

Visit the Planning Department website at: [www.talgov.com/compplan2021](http://www.talgov.com/compplan2021)

**NOTICE OF A REQUESTED AMENDMENT  
TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP**

An application has been filed to request a change of designation on the Comprehensive Plan Future Land Use Map for the property shown on the map on the reverse side of this notice. You are being notified of this requested change because public records indicate that you own property within approximately 1,000 feet of the subject site. A location map and a summary of the request are shown on the reverse side of this notice.

Listed below are the scheduled Workshops and Public Hearings on this request. The December 10<sup>th</sup> Open House event is an opportunity for you to ask questions and share input in a less formal setting prior to the start of the more formalized public hearing process. Prior to each meeting, please check [www.Talgov.com/CompPlan2021](http://www.Talgov.com/CompPlan2021) to confirm there have been no changes to this meeting schedule.

The Local Planning Agency (LPA), City Commission, and Board of County Commissioners appreciate any information that would be useful to them in their deliberations on the amendment request. In addition to the public hearings, the LPA and City and County Commissions will hold workshops on the proposed amendments. The public is invited to attend, but no public comments will be taken at the workshops.

Date	Meeting	Purpose	Time	Location
<b>December 10</b> (Thursday)	<b>Planning Department Staff</b>	<b>Open House 2021 Cycle Amendments</b>	<b>5:00 PM</b>	<b>Virtual Meeting via WebEx</b> Visit <a href="http://www.Talgov.com/CompPlan2021">www.Talgov.com/CompPlan2021</a> for details
<b>January 5</b> (Tuesday)	<b>Local Planning Agency</b>	<b>Local Planning Agency Workshop</b>	<b>6:00 PM</b>	<b>TCC Center for Innovation</b> <b>300 West Pensacola Street</b> <b>Tallahassee, FL 32301</b> <b>(See Note Below)</b>
<b>February 2</b> (Tuesday)	<b>Local Planning Agency</b>	<b>Local Planning Agency Public Hearing on Comprehensive Plan Amendment and Rezoning</b>	<b>6:00 PM</b>	<b>TCC Center for Innovation</b> <b>300 West Pensacola Street</b> <b>Tallahassee, FL 32301</b> <b>(See Note Below)</b>
<b>March 23</b> (Tuesday)	<b>County and City Commissions</b>	<b>Joint City-County Commission Workshop</b>	<b>1:00 PM</b>	<b>County Commission Chambers 5<sup>th</sup> Floor,</b> <b>Leon County Courthouse</b>
<b>April 7</b> (Wednesday)	<b>City Commission</b>	<b>Introduction of Adoption Ordinance for Comprehensive Plan Amendment and Rezoning Ordinance</b>	<b>3:00 PM</b>	<b>City Hall</b> <b>2<sup>nd</sup> Floor</b> <b>Commission Chambers</b>
<b>April 13</b> (Tuesday)	<b>County and City Commissions</b>	<b>Joint City-County Comprehensive Plan Amendment Adoption Public Hearing and Rezoning Public Hearing</b>	<b>6:00 PM</b>	<b>County Commission Chambers 5<sup>th</sup> Floor,</b> <b>Leon County Courthouse</b>

**If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least forty-eight (48) hours prior to the hearing (excluding weekends and holidays). The Planning Department Telephone is (850) 891-6400. The Florida Relay TDD Service Telephone is 1-800-955-8771.**

Note: The Tallahassee-Leon County LPA will hold a workshop and a public hearing on this request on the dates above in the TCC Center for Innovation or, if necessary, an alternative location (please consult <https://www.talgov.com/place/pln-lpa-agenda.aspx> for further details on the final location). The purpose of this hearing is for the LPA to receive public input on the application and to render and forward a recommendation on the application to the City Commission and/or Board of County Commissioners as applicable.

If you have concerns that you wish to be considered by the City and County Commissions in regard to this application, you may submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), on the form below or through our website at [www.Talgov.com/CompPlan2021](http://www.Talgov.com/CompPlan2021). More detailed information on each proposed amendment is also available on the website.

**Tallahassee-Leon County Planning Department**  
**ATTN: Comprehensive Planning Division**  
**300 South Adams Street**  
**Tallahassee, Florida 32301**  
**Telephone: (850) 891-6400 Fax: (850) 891-6404**

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**Amendment # TMA2021002**

I/We as owner(s) of property at this address: \_\_\_\_\_ wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

SIGNED: \_\_\_\_\_

**1717 West Tennessee Street TMA2021002**

**Applicant: Campus and Main FSU 1 LLC**

**Jurisdiction: City of Tallahassee**

*Small Scale Map Amendment:* This is a request to change the Future Land Use Map (FLUM) designation from both Suburban (SUB) and University Transition (UT) to only Suburban (SUB) on a parcel totaling .44 acres. Part of this parcel is already classified as SUB. The parcel is located in between Call Street and West Tennessee Street. The applicant is seeking the land use change to allow for a potential drive thru, and to expand their options for connecting the front and rear parking areas. Additionally, this land use change will bring the parcel into one category instead of splitting it into two categories.

The existing UT land use allows 50 dwelling units per acre. The intent of the UT category is to provide housing for students and close in housing opportunities to the downtown for professionals. Retail commercial limited to a smaller scale classification to provide essential services to immediate residents and ancillary needs of universities is allowed. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre. The intent of the Suburban 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.

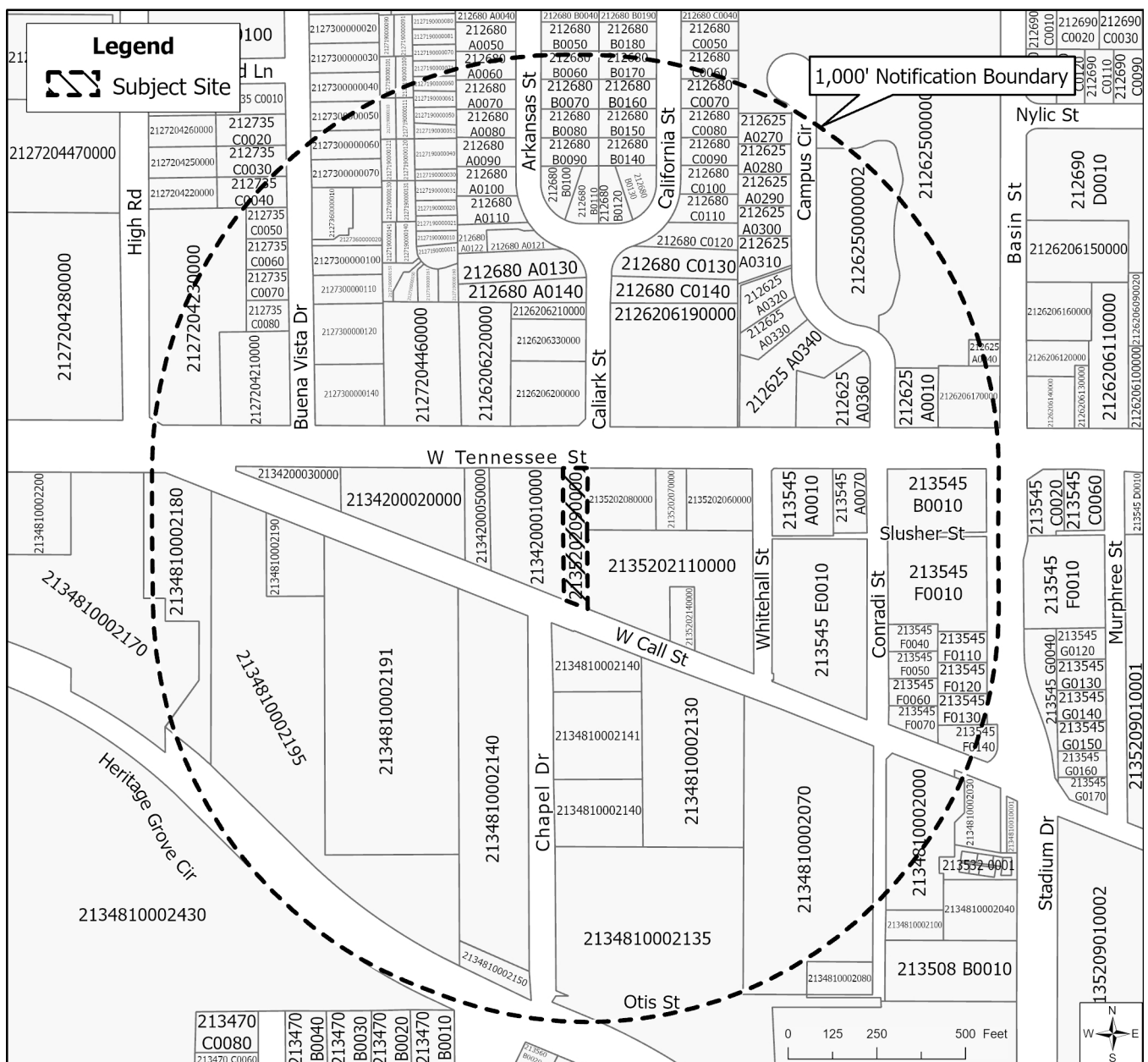
*Rezoning Application:* A rezoning application will be processed concurrently with this amendment. A zoning change from University Transition (UT) and Commercial Parkway (CP) to only Commercial Parkway (CP) is being requested to implement the proposed amendment to the Future Land Use Map.

**Please direct questions regarding this amendment to Julie Christesen 850-891-6433**

To view information on this amendment, go to [www.tal.gov.com/compplan2021](http://www.tal.gov.com/compplan2021).

**1717 West Tennessee Street**

**TMA2021002**



**LOCATION MAP**