Last Revised January 21, 2004

Chronology of Citizen Involvement and Public Workshops For the Proposed Lake Lafayette Special Development Zone

- May 1996 - A report was completed and a titled,"Lake Lafayette Management: a report outlining lake shore, in-lake and land use management proposals" and was presented to the Board of County Commissioners. **Within this report, special development zones (SDZs) were recommended for the Lake Lafayette basin as follows:**
  - **Zone A - 100-year floodplain of Lake Lafayette and its primary and secondary tributaries. Disturbance limited to 5% or 4,000 square feet, whichever is greater.**
  - **Zone B - 500 feet landward of the Zone A boundary. Limits of clearing limited to 50% of the parcel**
  - **land uses limited to single family residential**

- On July 15, 1997, the Science Advisory Committee endorsed these recommendations and the Board directed staff to review the recommendations and return to the Board with a final proposal.

- On May 26, 1998, staff presented a draft Lake Lafayette Special Development Zone (LLSDZ) to the Board, and a request to take the proposal to public workshops was approved.

- On July 6, 1998 and July 16, 1998, the proposal was presented in two public workshops and comments were solicited both verbally and in writing. Of the 25 written responses received from citizens who attended these workshops, 23 (92%) were in favor of the proposed SDZ that included the lake, its tributaries and slopes.

- June 29, 1999 - A public workshop was held discuss a proposal amending the EMA to create the LLSDZ. **The SDZ was revised as follows:**
  - **Zone A - the 100-year floodplain around Lake Lafayette and its tributaries plus a 50 foot buffer adjacent to watercourses and waterbodies, plus regions of greater than 10% slope and soil erosion K factor greater than 0.2 contiguous with and not extending more than 400 feet upland of the 100-year floodplain boundary. Disturbance limited to 5% or 4,000 square feet, whichever is greater.**
  - **Zone B - transitional ecotone from the upland boundary of Zone A to a buffer extending 400 feet upland from the 100-year floodplain boundary. A minimum of 50% of the site area within Zone B shall remain natural and unaltered.**

- October 25, 2001 - A public workshop was held. Approximately 30 people were in attendance. Several comments were received expressing concern that the City of Tallahassee would not be adopting the revisions at the same time as the County. A written comment was received from Mr. John Smith, Florida Department of Transportation (FDOT), regarding the impact of the SDZs and buffers on preventing road expansion projects such as the widening of I-10 and Hwy. 90. Based on FDOT comments, the ordinance was modified to allow for expansions of pre-existing public roads if the applicant satisfactorily demonstrates that all practical alternatives have been evaluated and the road expansion cannot practically be completed due to the SDZ and buffer provisions. Also during the workshop, concerns were raised about implementing new special development zone standards before the watershed study had been completed. It was explained that the proposed ordinance was the first phase of protection for the watershed. The second phase would be to adopt new stormwater standards based on results of the ongoing Lake Lafayette Watershed study which is currently being conducted in an effort to maintain or improve the water quality within the basin.

- November 15, 2001- The County-Wide Water Resources Citizens Advisory Committee provided written support of the ordinance as currently written.

- November 20, 2001 - The first public hearing was held on amending the EMA to create a special development zone for Lake Lafayette. The Board direction was not to continue the public hearing and direction was given to schedule a workshop. The Board also voted to establish a citizen committee to review the Lake Lafayette SDZ proposal and provide recommendations to the Board concerning implementation of the development zone.

- December 13 and 19, 2001 - The citizen committee held meetings.

- January 3 and 7, 2002 - The citizen committee held meetings and developed recommendations.

- January 15, 2002 - Another workshop was held before the Board. Staff was directed to continue to propose the 1-1/8 inch standard and an optional 200 foot buffer to the affected property owners in a public meeting. **The SDZ proposed at this time was as follows:**
  - **Zone A - the 100-year floodplain or 50 foot buffer from the normal high water line landward, whichever is greater, around Lake Lafayette; a tributary buffer extending 50 feet from top of bank or 10-year floodplain, whichever is greater; a 50 foot buffer, from the normal high waterline landward, on all other waterbodies. Disturbance limited to 5% or 4,000 square feet, whichever is greater.**
  - **Zone B - transitional ecotone from the upland boundary of Zone A to a distance extending 400 feet upland from: the 100-year floodplain boundary of Lake Lafayette, a tributary's top of bank or 10-year floodplain, whichever is greater, and the normal high waterline of a**

waterbody. A minimum of 50% of the site area within Zone B shall remain natural and unaltered.

- January 28, 2002 - A joint City/County workshop was conducted. The City opted for a new 1-1/8 inch stormwater standard for the basin with no buffers. The County planned to proceed onward with the same stormwater standard, but also included the buffers.

- February 7, 2002 - Conducted Public Meeting at Buck Lake Elementary School. Notices were sent to 4,081 parcel owners. Approximately 200 citizens attended the meeting.

- February 12, 2002 - Staff presented the Board with an update and summarized citizen input at the public hearing. Staff was directed to proceed to public hearing with the 1-1/8 inch standard and a 200 foot buffer.

- February 19, 2002 - The Board directed staff to include variance provisions for single family property owners with no fees.

- April 2, 2002 - The Planning Commission held a public hearing and found the proposed ordinance consistent with the Comprehensive Plan. There were concerns raised about the Fallschase provision. **The SDZ proposed at that time was as follows:**
  - **Zone A - the 100-year floodplain around Lake Lafayette; a tributary buffer extending 50 feet from its centerline or top of bank, whichever is greater; a 50 foot buffer, from the normal high water line landward, on all other waterbodies. Disturbance limited to 5% or 4,000 square feet, whichever is greater.**
  - **Zone B - a distance extending 200 feet upland from the 100 year floodplain boundary of Lake Lafayette; a distance extending 150 feet upland from the boundary of zone A for tributaries; and a distance extending 150 feet upland from the boundary of zone A for all waterbodies except Lake Lafayette. Clearing, soil disturbance, and building area shall not exceed the greater of 4,000 square feet or 25 percent of that part of the development site located within zone B. If more than 50 % of the area within zone B is proposed to be altered, water quality treatment shall be provided by taking 3/4 of an inch over the total drainage area discharging to the stormwater facility and retaining it in an off-line retention facility.**

- April 16, 2002 - A second 'first' public hearing was conducted to amend the EMA for the Lake Lafayette SDZ. **The Board directed staff to remove the 200 foot buffer from the tributaries and waterbodies. A technical review committee would be created to review these buffers further.**

- April 30, 2002 - A third 'first' public hearing was conducted. Fallschase was exempted

from the ordinance. **The proposed SDZ at that time was as follows:**

- **Zone A - Zone A includes the 100-year floodplain around Lake Lafayette. Disturbance limited to 5% or 4,000 square feet, whichever is greater.**
- **Zone B. Zone B includes a distance extending 200 feet upland from the 100 year floodplain boundary of Lake Lafayette. Clearing, soil disturbance, and building area shall not exceed the greater of 4,000 square feet or 25 percent of that part of the development site located within zone B. If more than 50 % of the area within zone B is proposed to be altered, water quality treatment shall be provided by taking 3/4 of an inch over the total drainage area discharging to the stormwater facility and retaining it in an off-line retention facility.**

- May 15, 2002 - A second consistency review was performed by the Planning Commission. The Planning Commission found the proposed ordinance inconsistent with the Comprehensive Plan due to the Fallschase exemption.

- May 28, 2002 - A second public hearing was conducted. The Board voted to rescind the Fallschase exemption and continued the hearing to allow possible DCA review of environmental ordinance exemptions for DRIs and to allow for a mediated solution.

- June 18, 2002 - **The Board adopted the Lake Lafayette SDZ as follows:**
  - **Increased stormwater treatment standards in Section 10-191.**
  - **Zone A - Zone A includes the 100-year floodplain around Lake Lafayette. Disturbance limited to 5% or 4,000 square feet, whichever is greater.**
  - **Zone B. Zone B includes a distance extending 200 feet upland from the 100 year floodplain boundary of Lake Lafayette. Clearing, soil disturbance, and building area shall not exceed the greater of 4,000 square feet or 25 percent of that part of the development site located within zone B. If more than 50 % of the area within zone B is proposed to be altered, water quality treatment shall be provided by taking 3/4 of an inch over the total drainage area discharging to the stormwater facility and retaining it in an off-line retention facility.**

- July 16, 2002 - The first meeting was conducted by the Citizen's Technical Review Committee to determine appropriate buffers for tributaries and waterbodies within the Lake Lafayette basin.

- September 16, 2003 - Request to have the Planning Commission conduct a consistency review and a request to schedule two public hearings on a new tributary and waterbody buffer ordinance.

- October 23, 2003 - The GEM Citizens' User Group performed a review in an advertised meeting and had no recommended changes to the tributary and waterbody buffer ordinance.

- November 12, 2003 - A consistency review was performed by the Planning Department and the Planning Commission found the proposed ordinance consistent with the Comprehensive Plan.

- November 25, 2003 - The first Public Hearing was conducted. **The ordinance included buffers as follows:**
    - **a tributary buffer extending 125 feet from either side of the tributary's centerline or top of bank, whichever is greater**
    - **for all waterbodies other than Lake Lafayette, a waterbody buffer extending 125 feet landward from the normal high water line**

  The Board directed staff to conduct the second Public Hearing after the TMDL workshop on January 13, 2004. The Board directed staff to provide public notice that is more straight forward.