

Cedar Hill and Meridian Voluntary Annexation
Feasibility Study

This feasibility study, setting forth the plans to provide urban services to the area to be annexed, is being provided in compliance with Florida Statutes section 171.042.

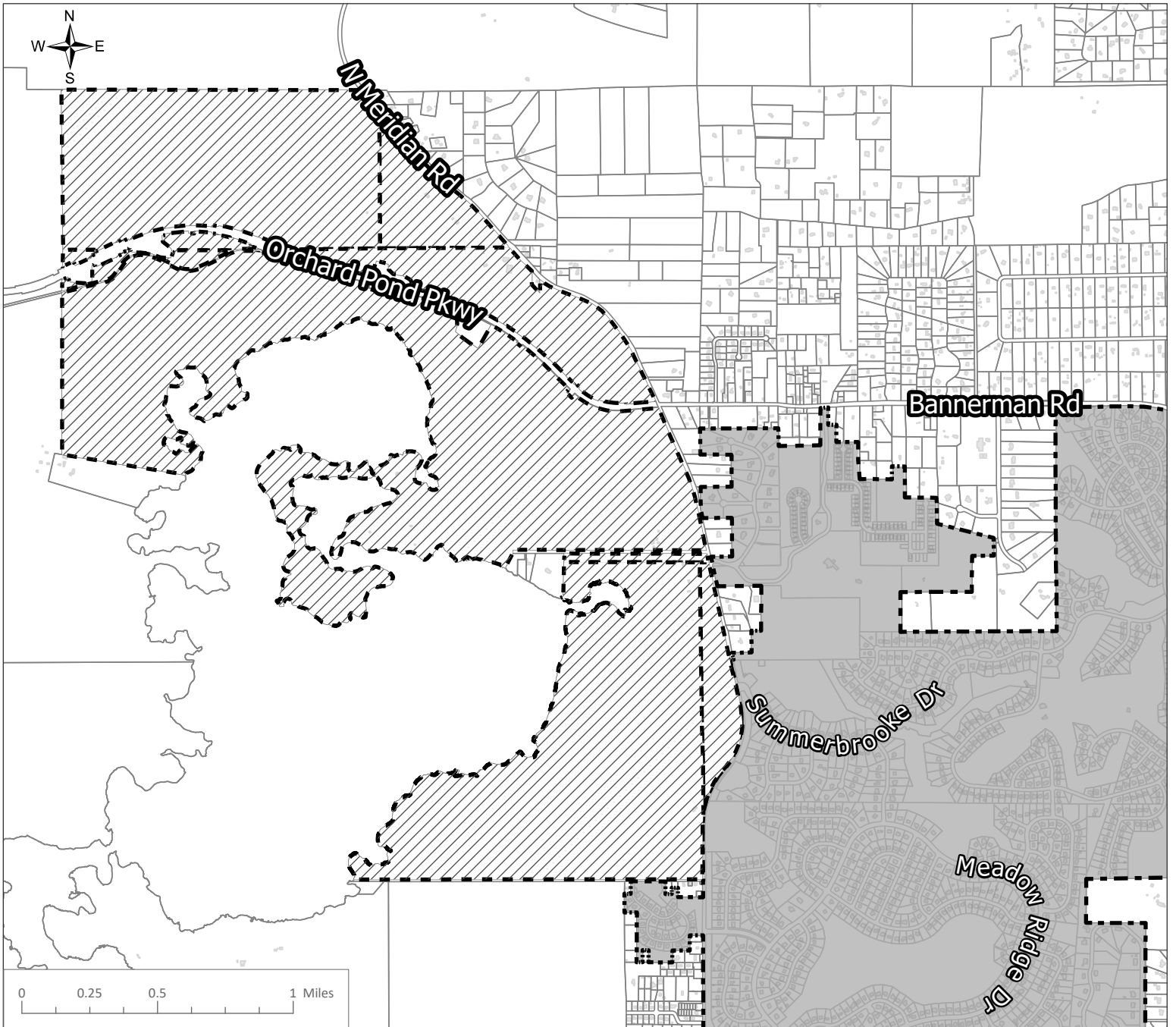
Parcel IDs: 2402204010000, 2401204010000, 2411200020000, 2413200020000, 1418202060000

Location: North Meridian Road and Cedar Hill Road

- a.** Maps of the municipal boundaries, the present major trunk water mains and sewer interceptors and outfalls, the *proposed extensions of such mains and outfalls, as required in paragraph (c), and the general land use pattern in the area to be annexed are attached.
- b.** The area proposed to be annexed meets the criteria in s. 171.043 of the Florida Statutes.
- c.** City departments have reviewed to confirm the availability of services such as electric, gas, water, sewer, police, fire, and transit.

Water is available at the intersection of Meridian and Bannerman. Sewer, stormwater, and traffic will be addressed as the developments are proposed to ensure compliance with all applicable requirements. Maps of existing infrastructure are included in this feasibility study. Please note that these maps are marked "Exempt from Public Disclosure per s. 119.071, F.S."

Additional property tax revenue from this annexation will be contributed to the City's General Fund to cover the cost of increased general government services.





**Ordinance No. 26-O-XX
NORTH MERIDIAN & CEDAR HILL ROAD
PROPOSED ANNEXATION**

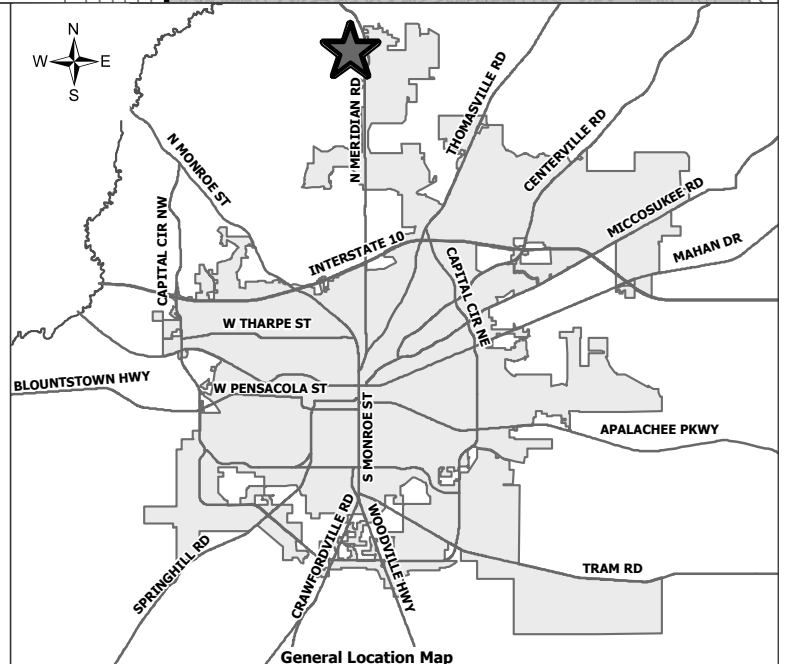
Parcel IDs:

- 14-18-20-206-0000 24-11-20-002-0000
- 24-01-20-401-0000 24-13-20-002-0000
- 24-02-20-401-0000

LEGEND

-  **CURRENT CITY LIMITS**
-  **PROPOSED CITY LIMITS**

TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT



General Location Map

Cedar Hill and Meridian Annexation – Parcels 2402204010000, 2401204010000,
2411200020000, 2413200020000, 1418202060000

Land Use and Zoning Information

Staff has reviewed the proposed annexation of five parcels of land located on the east side of Meridian Road north of Gardner Road for consistency with the Tallahassee – Leon County Comprehensive Plan.

The owner of the subject parcels has applied to be annexed by the City of Tallahassee. The subject parcels total approximately 1,741.9 acres in size. The area surrounding the subject area is currently used for low-density, single-family residential, or is vacant. The subject parcels appear to be accessible by Gardner Road and Cedar Hill Road (County-maintained roads), Meridian Road (a County-maintained minor arterial and Canopy Roadway), and the Orchard Pond Parkway (a privately-owned and maintained major collector). The existing land uses of the subject parcels are vacant.

Staff finds the proposal **consistent with the Comprehensive Plan**, subject to the following provisions being adequately met:

- The annexation shall be implemented in accordance with the requirements of Chapter 171, Florida Statutes, and as set forth in an Interlocal Agreement for Annexation Procedures to be entered into by and between Leon County and the City of Tallahassee, as set forth in Policy 2.1.4[I].

The following additional information applies to the subject properties:

- The subject parcels are currently zoned as Rural, and the land use designation is Rural (R). Rural is both a City of Tallahassee and Leon County zoning designation.