

**GROWTH MANAGEMENT  
LAND USE and ENVIRONMENTAL**

**Eligible Land Use Compliance  
Certificates (LUCC)**

**For the Period:  
03/11/2018 to 03/17/2018**





**Certificate #: TCC180035**

**Parcel Number(s):**

**Zoning District: CP**

212851 C0002

**Description:**

The project site consists of four parcels totaling 7.26 acres on the east side of Appleyard Drive, south of West Tennessee Street. The project scope includes the following: a.) The existing structure will be renovated, used for storage, and will not be accessed by the public; and b.) Seven buildings will be constructed and used for self-storage with public access. The size of the existing and new buildings is summarized as follows:

Existing #1 – 9,227 square feet

Proposed #1 (three story) – 97,284 square feet

Proposed #2 (one story) – 2,300 square feet

Proposed #3 (one story) – 2,000 square feet

Proposed #4 (one story) – 2,000 square feet

Proposed #5 (one story) – 1,800 square feet

Proposed #6 (one story) – 1,800 square feet

Proposed #7 (one story) – 1,700 square feet

In addition to the above, the project will also include a 1,000 square foot structure comprised of pre-fab storage units. The noted property is eligible for the potential development described above, subject to the following:

1. Environmental review will include a Natural Features Inventory, an Environmental Impact Analysis, Stormwater Concurrency, and an Environmental Management Permit.
2. Concurrency review is required.
3. A Type A site plan is required. A Type B site plan is required if any deviations are necessary from the Tallahassee Land Development Code.
4. The site is zoned Commercial Parkway (CP) and is in the Multi-Modal Transportation District (MMTD). The project must be consistent with the permitted principal land uses at Sec. 10-258, TLDC, and the development standards at Sec. 10-280 through Sec. 10-285, TLDC.

Be advised that additional land development regulations may limit the amount of development on the property.

**Conditions:**

- 1 Concurrency Certificate - Contact Land Use and Environmental Services at (850) 891-7100.
  - 2 Natural Features Inventory - Contact Land Use and Environmental Services at (850) 891-7100.
  - 3 Type A Site Plan Review - Contact Land Use and Environmental Services at (850) 891-7100.
  - 4 Building Permit / Certificate of Occupancy - Contact Building Inspection (850) 891-7050.
  - 5 Environmental Permit - Contact Land Use and Environmental Services at (850) 891-7100.
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**Certificate #: TCC180038**

**Parcel Number(s):**

**Zoning District: CP**

2119510091086

**Description:**

The noted parcel is eligible for the proposed development of 4,000 square feet of new retail commercial with associated parking and amenities.

This parcel has an associated Limited Use Site Plan under Ordinance Number 88-Z-0017AA. This Limited Use Site Plan would be abandoned as part of an approved development agreement.

Portions of this site contain existing stormwater management facilities permitted under file TOP090207. The plans on file show existing easements (conservation, drainage) that may limit the amount of area to be developed on this parcel.

If any deviations are requested then a Type I site plan will be required. Be advised that additional land development regulations may limit the amount of development on the property.

**Conditions:**

- 1 Concurrency Certificate - Contact Land Use and Environmental Services at (850) 891-7100.
  - 2 Natural Features Inventory - Contact Land Use and Environmental Services at (850) 891-7100.
  - 3 Type A Site Plan Review - Contact Land Use and Environmental Services at (850) 891-7100.
  - 4 Building Permit / Certificate of Occupancy - Contact Building Inspection (850) 891-7050.
  - 5 Environmental Permit - Contact Land Use and Environmental Services at (850) 891-7100.
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**Certificate #: TCC180039**

**Parcel Number(s):**

**Zoning District: LP**

1431206060000

**Description:**

The project scope consists of installing three (3) new classroom buildings comprised of modified shipping containers. Each classroom / shipping container is approximately 960 gsf, so the total new classroom area is 2,880 gsf. The project will include some additional sidewalk and access areas that have yet to be determined. The project area is located within the existing Maclay campus, between two existing buildings, in a pervious/grassed courtyard area. The noted property is eligible for the potential development described above, subject to the following: a.) North Meridian Road on the project's western boundary is a Canopy Road, and development must meet the criteria of the Canopy Road Overlay District at Sec. 10-302, TLDC; b.) A Natural Features Inventory and an Environmental Management Permit are required; c.) Because the project is at an existing school, a Type C site plan is not required; and d.) Because development would exceed 2,500 square feet, a Type A or B site plan is required, depending on whether deviations are needed. Be advised that additional land development regulations may limit the amount of development on the property.

**Conditions:**

- 1 Canopy Road - Contact Urban Forester at (850) 891-8635.
  - 2 Concurrency Certificate - Contact Land Use and Environmental Services at (850) 891-7100.
  - 3 Natural Features Inventory - Contact Land Use and Environmental Services at (850) 891-7100.
  - 4 Type A Site Plan Review - Contact Land Use and Environmental Services at (850) 891-7100.
  - 5 Building Permit / Certificate of Occupancy - Contact Building Inspection (850) 891-7050.
  - 6 Environmental Permit - Contact Land Use and Environmental Services at (850) 891-7100.
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**Certificate #: TCC180040**

**Parcel Number(s):**

**Zoning District: RP-1**

1103202030000

**Description:**

The noted parcel is eligible for the proposed development of 115 single family detached homes on the portion zoned Residential Preservation - 2 (RP-2), and 8 single-family homes on the portion zoned Residential Preservation - 1 (RP-1). Be advised that additional land development regulations may limit the amount of development on the property.

**Conditions:**

- 1 Concurrency Certificate - Contact Land Use and Environmental Services at (850) 891-7100.
  - 2 Preliminary Plat/Final Plat - Contact Land Use and Environmental Services at (850) 891-7100.
  - 3 Natural Features Inventory - Contact Land Use and Environmental Services at (850) 891-7100. Please note that this will also require an Environmental Impact Analysis.
  - 4 Building Permit / Certificate of Occupancy - Contact Building Inspection (850) 891-7050.
  - 5 Stormwater Concurrency.
  - 6 Environmental Permit - Contact Land Use and Environmental Services at (850) 891-7100.
  - 7 School Concurrency Impact Analysis - Contact Leon County School Board at (850) 617-1800.
  - 8 One or more attached parcels may be used for inclusionary housing. Contact Planning (850) 891-640
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