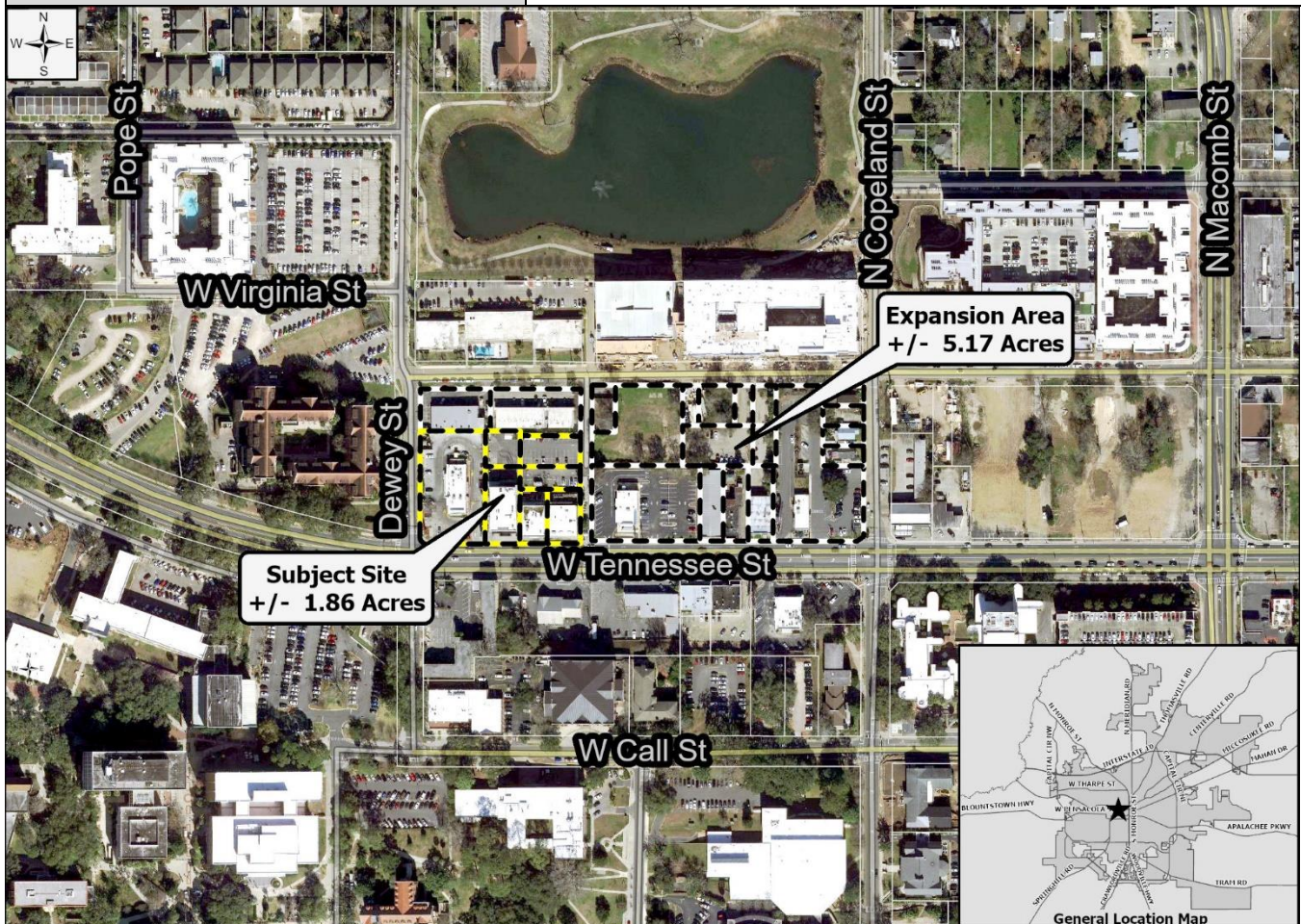


Amendment Type:	City Small-Scale Map Amendment
Amendment Number:	TMA2024014
Property Location:	City Block bound by Dewey St, W Virginia St, Copeland St, and W Tennessee St
Applicant (Property Owner):	Tennessee Square Partners, Ltd.
Agent for the Applicant:	Jeremy Floyd, Moore Bass
Current Future Land 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:	



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
- 2136600000100 – Vacant
- 2136600000110 – Vacant
- 2136600000081 – Vacant
- 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 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. The proposed land use is identical to that existing to the east and to the south.

B. STAFF ANALYSIS

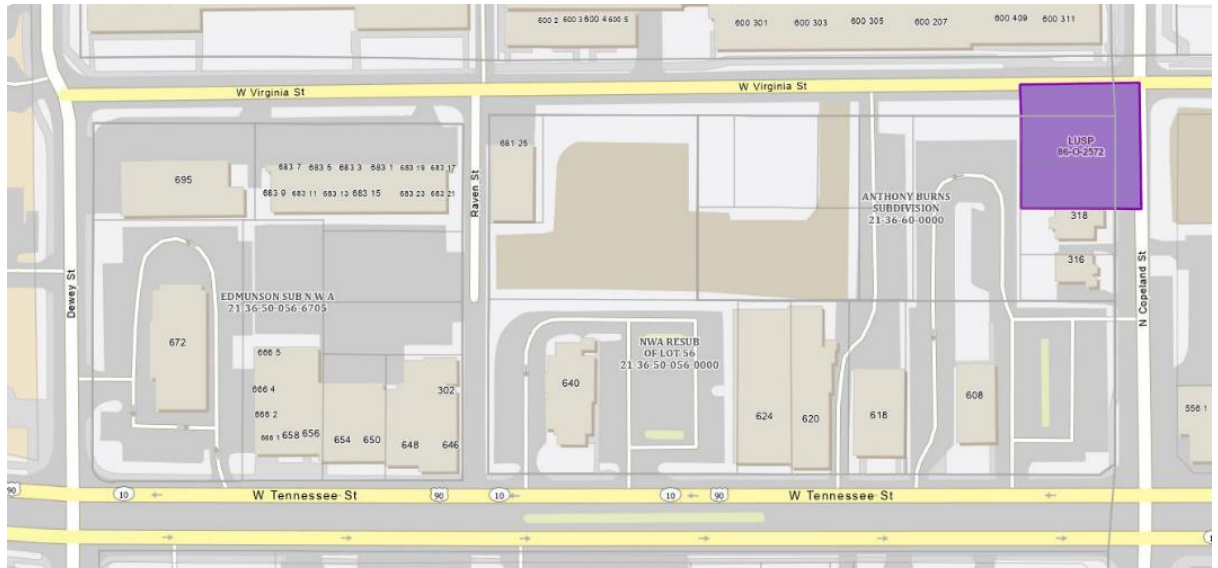
Based on the findings and other information contained in this staff report, staff finds that the proposed future land use map amendment and proposed rezoning are **consistent** with the Tallahassee-Leon County Comprehensive Plan.

C. SUMMARY OF FINDINGS

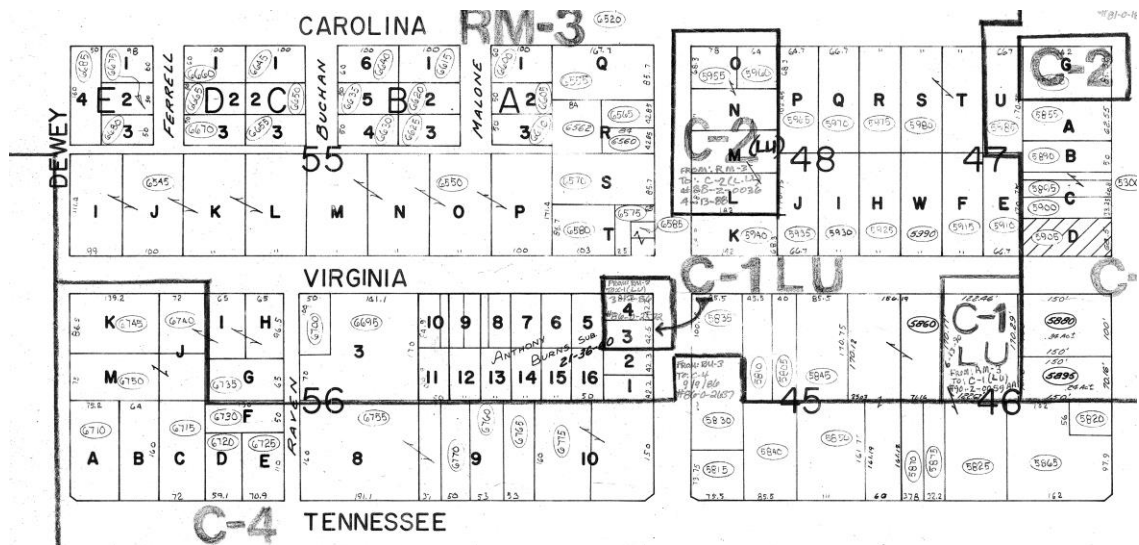
The criteria required for consideration of a proposed Future Land Use Map change include consistency with the Tallahassee-Leon County Comprehensive Plan, conformance with the Tallahassee or Leon County Land Development Code, land use compatibility, changed conditions on the site and other matters deemed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

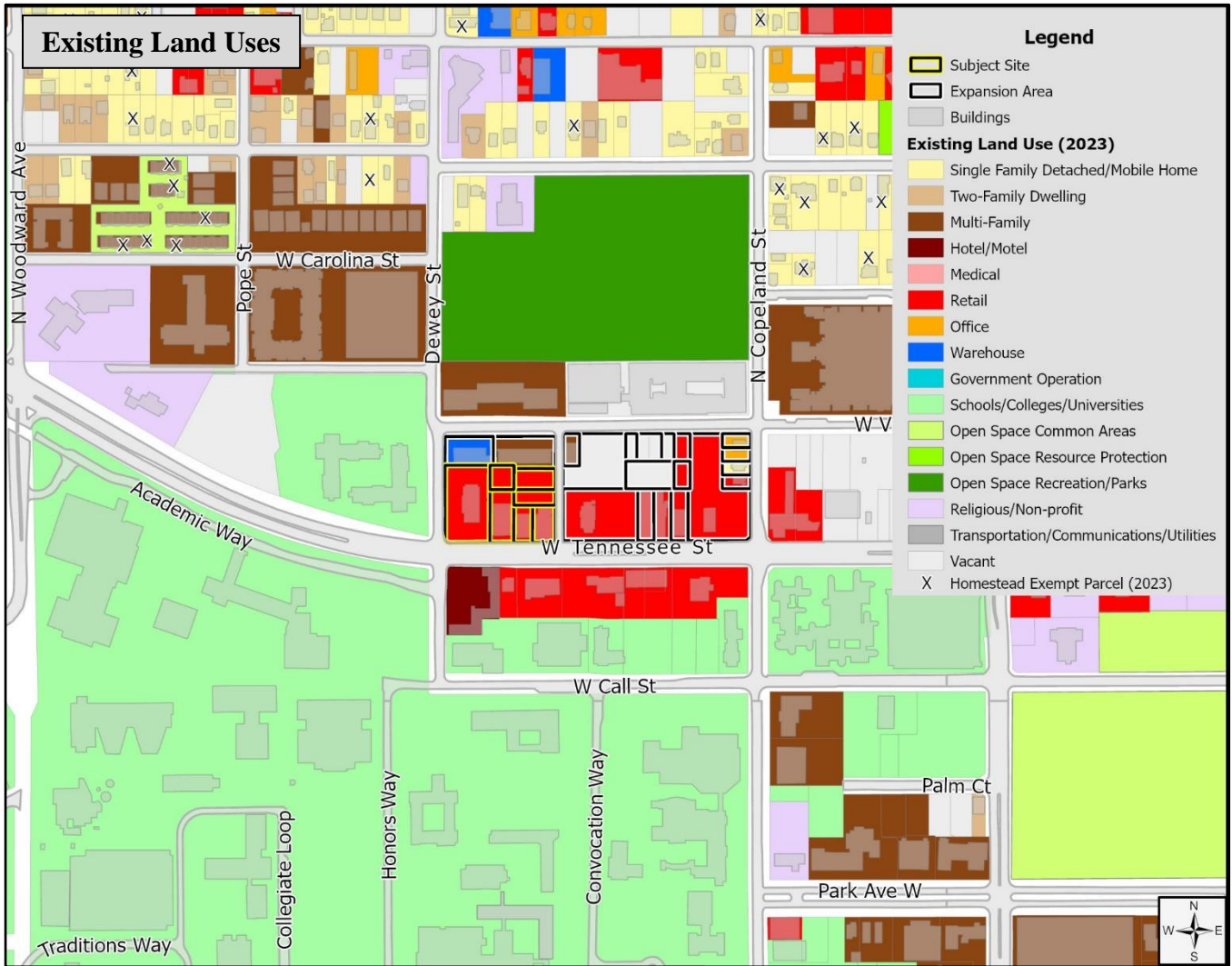


The LUSP established commercial at the corner, specifically C-1 commercial uses which include a variety of commercial such as banks, restaurants and daycare centers, retail uses such as drug stores, bakeries, food and groceries, and any type of residential up to 18 dwelling units per acre. The previous 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 scheduled to approve 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.

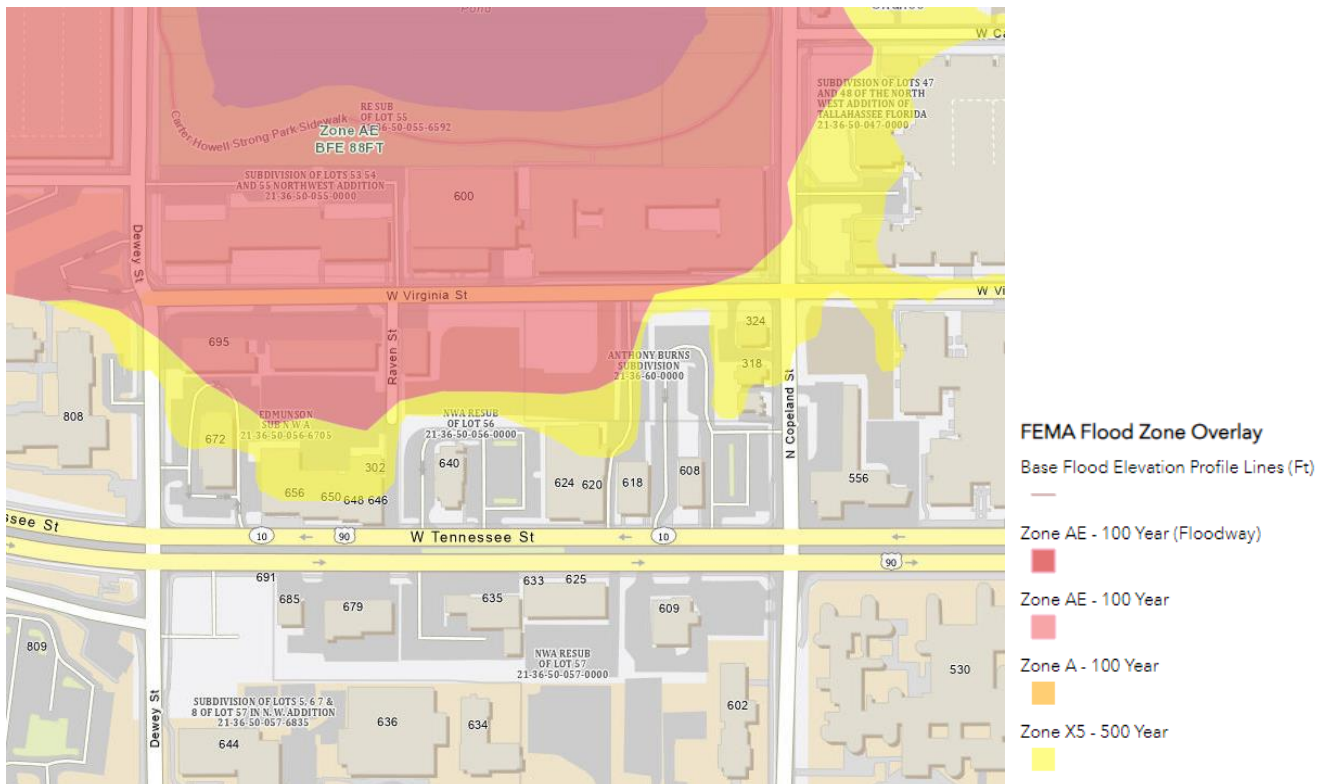
The subject site is fronted by back of curb sidewalks (no planting buffer) on all frontages except W Virginia Street (north frontage). The block does not provide direct access to specific bicycle facilities, though students, faculty, and visitors have access Florida State University's largely vehicle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



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	18 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 45 (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?

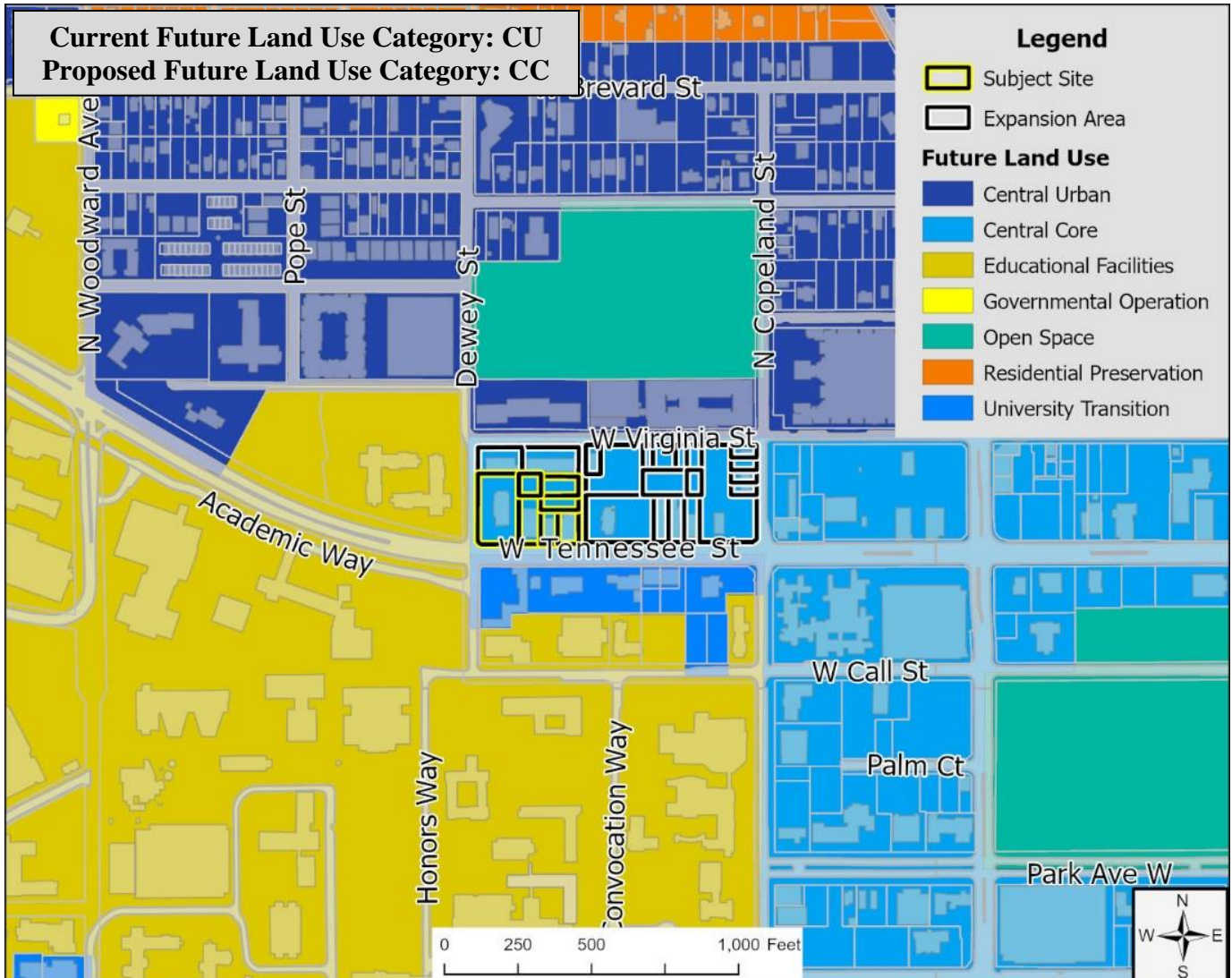
Yes, the applicant’s “Subject Site” as well as the Planning Department’s “Expansion Area” are contiguous with the Central Core land use district to the south and east.

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 and Proposed Zoning

A concurrent rezoning will be processed 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 categories 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.

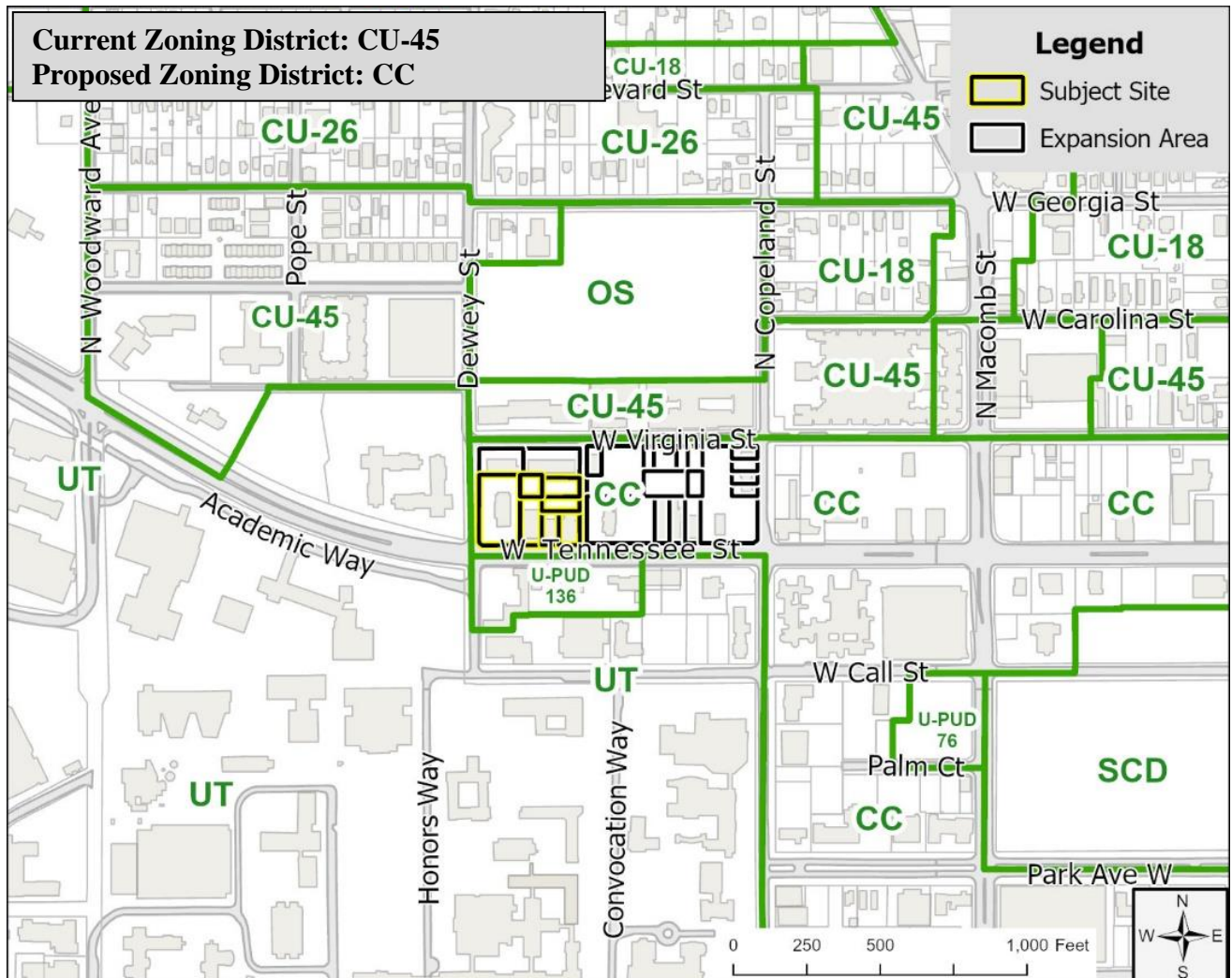
Central Core (CC) (Proposed)

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.

The following map reflects the current and proposed zoning:



D. 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, including the proposed Ordinance in Appendix 3, 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.

E. 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

APPENDICES

Appendix 1 – Comprehensive Plan Policies

Appendix 2 – Tallahassee Land Development Code Sections

Appendix 3 – Proposed Ordinances

Appendix 4 – Sign Posting Pictures

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.

Proposed Ordinances

ORDINANCE NO. 24-O-34

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL-SCALE AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE CENTRAL URBAN LAND USE CATEGORY TO THE CENTRAL CORE LAND USE CATEGORY FOR 7.17 ACRES AT THE NE CORNER OF DEWEY STREET AND W TENNESSEE STREET BETWEEN W VIRGINIA ST, N COPELAND ST, W TENNESSEE STREET AND DEWEY STREET; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of the City of Tallahassee to prepare and enforce comprehensive plans for the development of the City; and,

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empower and require the City Commission of the City of Tallahassee to (a) plan for the City's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and,

WHEREAS, pursuant to Section 163.3187, Florida Statutes, the City Commission of the City of Tallahassee has held public work sessions, public meetings and several public hearings with due public notice having been provided, on this amendment to the Comprehensive Plan; and,

WHEREAS, the City Commission of the City of Tallahassee considered all oral and written comments received during public hearings, including the data collection and analyses packages, the recommendations of the Local Planning Agency/Planning Commission; and,

WHEREAS, in exercise of its authority, the City Commission of the City of Tallahassee has determined it necessary and desirable to adopt this amendment to the comprehensive plan to preserve and enhance present advantages; encourage the most appropriate use of land, water and

resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within the City of Tallahassee, and to meet all requirements of law.

NOW, THEREFORE, BE IT ENACTED by the City Commission of the City of Tallahassee, Florida, as follows, that:

Section 1. Purpose and Intent.

This ordinance is hereby enacted to carry out the purpose and intent of, and exercise the authority set out in, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act.

Section 2. Map Amendment.

The ordinance does hereby adopt the following portion of the text attached hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the following Plan element:

Map Amendment TMA2024014 which relates to the Future Land Use Map.

Section 3. Conflict With Other Ordinances and Codes.

All ordinances or parts of ordinances of the Code of Ordinances of the City of Tallahassee, Florida, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4. Severability.

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. Copy on File.

To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon

2030 Comprehensive Plan and this amendment thereto, shall also be located in the Tallahassee-Leon County Planning Department. The Planning Director shall also make copies available to the public for a reasonable publication charge.

Section 6. Effective Date.

The effective date of this Plan amendment shall be according to law and the applicable statutes and regulations pertaining thereto.

INTRODUCED in the City Commission on the 9th day of October, 2024.

PASSED by the City Commission on the 6th day of November, 2024.

CITY OF TALLAHASSEE

By: _____
John E. Dailey
Mayor

ATTEST:

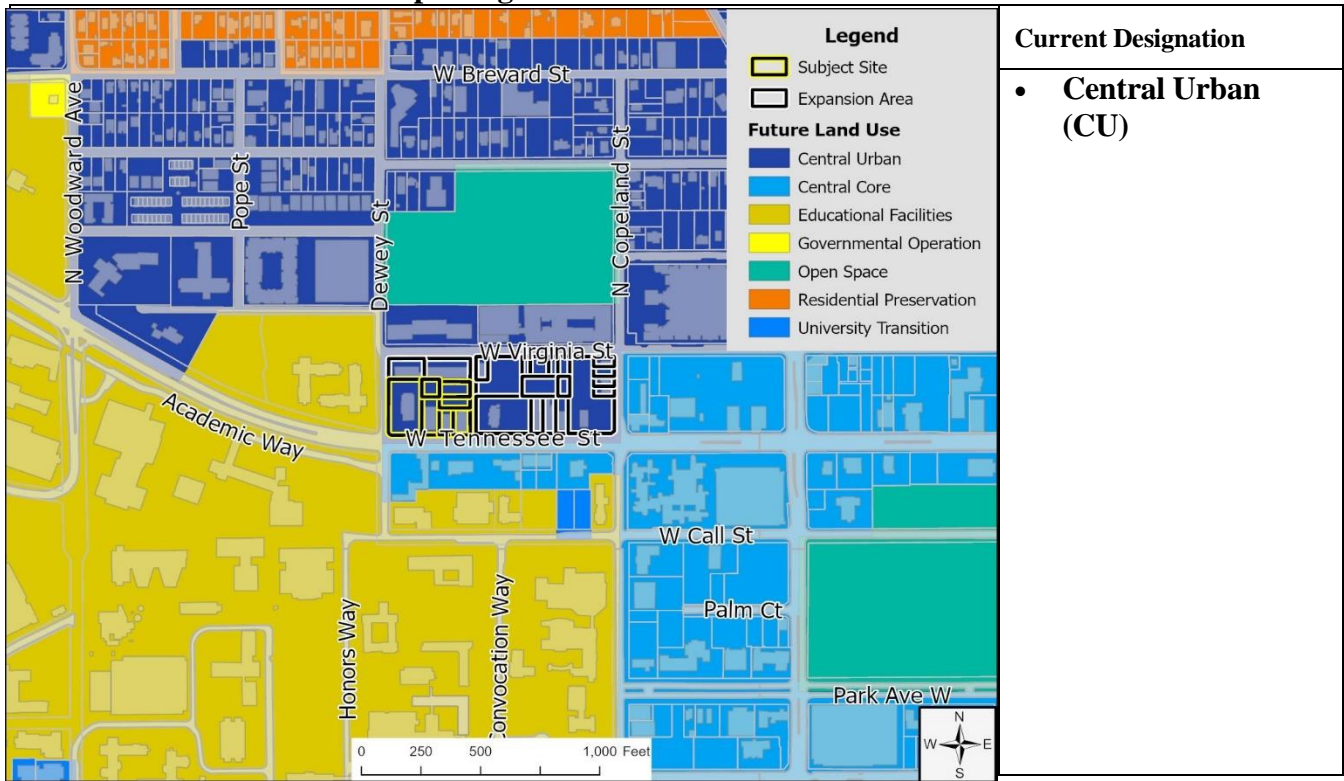
APPROVED AS TO FORM:

By: _____
James O. Cooke, IV
City Treasurer-Clerk

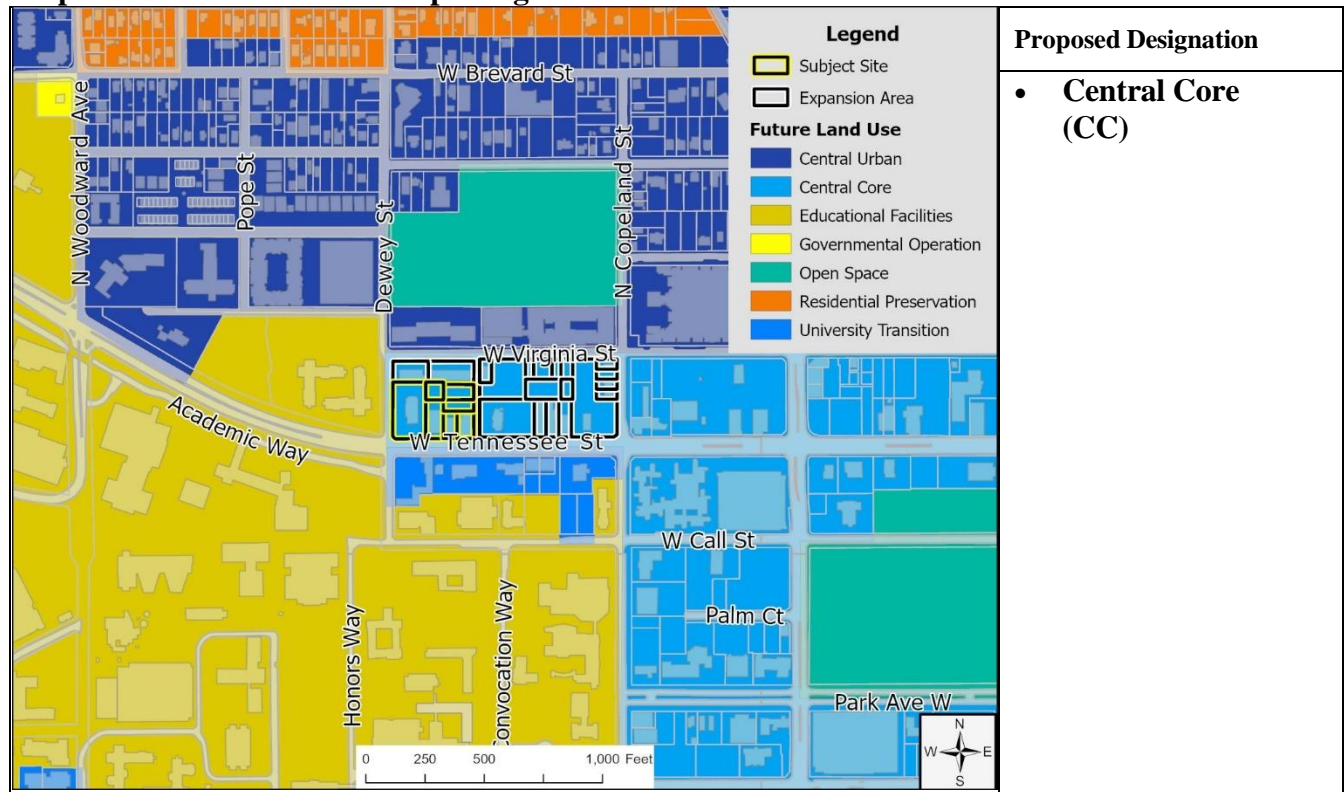
By: _____
Amy M. Toman
City Attorney

EXHIBIT A

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



ORDINANCE NO. 24-Z-35

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING LAND AS CENTRAL CORE (CC) ON THE OFFICIAL ZONING MAP FROM CENTRAL URBAN 45 (CU-45) ON 7.17 ACRES AT THE NE CORNER OF DEWEY STREET AND W TENNESSEE STREET BETWEEN W VIRGINIA ST, N COPELAND ST, W TENNESSEE STREET AND DEWEY STREET; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. On November 6, 2024, the City Commission approved an Ordinance which adopted Comprehensive Amendment #TMA2024014. To implement plan amendment #TMA2024014, the property, which is the subject of that amendment, and is shown and described in Exhibit A, attached hereto, must be rezoned. Accordingly, the property shown and described on Exhibit A is hereby changed from Central Urban-45 (CU-45) and hereby designated and established as Central Core (CC) on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

TR2240010: From Central Urban-45 (CU-45) to Central Core (CC)

The property shown as Central Core (CC) on the map attached hereto as Exhibit A.

SECTION 2. The Limited Use Site Plan (Ord. No. 86-O-2572), and all other Limited Use Site Plan ordinances concerning this subject site, if any, are hereby repealed and superseded.

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 TMA2024014.

INTRODUCED in the City Commission on the 9th day of October, 2024.

PASSED by the City Commission on the 6th day of November, 2024.

CITY OF TALLAHASSEE

By: _____
John E. Dailey
Mayor

ATTEST:

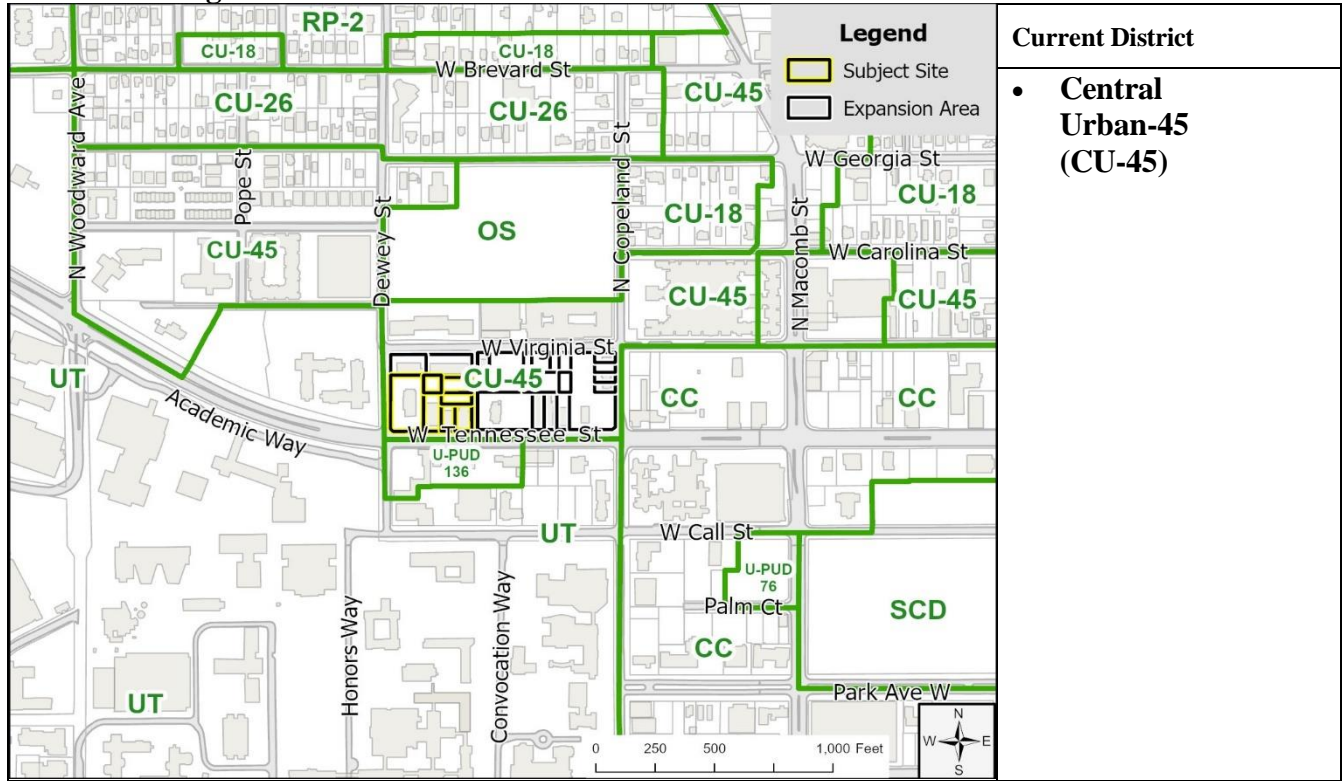
APPROVED AS TO FORM:

By: _____
James O Cooke, IV
City Treasurer-Clerk

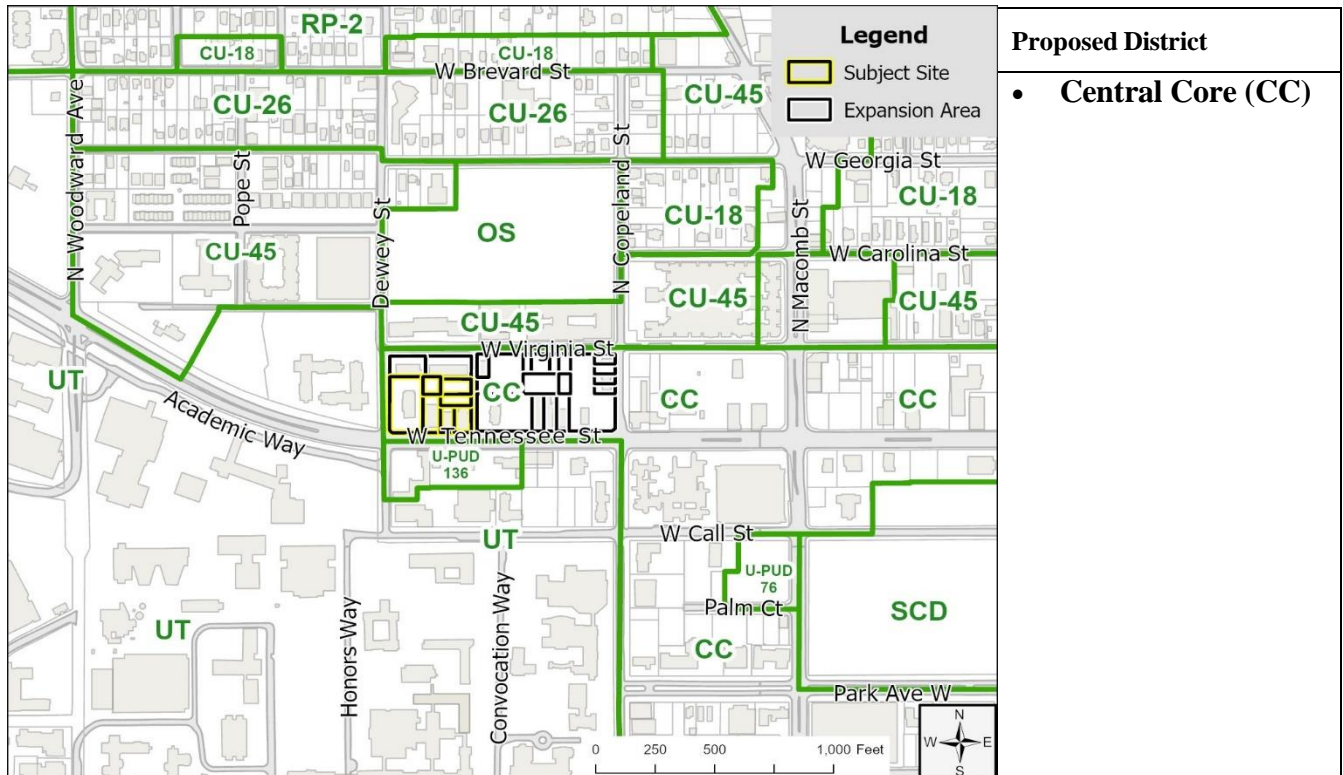
By: _____
Amy M. Toman
City Attorney

EXHIBIT A

Current Zoning



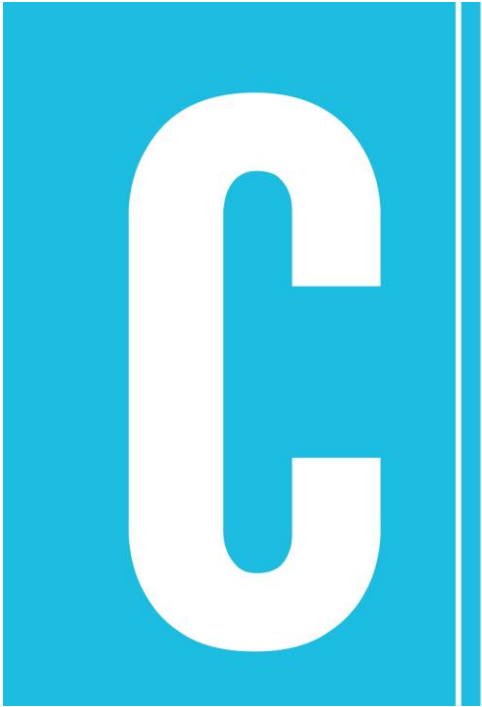
Proposed Zoning



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.

