



**LEON COUNTY
NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING
FOR A PROJECT REQUIRING TYPE "C" SITE PLAN REVIEW
SPECIAL MEETING**

The Leon County Growth and Environmental Management Department has received an application for a Type "C" Site and Development Plan review. The Leon County Property Appraiser's records indicate that you either own property within 1,000 feet of the proposed development, or you are the representative of a homeowners association in close proximity to the subject property. The proposed development is summarized below:

(See Project Location Map on Other Side)

SUMMARY OF PROPOSAL

Project Name: Chason Woods Conservation Subdivision (LSP090035)
Project Description: Proposed 498-lot single-family, detached subdivision utilizing the conservation subdivision provision which also includes two (2) non-residential lots.
Project Location: Located on the east side of Wakulla Springs Road (SR-61), approximately one-half mile south of Oak Ridge Road at the northeast intersection of County Line Road and Wakulla Springs Road (SR-61)
Parcel Tax I.D.#: 46-13-20-403-000-0
Zoning/ Future Land Use: Urban Fringe (UF) / Urban Fringe
Project Area: 697.1 +/- acres
Applicant's Agent: Moore Bass Consulting, Inc.
805 N. Gadsden St
Tallahassee, FL 32303
Agent's Phone Number: 850-222-5678
Agent's Email: ebass@moorebass.com

The Leon County Development Review Committee will hold a special meeting on November 18, 2009 at 10:00 a.m., at Renaissance Center, 2nd Floor, 435 N. Macomb Street. The Leon County Development Review Committee (DRC) is composed of the Director of Growth & Environmental Management, Director of Public Works, and the Planning Department Director, or their designee. This meeting is administrative in nature. Therefore, although the meeting is open to public attendance, no testimony, questions, documents or letters will be received from the applicant or from any member of the public during the meeting.

Should you wish to provide written comments regarding the proposed development, please fill out the enclosed form (or attach a letter) and return it to the Leon County Growth and Environmental Management Department, Development Services Division, Renaissance Center, 2nd Floor, 435 N. Macomb Street, Tallahassee, FL 32301-1019. All written comments received before the meeting will be forwarded to the DRC for consideration. The public may inspect the plan for the project between 8 a.m. and 5 p.m., Monday through Friday (except holidays), in the Leon County Development Services office at the same address. You may also e-mail comments to "culpepper@leoncountyfl.gov". Please include information as indicated on the enclosed form. All written comments received will be forwarded to the DRC members for their review and consideration when reviewing the proposed development. Failure to provide written comments to the DRC before the meeting will disqualify a person from petitioning for a formal proceeding after the meeting.

Staff for each DRC member will provide proposed findings of fact to the DRC identifying whether the proposal meets all applicable Leon County codes, ordinances, regulations and adopted standards, and recommend approval, approval with conditions, denial or continuance to a date and time certain. Upon request, this report will be available to the public one work day before the DRC meeting. Pursuant to Section 10-7.405(f) Leon County Code of Laws, the DRC shall issue a written recommendation to the applicant and to the Board of County Commissioners (BCC) to approve, approve with conditions or deny the application.

The application shall be advertised and scheduled to be heard at the next available date for public hearings before the BCC. However, the public hearing on the application shall be continued if the applicant, or any other person who qualifies as a

party (as defined in Article VII of Chapter 10, at Division 7 of this Code) and has filed written comments regarding the application to the DRC in response to the public notice of the DRC meeting on the application, requests a quasi-judicial hearing on the recommendations of the DRC within 15 days of issuance of the DRC recommendations. Requests shall be made in writing and directed to the office of the county attorney, and shall include the project name, application number and a description of the facts upon which the recommendation is challenged and any argument in support thereof. **Failure to timely file a request will result in waiver of a quasi-judicial hearing on the application.** After a public hearing, the BCC shall approve, approve with conditions, deny the project, or continue their consideration to a later date and time certain. The decision of the BCC may be reviewed by the Circuit Court.

How To Obtain Special Accommodation For The DRC Meeting: In accordance with Section 285.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Facilities Management, 301 South Monroe Street, Tallahassee, Florida, 32301, by written request, at least 48 hours prior to the proceeding; their telephone number is: (850) 606-5000. You may also contact the Florida Telecommunications Relay Service at 800-955-8770 (V), 800-955-8771 (T), or 1-877-955-5334 (STS).