

MEMORANDUM



Tallahassee-Leon County
Planning Department

To: Richard LaCondre, Office of Management & Administration
Through: Fred Goodrow, Administrator
From: Dan Lucas, Comprehensive Planning
Date: April 1, 2011
Subject: Consistency Review: Proposed Voluntary Annexation of Approximately 7.22 Acres Located by Miccosukee Road

Staff has reviewed the proposed annexation of property located by Miccosukee Road. There is one parcel (tax identification number 1114208020000), which is zoned CPA. The property has no structures.

Staff finds the proposal consistent with the Comprehensive Plan, subject to the following provisions of Intergovernmental Element Policy 2.1.4 being adequately met:

- The annexation shall be implemented in accordance with the requirements of Chapter 171, Florida Statutes as set forth in Policy 2.1.4[I].
- The plan for each annexation, shall be provided by the City Manager to the County Administrator, the County's Growth Management Director and the County Attorney at the time that it is provided to the City Commission, but no less than six (6) days before the first reading of the ordinance. All procedures for review and comment on the annexation as set forth in Policy 2.1.4[I] shall be followed.
- The City shall provide information as to how it will provide full urban services to the area to be annexed pursuant to Policy 2.1.1[I].
- A description of how land use compatibility will be ensured, pursuant to Policy 2.1.4(a)[I].
- A description of how facilities will be provided and by which entity, pursuant to Policy 2.1.4(b)[I].
- A description of how the level of service standards will be maintained consistent with the Comprehensive Plan, pursuant to Policy 2.1.4 (c)[I].
- The amount of any agreed upon water and/or sewer rebate that will be due to the petitioner, pursuant to Policy 2.1.4(d)[I].

The following is given as additional information related to this site:

- This property is in the Planned Development land use category on the Future Land Use Map.
- The current zoning on this property is County Critical Planning Area. This district has specific planning requirements to coordinate the development in a comprehensive manner consistent with Land Use Objective 6.2 of the Comprehensive Plan. However, in 2007 Objective 6.2 was deleted from the Comprehensive Plan. Former Objective 6.2 and its policies established the Critical Area Plan land use category, which was deleted from the Comprehensive Plan. In 2007, the Planned Development land use category came into effect under Objective 6.1 and superseded the former Critical Area Plan category.
- The City's PD zoning district, as the successor to the CPA zoning district, is comparable to the County's. The purpose and intent of the PD zoning district is to establish planning guidelines for large undeveloped areas, greater than 200 acres inside of the Urban Service Area, and whose development could have substantial impacts on the community as a whole. The PD zoning district implements the Planned Development land use category and has specific planning requirements to coordinate development in a comprehensive manner consistent with Land Use Objective 6.1.
- The records of the Leon County Property Appraiser indicate the acreage proposed for annexation contains no structures.
- The adjoining area to the east, south, and west is zoned County CPA. The adjoining parcel to the north is zoned County R-3.
- The property proposed for annexation is within the East Section of the "Toe" portion of the Welaunee Critical Area Plan, as identified in Objective 13.1 of the Land Use Element. This parcel generally does not lie in any of the potential "Mixed Use Planning Areas" identified in Figure 13-1 (Welaunee Toe Generalized Site Plan) in the Comprehensive Plan.

cc: Ryan Culpepper, Leon County Growth & Environmental Management
Department