



City of Tallahassee – Welaunee Property Frequently Asked Questions

Note: Please see the map at the bottom of this document which helps delineate the property being discussed as well as the “heel and toe” referred to in the responses.

1. How long has the City of Tallahassee owned the property and why was it purchased?

The City purchased the property in 2006 to facilitate the routing of the Eastern Transmission Line that was being constructed to enhance electric service reliability and provide additional service to the COT’s electric system. At the time it was purchased, the long range plan was to sell the excess land for future development, recover the initial cost of the property and pay back the Electric Utility ratepayer-supported bonds used to acquire the property. This route was selected following a series of citizen meetings and input from the community.

2. Given the slow real estate market, why is the property being developed now?

The property is not being developed now; rather, it is being rezoned from Critical Planning Area (CPA) to Planned Unit Development (PUD). The rezoning is being proposed to accommodate the land uses required in the Tallahassee-Leon County Comprehensive Plan - Welaunee Critical Area Plan (CAP) such as low, medium, and high-density residential, multi-family residential, town center, neighborhood center, and open space. The CAP was called for in the Comprehensive Plan in 1990 and the property was incorporated into the Urban Service Area that same year. In 2002, the CAP, a plan with guiding principles for a mixed use community on the property, was developed and adopted into the Comprehensive Plan through a long process that involved many opportunities for citizen input. The current process of rezoning from CPA to PUD builds on the previous planning efforts and will provide even more guidance regarding future development of the property. By securing the more detailed PUD zoning on the property prior to selling it, the City can have greater influence over future development of the property. This will help to guide positive development and help ensure that the sale of land for future development covers the initial costs of purchase paid by the City and its electric ratepayers.

3. When will the proposed Planned Unit Development (PUD) Concept Plan be submitted to the City for approval and who will be notified?

The City’s submittal process begins with the Development Review Committee, followed by a Planning Commission public hearing and three subsequent City Commission public hearings. The public may attend all meetings and can speak at the Planning Commission and the last two City Commission public hearings. It is anticipated that these public hearings will take place from late May to late August 2011. Dates are subject to change so please refer to the agendas posted on the City’s Talgov.com website.

The PUD will also be advertised in the *Tallahassee Democrat* for the Planning Commission and City Commission public hearings. Additionally, property owners within 1,000 feet of the property boundary and also along Arendell Way and Thornton Road will receive notice by U.S.



Mail. The City will also maintain information on the PUD process on its website. We are committed to keeping citizens well informed. In addition to the efforts mentioned above, citizens who would like email notification of the Planning Commission and City Commission public hearings can sign up through the following link.

<http://www.411notify.com/tallahassee/> Be sure to click on the boxes for both ‘City Commission Agendas’ and ‘TLCPD Agendas.’

4. What is the timeline for development and will the City be the developer?

There is no established timeline for development. Aside from the parcels of land that the City has reserved for civic purposes, the City will likely not be directly involved in the development of the property. Rather, it is contemplated that the property will eventually be sold to a developer subject to the restrictions contained in the Planned Unit Development.

5. Can the City of Tallahassee leave the property as open green space?

When the Tallahassee-Leon County Comprehensive Plan was first adopted in 1990, the City and County Commissions determined that properties located inside the Urban Service Area larger than 200 acres would be designated as Critical Planning Areas (CPA) - this policy was incorporated in the Comprehensive Plan. Moreover, both commissions deemed such properties as appropriate for well planned, urban environments due to their location and size. One central tenant of the CPA is the requirement for a minimum of four land uses (i.e., commercial, residential, office, open space, etc.). The residential areas within the Urban Service Area are intended to provide future housing opportunities for our community over the next 20 years and prevent the premature development of outlying rural land. Because greenways are recognized as a significant asset to the community, the proposed Planned Unit Development Concept Plan was designed to include approximately 177 acres of open space, much of which is interconnected to the Miccosukee Greenway. The result will be a significantly expanded public green space available to the community.

Because the City acquired more land than was necessary to accommodate the Eastern Transmission Line, positioning the property for future development serves as a responsible means of recovering the City’s costs. The valuation of the property at the time of purchase reflected the designation as a CPA and its associated mixed land uses. In order to maintain that value for a future sale, the PUD Concept Plan utilizes those same land uses.

6. What is the 2002 Preliminary Concept Plan and the Adopted Critical Area Plan? Are they the same plan?

The 2002 Preliminary Concept Plan, Data and Analysis was written by private sector consultants with the assistance of a community advisory group, and addressed approximately 2,000 acres of the Welaunee property known as the “Toe” and the “Heel,” because of how they look on a map of the property. At the time it was written, the Comprehensive Plan designated the Welaunee property as a Critical Planning Area and, as a result of this designation, required that a Critical Area Plan be developed. The 2002 Preliminary Concept Plan was a first attempt



at creating a Critical Area Plan but it was not intended for adoption as clearly stated in the Concept Plan document.

The Adopted Critical Area Plan is contained in Land Use Goal 13 of the Comprehensive Plan. Many of the concepts proposed in the 2002 Preliminary Concept Plan were utilized in the Adopted Critical Area Plan; however, the two plans are not the same. The adoption of the Critical Area Plan was the result of a lengthy Comprehensive Plan amendment review process that took place over the course of a year. The amendment received substantial citizen input and staff analysis and was recommended for approval by the Local Planning Agency. Ultimately, it was approved by the joint City and County Commissions and the State of Florida Department of Community Affairs.

7. Why is a proposed Planned Unit Development Concept Plan being proposed, when there is already an adopted Critical Area Plan?

Comprehensive Plan Land Use Goal 13 (the Welaunee CAP), mandates that one or more PUD Concept Plans be adopted by the local government before any development can take place. The CAP establishes goals, objectives, and policies that address land use types along with maximum densities and intensities. Requirements are also set forth that dictate a mixed-use development pattern that emphasizes pedestrian mobility and alternative transportation while protecting preservation and conservation areas. So, while the CAP is a general plan to guide development, the PUD Concept Plan establishes specific guidelines and requirements to implement the stated goals, objectives, and policies of the CAP. Some of the detail contained in the PUD Concept Plan includes the district intent, an overall plan for the site, a list of allowed uses and accompanying maximum densities/intensities, development standards, and a vehicular and pedestrian circulation plan.

8. What is the current zoning of the property and what can be built there?

Currently, the property is zoned Critical Planning Area, a temporary zoning district that will be superseded once a Planned Unit Development and its defined densities and intensities as outlined in the CAP is approved. As outlined in Policy 13.1.1 of the Comprehensive Plan – Welaunee CAP, the “The Toe and Heel shall develop as new mixed-use communities that provide employment opportunities, protect natural resources in an urbanized setting, and emphasize pedestrian mobility and transportation alternatives. The intent of this policy is to locate employment and shopping in close proximity to residential land uses, provide activities that serve area residents as well as shoppers and employees from outside the area, offer housing to diverse socio-economic groups, establish recreation, educational, and cultural activities nearby, reduce automobile dependency of residents and employers, place public transportation facilities in population and employment centers, and protect natural systems within the context of a mixed-use built environment.”



9. Does the proposed Planned Unit Development Concept Plan have more home sites or Town and Neighborhood Center space than the 2002 Preliminary Concept Plan and Adopted Critical Area Plan?

No. The 2002 Preliminary Concept Plan identifies a maximum of 1,454 dwelling units and 272,441 gross square feet of Town and Neighborhood Center development for Phase Two of the Welaunee Toe (the City's tract). The Adopted Critical Area Plan indicates the same maximum number of dwelling units and Town and Neighborhood Center gross square feet as does the PUD Concept Plan.

The PUD is eligible for a 25 percent density bonus, as identified in Policy 2.1.14 of the Comprehensive Plan, as an incentive to provide workforce and inclusionary housing. As such, the allowable dwelling units could rise by 364 to a total of 1,818. If the density bonus is utilized, a minimum of 10 percent of the dwelling units in the development must comply with the inclusionary housing pricing standards as set forth in Chapter 9-245 which were designed to help ensure affordable housing for working families, such as teachers, police officers, nurses, etc. This density bonus was incorporated into the Comprehensive Plan and is available to developers for any property located within the Urban Service Area.

10. Is the property referred to as the Canopy development?

No, the Canopy development adjoins the City's property to the west and is being developed by CNL Real Estate & Development Corporation.

11. Where will the Miccosukee Greenway be crossed, why is access necessary and is there the potential for a design that would minimize conflict among cars and Greenway users? Will there be a public process for determining these routes?

The Comprehensive Plan – Welaunee CAP identifies that “Road access to the Toe from Miccosukee Road shall occur only within the existing road access easements across the Miccosukee Canopy Road Greenway at Arendell Way and Edenfield Road.” This access is necessary to enhance transportation connectivity in the area. One of the fundamental concepts of long range transportation planning is that more interconnections between roadways increase the efficiency of the transportation system. A traditional grid of streets, such as in downtown Tallahassee, provides many interconnections between the roads creating multiple route options to get from one point to another. Such a system can have smaller roads (fewer lanes), shorter average trip distances, and more capacity to move vehicles than systems with just a few large multi-lane roads that don't interconnect well.

While the PUD will comply with Comprehensive Plan connection requirements, the PUD Concept Plan will be designed such that the connection points can be adjusted, if, at a later date a more suitable connection is identified. Any decision on changing a connection point will include public input. The general process to change the approved connection points is identified below:



- Submit an official application from the City to the State requesting a land exchange or new easement
- Request the written support of the project by Leon County, as manager of the Miccosukee Greenway
- Receive a review and recommendation by State Office of Greenways and Trails staff
- Receive a review and recommendation by the State Acquisition and Restoration Council
- Seek final approval by the Governor and Cabinet acting in their capacity as the Board of Trustees of the Internal Improvement Trust Fund

12. Will the access roads across the Greenway have the same classification, right-of-way width and number of lanes as contemplated in the 2002 Preliminary Concept Plan and Adopted Critical Area Plan?

Yes, the road classification for the access roads across the Greenway remains unchanged from earlier plans. Once built, they will be standard **two-lane** minor collector roads.

13. Will there be a flyover or interchange at I-10?

Potential exists in the future for a flyover or interchange but it will involve a significant financial commitment and coordination between the City, Leon County, state of Florida and federal government. The Critical Area Plan outlines the desire for such a connection in Policy 13.14 (2) (F); however, it is a long term, incremental process that must meet certain tests along the way in order to become reality.

14. How will this affect the area south of Miccosukee Road that has flooding issues?

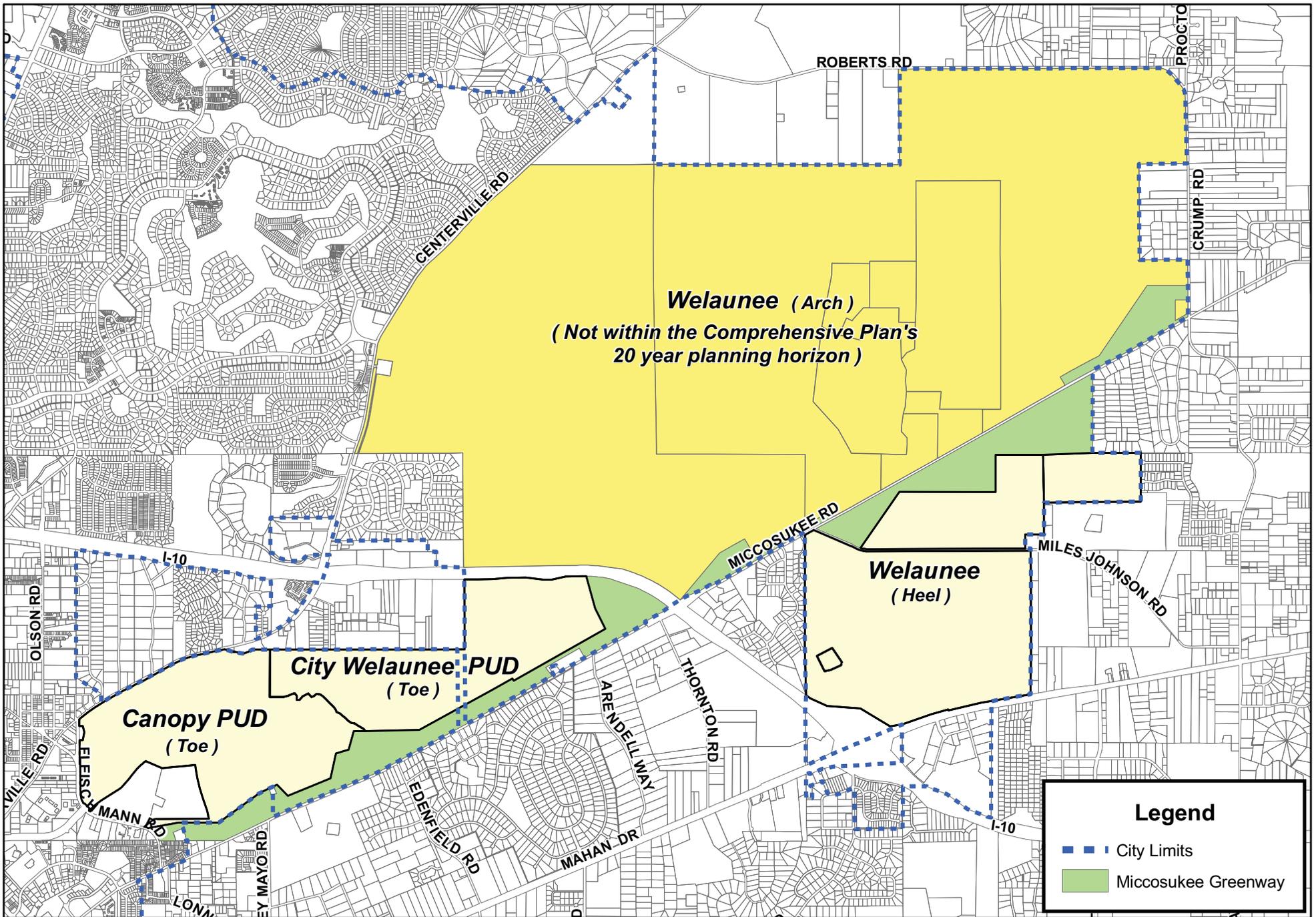
The proposed stormwater plan, when implemented, will reduce some of the flooding currently experienced south of Miccosukee Road. The plan meets or exceeds all current City and state stormwater requirements for new development.

15. Is the VA outpatient clinic planned for this property?

No; however, the adjoining Canopy development is being considered as a possible site.

16. If I need additional information, who can I contact?

You may either submit a request on the comment form on the [City's webpage](#) or call 891-5534.



Welaunee (Arch)
*(Not within the Comprehensive Plan's
20 year planning horizon)*

**Welaunee
(Heel)**

**City Welaunee PUD
(Toe)**

**Canopy PUD
(Toe)**

Legend

- City Limits
- Miccosukee Greenway