



Land Use & Environmental Services Division

(850) 891-7100

Location: 435 N. Macomb Street

Mail: 300 S. Adams Street, Box B-28, Tallahassee, Florida 32301-1731

Fax: (850) 891-7184 Florida Relay Service TDD: 711

LAND USE COMPLIANCE CERTIFICATE

The *City of Tallahassee Land Development Code* is performance oriented, which requires compliance with several variables including, but not limited to, the locational requirements and the schedules of allowable uses and permit levels outlined in Chapter 10, *Zoning*. A "Land Use Compliance Certificate" is used to determine whether a proposed use is permitted by the regulations and which site plan and/or subdivision review type is required for project approval. Written land use compliance determinations for specific parcels are available by completing the attached "Land Use Compliance Certificate Application". If you do not know the Tax Parcel I.D. Number, you may contact the Leon County Property Appraiser's Office. Submittals that include color documents should also include an electronic copy (cd-rom) of those documents. Applications can be mailed to:

Growth Management Department
300 S. Adams Street, Box B-28
Tallahassee, Florida 32301

The review process takes approximately 7 to 10 working days. If you have any questions, please contact the Growth Management Department, Land Use and Environmental Services Division at 891-7100 or visit our web site at www.talgov.com/growth. All subsequent reviews will have separate fees associated with them.

LUCC FEE: \$122.00

PLEASE MAKE CHECKS PAYABLE TO THE CITY OF TALLAHASSEE



Land Use & Environmental Services Division (850) 891-7100

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LAND USE COMPLIANCE CERTIFICATE APPLICATION

Applicant Name: _____ Phone #: _____

Mailing Address: _____ FAX #: _____

_____ City State Zip

E-Mail Address: _____

Parcel I. D. Number: _____

Street Address (or location): _____

Parcel Acreage: _____

Existing Use: _____

Proposed Use: _____

Residential:

Existing Dwelling Units (DU) to Remain: _____ + Proposed DU: _____ = Total DU: _____

Non-Residential:

Existing Building Sq. Ft. (SF) to Remain: _____ + Additional SF: _____ = Total SF: _____

Is subdivision of the property proposed? Yes No

Please be aware that all parcels of land must be "legal lots of record," meaning that the parcel was created prior to July 1, 1984 (enactment of the Subdivision Regulations), or is part of a subdivision plat approved by the City of Tallahassee. If a parcel is not a legal lot of record, a subdivision application will be required.

Existing land uses immediately surrounding the property: (i.e., Restaurant, Apartments, Convenience Store, etc.):

North: _____ South: _____

East: _____ West: _____

Certificate Delivery Options: Call for Pick-up Fax & Mail

Issuance of a Land Use Compliance Certificate (LUCC) will indicate if the proposed use is generally consistent with the City of Tallahassee Land Development Code and what type of reviews are required for development of the proposed use. The applicant assumes full responsibility for the accuracy of all information provided, and may be required to furnish additional information before a LUCC is issued. Subsequent site plan review and/or permitting may limit the ability to construct the development described in the LUCC and will require additional fees.