



**NOTICE OF PROPOSED REZONING
AND A CHANGE IN THE USE OF LAND**

The Tallahassee-Leon County Planning Department has received an application for **REZONING** for the property identified on the reverse side of this notice. If this rezoning application is approved, it will change the uses and/or development intensities allowed on the subject parcel(s). This rezoning will **not** change the future land use plan map designation for the subject properties.

Project Name: 3117-3110 Parklawn Street and 738-754 Parklawn Court Rezoning (LRZ200007)

Property Tax ID#: 21-29-20-404-0000

Project Location: The subject property is located on the southwest corner of Parklawn Street and Blountstown Street.

Project Area: 2.84± acres

Project Description: From: **Single Family Detached (R-2)** Single family detached residential, passive and active recreation and community facilities **and**

Office Residential (OR-3) Single family detached and attached, two family and multiple family (apartment) dwelling units, nursing homes, medical and non-medical offices and studios, daycare, hotels and motels, bed and breakfast, recreation and community facilities, banks, lodges and clubs.

To: **Single Family Detached (R-2)** Single family detached residential, passive and active recreation and community facilities.

Applicant: Magnolia Engineering, LLC (385-0203)

*** This Tallahassee-Leon County Planning Commission meeting may be held remotely. Please continue to check our website at <https://www.talgov.com/place/pln-cms-agenda.aspx> for further information. For further information on the County Commission meeting you may check their website at <https://www2.leoncountyfl.gov/coadmin/agenda/>.**

The Tallahassee-Leon County Planning Commission will hold a public hearing on this request on **January 5, 2021 at 6:00 P.M.** in rooms 111 & 114, TCC Center for Innovation, 300 South Pensacola Street. The purpose of this hearing is for the Planning Commission to receive public input on the application and to render and forward a recommendation on the application to the City or County Commission as applicable. Speakers are requested to limit their presentations on the proposed rezoning to 3 minutes. For a City project, persons with standing may file a petition for quasi-judicial proceedings within fifteen (15) calendar days from the date on which the decision is rendered, in accordance with the bylaws of the Planning Commission and the City of Tallahassee Land Development Code (for a decision on a City of Tallahassee Type C application, persons with standing may file a petition for quasi-judicial proceedings within 30 days from the date the decision is rendered). For a County project, persons with standing may file a petition for quasi-judicial proceedings 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, in accordance with the bylaws of the Planning Commission and the Leon County Land Development Code. To be valid, a petition for formal proceedings must satisfy the requirements of the Planning Commission bylaws and must be timely filed. Copies of the bylaws are available from the Planning Department, 3rd floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, Florida at a reasonable cost. Further information regarding formal proceedings is available from the **Planning Commission Clerk**, Planning Department, at (850) 891-6400.

The Board of County Commissioners is tentatively scheduled to hold a public hearing on this request on **February 11, 2021 at 6:00 P.M.** in the County Commission Chambers, 5th floor, Leon County Courthouse. The Board of County Commissioners will render a decision on the rezoning application at the public hearing unless a subsequent time certain is set by the Board of County Commissioners. These meetings are open to the public and public input will be accepted. Please monitor the date of the hearing at <http://cms.leoncountyfl.gov/coadmin/agenda/> as the actual date is subject to change.

You are hereby notified in accordance with Chapter 286.0105, Florida Statutes, that should you decide to appeal any decision made by the Planning Commission and Board of County Commissioners or take exception to any findings of fact with respect to any matter considered at the hearings referred to above, you may need to ensure that a verbatim record of the proceedings is made. Such a record shall include the testimony and evidence upon which the appeal is to be based.

The Florida Land Use and Environmental Dispute Resolution Act provides an opportunity for an owner of property who believes that a development order is unreasonable or unfairly burdens the use of his real property to apply for a special master proceeding. Owners of real property contiguous to the site will be

provided a copy of any such request for a special master proceeding filed with the Planning Department. Any substantially affected party who submits oral or written testimony of a substantive nature which states with particularity objections to or support for any development order at issue may also receive a copy of any request filed under the Florida Land Use and Environmental Dispute Resolution Act by filing a written request for such copy with Planning Commission Clerk, Planning Department, 3rd floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, FL 32301.

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least forty-eight (48) hours (excluding weekends and holidays) prior to the hearing. The phone number for the Planning Department is (850) 891-6400. The phone number for the Florida Relay TDD Service is 1-800-955-8771.

If you have specific concerns that you may wish to have considered addressing factors that are unique to this area of the County, you may wish to submit written comments in response to this notice. These written comments will be presented to the Planning Commission and Board of County Commissioners.

The form below is for your convenience and may be returned to Susan Denny Tallahassee-Leon County Planning Department, 3rd floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, Florida 32301. The fax number for the Planning Department is (850) 891-6404. The Planning Department phone number is (850) 891-6400.

PLANNING DEPARTMENT

(LRZ200007)

I/We as owner(s) of Lot _____, Block _____ of the _____ (Subdivision)

or street address: _____ wish the following information to be considered by the Planning Commission/Board of County Commissioners: _____

SIGNED: _____

General Location Map

**3117-3119 Parklawn St./
738-754 Parklawn Ct.**

