Land **Development Process**

All applications are submitted via the **Online Portal**

Click on any blue circle for more information and submittal requirements

Watch our video walking you through a project start to finish

Questions? 850-891-7001 or **Email Us**





No application fee. Within a week, applicants receive detailed comments on their project proposals from all relevant departments. The goal is to identify potential problems & solutions early.

Determines if a proposed use or development is permitted by the Land Development Code & which type of permit is required.

Same process & fees as the formal concurrency review but requires no owner's affidavit nor is capacity reserved. Often done as part of due diligence. If the project advances, the formal concurrency review fees could potentially be partly or completely waived.

Review of traffic & stormwater impacts plus the determination of measures needed to ensure capacity will be available once the new development is complete.

Very first step of the environmental review process. It is an inventory of resources present at the site. NFI exemption requests can be requested under certain circumstances.

for subdivisions:

FINAL PLAT

RECORDED



SUBDIVISIONS: The *Preliminary Plat* process governs creation of new residential or commercial subdivisions over 10 lots. The *Limited Partition* process governs those under 10 lots.

SITE PLANS: required for any multi-family project bigger than a triplex & all nonresidential development larger than 2.500 ft².

5. ENVIRON-**MENTAL IMPACT ASSESSMENT** (EIA)

Examines how to design the project in a manner consistent with the Tallahassee Land Development Code. If the NFI concludes there are no environmental resources on site, the EIA isn't required. The EIA is submitted concurrently with a site plan/subdivision application or PUD concept plan.

6. ENVIRON-**MENTAL MANAGEMENT** PERMIT (EMP)

Detailed analysis of & mitigation for protected trees, stormwater management, site grading, erosion/sediment controls & landscaping. Results in detailed construction drawings that serve as the basis for site disturbance & building permits.

for site plans: 7. BUILDING **PERMITS & INSPECTIONS**

CERTIFICATE OF OCCUPANCY ISSUED