

April Rd.
Olu



**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.

A. APPLICANT INFORMATION

Applicant Name: D.R. Horton Inc

Address: 2457 Care Drive, suite 204
Tallahassee, FL 32308

Telephone: 850-687-4450

E-mail Address srhaire@drhorton.com

Property located in: City Unincorporated County

Tax I.D.(s) #: 3101202070000 and 3112200010000

Parcel size (acres): 173.24

Current Future Land Use Map designation: Rural

Requested Future Land Use Map designation: Urban Residential-2

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.

- 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.tal.gov.com/place/pln-luapps.aspx>. The fee for the rezoning application will be collected after the Local Planning Agency Public Hearing.

- ___ 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 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

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)

Applicants' signature below certifies that the applicant understands that the Future Land Use Map Amendments may require a rezoning; environmental analysis and other permit approvals before development activity can begin. Call the Land Use Administration Division of the Planning Department at 850-891-6400 for information on the rezoning process.

Received by the Tallahassee-Leon County Planning Department
on the 20 day of September, 2021



Staff Signature

Signature of Property Owner or Agent



**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 15, 2021**. Please contact the Planning Department in advance to schedule a pre-application conference by calling (850) 891-6400.

Applicant Name: D.R. Horton Inc Date: 8/25/21

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

Property located in: ___ City X Unincorporated County

Tax I.D. #: 3102207000 + 31122001000 Parcel size (acres): 173.24

Current Future Land Use Map designation: Rm1

Requested Future Land Use Map designation: Urban Residential - 2

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

Maximum development: Residential units: 3,464.8 Nonresidential square feet: _____

Conference Review Items

- | | |
|--|--|
| <input checked="" type="checkbox"/> Provide application packet | <input checked="" type="checkbox"/> Application sufficiency determination (Insufficient information may cause application to be continued to the next cycle) |
| <input checked="" type="checkbox"/> Review required attachments | <input checked="" type="checkbox"/> Applicant's responsibility to pay for rezoning after the Local Planning Agency Public Hearing |
| <input checked="" type="checkbox"/> Review optional attachments | |
| <input checked="" type="checkbox"/> Review additional application requirements | |
| <input checked="" type="checkbox"/> Review completeness requirement | |

Notes:
Urban service area splits parcel. Urban service area amendment needed.
Concurrent rezoning to R-1 requested also.

[Signature]
Planner

Applicant



TALLAHASSEE - LEON COUNTY PLANNING DEPARTMENT



APPLICANT'S AFFIDAVIT OF OWNERSHIP & DESIGNATION OF AGENT

I. Ownership.

I, _____, hereby attest to ownership of the property described below:
Parcel I.D. Number(s) - 31-01-20-207-0000 & 31-12-20-001-0000
Location address: _____ 0 Old St. Augustine 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

Partnership

Provide Names of Officers:

Provide Names of General Partners:

- Jorge Gonzalez, EVP
Elizabeth J. Walters, SVP
Bridget Precise, SVP
Dan Velazquez, Assit Sec.

Ident. of State Registration No.: 132442

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

Signature
Print
Name: _____
Address: _____
Phone No.: _____

Corporation

The St. Joe Company, LLC
Print Corporation Name
By: _____
Signature
Print
Name: DAN VELAZQUEZ
Its: SVP
Address: 130 Richard Jackson Blvd. St. 200
Panama City Beach, FL 32407
Phone No.: 850-231-7413

Partnership

Print Partnership Name
By: _____
Signature
Print
Name: _____
Its: _____
Address: _____
Phone No.: _____

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 9th day of November, 2021, personally appeared Dan Velazquez of The St. Joe Company, a Florida corporation, on behalf of the corporation, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Partnership

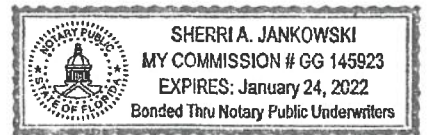
Before me, this _____ day of _____, 20____, personally appeared _____, partner/agent on behalf of _____, a partnership, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Personally known ; or
Produced identification _____
Type of identification produced: _____

Signature of Notary
Print Name: Sheri A. Jankowski
Notary Public

(NOTARY STAMP)

My commission expires:



Parcel: 3112200010000
Owner: THE ST JOE COMPANY LLC

Property Use: 5700 - TIMBERLAND, INDEX 60-69
0 OLD ST AUGUSTINE RD

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 3112200010000

Tax District: 2 - COUNTY

Owner(s): THE ST JOE COMPANY LLC

Legal Desc: 12 1S 1E 110.12 AC

IN NE 1/4

DB 30/502 198/189 OR 937/1411

ATTN: TAX DEPARTMENT

Mailing Addr: 130 RICHARD JACKSON BLVD STE 200
PANAMA CITY BEACH FL 32407

Google Map

Location: 0 OLD ST AUGUSTINE RD

Location (Street) Addresses are provided
by City Growth Management 850-891-7001
(option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 110.120

Subdivision:

Property Use: 5700 - TIMBERLAND, INDEX 60-69

Bldg Count: 0

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$385,420	\$0	\$385,420	\$0	\$37,172	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$385,420	\$37,172	\$0	\$37,172
	Leon County - Emergency Medical Service	0.50000	\$385,420	\$37,172	\$0	\$37,172
	School - State Law	3.71500	\$385,420	\$37,172	\$0	\$37,172
	School - Local Board	2.24800	\$385,420	\$37,172	\$0	\$37,172
	NW FL Water Management	0.03110	\$385,420	\$37,172	\$0	\$37,172

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

Leon County Tax Collector
Permits Online (City / County)
Property Info Sheet

County Map Links

Land Information
(Contains FEMA, Zoning, Fire Hydrant, etc.)
Flood Zone (FEMA)
Zoning Map
Fire Hydrant Map
More TLCGIS Maps

Other Map Links

Google Map
Map

Parcel: 3101202070000
Owner: THE ST JOE COMPANY LLC

Property Use: 5500 - TIMBERLAND, INDEX 80-90
1520 MARCH RD

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 3101202070000

Tax District: 2 - COUNTY

Owner(s): THE ST JOE COMPANY LLC

Legal Desc: 1 1S 1E 59.425 AC

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

ATTN: TAX DEPARTMENT

Mailing Addr: 130 RICHARD JACKSON BLVD STE 200
PANAMA CITY BEACH FL 32407

Google Map

Location: 1520 MARCH RD

Location (Street) Addresses are provided
by City Growth Management 850-891-7001
(option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 59.425

Subdivision:

Property Use: 5500 - TIMBERLAND, INDEX 80-90

Bldg Count: 0

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$297,125	\$0	\$297,125	\$0	\$18,206	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$297,125	\$18,206	\$0	\$18,206
	Leon County - Emergency Medical Service	0.50000	\$297,125	\$18,206	\$0	\$18,206
	School - State Law	3.71500	\$297,125	\$18,206	\$0	\$18,206
	School - Local Board	2.24800	\$297,125	\$18,206	\$0	\$18,206
	NW FL Water Management	0.03110	\$297,125	\$18,206	\$0	\$18,206

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County Map Links

Land Information
(Contains FEMA, Zoning, Fire Hydrant, etc.)
Flood Zone (FEMA)
Zoning Map
Fire Hydrant Map
More TLCGIS Maps

Other Map Links

Google Map
Map

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: Rural

To: R-1

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

316120207000 + 31122001000

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.

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: srhaire@drhorton.com Fax: _____
Street: 2957 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 STEWART R HAIRE (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 R (district) to R-1 (district).

 Signature 9/20/21 Date
Property Owner/Authorized Representative

 Witness 9/20/21 Date

 Witness 9/20/21 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: 10/15/2021 Telephone: 850 687 4450 Fax: Email: srhaire@drhorton.com
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① Location of the proposed Comprehensive Plan Amendment or Rezoning:

Tax ID #: 3101202070000 & 3112200010000
Property address: Along Apalachee Parkway and Old St. Augustine 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: Rural To: Urban Residential - 2
- Zoning* From: Rural To: R-1

Planning Department staff use only:

④ Maximum potential number of dwelling units allowed by the request:

Number of acres: 173.24
Number of dwelling units allowed per acre: 3.63
Maximum number of dwelling units allowed: 628
Type(s) of dwelling units: Single family detached dwellings and 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 11/16/21 Board Meeting

	Elementary: Conley	Middle: Fairview	High: Rickards
Present capacity	<u>406</u>	<u>444</u>	<u>465</u>
Post Development capacity	<u>279</u>	<u>392</u>	<u>409</u>

Calculated at maximum possible impact (Single Family < 1000 NSF)

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.



TRANSIT SERVICE ANALYSIS FORM

Agent Name: <i>Stewart Haire</i>	Date: <i>9/20/21</i>
Applicant Name: <i>D. R. Herten, Inc</i>	Telephone:
Address:	Fax:
	Email:

① **Location of the proposed Comprehensive Plan Amendment or Rezoning:**

Tax ID #: 3101202070000 + 3112200010000
Property address: Vacant / No address
Related Application(s):

② **The proposed site is located within 1/4 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 _____
- 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

Mohrman, Melinda

From: White, Artie
Sent: Thursday, October 14, 2021 10:19 AM
To: Mohrman, Melinda
Subject: FW: D R Horton April Rd project

From: Stewart Randolph Haire <SRHaire@drhorton.com>
Sent: Thursday, October 14, 2021 10:00 AM
To: White, Artie <Artie.White@talgov.com>
Subject: D R Horton April Rd project

*****EXTERNAL EMAIL*****

Please report any suspicious attachments, links, or requests for sensitive information.

Artie,

Please see the questions to attachment 8 below.

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 as code officials to verify.

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 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



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.
[checked] 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

Table with 2 columns: Fee Category, Amount. 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 20 day of SEPTEMBER, 2021

Staff Signature

Signature of Applicant