



Bradfordville Sector Plan

*Chapter 3.0:
Working Group Process and Input*

3.0 Working Group Process and Input

The Interim Settlement Agreement provisions mandated the creation of a strategic plan with a focus on seven items. Four (4) working groups were created to study many of these items, including: Stormwater Peer Review, Commercial Computations, Lake McBride Protection, and Bradfordville Corners. In addition, two other working groups were created to study other issues in the BSA: Conservation and Preservation, and Historical Preservation. Although each group was assigned a different study area, some of the subjects overlapped. Representatives of Homeowners' Associations and County staff served as members of the working groups.

Historic Preservation Working Group

This working group held 7 meetings over a 7-month period. A consensus was reached to recommend regulatory revisions and implement internal process changes in the Growth and Environmental Management Department to enhance protection of historical resources. The following is a summary of the consensus reached by this working group.

- **Regulatory Revisions:** An ordinance revision is proposed to allow a 90-day waiting period for properties on the Florida Master Site File list on demolition permits. Another proposed ordinance revision affects permits for single family dwelling units on properties listed on the Florida Master Site File, delaying the issuance of permits for two weeks to allow an opportunity to obtain archaeological information prior to the beginning of construction. The Tallahassee Trust for Historic Preservation shall serve as the clearinghouse for such projects. There will be a two-week opportunity for the Tallahassee Trust to approach the landowner about preserving the historic resource.

For buildings in Leon County that are at least 50 years old, no demolition permits will be issued until a Cultural

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Resource Assessment is completed by the applicant. An internal procedure will be implemented to research the Property Appraiser's Office, to determine if the structure is more than 50 years old.

Mitigation may be required if demolition of the property cannot be circumvented. This may include relocation, salvaging features and materials, requiring documentation of the structure, and requiring new construction to be compatible with the historic character of its surrounding.

- **Internal Process Improvements:** Cultural Resource Assessment will be required on the Natural Features Inventory Forms, Type A through D site plans, Limited Partitions and 2.1.9 application requests. The Cultural Resource Assessment result will be a Clearance Letter or a preliminary survey from the State of Florida, Bureau of Historic Preservation. The Clearance Letter or preliminary survey will determine if there is known or potential significant resource on site.

The Tallahassee Trust for Historic Preservation, which was represented on the working group, recommended that the Board of County Commissioners designate 24 sites as significant historic resources in the Bradfordville Study area. Under BSA Policy LU 8.5.2 of the Comprehensive Plan, this would require the protection and enhancement of these resources.

Commercial Needs Computation Working Group

This working group held 14 meetings over a 9-month period. This group was not able to reach a consensus on the projected additional neighborhood commercial demand for the Bradfordville Study Area (BSA) by the year 2020. County staff's findings, which differed from those of the Homeowner Associations representatives, are presented on a worksheet in spreadsheet format with explanation provided *Appendix 6*. Staff subsequently developed another methodology, which is discussed in Section 4.2.3.2, Commercial Growth Limitation. Using the new methodology, staff arrived at a commercial need calculation of approximately 350,000 square feet.

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The Homeowner Associations (HOA) representatives' "An Analysis of the Commercial Needs" of the Bradfordville Study Area Quick Summary of Main Points 24 February, 2000," prepared by Tim Sass, Ph.D., Pamela Hall, Ph.D. and James Stolz, generally concluded that no additional neighborhood commercial is required in the BSA by the year 2020, and that the BSA is presently (or will be shortly) over-built with neighborhood commercial based on planned and/or vested commercial development. The HOAs' findings are also summarized in *Appendix 6*.

The Bradfordville landowners utilized the services of Dr. Joe Cronin to perform a separate commercial computation needs assessment of the BSA. He concluded that the total unmet future commercial need in a slightly different area, the "Bradfordville Market Area" (BMA) is approximately 1.2 million square feet. Subsequently, Dr. Cronin also calculated commercial need for the BMA using the County staff's revised methodology and arrived at a figure of 669,264 square feet (Dr. Cronin's 2020 Bradfordville Market Area Commercial Needs Assessment Using New Methodology, in *Appendix 6*).

Bradfordville Corners Working Group

This working group held 5 meetings over a 3-month period, to discuss the potential downstream impact of stormwater from the Bradfordville Corners project. This working group was not able to reach consensus on the issues that review the stormwater flow downstream from the Bradfordville Corners site. The results or lack thereof does not have an impact on the overall production of the Bradfordville Sector Plan.

Lake McBride Protection Working Group

This working group held 5 meetings over a 5-month period. This working group's focus was on the establishment of a special development zone (SDZ) around Lake McBride. A consensus was reached to recommend the SDZ to protect the water quality of this natural water body. The details of the Lake McBride SDZ are provided in the regulatory section of this sector plan.

Conservation & Preservation Working Group

This working group held 9 meetings over a 9-month period. A

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consensus was reached to recommend more stringent conservation and preservation regulations for the Bradfordville Study Area. The following is a summary of the consensus reached by this working group.

Sections 8.3 and 8.3.1 of the Comprehensive Plan in part states that the County will adopt policies to protect environmentally sensitive areas from incompatible development and that conservation and preservation districts will have more stringent requirements for development in the Bradfordville Study Area.

Some "more stringent" regulations were already in place in the Bradfordville Study Area. The Board adopted interim stormwater standards for the BSA in December 1997. Lake Protection special Development Zones are in place for Lake lammonia.

Regulations are provided in this sector plan to address more stringent regulations in the BSA in the form of stormwater treatment standards, facility design standards, wetlands provisions, landscaping, topographic alterations, sediment controls, best management practices, buffers, and enforcement provisions.

Bradfordville Stormwater Study Peer Review Working Group

This working group held 5 meetings over a 7-month period. The purpose of this working group was to review the work of the Environmental Resource Development (ERD) as the consultant performing the Bradfordville Stormwater Study. Their review was based on the scope of work study as identified in the Request for Proposal (RFP). This working group reached the consensus that ERD had satisfactorily completed the scope of work as identified in the RFP. The final report from this working group is provided in *Appendix 1*. It should also be noted that the stormwater results produced by ERD are incorporated into the stormwater regulations in the regulatory section of this sector plan.