

AGENDA MATERIALS

Comprehensive Plan Amendment Cycle 2008-1

**LEON COUNTY BOARD OF COUNTY
COMMISSIONERS
WORKSHOP**

**May 27, 2008, 1:30 PM
County Commission Chambers
5th Floor, Leon County Courthouse**

ATTACHMENT #1

Workshop Agenda

May 27, 2008

**PLACE AGENDA IN THE FRONT OF THE
3-RING CYCLE 2008-1 NOTEBOOK**

BOARD OF COUNTY COMMISSIONERS

AGENDA

MAY 27, 2008, 1:30 PM

County Commission Chambers

Fifth Floor, Leon County Courthouse

CYCLE 2008-1 PLAN AMENDMENT WORKSHOP AGENDA

A. Introductory comments by Staff

B. Workshop on Cycle 2008-1 Comprehensive Plan amendments

AMENDMENT #PCM 080101

Proposed map amendment change from Residential Corridor to Residential Corridor Node for 5.4 acres located at the northwest corner of the intersection of Mahan Drive and Dempsey Mayo Road.

AMENDMENT #PCM 080102

Proposed map amendment change from Residential Corridor to Residential Corridor Node on 1.7 acres fronting on Mahan Drive 235 feet west of Thornton Road.

AMENDMENT #PCM 080103

Proposed map amendment change from Residential Preservation to Bradfordville Mixed Use on 1.2 acres at the southeast corner of Bradfordville Road and Velda Dairy Road.

AMENDMENT #PCM 080104

Proposed map amendment change from Rural to Urban Fringe on 509.23 acres fronting on the south side of Mahan Drive approximately 3/10ths mile east of its intersection with Wadesboro Road.

AMENDMENT #PCM 080105

Proposed map amendment change from Suburban to University Transition on 7.7 acres at the intersection of W. Tennessee Street and Dixie Drive.

AMENDMENT #PCM 080106

Proposed map amendment change from Central Urban to Recreation/Open Space on 4.44 acres located on the east side of Spring Hill Road, the south side of Mill Street and lying 216 feet north of Orange Avenue.

AMENDMENT #PCM 080107

Proposed map amendment change from Residential Preservation to Suburban on 3.93 acres located at the northwest corner of the intersection of Tharpe Street and Meridian Road.

AMENDMENT #PCM 080108

Proposed map amendment change from Residential Preservation to Suburban and Government Operational on 1.84 acres located on the north side of Orange Avenue between Wahnish Way and Pasco Street.

AMENDMENT #PCM 080109

Proposed map amendment change from Residential Preservation to Urban Residential on 5.51 acres located in the Villas, Unit 1 Subdivision including properties fronting on Villas Court North and Villas Court South

AMENDMENT #PCT 080110

Proposed text amendment change to the Glossary to amend the definition of floodway/floodplain.

AMENDMENT #PCT 080111

Proposed amendment to the Transportation Element to change the functional classification of several roadways within and adjacent to Cascade Park in downtown Tallahassee. Affected roadways include Gadsden Street, Gaines Street, Meridian Street, Bloxham Street, Suwannee Street, and Cascade Park Lane (a new street).

AMENDMENT #PCT 080112

Proposed amendment to the Future Land Use element pertaining to Figure B in the Southeast Sector Plan to delete the intersection of Esplanade Way and Capital Circle East and amendments to the Tallahassee Urban Area Functional Classification Southeast Map to update the roadways in the Southeast Sector Plan and Southwood Areas. This map is part of the Transportation Element.

AMENDMENT #PCT 080113

Annual update of the schedules in the Capital Improvements Element.

Withdrawn

EAR BASED AMENDMENTS

AMENDMENT #PCT 080114

Proposed amendments to the Land Use, Conservation and Intergovernmental Coordination Elements and the Glossary pertaining to hazard mitigation.

AMENDMENT #PCT 080115

Proposed amendments to the Land Use Element pertaining to the definition of Residential Preservation.

AMENDMENT #PCT 080116

Proposed amendment to the Parks and Recreation Element changing the horizon for lands designated as open space to remain functionally intact through the year 2030.

AMENDMENT #PCT 080117

Proposed amendments to the Land Use, Conservation, and various sections of the Utilities Elements addressing groundwater quality and protection of the quality and quantity of water in the Floridan Aquifer and its discharge at Wakulla Springs.

AMENDMENT #PCT 080118

Proposed amendments to the Housing Element repealing existing elements, creating a joint housing element; adding objectives addressing housing needs, sites for affordable housing, & economic solutions to affordable housing concerns.

AMENDMENT #PCT 080119

Proposed amendments to the Land Use and Transportation Elements pertaining to transportation and creating a multimodal transportation district.

C. Adjournment

If you have a disability requiring accommodations, please contact the Planning Department. The Planning Department telephone number is (850) 891-8600. The telephone number of the Florida Relay TDD Service is # 1-800-955-8771.

"Please be advised that if a person decided to appeal any decision made by the County Commission with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings, and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The County Commission does not provide or prepare such a record (Section 286.0105 F.S.)."

ATTACHMENT #2

**Summary
Of Cycle 2008-1 Actions**

**PLACE SUMMARY BEHIND THE AGENDA IN
THE FRONT OF THE
3-RING CYCLE 2008-1 NOTEBOOK**

MATRIX FOR CYCLE 2008-1

A = Approve
 D = Denial
 AM = Approve as Modified

Item #	Amendment To:	Nature of Proposed Amendment	Leon County School District Staff Comments	Planning Staff Recommendation	LPA Recommendation	City Commission Position	Board of County Commissioners Position
PCM080101	FUTURE LAND USE MAP (Northwest corner of Mahan Dr. & Dempsey Mayo Rd.)	From: Residential Corridor To: Residential Corridor Node 5.44 Ac.	Moore Elementary at capacity	A	AM (Recommended add additional properties next cycle)		
PCM080102	FUTURE LAND USE MAP (North side of Mahan Drive, 235 feet west of Thornton Road.)	From: Residential Corridor To: Residential Corridor Node 1.70 Ac.	Moore Elementary at capacity	A	AM (Recommended addition of 7 properties at intersection of Thornton Rd. & Mahan Dr.)		
PCM080103	FUTURE LAND USE MAP (Southeast corner of Bradfordville Road and Velda Dairy Road)	From: Residential Preservation To: Bradfordville Mixed Use 1.22 Ac.	No school issues	D	D		
PCM080104	FUTURE LAND USE MAP (South side of Mahan Drive, approximately 3/10 mile east of its intersection with Wadesboro Road)	From: Rural To: Urban Fringe 509.23 Ac.	Chaires Elementary at capacity	D	D		
PCM080105	FUTURE LAND USE MAP (W. Tennessee Street and Dixie Drive)	From: Suburban To: University Transition 7.7 Ac.	No school issues	A	A		
PCM080106	FUTURE LAND USE MAP (East side of Spring Hill Road, the south side of Mill Street and lying 216 feet north of Orange Avenue)	From: Central Urban To: Recreation/Open Space 4.44 Ac.	No school issues	A	A		
PCM080107	FUTURE LAND USE MAP (NW corner of Tharpe Street and Meridian Road)	From: Residential Preservation To: Suburban 3.93 acres	No school issues	A	A		

Updated Through Local Planning Agency Meeting of May 14, 2008

MATRIX FOR CYCLE 2008-1

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<i>Item #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>	<i>Leon County School District Staff Comments</i>	<i>Planning Staff Recommendation</i>	<i>LPA Recommendation</i>	<i>City Commission Position</i>	<i>Board of County Commissioners Position</i>
PCM080108	FUTURE LAND USE MAP (N. side Orange Ave. between Wahnish Way & Pasco St.)	From: Residential Preservation To: Suburban & Government Operational 1.84 acres	No school issues	A	A		
PCM080109	FUTURE LAND USE MAP (Villas Court Subdivision – East side of Dellwood Drive)	From: Residential Preservation To: Urban Residential 5.51 acres	No school issues	A	A		
PCT080110	TEXT AMENDMENT	Glossary Changes to definition of Floodway/Floodplain	NA	A	A		
PCT080111	TEXT AMENDMENT	Transportation Element Update Roadway Functional Classification Maps	NA	A	A		
PCT080112	TEXT AMENDMENT	Land Use Element Deletes intersection with CC from SE Section Plan Capital Circle Access Points Map & updates SE Functional Classification Map	NA	A	A		
PCT080113	TEXT AMENDMENT	Capital Improvements Element Annual Update	Withdrawn by Staff				
PCT080114	TEXT AMENDMENT (EAR BASED)	Land Use, Conservation, & Intergovernmental Coordination Elements & Glossary Hazard Mitigation	NA	AM	AM		
PCT080115	TEXT AMENDMENT (EAR BASED)	Land Use Element Residential Preservation Category Description	NA	A	AM		
PCT080116	TEXT AMENDMENT (EAR BASED)	Parks & Recreation Element Plan horizon update on Open Space	NA	A	A		

Updated Through Local Planning Agency Meeting of May 14, 2008

MATRIX FOR CYCLE 2008-1

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<i>Item #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>	<i>Leon County School District Staff Comments</i>	<i>Planning Staff Recommendation</i>	<i>LPA Recommendation</i>	<i>City Commission Position</i>	<i>Board of County Commissioners Position</i>
PCT080117	TEXT AMENDMENT (EAR BASED)	Land Use & Conservation Elements & Glossary Protect quality & quantity of water in the Floridan Aquifer and it's discharge at Wakulla Springs	NA	A	AM		
PCT080118	TEXT AMENDMENT (EAR BASED)	Housing Elements Creation of a joint Housing Element; Objectives addressing housing needs, sites for affordable housing & economic solutions to affordable housing.	NA	A	A		
PCT080119	TEXT AMENDMENT (EAR BASED)	Transportation Element	NA	A	A		

INSERT BEHIND TAB 1

UPDATED STAFF ANALYSIS

REMOVE EXISTING STAFF ANALYSIS

PAGES 1 – 8

DO NOT REMOVE

ATTACHMENTS 1, 2, & 3

MAP AMENDMENT #: PCM080101

APPLICANT: Timothy A. Thielen

CITY X **COUNTY** _____

CURRENT DESIGNATION: Mahan Residential Corridor

REQUESTED DESIGNATION: Mahan Residential Corridor Node

PARCEL ID: 11-22-51- G-2090 & 11-22-51- F-1916

DATE: ~~April 4, 2008~~ May 20, 2008

STAFF RECOMMENDATION: Approval and direct staff to identify appropriate additional parcels and initiate an amendment for those parcels changing the Future Land Use Map designation to Mahan Residential Corridor Node at Dempsey Mayo and Mahan Drive for the next Comprehensive Plan cycle, creating a true node at this intersection.
(CH)

A. SUMMARY:

This 5.44-acre amendment application requests a Future Land Use Map (FLUM) designation change from Mahan Residential Corridor to Mahan Residential Corridor Node on two, adjacent parcels. Parcel G2090 is 3.46 acres and Parcel F1916 is 1.98 acres.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

- 1.) The amendment is consistent with the Mahan Corridor intent and locational requirements, encouraging mixed uses and residential types at the major intersections of Mahan, and thus discouraging “strip” commercial development along the entire arterial.
- 2.) Due to roadway capacity constraints, prior to the issuance of any development permit, the applicant shall enter into a binding proportionate-share agreement that supports mobility enhancements to the surrounding transportation network. Should the Significant Benefit Memorandum of Agreement between the State, City, and County become effective, this will meet the binding proportionate-share agreement requirement.
- 3.) Residential Corridor and Residential Corridor Node were intended to support transit oriented design, and therefore, any binding agreement shall include building and site design elements developed in coordination with StarMetro that ensure convenient, attractive and safe transit access as well as pedestrian and

bicycle access. These requirements support alternative mobility options in light of the existing roadway capacity constraints.

- 4.) Because there are no projects adding school capacity scheduled in the five-year Work Plan, approval of the amendment is subject to the applicant and the School Board negotiating an acceptable proportionate share mitigation option. The School Board and developer would need to enter into a binding agreement with either the City or County, pursuant to Section 7.1 of the Interlocal Agreement. The School Board would also need to amend its Work Plan and the project would need to be included in the next update of the five-year Capital Improvements Program of either the City or the County.

C. APPLICANT'S REASON FOR THE AMENDMENT:

A multifamily residential project.

D. STAFF ANALYSIS:

1. Location

The proposed amendment site is located on the northwest corner of Dempsey Mayo and Mahan Drive.

2. Existing Land Use, Current Future Land Use Map Designation and Zoning District

The amendment site is currently designated Mahan Residential Corridor on the Future Land Use Map and is zoned Residential Preservation 2. The property appraiser's office shows that there is one mobile home on the site located on the easternmost parcel.

Both the existing and proposed designations are Mahan Drive Corridor Future Land Designations and are intended to preserve neighborhood character while fostering a mix of land uses along the corridor in a nodal fashion by concentrating low (0 – 8 dwelling units per acre) to medium density (0 – 16 dwelling units per acre) residential and limited minor office and commercial development within desirable areas. The nodal approach has been developed in order to assure that non-residential land uses are not applied geographically in a strip fashion along the corridor thereby preserving the scenic and residential character of a majority of the corridor.

The primary intent of the Residential Corridor land use category is to protect existing stable and viable residential areas from incompatible land use intensity and density intrusions while encouraging the location of low density (0 – 6 dwelling units per acre) housing adjacent to the corridor. Residential may also be developed at a maximum density of 8 dwelling units per acre when innovative design is utilized including, but not limited to: mixed use developments only if incorporating lands also located in the Residential Corridor Node category, centralized stormwater facilities, or condominium developments that follow the implementing design standards.

A related intent is to support the establishment of the Mahan Drive corridor as a 'Gateway' to the Capital City. This will require maintaining the corridor's scenic character by adhering to development and design standards that require site design qualities. The Residential Corridor category allows single-family attached, single family detached, two-family and zero lot line residential dwelling units as well as community facilities related to residential uses including religious facilities, police/fire stations, elementary and middle schools limited to 15,000 gross square feet of building area per acre. Libraries, vocational schools and high schools are prohibited.

The Residential Corridor category is intended to serve as a transition category between the more intensive Residential Corridor Node category and the less intensive existing Residential Preservation category. Small scale mixed use developments combining the Residential Corridor and Residential Corridor Node land use category are encouraged and are enabled within the implementing zoning districts. The maximum residential density within the Residential Corridor category shall be 6 dwelling units per acre or 8 dwelling units per acre when innovative design is utilized.

3. Proposed Future Land Use Map Designation and Zoning District

The Residential Corridor Node category encourages limited minor commercial, minor office and medium density (0 – 16 dwelling units per acre) residential land uses in close proximity to one another to reduce traffic impacts and facilitate the use of alternate modes of transportation such as walking and transit.

This category is intended to provide opportunity for neighborhood serving limited minor office and commercial land uses nearby to residential land uses, promote shorter vehicular trips, reduce urban sprawl pressures by encouraging infill development within the USA boundary, and to provide opportunities for establishment of transit facilities along the corridor.

As with the existing designation, a related intent is to support the establishment of the Mahan Drive corridor as a 'Gateway' to the Capital City.

The Residential Corridor Node category allows limited minor commercial, minor office development, daycares, bed and breakfast establishments, nursing homes/residential care, and medium density residential uses. Small scale mixed use developments combining the Residential Corridor and Residential Corridor Node land use categories are encouraged and shall be enabled within the implementing zoning districts. The maximum residential density within the Residential Corridor Node category shall be sixteen (16) dwelling units per acre. Single-use non-residential development within the category is limited to 4,000 square feet of gross building floor area per building and 8,500 square feet of gross building floor area per acre. Non-Residential uses developed as part of a mixed-use development under a common plan of development are permitted up to 10,000 square feet of non-residential gross building floor area per parcel and 20,000 square feet per acre except when located only on the ground floor of a structure also containing residential uses in which case there is no size limitation on nonresidential uses.

Mahan Residential Corridor designation exists to the north and west of the proposed amendment, ensuring a transition between the proposed commercial uses and nearby Residential Preservation designated properties.

Table A: Development Potential Comparison Chart
(based on 5.44 acre site)

	Maximum Density Allowed in Category	Maximum Residential Units Possible on This Site	Maximum Non-Residential Intensity Allowed in Category	Maximum Non-Residential Possible On This Site
<i>Mahan Residential Corridor (existing)</i>	6 units/acre 8 units/acre (if part of mixed use*)	32 43 (mixed use)	N/A	N/A
<i>Mahan Residential Corridor Node (Proposed)</i>	16	87	8,500/ac (single use) 20,000/ac (if part of mixed use project)	46,240 (single use) 108,800 (mixed use)

* Since this category allows only residential, “mixed use” in this case applies only for developments which involve adjacent parcels which are designated Mahan Residential Corridor Node.

This future land use designation is implemented by the Mahan Residential Corridor Node zoning district (attached). To prevent commercialized strip development similar to what has occurred on West Tennessee Street, Note 15 of the district standards states the following: “Physical Separation Between MRCN Zoning District Nodes: MRCN zoning district nodes shall be spaced a minimum of 3,000 linear feet away from each other when located on the same side of the Mahan Drive corridor, measuring along the Mahan Drive right-of-way line.” Essentially, this restricts commercial development to the three major intersections (Dempsey Mayo, Edenfield, and Thornton) along Mahan Drive. The proposed future land use designation is consistent with this locational standard.

E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

1. Environmental Features:

This site is located within the Lake Lafayette drainage basin. There are two parcels that comprise the site. The westernmost parcel is vacant and forested, and the easternmost parcel is cleared with one manufactured house onsite. County environmentally sensitive area maps indicate several very small areas identified as significant grades scattered along the corners of the site, with an area approximately one quarter-acre in size of significant grades located in the far northwest corner of the site. There are no other known environmentally sensitive features onsite.

Based on a review of the Leon Aquifer Vulnerability Assessment (LAVA) results map, the subject site is in an area where the Floridan Aquifer is “vulnerable” to contamination by substances deposited at land surface. The LAVA results map provides four relative vulnerability classes: less vulnerable, vulnerable, more vulnerable, and most vulnerable.

These relative vulnerability classes are based on data related to soil permeability, thickness of overburden (material between land surface and top of aquifer), and distance to a karst feature.

2. Water/Sewer:

The City Utilities Department determined that water service is sufficient to support the proposed densities and intensities. Sewer would require extension of mains, but if this is done, there is capacity at the treatment facilities for this development.

3. Roadways:

A preliminary concurrency analysis revealed that development of this parcel at the maximum density allowed under the proposed Future Land Use Designation will significantly affect the following segments which are already at or over capacity:

<u>Roadway Name</u>	<u>Segment</u>
Buck Lake Road	Davis Drive to Pedrick Road
Fleischman Road	Welaunee Boulevard to Centerville Road
Mahan Drive	Riggins Road to Capital Circle, NE
Mahan Drive	Weems Road to Silk Bay Drive
Mahan Drive	Dempsey Mayo Road to Edenfield Road
Mahan Drive	Edenfield to Pedrick Road
Mahan Drive	Pedrick Road to Vineland
Mahan Drive	Vineland Drive to Cross Creek Golf Course
Mahan Drive	Riggins Road to Capital Circle NE
Olson Road/Lonbladh Road	Centerville Road to Raymond Diehl Road
Sutor Road	Apalachee Parkway to Trojan Trail
Tennessee Street	Hillcrest Road to Magnolia Drive
Weems Road	Acadian Boulevard to Tennessee Street

Currently, there are not sufficient funds to support capacity increases to correct all of these deficiencies, nor would such capacity improvements always be in the best interest of the community because road widening often leads to deterioration of surrounding neighborhoods, and new capacity is generally used within five years.

Specifically, current projected costs to widen Mahan Drive to 4 lanes are approximately \$40 million. Mahan Drive is a State maintained road, and there are currently no capacity improvements scheduled for Mahan Drive in the State’s 5-Year Work-Plan, though the state has “boxed” \$7 million dollars for this project and Blueprint 2000 has committed another \$10,000,000 as potential matching funds. Mahan is the #1 priority roadway for the Capital Region Transportation Planning Agency when sufficient funds do become available, and the State has developed design plans for the widening of Mahan. However, in light of the fact that the project is not yet fully funded, there are two possibilities to potentially add projects to the City’s 5-year CIP to address impacts to the transportation system.

First, due to declining gas tax revenues and projected national and state funding shortfalls for roadway capacity improvements, the City of Tallahassee and Leon County are developing

mobility strategies to support greater transit infrastructure development. There are at least 3 proposed routes that are recommended by StarMetro for Mahan Drive to support the Pinnacle DRI and Fallschase (see Attachment #1, StarMetro Future Routes Summary). These lines are not yet in the 5-Year CIP, but could be added as a result of a binding proportionate share agreement. In fact, StarMetro has been awarded a grant to extend a line along Mahan in FY 2009 and is only awaiting matching funds for implementation. This proposal is consistent with the goal of the Mahan Corridor Study, which is to create a transit oriented corridor with mixed use development organized around the major intersections.

A second option is methodology developed by the City and County based on the “significant benefit” clause of 163.3180(16)(f). This methodology divides the County into 5 zones, each of which has a “significant benefit” project agreed to by the City, County, and State. Proportionate fair-share revenues are then “pipelined” toward this project. The projects have been identified in a Memorandum of Agreement (MOA) between the City, County, and Florida DOT. Mahan Drive is one of those “significant benefit” projects.

Additionally, the MOA states 20% of proportionate share revenues from every district go toward a significant transit improvement, in which case, proportionate share revenues would be divided between the widening and transit route additions.

In either case, it is staff’s recommendation that, due to the capacity deficiencies on Mahan Drive, development on this site be contingent on a binding proportionate-share agreement, pursuant to FS 163.3180(16)(f), to support transit extension and the Mahan widening.

4. Transit Availability:

Public transportation is not available to this site, but new routes are currently being evaluated, and a regional transfer station may be developed on Mahan near I-10, potentially as part of the Pinnacle Point DRI. Also, as stated above, StarMetro has been awarded a grant to extend a line along Mahan in FY 2009 and is awaiting matching funds for implementation. Mahan is expected to become a major transit route in the near future, and a major goal of the Mahan Corridor Study is to lay the framework for development which supports this future transit through higher density, intensity, mixed land use, and pedestrian oriented urban form. To support this intent, any development in the Residential Corridor and Residential Corridor Node categories should incorporate principles of transit oriented design, such as bus pull-offs, pedestrian oriented site planning, and connectivity.

5. Bicycle/Pedestrian Facilities Availability:

There are currently no bicycle lanes or sidewalks along Dempsey Mayo. The sidewalks on Mahan (on both sides) end at Dempsey Mayo and therefore connect to this site. Any new development would be required to continue these sidewalks along the development frontage. Florida Department of Transportation design plans for Mahan widening show sidewalks on the north, and a wider, meandering sidewalk on the south.

6. School Information:

Leon County Schools reviewed the School Impact Analysis Form provided by the applicant for the proposed amendment. Pursuant to Section 6.5 of the 2006 Public School Concurrency and Facility Planning Interlocal Agreement, the School District conducted a level of service analysis and sent the Planning Department comments regarding the proposed amendment.

The proposed amendment is in the Moore Elementary, Swift Creek Middle Middle, and Lincoln High school zones. The School District's analysis indicated that currently there is not space available at Moore.

The adopted Public School Facilities Element is anticipated to come into effect by June 2008. Since school concurrency will become effective before the 2008-1 amendment cycle is adopted, the application of school concurrency is based on available capacity in the respective school attendance zones in conformance with the upcoming Public School Facilities Element and adopted Interlocal Agreement. Pursuant to Section 7.3 of the Interlocal Agreement, the School District provided preliminary proportionate share calculations based on the maximum prospective development.

Although there are several major renovations, remodeling, and additions of capital outlay projects scheduled in the School District's five-year Work Plan for Moore Elementary, these projects do not add school capacity. There is \$1 million for a 5-acre site expansion funded for the third year, and one relocatable scheduled for replacement in the fourth year.

Therefore, since there are no projects adding school capacity scheduled in the five-year Work Plan, approval of the amendment would be subject to the applicant and the School Board negotiating an acceptable proportionate share mitigation option. The School Board and developer would need to enter into a binding agreement with either the City or County, pursuant to Section 7.1 of the Interlocal Agreement. The School Board would also need to amend its Work Plan and the project would need to be included in the next update of the five-year Capital Improvements Program of either the City or the County.

7. Optional Sustainable Development Survey

This year, the amendment application forms included a sustainable development survey that allowed applicants to provide information about the proximity of services to the site under review. The applicant chose not to complete this survey.

F. VESTED / EXEMPT STATUS: None

G. PLANNING COMMISSION HEARING:

The Planning Commission expressed concern that the two parcels in the proposed amendment did not fully express the intention of a node. Therefore, the Commission recommended staff identify additional parcels around this intersection include them with this amendment so as to encourage transit oriented development and allow vehicular access to Dempsey Mayo rather than Mahan. Due to current staffing levels, the Planning Department currently does not have sufficient time to do the appropriate analysis necessary to identify and include these parcels in the current amendment request, but instead recommends staff submit a separate amendment for the next amendment cycle.

GH. CONCLUSION:

Based on the above data and analysis, Planning Department staff recommends approval of the amendment request for the following reasons:

- 1.) The amendment is consistent with the Mahan Corridor intent and locational requirements, encouraging mixed uses and residential types at the major intersections of Mahan, and thus discouraging “strip” commercial development along the entire arterial.
- 2.) Due to roadway capacity constraints, prior to the issuance of any development permit, the applicant shall enter into a binding proportionate-share agreement that supports mobility enhancements to the surrounding transportation network. Should the Significant Benefit Memorandum of Agreement become effective, this will meet the binding proportionate-share agreement requirement.
- 3.) Residential Corridor and Residential Corridor Node were intended to support transit oriented design, and therefore, any binding agreement shall include building and site design elements developed in coordination with StarMetro that ensure convenient, attractive and safe transit access as well as pedestrian and bicycle access. These requirements support alternative mobility options in light of the existing roadway capacity constraints.
- 4.) Because there are no projects adding school capacity scheduled in the five-year Work Plan, approval of the amendment is subject to the applicant and the School Board negotiating an acceptable proportionate share mitigation option. The School Board and developer would need to enter into a binding agreement with either the City or County, pursuant to Section 7.1 of the Interlocal Agreement. The School Board would also need to amend its Work Plan and the project would need to be included in the next update of the five-year Capital Improvements Program of either the City or the County.

Attachments:

- 1.) StarMetro Future Routes Summary
- 2.) Implementing Zoning Chart
- 3.) Excerpt from Mahan Corridor Plan – Future Land Use Categories

INSERT BEHIND TAB 2

UPDATED STAFF ANALYSIS

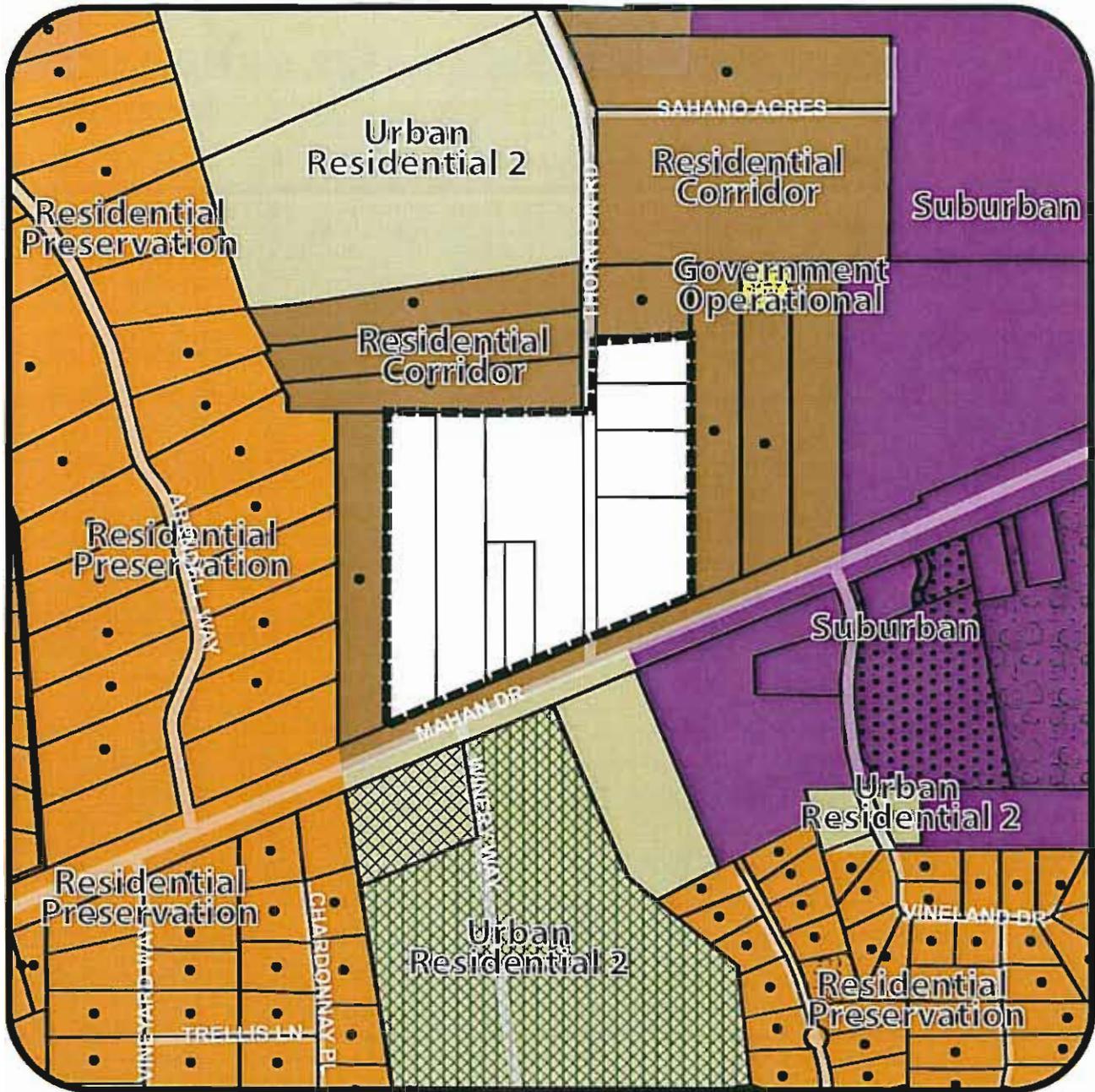
REMOVE EXISTING STAFF ANALYSIS

Pages 1 - 10

**DO NOT REMOVE
ATTACHMENTS 1, 2, & 3**

EXPANDED AREA MAP

**AMENDMENT
PCM 080102**



LEGEND

2006 EXISTING LAND USE

- | | |
|------------------------|-----------------------|
| Group Quarters | Retail |
| Condominium | Government Operations |
| DuPlex | Green Space |
| Historic | Hotel Motel |
| Hospital, clinic | Mobile Home Park |
| Mobile Home | Religious, Non-profit |
| Multifamily | Office |
| Single Family Detached | Schools |
| Triplex | University |
| Townhouse | Warehouse, Storage |

AMENDMENT SITE

COLORS REPRESENT FUTURE LAND USE MAP DESIGNATIONS

AMENDMENT PCM 080102



**SITE TAX ID:
ON FILE WITH PLANNING**

**FROM: Residential Corridor
TO: Residential Corridor Node
ACRES: 29.79±**

MAP AMENDMENT #: PCM080102

APPLICANT: Neil Forrest and Raymond Greer

CITY ___ **COUNTY** X

CURRENT DESIGNATION: Mahan Residential Corridor

REQUESTED DESIGNATION: Mahan Residential Corridor Node

PARCEL ID: 12-18-05-000-0051

DATE: ~~April 1, 2008~~ May 19, 2008

STAFF RECOMMENDATION: Approval and direct staff to submit an amendment combining the Residential Corridor and Residential Corridor Node land use categories in the next amendment cycle. (SH)

A. SUMMARY:

This 1.7-acre amendment application requests a Future Land Use Map (FLUM) designation change from Residential Corridor to Residential Corridor Node on one parcel.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

1. The amendment is consistent with the Mahan Corridor intent and locational requirements, encouraging mixed uses along the major intersections of Mahan, and thus discouraging “strip” commercial development along the entire arterial.
2. The Residential Corridor Node standards are intended to address any incompatibilities between mixed uses and the adjacent Residential Preservation areas. The subject parcel is located deep within the Residential Corridor area north of Mahan Drive and on either side of Thornton Road, and is not adjacent to any Residential Preservation areas. The Future Land Use designation for the area across Mahan Drive is Urban Residential – 2, and the land use immediately across Mahan Drive from the subject parcel is a research vineyard owned by the State of Florida, which serves as an additional transition land use between any potential commercial uses and the existing residential preservation areas west and south of the vineyard.
3. The Future Land Use Category encourages Residential Corridor and Residential Corridor Node joint developments.
4. Due to roadway capacity constraints, prior to the issuance of any development permit, the applicant shall enter into a binding proportionate-share agreement that supports mobility enhancements to the surrounding transportation network.

Should the Significant Benefit Memorandum of Agreement between the State, City, and County become effective, this will meet the binding proportionate-share agreement requirement. Residential Corridor and Residential Corridor Node were intended to support transit-oriented design, and therefore, any binding agreement shall include requirements for a mixture of land uses, and require design elements to ensure convenient and safe transit access and use. These requirements support other mobility options in light of the existing roadway capacity constraints.

5. Mahan Residential Corridor and Residential Corridor Node were intended to support transit oriented design, and therefore, any binding agreement shall include building and site design elements developed in coordination with StarMetro that ensure convenient, attractive and safe transit access as well as pedestrian and bicycle access. These requirements support alternative mobility options in light of the existing roadway capacity constraints.

C. APPLICANT'S REASON FOR THE AMENDMENT:

The property owner has stated to the consultant who prepared the application their desire to build a photography studio on the subject property.

D. STAFF ANALYSIS:

1. Location

The proposed amendment site is located close to the northwest corner of Thornton Road and Mahan Drive, but does not include the larger parcel immediately on that corner. The owner of the parcel immediately to the north and east of the subject parcel was contacted by the property agent for the subject parcel to see if the owner would be interested in including their property in the proposed amendment. However, the property owner declined to apply for a similar FLUM change. This was based on the likelihood of exceeding the number of available vehicular trips for developing a parcel this size along this portion of Mahan Drive.

2. Existing Land Uses and Zoning

The subject parcel is currently designated Mahan Residential Corridor on the Future Land Use Map, and is zoned Residential Preservation (RP). The parcel is currently vacant.

Both Mahan Residential Corridor and Residential Corridor Node land use categories implement the Mahan Drive Corridor Study through the preservation of neighborhood character while fostering a mix of land uses along the corridor within certain areas or nodes. These nodes are designed to concentrate low density (0 – 8 dwelling units per acre) to medium density (0-16 dwelling units per acre) residential and limited minor office and commercial development within targeted areas. The nodal approach was developed in order to assure that non-residential land uses would not be applied in a linear “strip” along the corridor in order to preserve a majority of the existing scenic and residential character of the corridor. A related intent for these land use categories is to

support the establishment of the Mahan Drive corridor as a ‘Gateway’ to the Capital City. The gateway concept is based on maintaining the corridor’s scenic character by requiring and implementing design and development standards.

Intent of Residential Corridor Land Use Category

The primary intent of the Mahan Residential Corridor land use category is to protect existing stable and viable residential areas from incompatible land use intensity and density intrusions, while encouraging the location of low density (0-6 dwelling units per acre) housing adjacent to the corridor. The Mahan Residential Corridor land use category allows single-family attached, single family detached, two-family, and zero lot line residential dwelling units, as well as community facilities related to residential uses (i.e., religious facilities, police/fire stations, elementary and middle schools limited to 15,000 gross square feet of building area per acre). Libraries, vocational schools and high schools are prohibited within this category.

Residential land uses within this category may be developed at a maximum density of eight (8) dwelling units per acre when innovative design is utilized, including, but not limited to, mixed use developments (only if incorporating lands also located in the Residential Corridor Node category), centralized stormwater facilities, or condominium developments that follow the implementing design standards.

This category is intended to serve as a transition category between the more intensive Residential Corridor Node category and the less intensive existing RP category. Small scale mixed use developments combining the Residential Corridor and Residential Corridor Node land use category are encouraged, and are enabled within the implementing zoning districts.

Adjacent Existing Land Uses

The property across Mahan Drive from the subject parcel has a FLUM category of Urban Residential – 2, which has a maximum of 20 dwelling units per acre. Other land uses surrounding the site include Residential Preservation and Suburban. The density standard within the Residential Preservation land use category is intended to match the existing density of the neighborhood, but is generally six units per acre or less. Within the Suburban category, the designated zoning district delimits the specific density and intensity standards on the site. The Suburban land located to the east of the subject site is zoned Commercial Parkway (CP). This designation indicates a density of 16 units per acre and an intensity of 25,000 square feet per acre. Within the Suburban-designated property close to the subject site, a Publix has been developed. Other commercial developments within the vicinity of the subject site include a church, a FAMU agricultural research station, an RV park, and a sign shop located immediately adjacent to the subject site.

3. Proposed Future Land Uses and Zoning

The intent of the Mahan Residential Corridor Node category is provide the opportunity for neighborhood-serving, limited minor office and commercial land uses near residential land uses, promote shorter vehicular trips, reduce urban sprawl pressures by encouraging infill development within the USA boundary, and to provide opportunities for

establishment of transit facilities along the corridor. This category allows and encourages limited minor commercial, minor office, and medium density (0-16 dwelling units per acre) residential land uses in close proximity to reduce traffic impacts and encourage the use of alternate modes of transportation such as walking and transit.

The Residential Corridor Node category generally allows limited minor commercial, minor office development, daycares, bed and breakfast establishments, nursing homes/residential care, and medium density residential uses. Small scale mixed use developments combining the Residential Corridor and Residential Corridor Node land use categories are encouraged and enabled within the implementing zoning districts. The maximum residential density within the Residential Corridor Node category is sixteen (16) dwelling units per acre. Single-use non-residential development is limited to 4,000 square feet of gross building floor area per building and 8,500 square feet of gross building floor area per acre. Non-Residential uses developed as part of a mixed-use development under a common plan of development are permitted up to 10,000 square feet of non-residential gross building floor area per parcel and 20,000 square feet per acre, except when located only on the ground floor of a structure also containing residential uses (in which case there is no size limitation on nonresidential uses).

The most intensive zoning district within the proposed Residential Corridor Node Land Use Category is the Residential Corridor Node Zoning District. This zoning district places a limitation of two stories and 35 feet on structures within the Residential Corridor Node.

According to the amendment application submitted by the property owner's agent and planning consultant, they assumed that the maximum footprint of a building on the site would be approximately 15,000 square feet. In order to achieve this amount of commercial development, the site would have to be developed as a mixed-use project. Given the two-story height limitation, residential development would be limited to approximately 15 apartments 1,000 square feet in size. Thus, the agent/consultant determined that the maximum development potential would be 15 dwelling units and 15,000 square feet of commercial based on the size of the property and the spatial requirements of stormwater and parking facilities onsite.

It is the intention of Planning staff to submit an amendment combining the Residential Corridor and Residential Corridor Node land use categories in the next amendment cycle. This would make a change from Residential Corridor to Residential Corridor Node a zoning change only.

The following table indicates the "build-out" development potential for the subject parcel under the present and requested FLUM categories, based on current policies and regulations:

Table A: Development Potential Comparison Chart

	Maximum Density Allowed in Category	Maximum Residential Units Possible on This Site	Maximum Non-Residential Intensity Allowed in Category	Maximum Non-Residential Possible On This Site
<i>Mahan Residential Corridor (existing)</i> ¹	6 units/acre 8 units/acre (if part of mixed use)	10 13 (mixed use)	N/A	N/A
<i>Mahan Residential Corridor Node (Proposed)</i>	16	27	8,500/ac (single use) 20,000/ac (if part of mixed use project)	14,450 (single use) 34,000 (mixed use)

This future land use designation is implemented by the Mahan Residential Corridor Node zoning district (attached). To prevent commercialized strip development similar to what has occurred on West Tennessee Street, Note 15 of the District Standards states: “Physical Separation Between MRCN Zoning District Nodes: MRCN zoning district nodes shall be spaced a minimum of 3,000 linear feet away from each other when located on the same side of the Mahan Drive corridor, measuring along the Mahan Drive right-of-way line.” Essentially, this restricts commercial development to the three major intersections along Mahan Drive. The proposed future land use designation is consistent with this locational standard.

4. Local Planning Agency Recommendations

On April 28, 2008, the Local Planning Agency (LPA) discussed the 2008-2 Proposed Amendments in a public workshop. At that meeting, the LPA agreed that the area encompassing one parcel addressed by PCM080102 be expanded to a total of eight contiguous parcels in an effort to create a node large enough to be developed eventually as a mixed use residential corridor node. In response to this LPA action, the planning consultant for the original parcel and Planning Department staff have contacted the owners of the additional seven parcels to ascertain their willingness to join this amendment. A map of this expanded area is attached to this analysis.

E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

1. Environmental Features:

This 1.7-acre two-parcel site is located within the Lake Lafayette drainage basin. The subject parcel is undeveloped and mostly forested. There appears to have been a house located on the parcel in the past, but there are no structures at present. County environmentally sensitive area maps indicate no known environmentally sensitive features onsite.

¹ Since this category allows only residential, “mixed use” in this case applies only for developments which involve adjacent parcels which are designated Mahan Residential Corridor Node.

Based on a review of the Leon Aquifer Vulnerability Assessment (LAVA) results map, the subject site is in an area where the Floridan Aquifer is “less vulnerable” to contamination by substances deposited at land surface. The LAVA results map provides four relative vulnerability classes: less vulnerable, vulnerable, more vulnerable, and most vulnerable. These relative vulnerability classes are based on data related to soil permeability, thickness of overburden (material between land surface and top of aquifer), and distance to a karst feature.

Because the subject parcel is or will be served by central water and sewer and a stormwater management facility, the LAVA information presented has minimal relevance to any final decision on this application.

2. Water/Sewer:

The City Utilities Department has determined that water and sewer are available within this area sufficient to support the proposed densities and intensities. However, a sewer line available to the site is not currently available. The Florida Department of Transportation is planning to expand Mahan Drive/Highway 90 between Dempsey Mayo Road and the interchange at Mahan Drive/Highway 90 and Interstate-10, and the City will upgrade its sewer system along this segment as part of the road expansion project, which will then be available to the subject parcel.

3. Roadways:

Criteria

The subject property is located on the north side of U.S. Highway 90, west of Thornton Road. The property owner’s agent conducted a transportation impact facilities analysis in order to evaluate the impacts of the proposed amendment on the adjacent roadway system. As a part of the application process, all applicants are instructed to calculate impacts to existing roadway capacity based on the maximum density allowed in the requested land use category, regardless of site and infrastructure constraints. This criterion is consistent with the amendment review policy of the Florida Department of Community Affairs to look at the maximum potential buildout of any land use change regardless of site and infrastructure constraints.

Transportation Analysis

According to a transportation analysis prepared by WilsonMiller, Inc. for the property owner, five links or segments of U.S. Highway 90 would be significantly impacted by the land use change under the criteria supplied by the Planning Department. These links include:

<u>Roadway Name</u>	<u>Segment</u>
Mahan Drive	Dempsey Mayo Road to Edenfield Road
Mahan Drive	Edenfield to Pedrick Road
Mahan Drive	Pedrick Road to Vineland
Mahan Drive	Vineland Drive to subject parcel
Mahan Drive	Subject Parcel to Cross Creek Golf Course/

Pinnacle Development of Regional Impact

Based on the capacity analysis prepared by WilsonMiller for the applicant, “[I]mprovements to U.S. Highway 90 will be needed to meet the adopted level of service standards attributable to both existing traffic and traffic from the proposed Comprehensive Plan Amendment. The failing roadway segments will need to be addressed during the subsequent Development Order stages of the concurrency review process. Proportionate share mitigation may be used to address the failing segments and will be calculated and contributed, if appropriate, at the development order stage.”

Response

According to a review of the capacity analysis, the Leon County Growth and Environmental Management has determined that the consultant’s transportation analysis is generally consistent with the County’s concurrency management policies and procedures, and that this land use change--based on the maximum potential buildout of any land use change regardless of site and infrastructure constraints--would significantly impact five (5) segments of US 90 based on the maximum development potential of the site.

The expansion of Mahan Drive between Dempsey Mayo Road and the Mahan/Highway 90/Interstate-10 intersection is the #1 priority roadway for the Capital Region Transportation Planning Agency. The currently projected cost to widen Mahan Drive to four lanes is approximately \$40 million. However, there are currently no capacity improvements scheduled for Mahan Drive in the State’s 5-Year Work-Plan. Regardless, because Mahan Drive is a state-maintained road, the Florida Department of Transportation (FDOT) is currently developing design plans for the widening of Mahan, with expected completion by October of 2007. FDOT has also “boxed” \$7 million dollars for this project, and Blueprint 2000 has committed another \$10 million as potential matching funds.

In response to the fact that the necessary funding for this roadway project is not yet realized, there are two ongoing projects to the City’s 5-year CIP to address impacts to the transportation system. First, due to declining gas tax revenues and projected national and state funding shortfalls for roadway capacity improvements, the City of Tallahassee and Leon County are developing mobility strategies to support greater transit infrastructure development. There are at least three proposed routes that are recommended by StarMetro for Mahan Drive to support the Pinnacle DRI and Fallschase (see Attachment #1, StarMetro Future Routes Summary). These lines are not yet in the 5-Year CIP, but could be added as a result of a binding proportionate share agreement. In fact, StarMetro has been awarded a grant to extend a line along Mahan in FY 2009 and is only awaiting matching funds for implementation. This proposal is consistent with the goal of the Mahan Corridor Study, which is to create a transit-oriented corridor with mixed-use development organized around the major intersections.

A second strategy is a methodology developed by the City and County based on the “significant benefit” clause of 163.3180(16)(f). This methodology divides the County into 5 zones, each of which has a “significant benefit” project agreed to by the City, County, and State. Proportionate fair-share revenues are then “pipelined” toward this project. The projects have been identified in a Memorandum of Agreement (MOA) between the City, County, and Florida DOT. Mahan Drive is one of those “significant benefit” projects.

Additionally, the MOA states 20% of proportionate share revenues from every district go toward a significant transit improvement, in which case, proportionate share revenues would be divided between the widening and transit route additions.

In either case, it is staff’s recommendation that, due to the capacity deficiencies on Mahan Drive, development on this site be contingent on a binding proportionate-share agreement, pursuant to FS 163.3180(16)(f), to support transit extension and the Mahan widening.

4. Transit Availability:

Public transportation is not available to this site, but new routes are currently being evaluated, and a regional transfer station may be developed on Mahan near I-10, potentially as part of the Pinnacle Point DRI. Mahan is expected to become a major transit route in the near future, and a major goal of the Mahan Corridor Study is to lay the framework for development which supports this future transit through higher density, intensity, mixed land use, and pedestrian oriented urban form. To support this intent, any development in the Residential Corridor and Residential Corridor Node categories should incorporate where appropriate principles of transit oriented design, such as bus pull-offs, pedestrian oriented site planning, and connectivity.

5. Bicycle/Pedestrian Facilities Availability:

There are currently no bicycle lanes or sidewalks along Thornton or this segment of Mahan Drive. Florida Department of Transportation design plans for Mahan widening show sidewalks on the north, and a wider, meandering sidewalk on the south.

6. School Information:

Leon County Schools reviewed the School Impact Analysis Form provided by the applicant for the proposed amendment. Pursuant to Section 6.5 of the 2006 Public School Concurrency and Facility Planning Interlocal Agreement, the School District conducted a level of service analysis and sent the Planning Department comments regarding the proposed amendment.

The proposed amendment is in the Moore Elementary, Swift Creek Middle, and Lincoln High school zones. The School District’s analysis indicated that currently there is not space available at Moore.

The adopted Public School Facilities Element is anticipated to come into effect by June 2008. Since school concurrency will become effective before the 2008-1 amendment cycle is adopted, the application of school concurrency is based on available capacity in the respective school attendance zones in conformance with the upcoming Public School Facilities Element and adopted Interlocal Agreement. Pursuant to Section 7.3 of the Interlocal Agreement, the School District provided preliminary proportionate share calculations based on the maximum prospective development.

Although there are several major renovations, remodeling, and additions of capital outlay projects scheduled in the School District's five-year Work Plan for Moore Elementary, these projects do not add school capacity. There is \$1 million for a 5-acre site expansion funded for the third year, and one relocatable scheduled for replacement in the fourth year.

Therefore, since there are no projects adding school capacity scheduled in the five-year Work Plan, approval of the amendment would be subject to the applicant and the School Board negotiating an acceptable proportionate share mitigation option. The School Board and developer would need to enter into a binding agreement with either the City or County, pursuant to Section 7.1 of the Interlocal Agreement. The School Board would also need to amend its Work Plan and the project would need to be included in the next update of the five-year Capital Improvements Program of either the City or the County.

7. Optional Sustainable Development Survey

This year, the amendment application forms included a sustainable development survey that allowed applicants to provide information about the proximity of services to the site under review. The applicant chose not to complete this survey.

F. VESTED / EXEMPT STATUS: None

G. CONCLUSION:

Based on the above data and analysis, Planning Department staff recommends approval of the amendment request for the following reasons:

1. The amendment is consistent with the Mahan Corridor intent and locational requirements, encouraging mixed uses along the major intersections of Mahan, and thus discouraging “strip” commercial development along the entire arterial.
2. The Residential Corridor Node standards are intended to address any incompatibilities between mixed uses and the adjacent Residential Preservation areas. The subject parcel is located deep within the Residential Corridor area north of Mahan Drive and on either side of Thornton Road, and is not adjacent to any Residential Preservation areas. The Future Land Use designation for the area across Mahan Drive is Urban Residential – 2, and the land use immediately across Mahan Drive from the subject parcel is a research vineyard owned by the State of Florida, which serves as an additional transition land use between any potential commercial uses and the existing residential preservation areas west and south of the vineyard.
3. The Future Land Use Category encourages Residential Corridor and Residential Corridor Node joint developments.
4. Due to roadway capacity constraints, prior to the issuance of any development permit, the applicant shall enter into a binding proportionate-share agreement that supports mobility enhancements to the surrounding transportation network. Should the Significant Benefit Memorandum of Agreement between the State, City, and County become effective, this will meet the binding proportionate-share agreement requirement. Residential Corridor and Residential Corridor Node were intended to support transit-oriented design, and therefore, any binding agreement shall include requirements for a mixture of land uses, and require design elements to ensure convenient and safe transit access and use. These requirements support other mobility options in light of the existing roadway capacity constraints.
5. Mahan Residential Corridor and Residential Corridor Node were intended to support transit oriented design, and therefore, any binding agreement shall include building and site design elements developed in coordination with StarMetro that ensure convenient, attractive and safe transit access as well as pedestrian and bicycle access. These requirements support alternative mobility options in light of the existing roadway capacity constraints.

Attachments: StarMetro Future Routes Summary
Implementing Zoning Charts
Excerpt from Mahan Corridor Plan – Future Land Use Categories
Expanded Area Map

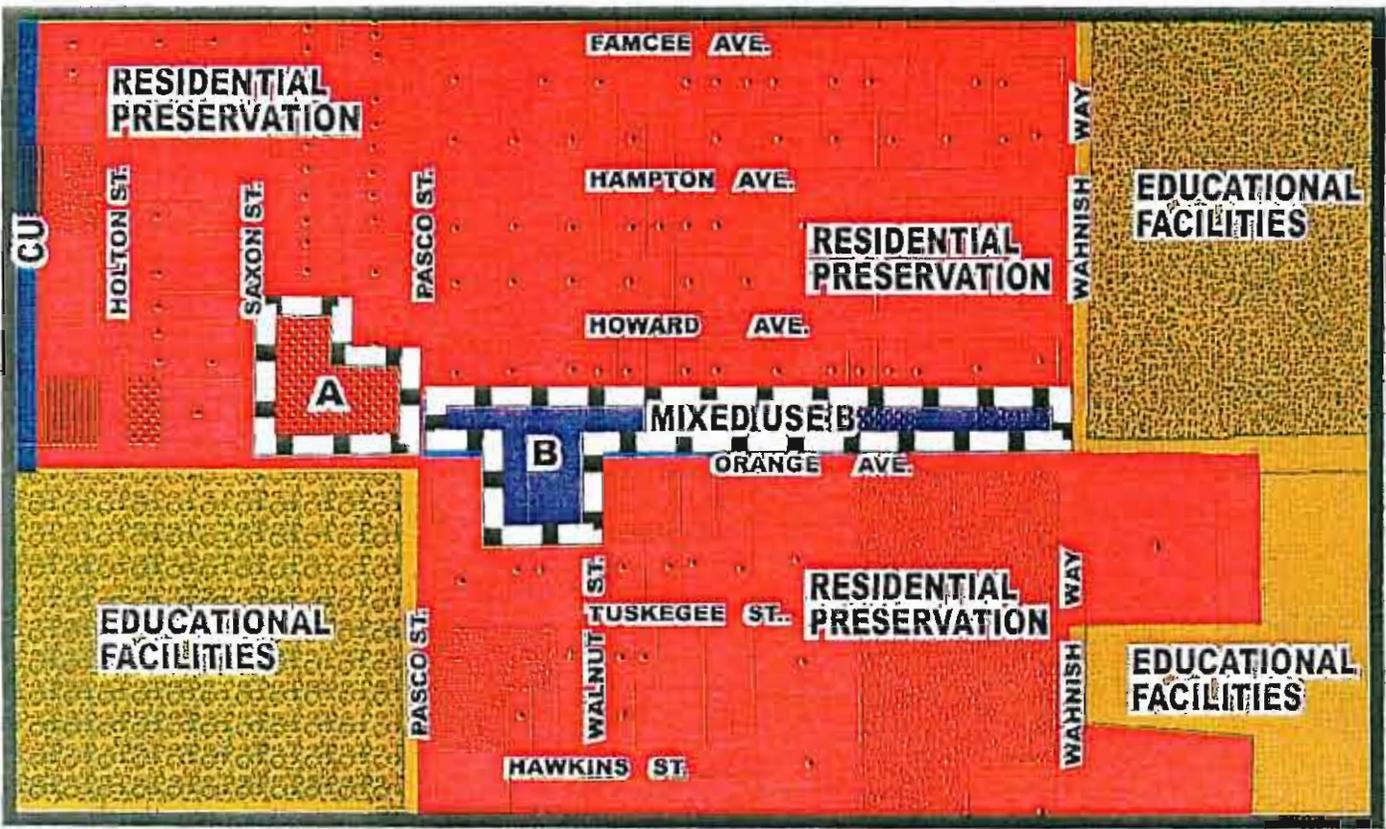
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**TIME LINE
FUTURE LAND USE CATEGORIES &
ZONING**

Amendment PCM 080108

Time Line

<u>Date</u>	<u>FLUM Category</u>	<u>Zoning</u>
1992	Mixed Use B	Mixed Use B
11/1/97	Mixed Use B	Urban Pedestrian 2 as an outcome of site specific zoning application (eliminated Mixed Use zoning districts)
1998	Amendment 99-1-M-010 From Mixed Use B to Residential Preservation (Attachment #1)	Urban Pedestrian 2
12/2/98	Amendment 99-1-M-010 transmitted as modified (did not include the properties on the north side of Orange Avenue between Pasco and Wahnish Way) (Attachment #2)	Urban Pedestrian 2
3/23/99	Amendment 99-1-M-010 adopted as transmitted (Attachment #3)	
3/14/07	Residential Preservation as an outcome of Comp Plan Reform Project, which eliminated Mixed Use from the FLUM and remapped 28,000 properties to new categories	Urban Pedestrian 2



AMENDMENT 99-1-M-010

SITE TAX ID:
ON FILE WITH THE TLCPD

From: Residential Preservation

A To: Mixed Use B; Urban Pedestrian Center Development Pattern

Acres: 1.48±

From: Mixed Use B

B To: Residential Preservation

Acres: 3.31±

Total Acres: 4.79±

- | | |
|------------------------------|----------------------------|
| □ Single Family Dwelling | ▨ Customer Service |
| ▢ Duplex | ▤ Professional Service |
| ▣ Triplex | ▧ Wholesale Business |
| ⊕ Multi-Family Dwelling | ▩ Warehousing, Storage |
| ⊗ Condominium | ▫ Light Manufacturing |
| ⊛ Townhouse, Cluster Housing | ▬ Heavy Manufacturing |
| ▲ Gasoline Service Station | ▭ Transportation Utilities |
| ⊞ Group Housing | ▮ Open Space Parks |
| ⊟ Individual Mobile Home | ▯ Institutions |
| ⊠ Parking | ▰ Shopping Centers |
| ⊡ Hotel / Motel | ▱ Mobile Home Parks |
| ⊢ Retail Sales | □ Vacant |
| ▨ Heavy Retail Sales | |

1993 EXISTING LAND USE

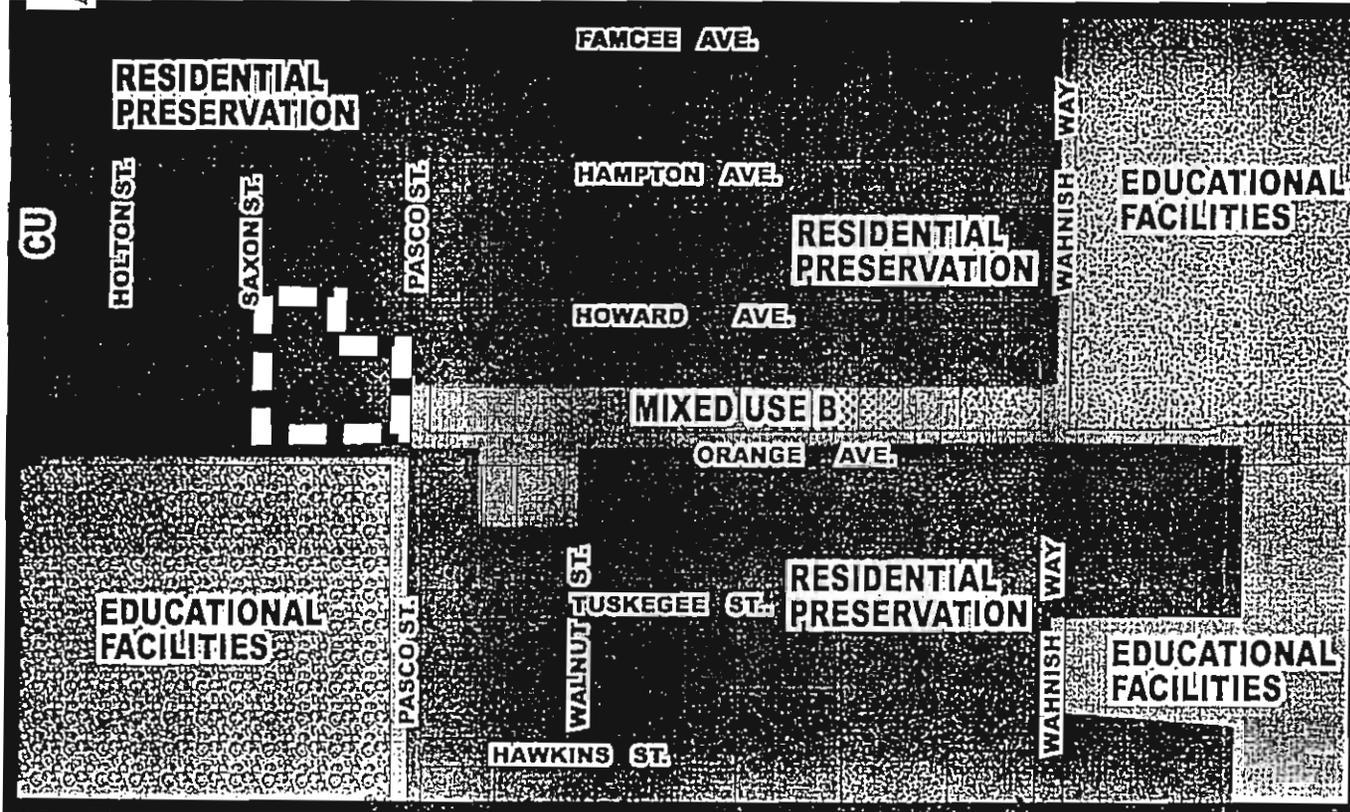
TALLAHASSEE - LEON COUNTY
PLANNING DEPARTMENT

DWG. NO 99-1-10



08/10/98

AMENDMENT AS TRANSMITTED



AMENDMENT

99-1-M-010

SITE TAX ID:
 ON FILE WITH THE TLCPD

From: Residential Preservation

To: Mixed Use B; Urban Pedestrian
 Center Development Pattern

Acres: 1.48±

- | | |
|------------------------------|----------------------------|
| • Single Family Dwelling | ▨ Customer Service |
| ▨ Duplex | ▨ Professional Service |
| ▨ Triplex | ▨ Wholesale Business |
| ▨ Multi-Family Dwelling | ▨ Warehousing, Storage |
| ▨ Condominium | ▨ Light Manufacturing |
| ▨ Townhouse, Cluster Housing | ▨ Heavy Manufacturing |
| ▨ Gasoline Service Station | ▨ Transportation Utilities |
| ▨ Group Housing | ▨ Open Space Parks |
| ▨ Individual Mobile Home | ▨ Institutions |
| ▨ Parking | ▨ Shopping Centers |
| ▨ Hotel / Motel | ▨ Mobile Home Parks |
| ▨ Retail Sales | ▨ Vacant |
| ▨ Heavy Retail Sales | |

1993 EXISTING LAND USE

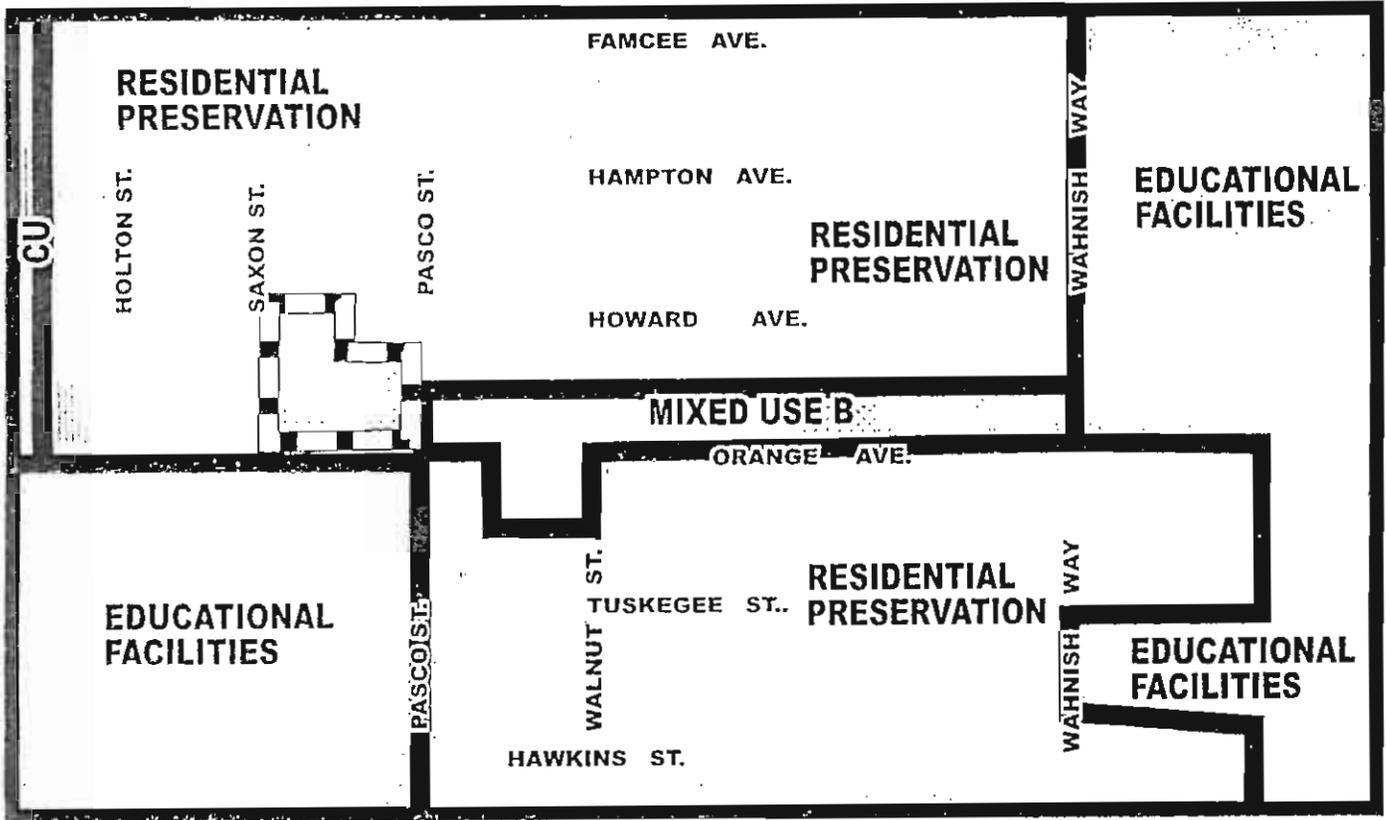
TALLAHASSEE - LEON COUNTY
 PLANNING DEPARTMENT

DWG. NO 99-1-10



08/10/98

AMENDMENT AS ADOPTED



AMENDMENT 99-1-M-010

SITE TAX ID:
ON FILE WITH THE TLC PD

From: Residential Preservation
To: Mixed Use B; Urban Pedestrian Center Development Pattern
Acres: 1.48±

- | | |
|----------------------------|--------------------------|
| Single Family Dwelling | Customer Service |
| Duplex | Professional Service |
| Triplex | Wholesale Business |
| Multi-Family Dwelling | Warehousing, Storage |
| Condominium | Light Manufacturing |
| Townhouse, Cluster Housing | Heavy Manufacturing |
| Gasoline Service Station | Transportation Utilities |
| Group Housing | Open Space Parks |
| Individual Mobile Home | Institutions |
| Parking | Shopping Centers |
| Hotel / Motel | Mobile Home Parks |
| Retail Sales | Vacant |
| Heavy Retail Sales | |

1993 EXISTING LAND USE

TALLAHASSEE - LEON COUNTY
 PLANNING DEPARTMENT
 DWG. NO 99-1-10

N
 08/10/98

INSERT BEHIND TAB 12

UPDATED STAFF ANALYSIS

REMOVE EXISTING STAFF ANALYSIS

Pages 1, 2, & 3

DO NOT REMOVE

ATTACHMENTS 1, 2, & 3

TEXT AMENDMENT #: PCT 080112

APPLICANT: Planning Department

TEXT/POLICY I.D. #: Land Use Element Southeast Sector Plan Capital Circle Access Points Figure 10.B Transportation Element Tallahassee Urban Area Roadway Functional Classification Map Southeast.

CITY X COUNTY ___

DATE: ~~March 31, 2008~~ May 14, 2008

STAFF RECOMMENDATION:

Staff recommends approval of Amendment PCT 080112 as amended to include updates to the Tallahassee Urban Area Roadway Functional Classification Southeast Map (JG)

A. SUMMARY:

This is a request to amend to the text in the Land Use Element of the Comprehensive Plan to relocate the access point at Capital Circle and Esplanade Way as shown on the Southeast Sector Plan Capital Circle Access Points Figure 10.B. Staff is also recommending updates to the Tallahassee Urban Area Roadway Functional Classification Southeast Map, which is part of the Transportation Element.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

1. The proposed amendment recognizes revisions made to the implementing Southwood PUD and modifies Map 10.B to achieve consistency with the PUD.
2. Pods MUOC-1 and MDR-14 will not be allowed direct access to Capital Circle and this amendment will result in no net increase in potential access points to Capital Circle.
3. Map 10.B provides adequate and multiple alternate access points to Capital Circle.
4. Amendments to the Tallahassee Urban Area Roadway Functional Classification Southeast Map are housekeeping in nature and will achieve consistency with other maps related to Southwood and the Southeast Sector Plan.

C. EXISTING TEXT/POLICIES:

See Figure 10.B included in Attachment #1.

D. PROPOSED TEXT/POLICIES:

See Figure 10.B in Attachment #2. This map proposes the deletion of the intersection of Esplanade Way and Capital Circle. The intersection is relocated to Capital Circle South.

See Tallahassee Urban Area Roadway Functional Classification Map Southeast (part of the Transportation Element) in Attachment #3. Staff is proposing updates to this map to achieve consistency with other maps related to Southwood and the Southeast Sector Plan.

E. APPLICANT'S REASON FOR THE AMENDMENT:

This intersection was relocated as a minor amendment to the Southwood Planned Unit Development (PUD) approved by the Growth Management Department in 2006. Figure 10.B is proposed for change to achieve consistency with the PUD modification.

F. STAFF ANALYSIS

The Southeast Sector Plan (Objective 10.1 and its supporting policies) were adopted into the Comprehensive Plan in May 1996 and revised in July 1999. On August 31, 2005, the City Commission approved a Substantial Deviation to the Southwood DRI Development Order that included a change to reduce the MUOC-1 pod to 17 acres and re-designate a portion of it (47 acres) as MDR-14. The Southwood Conceptual Development Plan Map is included in Attachment #4. This change increased the residential densities attained for the MDR district. MUOC allowed the same residential densities as the MDR district; however, the MDR district does not allow the intensity of non-residential uses that MUOC allows. Pod MUOC-1 was shown on Figure 10.B as having an access point to Capital Circle. Esplanade Way was proposed to cross Orange Avenue Extension and extend through the MDR-14 and MUOC-1 pods to an intersection with Capital Circle with right in/right-out movements.

A minor amendment to the Southwood PUD in 2006 deleted the proposed intersection of Esplanade Way and Capital Circle. The intersection was relocated to MUOC-8 (Sembler property), which is located in the southwestern part of the Southeast Sector Plan. As a result of this amendment, there was no net increase in access point to Capital Circle. Map 10.B in the Southeast Sector Plan, labeled Capital Circle Access Points, continues to show the intersection of Esplanade Way and Capital Circle. The Planning Department staff committed to file a Comp Plan text amendment in February 2008 as part of Comp Plan Cycle 2008-1 to amend this map or to include the change as part of the Southside DRI Comprehensive Plan changes. The Southside DRI has not progressed to being in a posture for adoption by the City Commission, so staff filed the Comp Plan amendment.

Comp Plan Policy 10.1.3(1) does not permit the subdivision of parcels in the Southeast Sector Plan with sole access to Capital Circle. The Transportation Element Roadway Functional Classification Map Tallahassee Urban Area - Southeast Quadrant shows the extension of Esplanade Way north of Orange Avenue Extension to the former access point with Capital Circle shown on Map 10.B (Attachment #4). This roadway segment is labeled as a future major collector. Therefore, any parcels created through subdivision in MUOC-1 will be required to access to the south on Esplanade Way through MDR-14 to obtain access via Orange Avenue Extension to Capital Circle.

Access from Southwood to Capital Circle will be available at Orange Avenue Extension, Blair Stone Road, and Main Street. The intersections of Shumard Oak Boulevard and

Tram Road with Capital Circle are not in the Southeast Sector Plan, but provide additional access since the Southwood internal streets feed into these main streets.

As part of this review, staff is proposing certain changes to the Tallahassee Urban Area Roadway Functional Classification Map, which is part of the Transportation Element. Staff is recommending changes to this map to reflect existing and proposed roadways in the Southwood and Southeast Sector Plan areas. This map is included in Attachment #4.

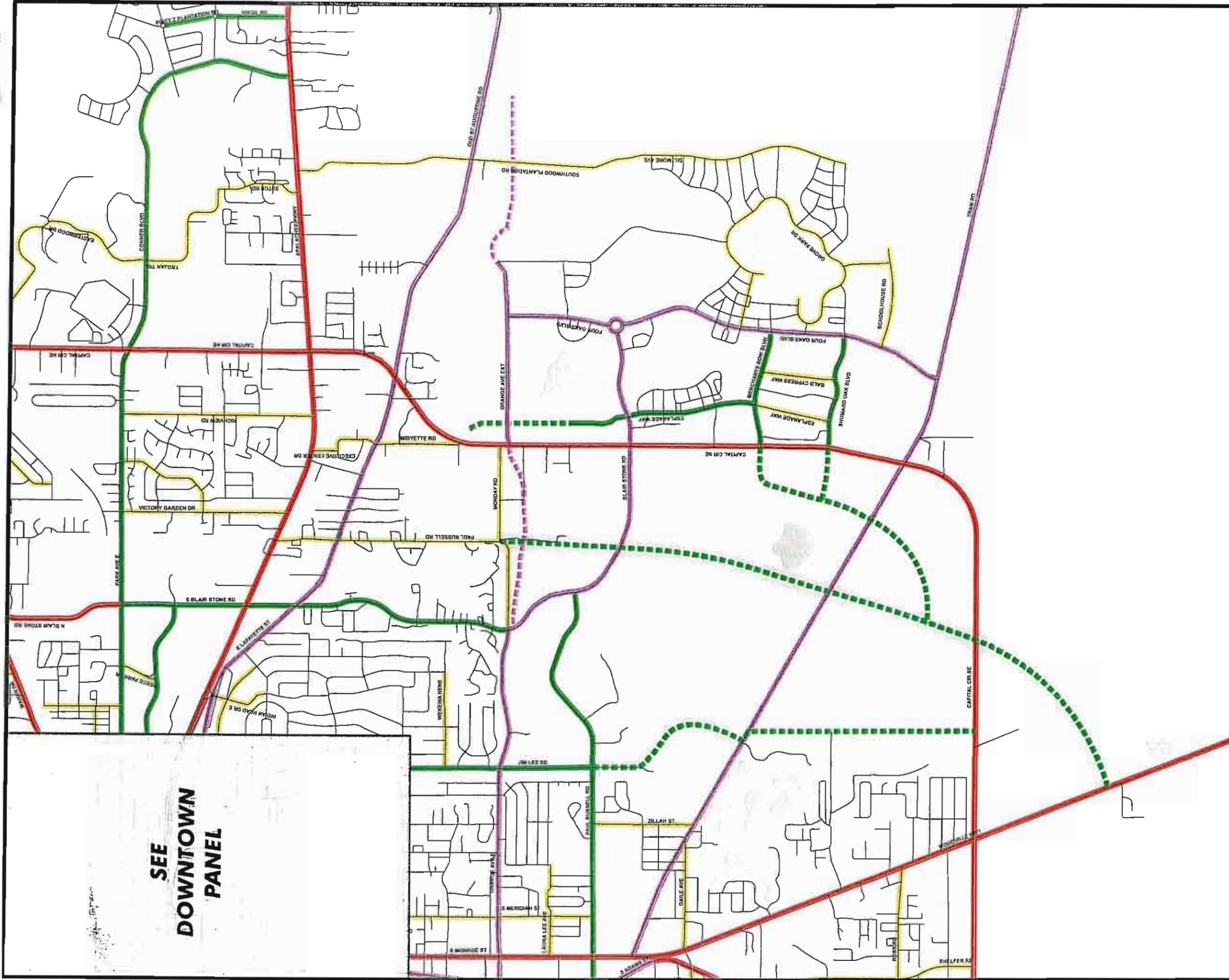
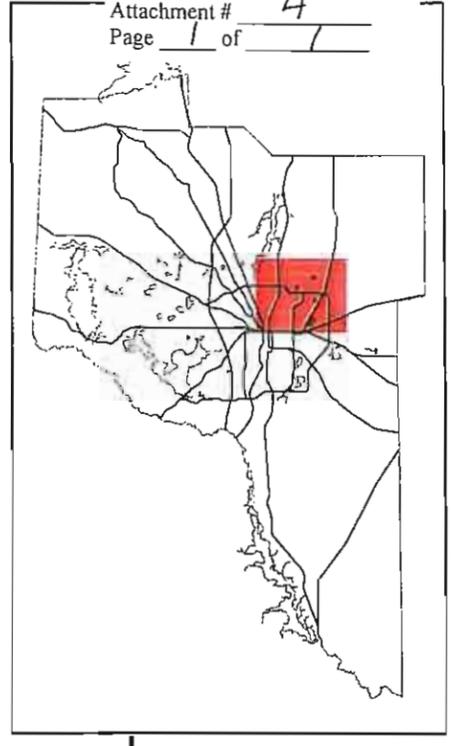
The specific changes include:

1. Shows Orange Avenue between Mossy Creek Way and Capital Circle as constructed
2. Extends Mossy Creek Way northward to Orange Avenue
3. Shows part of Esplanade Way north of Blair Stone Road as completed (adjacent to apartment complex)
4. Removes connection of future Esplanade Way to Capital Circle
5. Extends Merchants Row Boulevard and Shumard Oak Boulevard west of Capital Circle to an intersection with Tram Road (future roadways)
6. Extends Jim Lee Road south to Capital Circle South

G. CONCLUSIONS:

Based on the above data and analysis, Planning Department staff recommends approval of the amendment request for the following reasons:

1. The proposed amendment recognizes revisions made to the implementing Southwood PUD and modifies Map 10.B to achieve consistency with the PUD.
2. Pods MUOC-1 and MDR-14 will not be allowed direct access to Capital Circle and this amendment will result in no net increase in potential access points to Capital Circle.
3. Map 10.B provides adequate and multiple alternate access points to Capital Circle.
4. Amendments to the Tallahassee Urban Area Roadway Functional Classification Map Southeast are housekeeping in nature and will achieve consistency with other maps related to Southwood and the Southeast Sector Plan.



**SEE
DOWNTOWN
PANEL**

ROADWAY FUNCTIONAL CLASSIFICATION

TALLAHASSEE URBAN AREA SOUTHEAST

Legend

- LOCAL
- MINOR COLLECTOR
- MAJOR COLLECTOR
- MINOR ARTERIAL
- PRINCIPLE ARTERIAL
- PA_LIMITED ACCESS
- FUTURE ROADWAYS

INSERT BEHIND TAB 14

**NEW INFORMATION & UPDATED
STAFF ANALYSIS**

**REMOVE EXISTING STAFF ANALYSIS
PAGES 1 – 4 ONLY**

Questions Brought Up at 4/28/08 LPA Meeting on PCM080114

Q: What are "known hazards," and do they include floodplains and/or nuisance or other flooding areas?

The Local Mitigation Strategy (LMS) intended to accomplish the following:

1. Identify hazards to which the county is vulnerable, such as hurricanes, tornadoes, floods, fires, and hazardous materials releases;
2. Determine where the community is most vulnerable to these hazards;
3. Assess the facilities and structures that are most vulnerable to hazards;
4. Prepare a prioritized list of mitigation projects to take advantage of available funding;
5. Identify funding sources for the mitigation projects; and
6. Make hazard awareness and education a community goal.

The LMS in particular listed and ranked Leon County hazards by risk rating. The list is as follows:

Table 1-0: Leon County Hazards by Risk Rating

Hazard	<i>Type</i>	<i>Risk Rating (Hazard Score)</i>	<i>Relative Risk</i>
Flooding	Natural	55	High
High winds	Natural	44	High
Hazardous materials	Technological	36	Medium
Infestation, disease	Natural	32	Medium
Lightning	Natural	28	Medium
Drought	Natural	28	Medium
Sewer service loss	Technological	28	Medium
Crime	Societal	25	Medium
Power loss	Technological	25	Medium
Telecommunications system failure	Technological	24	Medium
Wildfire	Natural	24	Medium
Urban fire	Natural	24	Medium
Winter storm	Natural	24	Medium
Landslide, erosion	Natural	20	Low
Water service loss	Technological	20	Low
Terrorism	Societal	20	Low
Economic crisis	Societal	20	Low
Hail	Natural	16	Low
Civil disturbance	Societal	16	Low
Dam/Levee failure	Natural	14	Low

Questions Brought Up at 4/28/08 LPA Meeting on PCM080114

Subsidence, expansive soils	Natural	12	Low
Key employer crisis	Societal	8	Low
Radiological incident	Technological	6	Low
Storm surge, tsunami	Natural	4	Low
Gas service loss	Technological	4	Low
Earthquake	Natural	0	Low
Volcanic activity	Natural	0	Low

Since flooding is the mostly significant and/or likely hazard to be encountered, it is essentially correct that *known hazards include flooding*. But known hazards are not limited to flooding. Floodplains in themselves are not hazards, but they are hazardous for development, and so are regulated as to the amount and type of development allowed.

It is also correct that the Local Flooding Problem Areas and Federal Emergency Management Agency (FEMA) Special Flood Hazard Areas (e.g., the City nuisance flooding map) can be considered “areas of known hazards.” However, again, this does include all known hazards as identified in Table 1.0. (Additionally, this map likely needs to be updated.) The Tallahassee – Leon County Geographic Information Systems department would have to take the lead on developing such a spatial database for the County and City.

Q. Will the proposed modification of Policy 5.2.1 invalidate or obviate siting standards or regulations for siting public facilities?

Public facilities are capitalized and owned by the public. They are everything from roads and sidewalks to sewer and water systems, landfills, stormwater ponds and ditches, schools, parks, airports, and hospitals. The siting of public facilities is currently governed by zoning and other regulations that provide criteria for where certain types of facilities may or may not be located. Land development regulations also address the provision of facilities, including their size, shape, materials, and other parameters.

In order to avoid substantially changing existing policy addressing the siting of public facilities, the following policy modification is offered:

Policy 5.2.1: [L]

Develop regulations that will apply to the siting of public facilities and buildings. By 2014, local government shall also develop regulations that ensure the siting of critical facilities from within hazard areas and include provisions for the mitigation of existing critical facilities located in hazard areas.

Questions Brought Up at 4/28/08 LPA Meeting on PCM080114

Q. What are critical facilities?

Critical facilities are providers of goods or services that are key to the response and/or recovery functions in the event of a disaster. These include airports, correctional facilities, clinics, communication facilities, fire stations, hospitals, police stations, nursing homes, schools, shelters, and selected transportation facilities. As of 2005, Leon County has a total of 251 high priority critical facilities, 99 of which are hazardous material sites identified in the 1996-97 Leon County Hazardous Material Fixed Facility Site Study. There are 11 facilities that are located within FEMA 100-year flood boundaries and designated nuisance flood areas.

TEXT AMENDMENT #: PCT080114

APPLICANT: Planning Department

TEXT/POLICY I.D. #: various

CITY X COUNTY X

DATE: ~~April 4, 2008~~ May 14, 2008

EAR BASED AMENDMENT

STAFF RECOMMENDATION: Approve Amendment PCT080114. [SMH]

A. SUMMARY:

The Tallahassee/Leon County Local Mitigation Strategy (LMS) assesses hazards facing the City of Tallahassee and Leon County, identifies mitigation strategies to reduce the community's risk to the identified hazards, and serves as the City's Floodplain Management Plan. The LMS Steering Committee meets regularly to endorse specific hazard mitigation projects for funding through Federal disaster assistance programs. Through its implementing departments and partner agencies, the Committee has submitted requests for nearly \$5.3 million dollars in Federal matching funds for local hazard mitigation projects since 2000.

In 2005, the Local Mitigation Strategy Profile was prepared for Leon County by the Department of Community Affairs. This Profile evaluated the contents of the Comprehensive Plan and the Tallahassee/Leon County Mitigation Strategy's existing mitigation measures, and included a set of general recommendations for modifying the Plan and the LMS based on changes in State law, best practices developed by FEMA and DCA, and other changes in response to hurricane, wildfire, and other recent disasters in Florida. These recommendations were reviewed by staff during the preparation of the Evaluation and Appraisal Report (EAR), and selected recommendations were incorporated into the EAR. The following proposed policies reflect the selected recommendations:

- New definitions for hazard and hazard mitigation;
- New or revised existing policies for mapping known hazards, and mitigating or preventing new development in areas of known hazards, and mitigating existing development in areas of known hazards to prevent repetitive hazard losses;
- Incorporating mapped known hazards into the land development regulations;
- Siting critical facilities (e.g., hospitals, energy plants, fire stations, other) away from areas of known hazards, and mitigating existing critical facilities in areas of known hazards;
- Incorporating the latest wildfire mitigation measures in areas of known wildfire hazards into the land development regulations;

- Recognizing the LMS Committee and its processes in the Comprehensive Plan; and
- Increasing intergovernmental coordination between local government and the local state universities and community colleges.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

The EAR-based amendments addressing the LMS and the LMS Profile recommendations will implement the recommendations made in the adopted EAR. This amendment will also strengthen the consistency and policy linkages between the LMS and the Comprehensive Plan, which will in turn strengthen the recognition and planning for hazards and hazard areas. This will eventually over time lessen the community's exposure to hazards; reduce or eliminate in some circumstances post-disaster expenditures; mitigate the effects of hazards during and after they occur; and make the community more easily and fairly attract and distribute pre- and post-disaster grant funding.

The LMS Committee, composed of the directors or their representatives of the Leon County Department of Public Works, the Leon County Department of Community Development, the Tallahassee/Leon County Planning Department, the Tallahassee Fire Department, the Tallahassee Police Department, the Leon County Sheriff's Office, the City of Tallahassee's Department of Public Works, Tallahassee/Leon County MIS/GIS, the Tallahassee Area Chamber of Commerce, the Council of Neighborhood Associations, the Capital Area Chapter of the American Red Cross, and the Florida Department of Community Affairs, have reviewed these proposed definitions and policies, and recommend that the City Commission and Board of County Commissioners adopt these amendments.

C. EXISTING/PROPOSED TEXT/POLICIES:

GLOSSARY:

Hazard – means a condition that exposes human life or property to harm from a man-made, technological, or natural disaster.

Hazard Mitigation – means any action taken to reduce or eliminate the exposure of human life or property to harm from a man-made or natural disaster.

LAND USE ELEMENT:**Objective 1.2: [L]**

Coordinate the location of land uses with local soil conditions and topography as well as available services.

Policy 1.2.4: [L]

1. By 2014, local government shall develop and maintain as part of the local geographic information system database areas of known hazards.
2. By 2014, local government will include requirements in their land development regulations that mitigate and/or prevent future development in areas of known hazards. The land development regulations shall also contain provisions for the mitigation of existing development in areas of known hazards so as to prevent repetitive hazard losses.

Objective 1.4: [L]

Maintain a set of specific and detailed Land Development Regulations, which implement and are consistent with the goals, objectives and policies of the Tallahassee-Leon County Comprehensive Plan.

Policy 1.4.6: [L]

By 2014, the land development regulations will include standards for the regulation of future land use categories, subdivision, signage, areas subject to seasonal or periodic flooding, and areas of known hazards. Regulations concerning areas subject to seasonal or periodic flooding shall be consistent with all applicable state and federal regulations.

Objective 5.1: [L]

Coordinate the future plans of State government, School Board, the institutions of higher learning, and other applicable entities with this Comprehensive Plan.

Policy 5.2.1: [L]

Develop regulations that will apply to the siting of public facilities and buildings. By 2014, local government shall also develop regulations that ensure the siting of critical facilities from within hazard areas and include provisions for the mitigation of existing critical facilities located in hazard areas.

CONSERVATION ELEMENT:**Objective 1.2: [C]**

State and regional agencies shall coordinate and participate with local government on environmental planning, regulations and management techniques that affect the conservation and preservation of area natural resources.

Policy 1.2.3: [C]

In conjunction with the appropriate state, federal and regional agencies and property owners, local government shall implement, maintain, and promote land management practices that enhance fire protection, wildlife habitat and sustainable silviculture practices. These practices shall include, but not be limited to, the use of prescribed burns, the creation of defensible space buffers, vegetative maintenance, and the control or removal of invasive exotics.

In areas of wildfire hazard, the land development regulations shall require the provision of defensible space buffers surrounding new developments and multiple exits from large developments. To further the effectiveness of these practices, public awareness programs will be developed by 2010 to inform and educate existing and new property owners that these practices, prescribed burns in particular, may be regularly employed nearby and may affect their property.

INTERGOVERNMENTAL COORDINATION ELEMENT:**Objective 1.3: [I]**

Identify and eliminate duplication of functions and services of the City of Tallahassee and Leon County.

Policy 1.3.5: [I]

The Tallahassee-Leon County Local Hazard Mitigation Steering Committee shall review and update the adopted Leon County Local Mitigation Strategy as required by state law. The composition of the LMS Committee shall be comprised of a broad representation from governmental and private sector interests to ensure effective disaster mitigation coordination. The LMS Committee shall meet on a regular basis and provide an annual report to the City and County Commissions on the status of disaster mitigation efforts and recommendations for prioritization of disaster mitigation programs in the annual schedule of Capital Improvements.

Objective 1.6: [I]

Florida State University, Florida A & M University, and Tallahassee Community College have all adopted master plans for their growth and development pursuant to applicable State statute and rules. The City of Tallahassee and Leon County will coordinate their land use, transportation, hazard mitigation, and utility planning with these institutions to assure that overall community needs are addressed and conflicts between the Plans are minimized.

INSERT BEHIND TAB 15

UPDATED STAFF ANALYSIS

**REMOVE EXISTING STAFF ANALYSIS
PAGES 1 – 4**

TEXT AMENDMENT #: PCT080115

**EAR BASED
AMENDMENT**

APPLICANT: Planning Department

TEXT/POLICY I.D. #: Land Use Element Policy 2.2.3: [L]

CITY X COUNTY X

DATE: ~~April 4, 2008~~ May 15, 2008

STAFF RECOMMENDATION: Approve Amendment PCT080115 (AS)

A. SUMMARY:

This text amendment addresses concerns expressed in the EAR by the Council of Neighborhood Associations (CONA), and serves to provide additional protection to established subdivisions. Specifically, the amendment:

- Adds language that further protects subdivisions from density intrusions
- Adds a chart to illustrate there are two density levels associated with the Residential Preservation Future Land Use Map designation
- Clarifies that consistency within the recorded or unrecorded subdivision shall be the primary factor in granting approval for development applications
 - Clarifies that new development in established subdivisions should be generally consistent with the density of the subdivisions
 - References the recently adopted Land Development Code restrictions on resubdivision in single family neighborhoods
- Clarifies the Smart Growth principle of allowing higher intensities adjacent to major intersections.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

1. This amendment will provide additional protection to established neighborhoods
2. This amendment will clarify that there are two density levels associated with the Residential Preservation Future Land Use Map designation.
3. This amendment addresses concerns of the Council of Neighborhood Association that the RP FLUM designation is not clear enough on compatibility and density intrusions.

C. STRIKETHROUGH/UNDERLINE VERSION OF PROPOSED POLICIES

(See Section H For Most Up-To-Date Proposed Language.)

**LAND USE ELEMENT
Policy 2.2.3: [L]**

RESIDENTIAL PRESERVATION *(Effective 7/16/90; Revision Effective 7/26/06)*

Characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. ~~Consistency with surrounding residential type and density shall be a major determinant in granting development approval.~~

For Residential Preservation areas outside the Urban Service area the density of the residential preservation area shall be consistent with the underlying land use category.

The Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet most, but not necessarily all of these criteria. .

- 1) Existing land use within the area is predominantly residential
- 2) Majority of traffic is local in nature
 - a) Predominance of residential uses front on local street
 - b) Relatively safe internal pedestrian mobility
- 3) Densities within the area generally of six units per acre or less
- 4) Existing residential type and density exhibits relatively homogeneous patterns
- 5) Assessment of stability of the residential area, including but not limited to:
 - a) Degree of home ownership
 - b) Existence of neighborhood organizations
 - c) Little or no history of rezoning

To protect established single family neighborhoods from density intrusions, consistency within the recorded or unrecorded subdivision shall be the primary factor in granting approval for development applications. Consistency for the purposes of this paragraph shall mean that parcels proposed for residential development shall develop consistent with the lot size and density of the recorded or unrecorded subdivision.

1. Guidance on the resubdivision of lots in recorded and unrecorded single family subdivisions is provided in the Land Development Code.
2. Parcels proposed for residential development shall develop at densities generally consistent with the density of existing residential development in the recorded or unrecorded subdivision.

<u>Existing land use character of the subdivision</u>	<u>Gross residential density</u>
<u>Homogenous, very low density single family detached units</u>	<u>0-3.6 dwelling units per acre (generally consistent with density of the subdivision)</u>
<u>Low density single family detached and/or non-single family detached units (including but not limited to townhomes and duplexes)</u>	<u>0-6.0 dwelling units per acre (generally consistent with density of the subdivision)</u>

This section shall not be construed as to restrict the development of building types allowed by the applicable zoning district. This section shall not be construed as to prevent a subdivision or portion thereof from making an application for a land use change. This section is not intended to

prevent density increases or land use changes where a parcel(s) on the exterior of a subdivision is adjacent to and can access a collector or arterial road and is suitable for a higher intensity use.

E. APPLICANT'S REASON FOR THE AMENDMENT:

The EAR recommended, with input from CONA, that the Planning Department "establish Residential Preservation-1 (RP-1) as a separate land use category in the Comprehensive Plan" and "establish a new policy regarding compatible uses within and adjacent to Residential-1 and Residential-2 neighborhoods. The new policy would result in land use regulations addressing the re-subdivision of land within platted neighborhoods, land clearing limitations, buffer standards, and a requirement that any new development, including a planned unit development, conform to the same gross density as adjacent neighborhoods."

F. STAFF ANALYSIS

The EAR recommended that the City and County "Establish Residential Preservation-1 (RP-1) as a separate land use category in the Comprehensive Plan." As the EAR notes, "because the issue is tied to the core questions of 'What defines a neighborhood?' and 'How can erosion of neighborhoods be prevented?' the Tallahassee area Council of Neighborhood Associations (CONA), whose mission includes neighborhood protection, has made the issue a priority for the organization and CONA played a role in the analysis of the issue and the crafting of recommendations." Participants in the EAR Town Hall Meetings raised "incompatible uses" as a major issue threatening neighborhood protection.

One of CONA's concerns during the EAR process was the issue of density intrusions in established subdivisions. This issue was raised after some property owners in established subdivisions resubdivided their properties, thereby reducing the lot size(s) and allowing greater densities. The City Commission resolved this issue by adopting an Ordinance (Ordinance No. 06-O-78) in 2006 that prevented re-subdivision of properties in recorded or unrecorded subdivisions in RP-1, RP-2, R-1, and R-2 if the resulting lots would be smaller than 90% of the median lot size. This ordinance was modified by Ordinance No. 07-O-21 in 2007 to address the unforeseen impact of the Ordinance No. 06-O-78 on non-single family neighborhoods zoned Residential Preservation-2. The modification allows non-single family neighborhoods to resubdivide to allow development of vacant land according to the established character of the neighborhood, to encourage greater homeownership opportunities.

In addition to the Town Hall Meetings, staff met with CONA on two separate occasions to understand the intent and desired outcome of the EAR recommendation to create a new RP-1 FLUM category. Through these meetings between CONA and the Planning Department, staff recommended that in lieu of creating a new FLUM category, which would be highly time-intensive and limited in scope, staff would propose language to strengthen the existing RP FLUM category, drawing on the County RP zoning district standards and recommendations by CONA. Therefore, rather than creating a new FLUM

category that would have to be written, mapped, and submitted for Comprehensive Plan amendment(s), the strengthened FLUM category will apply to all areas designated as RP on the FLUM. Staff believes that clarifying the existing Residential Preservation category to provide greater protection for existing subdivisions accomplishes many of the goals that CONA established for current and future amendments, which are outlined in the EAR report.

G. FINANCIAL IMPACT

Some additional staff time will be needed to provide more in-depth density consistency reviews for development applications.

H. ACTION OF THE LOCAL PLANNING AGENCY

Staff continued to meet with CONA representatives after the initial staff report was sent out. The following language was submitted to the Local Planning Agency (LPA) for their review and consideration. On May 14, 2008 the LPA voted to recommend approval of the language with the understanding that staff and CONA would continue to refine the language.

Policy 2.1.1: [L] *(Rev. Effective 6/28/95; Revision Effective 7/26/06)*

~~Protect~~ Preserve existing residential areas ~~from by avoiding~~ encroachment of ~~incompatible~~ uses that are ~~destructive~~ incompatible with ~~to~~ the character and integrity of the residential environment. Comprehensive Plan provisions and Land Development Regulations to accomplish this shall include, but are not limited to:

a) Inclusion of a Residential Preservation category on the Future Land Use Map.

b) The creation of residential transitional development area (RTDA) for low density residential developments. Higher density residential developments proposed for areas adjacent to an established low density residential area shall provide a transitional development area along the shared property line in the higher density residential development. The development density in the transitional development area shall be the minimum density allowed in the medium density residential land use category. Development within the transitional development area shall be designed, sized and scaled to be compatible with the adjacent low density residential development.

Future low density residential developments adjacent to existing or future higher density residential areas and any non-residential uses may provide a transitional development zone along the shared property line in the low density residential development. The development density in the low density residential transitional development area shall be no greater than the maximum density allowed in the Residential Preservation land use category as may be appropriate. Residential transitional development areas shall be contiguous to a higher intensive use land use and cannot be separated from that use by an arterial road, or a natural barrier which makes the transitional zone unnecessary.

Residential transitional development zones shall be non-mapped areas and shall be approved at the time of site plan approval. The factors cited in paragraph (h) below shall be considered when determining the size of the transitional zone. The land development regulations shall specify, if appropriate, development thresholds for the implementation of residential transitional development areas.

bc) Limitation on future commercial intensities adjoining low density residential areas. Such limitations are to result in New or redeveloped commercial uses adjacent to low density residential shall mitigate potential impacts by providing effective visual and sound buffering (either through vegetative buffering or other design techniques) between the commercial uses and the low density residential uses; and are to allow only those commercial activities which are compatible with low density residential development in terms of size and appearance shall be allowed. The design and layout of adjacent commercial uses shall be oriented to place the section of the development with the least potential negative impacts next to the existing low density residential area.

ed) Limitations on future higher density residential adjoining low density residential areas. Such limitations are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) and a transitional development area between the higher density residential uses and the low density residential uses. As specified in paragraph (b) above, new higher density residential development shall provide a transitional development area along the shared property line of an established low density residential area.

de) Limitations on existing future light industry adjoining low and medium density residential areas. Such limitations are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the light industrial uses and the low density residential uses.

The design and layout of adjacent light industrial uses shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low and medium density residential area. New light industrial land uses shall not be designated next to low and medium density residential areas.

ef) Preclusion of future heavy industrial adjoining any residential area.

fg) Additional development requirements for allowed community facilities when adjoining low density residential areas, except for cemeteries or religious facilities to be used solely for religious functions. Such development requirements will also apply if to ancillary facilities when are proposed in conjunction with religious facilities, and are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the community facilities and the low density residential uses.

h) A number of factors shall be used when determining a land use compatible with low density residential areas as well as the size of the residential transitional development area. At a minimum, the following factors shall be used to determine whether a proposed development is compatible with existing or proposed low density residential uses and with the intensity, density, and scale of surrounding development: proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage; lot size/ configuration; architecture; screening; buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating

hours; noise; and odor. These factors shall also be used to determine the sizes of residential transitional development areas.

i) Limitations on Planned Unit Developments in the Residential Preservation land use category. Planned Unit Developments proposed within the Residential Preservation land use category shall be generally consistent with the density of the existing residential development in the recorded or unrecorded subdivision. Existing development density patterns in Residential Preservation are listed in paragraph (j) below. Within 18 months of adoption, the PUD regulations shall be amended to include provisions addressing the preservation of low density residential areas. Said provisions shall address any proposed increase in density and the factors cited in paragraph (h) above.

j) Limitations on resubdivision of lots within established Residential Preservation neighborhoods. To protect established single family neighborhoods from density intrusions, consistency within the recorded or unrecorded subdivision shall be the primary factor in granting approval for development applications. Consistency for the purposes of this paragraph shall mean that parcels proposed for residential development shall develop consistent with the lot size and density of the recorded or unrecorded subdivision.

- 1. Guidance on the resubdivision of lots in recorded and unrecorded single family subdivisions shall be provided in the Land Development Code.
- 2. Parcels proposed for residential development shall develop at densities generally consistent with the density of existing residential development in the recorded or unrecorded subdivision.

The two distinct density patterns in the Residential Preservation land use category are shown below.

<u>Existing land use character of the subdivision</u>	<u>Gross residential density</u>
<u>Homogenous, very low density single family detached units</u>	<u>0-3.6 dwelling units per acre (generally consistent with density of the subdivision)</u>
<u>Low density single family detached and/or non-single family detached units (including but not limited to townhomes and duplexes)</u>	<u>0-6.0 dwelling units per acre (generally consistent with density of the subdivision)</u>

This section shall not be construed as to restrict the development of building types allowed by the applicable zoning district. This section shall not be construed as to prevent a subdivision or portion thereof from making an application for a land use change. This section is not intended to prevent density increases or land use changes where a parcel(s) on the exterior of a subdivision is adjacent to and can access a collector or arterial road and is suitable for a higher intensity use.

LAND USE ELEMENT
Policy 2.2.3: [L]

RESIDENTIAL PRESERVATION *(Effective 7/16/90; Revision Effective 7/26/06)*

Characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect existing stable and

viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. ~~Consistency with surrounding residential type and density shall be a major determinant in granting development approval.~~

For Residential Preservation areas outside the Urban Service area the density of the residential preservation area shall be consistent with the underlying land use category.

The Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet most, but not necessarily all of these criteria.

- 1) Existing land use within the area is predominantly residential
- 2) Majority of traffic is local in nature
 - a) Predominance of residential uses front on local street
 - b) Relatively safe internal pedestrian mobility
- 3) Densities within the area generally of six units per acre or less
- 4) Existing residential type and density exhibits relatively homogeneous patterns
- 5) Assessment of stability of the residential area, including but not limited to:
 - a) Degree of home ownership
 - b) Existence of neighborhood organizations
 - e) ~~Little or no history of rezoning~~

INSERT BEHIND TAB 17

UPDATED STAFF ANALYSIS

REMOVE EXISTING STAFF ANALYSIS

PAGES 1 – 11

**DO NOT REMOVE ATTACHMENTS
TO STAFF ANALYSIS**

TEXT AMENDMENT #: PCT080117

APPLICANT: Planning Department

TEXT/POLICY I.D. #: See Attachment #1

CITY X COUNTY X

DATE: ~~April 17, 2008~~ Updated May 21, 2008

EAR BASED AMENDMENT

STAFF RECOMMENDATION: Approve Amendment PCT080117 (B.W.)

A. SUMMARY:

The 2007 Evaluation and Appraisal Report identified the protection of groundwater quality as a major community issue and included five major recommendations (see "E" below). This proposed text amendment addresses those five recommendations primarily through the establishment of policies for a Primary Springs Protection Zone based on the Leon Aquifer Vulnerability Assessment (LAVA) and the creation of policies that call for additional requirements and regulations within this zone. The major proposed actions are listed below.

1. Establish central sewer as the preferred method of sewage treatment in the protection zone and alter policies to enhance requirements for connection to central sewer.
2. Require performance based septic systems when sewer is not available.
3. Require the use of Low Impact Development land planning and engineering design.
4. Develop a Transfer of Development Units system to foster growth in Woodville Rural Community, increase the feasibility of centralized sewer service, and protect Wakulla Springs. This policy requires no net increase in total allowed dwelling units inside the protection zone based on the units allocated by the Future Land Use Map.
5. In areas designated Urban Fringe inside the protection zone, permit only 1 dwelling unit per 3 acres or Conservation Subdivisions.
6. Set fertilizer content and application rates in the protection zone.
7. Require the use of best management practices for golf courses.
8. Make protection of environmentally sensitive features in the protection zone a priority for local government.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

1. The proposed amendment addresses recommendations of the 2007 Evaluation and Appraisal Report that were developed through significant public input.
2. The balanced approach provided in the amendment is consistent with the vision statement of the Comprehensive Plan. "The comprehensive plan seeks to balance

the management of growth with environmental protection but gives precedence to environmental protection.”

C. STRIKETHROUGH/UNDERLINE VERSION OF PROPOSED POLICIES:

Due to length, these proposed changes are included as Attachment #1.

E. APPLICANT’S REASON FOR THE AMENDMENT:

The adopted Evaluation and Appraisal Report identified the following amendments for the 2008-1 cycle:

- EAR Reference # 15, 17, 18: Revise objectives of the Sanitary Sewer, Potable Water, and Stormwater Elements to address protection of “high recharge” and “prime recharge areas” commensurate with their significance to natural systems or their status as current or future sources of potable water.
- EAR Reference # 73: Review and modify practices and activities at the City of Tallahassee’s wastewater treatment facilities.
- EAR Reference # 80: Modify the Land Use element to require protection measures for Wakulla Springs into the Plan.
- EAR Reference # 81: Establish a Springs Protection Zone based on the results of the LAVA study and establish policy for additional requirements and regulations within this zone.
- EAR Reference # 82: Amend Policy 2.1.6 [SS] that calls for the development of a plan for the reduction of nitrates within a specified area known to impact Wakulla Springs by 2007 to reflect specific standards for advanced on site systems or central systems once the LAVA is completed.

The proposed changes were developed to address these EAR directives.

F. STAFF ANALYSIS

The 2007 EAR identified five items related to groundwater protection (see list in section “E” above) that are to be addressed as EAR-based amendments. During the process of drafting policy and seeking public and elected official input (Attachment # 2), EAR Reference #81 was identified as the key component with regard to policy changes in the Comprehensive Plan. The proposed substantive policy changes to the Comprehensive Plan are related to this item.

The proposed Comprehensive Plan policies are broadly written and intended to provide direction for implementing Land Development Regulations (or other actions) that will be developed after the broader policy direction has been adopted. The proposed policies specifically require local government to develop these implementing Land Development Regulations by 2010. Actions needed to implement each component of the proposed policy are discussed in the analysis below. The staff analysis will begin with a more detailed review of EAR Reference #81 and then review the other supporting policies.

EAR Reference # 81: The Springs Protection Zone

EAR Reference # 81 requires that local government “Establish a Springs Protection Zone based on the results of the LAVA study and establish policy for additional requirements and regulations within this zone.” Information on the springs protection zone is included below, followed by analysis of each of the numbered requirements within the zone as identified in the proposed policy (Attachment #1).

Staff has developed a draft version of the Primary Springs Protection Zone based on the LAVA study, physiogeographic regions, the Cody Scarp, and input from the LAVA Technical Advisory Committee (Attachment # 3). Staff is also seeking a grant from the Florida Department of Environmental Protection’s Florida Springs Initiative to hire a consultant to conduct additional analysis of the LAVA results map. This additional analysis is intended to assist in determining an appropriate boundary for the Primary Springs Protection Zone in areas where the Cody Scarp is less defined. We anticipate this additional analysis will be completed during the 2008-1 amendment cycle and any modifications to the Primary Springs Protection Zone will be available before the Transmittal Hearing on July 2, 2008. However, as indicated in the proposed Comprehensive Plan language (Attachment #1), the final Primary Springs Protection Zone Map will be adopted in the Land Development Code not the Comprehensive Plan. As a result, the Commissions will have another opportunity to review the map and other associated regulations at the time enacting ordinances are adopted.

The draft Primary Springs Protection Zone was mapped to capture a single area of Leon County with the highest aquifer vulnerability. It does not include all areas identified by LAVA as “most vulnerable.” There are numerous areas in central and northern Leon County that have been identified as “most vulnerable,” specifically in the stream valleys where the thickness of material (overburden) between land surface and the aquifer is reduced. These smaller areas were not included in the Primary Springs Protection Zone for three main reasons; 1) the recommend scale of use for LAVA is 480 acres or greater, 2) greater distance from the spring tends to allow for additional natural attenuation of nutrients, and 3) this is the “primary” protection zone, after we have learned more about implementing successful protection measures a “secondary” protection zone can be developed.

Creating a Primary Springs Protection Zone will have a positive effect on the environment by working towards the protection of Wakulla Springs, a valuable state resource. However, the additional requirements may have a negative financial impact on residents in southern portions of the County. Enhanced connection requirements for central sewer or the installation and maintenance of performance based septic systems could represent a disproportionate financial burden to lower income residents. Additionally, the southern portion of the County represents an area where, to date, home prices have remained relatively low. The added site development costs to address water quality may have a direct impact on new home prices in what has been one of the more affordable areas of our community. Care must be taken to ensure that options are available to assist lower income homeowners with

new requirements. The table below provides some basic demographic and housing data on the area inside the draft Primary Springs Protection Zone.

Table 1.

Data Type	Countywide	Inside the PSPZ
Median market value of single-family property use types*	\$160,068	\$108,759
Median Family Income in 2000	\$52,962	\$36,578
Racial Composition	White= 66%, Black= 29%, Other= 5%	Black= 49%, White= 48%, Other= 3%

*Single-family homes built in 2007 and 2008 were excluded since the market value of the parcel with the improved structure has not been determined. On average the market value historically is 80% of what the house could sell for. Therefore the median sales price of a single-family home in Leon County could be expected to be approximately \$200,000 and \$135,000 in the springs protection area.

Prepared by TLC PD utilizing LCPA Name/Address/Legal database

1. Centralized Sewer Facilities

Proposed Policy:

The preferred method of wastewater treatment in the PSPZ shall be connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards.

Land development regulations and the Water and Sewer Agreement shall be amended to include enhanced requirements for new development and redevelopment to connect to Advanced Wastewater Treatment facilities. The costs of required sewer connections in the PSPZ shall be borne in part or in whole by the developer.

According to the 2002 Water Resources Special Report prepared by the Northwest Florida Water Management District and the U.S. Geological Survey, human sewage is the most significant anthropogenic source of nitrogen discharged into the Wakulla Springs recharge area. How we treat that sewage before it is discharged is an important factor in reducing nitrate concentrations in Wakulla Springs. The above policy is intended to recognize that centralized sewer systems designed to meet Advanced Wastewater Treatment (AWT) standards are the preferred treatment method in the sensitive Primary Springs Protection Zone. Central systems designed to meet AWT standards were selected as the preferred method due to the high level of nitrogen reduction, centralized control and management, and the ability to centrally implement future advancements in wastewater treatment. Table 2 identifies the generally accepted mg/L of Nitrogen discharged from various treatment types.

Table 2.

Treatment Type	Approx. mg/L Nitrogen at Discharge
Traditional Septic Tank	30-40
Performance Based Septic Tank	10
Existing COT Central Sewer	12
New AWT Permit for COT Central Sewer	3

Additionally, a recent U.S. Geological Survey study found the sprayfield technology utilized at the City of Tallahassee's Southeast Farm (discharge point for the largest central sewer system in the County) is very effective at removing microbial pathogens and chemical

pollutants like pharmaceuticals from wastewater. The very diverse and concentrated microbial community near the soil surface acts to inactivate pathogens and breakdown chemical pollutants. With traditional septic tanks this microbial barrier is bypassed.

The policy also requires local government to enhance requirements for development to connect to these central sewer systems. At this time, the most discussed enhancement is to extend the distance (as defined in the Water and Sewer Agreement) that is used to determine if central sewer is available and required for a development. For example, currently if a point of connection to a sewer main exists within 1200 feet of a residential development of 20 units or greater, sewer is considered available. To enhance this requirement the City and County could agree to extend the distance to make sewer available to more developments.

If the City and County adopt this amendment, staff will bring back revisions to the Water and Sewer Agreement, and the Land Development Code if necessary, to enhance connection requirements and remove obstacles to getting more development in the Primary Springs Protection Zone on central sewer. No development requirements will change until the implementing changes to the Water and Sewer Agreement and/or Land Development Regulations are adopted.

2. Performance Based Septic Systems

Proposed Policy:

When connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards is not available, new development and redevelopment in the PSPZ shall use Performance Based On-Site Treatment Disposal (OSTD) Systems as defined in Policy 1.2.6: [SS]. Existing traditional OSTD systems shall be upgraded to Performance Based OSTD Systems when treatment tank replacement or modification due to an increase in sewage flow is required. To ensure that Performance Based OSTD Systems function effectively, local government shall designate or institute a Responsible Management Entity and supporting fee structure.

As noted above, human sewage is the most significant anthropogenic source of nitrogen discharged into the Wakulla Springs recharge area. When centralized sewer (the preferred method of treatment) is not available, the proposed policy requires that performance based septic tanks be used inside the Primary Springs Protection Zone. Performance Based Systems can reduce nitrogen three to four times more than traditional septic systems (Table 1 above). Implementing this policy would also increase the consistency between the spring protection policies of the City of Tallahassee, Leon County, and Wakulla County.

The Board of County Commissions has already directed the Leon County Health Department to bring back an ordinance for consideration to require performance based septic systems in the County below the Cody Scarp. The Health Department and the Leon County Septic Tank Advisory Group have developed draft ordinance language and are awaiting the completion of the Primary Springs Protection Zone map discussed earlier in this analysis. Staff felt it was important to utilize the same boundary for the Health Department ordinance and the other proposed requirements associated with the EAR-based amendments.

In addition to the required use of performance based septic systems, this policy also requires local government to designate or institute a Responsible Management Entity and supporting fee structure to ensure that performance based systems function effectively. Performance based systems are more complex than traditional systems and require more consistent maintenance. The U.S. Environmental Protection Agency has identified five different models of septic system management based on the complexity of the septic system and the vulnerability of the environment to pollutants. The models are briefly described below.

Model 1: Homeowner Awareness

Specifies program elements and activities where treatment systems are owned and operated by individual property owners in areas of low environmental sensitivity. This program is adequate where treatment technologies are limited to conventional systems that require little owner attention.

Model 2: Maintenance Contract

Specifies program elements and activities where more complex designs are used to enhance the capacity of conventional systems. Wastewater treatment complexity requires qualified technicians to ensure proper and timely system maintenance.

Model 3: Operating Permit

Specifies program elements and activities where sustained performance of treatment systems is critical to protect public health and water quality. Limited term operating permits are issued to the owner and are renewable if the owner demonstrates that the system is in compliance with the terms and conditions of the permit.

Model 4: Responsible Management Entity (RME) Operation and Maintenance

Specifies program elements and activities where frequent and highly reliable operation and maintenance of decentralized systems is required to ensure water resource protection in sensitive environments. Under this model, the operating permit is issued to an RME instead of the property owner.

Model 5: Responsible Management Entity (RME) Ownership

Specifies program elements and activities for treatment systems that are owned, operated, and maintained by the RME, thus removing the property owner's responsibility. This program is analogous to centralized sewage treatment and provides the greatest assurance of system performance.

Current State requirements for performance based septic systems are consistent with the description of "Model 3: Operating Permit."

This proposed policy requires a Responsible Management Entity program consistent with model 4 or 5. If the Commissions decide to adopt an ordinance requiring performance based septic systems prior to the establishment of a Responsible Management Entity program, those systems will be maintained with the operating permit style program by the Health Department until such time that a full Responsible Management Entity program is

established. It is important note that a Responsible Management Entity could be a public, non-profit, or private enterprise.

If the City and County adopt this amendment, significant staff time (Health Department, City Utilities, City and County Growth Management, Planning, and Attorney's Offices) will need to be dedicated to the development of a program to run or oversee a Responsible Management Entity. Options for assistance programs will also be evaluated for low-income homes. As potential programs are evaluated, staff will bring back options to the Commissions to seek direction. Grants may be available to hire consultants to assist in this effort. No development requirements will change until the implementing changes to the Land Development Regulations are adopted.

3. Low Impact Development

Proposed Policy:

New development and redevelopment in the PSPZ shall use a Low Impact Development approach, in addition to conventional water quality treatment infrastructure required outside the PSPZ, to minimize adverse impacts of development on water quality and Wakulla Springs. Land development regulations shall specify the mechanism for implementing the Low Impact Development planning and design approach.

Low Impact Development is an approach to stormwater management that focuses on preserving or mimicking predevelopment hydrology and treating stormwater close to the area where it falls. The use of rain gardens or bioretention swales, pervious paving materials, and clustering infrastructure to reduce impervious area are all common Low Impact Development strategies.

The proposed policy also requires developments to comply with conventional stormwater treatment requirements. Developments are required to use both due to the uncertainty and enforcement issues associated with a completely decentralized system (e.g. ensuring that rain gardens in numerous private backyards are functioning as designed). By maintaining the requirement for conventional centralized stormwater treatment we can be assured that basic flooding concerns are addressed. However, it is hoped that implementation of Low Impact Development Practices in the Primary Springs Protection Zone will be a learning process that may lead to the implementation of such practices in other areas of our community and, if successful, reduce the need for larger centralized stormwater facilities.

If the City and County adopt this amendment, significant staff time (City and County Growth Management, City and County Stormwater programs, Planning) will be needed to develop Land Development Regulations that specify the required implementation of Low Impact Development Practices. Staff will need to draft individual ordinances and bring them back to the Commissions for consideration. No development requirements will change until the implementing Land Development Regulations are adopted.

4. *Transfer of Development Units*

Proposed Policy:

Establish a transfer of development units system within the PSPZ to foster growth in Woodville Rural Community, increase the feasibility of providing centralized sewer service, and protect Wakulla Springs. The transfer of development units system shall be based on the policies below:

- (A) *The Rural and Urban Fringe Future Land Use Map categories inside the PSPZ shall be designated as the sending areas to transfer dwelling units out of. Expansion of the Urban Fringe Future Land Use Map category shall not be allowed in the PSPZ.*
- (B) *Areas inside the USA and the Woodville Rural Community Future Land Use Map category shall be designated as the areas to receive dwelling units.*
- (C) *No net increase in dwelling units, as allowed by the Future Land Use Map on December 31, 2008, shall be allowed in the PSPZ. Approval of a Future Land Use Map amendment that would allow an increased number of dwelling units shall require appropriate documentation that rights to the number of increased dwelling units have been, or are committed by a legally binding agreement to be, acquired from the designated sending areas.*

The transfer of development units policy was developed in response to concerns that promoting the extension of central sewer into areas of elevated aquifer vulnerability in south Leon County would result in unrestrained development pressure that, due to increased impervious area, more lawns, and other pollution sources, would overrun the aquifer protection benefit of connection to central sewer. The goal of this policy is to allow increased development in the areas designated for higher density and intensity development (the USA and Woodville Rural Community), while promoting the permanent protection of lands outside these areas (Rural and Urban Fringe).

Attachment # 3 identifies the draft Primary Springs Protection Zone and the two existing regions inside the zone that are identified as receiving areas for transfer of development units (the USA and Woodville Rural Community). The receiving areas are defined by the USA and the Woodville Rural Community designations on the Future Land Use Map. As such, the area eligible to receive units can expand in the future if local government extends the USA or designates additional Woodville Rural Community. However, according to the draft policy such action would require the concurrent protection of lands in the sending area sufficient to result in no net increase in allowed dwelling units.

Example #1

A landowner is interested in developing a 5-acre parcel adjacent to the existing Woodville Rural Community. The parcel is currently designated as Rural. To apply for a Comprehensive Plan amendment to go from Rural to Woodville Rural Community, the landowner would need to place a conservation easement (buy development rights) on other Rural or Urban Fringe lands inside the protection zone based on the calculations below.

Existing: 5 acres of Rural (1 unit/ 10 acres) =	0.5 Potential Dwelling Units
Proposed: 5 acres of WRC (4 units/1 acre) =	20 Potential Dwelling Units
Total Increase in Units =	19.5 Potential Dwelling Units

In order for the change to result in no net increase in potential dwelling units, the landowner will need to purchase conservation easements on other Rural or Urban Fringe areas in the protection zone. The calculations below show the conversion rates.

Rural land (1 unit/ 10 acres) x (19.5 units) =	195 acres
Urban Fringe (1 unit/ 1.33 acre)* x (19.5 units) =	14.6 acres

*Note: According the proposed policy, the highest density development allowed in Urban Fringe is though a Conservation Subdivision (1 unit/ 1.33 acre).

The draft policy also allows for increased density inside areas already designated as Woodville Rural Community without going through a Comprehensive Plan amendment. A proposed amendment to existing policy 2.2.12: [L] (Attachment #1) would allow the maximum density in Woodville Rural Community to increase from 4 dwelling units/acre to 8 dwelling units/acre when the additional units are transferred from the sending areas.

Example #2

A landowner is interested in developing a 5-acre area already inside Woodville Rural Community at 8 dwelling units/acre. The landowner will need to place a conservation easement (buy development rights) on Rural or Urban Fringe lands inside the protection zone based on the calculations below.

Existing: 5 acres of WRC (4 units/ acre) =	20 Potential Dwelling Units
Proposed: 5 acres of WRC (8 units/ acre) =	40 Potential Dwelling Units
Total Increase in Units =	20 Potential Dwelling Units

The conservation easement size needed to result in no net increase in units is provided below. A mix of easements on Rural and Urban Fringe would also be allowed.

Rural land (1 unit/ 10 acres) x (20 units) =	200 acres
Urban Fringe (1 unit/ 1.33 acre) x (20 units) =	15 acres

By capping the total number of units allowed in the Primary Springs Protection Zone at the number currently allocated by the Future Land Use Map, we can control future development without taking existing development rights from landowners. This policy also helps add value to existing rural lands that may be encumbered by other environmental features by creating a market for the sale of conservation easements.

If the City and County adopt this amendment, significant staff time (City and County Growth Management, Planning, and Attorney’s Offices) will be needed to develop an implementation plan and bring back options for the Commissions to consider.

Implementation may include additional policies related to processing Comprehensive Plan map amendment requests that involve the transfer of units, Land Development Regulations for processing requests to increase density in the Woodville Rural Community, and perhaps even fostering the involvement of private sector dwelling unit banking options to facilitate the transfer of units.

While full program implementation will take time, the proposed policies are written to immediately prohibit the expansion of the Urban Fringe category inside the Primary Springs Protection Zone and require no net increase in dwelling units as allowed by the Future Land Use Map at the time the policies are adopted. Any requests to utilize the transfer of development units policies prior to the establishment of a full program will require Board of County Commissioners and City Commission (if applicable) approval before higher densities are allowed.

5. No Urban Fringe Cluster Development

Proposed Policy:

The Urban Fringe clustering provision provided in Policy 2.2.2: [L] shall not be allowed within the PSPZ. Urban Fringe areas in the PSPZ may develop at one dwelling unit per three acres or as a Conservation Subdivision.

The Urban Fringe clustering provision is designed to allow the development of 25% of a parcel in the Urban Fringe category at 4 dwelling units per acre and then hold the remaining 75% of the site in green space until the USA extends out to include it. At that time the remaining 75% can be developed at an urban density. This provision is logical for Urban Fringe areas that are near the existing USA and on non-environmentally sensitive lands. However, the Urban Fringe areas inside the Primary Springs Protection Zone are distant from the existing USA and less appropriate for higher density development due to features that result in high aquifer vulnerability.

If the City and County adopt this amendment, the policy will become effective with no need for revisions to the Land Development Code. No additional staff time will be required for implementation.

6. Restrict Fertilizer

Proposed Policy:

Restrict fertilizer content and application rates within the PSPZ.

The City Commission and the Board of County Commissioners have both directed their staff to bring back an ordinance to restrict the use of fertilizer City-wide and County-wide respectively. The ordinances have moved forward faster than this proposed amendment due to pending State legislation that may limit the ability of local government to further restrict fertilizer use. If these ordinances are adopted they will implement the above proposed Comprehensive Plan Policy.

If the City and County adopt this amendment and the ordinances mentioned above have not been adopted, additional staff time (City and County Growth Management, Planning, and Attorney's Offices) will be required to bring forward new or modified implementing ordinances. Additional resources may also be needed to conduct public education regarding fertilizer application and compliance with a fertilizer ordinance.

7. Golf Course Best Management Practices

Proposed Policy:

Golf course location, design, construction, and management within the PSPZ shall be consistent with the practices detailed in the Golf Course Chapter of the Protecting Florida Springs Manual or other equivalent best management practices specific to golf courses in karst regions.

Golf courses are important amenities for many residents and visitors to Leon County. The proposed policy is intended to require that golf courses are also good stewards of our shared water resources. At this time the only golf course inside the draft Primary Springs Protection Zone is the Jake Gaither Municipal Golf Course.

If the City and County adopt this amendment, significant staff (City Parks, City and County Growth Management, Planning) time will be needed to develop an implementation plan for the existing golf course and Land Development Regulations to specify the review process for any new courses.

8. Land Acquisition Priorities

Proposed Policy:

Protection of environmentally sensitive areas and features within the PSPZ shall be a priority for the local government environmental land acquisition program.

This proposed policy simply establishes the area inside the Primary Springs Protection zone as one of the priorities for our environmental land acquisition program. Establishing this policy in the Comprehensive Plan reinforces our commitment to protecting karst features and decisively conveys that message to grant providing organizations.

If the City and County adopt this amendment, no additional implementing action will be necessary. Additional staff time may be expended in the process of identifying lands for acquisition and applying for grant funds.

9. Exemption Process

Proposed Policy:

Land development regulations shall provide for an exemption process from the additional requirements of the PSPZ when lower aquifer vulnerability is demonstrated. The exemption process shall be based on site-specific aquifer vulnerability data related to the distance to karst features, soil permeability, and

thickness of overburden. All parcels of land without an exemption that have area located inside the PSPZ are presumed to be wholly within in the area of high aquifer vulnerability and shall abide by the above provisions and implementing policies in the land development regulations.

An exemption process has been included in the proposed policy to provide for a structured, field data based, option for landowners who have reason to believe the geologic character of a specific site was not appropriately represented by the LAVA model.

If the City and County adopt this amendment, significant staff time (City and County Growth Management, Planning, and Attorney's Offices) will be needed to develop the process for an exemption, the protocol for collecting field data, and the thresholds necessary for an exemption. Additional funding may be necessary to hire a consultant to provide expertise and assist in this process. Some matching grant funding may also be available.

Other Supporting Policy Changes

1. EAR Reference # 15, 17, 18

“Revise objectives of the Sanitary Sewer, Potable Water, and Stormwater Elements to address protection of “high recharge” and “prime recharge areas” commensurate with their significance to natural systems or their status as current or future sources of potable water.”

After discussing this item with the Department of Community Affairs, staff decided to not to use the terms “high recharge” and “prime recharge areas” in the proposed policy updates. Instead staff focused on updating the objectives of the Utilities Element to reflect the concept of “aquifer vulnerability” as described in the LAVA model.

This is only a text update to recognize the amendments related to EAR Reference # 81 described above.

2. EAR Reference # 73

“Review and modify practices and activities at the City of Tallahassee’s wastewater treatment facilities.”

No Comprehensive Plan Amendments are being developed to address this recommendation. Staff will provide the Department of Community Affairs with a write-up on the City’s new wastewater permit requirements, \$218 million investment to improve the treatment facilities and recent certification of the Water Utility's Wastewater Treatment Division Environmental Management System (Attachment # 4).

3. EAR Reference # 80

“Modify the Land Use element to require protection measures for Wakulla Springs into the Plan.”

The text additions and new Policy 1.2.4: [L] recognize the amendments related to EAR Reference # 81 described above and recognize the need to coordinate our efforts with Wakulla County.

4. EAR Reference # 82

“Amend Policy 2.1.6 [SS] that calls for the development of a plan for the reduction of nitrates within a specified area known to impact Wakulla Springs by 2007 to reflect specific standards for advanced on site systems or central systems once the LAVA is completed.”

The proposed policy repeals the policy identified in this EAR recommendation. New Policy 1.2.6: [SS] and the new City of Tallahassee wastewater permit accomplish the goal of setting specific standards for On Site Treatment Disposal systems and the central sewer system.

G. FINANCIAL IMPACT

Implementation of the policy items included under “EAR Reference # 81: The Springs Protection Zone” above will require a substantial commitment of staff time from several City and County departments (City and County Growth Management, Planning, Health Department, City Utilities, City and County Stormwater programs, Attorney’s Offices) and funding for consultants. The policies that require additional implementation efforts are listed below in a general progression. The target for full implementation of the policies is the end of 2010. The very rough projected cost in staff time and consultant fees for development of Land Development Regulations and other implementing plans is expected to exceed \$1,000,000.

- Exemption Process (item 9)
- Centralized Sewer Facilities (item 1)
- Performance Based Septic Systems (item 2)
- Low Impact Development (item 3)
- Transfer of Development Units (item 4)
- Restrict Fertilizer (item 6)
- Golf Course Best Management Practices (item 7)
- Land Acquisition Priorities (item 8)

H. LOCAL PLANNING AGENCY RECOMMENDATIONS:

On May 14, 2008 the Tallahassee - Leon County Local Planning Agency passed a motion to recommend approval of the amendments proposed in this report with three conditions:

1. In proposed Policy 4.2.5: [C] (2) replace the word “tank” with “system.”
2. Within the PSPZ, Urban Fringe Conservation Subdivisions shall be permitted a maximum density of one dwelling unit per three gross acres of the total parcel and a 10% density bonus.
3. Continue to work with interested parties.

The Planning Department is in the process of reviewing these recommendations, coordinating with the interested parties, and developing additional draft policy to address these items. Any policy changes recommended by the Planning Department will be reflected in the materials for the June 17, 2008 Joint Workshop.

H I. CONCLUSIONS:

Based on the above data and analysis, the Planning Department recommends approval of the amendment request for the following reasons:

1. The proposed amendment addresses recommendations of the 2007 Evaluation and Appraisal Report that were developed through significant public input.
2. The balanced approach provided in the amendment is consistent with the vision statement of the Comprehensive Plan. “The comprehensive plan seeks to balance the management of growth with environmental protection but gives precedence to environmental protection.”

IJ. ATTCHMENTS:

Attachment #1: Groundwater Quality Related EAR-Based Amendments

Attachment #2: Outreach and Coordination Efforts for the Groundwater Related EAR-Based Amendments

Attachment #3: Draft Primary Springs Protection Zone Map

Attachment #4: Review of practices and activities at the City of Tallahassee’s wastewater treatment facilities

CITIZEN COMMENTS

CITIZEN COMMENTS

INSERT BEHIND TAB 3

Sullivan, Sherri L.

From: Sullivan, Sherri L.

Sent: Wednesday, April 30, 2008 8:36 AM

To: Sullivan, Sherri L.

Subject: FW: Proposed map amendment change from residential preservation to Bradfordville Mixed Use

Dear Commissioners,

I am writing to ask for your help in voting "no" on the zoning and map amendment change for the property located at the corner of Bradfordville and Velda Dairy Roads.

Where is the demonstrated need for this change? The area already zoned commercial in Bradfordville has not been built out yet. There are still many vacant commercial lots that have yet to be built on. So, why expand the size of the commercial zone when there is no demonstrated need for more commercial land and especially when we are in a building slump?

The land surrounding this parcel is all residential and includes many lovely homes, many with large acreage lots and horses. The area is still quite rural

There is no reason why this parcel cannot be used for residential purposes, as are all of the neighboring lots.

If this zoning change were made, it would be the first and only commercial zoning incursion across the southern line of Velda Dairy. All the present time, all commercial zoning is north of Velda Dairy. Since the County has to draw the line somewhere or else submit to endless sprawl, it seems that Velda Dairy Road is the logical place to draw the line. Therefore, I hope you will hold the line and vote no.

I am also concerned because when we signed the Bradfordville agreement, the home owner associations that I represented agreed not to challenge the size of the Bradfordville commercial zone. However, we did NOT agree that the County could keep expanding the size of the commercial zone *ad infinitum*. In fact, that was the opposite of our intentions. So, if we want to challenge this legally, we can do so but personally, I am rather enjoying the past 5 years of litigation-free peace out here, and I hope y'all are too. It would be a pity to destroy the Pax Romana that we worked so hard to gain, wouldn't it?

Randie Denker

MARGARET A CULLITON
4513 CAVENDISH CT
TALLAHASSEE, FL 32309

TALLAHASSEE FL 323

26 APR 2008 PM 1 L



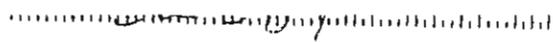
Amendment # PCM080103

I/We as owner(s) of Lot 4, Block _____ of the CAVENDISH COVE
(subdivision)

street address: 4513 CAVENDISH CT wish the following information to be considered by the Local Planning Agency and the City/County Commissions:

NO!!! I am against the amendment to change from Residential (Preservation) to Bradfordville mixed use. I built here last year because I like strictly residential.

SIGNED: Margaret A. Culliton



Citizen Comment- PCM080103**Sullivan, Sherri L.**

From: hishonor@comcast.net
Sent: Wednesday, May 07, 2008 6:46 PM
To: Youmans, Laura
Cc: Alam, Parwez; Bateman, III, Tom; Thiele, Herb; Desloge, Bryan; whiddon30@msn.com; waterswithoutborders@embarqmail.com; phall@curg.org
Subject: Fwd: Re: Public Hearing on Zoning Change for Corner of Velda Dairy and Bradfordville #PCM 080103

To: Laura Youmans, Asst. County Attorney
 CC: P.A. Alam, County Administrator
 From: Tom Bateman

Ms. Youmans, this is the email I referred to earlier in my reply to Herb and with which I copied you. It is one that was sent to neighbors who have an interest in preserving the residential preservation zoning designation for the referenced property. I can be reached at 850-545-0445 if you have the need to contact me for any reason.

I spoke to Commissioner Desloge on the telephone earlier today. He is my district representative on the commission. If you can make it happen, I'd like this to become part of the public record and provided to the other commissioners if it does not violate any ethical or rule prohibitions to do so.

Thank you in advance.

Tom Bateman
 6551 Velda Dairy Road
 Tallahassee, FL 32309-6322

>>> <hishonor@comcast.net> 5/6/2008 11:59 PM >>>

Sorry to bother all of you, but this is important to the neighborhood. Feel free to pass on to others.

We are looking for neighbors who will contact county commissioners, especially our representative, Bryan Desloge, and attend the joint City/County Commission meeting this Thursday, May 8, 2008, at 6:00 p.m. in the City Commission Chambers to speak in support of the Planning Department's recommendation and Local Planning Agency's (LPA) vote to deny the application to change the zoning on the corner lot at Velda Dairy and Bradfordville Roads from Residential Preservation (RP) to Mixed Use (MU).

The owner of the property, a realtor by the name of Suzannah Pudvah (and Matthew Pudvah), claims to want to put an office building on the 1.2 acre property; but, it also has been suggested that she may put a day-care center there. The MU zoning also allows convenience stores, dry cleaners and other such commercial businesses. The owner bought the property for \$85,000 in October 2005 and almost immediately tried to flip it for \$285,000. I called when she put it up for sale and told her then that I would never stand for that property to be rezoned to commercial and that the price she was asking was ludicrous. It is apparent that she got caught in the housing downturn; now she is telling the city/county planners that she intended to build a house there when she bought it but doesn't want to now "because of the powerlines" and there is "too much traffic" at that corner. No kidding!! That's what we've been saying for the last! ! 3 yea rs!!

I and my neighbors (Luanne and Doug Jones), who are on each side and adjacent to the corner property, met with the planning staff and the applicant/owner last week and spoke at the LPA meeting tonight in support of the staff recommendation to deny the application. I made all of the arguments that did not prevail on the Velda

05/15/2008

Oaks property (we lost that battle for other reasons) and Doug Jones spoke of the impact a commercial property would have on the horses he and Luanne keep on their property. Also, two other folks (Pam Hall and a Mr. Cloud) spoke in favor of the staff's recommendation to deny. The LPA unanimously voted to deny the application. But, we are not out of the woods just yet. The County Commission can still approve the application. This is the reason for this request.

I will be contacting all of the county commissioners and the county attorney over the next two days because I cannot attend the public hearing on Thursday. Doug and Luanne are going to attend the meeting. But, we need a show of neighborhood support to convince the county commissioners that the properties East of Velda Dairy Road need to stay zoned as RP because that is what the Bradfordville Sector Plan calls for; commercial property is "incompatible" with the rural nature and character of the neighborhood; the Sector Plan hasn't even been fully realized yet; and, we don't want "sprawl" to creep out of the commercial districts already designated by the Sector Plan. Also, the RP/MU transition properties (like Velda Oaks) are all on the West side of Velda Dairy and would be "incompatible" with the 100% RP zoning on the East side.

Please feel free to call me if you want more information. You can reach me most any time at 850-545-0445. If I don't answer, please leave a message and I'll return your call promptly. If you'd like to read the staff's 14-page recommendation to deny the application to rezone the property, go here:

http://www.talgov.com/planning/pdf/compln/pcm0801/stf_report/pcm080103-sr.pdf

I realize that this is last-minute. But, things are moving quickly. Thank you in advance for your support.

Tom and Mary Ellen Bateman
6551 Velda Dairy Road
Tallahassee 32309-6322
850-893-4693 (home)
850-875-7895 (work)
850-545-0445 (cell)

Citizen Comment- PCM080103

Sullivan, Sherri L.

From: Goodrow, Fred
Sent: Thursday, May 08, 2008 1:50 PM
To: Sullivan, Sherri L.
Subject: FW: Re: Public Hearing on Zoning Change for Corner of Velda Dairy and Bradfordville #PCM 080103

Thanks

Fred

-----Original Message-----

From: Bryan Desloge [mailto:DeslogeB@leoncountyfl.gov]
Sent: Thursday, May 08, 2008 1:06 PM
To: Andy J Zimmerman
Cc: Goodrow, Fred; Tedder, Wayne
Subject: RE: Re: Public Hearing on Zoning Change for Corner of Velda Dairy and Bradfordville #PCM 080103

Enjoyed talking with you and the others, Andy, and thanks for sharing your concerns. I'm forwarding your e-mail to the Planning Department so that they can enter it into the public record for all to view. Let me know if I can help further!

Bryan Desloge
Leon County Commissioner
District IV
301 S. Monroe St.
Tallahassee, Fl. 32301
850-606-5364
deslogeb@leoncountyfl.gov

>>> "Andy J Zimmerman" <ajzimmerman@comcast.net> 5/8/2008 12:04 PM >>>

Commissioner Theile and Commissioner Desloge,

As the President of CeRCA I would like to reinforce what the Honorable Judge Bateman is saying.

I had a meeting with Commissioner Desloge and I expressed our view and encouraged him to vote no (in agreement with the staff recommendation). "The properties East of Velda Dairy Road need to stay zoned as RP because that is what the Bradfordville Sector Plan calls for; commercial property is "incompatible" with the rural nature and character of the neighborhood; the Sector Plan hasn't even been fully realized yet; and, we don't want "sprawl" to creep out of the commercial districts already designated by the Sector Plan". Please note that many of CeRCA's members have contacted me on this and have expressed the same feelings on this issue.

I will not be able to attend tonight and wish to be on record as opposing this amendment. I strongly encourage you to vote no.

Thank you,

Andy J. Zimmerman

CeRCA President

From: randie denker [mailto:waterswithoutborders@embarqmail.com]
Sent: Wednesday, May 07, 2008 7:02 PM
To: HHampWilson@aol.com; Andy J Zimmerman
Subject: Fw: Re: Public Hearing on Zoning Change for Corner of Velda Dairy and Bradfordville #PCM 080103

----- Original Message -----

From: hishonor@comcast.net
To: youmansL@leoncountyfl.gov
Cc: alamp@leoncountyfl.gov ; thomasb@leoncountyfl.gov ; thieleh@leoncountyfl.gov ; deslogeb@leoncountyfl.gov ; whiddon30@msn.com ; waterswithoutborders@embarqmail.com ; phall@curg.org
Sent: Wednesday, May 07, 2008 6:46 PM
Subject: Fwd: Re: Public Hearing on Zoning Change for Corner of Velda Dairy and Bradfordville #PCM 080103

To: Laura Youmans, Asst. County Attorney

CC: P.A. Alam, County Administrator

From: Tom Bateman

Ms. Youmans, this is the email I referred to earlier in my reply to Herb and with which I copied you. It is one that was sent to neighbors who have an interest in preserving the residential preservation zoning designation

05/15/2008

Citizen Comment- PCM080103

for the referenced property. I can be reached at 850-545-0445 if you have the need to contact me for any reason.

I spoke to Commissioner Desloge on the telephone earlier today. He is my district representative on the commission. If you can make it happen, I'd like this to become part of the public record and provided to the other commissioners if it does not violate any ethical or rule prohibitions to do so.

Thank you in advance.

Tom Bateman

6551 Velda Dairy Road

Tallahassee, FL 32309-6322

>>> <hishonor@comcast.net> 5/6/2008 11:59 PM >>>

Sorry to bother all of you, but this is important to the neighborhood. Feel free to pass on to others.

We are looking for neighbors who will contact county commissioners, especially our representative, Bryan Desloge, and attend the joint City/County Commission meeting this Thursday, May 8, 2008, at 6:00 p.m. in the City Commission Chambers to speak in support of the Planning Department's recommendation and Local Planning Agency's (LPA) vote to deny the application to change the zoning on the corner lot at Velda Dairy and Bradfordville Roads from Residential Preservation (RP) to Mixed Use (MU).

The owner of the property, a realtor by the name of Suzannah Pudvah (and Matthew Pudvah), claims to want to put an office building on the 1.2 acre property; but, it also has been suggested that she may put a day-care center there. The MU zoning also allows convenience stores, dry cleaners and other such commercial businesses. The owner bought the property for \$85,000 in October 2005 and almost immediately tried to flip it for \$285,000. I called when she put it up for sale and told her then that I would never stand for that property to be rezoned to commercial and that the price she was asking was ludicrous. It is apparent that she got caught in the housing downturn; now she is telling the city/county planners that she intended to build a house there when she bought it but doesn't want to now "because of the powerlines" and there is "too much traffic" at that corner. No kidding!! That's what we've been saying for the last! 3 yea rs!!

I and my neighbors (Luanne and Doug Jones), who are on each side and adjacent to the corner property, met with the planning staff and the applicant/owner last week and spoke at the LPA meeting tonight in support of the staff recommendation to deny the application. I made all of the arguments that did not prevail on the

05/15/2008

Velda Oaks property (we lost that battle for other reasons) and Doug Jones spoke of the impact a commercial property would have on the horses he and Luanne keep on their property. Also, two other folks (Pam Hall and a Mr. Cloud) spoke in favor of the staff's recommendation to deny. The LPA unanimously voted to deny the application. But, we are not out of the woods just yet. The County Commission can still approve the application. This is the reason for this request.

I will be contacting all of the county commissioners and the county attorney over the next two days because I cannot attend the public hearing on Thursday. Doug and Luanne are going to attend the meeting. But, we need a show of neighborhood support to convince the county commissioners that the properties East of Velda Dairy Road need to stay zoned as RP because that is what the Bradfordville Sector Plan calls for; commercial property is "incompatible" with the rural nature and character of the neighborhood; the Sector Plan hasn't even been fully realized yet; and, we don't want "sprawl" to creep out of the commercial districts already designated by the Sector Plan. Also, the RP/MU transition properties (like Velda Oaks) are all on the West side of Velda Dairy and would be "incompatible" with the 100% RP zoning on the East side.

Please feel free to call me if you want more information. You can reach me most any time at 850-545-0445. If I don't answer, please leave a message and I'll return your call promptly. If you'd like to read the staff's 14-page recommendation to deny the application to rezone the property, go here:
http://www.tal.gov.com/planning/pdf/compln/pcm0801/stf_report/pcm080103-sr.pdf

I realize that this is last-minute. But, things are moving quickly. Thank you in advance for your support.

Tom and Mary Ellen Bateman

6551 Velda Dairy Road

Tallahasee 32309-6322

850-893-4693 (home)

850-875-7895 (work)

850-545-0445 (cell)

No virus found in this incoming message.

Checked by AVG.

Version: 7.5.524 / Virus Database: 269.23.9/1419 - Release Date: 5/7/2008 7:46 AM

CITIZEN COMMENTS

INSERT BEHIND TAB 4

Visit the Planning Department website at: www.tal.gov/planning

Citizen Comment- PCM080104

**NOTICE OF PROPOSED AMENDMENT
TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP**

An application has been filed to request a change of designation on the Future Land Use Map for property shown on the map on the reverse side of this notice. You are being notified of this proposed change because public records indicate that you own property in the vicinity of the request. A location map and a summary of the request are shown on the reverse side of this notice.

Listed below are the scheduled public hearings on this request at which public comments will be received. The Local Planning Agency (LPA) and the City/County Commissions (CC/BCC) appreciate any information that would be useful to them in their deliberations on the amendment request. In addition to the public hearings, the LPA and City and County Commissions will hold workshops on the proposed amendments. The public is invited to attend the workshops, but no public comments will be taken at the workshops. If you are interested in a schedule for the workshops, please call (850) 891-6400.

Date	Meeting	Purpose	Type	Location
April 30 (Wednesday)	Planning Dept.	Public Information Hearing	6:00 PM	Renaissance Center 2 nd Floor 435 N. Macomb Street
May 6 (Tuesday)	LPA	Public Hearing	6:00 PM	City Commission Chambers 2nd Floor, City Hall
May 14 (Wednesday)	LPA	Public Hearing & Voting (if needed)	6:00 PM	Renaissance Center 2 nd Floor 435 N. Macomb Street
May 8 (Thursday)	CC/BCC	Public Hearing	6:00 PM	City Commission Chambers 2nd Floor, City Hall
July 2 (Wednesday)	CC/BCC	Adoption Public Hearing	6:00 PM	City Commission Chambers 2nd Floor, City Hall
October 28 (Tuesday)	CC/BCC	Adoption Public Hearing	6:00 PM	County Commission Chambers 5th Floor, Courthouse

A series of workshops with the City and County Commissions are scheduled for this amendment cycle. For more information, please contact the Planning Department at (850) 891-6400.

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

If you have concerns that you wish to be considered by the City/County Commissions in regard to this application, you may wish to submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), on the form below or through our website at www.tal.gov/planning by selecting the 2008-1 Comprehensive Plan Amendments and Meeting Schedule icon located on the right menu bar under "Latest News". Meeting schedules and information on all 2008-1 amendments are also available. Written comments may be returned to:

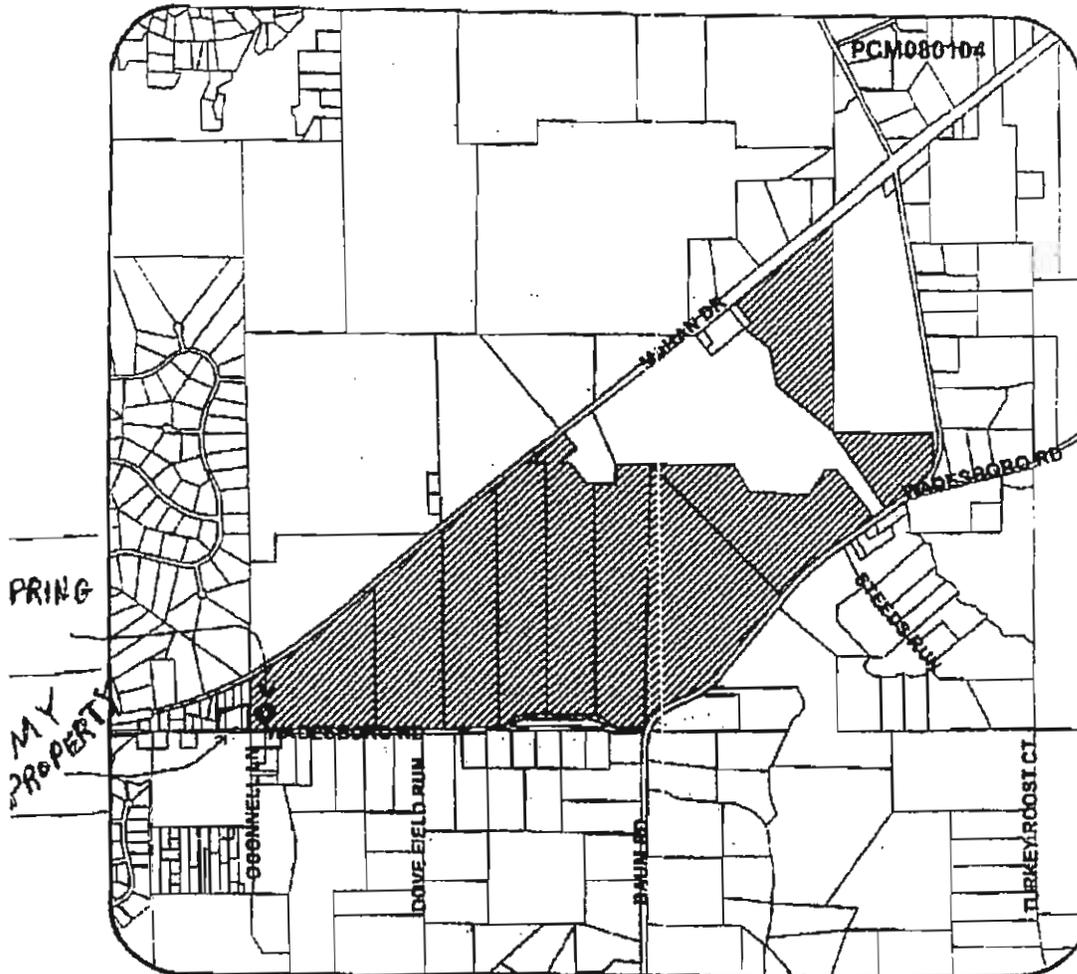
Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404

I/we as owner(s) of Lot 17+18¹⁹ Block of the Pioneer Village Unrecorded street address: 9934 Wadesboro Road wish the following information to be considered by the Local Planning Agency and the City/County Commissions:

Concerning parcel ID# 1211206100010: There is a spring on the parcel (it is marked on map) that I am concerned about. I am concerned that additional run-off from construction of roads and houses may cause it to flood onto my property. This spring is

SIGNED: Jim Hester

also a tributary of the St. Marks River.



LOCATION MAP

Reference Number: PCM080104

REQUESTED CHANGE

From: Rural

This land use category is intended to be located outside the Urban Service Area and is characterized by largely undeveloped acreage and/or agricultural, forestry, or grazing lands. Very low residential densities of one dwelling unit per ten acres are allowed in this land use category. Other allowed uses for this category could include very limited commercial or accessory light industrial uses directly related to agriculture or silviculture.

To: Urban Fringe

This land use category is intended to be located outside the Urban Service Area and is characterized by low density residential and/or open space or agricultural activity. Residential densities in this land use category are one dwelling unit per three acres. Developments that are designed to cluster units and preserve open space are also allowed. Conservation subdivisions are also permitted. Other allowed uses for this category could include agricultural uses, including the raising and keeping of livestock, forestry and silviculture, or accessory light industrial uses directly related to agriculture or silviculture.

This site is presently zoned Rural and a rezoning will occur as a result if this amendment is approved.

If this Comprehensive Plan Map Amendment is approved, it is anticipated that the Commissions will initiate a change to Urban Fringe.

Citizen Comment- PCM080104

Douglas R. Barkley, M.S., P.E.
11936 Steeds Run
Tallahassee, FL. 32317

April 28, 2008

Mr. Wayne Tedder, Director
Tallahassee-Leon County Planning Department
Frenchtown Renaissance Center
435 North Macomb Street
Tallahassee, FL 32301

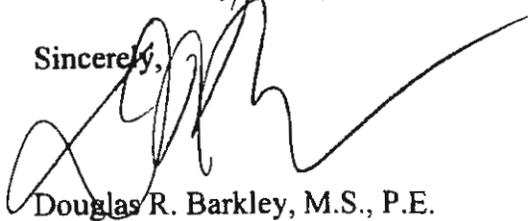
RE: Land Use Map Amendment PCM080104
Rural designation to Urban Fringe

Dear Mr. Tedder:

As a property owner and resident in the area of the above described amendment request, I would like to go on record as being opposed to the proposal. For reasons outlined in the attached opposition document, the request should be recommended for denial by the Planning Commission.

Thank you for your consideration of these concerns.

Sincerely,

A handwritten signature in black ink, appearing to be 'DRB', written over the word 'Sincerely,'.

Douglas R. Barkley, M.S., P.E.

Attachment

OPPOSITION TO AMENDMENT PCM080104

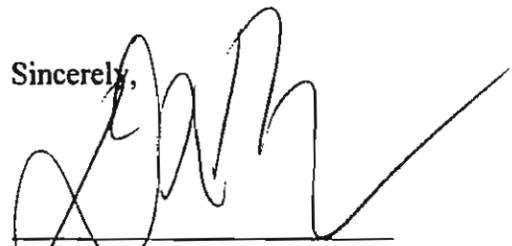
We have reviewed the application for amendment of Future Land Use Map designation, for Amendment PCM080104. The following comments are intended to support our request for denial of the above FLUM amendment application from Rural to Urban Fringe. Comments are based on Policy 1.4.5 [L] of The Tallahassee-Leon County Comprehensive Plan that requires any request for a change in zoning use classification shall be evaluated for consistency with the adopted Goals, Objectives and Policies of the Plan as well as consistency with the intent of the future Land Use category in which it is located.

1. Amendment is not consistent with Objective 1.1 [L] “direct development to areas which have in place, or have an agreement to provide, the land and water resources, fiscal abilities, and the service capacity to accommodate growth in an environmentally acceptable manner.” Subject property does not have in place, or an agreement to provide, water resources or service capacity to accommodate growth.
2. Amendment is not consistent with Policy 1.1.1 [L] which states “in order to discourage urban sprawl, new development shall be concentrated in the Urban Service Area.” The subject property is not within the USA.
3. Policy 1.1.3 [L] implies that capital infrastructure designed to support urban density outside the USA will not occur unless a hardship can be shown for existing development as of February 1, 1990. The subject property is not eligible for a hardship as it did not have existing development in 1990.
4. Amendment proposes that subject parcels will be served by on-site well and septic systems. This is inconsistent with Objective 1.2 [L] where Land Uses should be coordinated “with local soil conditions and topography as well as available services.” Based on Department of Health Table III and Soils Survey of Leon County, soil conditions on subject property have severe limitations, requiring mounded septic systems and larger drain fields.
5. Policy 1.2.1 [SS] provides the Land Use designations on the FLUM notwithstanding, the densities and intensities authorized by such Land Use designations shall not be allowed until such time as central water and sewer services are available. Maximum densities of the Urban Fringe Land Use cannot be developed using septic tanks.

Citizen Comment- PCM080104

6. According to Policy 1.1.11 [L] the Urban Service Area is intended to “coordinate Land Use densities and intensities with the availability of capital infrastructure and to discourage urban sprawl.” Subject property is not in the USA and does not have available capital infrastructure. Changing the subject property to a higher density Land Use designation would encourage urban sprawl and would not be consistent with this policy.
7. Amendment is not consistent with Policy 2.1.4 [L] which states “residential densities shall not be permitted that would exceed the ability of local government or other providers to provide capital facilities and services in a cost effective manner.” The extension of City sewer and water services to the subject property would require over a mile of construction through a Talquin Electric Cooperative Franchise area where no service connections would be allowed. This would not be cost effective.
8. Changing the subject property to a higher density Land Use designation would not be consistent with Policy 2.2.1[L] that prohibits urban sprawl into remote areas lacking basic urban infrastructure services. Nor would it be consistent with Policy 2.2.2[L] that does not allow higher densities of land in the periphery of the USA until urban services are available. Until urban services are available, the property should not be eligible for the urbanization allowed under Urban Fringe.
9. Amendment is also not consistent with Policy 2.2.1 [L] where the current Rural Land Use designation has been applied to areas “intended not to be scheduled for urban activity during the scope of the [2020 Comprehensive Plan] due to the lack of present and/or scheduled urban infrastructure services.”
10. According to Policy 1.3.1 [SS] “All costs of sewer line extensions ... shall be borne by the developer.” The amendment application makes no reference of plans to fund a sewer service extension.

Sincerely,



Douglas R. Barkley, M.S., P.E.
11936 Steeds Run
Tallahassee, FL. 32317

Citizen Comment- PCM080104

PETITION FOR DENIAL OF LAND USE MAP AMENDMENT PCM080104

I am a member of the Steeds Run Homeowner Association, a property owner, and resident in the area of the above-described amendment request. As such, I am in agreement with the attached "Opposition to Amendment PCM080104" as submitted by Douglas R. Barkley and I do hereby petition the Local Planning Agency to recommend denial of the proposed amendment for reasons outlined within the attachment.

<u>Rachel Watson</u>	<u>5/2/08</u>	<u>Rachel Watson</u>
Print Name	Date	Signature
<u>11921 Steeds Run</u>		<u>Tallah. FL</u>
Address		Phone
		<u>877-2385</u>

OPPOSITION TO AMENDMENT PCM080104

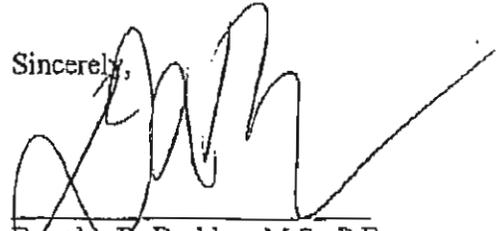
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Citizen Comment- PCM080104

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Sincerely,



Douglas R. Barkley, M.S., P.E.
11936 Steeds Run
Tallahassee, FL. 32317

Sullivan, Sherri L.

Citizen Comment- PCM080104

From: webmaster@talgov.com
Sent: Thursday, May 08, 2008 4:08 PM
To: CMP_PLN_AMND
Subject: 2008-1 Comprehensive Plan Amendment Comments

2008-1 Comprehensive Plan Amendment Comments

- **Amendment:** PCM080104-Map
- **First Name:** Douglas
- **Last Name:** Barkley
- **Street Address:** 11936 Steeds Run
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32317
- **Email Address:** dbarkley@barkleyengineering.com
- **Comments:** OPPOSITION TO AMENDMENT PCM080104 We have reviewed the application for amendment of Future Land Use Map designation, for Amendment PCM080104. The following comments are intended to support our request for denial of the above FLUM amendment application from Rural to Urban Fringe. Comments are based on Policy 1.4.5 [L] of The Tallahassee-Leon County Comprehensive Plan that requires any request for a change in zoning use classification shall be evaluated for consistency with the adopted Goals, Objectives and Policies of the Plan as well as consistency with the intent of the future Land Use category in which it is located. 1. Amendment is not consistent with Objective 1.1 [L] "direct development to areas which have in place, or have an agreement to provide, the land and water resources, fiscal abilities, and the service capacity to accommodate growth in an environmentally acceptable manner." Subject property does not have in place, or an agreement to provide, water resources or service capacity to accommodate growth. 2. Amendment is not consistent with Policy 1.1.1 [L] which states "in order to discourage urban sprawl, new development shall be concentrated in the Urban Service Area." The subject property is not within the USA. 3. Policy 1.1.3 [L] implies that capital infrastructure designed to support urban density outside the USA will not occur unless a hardship can be shown for existing development as of February 1, 1990. The subject property is not eligible for a hardship as it did not have existing development in 1990. 4. Amendment proposes that subject parcels will be served by on-site well and septic systems. This is inconsistent with Objective 1.2 [L] where Land Uses should be coordinated "with local soil conditions and topography as well as available services." Based on Department of Health Table III and Soils Survey of Leon County, soil conditions on subject property have severe limitations, requiring mounded septic systems and larger drain fields. 5. Policy 1.2.1 [SS] provides the Land Use designations on the FLUM notwithstanding, the densities and intensities authorized by such Land Use designations shall not be allowed until such time as central water and sewer services are available. Maximum densities of the Urban Fringe Land Use cannot be developed using septic tanks. 6. According to Policy 1.1.11 [L] the Urban Service Area is intended to "coordinate Land Use densities and intensities with the availability of capital infrastructure and to discourage urban sprawl." Subject property is not in the USA and does not have available capital infrastructure. Changing the subject property to a higher density Land Use designation would encourage urban sprawl and would not be consistent with this policy. 7. Amendment is not consistent with Policy 2.1.4 [L] which states "residential densities shall not be permitted that would exceed the ability of local government or other providers to provide capital facilities and services in a cost effective manner." The extension of City sewer and water services to the subject property would require over a mile of construction through a Talquin Electric Cooperative Franchise area where no service connections would

be allowed. This would not be cost effective. 8. Changing the subject property to a higher density Land Use designation would not be consistent with Policy 2.2.1[L] that prohibits urban sprawl into remote areas lacking basic urban infrastructure services. Nor would it be consistent with Policy 2.2.2[L] that does not allow higher densities of land in the periphery of the USA until urban services are available. Until urban services are available, the property should not be eligible for the urbanization allowed under Urban Fringe. 9. Amendment is also not consistent with Policy 2.2.1 [L] where the current Rural Land Use designation has been applied to areas “intended not to be scheduled for urban activity during the scope of the [2020 Comprehensive Plan] due to the lack of present and/or scheduled urban infrastructure services.” 10. According to Policy 1.3.1 [SS] “All costs of sewer line extensions ... shall be borne by the developer.” The amendment application makes no reference of plans to fund a sewer service extension.

Citizen Comment- PCM080104

Sullivan, Sherri L.

From: Sullivan, Sherri L.
Sent: Thursday, May 08, 2008 1:34 PM
To: Sullivan, Sherri L.
Subject: FW: EARL MCKENZIE Re: Comp Plan Public Hearing

-----Original Message-----

From: EARL MCKENZIE [mailto:eamck@embarqmail.com]
Sent: Thursday, May 08, 2008 10:56 AM
To: Davis, James; schenck, joe
Cc: Nicholson-Choice, Maribel; john horne; lewis killian; Dailey, John; Lightsey, Debbie; DePuy, Ed; Desloge, Bryan; Gillum, Andrew; Katz, Allan; Marks, John; Mustian, Mark; Proctor, Bill; Rackleff, Bob; Sauls, Jane; Thael, Cliff
Subject: Re: Complian Public Hearing

Dear sirs:

I and my other neighbors on Dove Field Run & Wadesboro Road are very much opposed to this proposed ammendment PCM080104.

I've worked hard most of my life to retire and move into a rural area away from the "urban sprawl". Now they are trying to bring the "sprawl" next door to me.

We all feel that the restrictions of one house per ten acres needs to be enforced.

Respectfully,

Earl McKenzie, MD

1876 Dove Field Run

Tallahassee, FL 32317

Sullivan, Sherri L.

Citizen Comment- PCM080104

From: webmaster@talgov.com
Sent: Friday, May 09, 2008 10:45 AM
To: CMP_PLN_AMND
Subject: 2008-1 Comprehensive Plan Amendment Comments

2008-1 Comprehensive Plan Amendment Comments

- **Amendment:** PCM080104-Map
- **First Name:** Alexander
- **Last Name:** Dinkelman
- **Street Address:** 1970 Baum Road
- **City:** Tallahassee
- **State:** Fl
- **Zip:** 323217
- **Email Address:** adbuilders@yahoo.com
- **Comments:** I strongly oppose the proposed land use of this development, However i realize the minds have already been made up as always in these cases by the local officials and these meetings are only formalities to humor the public. If the commision is really concerned about our enviroment and concerving energy usage they would oppose this propose and all future urban sprawl proposals due to the added cost incured by our local governments to support these areas. Furthermore a majority of this land is low and wet and once the county approves the rezoning the developer would then be allowed to cluster the homes to maximize his land use thus destroying the atmosphere of the area. We have absolutly no shortage of lots in our comunity at this time Our schools can't handle the added development Our county cant afford to build additional schools The changing of our comp plan is unjust to the citizens that bought in the area for the country seting The sad fact is regardless of all the valid arguments to to approve this proposed developent its always about the dollar and our county will aprove it, regardless of what the community wants, because the county always knows best. I will be suprised if this e-mail even gets read

Sullivan, Sherri L.

Citizen Comment- PCM080104

From: Whitaker, Angie on behalf of Gillum, Andrew
Sent: Thursday, May 08, 2008 9:59 AM
To: Davis, James
Cc: Tedder, Wayne; Goodrow, Fred; Sullivan, Sherri L.
Subject: Jim Davis Re: Comp Plan Public Hearing

Greetings Mr. Davis. This is to acknowledge receipt of your e-mail. Thanks for the feedback.

Angie

-----Original Message-----

From: Davis, James [mailto:James.Davis@blueprint2000.org]

Sent: Thursday, May 08, 2008 9:21 AM

To: Dailey, John; Lightsey, Debbie; DePuy, Ed; Desloge, Bryan; Gillum, Andrew; Katz, Allan; Marks, John; Mustian, Mark; Proctor, Bill; Rackleff, Bob; Sauls, Jane; Thaell, Cliff

Cc: Nicholson-Choice, Maribel; john_horne@ml.com; eamck@embarqmail.com; lewis_killian@fnb.uscourts.gov

Subject: Complian Public Hearing

Reference: Amendment PCM080104

Proposed map amendment change from Rural to Urban Fringe on 509.23 acres fronting on the south side of Mahan Drive approximately 3/10ths mile east of its intersection with Wadesboro Road.

Commissioners I am writing as a private citizen regarding the referenced proposed map amendment for "urban sprawl". My neighbors and I are seriously opposed to the proposed amendment. Our homeowner's association on Dove Field Run is on the south side of Wadesboro Rd and directly south of this area. I do not want to belabor the point but we as a homeowner's association support the staff recommendation for disapproval. Unfortunately I will not be able to attend the meeting tonight because of a previous commitment. VR Jim

Jim Davis

CITIZEN COMMENTS

INSERT BEHIND TAB 5

Citizen Comment- PCM080105

Sullivan, Sherri L.

From: webmaster@talgov.com
Sent: Wednesday, May 07, 2008 2:01 PM
To: CMP_PLN_AMND
Subject: 2008-1 Comprehensive Plan Amendment Comments

2008-1 Comprehensive Plan Amendment Comments

- **Amendment:** PCM080105-Map
- **First Name:** Julio
- **Last Name:** Arrecis
- **Street Address:** 345 Rockmoor Trail
- **City:** Marietta
- **State:** GA
- **Zip:** 30066
- **Email Address:** julioarrecis@yahoo.com
- **Comments:** I am the owners of four parcels of land, two on White Dr and two on Dixie Dr. Both parcels are effected by this proposed zoning change. I strongly oppose the zoning change because the owner would be allowed to build high density residential apartment buildings in an area that is already over built with residential communities. This further depress rental rates and resales of smaller rental communities. I have been a land owner and responsible tax payer in Tallahassee for 15 years and I would like to continue to be so. I have had to lower my rental rates in order to compete with the larger communities and I cannot see how we can survive if more large communities are built. I prefer the parcel to remain a commercial parcel or to have a designation restricting the density of units.

CITIZEN COMMENTS

INSERT BEHIND TAB 7

Amendment # PCM080107

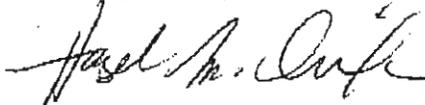
We as owners of Lot 17 & ½ of Lot 18, Block A of Los Robles, street address: 1552 Cristobal Dr wish the following information to be considered by the Local Planning Agency /County Commissions:

1. The proposed change to increase the density range would be detrimental to area inhabitants and those traveling through because of increased traffic, congestion, and human concentration. The increased traffic would adversely affect Meridian Rd, a Canopy road, which already sees enormous amounts of traffic at peak times. It would follow, over time, that a movement would start to widen this beautiful section of highway, just to alleviate traffic problems, caused by such irresponsible changes as this. The congestion would cause an increase in traffic accidents, injuries and deaths. The increase in human concentration would cause an increase in crime, something that is quite low in this areas now.
2. The area in question is surrounded by a pleasant mix of residential and some very light commercial properties. Los Robles itself is one of the most important subdivisions in the city, being on land once owned by the Marquis de Lafayette, and having as its landmark, an archway that is listed on the National Register. Lake Ella is one of the most frequented sites in the city and is surrounded by lovely single family dwellings for the most part. To change the zoning to allow high density housing or industrial development in this area would further take away from the historical importance and beauty of this area.
3. There is already a concentration of high density housing on Meridian Rd and Bradford Rd where there are always vacancies. It stands to reason that there is no need for more of the same. Typically, when there two many of one kind of structure, in this case, apartments or condos, many stay vacant and fall into disrepair, therefore, that is one more reason why this requested change should not be approved.

Donald C. Dixon

 5-5-08

Hazel M. Dixon

 5-5-08

of this notice.

Citizen Comment- PCM080107

Listed below are the scheduled public hearings on this request at which public comments will be received. The Local Planning Agency (LPA) and the City/County Commissions (CC/BCC) appreciate any information that would be useful to them in their deliberations on the amendment request. In addition to the public hearings, the LPA and City and County Commissions will hold workshops on the proposed amendments. The public is invited to attend the workshops, but no public comments will be taken at the workshops. If you are interested in a schedule for the workshops, please call (850) 891-6400.

Date	Meeting	Purpose	Time	Location
April 30 (Wednesday)	Planning Dept.	Public Information Hearing	6:00 PM	Renaissance Center 2 nd Floor 435 N. Macomb Street
May 6 (Tuesday)	LPA	Public Hearing	6:00 PM	City Commission Chambers 2nd Floor, City Hall
May 14 (Wednesday)	LPA	Public Hearing & Voting (if needed)	6:00 PM	Renaissance Center 2 nd Floor 435 N. Macomb Street
May 8 (Thursday)	CC/BCC	Public Hearing	6:00 PM	City Commission Chambers 2nd Floor, City Hall
July 2 (Wednesday)	CC/BCC	Adoption Public Hearing	6:00 PM	City Commission Chambers 2nd Floor, City Hall
October 28 (Tuesday)	CC/BCC	Adoption Public Hearing	6:00 PM	County Commission Chambers 5th Floor, Courthouse

A series of workshops with the City and County Commissions are scheduled for this amendment cycle.

For more information, please contact the Planning Department at (850) 891-6400.

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

If you have concerns that you wish to be considered by the City/County Commissions in regard to this application, you may wish to submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), on the form below or through our website at www.talgov.com/planning by selecting the 2008-1 Comprehensive Plan Amendments and Meeting Schedule icon located on the right menu bar under "Latest News". Meeting schedules and information on all 2008-1 amendments are also available. Written comments may be returned to:

Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404

I/We as owner(s) of Lot 5, Block C of the Los Robles Neighborhood (subdivision) street address: 1567 Cristobal Dr. wish the following information to be considered by the Local Planning Agency and the City/County Commissions:

Impact on the area's traffic congestion, if these are built, will be unmanageable, This area is a single family residential zone, and lots of small children, and the proposed development plan will hinder children's use of park as traffic will increase.

SIGNED: [Signature]

Citizen Comment- PCM080107

Tallahassee-Leon County Planning Department
ATTENTION: COMPREHENSIVE PLANNING DIVISION

RE: **Amendment #PCM080107**

Scheduled for hearing: May 6, May 8, May 14, July 2 and October 28, 2008

As the **owner of two lots** located at 322 East Tharpe Street and 316 East Tharpe Street, directly adjoining the property under discussion, I **am opposed** to this amendment which would designate this property as "**Suburban**" instead of "**Residential Preservation**".

I had been under the impression that ALL the property on this end of Tharpe Street near Meridian Road was designated as "Residential Preservation". I was surprised to learn at the informational meeting last week that my property is NOT designated as "Residential Preservation".

My family has lived in our present location for the past 34 years, and we are native-born Tallahasseeans. As such, we have seen many changes in Tallahassee and particularly this area. **For too many years, there was no attention given either to historic preservation or residential preservation.** As a result there have been many unwise changes to the downtown area of our City. Current trends are showing that the tide of family migration to suburban areas has stemmed, and more families prefer to stay in the downtown area. There is also a trend by some older residents to opt for single family residences on a small lot without a large yard area to maintain. An examination of property use within a half mile radius give several examples, i.e. Los Robles, Lake Ella Drive, Betton Brook, Thomasville Trace and Forest Glen.

I am definitely opposed to a designation of the property in question that will allow construction of multiple unit apartments. Not only is housing of this nature not needed in this locale, it will cause terrible erosion problems for adjoining residents, more traffic congestion, a noise problem for the neighbors and probably also stress the sewer system capacity.

I would not be opposed to construction of single family homes, which can be done under the current Residential Preservation designation. But, there currently does not seem to be any critical need to do any further damage to nearby residential property and neighborhoods by a designated change which would allow construction of **more than too many apartments for this amount of land.** Therefore, **I am opposed to this amendment.**

Sue Hancock Tully
322 East Tharpe St.
Tallahassee, FL 32303
850-386-1288
suetul@aol.com

Citizen Comment- PCM080107

Tallahassee-Leon County Planning Department
ATTENTION: COMPREHENSIVE PLANNING DIVISION

RE: Amendment #PCMO80107

Scheduled for hearing: May 6, May 8, May 14, July 2 and October 28, 2008

As the owner of a house located nearby the property under discussion, a frequent visitor to the Lake Ella area, and a resident that is tired of residential neighborhoods being overrun by multiple unit apartment developments, etcetera, that are ruining Tallahassee neighborhoods, **I am opposed to this amendment which would designate this property as "Suburban" instead of "Residential Preservation"**.

This property is surrounded by single family houses and the addition of multiple unit apartments would not fit with the current land usage. The streets of Meridian and E.Tharpe are already heavily trafficked and are quite grid-locked most afternoons. Adding hundreds of more automobiles to these streets would not make sense and would add to the congestion.

This property is unique in that it is a natural, contiguous green-space in mid-town for use as animal habitat, noise and pollution abatement, and infiltration during rain events. If multiple unit apartments are allowed on this property, the surface runoff would greatly increase, creating erosion problems on surrounding lots and creating many more gallons of stormwater that would need to be treated and disposed. With the recent drought conditions in the area, I think we can all agree that natural infiltration is the preferred method of rainfall disposal.

I am definitely opposed to a designation of the property in question that will allow construction of multiple unit apartments. Not only is housing of this nature not needed in this locale, it will cause terrible erosion problems for adjoining residents, more traffic congestion, a noise problem for the neighbors and probably also stress the sewer system capacity.

I understand that owner(s) may one day want to develop the property and I would not be opposed to construction of single family homes, which can be done under the current Residential Preservation designation. But, there currently does not seem to be any critical need to do any further damage to nearby residential property and neighborhoods by a designated change which would allow construction of more than too many apartments for this amount of land. **Therefore, I am opposed to this amendment.**

Natalie Monteiro
2201 Mulberry Blvd.
Tallahassee, FL 32303

**NOTICE OF PROPOSED AMENDMENT
TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP**

An application has been filed to request a change of designation on the Future Land Use Map for property shown on the map on the reverse side of this notice. You are being notified of this proposed change because public records indicate that you own property in the vicinity of the request. A location map and a summary of the request are shown on the reverse side of this notice.

Listed below are the scheduled public hearings on this request at which public comments will be received. The Local Planning Agency (LPA) and the City/County Commissions (CC/BCC) appreciate any information that would be useful to them in their deliberations on the amendment request. In addition to the public hearings, the LPA and City and County Commissions will hold workshops on the proposed amendments. The public is invited to attend the workshops, but no public comments will be taken at the workshops. If you are interested in a schedule for the workshops, please call (850) 891-6400.

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May 8 (Thursday)	CC/BCC	Public Hearing	6:00 PM	City Commission Chambers 2nd Floor, City Hall
July 2 (Wednesday)	CC/BCC	Adoption Public Hearing	6:00 PM	City Commission Chambers 2nd Floor, City Hall
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If you have concerns that you wish to be considered by the City/County Commissions in regard to this application, you may wish to submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), on the form below or through our website at www.talgov.com/planning by selecting the 2008-1 Comprehensive Plan Amendments and Meeting Schedule icon located on the right menu bar under "Latest News". Meeting schedules and information on all 2008-1 amendments are also available. Written comments may be returned to:

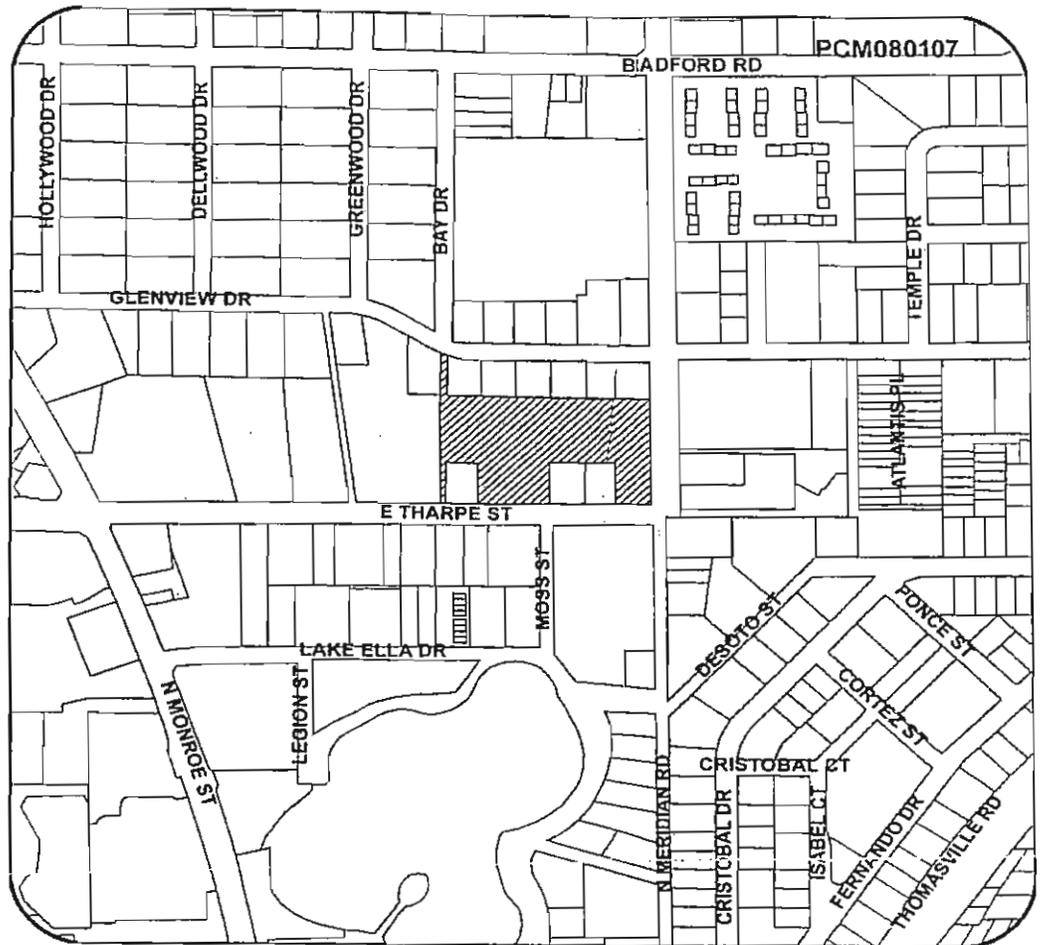
**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404**

Amendment # PCM080107

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

street address: 208, 228 + E. Thayer St. (subdivision) vacant lot wish the following information to be considered by the Local Planning Agency and the City/County Commissions:

My sister and I own the 3 lots (6 acres) immediately to the west of subject property. We are in favor of the subject property having its original (suburban) category restored.
SIGNED: Dayle Green Webb



LOCATION MAP

Reference Number: PCM080107

REQUESTED CHANGE

*John Bryson
2/14/14 6432*

From: Residential Preservation

The primary function of this future land use category is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. This future land use category allows for single family, townhouse, and cluster housing development within a range up to six dwelling units per acre. New and infill development shall be consistent with the existing residential type and density.

To: Suburban

This 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. 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. A mix of residential types is permitted. The density range is up to a maximum of 20 dwelling units per acre. Other permitted uses include commercial, office, community services, passive and active recreation, light industrial and light infrastructure. 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.

This site is presently zoned Office Residential 1 and a rezoning will not occur as a result if this amendment is approved.

Citizen Comment- PCM080107

May 20, 2008

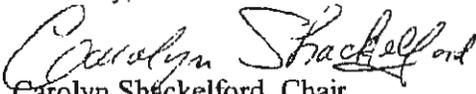
Tallahassee-Leon County Planning Department
Attn: Comprehensive Planning Division
300 South Adams Street
Tallahassee, FL 32301
RE: Amendment #PCM080107

On behalf of the members of Saint Paul's United Methodist Church, located at the corner of East Tharpe Street and Meridian Road, we respectfully request that regarding Amendment #PCM080107, the following action is taken:

1. Retain the current zoning of RP as outlined in the document addressed as 212523 B0070 received at Saint Paul's on April 21, 2008.
2. If assignment to RP is not possible, we would recommend the original zoning of OR 1.
3. We strongly oppose a zoning of Suburban as detrimental for present and future usage of surrounding properties. Some of our concerns are:
 - a) This change would permit commercial intrusion which is incompatible with the residential character of the neighborhood.
 - b) Meridian Road and Tharpe Street are already heavily traveled streets and the intersection of Tharpe Street and Meridian Drive is configured in such a way that traffic is easily clogged.
 - c) The rezoning to Suburban is beyond its original zoning, allowing higher densities than presently allowed and incompatible uses. Our Church is surrounded by long established and stable residential uses and bordered by Lake Ella, one of our city's most visited parks. A zoning change could result in considerable run off and pollution to this already fragile body of water.

Your consideration of this request and recognition of our concerns is most appreciated.

Sincerely,


Carolyn Shackelford, Chair
Board of Trustees
Saint Paul's United Methodist Church

Cc: Rev. Clarke Campbell-Evans, Bruce Harter, Richard Kelly, Bill Baldwin, Stephanie Corry, Nancy Tankersley, Matt Sheldon, Rollen Thomas, Lynne Pennock

Citizen Comment- PCM080107

Mr. & Mrs. Frank L. Cooke
1641 Lake Ella Dr
Tallahassee, FL 32303

TALLAHASSEE, FL 32303

23 APR 2008 PM 1 1



Amendment # PCM080107

I/We as owner(s) of Lot 4, Block F of the ANDERSON HEIGHTS
(subdivision)

street address: 1641 LAKE ELLA DR. wish the following information to be considered by the Local Planning Agency and the City/County Commissions:

THIS AREA IS ALREADY SOMETIMES OVERBURDENED WITH TRAFFIC AND PEOPLE CONGESTION BECAUSE OF THE POPULARITY OF LAKE ELLA & THE PARK. IT WOULD BE A TRAVESTY TO ADD ANYTHING MORE

SIGNED: THAN SINGLE FAMILY HOUSES IN SUBJECT AREA. NO HEAVY TRAFFIC!

Frank L. Cooke
FRANK L. COOKE

Andrea L. Cooke
ANDREA L. COOKE

Sullivan, Sherri L.

Citizen Comment- PCM080107

From: Goodrow, Fred
Sent: Thursday, May 08, 2008 1:51 PM
To: Sullivan, Sherri L.
Subject: FW: FW: Rezoning issue

Thanks

Fred

-----Original Message-----

From: Bryan Desloge [mailto:DeslogeB@leoncountyfl.gov]
Sent: Thursday, May 08, 2008 1:18 PM
To: SueTul@aol.com; cdoolin@nettally.com
Cc: Goodrow, Fred; Tedder, Wayne
Subject: Re: FW: Rezoning issue

Chris and Ms. Tully, thanks for contacting me! I understand your concerns and will take them into consideration prior to casting a vote. I'm also forwarding your e-mail to the Planning Department so they can include your e-mails in the public record for all to view. Let me know if I can be of further help! Hope all is well!

From: Chris Doolin [mailto:cdoolin@nettally.com]
Sent: Tuesday, May 06, 2008 4:57 PM
To: 'Chris Doolin'; 'Karen Smith'; 'Kathy Doolin'; 'Los Robles - Bill and Kimi Moore*'; 'Los Robles - Bob & Julie McClure*'; 'Los Robles - Donna Peacock'; 'Los Robles - Dot and Jim Hinson*'; 'Los Robles - Doug and Karen Smith*'; 'Los Robles - Frankie Higginbotham*'; 'Los Robles - Ginger and Brian Proctor*'; 'Los Robles - Janet Burroway*'; 'Los Robles - Jay and Bri Smith*'; 'Los Robles - Jimmy and Josie Gustafson*'; 'Los Robles - Jimmy Williams*'; 'Los Robles - Lin & Candy Mitchell*'; 'Los Robles - Lin Mitchell*'; 'Los Robles - Pete and Lindsay Mallison*'; 'Los Robles - Raymond Marsh*'; 'Los Robles - Sara and Jeff Merrill'; 'Los Robles - Sheila & Jake Varn*'; 'Los Robles - Tom Guilford*'; 'Los Robles - Wolfgang and Winnie Adolph*'
Cc: suetul@aol.com
Subject: FW: Rezoning issue

The following comments were submitted by Sue Tully, who owns the two houses on Tharpe street on the right just after turning onto Tharpe from Meridian. I worked with Mrs. Tully during the 90's and called her to ask her about the rezoning matter that will result in multiple apts literally surrounding her property.

Mrs. Tully and her husband have lived in that house for 34 years and recently found out that the property was up for rezoning. She is very concerned about the rezoning and does not support it. Although I am not going to attend the meeting this evening, Mrs. Tully's letter outlines the issues very well and may be helpful on background information. Mrs. Tully attended the informational meeting last week and will not be there tonight.

Mrs. Tully indicated that it was OK for me to forward her comments to the neighborhood.

I concur with her view that the property could be used to build attractive single family no yard houses that would compliment the neighborhood as it moves closer to town. We don't really need a lot of additional multiple apartments on that site. Can you imagine the traffic congestion during the rush hour? The Tharpe/Meridian intersection would be terrible.

Thanks for you time!

From: SueTul@aol.com [mailto:SueTul@aol.com]
Sent: Tuesday, May 06, 2008 3:36 PM
To: cdoolin@nettally.com
Subject: Rezoning issue

Tallahassee-Leon County Planning Department

ATTENTION: COMPREHENSIVE PLANNING DIVISION

RE: Amendment #PCMO80107

Scheduled for hearing: May 6, May 8, May 14, July 2 and October 28, 2008

As the **owner of two lots** located at 322 East Tharpe Street and 316 East Tharpe Street, directly adjoining the property under discussion, I **am opposed** to this amendment which would designate this property as **"Suburban" instead of "Residential Preservation"**.

Citizen Comment- PCM080107

I had been under the impression that ALL the property on this end of Tharpe Street near Meridian Road was designated as "Residential Preservation". I was surprised to learn at the informational meeting last week that my property is NOT designated as "Residential Preservation".

My family has lived in our present location for the past 34 years, and we are native-born Tallahasseeans. As such, we have seen many changes in Tallahassee and particularly this area. **For too many years, there was no attention given either to historic preservation or residential preservation.** As a result there have been many unwise changes to the downtown area of our City. Current trends are showing that the tide of family migration to suburban areas has stemmed, and more families prefer to stay in the downtown area. There is also a trend by some older residents to opt for single family residences on a small lot without a large yard area to maintain. An examination of property use within a half mile radius give several examples, i.e. Los Robles, Lake Ella Drive, Betton Brook, Thomasville Trace and Forest Glen.

I am definitely opposed to a designation of the property in question that will allow construction of multiple unit apartments. Not only is housing of this nature not needed in this locale, it will cause terrible erosion problems for adjoining residents, more traffic congestion, a noise problem for the neighbors and probably also stress the sewer system capacity.

I would not be opposed to construction of single family homes, which can be done under the current Residential Preservation designation. But, there currently does not seem to be any critical need to do any further damage to nearby residential property and neighborhoods by a designated change which would allow construction of **more than too many apartments for this amount of land.**

Therefore, I am opposed to this amendment.

Sue Hancock Tully

322 East Tharpe St.

Tallahassee, FL 32303

850-386-1288

suetul@aol.com

Sullivan, Sherri L.

Citizen Comment- PCM080107

From: Perrine, Beth on behalf of Planning Inquiries
Sent: Thursday, May 08, 2008 1:05 PM
To: Sullivan, Sherri L.
Subject: FW: A Citizen Inquiry from Talgov.com - Amendment #PCM080107

-----Original Message-----

From: webmaster@talgov.com [mailto:webmaster@talgov.com]
Sent: Tuesday, May 06, 2008 1:43 PM
To: Planning Inquiries
Subject: A Citizen Inquiry from Talgov.com - Amendment #PCM080107

From: xtr1701s@nettally.com

I live at 1560 Cristobal Dr. I am opposed to the proposed changes that are listed in this amendment. There is no reason for this change, other than the [property owner wants to cram as many units upon this property as possible. We who live in the Los Robles/Lake Ella area do not want this proposed high density housing because it will increase traffic, noise and in general lead to a loss of quality of life for the residents of the area. Thank you. Robert S. Sayes

Sent from this page: <http://www.talgov.com/planning/compln/2008-1amnds.cfm>

Gerrell, Carol

Citizen Comment- PCM080107

From: Blanchard, Carrie
Sent: Thursday, May 15, 2008 1:00 PM
To: Gerrell, Carol
Subject: FW: A Citizen Inquiry from Talgov.com - pcm080107

U

Another one for the record --

-----Original Message-----

From: webmaster@talgov.com [mailto:webmaster@talgov.com]
Posted At: Tuesday, May 06, 2008 2:11 PM
Posted To: City Commission E-Mails
Conversation: A Citizen Inquiry from Talgov.com - pcm080107
Subject: A Citizen Inquiry from Talgov.com - pcm080107

From: mitchell@talweb.com

Dear Commissioners, Tonight you will be considering the rezoning proposal to change a parcel of land off E.Tharpe and Meridian Rd. from residential preservation to suburban. I oppose this change because I feel it is an encroachment into the areas residential community. I have lived in Los Robles for 23 years and have fought other rezoning requests along Meridian and found that the commissioners have always reconized the importants of retaining the charm and character of mid-town's residential community. The present residential preservation zoning should be sufficient for the property owners to develop the site without having this request granted and the slippery slope of commercial encroachment. There are other properties available in the mid-town area in which commercial development would be more compatible. In addition I feel that the added congestion on these streets would be counter to the City's, County's and State's plan to direct traffic off Meridian.

Sincerely Candice K. Mitchell 1639 Fernando Dr.

Sent from this page: <http://www.talgov.com/commission/commissioners/marks.cfm>

Citizen Comment- PCM080107

Raymond and Elisabeth Spencer
1621 Lake Ella Dr.
Tallahassee, FL 32303
850 224-4853
May 16, 2008

Anderson Heights
Lot 5 Block F 425/313

Tallahassee/Leon County
Planning Department
Attn: Comprehensive Planning Division
300 South Adams Street
Tallahassee, FL 32301

RE: Amendment #PCM080107

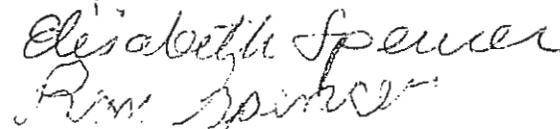
Dear Sirs:

There are times when we are truly proud of our community and the professionals in charge of making important decisions. The above proposed amendment is definitely not in that category. We are appalled that this action is even being considered. Our objections to this proposal are as follows:

1. It is a rezoning to higher densities than presently allowed and incompatible uses. The area is surrounded by long established and stable residential uses and has in its midst a well attended church.
2. This amendment would permit commercial intrusion which is incompatible with the residential character of the neighborhood.
3. Meridian Rd., Tharpe St. and Lake Ella Dr. are already heavily traveled streets and must not be clogged up even more.
4. Lake Ella is our city's most visited park and must retain its character if it is to survive.
5. Lake Ella is surrounded on the south, the west and part of the north side by large concrete expanses which cause considerable run off and pollution to this already fragile body of water. Higher density, additional concrete surfaces and higher traffic would only worsen the current situation. For a convincing view, please visit our lake after a heavy downpour, such as today.

We urge you to resoundingly reject this amendment and to preserve the unique qualities of our city.

Sincerely,


Ray and Elisabeth Spencer

141 TALLAHASSEE/LEON COUNTY
PLANNING DEPARTMENT

08 MAY 19 PM 12: 54

RECEIVED

I/We as owner(s) of Lot 5, Block 5 of the Anderson Heights
(subdivision)
street address: 1621 Lake Ella Dr. wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:

S. attached

SIGNED: Elisabeth Spencer Fran Spencer



**Los Robles Neighborhood
Association**

Tallahassee, Florida 32303

Monday, May 19, 2008

Planning Department
Attn: Comprehensive Planning Division
300 South Adams Street
Tallahassee, FL 32301
RE: Amendment #PCM080107

We the undersigned members and homeowners of Los Robles respectfully request that the attached petition regarding Amendment #PCM080107 is put into the records.

Submitted by

Wolfgang E. Adolph
1579 Fernando Dr.
Tallahassee, FL 32303

TALLAHASSEE/PLANNING DEPARTMENT

08 MAY 20 PM 2:18

RECEIVED



**Los Robles Neighborhood
Association**

Tallahassee, Florida 32303

Planning Department
Attn: Comprehensive Planning Division
300 South Adams Street
Tallahassee, FL 32301
RE: Amendment #PCM080107

We the undersigned members and homeowners of Los Robles respectfully request that regarding Amendment #PCM080107, the following action is taken:

1. Proceed to assign a zoning of RP as it would be in best compliance with the 2007 Comprehensive Plan Reform (cf letter of March 11, 2008, Jean Gregory, Planning Manager, Comprehensive Planning).
2. If assignment to RP is not possible, we would recommend the original zoning of OR 1.
3. We strongly oppose a zoning of Suburban as detrimental for present and future usage of surrounding properties. Some of our concerns are:
 - a) It is a rezoning beyond its original zoning, allowing higher densities than presently allowed and incompatible uses. The area is surrounded by long established and stable residential uses and has in its midst a well attended church.
 - b) This amendment would permit commercial intrusion which is incompatible with the residential character of the neighborhood.
 - c) Meridian Rd., Tharpe St. and Lake Ella Dr. are already heavily traveled streets and must not be clogged up even more.
 - d) Lake Ella is our city's most visited park and must retain its character if it is to survive.
 - e) Lake Ella is surrounded on the south, the west and part of the north side by large concrete expanses which cause considerable run off and pollution to this already fragile body of water.

Name (last, first)	Address	owner	Signature
Speer, Kevin	1634 Fernando Dr.	✓	
Harter, Denise	1650 Fernando Drive	✓	
Stump, Karen	1611 Fernando		

Boyce, Doug 1650 Fernando ✓



**Los Robles Neighborhood
Association**

Tallahassee, Florida 32303

Planning Department
Attn: Comprehensive Planning Division
300 South Adams Street
Tallahassee, FL 32301
RE: Amendment #PCM080107

We the undersigned members and homeowners of Los Robles respectfully request that regarding Amendment #PCM080107, the following action is taken:

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3. We strongly oppose a zoning of Suburban as detrimental for present and future usage of surrounding properties. Some of our concerns are:
 - a) It is a rezoning beyond its original zoning, allowing higher densities than presently allowed and incompatible uses. The area is surrounded by long established and stable residential uses and has in its midst a well attended church.
 - b) This amendment would permit commercial intrusion which is incompatible with the residential character of the neighborhood.
 - c) Meridian Rd., Tharpe St. and Lake Ella Dr. are already heavily traveled streets and must not be clogged up even more.
 - d) Lake Ella is our city's most visited park and must retain its character if it is to survive.
 - e) Lake Ella is surrounded on the south, the west and part of the north side by large concrete expanses which cause considerable run off and pollution to this already fragile body of water.

Name (last, first)	Address	owner	Signature
JB SMITH	1544 ISABEL CT TALL FL 32303	✓	
Raymond Marsh Marsh Raymond	1561 Cissel St Tall. Fl 32303	✓	
HINSON, JAMES	304 DeSoto St.	✓	

Name (last, first)	Address	owner	Signature
Hinson, Doris	304 DeSoto St.	yes	Doris P. Hinson
Sewell, Lucy	1520 Cristobal Dr	yes	Lucy Sewell
SEWELL, Waymon	1520 CRISTOBAL DR	yes	Waymon Sewell
Amanda Dean	1538 Cristobal Dr.	yes	Amanda Dean
Scott Higginbotham	1552 ISABEL CT.	YES	Scott Higginbotham
ADKISON, EARLINE W.	329 DESOTO ST	yes	Earline W. Adkison
Marsh, Jamie	1561 Cristobal Dr	yes	Jamie Marsh
DIXON, Donald	1552 Cristobal Dr	yes	Donald Dixon
Davis, Kristy	311 Cristobal Ct.	yes	Kristy Davis
Payne, Margo	1559 Cristobal Ct	yes	Margo B. Payne
Uarn, Sheila	1564 Cristobal Dr.	yes	Sheila Uarn
Sara Merrill	300 Carter St	yes	Sara Merrill
Bri Smith	1544 Isabel Ct	yes	Bri Smith

Citizen Comment- PCM080107

Name (last, first)	Address	owner	Signature
William Miller	1508 CRISTOBAL	✓	William Miller
Gustafson, Jorie	1567 CRISTOBAL	✓	Jorie Gustafson
Doolin, Chris	314 Cortez	✓	Chris Doolin
Bill Davis	311 Cristobal Ct.	✓	Bill Davis
WIDMER, TERESA B.	330 Ponce St.	✓	Teresa Widmer
Beazley, Hazel	330 Ponce St.	✓	Hazel Beazley
Hedolph, Wolfgang	Lot 16 + 5 1/2 of Lot 17, Block D Ponce (# 113063 D0160	✓	Wolfgang Hedolph
Hedolph, Winifred	1579 Fernando	✓	Winifred Hedolph
CANDICE K. MITCHELL Candice K Mitchell	1639 Fernands	✓	Candice K Mitchell
M Mitchell	" "	✓	M Mitchell
Hardy Lindsay	1638 Fernando Dr	✓	Lindsay Hardy
Percy Mathison Percy Mathison	1638 Fernand Dr	✓	Percy Mathison
Woodburn Marilyn B. Marilyn B. Woodburn	1645 FERNANDO DR	✓	Marilyn B. Woodburn
KEN WOODBURN	1645 FERNANDO DR	✓	Ken Woodburn
Paula H Roberts	1637 Fernando	✓	Paula Roberts

Name (last, first)	Address	owner	Signature
Redding Barbara	316 Desoto St	yes	Barbara D Redding
Blommel William J	246 Desoto	yes	William J Blommel
Williams, James	1567 Fernando Dr Tall, FL 32303	yes	James
Barbara A. and James A. Sayer	1560 CRISTOBAL TALLAHASSEE FL 32303	yes	James A. Sayer
Ellen Berkowitz (and Jerry Altman)	320 Cortez St Tallahassee FL 32303	yes	Ellen Berkowitz
Dennis & Patricia Peacock	1597 Fernando Dr	yes	Dennis Peacock

CITIZEN COMMENTS

INSERT BEHIND TAB 8

Citizen Comment- PCM080108

April 25, 2008

Tallahassee Leon County Planning Department
300 South Adams Street
Tallahassee, Florida 32301
Attention: Comprehensive Planning Division

To Whom It May Concern:

In Response to Land-Use Map Change Proposal Amendment # PCM080108, A zoning change would be inconsistent with the present Land-use. It would allow unrestricted commercialization and industrial use, which would depreciate the value of, established single family owned homes and change the character of two stable viable residential neighborhoods; College Terrace and Tuskegee, which was established here in the fifties. We see no positive value to our neighborhoods that this rezoning would bring. It must be noted that the present zoning was acquired in 1995-1996, because of a propose change to commercial and high density was made. Then as now would decrease property value and destroy our stability.

We are located between two schools and a high number of rental apartment housing, three shopping malls and 6 fast food shops and two vary large churches. One with an incompatible parking lot.

We: residential taxpayers homes are valued, many at over \$250,000 to ½ million dollars. We live in this area by choice, realizing that this is the Southside, a catch all for investors who are only interested in making the almighty dollar. Regardless to the traffic congestion that we already have, the location of FAMU-DRS High School and R. Frank Nims Middle School.

My firm belief is that builders want to come in because of the vacant land only to develop businesses. The fifty years that I have lived in the College Terrace Subdivision working for quality of life and character of our Neighborhoods there has not been an investor offering to come in and help improve this area positively. I think this is racially motivated and illegal.

There is no mention that the Florida Department of Transportation plan to widen Orange Avenue, taking 60' of row on the north side and that the residents are proud and caring in the Governmental Operational, We have a greenspace with a beautiful garden that is utilized, maintained and dedicated to the neighborhood by Keep Tallahassee Beautiful and Home Depot to enhance our environment.

We fought these same developers and won the present zoning status, "If in this "All American City" can so easily disregard the desire of the people who live in these areas (the majority) sends a message that we "a minority group" that doesn't matter. And, I think it is a good case for the Courts to give the TLC PD, Bill of Right issues. I refuse to be treated as a second class Citizen. This rezoning proposal #PCM080108 certainly indicates that we are.

I oppose the change.

Respectfully,


D. Edwina Stephens

cc: Anita Favors Thompson, City Manager

PLANNING DEPARTMENT
TALLAHASSEE/LEON COUNTY
08 APR 28 PM 4:30
RECEIVED

Edwina Stephens
1850 576-3917
CP# 933-8564

I/We as owner(s) of Lot 8+9, Block A of the COLLEGE TERRACE
(subdivision)
street address: 608 FAMCEE AVE wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:

Please see Attachment

SIGNED: Edwina Stephens

Citizen Comment- PCM080108

502 Hampton Avenue
Tallahassee, Florida 32310

April 28, 2007

Tallahassee Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301

To Whom It May Concern:

In Response to Land-Use Map Change Proposal Amendment # PCM080108

By allowing unrestricted commercialization and industrial use of the land it impairs the long-standing safe heaven neighborhood concept of the College Terrace and Tuskegee communities. These communities have strived to preserve the essence of this type of stability for the growth and development of our children and families since the nineteen fifties.

If this proposed amendment passes, commercialization and industrial use of the vacant properties in our neighborhoods would serve to increase the crime rate and impose an immediate threat to our children and vulnerable elderly residents. Additionally, it would have negative impacts on our property values in that individuals are reluctant to purchase home that are located within a close proximity to businesses. Our children would be adversely impacted in that commercialization tends to bring an influx of stranger coming and going at all different hours.

I oppose the passage of this amendment and feel strongly that if it passes it would have a substantial negative impact on the long-standing residents of the communities mentioned.

Sincerely,


James and Angela Garmon

RECEIVED
08 APR 28 PM 4:30
TALLAHASSEE LEON COUNTY
PLANNING DEPARTMENT

Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404

Amendment # PCM080108

I/We as owner(s) of Lot 4 & 5, Block DBB 237/522 of the College Terrace
(subdivision)
street address: 613 Howard Avenue wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:

*It is difficult for the residents that live
North and South of Orange Avenue to get out
on Orange Avenue because of the congested
traffic.*

*It will also lower the value of
the residential property of course it
always happens in black neighborhoods
Mr. and Mrs. Willie J. Gardner, Jr.*

TALLAHASSEE/LEON COUNTY
PLANNING DEPARTMENT

08 APR 30 AM 10:47

RECEIVED

Citizen Comment- PCM080109

Amendment # PCM080109

I/We as owner(s) of Lot 22, Block A of the DELLWOOD
(subdivision)

street address: 2107 E. DELLVIEW DR 32303 wish the following information to be considered by the Local Planning Agency and the City/County Commissions:

Against the above mentioned amendment,

SIGNED: Luther Q. Harvey & Heather Harney

Mr. Luther Q. Harvey
2107 E. Dellview Dr.
Tallahassee, FL 32303

TALLAHASSEE FL 32303
02 MAY 2008 PM 2 T



Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301

~~Phone: 904-786-6100~~



32301+1737





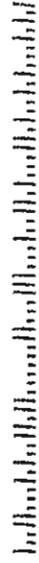
Ms. Elizabeth Waters
2125 E Dellview Dr
Tallahassee, FL 32303

TALLAHASSEE FL 32303
08 MAY 2006 PM 11 T



Tallahassee - Leon County Planning Dept.
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee FL 32301

32301+1737



Citizen Comment- PCM080109

We as owner(s) of Lot 19, Block A of the Dellview^(subdivision) Amendment # **PCM080109**
street address: 2125 E. Dellview Dr. wish the following information to be
considered by the Local Planning Agency and the City/County Commissions:
I Am AGAINST change of designation on the future
Land use for Property on MAD-

SIGNED: Elizabeth A Waters

CITIZEN COMMENTS

INSERT BEHIND TAB 9

**NOTICE OF PROPOSED AMENDMENT
TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP**

An application has been filed to request a change of designation on the Future Land Use Map for property shown on the map on the reverse side of this notice. You are being notified of this proposed change because public records indicate that you own property in the vicinity of the request. A location map and a summary of the request are shown on the reverse side of this notice.

Listed below are the scheduled public hearings on this request at which public comments will be received. The Local Planning Agency (LPA) and the City/County Commissions (CC/BCC) appreciate any information that would be useful to them in their deliberations on the amendment request. In addition to the public hearings, the LPA and City and County Commissions will hold workshops on the proposed amendments. The public is invited to attend the workshops, but no public comments will be taken at the workshops. If you are interested in a schedule for the workshops, please call (850) 891-6400.

Date	Meeting	Purpose	Time	Location
April 30 (Wednesday)	Planning Dept.	Public Information Hearing	6:00 PM	Renaissance Center 2 nd Floor 435 N. Macomb Street
May 6 (Tuesday)	LPA	Public Hearing	6:00 PM	City Commission Chambers 2nd Floor, City Hall
May 14 (Wednesday)	LPA	Public Hearing & Voting (if needed)	6:00 PM	Renaissance Center 2 nd Floor 435 N. Macomb Street
May 8 (Thursday)	CC/BCC	Public Hearing	6:00 PM	City Commission Chambers 2nd Floor, City Hall
July 2 (Wednesday)	CC/BCC	Adoption Public Hearing	6:00 PM	City Commission Chambers 2nd Floor, City Hall

A series of workshops with the City and County Commissions are scheduled for this amendment cycle. For more information, please contact the Planning Department at (850) 891-6400.

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

If you have concerns that you wish to be considered by the City/County Commissions in regard to this application, you may wish to submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), on the form below or through our website at www.talgov.com/planning by selecting the 2008-1 Comprehensive Plan Amendments and Meeting Schedule icon located on the right menu bar under "Latest News". Meeting schedules and information on all 2008-1 amendments are also available. Written comments may be returned to:

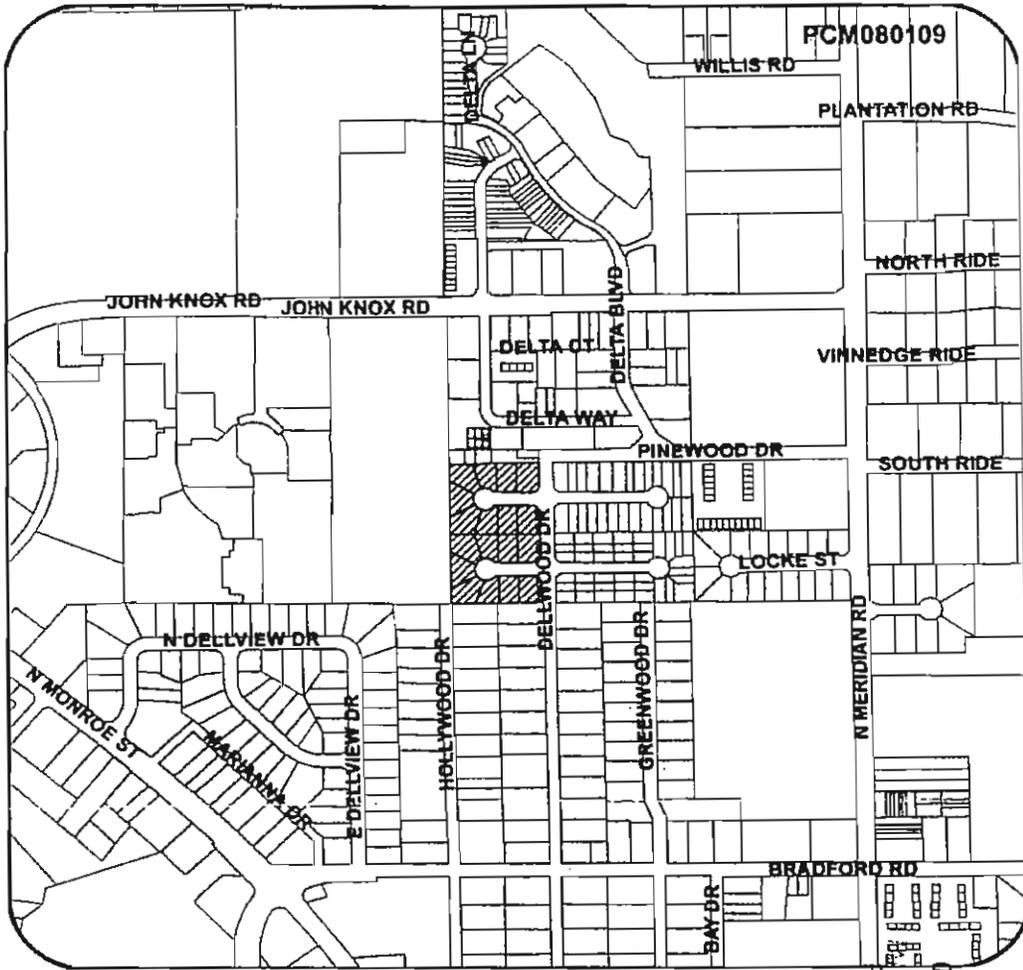
**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400**

Property Control # 212481 A0150

I/We as owner(s) of Lot 15 Unit A, Block _____ of the Villas Unit 2 OR 1364/521 (subdivision) street address: 177 N.E. Villas Ct wish the following information to be considered by the Local Planning Agency and the City/County Commissions:

Your office claims that this want change anything when I called to question this amendment. If that's true why was the proposed amendment mailed out - I disagree - No

SIGNED: Madelaine E. Martin



LOCATION MAP

Reference Number: FCM080109

REQUESTED CHANGE

From: Residential Preservation

The primary function of this future land use category is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. This future land use category allows for single family, townhouse, and cluster housing development within a range up to six dwelling units per acre. New and infill development shall be consistent with the existing residential type and density.

To: Urban Residential

The primary function of the Urban Residential land use category is to encourage medium density residential housing. The maximum residential density in the category is 10 dwelling units per acre and the minimum is 4 dwelling units per acre. The category allows townhouses, single family detached homes, two-family homes, and apartments as well as community facilities related to residential use. The category also allows passive recreational uses. The category is not intended to be applied within the interior of an existing neighborhood.

This site is presently zoned Residence 3 and a rezoning will not occur as a result if this amendment is approved.

RECEIVED
 08 MAY -6 AM 9:53
 PLANNING & ZONING DEPARTMENT

be received. The Local Planning Agency (LPA) and 1 **Citizen Comment- PCM080109**
 appreciate any information that would be useful to the...
 amendment request. In addition to the public hearings, the LPA and City and County
 Commissions will hold workshops on the proposed amendments. The public is invited to
 attend the workshops, but no public comments will be taken at the workshops. If you are
 interested in a schedule for the workshops, please call (850) 891-6400.

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 (850) 891-6400.

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 please call the Tallahassee-Leon County Planning Department at least forty-eight
 (48) hours prior to the hearing (excluding weekends and holidays).
 The Planning Department Telephone is (850) 891-6400.
 The Florida Relay TDD Service Telephone is 1-800-955-8771.

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 regard to this application, you may wish to submit written comments in response to this
 notice. You may submit your comments by letter, facsimile (fax), on the form below or
 through our website at www.talgov.com/planning by selecting the 2008-1 Comprehensive
 Plan Amendments and Meeting Schedule icon located on the right menu bar under "Latest
 News". Meeting schedules and information on all 2008-1 amendments are also available.
 Written comments may be returned to:

Tallahassee-Leon County Planning Department
 ATTN: Comprehensive Planning Division
 300 South Adams Street
 Tallahassee, Florida 32301
 Telephone: (850) 891-6400 Fax: (850) 891-6404

Amendment # PCM080109

I/We as owner(s) of Lot 18, Block A of the Dellwood
(subdivision)
 street address: 2131 E. Dellview Dr. 32303 wish the following information to be
 considered by the Local Planning Agency and the City/County Commissions:

We moved into this neighborhood because it was zoned residential preservation.

We are strongly against rezoning to urban residential. We used to live on
Cardinal Court (32304) and saw duplexes & apartments built up around us and
know first hand about the traffic, increased trash, and noise level this
brings. We also prefer owners vs renters for the neighborhood.

SIGNED:

Adrianne Madecant

Visit the Planning Department website at: www.talgov.com/planning

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TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP**

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**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404**

We as owner(s) of Lot 14, Block 1 of the Villas UNIT 2 Amendment # PCM080109
street address: 191 Villas CT, N.E. wish the following information to be considered by the Local Planning Agency and the City/County Commissions:

We are adamantly opposed to the change from Residential Preservation to Urban Residential.

SIGNED: James T. Melde Stearns

CITIZEN COMMENTS

INSERT BEHIND TAB 15

Citizen Comment- PCT080115

Sullivan, Sherri L.

From: Whitaker, Angie on behalf of Gillum, Andrew
Sent: Monday, May 05, 2008 1:46 PM
To: Tedder, Wayne
Cc: Goodrow, Fred; Sullivan, Sherri L.
Subject: Judith Taps Re: CONA's Recommended Language for Comp Plan Text Amendment #15

-----Original Message-----

From: Judith Taps [mailto:judith_taps@hotmail.com]
Sent: Friday, April 25, 2008 12:14 PM
To: Gillum, Andrew
Subject: CONA's Recommended Language for Comp Plan Text Amendment #15

Dear Andrew,

Per our very brief discussion at the 4/14 CONA Town Hall meeting, attached is the recommended language that CONA feels more accurately reflects the intent of the EAR report and recommendations. Below, please see a copy of the email I sent to the Planning Commission and Wayne prior to their 4/28 workshop. I believe there will be a public hearing before the joint City and County Commissions on this issue on May 8. We, of course, welcome your questions and concerns about this issue, and hope for your support.

Thank you,
Judy (386-7430)

Dear Commissioners,

CONA representatives have been working with Planning staff and all of the Commissions (Planning, City and County) since November of 2005 on the Land Use Conflict section of the EAR report, which was unanimously transmitted to DCA in May of 2007. We have been trying to work with Planning staff to develop language establishing RP-1 as a separate land use category per the EAR recommendations since November of 2007. Several meetings have been held, and CONA submitted draft language to Planning staff on 2/7/08.

On 2/11/08, Planning staff put forward language that eliminates existing protective language in the Comprehensive Plan and adds language that encourages encroachment on the edges of neighborhoods.

Attached, please find CONA's recommended language for text amendment #15. This language has been developed as a result of many volunteer hours of research and discussion. We believe this language more accurately reflects the intent of the EAR report and recommendation (see pages 3-47 and 3-48, especially regarding encroachment). It also encompasses many of the policy priorities developed by CONA in May of 2005. We hope you will consider this language as seriously as we have, and will substitute it for the staff alternative. If you have any questions or wish to schedule a workshop, please feel free to contact me.

Thank you, as ever, for your time and service to the community.

Judy Taps, Chair
CONA Residential Preservation Committee

Citizen Comment- PCT080115

CONA RECOMMENDED RP Language

Policy 2.1.1: [L] (Rev. Effective 6/28/95; Revision Effective 7/26/06)

~~Protect~~ Preserve existing residential areas ~~from~~ by avoiding encroachment of ~~incompatible~~ uses, densities, and intensities that are ~~destructive to~~ incompatible with the character and integrity of the residential environment. Comprehensive Plan provisions and Land Development Regulations to accomplish this shall include, but are not limited to:

- a) Inclusion of a Residential Preservation category on the Future Land Use Map.
- b) ~~Limitations Prohibitions~~ on future commercial intensities adjoining within 100 feet of existing low density residential areas. Such limitations are to result in There shall be effective visual and sound buffering (either through vegetative buffering or other design techniques) between the commercial uses and the low density residential uses; and are to allow only those commercial activities which are compatible with low density residential development shall be allowed in terms of size and appearance.
- c) ~~Limitations f~~ Future higher density residential developments immediately adjacent to lands used or designated for lower intensity use should be given lesser density. For that portion of said project abutting the existing development or area of lesser density, a density transition zone of comparable density and compatible dwelling unit types shall be established in the new project for a depth from the shared property line that is equivalent to the depth of the first tier of the adjoining development's lower density (i.e., the depth of the first block of single-family lots). There shall be effective visual and sound buffering (either through vegetative buffering or other design techniques) between the higher density residential uses and the low density residential uses. New development shall comply with all current regulations for concurrency management to assure the adequate provision of public services.
- d) ~~Limitations Prohibitions~~ on future light industry adjoining within 200 feet of existing low and medium density residential areas. Such limitations are to result in There shall be effective visual and sound buffering (either through vegetative buffering or other design techniques) between the light industrial uses and the low density residential uses.
- e) Preclusion of future heavy industrial adjoining any residential area.
- f) Prohibitions on the re-subdivision of lots that would result in lots that are ten percent smaller than the median size of all other lots in a recorded or unrecorded subdivision.
- g) Additional development requirements for allowed community facilities when adjoining ~~low density~~ residential areas, except for cemeteries or religious facilities to be used solely for religious functions. Such development requirements will also apply if ancillary facilities are proposed in conjunction with religious facilities, and are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the community facilities and the ~~low density~~ residential uses. Ancillary facilities must meet the compatibility requirements in this policy.
- h) At minimum, the following factors will be used to determine whether a proposed development is compatible with surrounding uses and with the intensity, density, and scale of surrounding development: proposed use(s); intensity; density; scale; building size, mass, bulk, height and

Citizen Comment- PCT080115

orientation; lot coverage; lot size/configuration; architecture; screening; buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; and odor.

Policy 2.2.3: [L]

RESIDENTIAL PRESERVATION *(Effective 7/16/90; Revision Effective 7/26/06)*

Characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to ~~protect~~ **preserve** existing stable and viable residential areas ~~from~~ **by prohibiting nearby** incompatible land use intensities and density intrusions. Future development primarily will consist of infill that meets the compatibility requirements in Policy 2.1.1, due to the built-out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. However, Consistency compatibility with surrounding residential type and density as required in Policy 2.1.1 shall be a the major determinant in granting development approval.

For Residential Preservation areas outside the Urban Service area the density of the residential preservation area shall be consistent with the underlying land use category.

The Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet most, but not necessarily all of these criteria.

- 1) Existing land use within the area is predominantly residential
- 2) Majority of traffic is local ~~in nature~~
 - a) Predominance of residential uses front on local streets
 - b) Relatively safe internal pedestrian mobility
- 3) Densities within the area generally of six units per acre or less
- 4) Existing residential type and density exhibits relatively homogeneous patterns
- 5) Assessment of stability of the residential area, including but not limited to:
 - a) Degree of home ownership
 - b) Existence of neighborhood organizations
 - e) ~~Little or no history of rezoning~~

The following strategies are hereby incorporated for protecting the integrity of the RP-1 land use category. Within eighteen (18) months, the City will prepare, adopt, and where necessary, modify land development regulations that will further the named strategies:

a. Plan and design for residential quality. Residential development shall be planned and designed to create and perpetuate stable living areas and protect investments in land and land improvements.

b. Protect residential areas from encroachment by incompatible development. Existing and future residential areas shall be protected from encroachment by commercial or industrial

Citizen Comment- PCT080115

development or other nonresidential uses which exhibit characteristics which would be incompatible with residential development.

c. Promote orderly transition in residential densities both within and on the perimeter of existing neighborhoods. Existing residential development, especially single-family residential subdivisions shall be protected from negative impacts of new infill development proposals.

d. Reinforce and enhance the appearance of RP-1 areas and provide amenities. Scenic vistas along transportation corridors shall be enhanced by preservation of open space and neighborhood friendly roadway designs through the installation and maintenance of landscape and community appearance criteria that reinforce good design principles.

At a minimum, these land development regulations shall specifically consider residential densities in dwelling units/acre within 250 feet of any infill development, and predominant building heights and setbacks from property lines within the same area.

Sullivan, Sherri L.

Citizen Comment- PCT080115

From: Whitaker, Angie on behalf of Gillum, Andrew
Sent: Monday, May 05, 2008 1:32 PM
To: Tedder, Wayne
Cc: Goodrow, Fred; Sullivan, Sherri L.
Subject: Patsy Yawn FW: Text Amendment #15 (RP Land Use)

FYI

-----Original Message-----

From: Patsy C. Yawn [mailto:causseau@embarqmail.com]
Sent: Sunday, May 04, 2008 2:29 PM
To: Lightsey, Debbie; Mustian, Mark; Katz, Allan; Gillum, Andrew
Cc: Elaine Swain; Kathleen; Judith Taps
Subject: Fwd: Text Admendment #15 (RP Land Use)

Dear Commissioner,

As President of Mission Hills/Buena Vista Neighborhood Association and an active member of CONA, I am concerned about the proposed language for EAR Text Admendment #15 relating to RP land use.

The language proposed by Planning staff for the Comprehensive Plan would eliminate existing protection and encourage encroachment on the fringes of neighborhoods. Their proposal addresses the issues of density, not encroachment, compatible uses or appropriate design standards.

Please adopt the proposed language of CONA and ensure that our neighborhoods are protected to the fullest extent.

Sincerely,

Patsy C. Yawn

--

Patsy C. Yawn
1009 High Road
Tallahassee, FL 32304

Citizen Comment- PCT080115

Sullivan, Sherri L.

From: Whitaker, Angie
Sent: Thursday, May 08, 2008 9:05 AM
To: Tedder, Wayne
Cc: Goodrow, Fred; Sullivan, Sherri L.
Subject: Gregory Bader Re: Amendment 15

-----Original Message-----

From: Greg Bader [mailto:gmbader@worldnet.att.net]
Sent: Wednesday, May 07, 2008 7:58 PM
To: Proctor, Bill; Sauls, Jane; Dailey@leoncountyfl.gov; Deislgeb@leoncountyfl.gov; rackleffhsd@earthlink.net; DePuy, Ed; cliff@leoncountyfl.gov; marks@talgov.com; Lightsey, Debbie; Katz, Allan; Whitaker, Angie; Mustian, Mark
Subject: Amendment 15

Commisioners;

Please support the CONA recommended language to text amendment 15 concerning residential preservation. This language totally makes sense and is best way to support and serve the total communtiy at large and maintain a strong residential preservation while at the same time to thoughtfully plan for future development. I fully support this type language.

Gregory Bader
1334 Hill N Dale Street South
Tallahassee , Florida 32317

Citizen Comment- PCT080115

Sullivan, Sherri L.

From: Whitaker, Angie on behalf of Gillum, Andrew
Sent: Monday, May 05, 2008 1:47 PM
To: Tedder, Wayne
Cc: Goodrow, Fred; Sullivan, Sherri L.
Subject: Joe O'Neil Re: City Commission-May 6 Comprehensive Plan Amendment

FYI

-----Original Message-----

From: Joe O'Neil [mailto:joejoanone@embarqmail.com]
Sent: Wednesday, April 30, 2008 12:22 PM
To: Mustian, Mark; John Marks; Lightsey, Debbie; Gillum, Andrew; Katz, Allan
Cc: Judy CONA Taps
Subject: City Commission-May 6 Comprehensive Plan Amendment

Dear City Commissioners,

Our neighborhood board of directors strongly supports the suggested changes that Judy Taps from CONA has been so steadfastly trying to get your/our Planning Department to support, namely, CONA's proposed language for EAR Text Amendment #15, relating to RP land use.

Please approve CONA's language at your May 6 Commission meeting. Who knows best how to protect our neighborhoods than CONA?!

Sincerely,

Joe O'Neil, President
Parkside-Park Terrace
Neighborhood Association
720 Voncile Ave., Tallahassee, FL 32303
850-385-1088 joejoanone@embarqmail.com

Sullivan, Sherri L.

To: Sullivan, Sherri L.

Subject: FW: A Citizen Inquiry from Talgov.com - Comp. Plan Amendment #PCT 080115

-----Original Message-----

From: webmaster@talgov.com [mailto:webmaster@talgov.com]

Posted At: Thursday, May 08, 2008 12:38 PM

Posted To: City Commission E-Mails

Conversation: A Citizen Inquiry from Talgov.com - Comp. Plan Amendment #PCT 080115

Subject: A Citizen Inquiry from Talgov.com - Comp. Plan Amendment #PCT 080115

From: megbates@comcast.net

I am hoping to make it to the meeting this evening, but just in case I can't I wanted to send my STRONG SUPPORT for the proposed amendment pertaining to the definition of Residential Preservation. I have lived in Waverly Hills for over 20 years and have worked on issues relating to neighborhood preservation for much of that time. This amendment will be a urge step forward in addressing so many of the concerns regarding the protection of neighborhoods. This is a great effort and I applaud the Planning Department and CONA for their efforts.

Meg Bates 721 Kenilworth Road Tallahassee, FL 32312 megbates@comcast.net

Sent from this page: <http://www.talgov.com/commission/>