

# Lafayette Park Neighborhood Association, Inc.

To Whom It May Concern:

The Board of Directors of the Lafayette Park Neighborhood Association (LPNA) takes the following position on the replatting of 827 Edgewood Street, located across the street from Lafayette Park:

It is the Board's position that the proposed replatting is illegal under the current City of Tallahassee land development code because it violates the current zoning requirements of Residential Preservation Two (RP-2) which prohibits more than 6 units per acre.

One acre is 43,560 ft<sup>2</sup>. One-sixth of an acre is 7,260ft<sup>2</sup>. The property at 827 Edgewood St is listed on the Leon County Property Appraiser map as 0.28 acres or 12,197 ft<sup>2</sup>. Therefore, this property is not of a sufficient size to house two residences under current RP-2 zoning regulations. It is clear that 6,000 ft<sup>2</sup> is less than the required 7,260 ft<sup>2</sup>.

Chapter 9 Section 62 (9-62) allows for land to be divided as long as the smallest plot is 10% greater than the smallest plat. In this case 827 Edgewood Street is divided into three plats. The plat dimensions are:

#1- 20 ft by 175 ft = 3,485 ft<sup>2</sup>

#2- 25 ft by 175 ft = 4,356 ft<sup>2</sup>

#3- 25 ft by 175 ft = 4,356 ft<sup>2</sup>

Pursuant to 9-62, the land could be divided with a lot size as small as 3,833 ft<sup>2</sup>; however, 9-62 further states that the size of the plat must also abide by the current zoning requirement which in this case is a minimum lot size of no less than 7,260 ft<sup>2</sup>.

Allowing this replatting to a higher level of density could open the door to other developments with higher density levels than what is intended by land development code and can erode the residential protections and character of the Lafayette Park neighborhood.

Therefore The LPNA Board of Directors urges the planning department to disallow any changes to the property's density. This lot is and must remain a single family dwelling.

Members of the association were informed that a City attorney had looked into this matter and determined that two dwellings could be built on this property. However, when we requested a copy of the opinion, we were informed that it was informal and nothing was written down. Given the importance of this precedent-setting decision, we request the City Attorney issue a formal legal opinion after a thorough review of the LDCs.

We also request that we be given a copy of the formal legal opinion when it is available and that we also be notified when a formal decision has been made by the City on this replatting so that we may avail ourselves of legal rights to challenge it if we disagree.

Respectfully submitted,

Board of Directors, Lafayette Park Neighborhood Association



John Humphries, President, on behalf of the Board