



**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: Fontana Investments of Tallahassee, Inc.

Address: P.O. Box 1837, Tallahassee, FL 32302

Telephone: 850-766-2201

E-mail Address browland@rowlandpublishing.com

Property located in:  City  Unincorporated County

Tax I.D.(s) #: 11-20-50-000-025-0

Parcel size (acres): 0.93 Acres

Current Future Land Use Map designation: Residential Preservation -2

Requested Future Land Use Map designation: Suburban

### 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.talgov.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](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

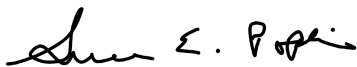
*Initial each item on this application to indicate that it is complete.*

- An electronic version of the completed application, attachments, and supporting documentation shall be submitted to the Planning Department via e-mail to [sherri.calhoun@talgov.com](mailto:sherri.calhoun@talgov.com) prior to the application deadline.
- Application fee paid 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 20, 2024 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   1   day of   August  , 20  24  



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 **Thursday, September 12, 2024**. Please contact the Planning Department in advance to schedule a pre-application conference by calling (850) 891-6400.

Applicant Name: Fontana Investments of Tallahassee, Inc. Date: 06/24/2024

Telephone: (850) 386-6160 E-mail (optional) \_\_\_\_\_

Property located in:  City \_\_\_\_\_ Unincorporated County

Tax I.D. #: 11-20-50-000-0250 Parcel size (acres): .93 acres

Current Future Land Use Map designation: Residential Preservation -2

Requested Future Land Use Map designation: Suburban

Small Scale Amendment (50 acres or fewer) or  
 Large Scale Amendment (more than 50 acres)

Maximum development: Residential units: 20 du/acre Nonresidential square feet: 20,000 sf/acre

**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                |  |
| <u>N/A</u> Review optional attachments   |  |
| <input checked="" type="checkbox"/> Review additional application requirements | <input checked="" type="checkbox"/> Applicant's responsibility to pay for rezoning after the Local Planning Agency Public Hearing                            |
| <input checked="" type="checkbox"/> Review completeness requirement            |  |

**Notes:**

Possible small-scale map amendment from Residential Preservation to Suburban and concurrent rezoning to OR-2 or OR-1

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tyler Maldonado  
Planner

Steven Allen  
Applicant



**TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT**  
**Applicant's Affidavit of Ownership & Designation of Agent**



**I. OWNERSHIP**

I, Brian Rowland, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) 11-20-50-000-025-0

Location address: 1932 Miccosukee Road, Tallahassee, FL 32308

\_\_\_\_\_

\_\_\_\_\_

for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of:

Fontana Investments of Tallahassee, Inc.

Please complete the appropriate section below:

**Individual**

**Corporation**

**Partnership**

Provide Names of Officers:

Fontana Investments of Tallahassee, Inc.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Provide Names of General Partners:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dept. of State Registration No.:

P95000042215

Name/Address of Registered Agent:

Sid Matthew, P.A.

135 S. Monroe Street

Tallahassee, FL 32301

\_\_\_\_\_

**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: Steven Allen

Address: 3303 Thomasville Rd, Suite 201, Tallahassee, FL 32308

Contact Person: Steven Allen

Telephone No. and E-Mail: 850-566-5757 allengroup14@gmail.com

**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

Corporation

Partnership

Fontana Investments of Tallahassee, Inc.

Print Corporation Name

Print Partnership Name

By: [Signature]

By: \_\_\_\_\_

Signature

Signature

Signature

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone No.: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Print Name: Brian Rowland  
Its: President  
Address: 118 North Monroe St. Suite 401  
Tallahassee, FL 32301  
Phone No.: 850-766-2201

Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone No.: \_\_\_\_\_

E-mail: browland@rowlandpublishing.com

E-mail: \_\_\_\_\_

Please use appropriate notary block.

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Individual

Corporation

Partnership

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.

Before me, this 1st day of August, 2024, personally appeared Brian Rowland of Fontana Investments, 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.

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: Drivers License

Virginia Ann Simpler  
Signature of Notary  
Print Name: Virginia Ann Simpler  
Notary Public

(NOTARY STAMP)

My commission expires:



### **Attachment 3**

Attach a legal description or a copy of the deed for the subject property

THIS INSTRUMENT PREPARED BY:  
Ronald R. Richmond  
Richmond Law Firm  
1435 E. Piedmont Drive, Suite 110  
Tallahassee, Florida 32308

RECORD AND RETURN TO:  
Richmond Law Firm  
1435 E. Piedmont Drive, Suite 110  
Tallahassee, Florida 32308

RE PARCEL ID #: 112060 E0160  
BUYER'S TIN:

**CORPORATE  
WARRANTY DEED**

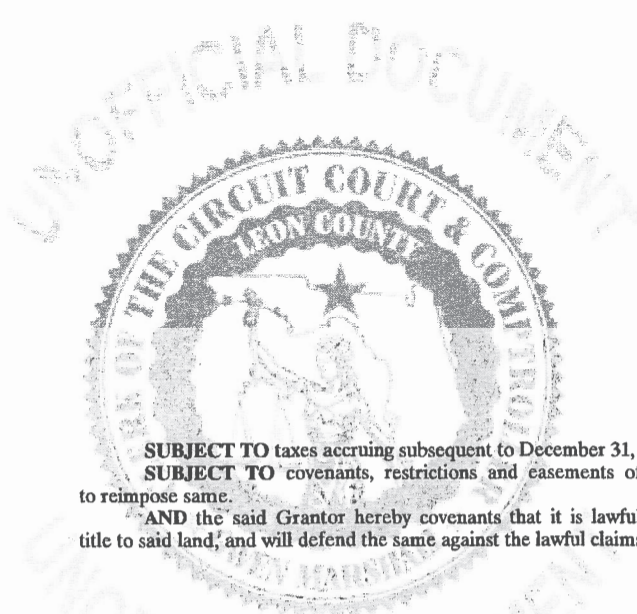
THIS INDENTURE made this 5th day of January, 2005 by West Tennessee, Inc., a Florida corporation, and Whitecap, LLC, a Florida limited liability company, hereinafter called Grantor, and whose address is 220 John Knox Road, Ste. 4, Tallahassee, Florida 32303 to Fontana Investments of Tallahassee, Inc., a Florida corporation, hereinafter called Grantee, and whose address is Post Office Box 1837, Tallahassee, Florida 32302.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH:**

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee the following described land situate, lying and being in the County of Leon, State of Florida to wit:

Lot 16, Block E, Miccosukee Hills, according to the map or plat thereof as recorded in Plat Book 3, page 252, Public Records of Leon County, Florida, less and except that portion lying within the right of way of Miccosukee Road as described in Official Records Book 1693, page 2142, of said Public Records of Leon County, Florida.



**SUBJECT TO** taxes accruing subsequent to December 31, 2004.

**SUBJECT TO** covenants, restrictions and easements of record, if any, however, this reference shall not operate to reimpose same.

**AND** the said Grantor hereby covenants that it is lawfully seized of said land in fee simple and fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.



IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer(s) and caused its corporate seal to be hereto affixed the day and year first above written.

Signed, sealed and delivered in our presence:

Rebecca J. McNeal  
Witness Signature

Rebecca J. McNeal  
Witness Signature

Tracy M. McNeal  
Witness Signature

Tracy M. McNeal  
Witness Printed Signature

West Tennessee, Inc.

By:

J. Perry Erwin, III, President  
Whitecap, LLC

By:

Richard Powers, Managing Member

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 5th day of January, 2005 by J. Perry Erwin, III, President of West Tennessee, Inc., a Florida corporation, and Richard Powers, Managing Member of Whitecap, LLC, a Florida (limited liability company, who are personally known to me.

Notary Public, State and County Aforesaid

Rebecca J. McNeal  
Notary Signature

\_\_\_\_\_  
(Title or Rank)

\_\_\_\_\_  
Notary Printed Signature

\_\_\_\_\_  
(Serial No., if any)



Full Legal Description:

KUHLACRES

20 & 29 1N 1E LOTS 25 & 26 ALSO

LOT 16 BLOCK E OF MICCOSUKEE HILLS

OR 725/800 1354/945 1426/1212 1438/1447 1603/1540 1541

1819/319 3200/1884 3218/2065 3253/1827(UT)



## **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.

City of Tallahassee  
Application for Rezoning Review



# City of Tallahassee APPLICATION FOR REZONING REVIEW

The undersigned, owner of the hereinafter-described property, hereby petitions the City of Tallahassee 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:** RP-2

**To:** OR-2

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

11-20-50-000-025-0

**Project Name:** Fontana Investments of Tallahassee, Inc. **Total Acreage:** 0.93 AC

**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*.

**An electronic version of this application and all supporting documentation shall be submitted via email in PDF format to [beth.perrine@talgov.com](mailto:beth.perrine@talgov.com). Once the application has been reviewed and deemed complete, staff will email the applicant/agent instructions on how to submit the application fee. Once the application fee is paid, staff will then email the sign posting information to the applicant/agent. The application is considered complete once the application fee and sign posting has been processed. The direct notice and advertising fee will be billed separately once these items are completed.**

City of Tallahassee  
Application for Rezoning Review

**Submitted By:**

Owner's Name(s):

Name: Fontana Investments of Tallahassee, Inc. Phone: \_\_\_\_\_  
Email: \_\_\_\_\_ Fax: \_\_\_\_\_  
Street: P.O Box 1837 City: Tallahassee  
ST: FL Zip+4: 32302

Agent's Name(s):

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email: \_\_\_\_\_ Fax: \_\_\_\_\_  
Street: \_\_\_\_\_  
City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip+4: \_\_\_\_\_

Optionee's Name(s):

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email: \_\_\_\_\_ 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.

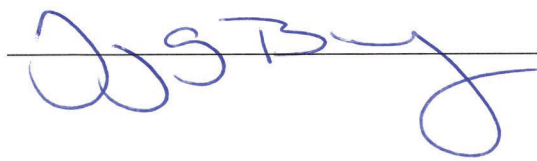
City of Tallahassee  
Application for Rezoning Review

## Letter of Understanding

I Brian Rowland (print name) as the property owner or authorized property owner representative have read and understand the City of Tallahassee Application for Rezoning Review Information Packet and acknowledge submittal of a rezoning application from \_\_\_\_\_ (district) to \_\_\_\_\_ (district).

 \_\_\_\_\_ Signature  \_\_\_\_\_ Date  
Property Owner/Authorized Representative

 \_\_\_\_\_ Witness 8/1/24 Date

 \_\_\_\_\_ Witness 8-1-824 Date

# SCHOOL IMPACT ANALYSIS FORM

<b>Agent Name:</b> Steven Allen  <b>Applicant Name:</b> Fontana Investments of Tallahassee, Inc.  <b>Address:</b> P.O. Box 1837, Tallahassee, FL 32302	<b>Date:</b> July 31, 2024  <b>Telephone:</b> <b>Fax:</b> 850-566-5757 mobile <b>Email:</b> allengroup14@gmail.com									
<b>① Location of the proposed Comprehensive Plan Amendment or Rezoning:</b>  <i>Tax ID #:</i> 11-20-50-000-025-0 <i>Property address:</i> 1932 Miccosukee Road, Tallahassee, FL 32308 <i>Related Application(s):</i>										
<b>② Type of requested change:</b>  <input checked="" type="checkbox"/> Comprehensive plan land use amendment that permits residential development. <input checked="" type="checkbox"/> Rezoning that permits residential development. <input type="checkbox"/> Nonresidential land use amendment adjacent to existing residential development. <input type="checkbox"/> Nonresidential rezoning adjacent to existing residential development. <input type="checkbox"/> None of the above										
<b>③ Proposed change in Future Land Use and Zoning classification:</b>  <input checked="" type="checkbox"/> <i>Comprehensive plan land use</i> From: Residential Preservation To: Suburban  <input checked="" type="checkbox"/> <i>Zoning</i> From: Residential Preservation -2 To: OR-2										
<b><i>Planning Department staff use only:</i></b>										
<b>④ Maximum potential number of dwelling units allowed by the request:</b> <i>Number of acres:</i> _____ <i>Number of dwelling units allowed per acre:</i> _____ <i>Maximum number of dwelling units allowed:</i> _____ <i>Type(s) of dwelling units:</i> _____										
<b><i>Leon County Schools staff use only:</i></b>										
<b>⑤ School concurrency service areas (attendance zones) in which property is located.</b>  <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><b>Elementary:</b></td> <td style="width: 33%;"><b>Middle:</b></td> <td style="width: 33%;"><b>High:</b></td> </tr> <tr> <td>Present capacity _____%</td> <td>_____%</td> <td>_____%</td> </tr> <tr> <td>Post Development capacity _____%</td> <td>_____%</td> <td>_____%</td> </tr> </table>		<b>Elementary:</b>	<b>Middle:</b>	<b>High:</b>	Present capacity _____%	_____%	_____%	Post Development capacity _____%	_____%	_____%
<b>Elementary:</b>	<b>Middle:</b>	<b>High:</b>								
Present capacity _____%	_____%	_____%								
Post Development capacity _____%	_____%	_____%								

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.





## **Attachment 6**

Attach the potable water and sanitary sewer capacity and availability analysis

- The analysis should be based on the **maximum development potential of the requested category**.
- Contact City of Tallahassee Utilities Department at (850) 891-6105 or Talquin Electric Cooperative at (850) 627-7651 and provide them with a copy of your completed Pre-Application Conference Form indicating the maximum development potential.



August 02, 2024

1932 Miccosukee Rd.  
Attn: Ms. Lucy Poole  
3303 Thomasville Road, #201,  
Tallahassee, FL 32308  
Caldwell Banker Commercial Hartung

**Re: Availability of Water and Sewer at Parcel No. 11-20-50-000-025-0 (Coombs Dr.,  
Miccosukee Rd., and Kuhlacres Dr.)**

Ms. Poole

The City of Tallahassee is the provider for water and sewer to serve the parcel listed above. Water and Sewer Facilities are available. The City owns and maintains the systems which is located within the Coombs Dr., Miccosukee Rd., and Kuhlacres Dr. Right of Ways and within the surrounding area.

Should you require any further assistance, please contact me.

UNDERGROUND UTILITIES & PUBLIC INFRASTRUCTURE

*Demetri Williams*

Demetri Williams  
Engineering Tech. IV – Water & Sewer Development Review  
300 S Adams St., Box 26  
Tallahassee, FL 32301  
O: 850-891-6102  
C: 448-500-1825

# TRANSIT SERVICE ANALYSIS FORM

<b>Agent Name:</b> Steven Allen	<b>Date:</b> July 31, 2024
<b>Applicant Name:</b> Fontana Investments of Tallahassee, Inc.	<b>Telephone:</b> 850-566-5757 mobile
<b>Address:</b> P.O. Box 1837, Tallahassee, FL 32302	<b>Fax:</b>
	<b>Email:</b> allengroup14@gmail.com

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

*Tax ID #:* 11-20-50-000-025-0

*Property address:* 1932 Miccosukee Road, Tallahassee, FL 32308

*Related Application(s):*

② **The proposed site is located within ¼ 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

Residential Preservation -2

**Campus Routes**

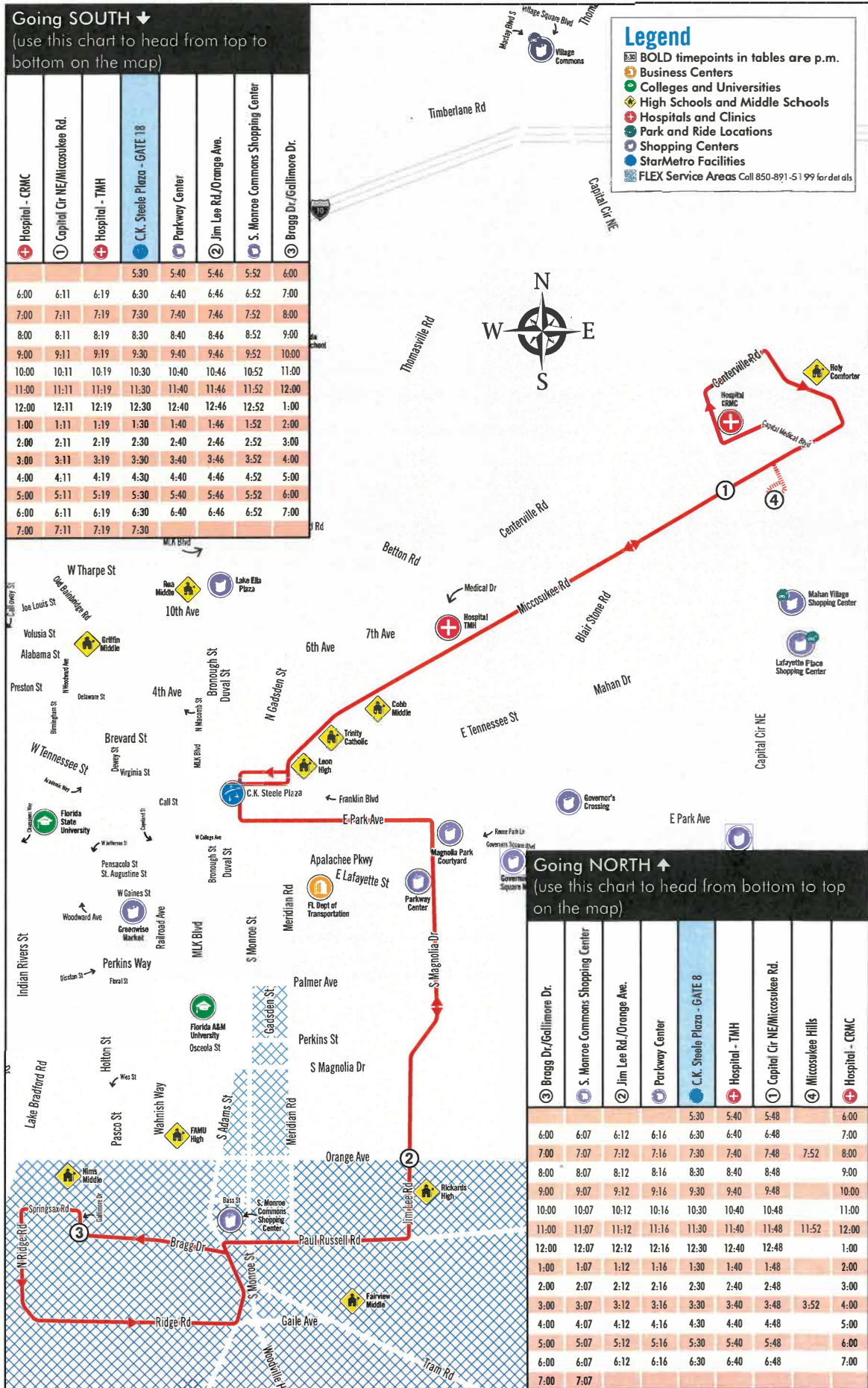
- Seminole Express
- Venom Express

**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>*

Ridge Rd., C.K. Steele Plaza, Hospital - TMH, Hospital - CRMC  
Monday - Friday (5:30 a.m. - 7:30 p.m.) | Bus comes every: 60 min



## 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](https://www.talgov.com/Uploads/Public/Documents/place/comp_plan/tlc-cp00-introd.pdf)



## **ATTACHMENT 8**

### **1. Why do you want to change the Future Land Use Map?**

The subject property has been used as an office building with parking for over 20 years and the individual parcels have been consolidated into a single parcel through the unity of title process. For some unknown reason, the zoning for the original parcel used for parking (lot 25) remained zoned in the RP-2 category. Most all parcels up and down Miccosukee Road are currently zoned OR-1, OR-2 and OR-3. With the owner selling, we were informed that parking for the office would not be permitted because lot 25 is zoned RP-2.

### **2. Is your request compatible with adjacent and nearby properties?**

Yes. Most properties fronting Miccosukee Road are currently zoned OR-1, OR-2 or OR-3.

### **3. Are there any existing code violations associated with the subject property?**

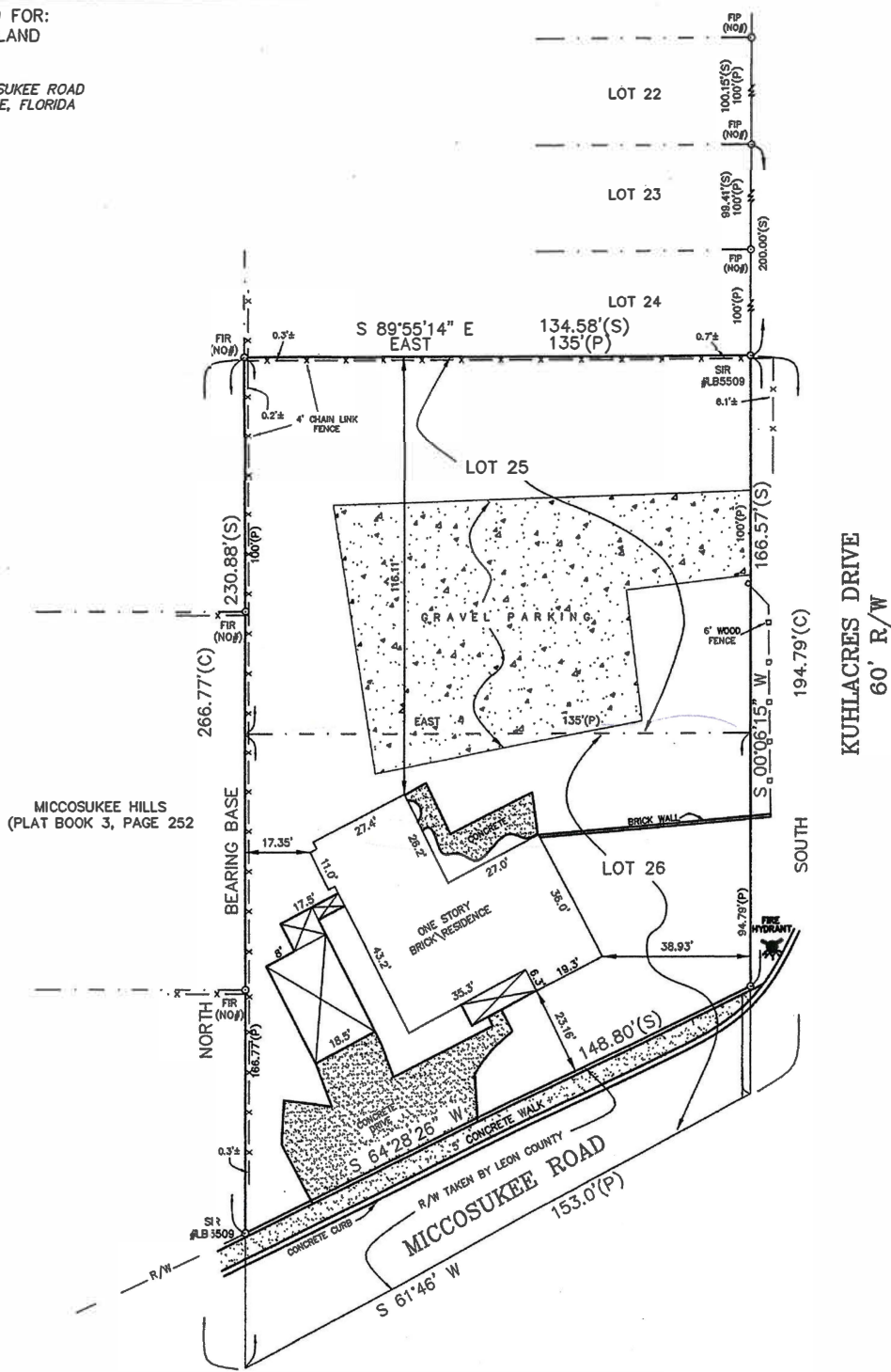
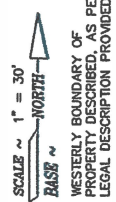
No code violations we are aware of.

### **4. How does your request further the concepts reviewed in the Vision Statement for the Comprehensive Plan?**

Due to the proximity of Tallahassee Memorial Health Care (hospital), many of the properties including older single family homes have been converted to medical uses. The current buyer for this property is intending to use the property as a veterinarian clinic which we believe is consistent and compatible with most uses on Miccosukee Road. Furthermore, because the lot has always been used for parking, we do not believe there will be any adverse impact or infringement to existing residential properties. This use is consistent with urban infill policies while maintaining the integrity of the existing neighborhood.

PREPARED FOR:  
BRIAN ROLAND

ADDRESS:  
1932 MICCOSUKEE ROAD  
TALLHASSEE, FLORIDA



NOTE: UNDERGROUND ENCROACHMENTS AND UTILITIES, IF ANY, NOT LOCATED. FENCE OWNERSHIP BY VISUAL MEANS ONLY, LEGAL OWNERSHIP NOT DETERMINED.

NOTE: THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PRONE AREA DETERMINATIONS BY THIS FIRM.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title boundary to the subject property, it is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

This property lies in zone "X" as determined by the Flood Insurance Rate Maps for LEON County, Florida on Map Number 1201440303 D  
Dated: 11/19/97

LEGEND ( GENERAL )	
F.C.M.	= FOUND CONCRETE MONUMENT
F.I.R.	= FOUND IRON ROD
F.I.P.	= FOUND IRON PIPE
S.C.M.	= SET 4" X 4" CONCRETE MONUMENT W/ CAP #4016
S.I.R.	= SET IRON ROD WITH CAP #5509 ( 5/8" ROD)
CP	= CHORD BEARING
CD	= CHORD DISTANCE
CD	= CALCULATED DISTANCE AND/OR BEARING

LEGEND ( BEARINGS )	LEGEND ( CURVES )
N	= NORTH
S	= SOUTH
E	= EAST
W	= WEST
D	= DEGREES
M	= MINUTES
S	= SECONDS
A	= DELTA ANGLE
R	= RADIUS
L	= CURVE LENGTH
CL	= CHORD LENGTH
CB	= CHORD BEARING
R/W	= RIGHT OF WAY

LEGEND ( DISTANCES )
ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD
' = FEET

**GARY G. ALLEN**  
Registered Land Surveyor, Inc.  
Tallahassee, Florida 32311 4101 Apalachee Parkway Phone: (850)-877-0541

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DESCRIPTION: BOUNDARY SURVEY OF LOTS 25 & 26, LESS R/W  
KUHLAGRES

SEC. 29 TWP 1-NORTH R1G 1-EAST RECORDED IN PLAT BOOK 3

DATE OF SURVEY 7/23/04 PAGE 95 IN LEON COUNTY, FLORIDA

FIELD BOOK 663 PAGE 44

SCALE 1" = 30'

JOB No. 84-452

FILE No. 84-452.dwg

I hereby certify that this survey meets the minimum technical standards as established by chapter 61G17-8 of the Florida Administrative Code.

GARY G. ALLEN, P.S.M.  
Professional Surveyor and Mapper  
Florida Registration No. 4016

DATE:

DRAWN BY: C.N.

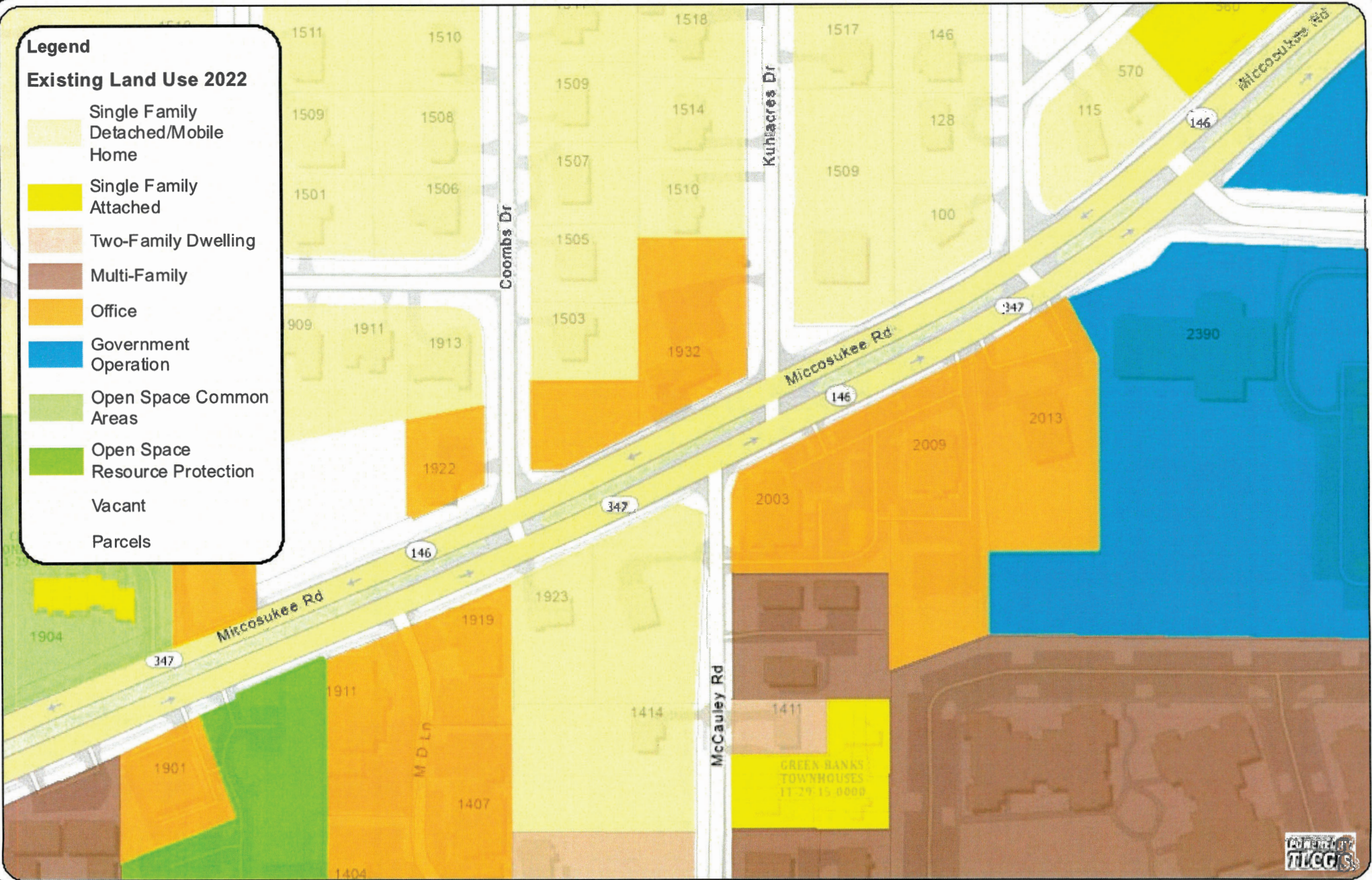
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



**Legend**

**Existing Land Use 2022**

-  Single Family Detached/Mobile Home
-  Single Family Attached
-  Two-Family Dwelling
-  Multi-Family
-  Office
-  Government Operation
-  Open Space Common Areas
-  Open Space Resource Protection
-  Vacant
-  Parcels



**Land Information**

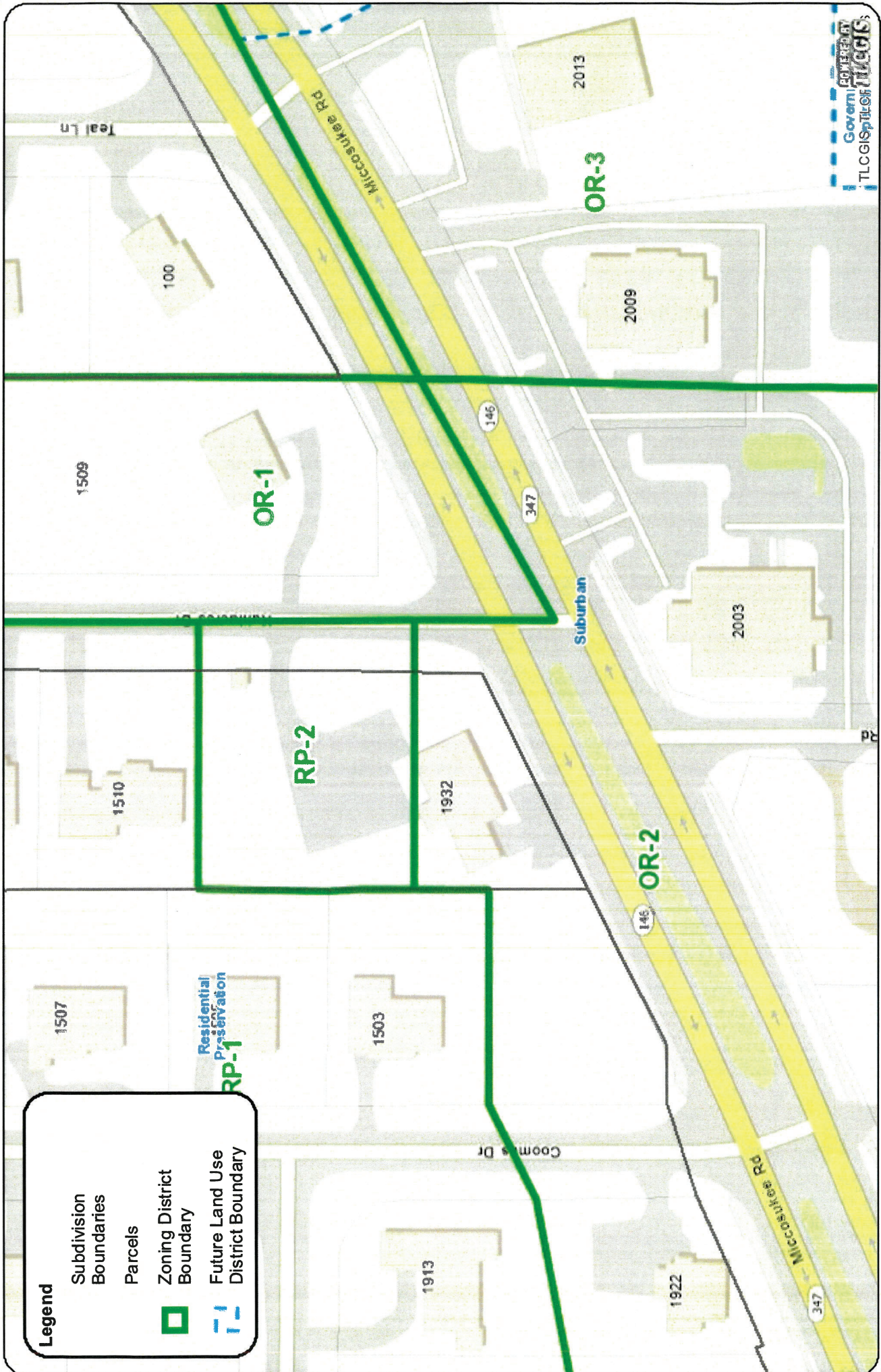
**DISCLAIMER**

This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



<b>Scale:</b>	Tallahassee/Leon County GIS Management Information Services
Not To Scale:	Leon County Courthouse 301 S. Monroe St, P3 Level
<b>Date Drawn:</b>	Tallahassee, FL 32301 850/606-5504
July 31, 2024	<a href="http://www.tlccgis.org">http://www.tlccgis.org</a>





Government  
TLCGIS  
The City of Tallahassee

**Legend**

- Subdivision Boundaries
- Parcels
- Zoning District Boundary
- Future Land Use District Boundary

**Scale:**  
Not To Scale:

**Date Drawn:**  
June 21, 2024

**Tallahassee/Leon County GIS Management Information Services**  
Leon County Courthouse  
301 S. Monroe St, P3 Level  
Tallahassee, FL 32301  
850/606-5504  
<http://www.tlccgis.org>



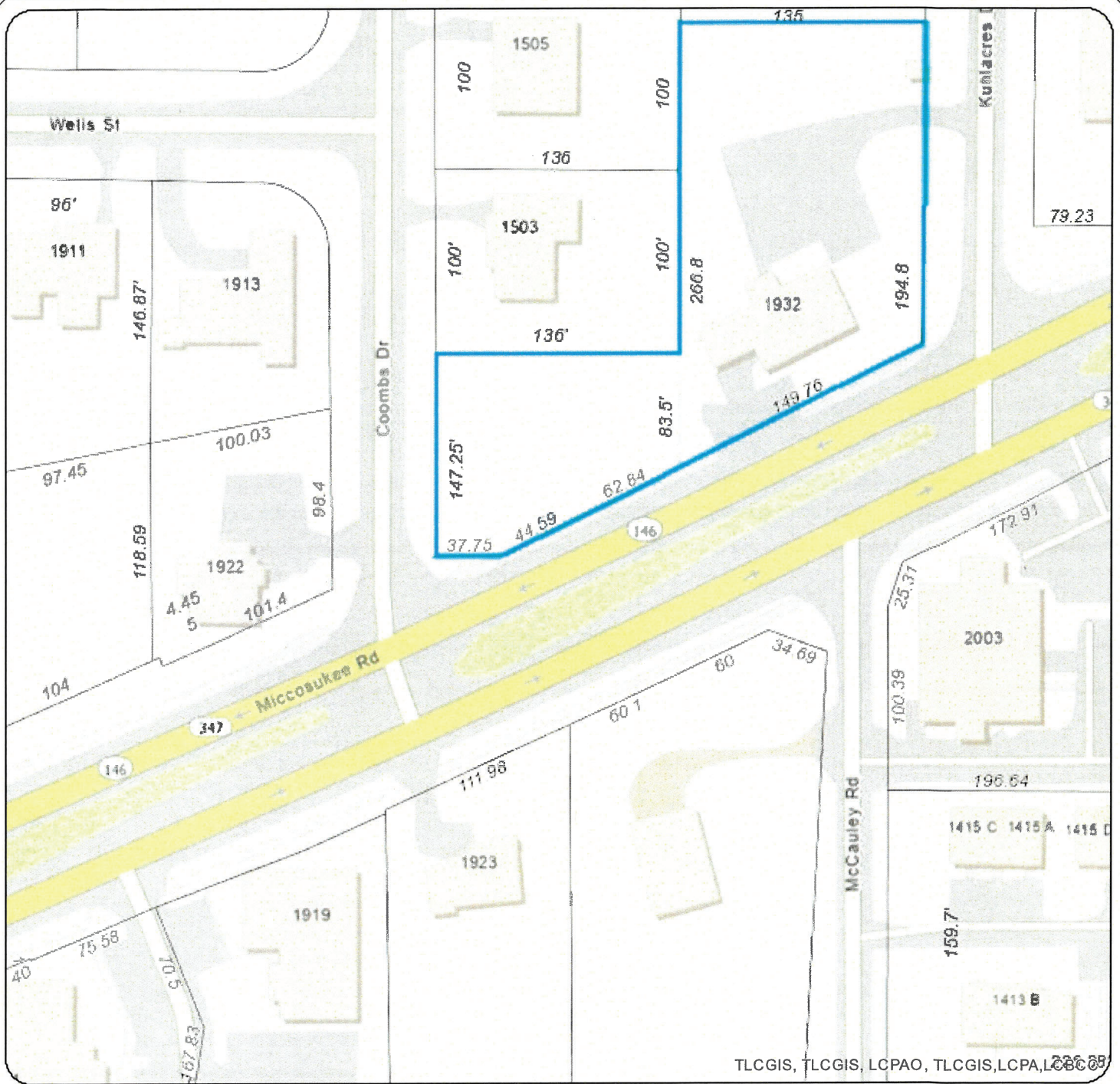
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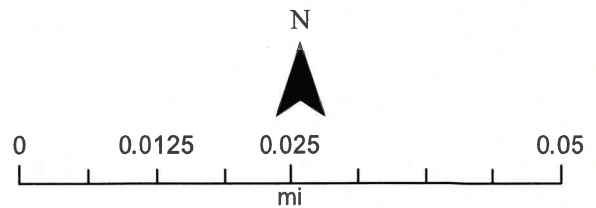


TLCGIS, TLCGIS, LCPAO, TLCGIS, LCPA, LCPA, LCPA

# LEON COUNTY PROPERTY APPRAISER

**Legend**

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/20 15



Akin Akinyemi, PhD, RA, CFA, CMS  
Leon County Property Appraiser

315 S. Calhoun St, Third Floor  
Tallahassee, FL 32301

Phone: (850) 606-6200  
Fax: (850) 606-6201

Email: [admin@leonpa.org](mailto:admin@leonpa.org)  
Website: [leonpa.org](http://leonpa.org)

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Date Printed: Jul 31, 2024



