

**LEON COUNTY  
DEPARTMENT OF DEVELOPMENT SUPPORT  
AND ENVIRONMENTAL MANAGEMENT  
Renaissance Center – 2nd Floor Conference Room  
435 N. Macomb Street  
Wednesday, May 8, 2019 at 1:30 p.m.**

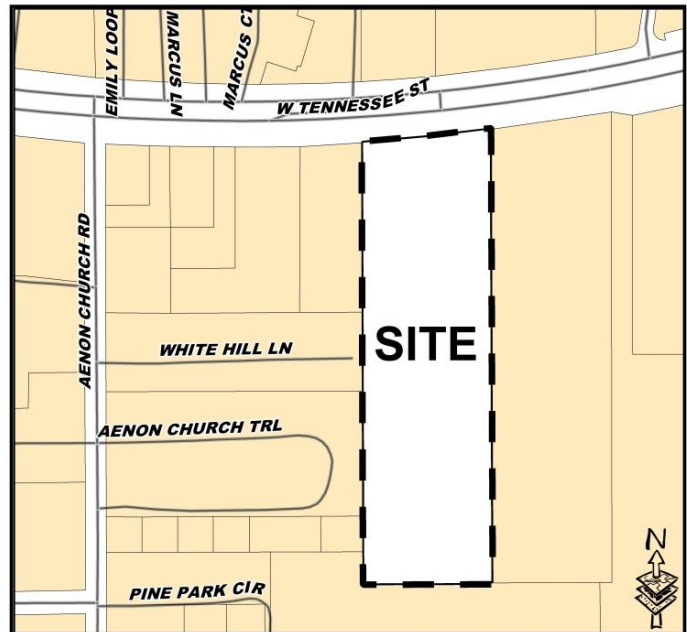
**APPLICATION REVIEW MEETING:**

**OLD BUSINESS**

**1:30 p.m.**    Project Name:    Ceballos Mixed Use Development  
Type “A” Final Design Plan Approval (FDPA) Track  
Project ID#:    LSP180040  
Applicant:      Saturnino Ceballos  
Agent:          Magnolia Engineering LLC – Carmen Bourgeois, P.E.  
Parcel ID#:     21-30-20-210-000-0  
Location:       5819 West Tennessee Street

The applicant requests the change of use of the existing single-family residences on-site to accommodate an automotive sales office and a grocery store. The applicant also requests to construct a new meeting hall of 12,000 square feet. The parcel is split zoned Commercial Parkway (CP) and Office Residential 2 (OR-2). The application qualifies for a Type “A” level site plan review and the applicant has selected the “FDPA Track,” which allows concurrent review of the site plan and environmental management permit.

Development Services Contact:  
[ThorntonC@leoncountyfl.gov](mailto:ThorntonC@leoncountyfl.gov)  
850-606-1342



**2:30 p.m.**    Project Name:    Chastain Manor Phase II  
Type “B” Final Design Plan Approval (FDPA) Track  
Project ID#:    LSP180018  
Applicant:      Golden Oak Land Group, LLC  
Agent:          Sean Marston, PE – Urban Catalyst Consultants, LLC  
Parcel ID#:     14-08-20-407-001-0, 14-08-20-407-002-0, 14-08-21- C-001-0  
and 14-08-21- C-0020  
Location:       North of Bannerman Road between Green Ridge Trail and  
Broken Bow Trail

The Department of Development Support and Environmental Management received revised site plans for Chastain Manor Ph. II. The application proposes 80 single-family dwellings on 33 acres (+/-). The application qualifies for Type "B" level site plan review and the applicant has selected the "FDPA Track," which allows concurrent review of the environmental permit and site plan. The application proposes connection to Talquin electricity and the City of Tallahassee central potable water and central sanitary sewer system. The southern portion of the site is zoned Lake Protection Node, the southeast portion of the site is zoned Residential Preservation and the north portion is zoned Lake Protection. The applicant is seeking to utilize the clustered subdivision approach on the north portion zoned LP. Type "B" site plans require at least two meetings, Application Review Meeting and Development Review Committee (DRC) Meeting. The DRC makes final disposition on approval of Type "B" applications. A DRC date will only be scheduled and noticed once a favorable recommendation is received from the Application Review Committee at a publicly noticed Application Review Meeting.



Development Services Contact: Scott Brockmeier  
[BrockmeierS@leoncountyfl.gov](mailto:BrockmeierS@leoncountyfl.gov)  
850-606-1317