Leon County

Board of County Commissioners

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

Growth and Environmental Management Department
Development Services Division
Renaissance Center, 2nd Floor
435 N. Macomb Street
Tallahassee, Florida 32301-1019
Phone (850) 606-1300

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County Attorney

September 14, 2009

GPI Southeast, Inc.
Attn: Luis Serna
3555 Timberlane School Road
Tallahassee, FL 32312

RE: Monday Road 3-Lot Residential Subdivision (LSP090023)
Type "A" Site and Development Plan
Tax Parcel Identification Number(s): 31-09-20-610-000-0

Dear Mr. Serna:

We have completed the review process for your Type "A" Site and Development Plan application for the subject parcel in accordance with the Office of Growth and Environmental Management Type "A" Procedures Guide, and Section 10-7.403 of the Leon County Land Development Code. Your application has now been determined as complete and is approved based upon the following findings of fact:

1. The subject property is zoned R-3 (Single-and two-family residential district) / UR-2 (Urban Residential) Future Land Use Category and is inside the Urban Services Area. The proposed Type "A" Site and Development Plan is consistent as a permitted use in that district.

2. The proposed Type "A" Site and Development Plan complies with the applicable requirements established in Division 5 (Substantive Standards and Criteria) of the Leon County Code of Laws, and the written comments received from the Technical Review Staff.

3. The project will utilize the City of Tallahassee central water system. Sewage disposal will be provided by on-site septic systems. The development is subject to the City/County Water and Sewer Agreement as it is inside the Urban Services Area.

4. The Type "A" Site and Development Plan is consistent with the Tallahassee-Leon County Comprehensive Plan.

5. The site and development plan has an approved Natural Features Inventory and an approved Environmental Impact Analysis.

6. A Preliminary Certificate of Concurrency was issued on June 1, 2009, for the proposed development.

Pursuant to Section 10-7.403.11(e) of the Land Development Code, the Community Development Department has provided notice of pendency of this application to all owners of property which are adjacent to the subject site as said owners are depicted on the most current tax rolls of the office of the Leon County Property Appraiser.

Pursuant to Section 10-7.403.11(f) of the Leon County Land Development Code, the decision of the Director of the Growth and Environmental Management Department or designee shall become final fifteen (15) calendar days after it is rendered unless a person who qualifies as a party, as defined in Article VII of Chapter 10 at Division 7 of this Code, has filed comments in response to subsection (e), 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 thirty (30) calendar days after the decision is rendered, the petition for formal proceedings, before a hearing officer. Failure to file is jurisdictional and will result in a waiver of the hearing. Appeals heard by a special master will be conducted in accordance with the procedures outlined in section 10-7.414. Upon receipt of the special master's recommended order, the Leon County Board of County Commissioners (BCC) shall take up the matter pursuant to Section 10-7.416 of the LDC. Appeals of the BCC decision shall be reviewable by the Circuit Court.

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 three years before the project is complete and certificates of occupancy have been issued.**

Please contact me at (850) 606-1300 or send e-mail to "richardsonwe@leoncountyfl.gov" if you have any questions regarding the approval of the site and development plan.

Sincerely,

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

cc: Joseph L. Brown, III, P. E. Director, Engineering Services
Russell Snyder, Land Use Planning Division Co-Manager, TLCPD
Ryan Culpepper, Development Services Administrator (letter only)
Michael Clark, Development Services Supervisor (letter only)
Kimberly Wood, Chief of Engineering Coordination
Nawfal Ezzagaghi, Environmental Compliance Supervisor
Charley Schwarts P.E., Senior Environmental Engineer
Ed Jarriel, Deputy Building Official (letter only)
Jimmy Lee, City of Tallahassee Water Utilities
Mike Waters, Property Appraisal Services
Maurice Majszak, Tallahassee Fire Department

Lisa Oglesby, Addressing Program Coordinator (letter only)
Ryan Guffey, Concurrency Management Planner (letter only)
Marcus Curtis, Planner I (letter only)
Thomas Harp, Planner I (letter only)
Markhor Investment International, 216 Famu Way, Tallahassee, FL 32301