TLCPD MEMORANDUM

Tallahassee-Leon County
Planning Department

To: Tallahassee-Leon County Planning Commission
Through: Jean Gregory, Planning Manager
From: Kristen A. Andersen, Senior Planner
Date: June 24, 2003
Subject: Special Exception Uses Ordinance Consistency Review

Introduction

The ordinance attached (*Attachment A*) proposes to amend the Leon County Code of Laws to require all special exception uses to be reviewed and approved by the Board of County Commissioners and to require all special exception uses in any zoning district to be reviewed pursuant to the procedures for a Type C Site and Development Plan. The proposed ordinance also specifies procedures for hearings on Type C Site and Development Plans before the Board of County Commissioners including a point of entry to request a quasi-judicial hearing, procedural requirements for such hearings and the review of the resultant recommended order by the Board of County Commissioners.

Consistency Determination:

Planning Department staff has reviewed the proposed ordinance and finds it to be consistent with the Comprehensive Plan. The proposed amendments are procedural in nature and the Comprehensive Plan does not contain any conflicting procedural requirements nor does it address procedural requirements of this nature.

Recommendation:

For the reasons described above, staff finds the proposed ordinance to be consistent with the Comprehensive Plan and recommends that the Planning Commission also find the proposed changes to be consistent.