Growth and Environmental Management Department
Development Services Division
435 North Macomb Street
Tallahassee, Florida 32303
Phone (850) 606-1300

June 9, 2008

Anthony Lynch
Foresite Group, Inc.
5185 Peachtree Parkway, Suite 240
Norcross, GA 30092

RE: North Monroe PUD, a Type "D" Site and Development Plan
Tax Parcel Identification Numbers 24-32-20-208-000-0, 215, 309, 310, 312, 313, 314, 315, and 316

Dear Mr. Lynch:

This letter is to notify you that on Wednesday, June 4, 2008, the Leon County Development Review Committee (DRC) recommended to the Tallahassee-Leon County Planning Commission and the Leon County Board of County Commissioners that the above-referenced PUD Concept Plan and Official Zoning Map Amendment be approved subject to the following conditions:

GEM Development Services

1. The concept plan shall be revised to include annotation for the Conservation component, "No development is allowed within the Conservation Easement."

2. The concept plan shall be revised to provide the parking and loading standards for the proposed PUD district, or annotation shall be provided in Section 3-1 Development Standards stating that parking requirements from the most current Land Development Regulations shall apply.

3. The concept plan application shall be revised to include how proposed amendments will be addressed for the proposed PUD district standards, subsequent to its adoption.

4. The concept plan application shall be revised to include the following annotation found in Finding #11 of the DRC report: a) Entrance and exit signs shall be provided only at vehicular access points of the proposed development, must be directional only and can not contain any overt branding; and, b) All signs must be monument type or pedestal mounted type; and, c) Pole signs are prohibited.

5. The concept plan application shall be revised to clarify which three components will make up the proposed 45% green space area.

6. The concept plan application shall be revised to include provisions for buffering the stormwater management facility against adjacent land uses.

7. The concept plan application shall be revised to clarify the type of residential use for the proposed residential component.

8. The concept plan application shall be revised to include a minimum lot size and maximum density for the proposed residential component.

9. The applicant shall revise the concept plan lighting standards to state "lighting levels at the property line adjacent to residential areas shall not exceed 0.5 foot candles."

GEM Environmental Compliance

10. The concept plan application shall be revised to avoid any overlap between the conservation and utility (e.g., sanitary sewer) easements.

11. The concept plan shall be revised to adjust the natural area calculations for the redevelopment allowances.

12. The concept plan shall be revised to include annotation that stormwater management facilities that rely upon volume recovery via percolation shall be tested before and after construction of principal improvements to confirm the design infiltration rates are met.

13. The concept plan shall be revised to illustrate the area below elevation 110' (NGVD29). Annotation shall be added to the concept plan to state, "This area shall be densely planted to mimic the existing, natural conditions and buffer the view of proposed structural improvements."

14. Prior to public hearing before the Board of County Commissioners the two existing conservation easements located onsite shall be properly abandoned and relocated before final concept plan approval.

15. The concept plan application shall be revised to include conceptual Environmental Impact Analysis (EIA) approval for the revised PUD configuration. The conceptual EIA shall address the integration of existing trees with 36" diameter at breast height into the PUD layout.

16. The concept plan application shall be revised to provide the width of the required buffer between the Minor Commercial component and the Residential Area component. Landscape Areas and Conservation Easements can be used to meet landscape buffering requirements.

17. The concept plan application shall be revised to provide the documentation indicating the proposed vehicular access to North Monroe Street is feasible given the presence of severe slopes (20%+) at this location.

Department of Public Works

18. The concept plan shall be revised to remove the request for fee-in-lieu of sidewalk construction.

19. The concept plan shall be revised to identify a non-Leon County entity for the maintenance of the Tower Road Extension.

20. The concept plan application shall be revised to provide vehicular and pedestrian interconnection between residential and minor commercial components.

21. The concept plan shall be revised to remove the residential connection to Capital Circle.

Tallahassee-Leon County Planning Department

22. The concept plan shall be revised to provide a pedestrian connection between Tower Road Extension and Capital Circle Northwest to facilitate pedestrian walk-through traffic, and to extend the pedestrian circulation from the interior of the site to the point of connection with Tower Road and to continue along the property frontage of Tower Road to the point of connection with North Monroe Street. If no sidewalk is provided along North Monroe Street, there shall be no requirement to provide bicycle and pedestrian access along the North Monroe frontage.

23. The concept plan shall be revised to include annotation that the proposed development shall comply with all applicable Leon County sidewalk requirements.

24. The concept plan shall revise the residential component to be consistent with the Comprehensive Plan, while maintaining compliance with the 40:60 clustering ratio.

25. The concept plan application shall provide the following annotation, "A portion of the stormwater management facility will be located in each component."

26. The applicant shall revise *figure 4* on page 3 of the concept plan to account for the enlarged residential component.

27. The applicant shall submit the revised plans demonstrating compliance with these conditions within 60 days of approval or approval with condition by the Board of County Commissioners.

Preferred Design Alternative

28. The applicant should consider revising the standard for required parking. The Development Review Committee (DRC) recommends any reduction from the one (1) space per 250 square feet of gross building floor area.

Should you wish to demonstrate to the Planning Commission and the Board of County Commissioners (BCC) that you are able to implement some or all of the recommended conditions, please submit ten copies of the revised application to Mr. Zach Galloway of the Tallahassee-Leon County Planning Department by June 16, 2008. The above-referenced application has already been scheduled for the June 17, 2008 Tallahassee-Leon County Planning Commission agenda. The earliest date the referenced application can be scheduled for the Board of County Commissioner's agenda is July 8, 2008.

If you have any questions, please do not hesitate to contact me at (850) 606-1300.

Sincerely,

Adam Antony Biblo, AICP
Director, Development Services Division

cc: David McDevitt, Director, Growth and Environmental Management
Tony Park, Public Works Director
Russell Snyder, Land Use Planning Division Manager, TLCPD
Ryan Culpepper, Development Services Administrator
Charley Schwartz P.E., Senior Environmental Review Engineer
Ed Jarriel, Deputy Building Official
Mark Stamps, Development Coordinator, Talquin Electric Cooperative, Inc.
Michael Clark, Development Services Supervisor
Lisa Oglesby, Addressing Program Team Leader
Weldon Richardson, Planner II