BOARD OF COUNTY COMMISSIONERS

301 South Monroe Street
Tallahassee, Florida 32301
(850) 488-4710

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HERBERT W.A. THIELE
County Attorney
(850) 487-1008

Department of Growth and
Environmental Management
3401 West Tharpe Street
Tallahassee, FL 32303

January 26, 2004

Re: Final Public Hearing on Amending the Environmental Management Act for Tributary and Waterbody Buffers in the Lake Lafayette Special Development Zone

Dear Sir/Madam:

This letter is to notify you that the Leon County Board of County Commissioners will conduct a Public Hearing on Tuesday, February 10, 2004 at 6:00 p.m. or as soon thereafter to consider adoption of an ordinance that provides tributary and waterbody buffers within the Lake Lafayette drainage basin. This Public Hearing will be held at the County Commission Chambers, 5th Floor, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida. You are receiving this notice because our mapping system indicates that a portion of your property could possibly be affected by the proposed buffer.

There have been several meetings, workshops and Public Hearings conducted dating back to 1997. The results of these meetings and a more recent Technical Citizens' Focus Group culminated in a draft ordinance proposing a 125 foot buffer adjacent to all tributaries and waterbodies within the Lake Lafayette Basin. This is 75 feet above the 50 foot buffer that is currently in effect. This buffer is proposed to be kept in a natural state, preventing underbrushing and tree removal. The purpose of the Lake Lafayette SDZ is to provide a level of protection to Lake Lafayette, it's watercourses and waterbodies as required in the Tallahassee-Leon County Comprehensive Plan.

Affected property owners have several options to comment on the proposed ordinance. If you do not wish to attend the above Public Hearing, written comments can be mailed to the above address at the Department of Growth and Environmental Management, comments can be faxed to (850)487-7956 or emailed to kraynakj@mail.co.leon.fl.us. If you have any questions, please contact me at (850)488-9300.

Sincerely,

Gary W. Johnson
Director, Growth and Environmental Management

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Leon County
Board of County Commissioners

To: Notice to Property Owners Impacted by the Proposed Lake Lafayette Special Development Zone (SDZ)

Your property has been identified as possibly being impacted by the proposed Lake Lafayette Special Development Zone. Therefore, this notice is provided to inform you of the final Public Hearing. The Board of County Commissioners take into consideration affected property owners and provide you an opportunity for input before adopting the Lake Lafayette Special Development Zone. The Public Hearing location and time is listed below.

Lake Lafayette Special Development Zone Public Hearing
February 10, 2004
Leon County Courthouse, 5th Floor, Commission Chambers
301 South Monroe Street, Tallahassee, Florida
6:00PM

You are invited to attend this Public Hearing at the Leon County Courthouse. The purpose of the Public Hearing is to receive input from affected property owners. The purpose of the Lake Lafayette SDZ is to provide a level of protection to Lake Lafayette, it's watercourses and waterbodies as required in the Tallahassee-Leon County Comprehensive Plan. The Comprehensive Plan Lake Lafayette SDZ language reads as follows:

Policy 2.2.10 [C]
By 2001, a Lake Lafayette Special Development Zone shall be adopted to minimize further degradation of Lake Lafayette. Determination of the area to be included within the Special Development Zone shall be based upon buffers for watercourses and waterbodies consistent with the Comprehensive Plan, and the topography, soil erodability, 100 year floodplain, and existing land uses within the Lake Lafayette watershed. The Special Development Zone shall have applicable development criteria based on the best available scientific information derived from ongoing surface water quality and lake ecology monitoring, studies of the relationships between land use and stormwater in the lake's watershed, and coordination with Department of Environmental Protection and other public agency ecosystem management-related activities.

The following is a summary of the major provisions that are being proposed in the Lake Lafayette SDZ:

- Establishes a Zone A for: 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. This is 75 feet above the 50 foot buffer that is currently in effect. Disturbance is limited to the greater of 4,000 square feet or five percent of that part of the development site located within Zone A.
- All existing buildings will not be affected by this ordinance. Established lawns existing on developed lots prior to the adoption of this ordinance may continue to be maintained.
- Permitted stormwater facilities and waterbodies constructed in upland areas for aquacultural, agricultural and recreational purposes are exempt from this ordinance.
- This ordinance does not apply to farming and silviculture that was ongoing at the time these provisions are adopted.

If you cannot attend the above Public Hearing, written comments can be mailed to the Department of Growth and Environmental Management, 3401 West Tharpe Street, Tallahassee, FL 32303, comments can be faxed to (850)487-7956 or emailed to kraynakj@mail.co.leon.fl.us