DEVELOPMENT REVIEW COMMITTEE
MEETING MINUTES
November 18, 2009

DRC Members present: David McDevitt, Growth & Environmental Management Director
Tony Park, Public Works Director
Russell Snyder, Land Use Planning Division Administrator, TLCPD

Note to reader: An aggrieved or adversely affected party may request a quasi-judicial hearing pursuant to section 10-1479.10 (h) of the Leon County Land Development Code, to appeal the DRC's decision to approve, approve with conditions, or deny a development application which constitutes final Leon County action on such application.

Meeting was called to order by David McDevitt at 10:00 A.M.

NEW BUSINESS:

Eastside Branch Library Type "C" Site and Development Plan

Ryan Culpepper, Development Services Administrator, gave an overview of the project, and stated that the Development Services Division recommends forwarding the project to the Board of County Commissioners with a recommendation of approval with conditions.

Tony Park stated that the Public Works Department recommends approval with conditions as noted in their memorandum and included in the staff report as Attachment #5.

Russell Snyder stated that the Planning Department's review indicated compliance with the Comprehensive Plan, and therefore, recommends approval.

Nawfal Ezzagaghi, Environmental Compliance, asked for clarification of whether a letter of agreement shall be required from the City of Tallahassee indicating sewer service will be available to the site prior to approval. Mr. Park stated that he has discussed this issue with City staff, who have indicated that the sewer extension is being coordinated in conjunction with the widening of Mahan Drive and is expected to commence by the summer of 2010. Mr. McDevitt stated that a letter of agreement is needed before proceeding.

Charley Schwartz, Environmental Compliance, stated that Division recommends approval with conditions as indicated in Attachment #3 of the staff report.

Clarification was given that a resubmittal will not be required, and that the previously submitted plans will suffice for the revisions needed.

Mr. Park made a motion to forward the Eastside Branch Library Type "C" site and development plan to the Board of County Commissioners with a recommendation for approval with the conditions as outlined in the Development Services staff report. Mr. Snyder seconded the motion, all voted in favor, and motion passed. This project will be placed on the Board's December 8th agenda.

Chason Woods Type "C" Site and Development Plan

Ryan Culpepper, Development Services, gave an overview of the project, and stated that the Development Services recommendation is to continue the project to a date certain due to remaining outstanding deficiencies.

Mr. Snyder asked to delay discussion on the project since the recommendation is to continue the project to a date certain, but he did inquire as to the status of the EIA. John Kraynak, Environmental Compliance, responded that it is near completion, but that requested information was received from the applicant late Monday afternoon, and that his Division is still waiting on other requested information in order to complete their review for the EIA. Therefore, at this point, he stated that he is not in favor of moving forward with a conditional EIA.

Mr. Park reiterated that his Department has not had time to review submitted materials due to having received them late, and recommends continuance until a date certain to allow staff adequate review time.

Mr. Park made a motion to continue the Chason Woods Type "C" site and development plan until a date certain and Mr. Snyder seconded the motion.

Mr. McDevitt stated that the outstanding concurrency issues still need to be addressed. He stated that school concurrency information has been received from the School Board indicating a substantial impact to Woodville Elementary, but to date the applicant has not supplied information indicating how this issue will be addressed.

Ryan Guffey, Development Services, stated that a preliminary certificate of concurrency has been issued for the project, but due to this project generating traffic mitigation costs over $500,000 Board approval is required for the final concurrency agreement.

Mr. McDevitt added for the record that Development Services staff has worked with the applicant on revisions to the site plan to include commercial development in an effort to promote internal traffic capture to potentially reduce the number of vehicle trips off-site. The applicant has agreed with these changes, but has not provided a revised site plan to indicate these changes.

Mr. McDevitt also discussed the applicant's request for a deviation from development standards for minimum lot size, and shared his concern of a precedence being set if approved as this is a substantial decrease in size from any previously approved, similar deviation request (the example given was Talquin Meadows Subdivision). Therefore, adequate justification is required from the applicant to consider when reviewing the deviation request. If the DRC concludes that the justification is not adequate, and due to the substantial public policy issues involved with the extension of sewer service to the development, they may defer approval of the deviation request to the Board of County Commissioners.

Mr. McDevitt agreed with the recommendation of continuing the project to a date certain to allow the applicant sufficient time to address all outstanding issues prior to resubmittal.

Mr. Park asked if the concurrency agreement had to be approved prior to submittal of the project to the Board for review or if it could be submitted concurrently. Mr. Guffey determined that the agreement can be reviewed by the Board concurrently as an attachment to the Type "C" site and development plan when it is presented to the Board for review.

Mr. McDevitt also noted that all DRC members had received numerous public comments on the proposed project and would like adequate time to review all of them for consideration prior to making a decision on the project.

Due to the amount of material to review, and the items still outstanding, Mr. Park made an amended motion to continue the Chason Woods Type "C" site and development plan to a special DRC meeting on January 13, 2010. Mr. Snyder seconded the motion. It was stated that to meet the submittal deadline for the January 13, 2010 DRC date, all materials shall be submitted no later than December 30, 2009. All voted in favor and motion passed.

Meeting adjourned at 10:45am.