



Leon County

Board of County Commissioners

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

ATTACHMENT # 3
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County Attorney

Growth and Environmental Management Department
Development Services Division
Renaissance Center, 2nd Floor
435 North Macomb Street
Tallahassee, Florida 32303
Phone (850) 606-1300

January 23, 2009

Eddie Bass P.E.
Moore Bass Consulting, Inc.
805 North Gadsden Street
Tallahassee, FL 32303

RE: Persimmon Hill, a Type "B" Site and Development Plan
Tax Parcel Identification Numbers: 14-22-20-607-000-0, 612, 614, 615, and 617

Dear Mr. Bass:

The above referenced project has been approved with conditions by the Development Review Committee (DRC) in accordance with County Code. A copy of the Site and Development Plan with approval signatures is being transmitted herewith for your records. By copy of this letter, signed copies are also being distributed to appropriate reviewing parties.

Pursuant to section 10-7.404 of the Leon County Land Development Code, the written preliminary decision of the DRC shall become the DRC's final decision 15 calendar days after it is rendered unless the applicant, the county, or any person who can demonstrate that they will suffer an adverse effect to an interest protected or furthered by the Comprehensive Plan, as further defined in Division 7, Article VII of the Leon County Land Development Code, has filed comments in response to subsection Section 10-7.404(8)(d), and shall also have filed a notice of intent to file a petition for formal proceedings, together with the filing fee within this time period, and subsequently files within 30 calendar days after the decision is rendered, the petition for quasi-judicial hearing, before a special master. Failure to file is jurisdictional and will result in a waiver of the hearing. Hearings before a special master will be conducted in accordance with the procedures outlined in Section 10-7.414 of the Leon County Land Development Code. Appeals of the hearing officer's decision shall be reviewable by the Circuit Court. Failure to file is jurisdictional and will result in a waiver of the hearing.

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This site and development plan approval shall remain in effect until full development build-out (and until transfer of ownership of all created lots, if applicable). **However, this approval shall expire if: substantial and observable development has not begun within three years of the date of approval; or, substantial and observable development ceases for a period of two years before the project is complete and certificates of occupancy have been issued.**

Please call if you need additional information.

Sincerely,



Adam Antony Biblo, AICP, ULI
Director, Development Services Division

cc: David McDevitt, Growth & Environmental Management Director (letter only)
Tony Park, Public Works Director (letter only)
Russell Snyder, Land Use Planning Division Manager, TLCPD
Michael Clark, Development Services Coordinator
Ed Jarriel, Deputy Building Official (letter only)
Charley Schwartz P.E., Senior Environmental Engineer
Kimberly Wood P.E., Chief of Engineering coordination
Maurice Majszak, City of Tallahassee Fire Department
Jimmy Lee, City of Tallahassee, Water Utilities
Lisa Oglesby, Addressing Program Team Leader
Weldon Richardson, Planner II
Robert Parrish, 1701 Hermitage Blvd., Tallahassee, FL 32308