



MEMORANDUM

*Tallahassee-Leon County
Planning Department*

To: Tallahassee-Leon County Planning Commission

Through: Fred Goodrow, Administrator of Comprehensive Planning

From: Debra Thomas, Senior Planner

Date: August 19, 2010

Subject: Consistency Review of Proposed Ordinance Restricting the Establishment of Private Subdivisions

Introduction/Summary of Changes

The proposed Ordinance will amend the County's Land Development Code to prohibit the establishment of private subdivisions within the Urban Service Area (USA), unless the proposed subdivision is creating only a two lot subdivision from one lot. For areas outside the USA, the establishment of a private subdivision will only be allowed provided it meets certain criteria such as subdivision pursuant to Policy 2.1.9 of the Comprehensive Plan or a Limited Partition Subdivision; or, the establishment of a private subdivision may be allowed outside the USA provided the Development Review Committee (DRC) has determined that the proposed private subdivision will not create an adverse impact on the County residents or public infrastructure. The intent of these revisions is to ensure that future subdivisions provide and properly maintain the infrastructure needed to support the development.

Consistency Determination

Planning Department staff has reviewed the proposed ordinance and finds it to be consistent with the Tallahassee-Leon County Comprehensive Plan. The proposed ordinance seeks to restrict new private subdivisions because of problems associated with them. These problems include insufficient infrastructure (typically roads and stormwater management systems), issues related to the lack of interconnectivity with adjacent land uses, and inadequate financial resources for long-term maintenance of infrastructure to support the development. This being the case, the proposed ordinance implements the intent of several policies in the Comprehensive Plan related to development and supporting infrastructure. In general, the Comprehensive Plan requires that development be directed to those areas that have in place, or have agreements to provide the resources

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and services needed to accommodate the development (Land Use Objective 1.1). The Plan also requires that residential development shall not be allowed if it exceeds the ability of local government or other providers to provide capital facilities and services (Land Use Policy 2.1.4). The Transportation Element of the Comprehensive Plan provides for an integrated and comprehensive transportation system. Goal 1 of the Element requires that the traffic circulation system provide for the safe, efficient, effective and environmentally sound movement of people and commodities. In addition, Transportation Policies 1.6.3 and 1.6.4 require that land development regulations be established to require interconnectivity between adjacent uses. These policies are just a few of several in the Comprehensive Plan that support the intent and purpose of the proposed ordinance. If you have any questions about the review, please contact staff at 891-6400. Thanks!

Cc: Wayne Tedder, AICP, Director, Tallahassee - Leon County Planning Dept.