Board of County Commissioners

Interoffice-Memorandum

DATE:	August 21, 2006 [Revised to Update Code Citation, October 14, 2009]
TO:	DGEM, Development Services Division staff Parwez Alam, County Administrator Tony Park, Director, DPW Herbert W. A. Thiele, LCAO Laura Youmans, LCAO Joe Brown, DPW Kim Wood, DPW Wayne Tedder, Tallahassee-Leon County Planning Department Russell Snyder, Tallahassee-Leon County Planning Department Cherie Horne, Tallahassee-Leon County Planning Department
FROM:	Adam A. Biblo, AICP, Director, Development Services
SUBJECT:	Interpretation of Leon County Land Development Code: Sidewalk Construction Requirements in Context of Additional Parcel and An Existing Residence

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I have been requested to clarify the application of Land Development Code requirements to the construction of new sidewalks in conjunction with the subdivision activities that result in the creation of one (1) additional lot to be used for residential purposes, wherein a lawfully-established dwelling is already present on one of the two lots that will exist upon completion of the subdivision.

In regard to the application of §10-1527.1, et seq., Leon County Land Development Code [Section 10-7.529, as of October, 2009], pertaining to requirement to provide sidewalks or other pedestrian accessibility facilities:

> In the case of any application for subdivision or site and development plan review, including limited partition, or exception to site and development plan, wherein no more than one additional residential lot/parcel will be created, sidewalks or pedestrian accessibility facilities shall not be required to be constructed along the frontage of any lot wherein a lawfully-established residential dwelling unit is present and is intended to remain, subsequent to the approval of the application.

Should you have any questions regarding this matter, please feel free to contact me.