



**Application
For Amendment of
Future Land Use Map Designation**



Instructions: Please review the document "Comprehensive Plan Future Land Use Map Amendment Process and Application Information for The City of Tallahassee and Leon County" prior to completing this application.

also Southside active plan (area) recognize RP, provisions in code...
COMPLETE
staff report - detail on setbacks, buffers, neighborhood wood camp.

A pre-application conference with TLCPD staff must be completed prior to the application deadline.

A. APPLICANT INFORMATION

Applicant Name: LINDA G PARAMORE

Address: 1600 W ORANGE AVG

Tallahassee, FL 32310

Telephone: (850) 575-5605

E-mail Address Lgpara@Comcast.net

Property located in: City Unincorporated County

Tax I.D.(s) #: 4101204740000

Parcel size (acres): 1.78

Current Future Land Use Map designation: CENTRAL URBAN/RESIDENTIAL PRESERVATION

Requested Future Land Use Map designation: CENTRAL URBAN

B. REQUIRED ATTACHMENTS

The items below are required components of a complete application. Information on preparing these items is included in the document "Comprehensive Plan Future Land Use Map Amendment Process and Application Information for The City of Tallahassee and Leon County." Please include each item as a numbered attachment to your application. Initial each item on this application to indicate that it is complete and attached.

- Attachment 1: Completed pre-application conference form
- Attachment 2: Completed "Affidavit of Ownership & Designation of Agent" form
- Attachment 3: Copy of legal description or deed (acreage should be estimated at end)
- Attachment 4: Completed Rezoning Application necessary to implement the proposed land use change, available at <https://www.tal.gov.com/place/pln-luapps.aspx>. The fee for the rezoning application will be collected after the Local Planning Agency Public Hearing.

- 7 Attachment 5: Completed School Impact Analysis Form.
- 7 Attachment 6: Potable Water and Sanitary Sewer capacity and availability letter.
- 7 Attachment 7: Transit service analysis
- 7 Attachment 8: Answers to the questions below regarding the proposed change on a separate page:

1. Why do you want to change the Future Land Use Map?
2. Is your request compatible with adjacent and nearby properties?
3. Are there any existing code violations associated with the subject property?
4. How does your request further the concepts reviewed in the Vision Statement for the Comprehensive Plan? This is an opportunity to explain to citizens and elected officials how the requested change fits into the larger vision provided by the Comprehensive Plan. The Vision Statement is available at the link below.

https://www.talgov.com/Uploads/Public/Documents/place/comp_plan/tlc-cp00-introd.pdf

C. OPTIONAL ATTACHMENTS

The Planning Department encourages applicants to address the two optional attachments below. Please initial the attachments included in your application.

- Attachment 9: Informal Neighborhood Meeting Form
- Attachment 10: Sustainable Development Pattern Survey

D. ADDITIONAL APPLICATION REQUIREMENTS

Initial each item on this application to indicate that it is complete.

- 7 One (1) signed original of the completed application, attachments, and supporting documentation
- 7 One (1) electronic version of the completed application, attachments, and supporting documentation shall be submitted on a CD, DVD, or USB Flash Drive. The required format for all text documents is MS Word or PDF. The required file format for all maps drawings and graphics is PDF, JPEG, PNG, or TIFF.
- 7 Application fee in the form of a check payable to the City of Tallahassee or Leon County Board of County Commissioners.
- 7 Commitment to pay the rezoning application fee after the Local Planning Agency Public Hearing

APPLICATION DEADLINE:
Friday, September 22, 2023 5:00 PM (EST)

Applicants' signature below certifies that the applicant understands that the Future Land Use Map Amendments may require a rezoning; environmental analysis and other permit approvals before development activity can begin. Call the Land Use Administration Division of the Planning Department at 850-891-6400 for information on the rezoning process.

Received by the Tallahassee-Leon County Planning Department
 on the 15th day of September, 2023



 Staff Signature



 Signature of Property Owner or Agent



**Pre-Application Conference Form
For Amendment of Future Land Use Map Designation**



Instructions: This form is to be completed during the required pre-application conference. A signed copy of the completed form must be included with your application.

Deadline for pre-application conferences for this amendment cycle is **Wednesday, September 13, 2023**. Please contact the Planning Department in advance to schedule a pre-application conference by calling (850) 891-6400.

Applicant Name: Linda G. Paramore Date: 7/28/23

Telephone: (850) 575-5605 E-mail (optional) Lgpara@Comcast.net

Property located in: City Unincorporated County

Tax I.D. #: 4101204740000 Parcel size (acres): _____

Current Future Land Use Map designation: CENTRAL URBAN / RESIDENTIAL PRESERVATION

Requested Future Land Use Map designation: CENTRAL URBAN

Small Scale Amendment (50 acres or fewer) or
 Large Scale Amendment (more than 50 acres)

Maximum development: Residential units: 45 Nonresidential square feet: 33,904

Conference Review Items

- Provide application packet
- Review required attachments
- Review optional attachments
- Review additional application requirements
- Review completeness requirement

- Application sufficiency determination (Insufficient information may cause application to be continued to the next cycle)
- Applicant's responsibility to pay for rezoning after the Local Planning Agency Public Hearing

Notes:

[Signature]
Planner

Linda G. Paramore
Applicant



TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT
Applicant's Affidavit of Ownership & Designation of Agent



I. OWNERSHIP

I, Linda G. Paramore, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) 4101204740000

Location address: Intersection of East Magnolia / Gadsen / Lewis

for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of:

Paramore Family Revocable Trust - Linda G. Paramore - Trustee

Please complete the appropriate section below:

Individual

Linda G. Paramore

Corporation

Provide Names of Officers:

Partnership

Provide Names of General Partners:

Dept. of State Registration No.:

Name/Address of Registered Agent:

II. DESIGNATION OF APPLICANT'S AGENT (Leave blank if not applicable)

As the owner of the above designated property and the applicant for which this affidavit is submitted, I wish to designate the below named party as my agent in all matters pertaining to the location address. In authorizing the agent named above to represent me, or my company, I attest that the application is made in good faith and that any information contained in the application is accurate and complete to the best of my knowledge and belief.

Applicant's Agent: _____

Address: _____

Contact Person: _____ Telephone No.: _____

III. NOTICE TO OWNER

A. All changes in Ownership & Applicant's Agent prior to issuance shall require new affidavit. If ownership changes the new owner assumes the obligations and the original applicant is released from responsibility for actions taken by others after the change in ownership.

B. If the Owner intends the Designation of Applicant's Agent to be limited in any manner, please indicate the limitation below. (i.e., Limited to obtaining a certificate of concurrency for the parcel; limited to obtaining a land use compliance certificate; etc.) _____

IV. ACKNOWLEDGEMENT

Individual

Corporation

Partnership

Linda G. Paramore
Signature
Print Name: Linda G. Paramore
Address: 1600 Orange Ave W Tallahassee, FL 32310
Phone No.: (850) 575-5605

Print Corporation Name _____
By: _____
Signature _____
Print Name: _____
Its: _____
Address: _____
Phone No.: _____

Print Partnership Name _____
By: _____
Signature _____
Print Name: _____
Its: _____
Address: _____
Phone No.: _____

Please use appropriate notary block.

STATE OF Florida
COUNTY OF Leon

Individual

Corporation

Partnership

Before me, this 5th day of September, 2023 personally appeared Linda G. Paramore who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

Before me, this _____ day of _____, 20____, personally appeared _____ of _____, a _____ corporation, on behalf of the corporation, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Before me, this _____ day of _____, 20____, personally appeared _____, partner/agent on behalf of _____, a _____ partnership, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Personally known ; or
Produced identification _____
Type of identification produced: _____

Miriam A. Williams-Dixon
Signature of Notary

Print Name: Miriam A. Williams-Dixon
Notary Public

(NOTARY STAMP)

My commission expires:



Attachment 3

Attach a legal description or a copy of the deed for the subject property

SUBMIT DEED



BK: R2410 PG: 01441

R20000364301

RECORDED IN
PUBLIC RECORDS - LEON CNTY FL
BOOK: R2410 PAGE: 01441
SEP 01 2000 01:23 PM
DAVE LANG. CLERK OF COURTS

EXHIBIT "A"

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, AND RUN THENCE NORTH 89 DEGREES 59 MINUTES 01 SECONDS WEST 803.02 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 10 SECONDS EAST 35.00 FEET TO AN IRON ROD AND CAP (LB #4664) ON THE NORTH RIGHT-OF-WAY BOUNDARY OF MAGNOLIA DRIVE AND THE SOUTH BOUNDARY OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1717 PAGE 2009 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1717 PAGE 2009 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA AND ALONG SAID RIGHT-OF-WAY BOUNDARY AS FOLLOWS; NORTH 89 DEGREES 59 MINUTES 37 SECONDS EAST 57.54 FEET TO AN IRON ROD AND CAP (LB #4664) AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING AND LEAVING THE SOUTH BOUNDARY OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1717 PAGE 2009 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA RUN NORTH 89 DEGREES 58 MINUTES 59 SECONDS EAST 362.29 FEET TO A TERRA COTTA MONUMENT MARKING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY BOUNDARY OF MAGNOLIA DRIVE AND THE WEST RIGHT-OF-WAY BOUNDARY OF GADSDEN STREET; THENCE ALONG THE WEST RIGHT-OF-WAY BOUNDARY OF GADSDEN STREET NORTH 00 DEGREES 08 MINUTES 46 SECONDS EAST 228.62 FEET TO A TERRA COTTA MONUMENT MARKING THE INTERSECTION OF THE WEST RIGHT-OF-WAY BOUNDARY OF GADSDEN STREET AND THE SOUTH RIGHT-OF-WAY BOUNDARY OF LEWIS STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY BOUNDARY OF LEWIS STREET NORTH 89 DEGREES 59 MINUTES 10 SECONDS WEST 363.16 FEET TO AN IRON ROD AND CAP (LB #4664) MARKING THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1717 PAGE 2009 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY AND ALONG THE EAST BOUNDARY OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1717 PAGE 2009 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA SOUTH 00 DEGREES 04 MINUTES 19 SECONDS EAST 228.82 FEET TO THE POINT OF BEGINNING.

Acreage 1.78



GIS Maps
 Parcel Attributes
 Planning Department
 Contact TIGIS

Layer List

Layers

Easements

Existing Land Use 2022

Subdivision Boundaries

Tallahassee City Limits

Parcels

Roadway Maintenance Layer

FEMA Flood Zone Overlay

Fire Hydrants

Urban Service Area

Zoning

Roadway Functional Classification

Future Land Use

Economic Incentive Areas

Location

Parcel Tax ID

Area

Subdivision

Jurisdiction

Assessed Use

Existing Land Use 11/2022

Zoning

Future Land Use

Multimodal Transportation District

Urban Service Area

Historic Preservation Overlay

Canopy Road Tree Protection Zone

Urban Jobs Tax Credit Area

Opportunity Zones

Historically Underutilized Business Zones

Downtown District CRA

Frenchtown/Southside CRA

Brownfield Incentive Area

Inclusionary Housing Areas

Zone X-500

Zone A

4101204740000

1.78 Acres +/-

This acreage parcel is not in a platted subdivision

City Of Tallahassee

Vacant Commercial

All rights reserved



TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT
Applicant's Affidavit of Ownership & Designation of Agent



I. OWNERSHIP

I, LINDA G PARAMORE, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) 4101204740000

Location address: INTERSECTION OF EAST MAGNOLIA/GADSDEN/LEWIS

for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of: LINDA G PARAMORE

Please complete the appropriate section below:

<input checked="" type="checkbox"/> Individual	<input type="checkbox"/> Corporation	<input type="checkbox"/> Partnership
Linda G. Paramore	Provide Names of Officers:	Provide Names of General Partners:
	_____	_____
	_____	_____
	_____	_____
	Dept. of State Registration No.:	

	Name/Address of Registered Agent:	

II. DESIGNATION OF APPLICANT'S AGENT (Leave blank if not applicable)

As the owner of the above designated property and the applicant for which this affidavit is submitted, I wish to designate the below named party as my agent in all matters pertaining to the location address. In authorizing the agent named above to represent me, or my company, I attest that the application is made in good faith and that any information contained in the application is accurate and complete to the best of my knowledge and belief.

Applicant's Agent: _____
Address: _____
Contact Person: _____ Telephone No.: _____

III. NOTICE TO OWNER

- A. All changes in Ownership & Applicant's Agent prior to issuance shall require new affidavit. If ownership changes the new owner assumes the obligations and the original applicant is released from responsibility for actions taken by others after the change in ownership.
- B. If the Owner intends the Designation of Applicant's Agent to be limited in any manner, please indicate the limitation below. (i.e., Limited to obtaining a certificate of concurrency for the parcel; limited to obtaining a land use compliance certificate; etc.) _____

N/A

Attachment 4

Include a completed rezoning application (if applicable)

- Rezoning applications for both the City and County are available at <https://www.talgov.com/place/pln-luapps.aspx>.

N | A

- For the purpose of applying for a Future Land Use Map change, the Planning Department does not require a Natural Features Inventory to consider your rezoning application complete.

N | A

- The application fee for the rezoning is NOT collected at the time of your Application for Amendment of Future Land Use Map Designation. The fee for the rezoning application will be collected after the Local Planning Agency Public Hearing.



City of Tallahassee APPLICATION FOR REZONING REVIEW

The undersigned, owner of the hereinafter-described property, hereby petitions the City of Tallahassee for the following amendment to the Official Zoning Map:

Change in Zoning District Write in the name of the current zoning district(s) in which the property is currently located and the zoning district(s) you are requesting that this property be located within.

From: CU-45 / RP-2

To: CU-45

Location: The property is designated by the following Leon County Property Tax identification number(s): 4101204740000

Project Name: Paramore **Total Acreage:** 1.78

Legal Description: Attach a legal description of the property requested to be rezoned.

Disclaimer: Granting of requested zoning district does not grant the applicant all development rights prescribed within the zoning district. Subsequent permitting, preliminary site plan and plat review, and final plat review may limit the ability to construct allowable land uses as well as construct allowable land uses to the maximum intensity and/or density of the approved zoning district. All proposed development shall be subject to the applicable land development regulations including, but not limited to the *Tallahassee Land Development Code, Environmental Management Ordinance, and the Concurrency Management System Policy and Procedures Manual.*

Note: An electronic version of this application and all supporting documentation shall be submitted on a CD or DVD. Also, an original signed copy of the complete application and supporting documentation shall be submitted to the Planning Department.

The required file format for all text documents is Microsoft Word, WordPerfect or Adobe Acrobat PDF.

The required file format for all maps and drawings is either Adobe Acrobat PDF or TIFF.

Submitted By:

Owner's Name(s):

Name: Linda G. Paramore Phone: (850) 575-5605
Email: LgPara@Comcast.net Fax: (850) 575-4716
Street: 1600 Orange Ave W
City: Tallahassee ST: FL Zip+4: 32310

Agent's Name(s):

Name: _____ Phone: _____
Email: _____ Fax: _____
Street: _____
City: _____ ST: _____ Zip+4: _____

Optionee's Name(s):

Name: _____ Phone: _____
Email: _____ Fax: _____
Street: _____
City: _____ ST: _____ Zip+4: _____

Please provide identification of any individual, neighborhood association, or business association with which you have voluntarily met prior to submission of this application.



BK: R2410 PG: 01441

R20000364301

RECORDED IN
PUBLIC RECORDS LEON COUNTY FL
BOOK: R2410 PAGE: 01441
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Acreage: 1.78



Submitted By:

Owner's Name(s):

Name: LINDA G PARAMORE Phone: (850) 575-5605
Email: Lg Para @ Comcast.net Fax: (850) 575-4716
Street: 11600 Orange Ave. W
City: Tallahassee, FL ST: FL Zip+4: 32310

Agent's Name(s):

Name: _____ Phone: _____
Email: _____ Fax: _____
Street: _____
City: _____ ST: _____ Zip+4: _____

Optionee's Name(s):

Name: _____ Phone: _____
Email: _____ Fax: _____
Street: _____
City: _____ ST: _____ Zip+4: _____

Please provide identification of any individual, neighborhood association, or business association with which you have voluntarily met prior to submission of this application.

Letter of Understanding

I LINDA G PARAMORE (print name) as the property owner or authorized property owner representative have read and understand the City of Tallahassee Application for Rezoning Review Information Packet and acknowledge submittal of a rezoning application from _____ (district) to _____ (district).

Linda G. Paramore Signature 9/5/23 Date
Property Owner/Authorized Representative

[Signature] Witness 9/5/23 Date

_____ Witness _____ Date



TALLAHASSEE - LEON COUNTY PLANNING DEPARTMENT



APPLICANT'S AFFIDAVIT OF OWNERSHIP & DESIGNATION OF AGENT

I. Ownership.

I, LINDA G. PARAMORE, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) 4101204740000

Location address: INTERSECTION OF EAST MAGNOLIA | GADSDEN | LENOX

for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of:

Paramore Family Revocable Trust - Linda G. Paramore - Trustee

Please complete the appropriate section below:

Individual

Linda G. Paramore

Corporation

Provide Names of Officers:

Partnership

Provide Names of General Partners:

Dept. of State Registration No.:

Name/Address of Registered Agent:

II. Designation of Applicant's Agent. (Leave blank if not applicable)

As the owner of the above designated property and the applicant for which this affidavit is submitted, I wish to designate the below named party as my agent in all matters pertaining to the location address. In authorizing the agent named above to represent me, or my company, I attest that the application is made in good faith and that any information contained in the application is accurate and complete to the best of my knowledge and belief.

Applicant's Agent:

Address:

Contact Person: Telephone No.:

III. Notice to Owner.

A. All changes in Ownership & Applicant's Agent prior to issuance shall require new affidavit. If ownership changes the new owner assumes the obligations and the original applicant is released from responsibility for actions taken by others after the change in ownership.

B. If the Owner intends the Designation of Applicant's Agent to be limited in any manner, please indicate the limitation below. (i.e., Limited to obtaining a certificate of concurrency for the parcel; limited to obtaining a land use compliance certificate; etc.)

IV. Acknowledgement.

Individual

Linda G. Paramore
Signature

Print Name: Linda G. Paramore
Address: 1600 Orange Ave W Tallahassee, FL 32310
Phone No.: (850) 575-5605

Corporation

Print Corporation Name _____

By: _____
Signature

Print Name: _____
Its: _____
Address: _____
Phone No.: _____

Partnership

Print Partnership Name _____

By: _____
Signature

Print Name: _____
Its: _____
Address: _____
Phone No.: _____

Please use appropriate notary block.

STATE OF Florida
COUNTY OF Leon

Individual

Before me, this 5th day of September, 2023, personally appeared Linda G. Paramore who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

Corporation

Before me, this _____ day of _____, 20____, personally appeared _____ of _____, a _____ corporation, on behalf of the corporation, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Partnership

Before me, this _____ day of _____, 20____, personally appeared _____, partner/agent on behalf of _____, a partnership, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Miriam A. Williams-Dixon
Signature of Notary

Signature of Notary

Print Name: Miriam A. Williams-Dixon
Notary Public

(NOTARY STAMP)

My commission expires:

Personally known ; or
Produced identification _____.
Type of identification produced: _____



SCHOOL IMPACT ANALYSIS FORM

Agent Name: Applicant Name: LINDA G PARAMORE Address: 1600 W ORANGE AVE	Date: 8/29/23 Telephone: Fax: Email:									
① Location of the proposed Comprehensive Plan Amendment or Rezoning: Tax ID #: 4101204740000 Property address: INTERSECTION OF E MAGNOLIA DR/GADSDEN/LEWIS Related Application(s):										
② Type of requested change: <input type="checkbox"/> Comprehensive plan land use amendment that permits residential development. <input type="checkbox"/> Rezoning that permits residential development. <input type="checkbox"/> Nonresidential land use amendment adjacent to existing residential development. <input type="checkbox"/> Nonresidential rezoning adjacent to existing residential development. <input checked="" type="checkbox"/> None of the above										
③ Proposed change in Future Land Use and Zoning classification: <input checked="" type="checkbox"/> Comprehensive plan land use From: <u>RP-2</u> To: <u>CU45</u> <input checked="" type="checkbox"/> Zoning From: <u>RP-2</u> To: <u>CU45</u>										
Planning Department staff use only:										
④ Maximum potential number of dwelling units allowed by the request: Number of acres: _____ Number of dwelling units allowed per acre: _____ Maximum number of dwelling units allowed: _____ Type(s) of dwelling units: _____										
Leon County Schools staff use only:										
⑤ School concurrency service areas (attendance zones) in which property is located. <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Elementary:</td> <td style="width: 33%;">Middle:</td> <td style="width: 33%;">High:</td> </tr> <tr> <td>Present capacity _____ %</td> <td>_____ %</td> <td>_____ %</td> </tr> <tr> <td>Post Development capacity _____ %</td> <td>_____ %</td> <td>_____ %</td> </tr> </table>		Elementary:	Middle:	High:	Present capacity _____ %	_____ %	_____ %	Post Development capacity _____ %	_____ %	_____ %
Elementary:	Middle:	High:								
Present capacity _____ %	_____ %	_____ %								
Post Development capacity _____ %	_____ %	_____ %								

This form is required by §8.3 of the Public School Concurrency and Facility Planning Interlocal Agreement as adopted on September 1, 2006 by the City of Tallahassee, Leon County, and Leon County School Board. Pursuant to §6.4 of the Agreement, the City or County will transmit the School Impact Analysis Form to a designated employee of the School Board for review at the same time the application is submitted to all departments for review.



Attachment 6

Attach the potable water and sanitary sewer capacity and availability analysis

- The analysis should be based on the **maximum development potential of the requested category.**
- Contact City of Tallahassee Utilities Department at (850) 891-6105 or Talquin Electric Cooperative at (850) 627-7651 and provide them with a copy of your completed Pre-Application Conference Form indicating the maximum development potential.



September 07, 2023

Ms. Linda Paramore
1600 W. Orange Ave.
Tallahassee, FL 32310

Re: Availability of Water and Sewer at Parcel No. 41-01-20-474-000-0 located at the corner of Magnolia Dr. and S. Gadsden St.

Ms. Paramore:

The City of Tallahassee is the provider for water and sewer to serve the parcel listed above. Water and Sewer Facilities are available. The City owns and maintains the system which is located within the Magnolia Dr., S. Gadsden St., and Lewis St. Right of Ways and within the surrounding area.

Should you require any further assistance, please contact me at (850) 891-6102. Sincerely,

UNDERGROUND UTILITIES & PUBLIC INFRASTRUCTURE

Demetri Williams

Demetri Williams

Engineering Tech. IV

Water & Sewer Development Review

TRANSIT SERVICE ANALYSIS FORM

Agent Name:	Date: 8/29/23
Applicant Name: LINDA G PARANTORE	Telephone:
Address: 1600 W ORANGE AVE	Fax:
	Email:

① **Location of the proposed Comprehensive Plan Amendment or Rezoning:**

Tax ID #: 410120474000
Property address: INTERSECTION E. MAGNOLIA / GADSDEN / LEWIS
Related Application(s):

② **The proposed site is located within ¼ mile of a stop for the following bus routes:**

Weekday Routes

- Azalea
- Big Bend
- Dogwood
- Evergreen
- Forest
- Gulf
- Hartsfield
- Killlearn
- Live Oak
- Moss
- Park
- Red Hills
- San Luis
- Southwood
- Tall Timbers
- Trolley

Campus Routes

- Seminole Express
- Venom Express

Other Routes

- Other _____
- None of the above

*Maps and route schedules are available on the StarMetro website at
<http://www.tal.gov.com/starmetro/starmetro-routes.aspx>*

Attachment 8

Attach the Applicant Statement

Answer the questions on a separate sheet(s) - these questions provide the applicant with an opportunity to explain why the requested change is needed, impacts of the change, and consistency with our community's Comprehensive Plan.

1. Why do you want to change the Future Land Use Map?
2. Is your request compatible with adjacent and nearby properties?
3. Are there any existing code violations associated with the subject property?
4. How does your request further the concepts reviewed in the Vision Statement for the Comprehensive Plan? This is an opportunity to explain to citizens and elected officials how the requested change fits into the larger vision provided by the Comprehensive Plan. The Vision Statement is available at the link below.
https://www.talgov.com/Uploads/Public/Documents/place/comp_plan/tlc-cp00-introd.pdf

ATTACHMENT 8

- 1) I WANT TO CHANGE THE FUTURE LAND USE MAP TO HAVE PROPERTY THE SAME ZONING C-45
- 2) MY REQUEST ^{IS} COMPATIBLE WITH THE ADJACENT PROPERTY WHICH WE SHARE A COMMON BORDER LINE EAST & WEST OF EACH OTHER
- 3) THERE ARE NO CODE VIOLATIONS ON THE PROPERTY
- 4) THIS REQUESTED CHANGE MATCHES THE C-45 ZONING OF HALF OF THE PROPERTY NOW.

Optional Sustainable Development Pattern Survey

The City of Tallahassee and Leon County have consistently expressed a commitment to promote more sustainable development patterns. Consistent with this commitment, the Planning Department requests that applicants complete the following survey.

Is the proposed site in the: City or County

Is the proposed site in the Urban Services Area: Yes or No

Is the proposed site in the Multimodal Transportation District: Yes or No

Is the proposed site near the following existing or approved developments?

	Within ¼ mile	Within ½ mile	Sidewalks available? (Y/N)	Bike lanes available? (Y/N)	Multiuse Trail available? (Y/N)
Elementary School					
Middle School					
High School					
College/ University					
Employment Center					
Shopping Center					
Grocery Store					
Restaurant					
Bank					
Pharmacy					
Convenience Store					
Bus stop					
Park or Greenway					
Other Neighborhood					

What the Comprehensive Plan says about sustainable development patterns:

The Comprehensive Plan provides significant direction on the preferred location and type of growth desired by the City and County, in general terms and in relation to specific areas and land use categories. These policies indicate that services, including mass transit, transportation, parks, and utilities, should be available within the Urban Services Area, especially within the Central Core and Southern Strategy Areas. In addition, many policies infer promotion of mixed-use land development patterns, "walk to" commercial, safe pedestrian access, and encourage a reduction of the number and lengths of vehicle trips. For example, the Parks and Recreation Element directs the Commission to include density as a consideration in acquiring a "local" park: specifically, the Commission should consider whether 5,000 people live within 1/2 mile of the proposed park, a density of approximately 4 dwelling units per acre.

Map of Urban Services Area



Map of Multimodal Transportation District

