

Meeting Date: March 2, 2020

Category: Public Hearing

Subject/Title: First and Only Public Hearing on Ordinance 21-Z-08; Proposed Amendment to the Official Zoning Map to Change the Zoning Classification from the Planned Unit Development (PUD) Zoning District to the Open Space (OS) Zoning District —Cherie Bryant, Planning

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For more information, please contact: Chris Ibarra, Planner I, (850) 891-6400.

### ***Statement of Issue***

The rezoning application proposes to change 109.04 acres from the Planned Unit Development (PUD) zoning district, which allows a large variety and intensity of industrial operations, to the Open Space (OS) zoning district, which allows public and private open space and natural areas, agriculture, cemeteries, and storm water management facilities. The subject property is located at Parcel ID 4105200020000 within the Delta Industrial Park PUD on the east side of Capital Circle Southwest, approximately 1,911 feet south of the intersection of Capital Circle Southwest and West Pensacola St. The applicant is the Blueprint Intergovernmental Agency, and the agent is George & Associates, Inc. The proposed ordinance, including a location map, is included as Attachment 1.

This application is a quasi-judicial proceeding. Ex parte communications are prohibited during review of quasi-judicial proceedings. Ex parte communications are oral or written off-the-record communication made to decision-making personnel, without required notice to the parties that is directed to influence or attempt to influence the merits or outcome of a decision. This term does not include procedural, scheduling and status inquiries or other inquiries or requests for information that have no bearing on the merits or outcome of the proceeding.

### ***Recommended Action***

Option 1: Find proposed Ordinance 21-Z-08 consistent with the Tallahassee-Leon County Comprehensive Plan and recommend that the City Commission adopt it, thereby amending the Official Zoning Map from the Planned Unit Development (PUD) zoning district to the Open Space (OS) zoning district, based upon the

findings of fact and conclusions of law set forth in this report and any evidence submitted at the hearing hereon.

### ***Fiscal Impact***

Staff time required to process the rezoning and costs associated with local and state advertising requirements.

### **Supplemental Material/Issue Analysis**

#### ***History/Facts & Issues***

**Original Zoning:** The parcel was zoned Agricultural District (A-2) & Office Residential (OR) in 1970. Agricultural District (A-2) was intended to apply to non-urban areas wherein normal agricultural activities, outdoor recreational activities, certain resources development activities and other uses compatible with agricultural uses are carried on. The regulations in this district are intended to permit a variety of activities which may require non-urban locations and at the same time minimize possible blighting influences of intensive uses on adjoining properties. Office Residential was intended to apply to urban areas with a transitional character, wherein a variety of housing types and compatible non-retail activities and certain educational, religious, non-commercial recreational and accessory retail commercial service of a limited nature are permitted.

**Zoning:** On September 27, 1980 the parcel was rezoned from Agricultural District (A-2) & Office Residential (OR) to General Industrial District (M-2) (Limited Use) which allowed principal unrestricted uses permitted are off-street parking facilities; service stations without major mechanical repairs as an accessory use; service stations without major mechanical repairs as an accessory use; transportation activities, freight handling; and warehousing in enclosed structures.

**Zoning:** On April 9, 1986 the parcel was rezoned from General Industrial District (M-2 - limited use) to General Industrial District (M-2) which is intended to apply to urban areas with convenient access to transportation facilities, wherein a large variety and intensity of industrial operations are permitted. The district is intended to accommodate most industrial activities which do not detrimentally affect the environment, but it is not intended to accommodate those commercial or residential uses which may restrict or hamper the industrial operations.

**1997 Site Specific Zoning:** The parcel was rezoned to Planned Unit Development (PUD) after the Site specific zoning ordinance became effective in November, 1997.

**April 7, 2021:** Ordinance 21-Z-08 will be introduced to the City Commission.

**April 21, 2021:** The City Commission is scheduled to hold the first and only public hearing on Ordinance 21-Z-08.

Summary of Application

The subject property is located in the Delta Industrial Park PUD on the east side of Capital Circle Southwest, approximately 1,911 feet south of the intersection of Capital Circle Southwest and Pensacola St. (see location map in Attachment 1). The subject property is currently vacant and its existing land use is Governmental Operations. The current zoning of Planned Unit Development (PUD) does not allow open space.

The site was previously zoned General Industrial District (M-2), which is intended to apply to urban areas with convenient access to transportation facilities, wherein a large variety and intensity of industrial operations are permitted. The district is intended to accommodate industrial activities that do not detrimentally affect the environment, but it is not intended to accommodate those commercial or residential uses which may restrict or hamper the industrial operations. There are multiple zoning designations in the area. The subject property is immediately adjacent to Commercial Parkway (CP) and Light Industrial (M-1) to its west, Office Residential 3 (OR-3) to the north, Light Industrial (M-1) and Open Space (OS) to its south and Residential Preservation 1 (RP-1) to the east. The proposed rezoning would provide passive and active recreational facility needs to the community and the area. The rezoning application of the Planned Unit development (PUD) to Open Space (OS) is to allow the construction of the Debbie Lightsey Nature Park. The project would protect environmentally sensitive land, habitats and natural features and to provide increase space of recreational opportunities within enhanced connectivity to and from residential areas. This project will create 6.5 miles of greenways, passive park within 109 acre natural areas, complete with bike and hiking trails, picnic areas, boardwalks and bird watching overlooks for the Southwest area community. The proposed rezoning would designate the PUD to Open Space zoning designation and provide a suitable frontage to Capital Circle, which is a Principal Arterial.

## Public Notification & Response

The application requires City Commission action. This request has been noticed and advertised in accordance with the provisions of the Tallahassee Land Development Code. The Planning Department mailed 381 notices to property owners and tenants within 1,000 feet of the subject property. To date, staff have received no public comments. (See Attachment 2)

## Facts and Issues

In accordance with Section 10-51 (Procedures for Official Zoning Map Amendments) of the Tallahassee Land Development Code, the City shall consider the following in determining whether to recommend approval or denial of an application:

**1. *Comprehensive Plan.*** *Is the proposal consistent with all applicable policies of the Comprehensive Plan?*

Yes. The proposed ordinance is consistent with the *Tallahassee-Leon County Comprehensive Plan*. The Open Space District is permitted in any Future Land Use Category established by the Comprehensive Plan. The subject property is in the Suburban Future Land Use Map (FLUM) Category [Future Land Use Element Policy 2.2.5].

The proposed rezoning is allowed in the Suburban FLUM category. The Open Space District allows implementation of any of the land use patterns in the Suburban future land use category.

**2. *Conformance with the Land Development Regulations.*** *Is the proposed rezoning in conformance with any applicable substantive requirements of the land development regulations, including minimum or maximum district size?*

Yes. The proposed rezoning does not create any inconsistencies with the allowed density, intensity or locational criteria of the OS district. The OS district is permitted in any Future Land Use Category established by the Comprehensive Plan. The intent of this district is to provide areas within the community for the resource conservation and passive or active recreation facility needs of the community. The OS district allows restaurants (without drive thrus) and retail uses, which enhance regional public parks with active recreational facilities, if integral to the parks design. The subject property is located within convenient

traveling distances to several neighborhoods, as well as multi-family housing, light industrials uses and recreational facilities and other convenience commercial activities.

A comparison of existing and proposed uses in the M-1 and OS zoning districts is provided in Table 1, and a comparison of the allowable density and intensity is contained in Table 2.

<b>Table 1: Uses and Activities Allowed by District</b>		
	<b>Zoning Districts</b>	
<b>Uses (X indicates the use is allowed)</b>	<b>M-2</b>	<b>OS</b>
Agriculture.		<b>X</b>
Apparel and accessories	<b>X</b>	
Automotive repairs	<b>X</b>	
Automotive- retail, tires, batteries and accessories	<b>X</b>	
Automotive- retail, parts and equipment	<b>X</b>	
Automotive sales and rentals franchised dealers only	<b>X</b>	
Boat sales and service	<b>X</b>	
Broadcasting studios	<b>X</b>	<b>X</b>
Cemeteries		
Car wash	<b>X</b>	
Chemicals and allied products	<b>X</b>	
Crematoriums	<b>X</b>	
Cocktail lounges and bars	<b>X</b>	
Communications and utilities activities	<b>X</b>	
Food processing excluding slaughter houses	<b>X</b>	
Kennels	<b>X</b>	
Laundries and dry cleaning establishments	<b>X</b>	
Lumber, wood, furniture and fixtures	<b>X</b>	
Manufacturing and assembly; precision instruments and goods	<b>X</b>	
Metals and allied products	<b>X</b>	
Mobile home sales lot	<b>X</b>	
Nature centers and related administrative and services facilities		<b>X</b>
Off-street parking facilities, services station without	<b>X</b>	

<b>Table 1: Uses and Activities Allowed by District</b>		
<b>Zoning Districts</b>		
<b>Uses (X indicates the use is allowed)</b>	<b>M-2</b>	<b>OS</b>
major mechanical repairs as an accessory use.		
Open space, natural areas, conservation areas and Wildlife management areas		<b>X</b>
Outdoor passive and active recreational facilities, including trails		<b>X</b>
Printing, publishing and allied industries	<b>X</b>	
Rental of tools, small equipment, or party supplies.		
Repair services-general (furniture, and similar uses excluding automotive).	<b>X</b>	
Restaurants (without drive thrus) and retail uses integral to parks containing active recreation facilities.		<b>X</b>
Retail building materials	<b>X</b>	
Restaurants and delicatessen	<b>X</b>	
Rubber, plastic and allied products	<b>X</b>	
Service Station with major mechanical repairs	<b>X</b>	
Silviculture		<b>X</b>
Storm water management facilities		<b>X</b>
Self-supporting transmission tower	<b>X</b>	
Stone, clay and glass products	<b>X</b>	
Transportation activities, freight handling	<b>X</b>	
Textiles and textile products	<b>X</b>	
Trailer sales and services	<b>X</b>	
Veterinary hospitals	<b>X</b>	
Wholesales activities	<b>X</b>	
Warehousing in enclosed structures	<b>X</b>	
Warehousing including open storage except salvage yards	<b>X</b>	
Warehousing including tank storage	<b>X</b>	
Welding and machine shops	<b>X</b>	

<b>Table 2: Density and Intensity Comparison</b>			
<b>Zoning District</b>	<b>Maximum Residential Density</b>	<b>Maximum Non-Residential Building Size</b>	<b>Potential Development on the Subject Site</b>
<b>PUD</b> <i>Current</i>	N/A	N/A	N/A
<b>OS</b> <i>Proposed</i>	N/A	1,000 square feet of gross building area per acre/300 square feet of gross building floor area per acre; individual buildings may not exceed 7,000 gross square feet	N/A
<b>Net Change in Use</b>			<b>-0 Non-residential gsf +0 Residential Units</b>

**3. Changed Conditions.** *Have the land use and development conditions changed since the effective date of the existing zoning district regulations involved, which are relevant to the properties?*

No. The land use and development conditions have not changed since the effective date of the existing zoning conditions. However, the proposed park will provide areas for passive and active recreation facilities needs for the community.

**4. Land Use Compatibility.** *Will the proposed rezoning result in any incompatible land uses, considering the type and location of uses involved?*

No. The predominant land use pattern surrounding the subject area is a mixture of zoning of OR-3 to the north, M-1 to the south, M-1 and CP to the west, RP-1, R-3, R5 to the east. As shown in Table 3, the immediate surrounding properties include the Army Reserve Center, an apartment complex, single-family housing, and a furniture leasing warehouse. Table 3 also shows the surrounding land uses in the immediate area. The subject property has direct access to the principal arterial roadway Capital Circle Southwest to the east. The subject property is currently a

vacant parcel, and there do not appear to be compatibility issues created with the proposed rezoning.

<b>Table 3: Surrounding Zoning and Land Use</b>				
<b>Area</b>	<b>Zoning</b>	<b>Land Use Category</b>	<b>Physical Use</b>	<b>Comments</b>
<b>Subject Parcel</b>	<b>M-2</b>	<b>Suburban</b>	<b>PUD (M-2)</b>	<b>Proposed use is Nature Park (currently not in vacant)</b>
North	OR-3	Suburban	Multiple family dwellings, office/retail commercial	
South	M-1	Suburban	Vacant	
East	RP-1/ R-3/ R5	Suburban/Urban Residential/Urban Residential 2/Residential Preservation	Single Family residential/Single Family Detached attached two-family residential/Manufactured homes and Single family detached	
West	M-1/CP	Suburban	Vacant/Furniture Leasing Warehouse	

**5. School Considerations.** *Is there capacity in area schools? What effects on enrollment could the proposed rezoning have on area schools?*

No review is necessary since there is no residential proposed or allowed in the Open Space District.

**6. Other Matters.** *Are there any other matters, which the Commission may deem relevant and appropriate?*

No.



### *Options*

1. Find proposed Ordinance 21-Z-08 consistent with the Tallahassee-Leon County Comprehensive Plan and recommend that the City Commission adopt it, thereby amending the Official Zoning Map from the Planned Unit Development (PUD) zoning district to the Open Space (OS) zoning district, based upon the findings of fact and conclusions of law set forth in this report and any evidence submitted at the hearing hereon.
2. Do not find proposed Ordinance 21-Z-08 consistent with the Tallahassee-Leon County Comprehensive Plan and do not recommend that the City Commission adopt it, thereby not amending the Official Zoning Map from the Planned Unit Development (PUD) zoning district to the Open Space (OS) zoning district, based upon the findings of fact and conclusions of law of the Planning Commission and any evidence submitted at the hearing hereon.
3. Provide staff alternative direction.

### *Attachments/References*

1. Proposed Ordinance and Location Map
2. Tallahassee Democrat Advertisement
3. Future Land Use Map Category and Zoning Districts

ORDINANCE NO. 21-Z-08

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN OPEN SPACE (OS) ON THE OFFICIAL ZONING MAP; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE, FLORIDA, AS FOLLOWS:

**SECTION 1:** That part or area of the City of Tallahassee shown and described on Exhibit A, attached hereto, is changed from PUD Planned Unit Development District and hereby designated and established as OS Open Space District on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

**SECTION 2.** All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

**SECTION 3.** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

**SECTION 4.** This ordinance shall become effective immediately upon its passage.

**INTRODUCED** by the City Commission on the \_\_\_\_ day of \_\_\_\_\_, 2021.

**PASSED** by the City Commission on the \_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF TALLAHASSEE

By: \_\_\_\_\_  
John E. Dailey  
Mayor

ATTEST:

APPROVED AS TO FORM:

By: \_\_\_\_\_  
James O. Cooke, IV  
City Treasurer-Clerk

By: \_\_\_\_\_  
Cassandra K. Jackson  
City Attorney

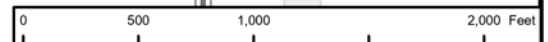
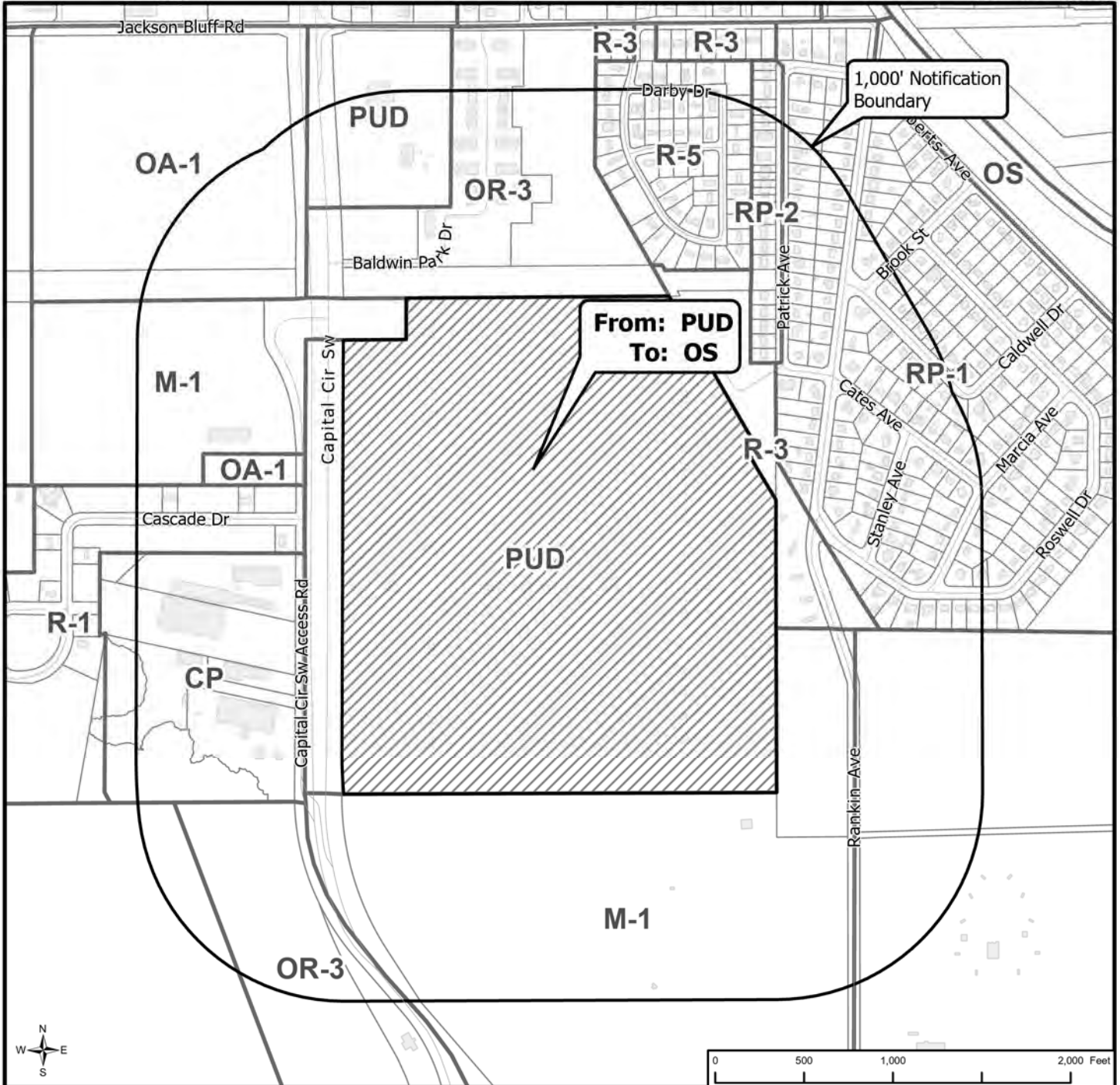
A parcel of land being in Section 5, Township 1 South, Range 1 West, Leon County, Florida, described as follows: Commence at a 5/8 inch iron rod and cap (no ID) marking the southeast corner of said Section 5; thence South  $89^{\circ} 24' 11''$  West 1,935.73 feet along the south line of said Section 5 to the centerline of survey of State Road 263 as shown on Florida Department of Transportation (F.D.O.T.) Right of Way Map F.P. No. 2197494 (said map being on file at F.D.O.T. District 3 Office, Chipley, Florida); said point being on a non-tangent curve to the left (concave westerly); thence from a tangent being of North  $06^{\circ} 48' 41''$  West, northwesterly along said survey line and said curve, having a radius of 955.32 feet, for an arc distance of 572.06 feet, through, a central angle of  $34^{\circ} 18' 35''$  to end of curve; thence North  $41^{\circ} 07' 16''$  West 347.19 feet along said survey line to a point on a tangent curve to the right (concave easterly); thence northwesterly and northerly along said survey line and said curve, having a radius of 1,146.27 feet, for an arc distance of 431.49 feet, through a central angle of  $41^{\circ} 15' 20''$  to end of curve; thence departing said centerline of survey, run South  $89^{\circ} 51' 56''$  East 180.00 feet to the existing easterly right of way line of said State Road 263 as shown on said Right of Way Map and POINT OF BEGINNING; thence North  $00^{\circ} 08' 04''$  East 193.63 feet along said easterly right of way line to a point on a non-tangent curve to the left (concave easterly); thence departing said easterly right of way line, from a tangent bearing of South  $00^{\circ} 08' 04''$  West, southerly along said curve, having a radius of 1,968.00 feet, for an arc distance of 193.89 feet, through a central angle of  $05^{\circ} 38' 42''$  to the northerly line of that certain property as described in Official Records Book 1803, Page 1147 of the Public Records of Leon County, Florida and end of curve; thence South  $89^{\circ} 48' 20''$  West 9.54 feet along said northerly property line to POINT OF BEGINNING;

Containing 615 square feet, more or less.

# Debbie Lightsey Nature Park Rezoning



TRZ #210002



General Location Map

**Parcel ID:** 41-05-20-002-0000  
**Size:** +/- 108.98 acres  
**Current Zoning:** PUD (Planned Unit Development)  
**Proposed Zoning:** OS (Open Space)

# Notice of Public Hearings

**This Tallahassee-Leon County Planning Commission Meetings may be held remotely.** Please continue to check our website at [Talgov.com/PCAgenda.aspx](http://Talgov.com/PCAgenda.aspx) for further information.

The proposed ordinance listed below will be considered at the following public meetings:

1. Tallahassee-Leon County Planning Commission Meeting on **March 2, 2021 at 6:00 pm**, Smith-Williams Service Center, 2295 Pasco Street
2. City Commission Meeting on **April 21, 2021 at 5:00 pm**, City Commission Chambers, 2nd Floor, City Hall, 300 South Adams Street

**CREATIVE MINDS SCHOOL OF ARTS  
2344 LAKE BRADFORD ROAD  
ORDINANCE NO. 21-Z-07**

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN SINGLE FAMILY DETACHED, ATTACHED, AND TWO-FAMILY RESIDENTIAL (R-3) ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**DEBBIE LIGHTSEY NATURE PARK REZONING  
ORDINANCE NO. 21-Z-08**

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN OPEN SPACE (OS) ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**822 S. ML KING JR.  
BOULEVARD REZONING  
ORDINANCE NO. 21-Z-03**

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; CHANGING THE ZONING CLASSIFICATION FROM ALL SAINTS NEIGHBORHOOD A (ASN-A) WITH HISTORIC PRESERVATION OVERLAY (HPO) TO ALL SAINTS NEIGHBORHOOD A (ASN-A); AND REMOVING A STRUCTURE FROM THE LOCAL REGISTER OF HISTORIC PLACES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**ENCLAVE MIXED USE REZONING  
ORDINANCE NO. 21-Z-09**

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN UNIVERSITY URBAN VILLAGE (UV) ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**LAKE BRADFORD ROAD  
ORDINANCE NO. 21-Z-10**

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN CENTRAL URBAN-45 (CU-45) ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Notice is hereby given that Leon County will consider at the public hearing set forth below enactment of the proposed ordinance as follows:

**ORDINANCE NO. 21-\_\_\_\_\_**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA,

AMENDING CHAPTER 10 OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA, BY AMENDING ARTICLE XIV, FERTILIZER USE; PROVIDING DEFINITIONS; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Due to ongoing public health concerns, there will be three options for sharing public comment.

- In-person at the meetings; or
- Written via online submission at [beth.perrine@talgov.com](mailto:beth.perrine@talgov.com). Public comment can be submitted online until 9 p.m. on Monday, March 1. Comments submitted after this time (up to the time of the public hearings) will be accepted and included in the official record of the meetings; or
- Virtually via an online platform during the meetings. Citizens wishing to provide public comments virtually during the meetings must register before 9 p.m. on Monday, March 1 at [Talgov.com/PCAgenda.aspx](http://Talgov.com/PCAgenda.aspx).

Face coverings are required in indoor public spaces per action of the Leon County Commission.

The Planning Commission will review this application at the public hearing listed above. Persons with standing may file a petition for quasi-judicial proceedings within 15 days (or 30 days for a decision on a Type C application) from the date the decisions were rendered (City); or 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 (County); in accordance with the Bylaws of the Planning Commission and the City of Tallahassee and Leon County Land Development Codes. Copies of the Bylaws and or further information are available from the Planning Department at the Planning Department, 435 North Macomb Street, Tallahassee, FL, (850) 891-6400.

**NOTICE:** You are hereby notified in accordance with Chapter 286.0105, Florida Statutes, should you decide to appeal any decision made by the Commissions or take exception to any findings of fact with respect to any matter considered at the hearings referenced to above, you may need to ensure that verbatim record of the proceedings is made. Such a record shall include the testimony and evidence upon which the appeal is based. Planning Commission will review these applications at the public hearing listed above. Persons with standing may file a petition for quasi-judicial proceedings within 15 days from the date the decisions is rendered in accordance with the Bylaws of the Planning Commission and the City of Tallahassee Land Development Code. Copies of the Bylaws and or further information are available from the Planning Department located at 435 North Macomb Street, Tallahassee, FL, (850) 891-6400.

**LOCAL PLANNING AGENCY BRIEFING  
March 2, 2021 at 6:00 pm**

The Local Planning Agency (LPA) may receive a briefing from staff regarding the Comprehensive Plan Amendments and/or approval of meeting minutes, as appropriate.

For more information on these projects please go to [www.talgov.com/planning](http://www.talgov.com/planning) (see public notices tab).

PC030221

**Policy 2.2.5: [L]**

**SUBURBAN**

(EFF. 3/14/07)

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. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods. Development shall comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, and retail development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

**Suburban Intensity Guidelines**

(EFF. 3/14/07; REV. EFF. 7/14/14; REV. EFF. 5/31/18)

Table 4: Suburban Intensity Guidelines

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE <sup>(4)</sup>	10,000 SQ FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE <sup>(4)</sup>	10,000 SQ FT/ACRE <sup>(5)</sup>	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ACRE	20,000 SQ FT/ACRE	
Medium Density Residential Office	Residential, Office, Ancillary 1 <sup>st</sup> Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ACRE	20,000 SQ FT/ACRE <sup>(6)</sup>	
Village Center	Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SQ FT of floor area.	8 to 16 UNITS/ACRE	12,500 SQ FT/ACRE per parcel for center 20 acres or less <sup>(7)</sup>	
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 UNITS/ACRE <sup>(3)</sup>	Up to 20,000 SQ FT/ACRE <sup>(3)</sup>	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ACRE	Up to 25,000 SQ FT/ACRE <sup>(8)</sup>	



Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 UNITS/ACRE <sup>(1)</sup>	80,000 SQ FT/ACRE <sup>(2)</sup>	
Business Park	Office, Residential and Commercial	Up to 16 UNITS/ACRE	20,000 SQ FT/ACRE	5-10%

Notes:

(1) 8 units/acre minimum for exclusively residential;

(2) Hospitals up 176,000 sq ft/acre;

(3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed.

(4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available.

(5) The maximum square footage is increased to 12,500 SF if the project is a mixed-use development.

(6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C

(7) 250,000 SF of total development permitted on 20 to 30 acre centers.

(8) Storage areas may be 50,000 SF per acre. Office and Retail is allowed.

**Sec. 10-165. Planned Unit Development (PUD) Zoning District Requirements and Procedures.**

(a) *Purpose and Intent of District.* The Planned Unit Development (PUD) zoning district is intended to provide a method by which proposals for a unique zoning district which are not provided for or allowed in the zoning districts otherwise established by this chapter may be evaluated. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining in the City Commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare. In so doing, the PUD district is intended to:

- (1) Promote more efficient and economic uses of land.
- (2) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences.
- (3) Encourage uses of land which reduce transportation needs and which conserve energy and natural resources to the maximum extent possible.
- (4) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing landscape features and amenities.
- (5) Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned, than would otherwise be provided under a conventional zoning district.
- (6) Lower development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities.
- (7) Permit the combining and coordinating of land uses, building types, and building relationships within a planned development, which otherwise would not be provided under a conventional zoning district.

(b) *Eligibility.* The PUD district is designed to allow an applicant to submit a proposal for consideration, for any uses or any mixture of uses that are consistent with the Comprehensive Plan, and to allow the City Commission to approve any proposal which it determines to be in the best interest of the public health, safety, and welfare, along with any conditions or requirements or limitations thereon which the City Commission deems advisable. The approval of PUD rezoning requests rests with the City Commission. However, no rezoning to a PUD zoning district shall be eligible for approval unless the following minimum conditions are met:

- (1) *Minimum Area for a PUD Zoning District.* The minimum area required for an application to a planned unit development district is three acres with the following exception: properties subject to development which are required by schedule 10.3 development standards and/or comprehensive plan to be filed as a planned unit development or site plan review required. In such cases, there is no minimum size requirement.
- (2) *Configuration of the PUD Zoning District.* The tract or tracts of land for which the PUD zoning district is made shall be adjoining with sufficient width and depth to accommodate the proposed use. A tract of land within the planned development future land use category that is divided by the dedication of right-of-way from a landowner to, or created through the amicable resolution of a condemnation proceeding by a

governmental entity, shall be considered adjoining for purposes of creating a planned unit development zoning district.

(3) *Unified Control/Ownership.* All land included for the purpose of development within a PUD district shall be owned by or be under the complete control of the applicant for such zoning designation, whether the applicant be an individual, partnership, corporation, other entity, group, or agency. The applicant shall provide the City all of the necessary documents and information that may be required by the City Attorney to assure the City that the development project may be lawfully completed according to the plans sought to be approved. No application shall be considered until the requirements of this section have been fully complied with.

(c) *Review Process.* An application for a PUD zoning district shall consist of a PUD Concept Plan and a PUD Final Development Plan. A PUD zoning district is established when a PUD Concept Plan is approved by the City Commission.

(1) *Planned Unit Development Concept Plan.* A PUD Concept Plan is a generalized plan which shows the proposed use and maximum density or intensity of all lands within a PUD zoning district in accordance with the information set forth in subsection (d) of this section. Once a PUD Concept Plan is approved by the City, the subject properties will be designated PUD on the Official Zoning Map of the City.

- a. *Pre-Application Conference.* An application for a pre-application conference shall be submitted to the City in accordance with established policies and procedures.
- b. *PUD Concept Plan Application.* A PUD Concept Plan application shall be submitted in accordance with the submittal requirements set forth in subsection (d) of this section.
- c. *Public Notification.* Public notice of the Development Review Committee shall be given at least five (5) calendar days in advance of the Development Review Committee meeting by publication in a newspaper of regular and general circulation in the city and the county. In addition, written notice shall be mailed at least five (5) calendar days in advance of the Development Review Committee meeting to the current address (based on records of the county property appraiser's office) of each property owner within 500 feet of the project and to registered neighborhood associations. Due notice shall be given of the Planning Commission and City Commission public hearings at least fifteen (15) calendar days in advance of the hearing by publication in a newspaper of regular and general circulation in the city and the county. In cases in which formal proceedings are conducted under chapter 2, article III, division 2, subdivision II, of this Code, the notice for the public hearing held by the Planning Commission shall apply only to the public hearing on the recommended order from the administrative law judge.
- d. *DRC Review.* The Development Review Committee shall review a PUD Concept Plan application at a regularly scheduled meeting to determine if the application complies with the Comprehensive Plan and other applicable land development regulations adopted by the City. The Development Review Committee shall prepare an itemized list of written findings of fact which supports a recommendation of approval, approval with conditions,

or denial of a PUD Concept Plan. The written findings of the Development Review Committee shall be forwarded to the Planning Commission. Meetings of the Development Review Committee shall be conducted in accordance with established policies and procedures.

- e. *Planning Commission Review.* The Planning Commission shall review the PUD Concept Plan, the written findings of fact of the Development Review Committee, and conduct a public hearing in order to formulate a recommendation to the City Commission on approving, approving with conditions, or denying a PUD Concept Plan. The recommendation of the Planning Commission shall be supported by written findings of fact. Meetings of the Planning Commission shall be conducted in accordance with established policies and procedures. Formal proceedings before the planning commission may be requested in accordance with chapter 2, article III, division 2, subdivision II, of this Code.
- f. *City Commission Review.* The City Commission shall review the PUD Concept Plan, the recommendation and written findings of the Development Review Committee and the Planning Commission, and conduct a public hearing. The City Commission will then approve, approve with conditions, or deny the PUD Concept Plan. The decisions of the City Commission shall be final and shall be supported by written findings. Meetings of the City Commission shall be conducted in accordance with established policies and procedures.
- g. *Revisions to PUD Concept Plan.* The applicant shall have 90 days from the date of the city commission meeting when final action is taken to submit a revised PUD concept plan to include any conditions of approval for the planned unit development concept plan imposed by the city commission. Any such changes shall be reviewed for acceptance by the PUD members or their designees within ten days of receipt and shall bear the signature of the development review committee members or their designees before the PUD concept plan can be accepted as the approved PUD concept plan. Upon written request from the applicant, one 90-day extension may be granted to the applicant by the planning department director for submittal of the revised planned unit development concept plan. Failure by the applicant to submit a revised site plan within the time frames specified in this section shall deem the site plan null and void.
- h. *Amendments to PUD Concept Plan.* Any amendments to the PUD concept plan shall be reviewed as a new PUD concept plan. Notwithstanding this provision, the Growth Management Department may approve amendments to the PUD Concept Plan during the review of a PUD Final Development Plan if the Growth Management Department determines that said amendments are substantially minor in nature and do not effect the overall character of the PUD Concept Plan. The criteria that the Growth Management Department shall use to determine if the proposed changes effect the overall character of the PUD include, but are not limited to an increase in the overall number of residential dwelling units or non-residential building square feet; a substantial decrease in the amount of acres devoted to common open space and/or natural area; and a substantial

change in the general location of the proposed land uses, including the common open space and/or natural areas.

- (2) *PUD Final Development Plan.* A PUD Final Development Plan is a detailed development plan which is prepared to scale showing accurately and with complete dimensioning the boundaries of a site and the location of all buildings, structures, land uses, and principal site development features proposed. The submittal requirements, review process, and minimum standards that apply to a PUD Final Development Plan are set forth in the site plan review procedures of chapter 9, article III of this Code. At the option of the applicant, a PUD Concept Plan may be reviewed simultaneously with a PUD Final Development Plan. The submittal requirements of such a review shall be determined at the pre-application conference.
- (3) *Consolidated PUD Concept/Final Plan.* A unified PUD concept/final plan consists of an application which includes all submittal requirements for a PUD concept plan and PUD final development plan outlined in subsection (d) of this section and chapter 9, article II, of this Code, submitted for review as a single entity. The unified PUD concept/final development plan is subject to the review process outlined in this subsection (c).

(d) *Submittal Requirements.*

(1) *PUD Concept Plan.* A PUD Concept Plan shall consist of the graphic or textual information itemized in subsections (d)(1)a. through c. of this section. Adjustments to this information can be made at the pre-application conference.

- a. A general plan for the use of all lands within the proposed PUD. Such plans shall indicate the general location of residential areas (including density and unit types), open space, parks, passive or scenic areas, and commercial areas (including building square footage and height).
- b. A plan of vehicular and pedestrian circulation showing the general locations and right-of-way widths of roads, sidewalks, the capacity of the system and access points to the external and internal thoroughfare network.
- c. Quantitative summary of land uses (maximum acres, maximum non-residential building square feet, maximum number of residential dwelling units). A report shall be submitted to the City that includes a statement indicating how the proposed development complies with the Comprehensive Plan and a general description of the proposed development including:
  1. The total acreage of the project.
  2. The number of acres proposed to be developed in the various categories of land shown on the Concept Plan; the percentage of total acreage represented by each category of use and each component of development; and an itemized

list of uses proposed for each of the components which shall be the range of uses permitted for that section of the PUD.

3. The number and type of dwelling units proposed for the overall site and for its components, including dwelling unit per acre calculations and population projections for each or for nonresidential projects, gross square footage devoted for each land use.
4. The establishment of minimum development standards which shall govern the site and development such as lot shape and size, internal streets and pedestrian ways, open space provisions, off-street parking, buffers and landscape areas.
5. A binding commitment to develop the property in accordance with the approved Concept Plan and conditions of approval. The commitment shall bind all subsequent owners.
6. A site conditions map which includes:
  - i. Legal description and boundary survey signed and sealed by a registered Florida land surveyor.
  - ii. Name of the PUD; owner; subdivider/lessee/optionee (if applicable), and address and phone number of each; surveyor and engineer of record; and date of drawing.
  - iii. Scale, date, north arrow, and general location map showing relationship of the site to external uses, structures, and features.
  - iv. Boundaries of the subject property, all existing streets, buildings, water courses, easements, section lines, and other important physical features.
  - v. Existing topography (latest U.S. Department of the Interior Geological Survey).
  - vi. The location and size of all existing drainage facilities and a utility concept plan.
  - vii. Information about the existing vegetative cover and general soil types, and their appropriateness for the proposed project.
  - viii. The location and function of all other existing public facilities which would serve the residents of the site including but not limited to schools, parks, and fire stations. The requirements to provide this information may be waived for small projects. If required, notation of this information on a scaled map is acceptable.
7. An environmental analysis approved by the City Growth Management Department, in accordance with the applicable provisions chapter 5 of this Code.
8. A Preliminary Certificate of Concurrency issued by the City of Growth Management Department.

(2) *PUD Final Development Plan.* For information on the submittal requirements for PUD Final Development Plans, refer to chapter 9, article III of this Code.

(e) *Review Criteria.* In evaluating a proposed PUD district, the City shall consider the criteria established in this subsection. The consideration of each criteria by the City shall be documented by written findings.

(1) *Consistency with the Comprehensive Plan.* The proposed PUD district shall be consistent with the Comprehensive Plan.

(2) *Consistency with Other Ordinances.* The proposed PUD district shall be consistent with all other ordinances adopted by the City, including but not limited to the applicable environmental and concurrency management ordinances.

(3) *Consistency with Purpose and Intent of PUD District.* An application for a PUD district shall indicate how the proposed PUD district meets the purpose and intent of the PUD district, as set forth in subsection (a) of this section. The narrative shall address the statements itemized in subsection (a)(1) through (7) of this section.

(f) *Status of Previously Approved PUD's.* Any PUD project approved prior to November 1, 1997 shall continue to be governed by the approved PUD plan and any agreements, terms, and conditions to which the approval may be subject and shall be designated PUD on the Official Zoning Map if it is located in its entirety or in part within a Mixed Use A, B, or C Future Land Use category. Whenever any application is made to substantially modify an approved PUD, or to undertake a new development on part or all of the property, the application shall be made under the terms and procedures of the PUD district set forth in this chapter. Notwithstanding this provision, the Growth Management Department may approve amendments to the PUD Concept Plan in accordance with subsection (c)(1)g. of this section.

(g) Creating standards in a planned unit development that vary from certain standards in chapter 7, 9, and 10 of the Land Development Code.

(1) *Sign Code.* The city commission may approve different standards from the requirements of Chapter 7, Sign Code, Article III, Requirements and Prohibitions provided that the proposed sign standards adopted in the PUD are not less restrictive than would be required pursuant to the existing code.

(2) *Street Design.* The city commission may approve different standards from the requirements of Subsection 9- 9-112(b) street design standards, provided that the applicant can demonstrate to the satisfaction of the City Commission that the proposed standards will not adversely impact vehicular circulation within the planned unit development or to adjacent properties and that roadways remain safe and efficient.

(3) *Development Standards.* If the applicant demonstrates to the satisfaction of the City Commission that the imposition of the proposed development standards will not adversely affect the compatibility of the PUD with surrounding land uses and nearby

neighborhoods, the city commission may approve different standards from the normal requirements of the following sections in Chapter 10, Zoning.

- a. Article IV, Zoning Districts and Development Standards, for setback standards, height standards, lot coverage standards, building size standards, accessory use standards;
- b. Article VI, Off-Street Parking, Loading and Vehicular Interconnection Requirements;
- c. Section 10-177, buffer standards;
- d. Section 10-411, accessory uses;
- e. Section 10-412, accessory structures; and
- f. Section 10-427, lighting standards.

(4) *Site Circulation.* The City Commission may approve different standards from the normal requirements of Chapter 10, Zoning, for the purpose of improving site circulation, including but not limited to, the widths of drive aisles, turn-around requirements, and onsite sidewalk requirements, provided the applicant can demonstrate to the satisfaction of the city commission that the proposed standards will not adversely impact pedestrian and vehicular circulation within the planned unit development or to adjacent properties and that roadways remain safe and efficient.



**Section 6.25. M-2 General Industrial District.**

District Intent	USES PERMITTED			
	2. Unrestricted Uses		3. Restricted Uses	
	a. Principal Uses	b. Accessory Uses	a. Use	b. Applicable Provisions of Article XIII Section 13.2
<p>The provisions of the M-2 District are intended to apply to urban areas with convenient access to transportation facilities, where a large variety and intensity of industrial operations are permitted. The district is intended to accommodate most industrial activities which do not detrimentally affect the environment, but it is not intended to accommodate those commercial or residential uses which may restrict or hamper the industrial operations.</p>	<p>(1) Retail building materials. (2) Restaurants and delicatessens. (3) Cocktail lounges and bars. (4) Service stations with major mechanical repairs. (5) Automotive repairs. (6) Automotive--retail, tires, batteries and accessories. (7) Automotive--retail, parts and equipment. (8) Automotive sales and rentals, franchised dealers only. (9) Repair services--general (furniture, and similar uses excluding automotive). (10) Veterinary hospitals. (11) Kennels. (12) Broadcasting studios. (13) Laundries and dry cleaning establishments. (14) Off-street parking facilities; service station without major mechanical repairs as an accessory use. (15) Warehousing in enclosed structures. (16) Warehousing including open storage except salvage yards. (17) Warehousing including tank storage. (18) Communications and utilities activities. (19) Transportation activities, freight handling. (20) Wholesale activities. (21) Food processing excluding slaughter houses. (22) Manufacturing and assembly; precision instruments and goods. (23) Textiles and textile products. (24) Apparel and accessories. (25) Lumber, wood, furniture and fixtures. (26) Chemicals and allied products. (27) Rubber, plastic and allied products. (28) Stone, clay and glass products. (29) Metals and allied products. (30) Printing, publishing and allied industries. (31) Welding and machine shops. (32) Crematoriums. (33) Boat sales and service. (34) Trailer sales and service. (35) Mobile home sales lot. (36) Car wash. (37) Self-supporting transmission tower.</p>	<p>(1) Retail sales of products manufactured, processed or stored upon the premises. (2) Customary accessory uses and structures clearly incidental to one or more permitted uses and structures.</p>	<p>(1) Salvage yards.  (2) Food processing including slaughterhouses; manufacturing and assembly--paper and allied products; petroleum refining and allied industries.  (3) Resource Development Activities.  (4) Guyed mast transmission tower.</p>	<p>Subsection 5, specifically: a. Such uses be enclosed by a fence at least 80% opaque higher than the elevation of stored materials when such uses are within five (5) miles of the delimited urbanized area or within 660 ft. of a county, state or federal highway.  Subsection 5, specifically: a. A plan for protection of adjacent properties and the public interest, particularly regarding water and air pollution shall be submitted.  Subsection 5, specifically: a. A land reclamation plan shall be submitted demonstrating that upon termination of the activity, the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties.  Subsection 5, specifically: The base of the tower shall setback from the perimeter property lines a minimum of 20% of the height of the tower.</p>

**DEVELOPMENT STANDARDS**

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks*				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Lot Coverage or Floor Area Ratio	b. Building Height
	None	-	-	25 feet	None	25 feet	10 feet		None except 40 ft. within 150 feet of any district restricted to 35 feet or less.

\*See Section 9.9.  
(Ord. No. 73-0-1361, § 1, 6-26-73; Ord. No. 78-0-1665, § 7, 1 2-19-78; Ord. No. 86-0-2632, § 1, 9-23-86; Ord. No. 88-0-0024, § 13, 3-9-88)  
Supp. No. 17

Section 10-263 OS Open Space District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The OS District is intended to provide areas within the community for the resource conservation and passive or active recreational facility needs of the community. Restaurants (without drive thrus) and retail uses, which enhance regional public parks with active recreational facilities, are also allowed if integral to the park’s design. The OS District may be applied to publicly or privately owned lands where preservation of natural features is desired. The OS District is permitted in any Future Land Use Category established by the Comprehensive Plan.</p>	<ul style="list-style-type: none"> <li>(1) Agriculture.</li> <li>(2) Cemeteries.</li> <li>(3) Nature centers and related administrative and service facilities.</li> <li>(4) Open space, natural areas, conservation areas and wildlife management areas.</li> <li>(5) Outdoor passive and active recreational facilities, including trails.</li> <li>(6) Silviculture.</li> <li>(7) Stormwater management facilities.</li> <li>(8) Restaurants (without drive thrus) and retail uses integral to parks containing active recreational facilities.</li> </ul>	<ul style="list-style-type: none"> <li>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more that 33 percent of the floor area or cubic volume of the principle use or structure, as determined by the Land Use Administrator.</li> <li>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</li> </ul>

<b>DEVELOPMENT STANDARDS</b>									
<b>Use Category</b>	<b>4. Minimum Lot or Site Size</b>			<b>5. Minimum Building Setbacks</b>				<b>6. Maximum Building Restrictions</b>	
	<b>a. Lot or Site Area</b>	<b>b. Lot Width</b>	<b>c. Lot Depth</b>	<b>a. Front</b>	<b>b. Side – Interior Lot</b>	<b>c. Side – Corner Lot</b>	<b>d. Rear</b>	<b>a. Building Size (excluding gross building floor area used for parking)</b>	<b>b. Building Height (Including stories used for parking)</b>
Any Permitted Principal Use	None	None	None	25 feet	None, except 15 ft. if adjoining a low density residential zoning district.	25 feet	10 feet	1,000 square feet of gross building area per acre	3 stories
Restaurant (without drive thrus) and Retail Use	None	None	None	10 feet	None, except 15 ft. if adjoining a low density residential zoning district.	25 feet	10 feet	300 square feet of gross building floor area per acre; Individual buildings may not exceed 7,000 gross square feet	3 stories