



MEMORANDUM



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TO: Ryan Culpepper, Development Services Director
Leon County Department of Development Support Services
and Environmental Management

THROUGH: Barry Wilcox, Division Director, Comprehensive Planning Division
Tallahassee-Leon County Planning Department

FROM: Stephen M. Hodges, Senior Planner, TLCPD

DATE: May 15, 2015

SUBJECT: Consistency Review—Ordinance Amending Chapter 10 of the Code of Laws of Leon County, Relating to the Land Development Code Amending Section 10-6.616, Lake Protection Zoning District; Adding a New Section 10-6.660, Entitled "Lake Protection Node Zoning District"; Amending Section 10-7.529, General Requirements for Sidewalks with New Development, Fee In-Lieu of Sidewalk Construction.

Summary of Proposed Ordinance

The proposed ordinance to the Leon County Land Development Code (LDC) amends the following:

1. Amending Section 10-6.616, Lake Protection Zoning District - Substitutes new code language for the existing code language in this section based on Cycle 2015-1 Proposed Comprehensive Plan Amendment PCT150104 (Sustainable Development in Lake Protection)
2. Adding a New Section 10-6.660, Entitled "Lake Protection Node Zoning District" – Creates a new section based on Cycle 2015-1 Proposed Comprehensive Plan Amendment PCT150104 (Sustainable Development in Lake Protection)
3. Amending Section 10-7.529, General Requirements for Sidewalks with New Development, Fee In-Lieu of Sidewalk Construction. – Modifies existing exemption for sidewalks in association with new residential development within the Lake Protection zoning district.

Consistency Determination

Changes Affecting the Lake Protection Zoning District

The Lake Jackson Sustainable Development Project was developed based on direction from the Board of County Commissioners in the form of a strategic initiative to "develop solutions to promote sustainable growth inside the Lake Protection Zone." A set of proposed policy changes developed by the Planning Department was presented to the Board at a workshop on November 19, 2013. The proposed PCT150104 (Sustainable Development in Lake Protection) text amendment is intended to implement the direction provided by the Board to the Planning Department.

The proposed code language in Section 10-6.616, Lake Protection Zoning District is intended to substitute the existing code language in this section based on Cycle 2015-1 Proposed Comprehensive Plan Amendment PCT150104 (Sustainable Development in Lake Protection). The proposed code language is consistent with PCT150104, including:

1. District intent and location
2. Allowable uses, including principal, prohibited, and conditional uses
3. Development standards, including densities and intensities, locations, and cluster development option standards, including conservation and development areas, and
4. Stormwater management requirements

A new section of the LDC, 10-6.660, "Lake Protection Node Zoning District," is proposed based on Cycle 2015-1 Proposed Comprehensive Plan Amendment PCT150104 (Sustainable Development in Lake Protection). The proposed code language is consistent with PCT150104, including:

1. District intent and location
2. Principal, prohibited, and conditional uses
3. Development standards, including densities and intensities, locations, and treatment of non-conforming properties, and
4. Stormwater management requirements

The proposed changes to the existing Section 10-7.529, General Requirements for Sidewalks with New Development, Fee In-Lieu of Sidewalk Construction, modify the existing exemption for sidewalks in association with new residential development within the Lake Protection zoning district. These modifications are consistent with the direction provided by the Board to the Planning Department regarding the Lake Jackson Sustainable Development Project, as well as the following Mobility Element policies:

Policy 1.1.8: [M] (Effective 12/15/11)

Development projects shall contribute to providing a safe, convenient, comfortable and aesthetically pleasing transportation environment that promotes walking, cycling, and transit use.

Policy 1.2.3: [M] (Effective 12/15/11)

Establish and maintain a safe and effective system of bicycle lanes, sidewalks, and shared-use paths in conjunction with existing and planned roadways and the Greenways Master Plan. Where design criteria allow and safe operation will occur, separate bicycle and pedestrian traffic from vehicular traffic. Provide adequate and secure bicycle parking facilities at major destinations.

Policy 1.4.3: [M] (Effective 12/15/11)

Within the Urban Service Area, require private developers to include bikeways and pathways or sidewalks within proposed developments and connecting to surrounding land uses.

Summary

Should PCT150104 be adopted by the Board, and if the Florida Department of Economic Opportunity does not issue any objections or other comments, Planning Department staff finds that the proposed ordinance would be consistent with Comprehensive Plan goals, objectives, and policies. The proposed ordinance will support and further the goals, objectives and policies of the Land Use Element, including those changes proposed in Comprehensive Plan Amendment PCT150104.

If you have any questions about the review, please contact Planning Department staff at 891-6400.