

November 7, 2007

Mr. Parwez Alam
County Administrator
Leon County Board of County Commissioners
Leon County Courthouse
Tallahassee, Florida 32301

RE: Pending CNL (Welaunee) Mixed Use PUD Concept Plan Application

Dear Mr. Alam:

I am writing in reply to your letter dated October 11, 2007 concerning the pending CNL Mixed Use PUD Concept Plan application as it relates to the Welaunee annexation Settlement Agreement. Your concerns vis-à-vis the Stormwater Facilities Master Plan (SFMP) are shared by the City, and have also been noted and addressed by the Planning Department in its report to the Development Review Committee. Rest assured that the City agrees with the County that any development in Welaunee, which drains to Dove Pond and/or offsite, can only occur after completion and approval of a Stormwater Facilities Master Plan.

Although the Concept Plan application currently under review does incorporate the entire portion of the Toe owned by CNL, only the Advanced Development Option (ADO) Area, which is located fully within closed basins along the western boundary, will be subject to any PUD approval prior to the completion and approval of a SFMP. If it meets the necessary criteria, only the ADO portion of the project would be approved in the initial PUD as Phase I, and the Concept Plan would include language to the effect that any further development outside of the ADO would require an amendment to the PUD and be subject to a SFMP.

Comprehensive Plan Policy 13.1.5 (10) [L] allows for the ADO, stating “[P]rior to approval of the first PUD Concept Plan on the Toe or the Heel, except as allowed by Policy LU 6.2.4, a Stormwater Facilities Master Plan shall be prepared by the applicant and approved ...” Policy 6.2.4 was deleted as part of the Comprehensive Plan Reform effort, but it was superseded by Policy 6.1.3, which states that “[A] portion of a Planned Development Area not exceeding either 20% of the Planned Development Area or 200 acres, whichever is less, may be developed through the PUD process as established in the LDRs prior to the submittal of a Planned Development Master Plan for the remainder of the Planned Development.”

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The applicant is currently preparing the SFMP and once it is submitted, a copy will be provided for the County's review. The City remains committed to providing all information needed by Leon County for a comprehensive and timely review of the Welaunee development proposal. In a meeting today with the developer representative, Joel Embry, I was assured that the County and the City's concerns regarding this matter would be addressed fully.

If you have any further questions or concerns, please advise.

Sincerely,



Anita Favors Thompson
City Manager

AFT/rs

cc: Michael Wright, Assistant City Manager
Wayne Tedder, Tallahassee-Leon County Planning Department Director