

Amendment Type & Number:	City Small-Scale Map Amendment – TMA2025003
Property Location:	5411 Capital Circle SW
Applicant (Property Owner):	Crossways Land Group, LLC
Agent for the Applicant:	Stearns, Weaver, Miller, Weissler, Alhadeff, & Sitterson, P.A.
Requested Future Land Use:	From Heavy Industrial (I) to Suburban (SUB)
Requested Zoning:	From Industrial (I) to General Commercial (C-2)
Planning Department Contact:	Tyler.Maldonado@talgov.com (850) 891-6415
Staff Analysis:	FLUM amendment & rezoning are consistent with the Comp Plan
LPA Recommendation:	TBD



A. EXECUTIVE SUMMARY

The subject property is located at 5411 Capital Circle SW near the intersection of Capital Circle SW and Woodville Hwy. The property is 2.39 acres, and the parcel ID is 3119210000040.

The applicant is requesting a small-scale map amendment to the Future Land Use Map (FLUM) from Heavy Industrial (I) to Suburban (SUB). A rezoning application will be processed concurrently with this amendment. A zoning change from Industrial (I) to General Commercial (C-2) has been requested to implement the proposed amendment to the FLUM.

This step of the amendment review process determines consistency with the Goals, Objectives, and Policies in the Tallahassee-Leon County Comprehensive Plan. The concurrent rezoning generally establishes the allowed uses and the density of development on the site. In reviewing this request, it is determined if the present land use designation is appropriate or if the FLUM should be amended to re-designate the area as requested. This determination analyzes the criteria for the future land use designation as Suburban (SUB) and the zoning district designation as General Commercial (C-2).

If approved, this small-scale FLUM amendment would change the allowable uses on the property from industrial uses to a mix of residential, commercial, and retail uses. The requested zoning change would allow for a maximum residential density of 16 units per acre and a maximum commercial intensity of 20,000 square feet per acre not to exceed a maximum building footprint of 50,000 gross square feet.

Based on staff analysis, land use development patterns in the surrounding area of the subject property are trending toward additional residential and commercial uses rather than industrial uses. Future land use amendments and rezonings have occurred on parcels to the east and south of the property to allow for higher densities of residential uses and greater intensities of commercial uses. In addition, a large-scale residential subdivision and planned recreational development are underway to the southeast of the property. As these land development patterns continue, less emphasis is placed on industrial uses and the amount of industrial land uses in the area may be scaled back in a measured manner. The property is also located within the Primary Springs Protection Zone (PSPZ) for Wakulla Springs, and a future land use change from Industrial would support the intent of that designation to further minimize uses that have potential hazardous uses on-site and contribute to off-site impacts. Staff finds that the proposed amendment and concurrent rezoning are consistent with surrounding uses and recent land use changes.

If the Land Use and Zoning changes are approved, the next step in the land development process is site plan review and permitting. The site plan stage of development evaluates a proposed development plan to determine consistency with land development code requirements for stormwater treatment and attenuation, environmental protection, traffic impacts, concurrency, school impacts, buffers, open space requirements, compatibility, and all other applicable development standards.

B. STAFF ANALYSIS

Based on the findings of this report, staff concludes that the proposed future land use map amendment and concurrent rezoning are **consistent** with the Tallahassee-Leon County Comprehensive Plan.

C. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

The LPA will make a consistency finding and recommendation for the proposed future land use map and concurrent rezoning at the August 5, 2025 public hearing.

D. SUMMARY OF FINDINGS

The criteria required for consideration of a proposed Future Land Use Map amendment include consistency with the Tallahassee-Leon County Comprehensive Plan, conformance with the Tallahassee Land Development Code, land use compatibility, changed conditions on the site, and other matters deemed relevant or appropriate. Staff presents the following findings of fact.

Existing Uses and Site Analysis

The subject property is a 2.39-acre parcel (3119210000040) located within the Urban Services Area (USA) at 5411 Capital Circle SW near the intersection of Capital Circle SW and Woodville Hwy. The property is accessed from Capital Circle SW, which is classified as a Principal Arterial roadway.

The existing use of the property is currently listed as vacant. The adjacent parcel directly to the east is actively being redeveloped into a gas station, the adjacent parcel to the west is a concrete production facility, and the adjacent parcel to the north is an off-site parking area. A majority of the existing uses in the surrounding area along Capital Circle SW and Crossway Rd are either off-site car storage lots or warehousing facilities. A limited number of retail businesses exist in the general vicinity west of Woodville Hwy. To the east of Woodville Hwy, there is a mixture of warehousing, retail, office, and vacant uses fronting the roadway. Behind those properties fronting Woodville Hwy, the uses are predominately single-family residential homes with a high percentage of homestead exemptions.



Prior Land Use and Zoning Changes

Since 2000, there have been four zoning changes to properties in the area surrounding the subject property, with two of changes occurring in 2000 and 2002, and the other two changes occurring in 2022 and 2023. The earliest rezoning was located at the northwest corner of Capital Circle SW and Woodville Hwy for the property that is currently the Circle K gas station. This zoning change took the property from Industrial (I) and rezoned it to General Commercial (C-2). The rezoning in 2002 was for approximately 20 acres near the trailhead for the St. Marks Trail, resulting in a change from Commercial Parkway (CP) to Medium Density Residential (MR-1). Following the rezoning of this property, an apartment complex with 312 units was developed.

A large-scale FLUM amendment was approved in 2022 for a 154-acre property southeast of the Capital Circle SW and Woodville Hwy intersection. This FLUM amendment resulted in a future land use change from Planned Developed (PD) and Rural (R) to Suburban (SUB). The 154-acre property consisted of two parcels, and the approximately 60-acre parcel to the east was partially rezoned from Rural (R) to Single-Family and Two-Family Residential (R-3) to match the zoning of the remainder of the property. This property is now developing 220 townhomes and 194 single-family homes.

The parcel immediately adjacent to the eastern boundary of the subject property had a FLUM amendment and concurrent rezoning approved in 2023. The map amendment changed the land use from Heavy Industrial (I) to Suburban (SUB), and the rezoning changed the zoning district from Industrial (I) to General Commercial (C-2). The property is now being developed for a Wawa gas station, and a vehicular interconnect has been constructed through the subject property to provide access to the gas station from Capital Circle SW. The new gas station also includes a vehicular interconnect to the Circle K gas station which lends to a presumption that the existing gas station may redevelop over time.

Infrastructure and Environmental Analysis

The City of Tallahassee is the water and sewer utility provider to the subject property. Water and sewer facilities are available to the site. Specific water and sewer capacity will be determined once a site plan has been submitted for the development review process.

The subject property is zoned for Oak Ridge Elementary School, Fairview Middle School, and Rickards High School. A School Impact Analysis (SIA) form was completed, and Leon County School District staff did not preliminarily identify issues requiring further coordination. The School District's final SIA determination is scheduled for its August 12, 2025 meeting. Any future redevelopment of the property would follow the development review process, which includes a school impact analysis.

Capital Circle SW and Woodville Hwy are classified as Principal Arterial roadways. The subject property is not within the Multi-Modal Transportation District and is not currently served by StarMetro transit. Sidewalk facilities are available on the north and south side of Capital Circle SW. Multi-use paths on the south side of Capital Circle SW and on the west side of Woodville Hwy provide alternative transportation options and connect to the St. Marks trailhead approximately 0.35 miles south of the property. Transportation impacts and available concurrency calculations will be conducted at the time a site plan for proposed development has been submitted for review.

The subject property is within the Primary Springs Protection Zone for Wakulla Springs. There are no known sensitive environmental features or potential cultural resources on the property. Environmental permitting requirements will be determined at the time of site plan review.

Current and Proposed Future Land Use Categories

The subject property is currently designated Heavy Industrial (I) on the FLUM. The proposed amendment would change the FLUM designation of the area to Suburban (SUB). A summary of the current and proposed future land use categories is below. The complete comprehensive plan policies for I and SUB are included as Appendix 1.

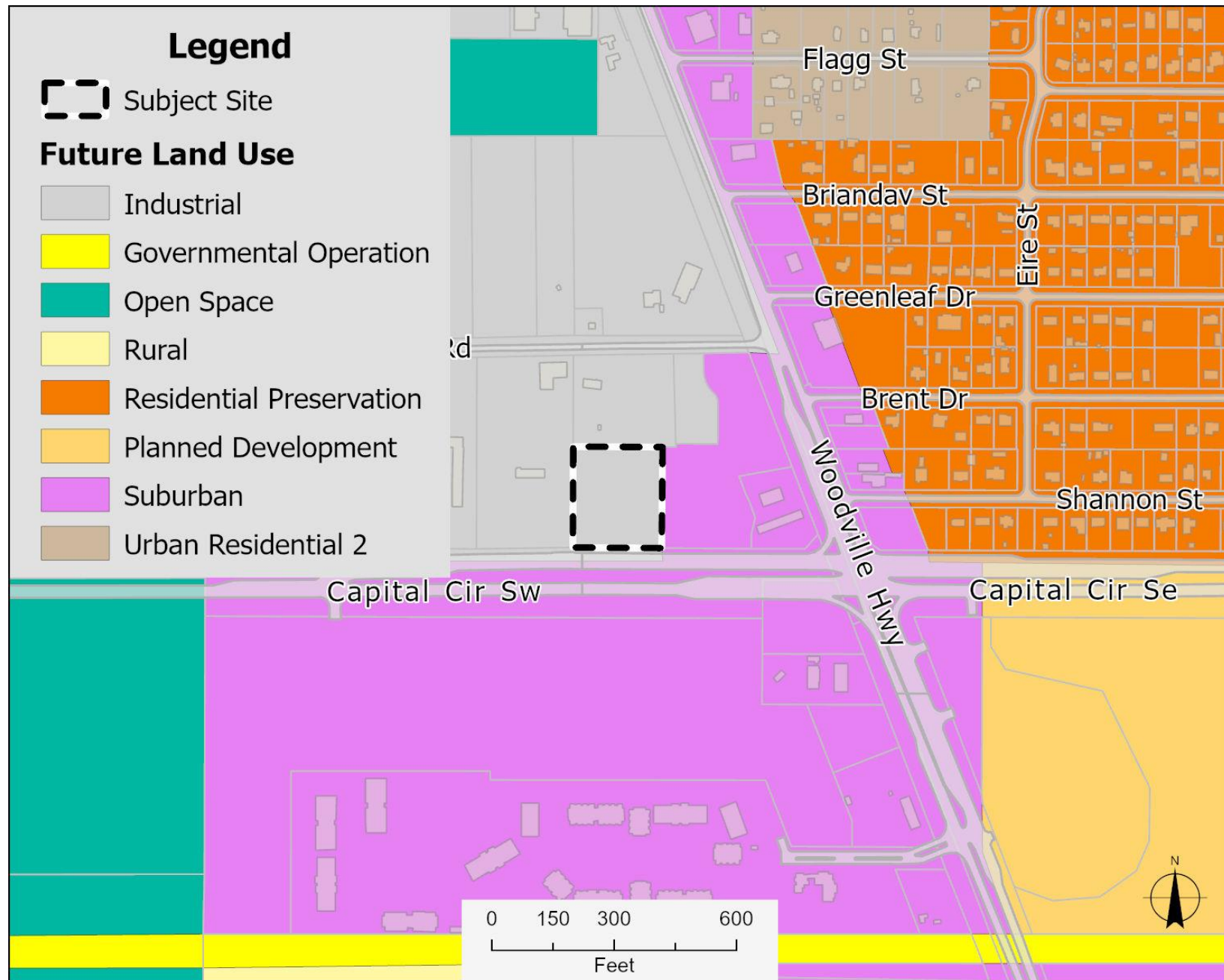
Current: Heavy Industrial (I)

The Heavy Industrial future land use category contains industrial uses that have the potential to generate substantial off-site impacts. These areas have locational criteria more stringent than residential or commercial. Off-site impacts require extensive buffering from other land uses. Ancillary commercial uses designed to serve workers may be permitted. Other commercial and residential land uses are prohibited due to the encroachment factor. No additional property shall be designated Heavy Industrial. Amendments to the FLUM adopted for the purposes of developing heavy industrial uses shall be designated with the Industry and Mining Land Use category.

Proposed: Suburban (SUB)

The Suburban future land use category allows a mix of office and commercial uses with residential densities up to 20 units per acre. This land use category is intended to create an environment for economic investment or redevelopment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. The intent of this category is to provide convenient goods and services to residential and employment areas.

Permitted Uses - Future Land Use	Industrial (I)	Suburban (SUB)
Light Industrial	X	X
Mining	X	
Heavy Industrial	X	
Residential	Ancillary	20 units per acre
Commercial Goods and Services	Ancillary	X
Administrative Offices	Ancillary	X
Recreational	Ancillary	X
Retail		X
Mixed-Use Development		X
Community Services		X



Current and Proposed Zoning Districts

The subject property is currently zoned Industrial (I). The proposed rezoning would change the zoning designation to General Commercial (C-2) to implement the proposed underlying land use category. A summary of the current and proposed zoning categories is below. The Land Development Code sections for I and C-2 are included as Appendix 2.

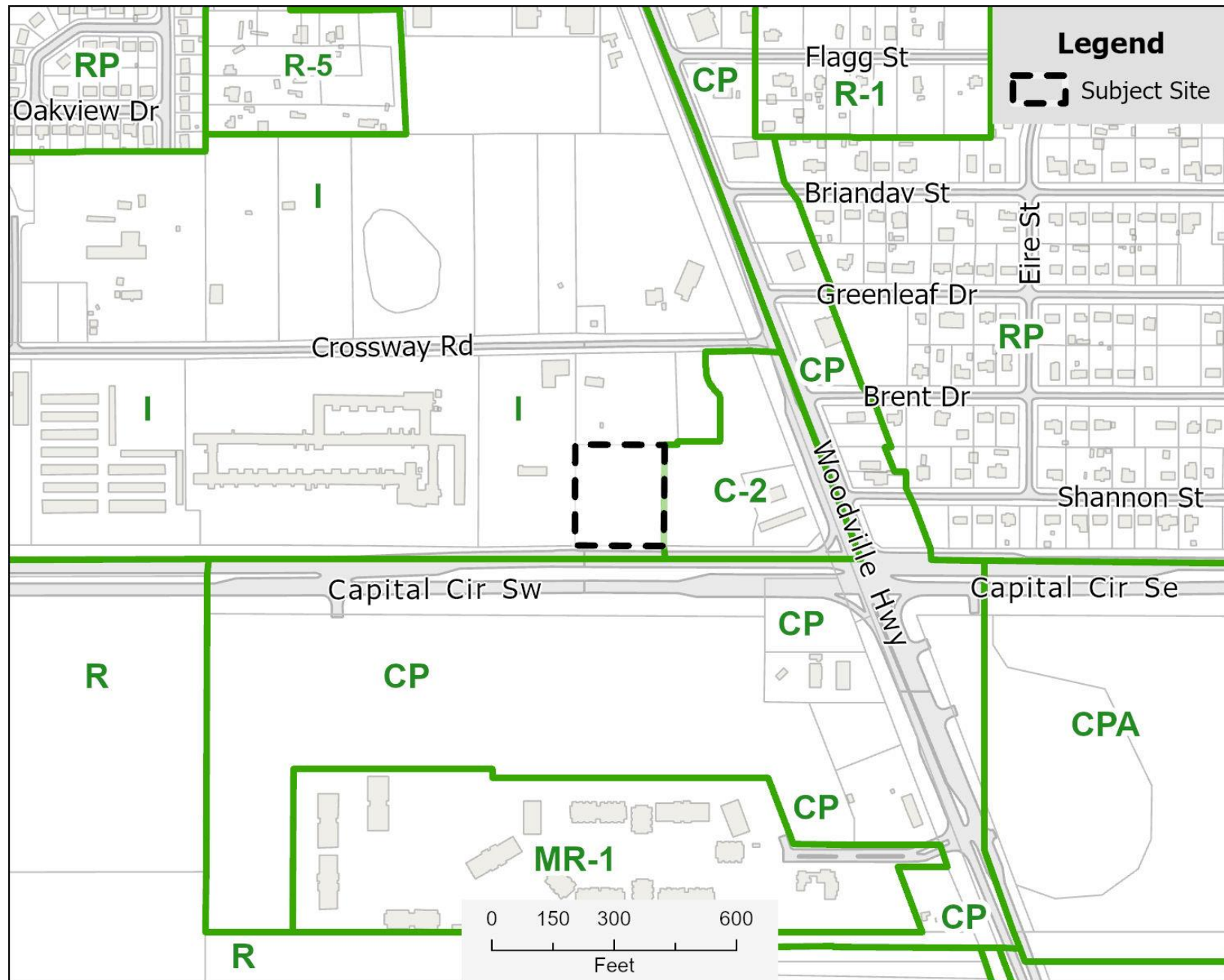
Current: Industrial (I)

The purpose and intent of the Industrial zoning district is to establish the appropriate location for the manufacturing, distribution, wholesaling, storage of raw material, partially finished products, or finished products characterized by the likely potential for producing detectable off-site impacts including air, water, and/or noise pollution. The industrial district will accommodate land uses that have considerable impacts on transportation, water, natural gas, wastewater treatment, and electricity infrastructure. The location of the industrial district and the standards required by the industrial district will ensure that industrial uses will have access and facilities for shipment, transfer, or delivery by truck and/rail. The industrial district will also allow industrial parks, transportation, and communication facilities. Ancillary residential and commercial uses, limited to serve workers onsite, are allowed.

Proposed: General Commercial (C-2)

The General Commercial zoning district is intended to be implemented in areas designated Suburban on the FLUM. The zoning district applies to areas with direct access to major collectors or arterial roadways located within convenient traveling distance to several neighborhoods. Permitted uses include retail, commercial, office, community facilities, and other related activities that provide goods and services in close proximity to residential homes. The minimum residential density is 8 units per acre, and the maximum residential density is 16 units per acre. Residential uses are required to be located on the second floor or above of a building that includes commercial or office uses on the first floor.

Permitted Uses - Zoning	Industrial (I)	General Commercial C-2
Industrial	X	
Residential (any type)*	Ancillary	8-16 units per acre
Commercial	Ancillary	X
Administrative Offices	Ancillary	X
Retail, Various Uses		X
Restaurant/Bar		X
Community Facilities		X
Automotive Service/Repair; Gas Station		X
Medical Offices		X
*Residential uses are limited to the second floor or above a building containing commercial or office uses on the first floor.		



Determination for the Future Land Use Amendment and Concurrent Rezoning

A majority of the existing land uses in the Heavy Industrial (I) future land use and Industrial (I) zoning district surrounding the subject property tend to be light industrial in nature. With the exception of the concrete plant along Capital Circle SW and adjacent to the subject property, most of the existing land uses in those designations are warehousing and outdoor car storage uses. These types of uses do not produce the off-site impacts that characterize the Heavy Industrial future land use category and Industrial zoning district. In addition, the development pattern around the subject property is changing as more residential areas are planned and developed. With new residential areas under development, additional commercial uses to provide goods and services in close proximity are also needed.

Given the recent land use and zoning changes on nearby properties, and the recently permitted residential developments around the intersection of Woodville Highway and Capital Circle SW, the proposed Suburban (SUB) future land use category for the subject property is consistent with these uses and the development trends within the area. The two parcels to the east of the subject property are also zoned General Commercial (C-2). The proposed General Commercial (C-2) zoning district implements the suburban corridor land use pattern for the Suburban (SUB) future land use category.

E. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed amendment, including the proposed Ordinance in Appendix 3, is consistent with the following Goals, Objectives, and Policies of the Tallahassee-Leon County Comprehensive Plan.

Policy 2.2.5 [L] states the Suburban future land use category is intended 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. This area is currently transitioning to more commercial retail and residential land uses with upcoming residential development to the south and southeast. Meanwhile, lands designated Industrial are underutilized or vacant.

F. PUBLIC NOTIFICATION

A mailing notice was sent to 143 property owners and residents within 1,000 feet of subject property and to the Oak Ridge Neighborhood Association.

Public Outreach		Date Completed
X	Applications posted to Planning Department website	July 14, 2025
X	Notices mailed to addresses within 1,000 feet of the property	July 16, 2025
X	Comprehensive plan and rezoning signs posted onsite (Appendix 4)	July 15, 2025
X	Legal ads posted	July 15, 2025

G. APPENDICES

Appendix 1 – Comprehensive Plan Policies

Appendix 2 – Tallahassee Land Development Code Sections

Appendix 3 – Proposed Ordinances

Appendix 4 – Sign Posting Pictures

Appendix 1 – Comprehensive Plans Policies

POLICY 2.2.7: [L]

HEAVY INDUSTRIAL

(EFF. 12/10/91; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 5/31/18)

Contains industrial uses which have or may have substantial off-site impacts. These areas have locational criteria more stringent than residential or commercial. Off-site impacts require extensive buffering and/or relative distance from other land uses. Ancillary commercial uses designed to serve adjacent workers may be permitted. Other commercial and residential land uses are prohibited due to the encroachment factor. No additional property shall be designated with the Heavy Industrial Land Use category. Amendments to the Future Land Use Map adopted for the purposes of developing heavy industrial uses shall be designated with the Industry and Mining Land Use category.

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.

Suburban Intensity Guidelines

(Eff. 3/14/07; Rev. Eff. 7/14/14; Rev. Eff. 5/31/18)

Table 1: 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 ⁽⁴⁾	10,000 sq ft/acre	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 units/ acre ⁽⁴⁾	10,000 sq ft/acre ⁽⁵⁾	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 units/ acre	20,000 sq ft/acre	

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 units/ acre	20,000 sq ft/acre ⁽⁶⁾	
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 ⁽⁷⁾	
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 units/ acre ⁽³⁾	Up to 20,000 sq ft/acre ⁽³⁾	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 ⁽⁸⁾	
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 units/ acre ⁽¹⁾	80,000 sq ft/acre ⁽²⁾	
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.

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.

Appendix 2 – Zoning Districts

Sec. 10-172. Industrial district—Purpose and intent; permitted and prohibited uses.

(a) *Purpose and intent.*

- (1) The purpose and intent of this industrial district is to establish the appropriate location for the manufacturing, distribution, wholesaling, or storage of raw material, partially finished products or finished products characterized by one or more of the following attributes:
 - a. Potential for producing detectable off-site impacts—smoke, dust, dispersion of particulate matter, noxious or odorous gases, or any other air pollution;
 - b. Potential for producing detectable off-site water pollution, including thermal pollution;
 - c. The storage, manufacture, processing or distribution of any radioactive waste, explosive, or flammable materials;
 - d. The creation of noise or vibration not compatible with residential, agricultural, or commercial activities; or
 - e. Any use generating or storing, whether temporarily or permanently, more than 1,000 kilograms of hazardous waste per month.
- (2) The industrial district will accommodate land uses that have considerable impacts upon infrastructure and utilities; particularly upon: transportation (rail and highway systems), water, natural gas, waste water treatment, and electricity. The location of the industrial district and the standards required by the industrial district will ensure that industrial uses will have access and facilities for truck and/or rail shipment, transfer, or delivery. The industrial district is not intended to facilitate the shipment, transfer, or delivery of goods via passenger automobile traffic.
- (3) The industrial district will also allow industrial parks, transportation and communication facilities, as well as the manufacture, storage, or distribution of products unlikely to cause objectionable impacts to be detected off-site. Ancillary commercial uses, such as offices, restaurants, designed and limited to serve persons working in the district are allowed. Other commercial and residential land uses are not allowed in the industrial district; they would not be compatible with the uses that the industrial district is intended for and would, in addition, have the potential to encroach upon or displace industrial uses, for which appropriate locations are at a premium.

(b) *Allowable uses.* For the purpose of this chapter, the following land use type is allowed in the industrial zoning district and is controlled by the land use development standards of this chapter, the comprehensive plan, and list of permitted uses: Industrial.

(c) *Lists of permitted uses.*

- (1) *Permitted uses:* These are the principal uses and activities allowed in the industrial zoning district. This list of uses and activities is composed, to the extent possible, of major group classifications in the Standard Industrial Code (SIC). These major group classifications are very broad; the Standard Industrial Code lists many other more specific industrial activities within these classes; unless specifically prohibited elsewhere in this section, these uses and activities are considered as permitted in this district. Other uses and activities not classified within the Standard Industrial Code, but appropriate for location within the industrial district are also listed as permitted in this district. Further information concerning what uses are considered allowable in the industrial district may be obtained by telephoning the city-county planning department. Chapter 9, article III of this Code sets forth the development approval process required for permitted, restricted, special exception, and planned unit development uses.
 - a. The following uses are permitted uses:
 - #10 Metal mining.
 - #13 Oil and gas extraction.
 - #14 Mining and quarrying of nonmetallic minerals.
 - #15 Building construction—general contractors and operative builders.
 - #16 Heavy construction other than building construction contractors.
 - #17 Construction—special trade contractors.

- #20 Food and kindred products—processing and manufacture.
- #21 Tobacco products—processing and manufacture.
- #22 Textile mill products processing and manufacture.
- #23 Apparel and other finished products made from fabrics and similar materials—processing and manufacture.
- #24 Lumber and wood products, except furniture—cutting, milling, sawing, production, manufacture.
- #25 Furniture and fixtures—manufacture.
- #26 Paper and allied products—processing and manufacture.
- #27 Printing, publishing, and allied industries—publishing and publishing processes.
- #28 Chemicals and allied products—production.
- #29 Petroleum refining and related industries—processing, refining, manufacture.
- #30 Rubber and miscellaneous plastic products—manufacture.
- #31 Leather and leather products—processing and manufacture.
- #32 Stone, clay, glass, and concrete products—manufacture.
- #33 Primary metal industries—smelting, refining, manufacture.
- #34 Fabricated metal products, except machinery and transportation equipment—fabricating.
- #35 Industrial and commercial machinery and computer equipment—manufacture
- #36 Electronic and other electrical equipment and components, except computer equipment—manufacture.
- #37 Transportation equipment—assembly and manufacture.
- #38 Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks—manufacture.
- #39 Miscellaneous manufacturing industries.
- #40 Railroad transportation.
- #41 Local and suburban transit and interurban highway passenger transportation.
- #42 Motor freight transportation and warehousing.
- #43 United States Postal Service.
- #45 Transportation by air.
- #46 Pipelines, except natural gas.
- #47 Transportation services.
- #48 Communications.
- #49 Electric, gas, and sanitary goods.
- #50 Wholesale trade—durable goods.
- #51 Wholesale trade—nondurable goods.
- #5984 Liquefied petroleum gas (bottled gas) dealers.
- #7211 Commercial power laundries.
- #7212 Garment pressing.
- #7213 Linen supply.
- #7216 Dry-cleaning plants.
- #7217 Carpet and upholstery cleaning.
- #7218 Industrial launderers.
- #7261 Funeral services and crematories.
- #7342 Disinfecting and pest control services.
- #7349 Building cleaning and maintenance services.
- #735 Miscellaneous equipment rental and leasing.
- #7381 Armored car service; rental of dogs for protective services.
- #7384 Photo finishing laboratories.
- #7389 Auctioneering service on a commission or fee basis.
- #7389 Automobile recovery service.
- #7389 Field warehousing, not public warehousing.
- #7389 Packaging and labeling service; parcel packing.
- #7389 Recording studios.
- #7389 Repossession service.
- #7389 Water softener service.
- #7389 Window tinting.

#7513 Truck rental and leasing, without drivers.
 #7519 Utility trailer and recreational vehicle rental.
 #966 Space research and technology.
 Biological research facilities.
 Chemical laboratories.
 Construction material storage and construction vehicle storage.
 Engineering laboratories.
 Farm vehicle sales, storage, repair, auction.
 Food research/testing facilities.
 Incinerators.
 Industrial laboratories.
 Laboratories, testing of products.
 Research laboratories.
 Storage yards.
 Testing facilities.
 Truck, bus, heavy equipment garages: maintenance, repair, motor pools.
 Trucking terminals.
 Warehouses.

- b. The following uses are permitted as conditional uses: #7389, business services, not elsewhere classified. The commission may add additional uses within the #7389 industry number to the list of uses permitted in this district. These uses may be added through resolution of the commission so long as the use is consistent with the purpose and intent of the industrial district and would not be likely to create incompatibilities with other uses permitted in the industrial district.

- c. The following uses are permitted as accessory uses in the industrial district:

#581 Eating and drinking establishments: Allowed when located adjacent to a nonindustrial zoning district and not adjacent to any residential preservation zoning district or existing residential development, except when that development is a nonconforming land use. Such establishments may be no larger in size than 2,500 square feet; or, may be located within the interior of any permitted use.

#60 Depository institutions (banks/thrifts/credit unions, etc.): Allowed when located adjacent to a nonindustrial zoning district and not adjacent to any residential preservation zoning district or existing residential development, except when that development is a nonconforming land use. Such establishments may be no larger in size than 2,500 square feet; or, may be located within the interior of any permitted use.

#7363 Help supply services: Allowed when located adjacent to a nonindustrial zoning district and not adjacent to any residential preservation zoning district or existing residential development, except when that development is a nonconforming land use. Such establishments may be no larger in size than 2,500 square feet; or, may be located within the interior of any permitted use.

#7381 Security guard services: Allowed when located adjacent to a nonindustrial zoning district and not adjacent to any residential preservation zoning district or existing residential development, except when that development is a nonconforming land use. Such establishments may be no larger in size than 2,500 square feet; or may be located within the interior of any permitted use.

Recreational amenities: Provided as an accessory to a permitted use established within the district for use by employees, management, and their guests.

- (d) *Prohibited uses.* The following uses are prohibited within the industrial district:

- (1) Landfilling.
- (2) Permanent hazardous or toxic waste storage.
- (3) Deep well injection of waste products.
- (4) Biohazardous, hazardous, or toxic waste incineration.
- (5) Wholesale outlets that sell to the general public are not permissible except for materials manufactured, or warehoused on site. True wholesaling is permitted.

(Code 1984, ch. 27, § 10.3(L); Ord. No. 95-O-0025AA, 9-13-1995; Ord. No. 96-O-0033AA, § 7, 12-11-1996; Ord. No. 97-O-0027AA, §§ 6—12, 7-8-1997)

Sec. 10-256. C-2 General Commercial District.

The following applies to the C-2 General Commercial District:

C-2 General Commercial District

PERMITTED USES			
1. District Intent	2. Principal Uses		3. Accessory Uses
<p>The C-2 district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to areas with direct access to major collectors or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, with a minimum gross density of 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum density. The residential uses are required to be located on the second floor or above of a building containing commercial or office uses on the first floor. Mixed use projects in the C-2 district are encouraged, but are not required.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<p>(1) Antique shops. (2) Automotive service and repair, including car wash. (3) Bait and tackle shops. (4) Banks and other financial institutions. (5) Camera and photographic stores. (6) Cocktail lounges and bars. (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, and police/fire stations. Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with section 10-413. (8) Day care centers. (9) Gift, novelty, and souvenir shops. (10) Indoor amusements (bowling, billiards, skating, etc.). (11) Indoor theaters (including amphitheatres). (12) Laundromats, laundry and dry cleaning pick-up stations. (13) Mailing services. (14) Medical and dental offices, services, laboratories, and clinics. (15) Motor vehicle fuel sales. (16) Non-medical offices and services, including business and government offices and services. (17) Non-store retailers. (18) Passive and active recreational facilities. (19) Personal services (barber shops, fitness clubs etc.). (20) Pet day care centers. (21) Photocopying and duplicating services. (22) Rental and sales of DVDs, video tapes and games. (23) Rental of tools, small equipment, or party supplies. (24) Repair services, non-automotive.</p>		<p>(25) Residential (any type), provided that it is located on the second floor or above a building containing commercial or office uses on the first floor. (26) Restaurants, with or without drive-in facilities. (27) Retail bakeries. (28) Retail computer, video, record, and other electronics. (29) Retail department, apparel, and accessory stores. (30) Retail drug store. (31) Retail florist. (32) Retail food and grocery. (33) Retail furniture, home appliances, accessories. (34) Retail home/garden supply, hardware and nurseries. (35) Retail jewelry store. (36) Retail needlework shops and instruction. (37) Retail newsstand, books, greeting cards. (38) Retail office supplies. (39) Retail optical and medical supplies. (40) Retail package liquors. (41) Retail pet stores. (42) Retail picture framing. (43) Retail sporting goods, toys. (44) Retail trophy store. (45) Shoes, luggage, and leather goods. (46) Social, fraternal and recreational clubs and lodges, including assembly halls (fraternity and sorority houses are prohibited). (47) Studios for photography, music, art, dance, and voice. (48) Tailoring. (49) Veterinary services, including veterinary hospitals. (50) Other uses, which in the opinion of the land use administrator, are of a similar and compatible nature to those uses described in this district.</p>

C-2 General Commercial District

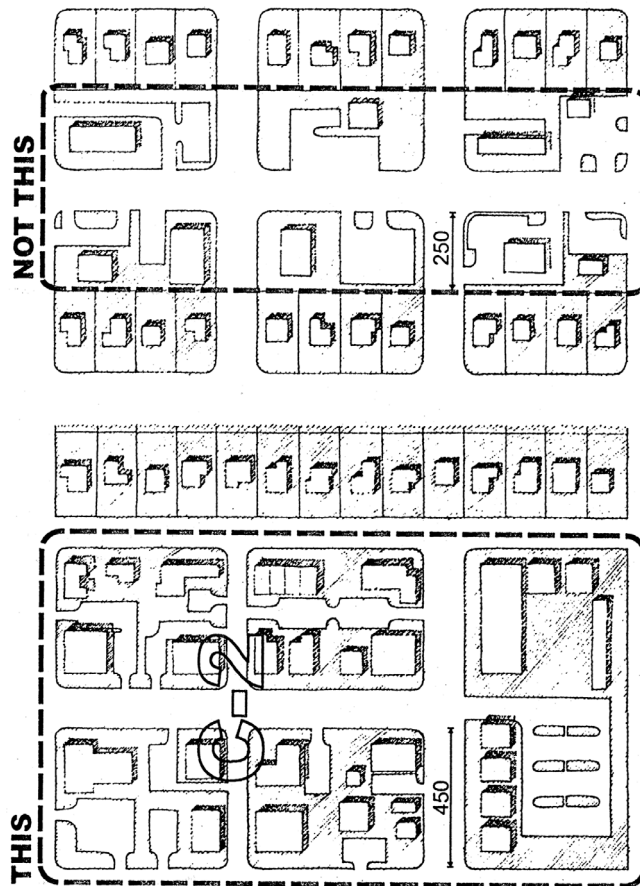
DEVELOPMENT STANDARDS									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	Ten feet	20,000 square feet of non-residential gross building floor area per acre and commercial and/or office uses. May not exceed 50,000 gross square feet.	Three stories
7. <i>Street Vehicular Access Restrictions:</i> Properties in the C-2 zoning district shall be located on a major collector or arterial street, but may have additional vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, RP-1, RP-2, RP-MH, RP-UF, and RP-R.									
8. <i>Additional Criteria and Restrictions for Pet Day Centers:</i> Outside boarding and unsupervised outside activity are prohibited. In the event that a pet day care center abuts a residential property, the center shall not exceed an L10 noise level of 60 dBA in the daytime (6:00 a.m. to 9:00 p.m.) as measured on the property line abutting the center. Hours of operation for pet day care centers shall be 6:00 a.m. to 9:00 p.m.									
9. <i>Additional Criteria for Charitable Donation Stations:</i> Such station shall have indoor storage for all donations, and shall have an attendant available during normal business hours responsible for the collection and/or storage of said donations. A "charitable donation station" is considered a community service/facility regulated by section 10-413.									

General Notes:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500-gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to section 10-426.

C-2 - Neighborhood Commercial District

The Neighborhood Commercial district limits arterial street frontage to 100 feet per acre. This provision is intended to promote "nodes" of commercial development rather than "strip" commercial development along arterial streets.



CITY 43

(Code 1984, ch. 27, § 10.6.PP; Ord. No. 97-O-0027AA, 7-8-1997; Ord. No. 01-O-28AA, § 23, 10-24-2001; Ord. No. 05-O-18AA, § 4, 4-27-2005; Ord. No. 05-O-39AA, § 3(Att. 1), 7-13-2005; Ord. No. 09-O-06, § 4, 3-25-2009; Ord. No. 09-O-11AA, § 3, 10-28-2009; Ord. No. 10-O-14AA, § 6, 2-23-2011; Ord. No. 15-O-17AA, § 19(Exh. M), 8-26-2015; Ord. No. 18-O-08, § 2, 2-28-2018; Ord. No. 23-O-41, § 1, 12-13-2023)

Appendix 3 – Proposed Ordinances

ORDINANCE NO. 25-O-18

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A SMALL-SCALE AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM THE HEAVY INDUSTRIAL LAND USE CATEGORY TO THE SUBURBAN LAND USE CATEGORY FOR 2.39 ACRES AT 5411 CAPITAL CIRCLE SW; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of the City of Tallahassee to prepare and enforce comprehensive plans for the development of the City; and,

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empower and require the City Commission of the City of Tallahassee to (a) plan for the City's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and,

WHEREAS, pursuant to Section 163.3187, Florida Statutes, the City Commission of the City of Tallahassee has held public work sessions, public meetings and several public hearings with due public notice having been provided, on this amendment to the Comprehensive Plan; and,

WHEREAS, the City Commission of the City of Tallahassee considered all oral and written comments received during public hearings, including the data collection and analyses packages, the recommendations of the Local Planning Agency/Planning Commission; and,

WHEREAS, in exercise of its authority, the City Commission of the City of Tallahassee has determined it necessary and desirable to adopt this amendment to the comprehensive plan to preserve and enhance present advantages; encourage the most appropriate use of land, water and resources, consistent with the public interest; overcome present handicaps; and deal effectively with

future problems that may result from the use and development of land within the City of Tallahassee, and to meet all requirements of law.

NOW, THEREFORE, BE IT ENACTED by the City Commission of the City of Tallahassee, Florida, as follows, that:

Section 1. Purpose and Intent.

This ordinance is hereby enacted to carry out the purpose and intent of, and exercise the authority set out in, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act.

Section 2. Map Amendment.

The ordinance does hereby adopt the following portion of the text attached hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the following Plan element:

Map Amendment #TMA2025 003 which relates to the Future Land Use Map.

Section 3. Conflict With Other Ordinances and Codes.

All ordinances or parts of ordinances of the Code of Ordinances of the City of Tallahassee, Florida, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4. Severability.

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 5. Copy on File.

To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon

2030 Comprehensive Plan and this amendment thereto, shall also be located in the Tallahassee-Leon County Planning Department. The Planning Director shall also make copies available to the public for a reasonable publication charge.

Section 6. Effective Date.

The effective date of this Plan amendment shall be according to law and the applicable statutes and regulations pertaining thereto.

INTRODUCED in the City Commission on the 3rd day of September, 2025

PASSED by the City Commission on the 22nd day of October, 2025.

CITY OF TALLAHASSEE

By: _____
John E. Dailey
Mayor

ATTEST:

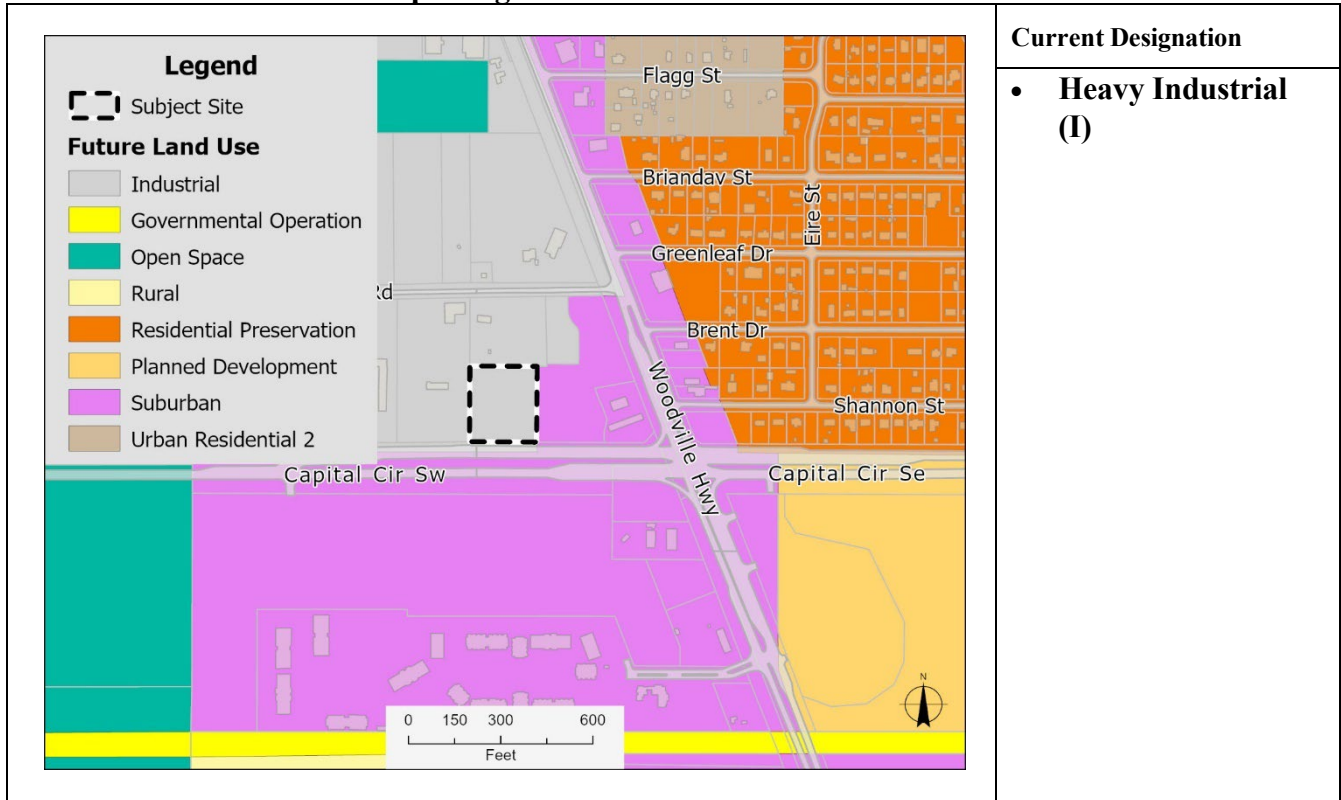
APPROVED AS TO FORM:

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

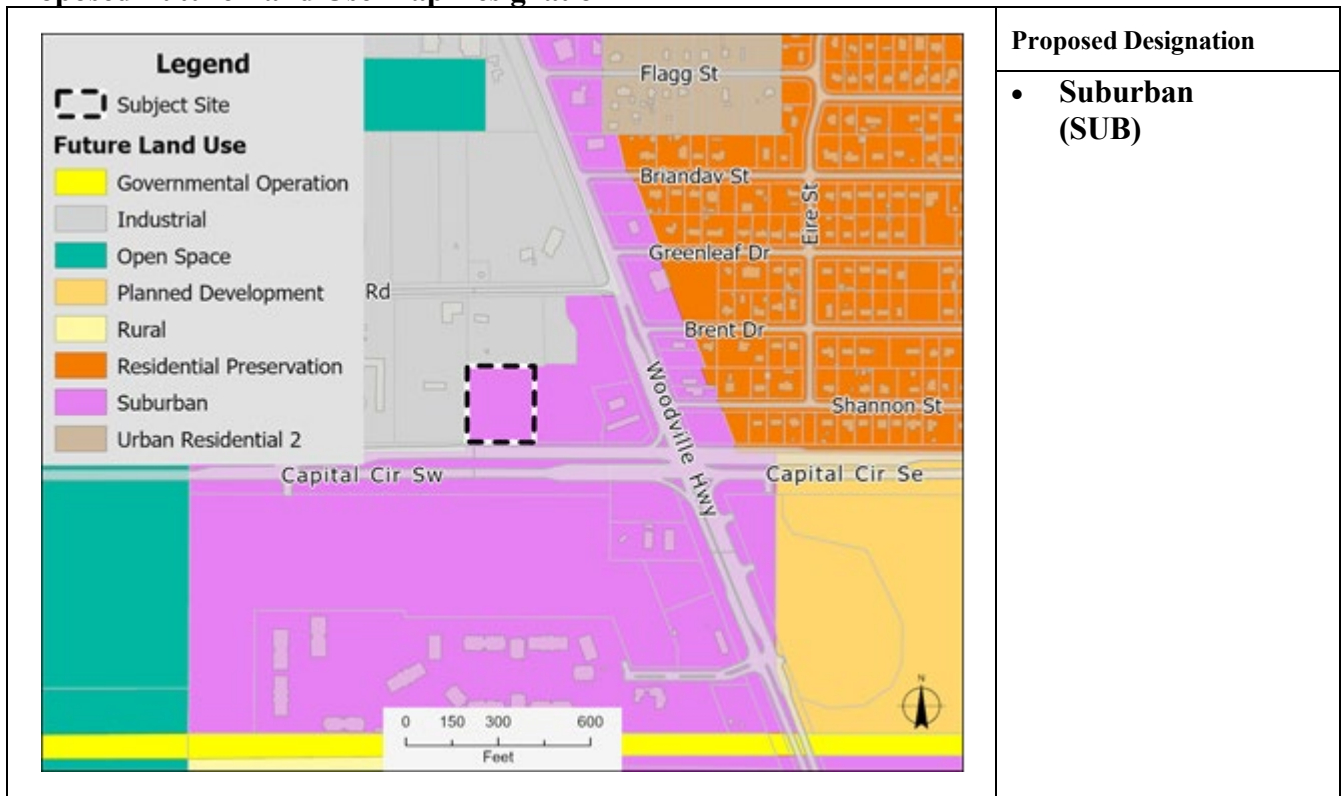
By: _____
Amy M. Toman
City Attorney

EXHIBIT A

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



ORDINANCE NO. 25-Z-19

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING LAND AS GENERAL COMMERCIAL (C-2) ON THE OFFICIAL ZONING MAP FROM INDUSTRIAL(I) ON 2.39 ACRES AT 5411 CAPITAL CIRCLE SW; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. On October 22, 2025, the City Commission approved an Ordinance which adopted Comprehensive Amendment #TMA2025 003. To implement plan amendment #TMA2025 003, the property, which is the subject of that amendment, and is shown and described in Exhibit A, attached hereto, must be rezoned. Accordingly, the property shown and described on Exhibit A is hereby changed from Industrial (I) and hereby designated and established as General Commercial (C-2) on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

TRZ250008: From Industrial (I) to General Commercial (C-2)

The property shown as General Commercial (C-2) on the map attached hereto as Exhibit A.

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. The effective date of this ordinance shall be the effective date of comprehensive plan amendment #TMA2025 003.

INTRODUCED in the City Commission on the 3rd day of September, 2025.

PASSED by the City Commission on the 22nd day of October, 2025.

CITY OF TALLAHASSEE

By: _____
John E. Dailey
Mayor

ATTEST:

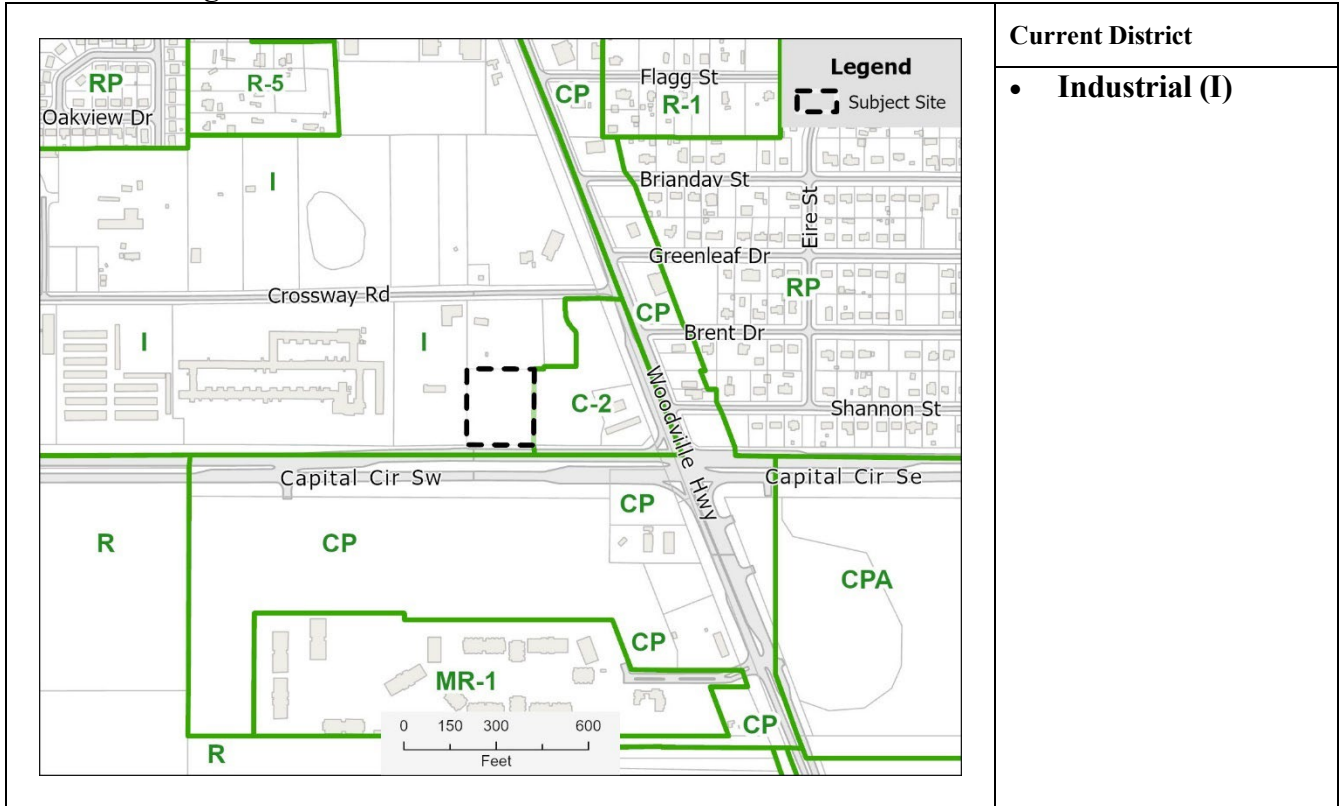
APPROVED AS TO FORM:

By: _____
James O Cooke, IV
City Treasurer-Clerk

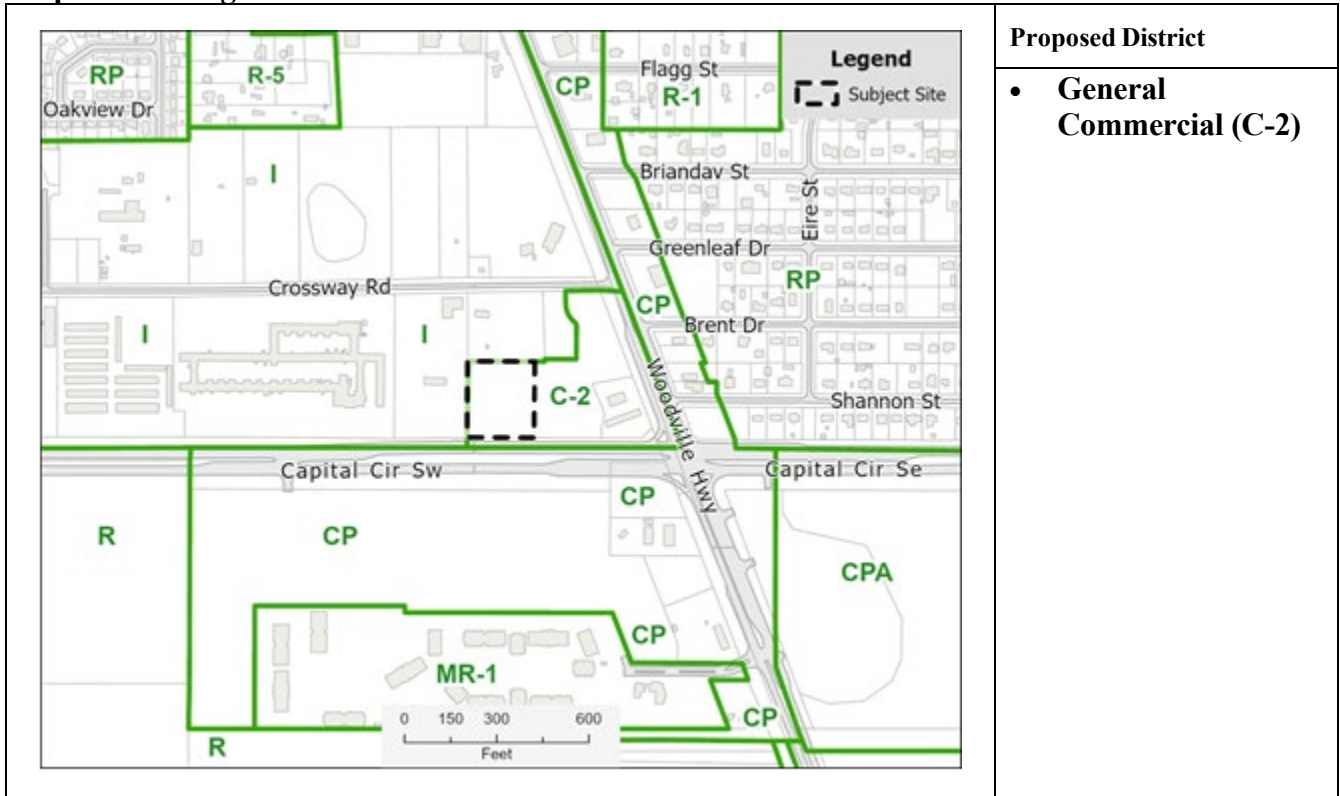
By: _____
Amy M. Toman
City Attorney

EXHIBIT A

Current Zoning



Proposed Zoning



Appendix 4 – Sign Posting Pictures

