



**CITY OF TALLAHASSEE
NOTICE OF PROPOSED DRI DEVELOPMENT ORDER AND
PUD CONCEPT PLAN AMENDMENTS**

Applications for a **DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER (DO) CHANGE** and a **PLANNED UNIT DEVELOPMENT (PUD) CONCEPT PLAN AMENDMENT** have been filed with the Tallahassee Growth Management Department and Tallahassee-Leon County Planning Department. Below please find a summary of the request.

Project Name: Southwood DRI Seventh Amendment (TDA200003); and
Southwood PUD Major Amendment (TRZ200017)

Property Tax ID#: Multiple; on file with the Planning Department

Project Location: The project is generally bounded by Apalachee Parkway on the north, Southwood Plantation Road and Biltmore Avenue on the east, Tram Road on the south, and Capital Circle Southeast (CCSE) on the west.

Project Area: 3,332 acres ±

Project Description: The application proposes to amend the current DRI and PUD to 1) re-designate nine districts in the PUD Concept Plan, which includes creating a new Town Center at the northeast corner of CCSE and Merchants Blvd.; 2) reduce front setback to 15 feet along a segment of Four Oaks Blvd in Town Center; 3) update the Stormwater Master Facilities Plan; 4) update the Trail System Plan; 5) update the Utility Concept Plan; 6) revise transportation analysis to demonstrate no increase in impacts; 7) amend Table 3.1 in the PUD and Exhibit B.1 in the DRI development order; 8) reorganize and update the PUD document; 9) update the DRI buildout dates, expiration date, and phasing schedule; 10) update the DRI workforce housing requirements; 11) revise the DRI transportation mitigation requirements; 12) update the DRI development order; and 13) convert traffic concurrency entitlement to: reduce residential units by 110; reduce commercial square footage by 107,549; reduce industrial square footage by 153,000; reduce hotel rooms by 27; reduce office square footage by 193,000; and increase education square footage by 131,000.

Applicant's Agent: Carlton Fields (850) 224-1585

***Please note that the meetings listed below will be held via video conference, if the State of Emergency order due to Coronavirus/COVID-19 pandemic is still in effect. You can verify how to view or participate in each meeting at the following links:**

DRC: <https://www.talgov.com/growth/growth-meetagenda.aspx>

Planning Commission: <https://www.talgov.com/place/pln-cms-agenda.aspx>

City Commission: <https://go.boarddocs.com/fla/talgov/Board.nsf/Public>

County Commission: <https://www2.leoncountyfl.gov/coadmin/agenda/>

The DRI amendment and PUD concept plan amendment will be reviewed by City staff prior to the scheduled meetings to assure that it meets the standards required by law for review within the City of Tallahassee. The DRI amendment application will be on file with the Tallahassee Growth Management Department and may be inspected between the hours of 7:30 A.M. and 4:30 P.M., Monday through Friday. The Growth Management Department is located on the 3rd floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, Florida. The telephone number of the Growth Management Department is (850) 891-7001. The PUD concept plan amendment application will be on file with the Tallahassee-Leon County Planning Department and may be inspected between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday. The Planning Department is located on the 3rd floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, Florida. The telephone number of the Planning Department is (850) 891-6400.

The **City of Tallahassee Development Review Committee (DRC)** will review the PUD concept plan application on **September 14, 2020 at 9:00 A.M.** in the Growth Management Conference Room, 1st floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, Florida. The public is invited to attend the DRC meeting at which the DRC committee will recommend the concept plan application for approval, approval with conditions, or denial. The DRC will hear public input. Speakers are requested to limit their presentations on the proposed rezoning to 3 minutes. The DRC will also consider written comments and those may be submitted to **Mary Jean Yarbrough**, Planning Department, 3rd floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, Florida 32301 or Fax to (850) 891-6404. The DRC's recommendation will be presented to the Tallahassee-Leon County Planning Commission at the date and time stated in the following paragraph.

The Tallahassee-Leon County Planning Commission will hold public hearings on the DRI amendment and PUD concept plan amendment on **October 6, 2020 at 6:00 P.M.** in the Conference Room, 2nd floor, Frenchtown Renaissance Center. The purpose of these hearings is for the Planning Commission to receive public input on the applications and to render and forward a recommendation on the applications to the City or County Commission as applicable. Speakers are requested to limit their presentations on the applications to 3 minutes. For a City project, persons with standing may file a petition for quasi-judicial proceedings within fifteen (15) calendar days from the date on which the decision is rendered, in accordance with the bylaws of the Planning Commission and the City of Tallahassee Land Development Code (for a decision on a City of Tallahassee Type C application, persons with standing may file a petition for quasi-judicial

proceedings within 30 days from the date the decision is rendered). For a County project, persons with standing may file a petition for quasi-judicial proceedings within fifteen (15) calendar days of the date of publication of notice of the Planning Commission Public Hearing on the application in the Tallahassee Democrat, in accordance with the bylaws of the Planning Commission and the Leon County Land Development Code. To be valid, a petition for formal proceedings must satisfy the requirements of the Planning Commission bylaws and must be timely filed. Copies of the bylaws are available from the Planning Department, 3rd floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, Florida at a reasonable cost. Further information regarding formal proceedings is available from the **Planning Commission Clerk**, Planning Department, at (850) 891-6400.

The **Board of County Commissioners** is tentatively scheduled to hold a public hearing on the DRI amendment on **December 8, 2020 at 6:00 P.M.** in the County Commission Chambers, 5th floor, Leon County Courthouse. The County Commission will render a decision on the proposed change at the public hearing unless a subsequent time certain is set by the County Commission. These meetings are open to the public and public input will be accepted. Please monitor the date of the hearing at <http://www2.leoncountyfl.gov/coadmin/agenda/2020Schedule.pdf> as the actual date is subject to change.

The **City Commission** is tentatively scheduled to hold a public hearing on the DRI amendment and PUD concept plan amendment on **December 9, 2020 at 6:00 P.M.** in the City Commission Chambers, 2nd floor, City Hall. The City Commission will render a decision on the rezoning application at the public hearing unless a subsequent time certain is set by the City Commission. These meetings are open to the public and public input will be accepted. Please monitor the date of the hearing at <http://www.tal.gov.com/commission/commission-meetings.aspx> as the actual date is subject to change.

You are hereby notified in accordance with Chapter 286.0105, Florida Statutes, should you decide to appeal any decision made by the Planning Commission and City Commission or take exception to any findings of fact with respect to any matter considered at the hearings referred to above, you may need to ensure that a verbatim record of the proceedings is made. Such a record shall include the testimony and evidence upon which the appeal is to be based.

The Florida Land Use and Environmental Dispute Resolution Act provides an opportunity for an owner of property who believes that a development order is unreasonable or unfairly burdens the use of his real property to apply for a special master proceeding. Owners of real property contiguous to the site will be provided a copy of any such request for a special master proceeding filed with the Planning Department. Any substantially affected party who submits oral or written testimony of a substantive nature which states with particularity objections to or support for any development order at issue may also receive a copy of any request filed under the Florida Land Use and Environmental Dispute Resolution Act by filing a written request for such copy with Planning Commission Clerk, Planning Department, 3rd floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, FL 32301.

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

If you have specific concerns that you may wish to have considered addressing factors that are unique to this area of the City, you may wish to submit written comments in response to this notice. These written comments will be presented to the DRC, Planning Commission and County Commission.

The form below is for your convenience and may be returned to **Mary Jean Yarbrough**, Tallahassee-Leon County Planning Department, 3rd floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, Florida 32301. The fax number for the Planning Department is (850) 891-6404. The Planning Department phone number is (850) 891-6400.

PLANNING DEPARTMENT

(TRZ200017)

I/We as owner(s) of Lot _____, Block _____ of the _____ (Subdivision)

or street address: _____ wish the following information to be considered by the Planning/City Commission: _____

SIGNED: _____

General Location Map

**Southwood PUD Amendment
Major Amendment**

