



# Leon County

## Board of County Commissioners

301 South Monroe Street, Tallahassee, Florida 32301  
(850) 606-5302 www.leoncountyfl.gov

### Commissioners

BILL PROCTOR  
District 1

JANE G. SAULS  
District 2

JOHN DAILEY  
District 3

BRYAN DESLOGE  
District 4

BOB RACKLEFF  
District 5

CLIFF THAELL  
At-Large

ED DePUY  
At-Large

PARWEZ ALAM  
County Administrator

HERBERT W.A. THIELE  
County Attorney

Office of Growth and Environmental Management  
Development Services  
435 N. Macomb Street  
Renaissance Center, 2<sup>nd</sup> Floor  
Tallahassee, Florida 32301  
Phone (850) 606-1300

May 24, 2007

Charles Hargraves, PE  
Registered Agent for Pop Knot, LLC  
3201 Shamrock South, Suite 101  
Tallahassee, FL 32309

RE: Apalachee Parkway Commercial Subdivision  
Type "B" Site and Development Plan, LSP060064  
Tax Parcel Identification Number: 31-01-20-212-000-0

Dear Mr. Hargraves:

The referenced project has been approved by the Development Review Committee in accordance with Leon County Code. Two copies of the approved Site and Development Plan were distributed to your staff on May 23, 2007 via hand delivery. By copy of this letter, the remaining signed copies are being distributed to appropriate reviewing parties.

The referenced site is zoned Commercial Parkway (CP), is located inside the Urban Services area, and is within the Suburban Future Land Use Category; according to the Future Land Use Map of the Tallahassee-Leon County Comprehensive Plan.

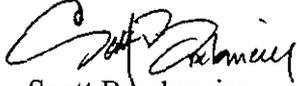
The referenced site and development plan granted approval for Phase I of development which consists of 19,928 square feet of non-residential building floor area. This total consists of a 9,100 square foot Dollar General Retail store, a 10,400 square foot commercial retail building and a 428 square foot commercial landscape business with outdoor storage area. With this development approval, Phase II has reserved capacity for concurrency facilities in the amount of an additional 39,750 square feet of retail/office uses. Any further development or redevelopment of Phase II or Lot 3 will require review and approval of a site and development plan in accordance with Article XI, Division 4 of the Land Development Code. Refer to the approved site and development plan for more details with regard to Phase II.

Charles Hargraves, PE  
Approval Letter, LSP060064

2

Should you have any questions regarding this approval, please do not hesitate to call.

Sincerely,



Scott Brockmeier  
Senior Planner  
Development Services

cc: David McDevitt, AICP, Growth and Environmental Management Director (letter only)  
Development Services Project File: LSP060064  
Tony Park, Public Works Director  
Joseph L. Brown, III, P. E., Director of Engineering Services - Public Works  
Kimberly Wood, PE, Chief of Engineering Coordination - Public Works  
Bruce Kessler, City of Tallahassee Water Utilities  
Wayne Tedder, Tallahassee-Leon County Planning Department  
Michael Clark, Development Services Coordinator (letter only)  
Thomas Harp, Planner I - Development Services  
Kevin Chewuk, Development Services Intern  
Ed Jarriel, Deputy Building Official (letter only)  
Nawfal Ezzagaghi, Environmental Review Supervisor  
Lisa Oglesby, Addressing Program Team Leader  
Pop Knot, LLC, 3107 O'Brien Drive, Tallahassee, FL 32309