

**Eligible Land Use  
Compliance Certificates  
(LUCC)  
For the Period:  
12/04/2016 to 12/10/2016**



Certificate #	Location	Primary Parcel #	ZONE 1	ZONE 2	ZONE 3
TCC160121	2507 Old Saint Augustine Road	3104206660000	AC		

**Description:** This parcel is eligible for the proposed Type 1 redevelopment by adding a 2-story addition to the northernmost part of the existing building and providing an additional parking lot north of the building, with the building addition including 8 rooms and an activity center.

Additional parking will need to be consistent with the standards set through the most recent Parking Standards Review for the site, TPK110006. As redevelopment, you may deviate up to 25 percent from said standard.

A Type A site plan shall be required. If any deviations are requested then a Type B site plan shall be required.

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

**Conditions:**

- T-LUC01 Canopy Road - Contact Urban Forester at 891-8635
- T-LUC02 Type A Site Plan Review - Contact Land Use and Environmental Services at 891-7100
- T-LUC08 Environmental Permit - Contact Land Use and Environmental Services at 891-7100
- T-LUC09 Building Permit/ Certificate of Occupancy - Contact Building Inspection at 891-7050
- T-LUC13 Natural Features Inventory - Contact Land Use and Environmental Services at 891-7100.

TCC160130	2820 Remington Green, Tallahassee	1116180000220	OR-3		
-----------	-----------------------------------	---------------	------	--	--

**Description:** The noted parcel is eligible in its existing use as a medical office, as permitted in the OR-3 Office Residential District (Sec. 10-253).

**Conditions:**

- T-LUC14 One or more attached parcels may be used for inclusionary housing. Contact Planning at 891-4

Certificate #	Location	Primary Parcel #	ZONE 1	ZONE 2	ZONE 3
TCC160133	915 Railroad Avenue & 510 All Sai	4101800000430	ASN-C		

**Description:** The noted parcels are eligible for the potential development of 14 dwelling units. Multiple Family Dwellings is a special exception use within the ASN-C zoning district, and thus any permit application must include the requirements of Sec. 10-422.

This site is within the Multi-Modal Transportation District (MMTD) and must adhere to the requirements of Chapter 10, Article IV, Division 4 of the Tallahassee Land Development Code.

This site is within a Design Review District and must adhere to the provisions of Sec. 10-282.2. Any new development will require Design Review approval prior to final site plan and building permit approval.

If any deviations from the land development code are to be sought then a Type B site plan review will be required.

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

**Conditions:**

- T-LUC02 Type A Site Plan Review - Contact Land Use and Environmental Services at 891-7100
- T-LUC04 Concurrency Certificate - Contact Land Use and Environmental Services at 891-7100
- T-LUC08 Environmental Permit - Contact Land Use and Environmental Services at 891-7100
- T-LUC09 Building Permit/ Certificate of Occupancy - Contact Building Inspection at 891-7050
- T-LUC13 Natural Features Inventory - Contact Land Use and Environmental Services at 891-7100.
- T-LUC15 School Concurrency Impact Analysis - Contact Leon County School Board at (850) 617-1800.

TCC160134	NW quadrant of Thomasville and C	1428204010001	PUD		
-----------	----------------------------------	---------------	-----	--	--

**Description:** This Land Use Compliance Certificate only applies to Parcel Tax ID #14-28-41 B0010, at the immediate northwest corner of Thomasville Road and Ox Bottom Road. The site is within the Ox Bottom Meadows PUD (approved 10/28/15) and is designated as a commercial district. Page 4 of the PUD notes that the commercial district includes "veterinary services, including veterinary hospitals". The noted property is eligible for the potential development of a 13,500 square foot veterinary hospital with boarding services. A Type A site plan will be required. If deviations are needed from the Tallahassee Land Development Code, a Type B site plan will be required. An Environmental Impact Analysis is also required for this site, in addition to the EMP. Be advised that additional land development regulations may limit the amount of development on the property.

**Conditions:**

- T-LUC02 Type A Site Plan Review - Contact Land Use and Environmental Services at 891-7100
- T-LUC04 Concurrency Certificate - Contact Land Use and Environmental Services at 891-7100
- T-LUC08 Environmental Permit - Contact Land Use and Environmental Services at 891-7100
- T-LUC09 Building Permit/ Certificate of Occupancy - Contact Building Inspection at 891-7050