**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.

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

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### A. APPLICANT INFORMATION

<table>
<thead>
<tr>
<th>Applicant Name:</th>
<th>D.R. Horton Inc.</th>
</tr>
</thead>
</table>
| Address:        | 2457 Care Dr. Suite 204  
Tallahassee, FL 32308 |
| Telephone:      | 850-687-4450 |
| E-mail Address  | srhaires@drcortin.com |
| Property located in: |  
City x Unincorporated County  |
| Tax I.D.(s) #: | 3102204130000 |
| Parcel size (acres): | 129.80 |
| Current Future Land Use Map designation: | Suburban & Rural |
| Requested Future Land Use Map designation: | Suburban |

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### 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.

- x 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.talgov.com/place/pln-3uapps.aspx](https://www.talgov.com/place/pln-3uapps.aspx). The fee for the rezoning application will be collected after the Local Planning Agency Public Hearing.

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Page 1 of 2
Attachment 5: Completed School Impact Analysis Form.
Attachment 6: Potable Water and Sanitary Sewer capacity and availability letter.
Attachment 7: Transit service analysis
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 in 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.

- One (1) signed original of the completed application, attachments, and supporting documentation
- 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.
- Application fee in the form of a check payable to the City of Tallahassee or Leon County Board of County Commissioners.
- Commitment to pay the rezoning application fee after the Local Planning Agency Public Hearing

APPLICATION DEADLINE:
Friday, September 25, 2020 5:00 PM (EST)

Received by the Tallahassee-Leon County Planning Department on the ___ day of ___November__, 202__

[Signature]
Staff Signature

Signature of Property Owner or Agent

- Application for Amendment of Future Land Use Map Designation -
Page 2 of 2
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 16, 2020**. Please contact the Planning Department in advance to schedule a pre-application conference by calling (850) 891-6400.

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**Applicant Name:** D.R. Horton Inc.  
**Date:** 11-5-21

**Telephone:** (850) 687-4450  
**E-mail (optional):** srhaire@dhorton.com

**Property located in:**  
___ City  
___ Unincorporated County

**Tax I.D. #:** 3102204130000  
**Parcel size (acres):** 129.80

**Current Future Land Use Map designation:** Suburban & Rural

**Requested Future Land Use Map designation:** Suburban

___ Small Scale Amendment (10 acres or fewer) or  
___ Large Scale Amendment (more than 10 acres)

**Maximum development:**  
Residential units: 2596  
Nonresidential square feet: __________

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**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

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**Notes:**

Two FLUM designations on parcel, Suburban & Rural, propose taking entire parcel to Suburban, PUD38, CPA, and R zoning, rezoning to R-3 on CPA & R portions of property. USA Boundary amendment needed to encompass entire parcel.  
Application pending waiver of deadline by BOCC

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**Planner**  
**Applicant**
I. Ownership.
I, _____________________________, hereby attest to ownership of the property described below:
Parcel I.D. Number(s) 31-02-20-413-0000
Location address: ____________________________________________________________
____________________________________ 0 Southwood Planation Rd.
____________________________________
for which this Application is submitted.
The ownership, as recorded on the deed, is in the name of: The St. Joe Company, LLC

Please complete the appropriate section below:

☐ Individual
☐ Corporation
Provide Names of Officers:
Jorge Gonzalez, EVP
Elizabeth J. Walters, SVP
Briegette Precise, SVP
Dan Velazquez, Assit Sec.
Den of State Registration No.
132442

☐ Partnership
Provide Names of General Partners:
____________________________________
____________________________________

Name/Address of Registered Agent:
Elizabeth J. Walters
130 Richard Jackson Blvd. St.200
Panama City Beach, FL 32407

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: Urban Catalyst Consultants, Inc.
Address: 2851 Remington Green Circle. Ste. D, Tallahassee, FL 32308
Contact Person: Sean K. Marston, P.E.
Telephone No.: 850-999-4241

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

Print
Name: __________________________
Address: __________________________
Phone No.: __________________________

☐ Partnership

Print Partnership Name
By: __________________________
Signature
Print
Name: __________________________
Its: __________________________
Address: 130 Richard Jackson Blvd. St. 200
Panama City Beach, FL 32407
Phone No.: 850-231-7413

Please use appropriate notary block.

STATE OF __________________________
COUNTY OF __________________________

☐ Individual

Before me, this day of __________, 20__, personally appeared __________________________, 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 __________________________, a corporation, on behalf of __________________________, a 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.

Signature of Notary
______________________________
Print Name: __________________________
Notary Public

(NOTARY STAMP)

My commission expires:

SHERRI A. JANKOWSKI
MY COMMISSION # GG 145823
EXPIRES: January 24, 2022
Bonded thru Notary Public Underwriters
Attachment 3
Attach a legal description or a copy of the deed for the subject property

1 1S 1E 59.425 AC
IN SE 1/4 LYING SOUTH OF HWY
DB 195/442 OR 280/501 319/339

And

Legal Desc:
12 1S 1E 110.12 AC
IN NE 1/4
DB 30/502 198/189 OR 937/1411
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.
- 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.
- 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.
Leon County
APPLICATION FOR
REZONING REVIEW

The undersigned, owner of the hereinafter-described property, hereby petitions Leon County 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: CPA and Rural

To: E-3 (portion of parcel with PUD38 is not changing)

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

310220413000

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.

NOTE: In accordance with Leon County Policy 02-08, beginning January 1, 2003, all paid lobbyists intending to engage in any lobbying activities before the Leon County Board of County Commissioners on behalf of any person or entity must register with the Clerk of Court, Finance Department by filing a completed Leon County Lobbyist Registration form and paying an annual registration fee of $25.

Updated 03-30-17
Page 1 of 5
Submitted By:

Owner’s Name(s):  
Name:  
Phone:  
E-Mail:  
Fax:  
Street:  
City:  
ST: ___ Zip+4:  

Agent’s Name(s):  
Name: Stewart Haire  
Phone: 850-687-4450  
E-Mail: SHaire@dmhorts.com  
Fax:  
Street: 2457 Care Drive, Suite 204  
City: Tallahassee  
ST: FL Zip+4: 32308  

Optionee’s Name(s):  
Name:  
Phone:  
E-Mail:  
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 __________________________ (print name) as the property owner or authorized property owner representative have read and understand the Leon County Application for Rezoning Review Information Packet and acknowledge submittal of a rezoning review application from CPA 1/2 (district) to R-3 (district).

_________________________________ Signature
Property Owner/Authorized Representative

Witness

11/5/21 Date

Witness

11/5/21 Date
SCHOOL IMPACT ANALYSIS FORM

Agent Name: Stewart Haire
Applicant Name: D. R. Horton Inc.
Address: 2457 Care Dr. Suite 204, Tallahassee, FL 32308
Date: 11/15/2021
Telephone: 850 687 4450
Fax: 
Email: srhaire@dhhorton.com

1. Location of the proposed Comprehensive Plan Amendment or Rezoning:
   Tax ID #: 3102204130000
   Property address: East of Southwood Plantation Rd.
   Related Application(s): rezoning request accompanying comp plan amendment

2. Type of requested change:
   - Comprehensive plan land use amendment that permits residential development.
   - Rezoning that permits residential development.
   - Nonresidential land use amendment adjacent to existing residential development.
   - Nonresidential rezoning adjacent to existing residential development.
   - None of the above

3. Proposed change in Future Land Use and Zoning classification:
   - Comprehensive plan land use From: Suburban & Rural To: Urban Residential - 2
   - Zoning From: Rural & CPA To: R-3

Planning Department staff use only:

4. Maximum potential number of dwelling units allowed by the request:
   Number of acres: 129.8
   Number of dwelling units allowed per acre: 8
   Maximum number of dwelling units allowed: 1038
   Type(s) of dwelling units: Single family detached and two family dwellings as allowed by zoning

Leon County Schools staff use only:

5. School concurrency service areas (attendance zones) in which property is located.
   Unofficial until approved by the School Board. Scheduled for the 12/14/21 meeting.

<table>
<thead>
<tr>
<th>Elementary: Conley</th>
<th>Middle: Fairview</th>
<th>High: Rickards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Present capacity  405</td>
<td>440</td>
<td>476</td>
</tr>
<tr>
<td>Post Development capacity 195</td>
<td>354</td>
<td>383</td>
</tr>
</tbody>
</table>

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.
November 18, 2021

Mr. Stuart Haire  
D.R. Horton  
2457 Care Drive  
Tallahassee, FL 32308

Re: Availability of Water and Sewer at Parcel 3102204130000

The City of Tallahassee has no central water or sewer utilities currently available to the subject parcel.

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

Sincerely

UNDERGROUND UTILITIES & PUBLIC INFRASTRUCTURE

[Signature]

Demetri Williams  
Engineering Tech. IV  
UU&PI Engineering
**Agent Name:**

**Applicant Name:** D.R. Horton, Inc.

**Address:** 2457 Care Dr. Suite 204
Tallahassee, FL 32308

**Date:** 11/5/21

**Telephone:** 850-687-4450

**Fax:**

**Email:** SRHaire@drrhorton.com

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

- **Tax ID #:** 3102204130000
- **Property address:** East of Southwood Plantation Rd.
- **Related Application(s):**

**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
- [ ] Killearn
- [ ] Live Oak
- [ ] Moss
- [ ] Park
- [ ] Red Hills
- [ ] San Luis
- [ ] Southwood
- [ ] Tall Timbers
- [ ] Trolley

**Campus Routes**

- [ ] Seminole Express
- [ ] Venom Express

**Other Routes**

- [ ] Other
- [X] None of the above

*Maps and route schedules are available on the StarMetro website at http://www.talgov.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
1. Why do you want to change the Future Land Use Map?
   
   We plan to help meet the need for a more diverse housing supply here in the Tallahassee market through the development new communities in all parts of Tallahassee.

2. Is your request compatible with adjacent and nearby properties?
   
   Yes. This request is the same land use as adjacent properties.

3. Are there any existing code violations associated with the subject property?
   
   I am not aware of any existing code violations. But would ask code officials to verify.

4. How does your request further the concepts reviewed in the Vision Statement for the Comprehensive Plan? This in an opportunity to explain to citizens and elected officials how the requested change fits into the larger vision provided by the Comprehensive Plan.

   The request furthers the vision statement by encouraging new residential developments “it is the intent of the plan to maintain the integrity of existing neighborhoods while encouraging new residential developments to incorporate a wider range of non-residential uses.”
The request furthers the vision statement by encouraging new residential developments “It is the intent of the plan to maintain the integrity of existing neighborhoods while encouraging new residential developments to incorporate a wider range of non-residential uses.”

Stewart Haire  
Land Acquisitioner  
Northern Gulf Coast – Tallahassee- Florida

D.R. HORTON  
2457 Care Drive  
Tallahassee, FL 32308  
m: 850-687-4450

Home for every stage in life.  |  D.R. Horton · Express · Emerald · Freedom

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Informal Neighborhood Meeting Form for Developments and Land Use Changes

The Planning Department strongly encourages applicants for development approval or land use changes adjacent to single family residential land uses to meet informally with adjacent neighbors or the Neighborhood/Homeowner’s Association(s) to provide an early opportunity for dialogue. The applicant and/or neighborhood(s) may use this attachment, at their discretion, to indicate to relevant Departments and recommending bodies the outcome of any discussions. Please answer the questions below, using additional pages if necessary.

Type of application: □ Comp. Plan Amendment □ Rezoning □ Development

Formal title of application: ___________________________ Date: ___________________________

Name of writer: ___________________________ Date: ___________________________

Writer’s affiliation (applicant/association/other): ___________________________

1. Did the applicant meet with the affected Neighborhood/ Homeowner’s Association(s) or other residents?
   □ Yes □ No
   A. Title of the Association(s): ___________________________
   B. Name of neighborhood(s): ___________________________
   C. Dates of meeting(s): ___________________________
   D. Number of residents/representatives present at each meeting: ___________________________

3. What initial concerns did the neighborhood or representatives communicate?
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

4. If any, how did the applicant revise plans in to address the above concerns?
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

5. If revisions were made, did they resolve concerns of the neighbors/representatives?
   □ All concerns were resolved □ Some concerns were resolved but not others
   □ No concerns were resolved

6. If plans were revised, what continuing or new concerns did the neighborhood communicate?
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

7. Can the continuing or new concerns be alleviated through a reasonable revision of plans?
   □ Yes □ No

8. Is the applicant willing to continue discussions with the neighbors or representatives?
   □ Yes □ No
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?*

<table>
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<tr>
<th></th>
<th>Within ¼ mile</th>
<th>Within ½ mile</th>
<th>Sidewalks available? (Y/N)</th>
<th>Bike lanes available? (Y/N)</th>
<th>Multiuse Trail available? (Y/N)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary School</td>
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<tr>
<td>Middle School</td>
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<td>High School</td>
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<td>College/ University</td>
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<td>Employment Center</td>
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<td>Shopping Center</td>
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<td>Grocery Store</td>
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<td>Restaurant</td>
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<td>Bank</td>
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<td>Pharmacy</td>
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<td>Convenience Store</td>
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<td>Bus stop</td>
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<td>Park or Greenway</td>
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<tr>
<td>Other Neighborhood</td>
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</table>
**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**
Application for Amending the Text of the Comprehensive Plan

Including changes to maps other than the Future Land Use Map

Text Amendments submitted by entities other than a department of Leon County or City of Tallahassee government or the Planning Commission must be approved by the City or County Commission.

Please contact the Planning Department prior to the pre-application deadline of September 16, 2020 to discuss this process.

Applicant Name: D.R. Horton Inc.

Address: 2457 Care Dr. Suite 204
Tallahassee, FL 32308

Telephone: 850-687-4450

E-mail Address: srhaire@drhorton.com

Goals, Objectives, Policy Numbers or figures to be amended: Urban Services Area

REQUIRED ATTACHMENTS

_n/a_ Attachment 1: A strikethrough/underline version of any requested text changes.

_x_ Attachment 2: Amended version of any requested changes to maps or figures.

____ Attachment 3: Statement of the problem that is to be addressed by the requested amendment and anticipated positive effects of the request on the community.

APPLICATION FEES

City of Tallahassee: $500
Leon County (Unincorporated Areas): $500

APPLICATION DEADLINE: Friday, September 25, 2020 at 5:00 PM (EST)

Received by the Tallahassee-Leon County Planning Department on the 5th day of November, 2021

[Staff Signature] [Signature of Applicant]