



## Application For Small-Scale Amendment to the Future Land Use Map



**Instructions:** Please review the document "Comprehensive Plan Small-Scale 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 submittal of an application. Applications for small-scale future land use map amendments may be submitted at any time during the calendar year.*

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### A. APPLICANT INFORMATION


Applicant Name: Crossways Land Group ,LLC  
Address: 4708 Capital Circle NW  
Tallahassee, FL 32303  
Telephone: 850-354-7614  
E-mail Address bwilcox@stearnsweaver.com  
Property located in: xx City      Unincorporated County  
Tax I.D.(s) #: 3119210000040  
Parcel size (acres): approximately 2.39  
Current Future Land Use Map designation: Industrial (I)  
Requested Future Land Use Map designation: Suburban (SUB)

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### 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 Small-Scale 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 Proof of inquiry e-mail provided.   
☒ 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/1/cp00-introd.pdf](https://www.talgov.com/Uploads/Public/Documents/Place/comp_Plan/1/cp00-introd.pdf)

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### 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: 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 [planning@talgov.com](mailto:planning@talgov.com).  
☒ 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.
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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 11 day of July, 2025



Staff Signature



Signature of Property Owner or Agent

# **Attachment 1**

## *Pre-application Conference Form*



**Pre-Application Conference Form  
For Small-Scale 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.

Please contact the Planning Department to schedule a pre-application conference by calling (850) 891-6400 or e-mailing [planning@talgov.com](mailto:planning@talgov.com).

Applicant Name: Crossways Land Group, LLC

Date: 06-17-2025

Telephone: (850) 354-7614

E-mail (optional) bwilcox@stearnsweaver.com  
contact: Barry Wilcox

Property located in: X City

     Unincorporated County

Tax I.D. #: 3119210000040

Parcel size (acres): 2.39 acres

Current Future Land Use Map designation: Industrial

Requested Future Land Use Map designation: Suburban

Maximum development (per proposed designation): Residential units: 16 du/acre

Nonresidential square feet: 25,000 sf/acre

Is the amendment located within a "Neighborhood First" planning area? No

**Conference Review Items**

- X Provide application packet  
X Review required attachments  
X Review optional attachments  
X Review additional application requirements  
X Review completeness requirement

- X Application sufficiency determination (Insufficient information may cause application to be continued to the next cycle)  
X Applicant's responsibility to pay for rezoning after the Local Planning Agency Public Hearing

**Notes:**

Meeting review to go to Suburban Future Land Use Category and C-2 Zoning district reflecting suburban corridor land use pattern. The proposed change was reflected in the draft Future Land Use and Mobility Element update.

Sam E. Pope

Planner

[Signature]

Applicant

## **Attachment 2**

### *Affidavit of Ownership & Designation of Agent Form*



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



**I. OWNERSHIP**

I, Jason Ghazvini, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) 3119210000040

Location address: 5411 Capital Circle SW

\_\_\_\_\_

for which this Application is submitted.

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

Crossways Land Group, LLC

Please complete the appropriate section below:

☐ **Individual**

☒ **Corporation**

☐ **Partnership**

Provide Names of Officers:

Provide Names of General Partners:

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

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

Dept. of State Registration No.:  
L22000036806

Name/Address of Registered Agent:

Daniel Manusa

1701 Hermitage Blvd.

Tallahassee, FL 32308

**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: Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.

Address: 106 E. College Avenue, Suite 700, Tallahassee, FL 32301

Contact Person: Barry Wilcox Telephone No. and E-Mail: 850-354-7614, bwilcox@stearnsweaver.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

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

☒ Corporation

Crossways Land Group, LLC  
Print Corporation Name  
By: [Signature] Signature  
Print Name: Jason Ghazvini  
Its: Manager  
Address: 4708 Capital Circle NW  
Tallahassee, FL 32303  
Phone No.: 850-514-1000  
E-mail: jghazvini@homesbypremier.com

☐ Partnership

Print Partnership Name  
By: \_\_\_\_\_  
Signature  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone No.: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Please use appropriate notary block.

STATE OF FLORIDA

COUNTY OF LEON

☐ 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 2nd day of July, 2025, personally appeared \_\_\_\_\_ of \_\_\_\_\_ a \_\_\_\_\_ 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 \_\_\_\_\_, at \_\_\_\_\_ 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:

FL DL # 6215-42185-001-0

[Signature]  
Signature of Notary

Print Name: Betsy Breeden  
Notary Public

(NOTARY STAMP)

My commission expires:



## **Attachment 3**

*Legal Description and/or Deed*



GWEN MARSHALL, CLERK OF COURTS

**Prepared By and Return To:**

G & G Title Agency, Inc.  
2121-A Killarney Way  
Tallahassee, FL 32309

Order No.: G22-1035

Property Appraiser's Parcel I.D. (folio) Number:  
3119206210000

**WARRANTY DEED**

THIS WARRANTY DEED dated September 14, 2022, by Sandco Inc., a corporation, existing under the laws of Florida, and having its principal place of business at 4708 Capital Circle NW, Tallahassee, Florida 32303 (the "Grantor"), to Crossway Land Group LLC, a Limited Liability Company, whose post office address is 4708 Capital Circle NW, Tallahassee, Florida, 32303 (the "Grantee").

(Wherever used herein the terms "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 (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Leon, State of Florida, viz:

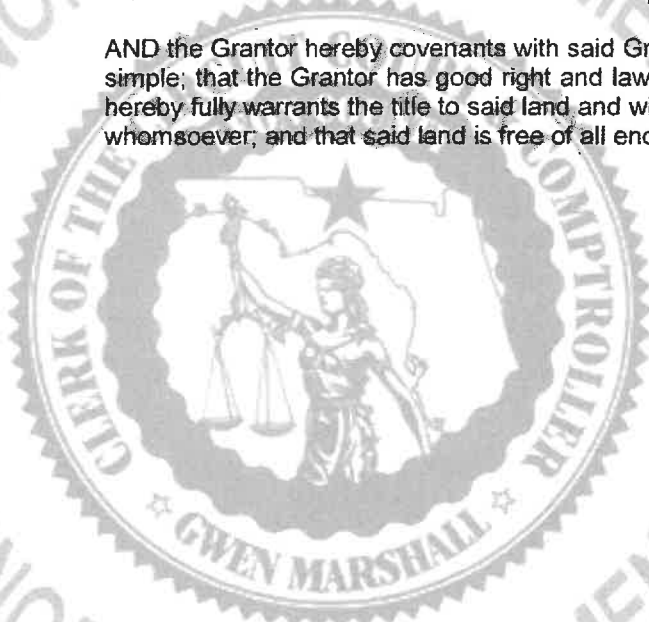
**See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.**

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

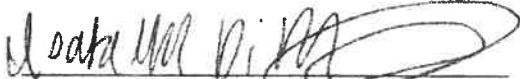
TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2021.



IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

  
Witness Signature

Isabella Dimeo  
Printed Name of First Witness

  
Witness Signature


Alexandra Fentress  
Printed Name of Second Witness

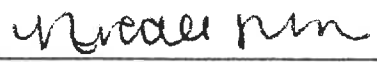
Sandco Inc.

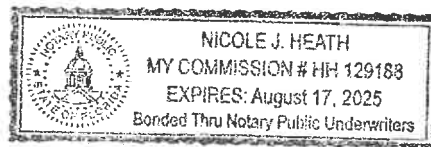
BY:   
Behzad Ghazvini  
President

**Grantor Address:**  
4708 Capital Circle NW  
Tallahassee, FL 32303

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence this 14th of September, 2022 by Behzad Ghazvini, as President of Sandco Inc., who ~~is~~ are personally known to me or who produced  as identification.

  
Notary Public  
(SEAL)



**EXHIBIT A**  
Legal Description

Commence at a terra cotta pipe filled with concrete marking the Southwest corner of Section 19, Township 1 South, Range 1 East Leon County, Florida, said concrete monument lying on the North right of way boundary of State Road No. S-263 (Capital Circle 100 foot right of way); thence South 89 degrees 40 minutes 20 seconds East along the South boundary of said Section 19 and along said right of way boundary a distance of 2106.73 feet to a concrete monument on the Westerly boundary of the 60 foot right of way of the St. Marks Branch of the Seaboard Air Line Railroad for the POINT OF BEGINNING; from said POINT OF BEGINNING run North 89 degrees 40 minutes 20 seconds West along the South boundary of said Section 19 and along the North right of way boundary of said State Road No. S-263 (Capital Circle) a distance of 851.83 feet to a concrete monument LB #732; thence leaving said right of way boundary run North 00 degrees 09 minutes 03 seconds East 654.21 feet to a concrete monument LB #732 on the South right of way boundary of Crossway Road (60 foot right of way); thence North 89 degrees 09 minutes 23 seconds East along said right of way boundary 597.59 feet to a concrete monument on the Westerly right of way boundary of said St. Marks Branch of the Seaboard Air Line Railroad; thence run South 20 degrees 42 minutes 52 seconds East along said right of way boundary 714.04 feet to the POINT OF BEGINNING.

Less and Except the Southeasterly 2.00 acres more or less described as follows;

Commence at a terra cotta pipe filled with concrete marking the Southwest corner of Section 19, Township 1 South, Range 1 East Leon County, Florida, said concrete monument lying on the North right of way boundary of State Road No. S-263 (Capital Circle 100 foot right of way); thence South 89 degrees 40 minutes 20 seconds East along the South boundary of said Section 19 and along said right of way boundary a distance of 2106.73 feet to a concrete monument on the Westerly boundary of a 60 foot right of way of the St. Marks Branch of the Seaboard Air Line Railroad for the POINT OF BEGINNING; from said POINT OF BEGINNING thence run North 20 degrees 42 minutes 52 seconds West along said right of way boundary 300.00 feet; thence leaving said Westerly boundary of a 60 foot right of way run South 79 degrees 41 minutes 39 seconds West 215.45 feet; thence run South 43 degrees 10 minutes 52 seconds West 129.91 feet; thence run South 145.00 feet to a point on the South boundary of aforementioned Section 19, Township 1 South, Range 1 East, Leon County, also being the North right of way boundary at State Road No. 263 (Capital Circle); thence run South 89 degrees 40 minutes 20 seconds East along the said South boundary of Section 19 and thence North right of way boundary of State Road No. 263, 407.00 feet to the POINT OF BEGINNING.



# **Attachment 4**

## *Rezoning Application*



## 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:** Industrial (I)

**To:** General Commercial (C-2)

**Location:** The property is designated by the following Leon County Property Tax identification number(s): 3119210000040

**Project Name:** 5411 Capital Circle **Total Acreage:** approximately 2.39

**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.

**Submitted By:**

Owner's Name(s):

Name: Crossways Land Group LLC Phone: \_\_\_\_\_  
Email: \_\_\_\_\_ Fax: \_\_\_\_\_  
Street: 4708 Capital Circle NW  
City: Tallahassee ST: FL Zip+4: 32303

Agent's Name(s):

Name: Barry Wilcox Phone: 850-354-7614  
Email: bwilcox@stearnsweaver.com Fax: \_\_\_\_\_  
Street: 106 E. College Avenue, Suite 700  
City: Tallahassee ST: FL Zip+4: 32301


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.

## Letter of Understanding

I Jason Ghazvini (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 Industrial (I) (district) to General Commercial (C-2) (district).

 Signature 7/2/25 Date  
Property Owner/Authorized Representative

 Witness 7-2-25 Date  
Betsy Breeden

 Witness 7/2/2025 Date  
KAY SKIPPER



**TALLAHASSEE - LEON COUNTY PLANNING  
DEPARTMENT**



**APPLICANT'S AFFIDAVIT OF OWNERSHIP &  
DESIGNATION OF AGENT**

**I. Ownership.**

I, Jason Ghazvini, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) 3119210000040

Location address: 5411 Capital Circle SW

for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of:  
Crossways Land Group, LLC

Please complete the appropriate section below:

**Individual**

**Corporation**

**Partnership**

Provide Names of Officers:

Provide Names of General Partners:

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Dept. of State Registration No.:  
L22000036806

Name/Address of Registered Agent:  
David Manusa  
1701 Hermitage Blvd.  
Tallahassee, FL 32308

**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: Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.

Address: 106 E. College Avenue, Suite 700, Tallahassee, FL 32301

Contact Person: Barry Wilcox Telephone No.: 850-354-7614

**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

Crossways Land Group, Llc  
\_\_\_\_\_  
Print Corporation Name

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

Print  
Name: Jason Ghazvini  
Its: Manager  
Address: 4708 Capital Circle NW  
Tallahassee, FL 32303  
Phone No.: 850-514-1000

##### Partnership

\_\_\_\_\_  
Print Partnership Name

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

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

Please use appropriate notary block.

STATE OF FLORIDA  
COUNTY OF LEON

##### 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 2nd day of July, 2025, personally appeared \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ 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.

Betsy Breeden  
Signature of Notary

Print Name: Betsy Breeden  
Notary Public

(NOTARY STAMP)

My commission expires:

Personally known \_\_\_\_\_; or  
Produced identification ☒.  
Type of identification produced:  
FL DL 6215-421-85-09-0









# Affidavit Waiving Concurrency for a Preliminary Development Order- Rezoning

Submit to Planning Department at Frenchtown Renaissance Building, 3<sup>rd</sup> Floor, with request for Rezoning

I, Barry Wilcox, owner or agent of the property described below:

Parcel ID Number: 3119210000040  
Location Address: 5411 Capital Circle SW, Tallahassee, FL

do hereby elect to waive concurrency review associated with the proposed preliminary development order (rezoning) of the above referenced project, pursuant to Section 3.1.1 of the Concurrency Management System Policy and Procedures Manual.

In waiving the concurrency review, I acknowledge that I understand the following:

- 1) Final development orders for the subject property are subject to a concurrency determination; and
- 2) No rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by the City's approval of the preliminary development order without a concurrency determination of the public facilities.

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF LEON

Before me, this 17<sup>th</sup> day of July, 2025, personally appeared \_\_\_\_\_, owner/agent who executed the foregoing instrument, and acknowledged to me that the same was executed for the purposes therein expressed.

Personally known ☒; or  
Produced Identification \_\_\_\_\_

Type of Identification produced:

FLD W422-070-70-188-0

Betsy Breeden  
(Notary Public)

Print Name: Betsy Breeden

My Commission Expires: \_\_\_\_\_

Barry Wilcox  
(Owner/Agent Signature)

Print Name: Barry Wilcox



# **Attachment 5**

## *School Impact Analysis*

# SCHOOL IMPACT ANALYSIS FORM

<b>Agent Name:</b> Stearns Weaver Miller  <b>Applicant Name:</b> Crossways Land Group, LLC  <b>Address:</b> 4708 Capital Circle NW Tallahassee, FL 32303	<b>Date:</b> 7/1/2025  <b>Telephone:</b> 850-354-7614 <b>Fax:</b> <b>Email:</b> bwilcox@stearnsweaver.com									
<b>① Location of the proposed Comprehensive Plan Amendment or Rezoning:</b>  <i>Tax ID #:</i> 3119210000040 <i>Property address:</i> 5411 Capital Circle SW <i>Related Application(s):</i> Rezoning										
<b>② Type of requested change (check one):</b>  <input type="checkbox"/> Comprehensive plan land use amendment that permits residential development. <input type="checkbox"/> Rezoning that permits residential development. <input type="checkbox"/> Nonresidential land use amendment adjacent to existing residential development. <input checked="" type="checkbox"/> Nonresidential rezoning adjacent to existing residential development.										
<b>③ Proposed change in Future Land Use or Zoning classification:</b>  <input checked="" type="checkbox"/> <i>Comprehensive plan land use</i> From: <u>Industrial</u> To: <u>Suburban</u>  <input checked="" type="checkbox"/> <i>Zoning</i> From: <u>Industrial</u> To: <u>C-2</u>										
<b>Planning Department staff use only:</b>										
<b>④ Maximum potential number of dwelling units permitted by the request:</b>  <i>Number of dwelling units:</i> _____ <i>Type(s) of dwelling units:</i> _____										
<b>Leon County Schools staff use only:</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**

### *Potable Water and Sanitary Sewer Capacity and Availability Letter*



Service Lookup Results

Gas Service is not detected.  
Water Service is in your area!  
Sewer Service is in your area!  
Please read the disclaimer before  
making any financial decisions.  
[Disclaimer](#)

**5411 CAPITAL CIR SW**

Capital Cir SW

319

Capital Cir SW

Capital Cir SW

319

Close

Capital Cir SW

Capital Cir SW

319

Capital Cir SW

319

Capital Cir SW

319

Capital Cir SW

Capital Cir SW

319

Capital Cir SW

Capital Cir SW

319

Capital Cir SW

319

Capital Circle Southeast Trail

Capital Circle Southeast Trail

Capital Circle Southeast Trail

Brent Dr

363

363

363

363

St Marks Trail

St Marks Trail

# **Attachment 7**

## *Transit Service Analysis*



# TRANSIT SERVICE ANALYSIS FORM

<b>Agent Name:</b> Stearns Weaver Miller	<b>Date:</b> 7-1-2025
<b>Applicant Name:</b> Crossways Land Group, LLC	<b>Telephone:</b> 850-354-7614
<b>Address:</b> 4708 Capital Circle NW	<b>Fax:</b> <b>Email:</b> bwilcox@stearnsweaver.com

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

*Tax ID #:* 3119210000040  
*Property address:* 5411 Capital Circle SW  
*Related Application(s):* Rezoning

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

**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**

### *Justification of Proposed Amendment*

STEARNS WEAVER MILLER  
WEISSLER ALHADEFF & SITTERSON, P.A.

Barry Wilcox  
106 East College Avenue, Suite 700  
Tallahassee, FL 32301  
Direct: (850) 354-7614  
Email: bwilcox@stearnsweaver.com

**Justification of Future Land Use Map Amendment  
for  
5411 Capital Circle**

July 2, 2025

Parcel ID # 3119210000040

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

The intent of the proposed amendment is to convert a small, Industrial designated parcel to "Suburban" to allow for commercial development of the site in an area underserved by neighborhood retail and professional services. The site is within the Urban Service Area (USA) and has direct access to a major arterial road and is located near the St. Marks and Capital Circle Multi-Use Trails, as well as the Woodside Heights neighborhood. This makes it an ideal location for neighborhood-serving retail that provides goods and services commonly used by residents in close proximity to their homes. In addition, the site's size (2.4 acres) greatly limits its viability as an industrial site and may make the appropriate buffering of industrial uses from surrounding non-industrial uses difficult if not impossible.

***Is your request compatible with adjacent and nearby properties?***

Yes. The proposed amendment and concurrent rezoning is identical to the entitlements found on the two parcels to the east and northeast of the subject site. In addition, the proposed commercial designation of the site would not create inherent incompatibilities with the industrially designated parcels to the west.

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

No.

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

The proposed request aligns with the Vision Statement of the Comprehensive Plan by enabling the development of neighborhood-serving commercial uses in an area that is neither environmentally sensitive nor intrusive to established residential neighborhoods. It helps reduce the potential for urban sprawl and promotes the utilization of existing infrastructure by allowing for commercial development within the Urban Service Area (USA) and in close proximity to residents.