

Certificate Number: LCM090019  
Date Issued: 10/14/2009  
Expiration Date: 04/14/2010

LEON COUNTY  
PRELIMINARY CERTIFICATE OF CONCURRENCY

Applicant.....: MOORE BASS CONSULTING, INC  
Owner.....: J & T LLC  
Project Name.....: CHASON WOODS SUBDIVISION  
Project Location: SUNFLOWER  
Current Zoning: URBAN FRINGE  
Future Use Description: URBAN FRINGE  
Parcel I.D. Number(s) 46-13-20-403-0000

Type of Land Use:  
Residential Single Family - Deta 523 Units

Conditions:

This Preliminary Certificate of Concurrence is issued pursuant to Article VI of Chapter 10 of Leon County Code of Laws. Based upon the information submitted by the applicant, this certificate certifies that a development with the land use densities and intensities specified at the location specified above will have adequate infrastructure capacity tentatively reserved for water, wastewater, solid waste, recreation, mass transit, stormwater and transportation to serve the needs of the development. School capacity is not reserved at the time of the issuance of a Preliminary Certificate of Concurrence. Concurrence applicants for residential development after June 6, 2008 are required to provide proof from the Leon County School Board that school concurrency has been satisfactorily addressed.

The information provided by the applicant has not been verified as accurate by staff. Upon notification from the Development Services Division that a complete application for a Development Order is received from the applicant, staff will begin the assessment of the information received from the applicant. This permit in no way gives the proposed development any final authorization to develop, nor does it absolve the applicant from fulfilling the requirements of any Federal, State, County, or City Laws or regulations related to land use or land development.

Ryan Guffey, #1CP  
Development Review and  
Inspection Division

3-18-10  
Date

**Ryan Culpepper - Chason Woods Concurrency (LCM 090019)**

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**From:** Ryan Guffey  
**To:** Brockmeier, Scott; Culpepper, Ryan  
**Date:** 03/25/2010 4:14 PM  
**Subject:** Chason Woods Concurrency (LCM 090019)

Scott,

The Chason Woods project has received a Preliminary Certificate of Concurrency, which is valid until April 14, 2010. The applicant will need to request an extension.

A draft concurrency agreement has been written for this project. The agreement requires payment of concurrency mitigation in the amount of \$1,146,342. All concurrency agreements in excess of \$500,000 require approval by the BCC. The applicant needs to sign the agreement prior to placing this item on the agenda. Please let me know if you have any further questions or require additional information.

Sincerely,

Ryan Guffey, AICP  
Concurrency Management Planner  
Department of Growth and Environmental Management  
Development Services Division  
Renaissance Center, 2nd Floor  
435 North Macomb Street  
Tallahassee, Florida 32301-1019  
(850) 606-1386

Did you know that most homeowners can easily add an accessory dwelling unit to their existing house? Leon County allows both attached and detached accessory dwelling units. Applications fees are low, the review process is quick, and in most instances, the applicable standards are easy to meet. Please contact the Development Services Division for additional information at 850-606-1300.