LEON COUNTY
GROWTH AND ENVIRONMENTAL MANAGEMENT
DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

STAFF RECOMMENDATION:	*APPROVAL WITH CONDITIONS TO THE BOARD OF COUNTY COMMISSIONERS*
PROJECT NAME:	**Tower Creek Subdivision**
APPLICANT:	**Bracken Chase Home Builders** **3031 Eliza Road, Suite 1** **Tallahassee, FL 32308**
AGENT:	**George & Hutcheson Engineering, Inc.** **Contact Person: Dan Hurtado** **2015 Delta Street** **Tallahassee, FL 32303** **(850) 422-0020**

SUMMARY OF THE APPLICATION: The request is for a proposed 154 lot residential subdivision located on a 41.85 acre site. The location of the proposed development is on the south side of Tower Road, west and adjacent to the CSX Railroad right-of-way. The density for the proposed subdivision is 3.679 dwelling units per acre and will consist of single-family detached dwelling units. Electricity, water and sewer will be provided by Talquin Electric Cooperative, Inc. The development will be a private subdivision. The proposal is a Type "C" site and development plan, and will require final review by the Board of County Commissioners.

DATE OF DRC MEETING:	November 3, 2004
DATE OF PRE-APP:	April 21, 2004
DATE OF TECHNICAL STAFF REVIEW:	August 5, 2004
STAFF PLANNER:	Joan Schairer, Senior Planner
TAX ID#:	21-06-51-000-024-0; 21-06-20-000-050-0; 21-06-51-000-042-0; 21-06-51-000-080-0

PARCEL SIZE:	41.85 acres +/-
LOCATION:	The project is located on the south side of Tower Road, west and adjacent to the CSX Railroad right-of-way
ROADWAY ACCESS:	Tower Road (a minor collector) Woodlane Circle (local)
ZONING DISTRICT:	R-3
FUTURE LAND USE:	Mixed Use B
INSIDE/OUTSIDE URBAN SERVICES AREA:	Inside
ZONING PATTERN:	North: Industrial and OR-2 (Office Residential) District South: Industrial East: M-1 (Light Industrial) West: Residential Preservation
ADJOINING EXISTING LAND USES:	North: Warehouse, single family residences and vacant South: Industrial East: Vacant, construction West: Single family residences and vacant
PERMITTED USE VERIFICATION:	***VC040014***

Site Plan and Subdivision Review Criteria: In deciding whether to approve, approve with conditions, or deny a site plan, the Development Review Committee shall determine pursuant to Section 10-1479.1, Type "C" Review:

(a) *Consistency with the Comprehensive Plan.*

(b) *Whether the design standards and requirements set forth in the Subdivision and Site and Development Plan regulations have been met (Article XI);*

(c) *Whether the applicable criteria of the Environmental Management Act have been met (Article VII);*

(d) *Whether the standards and requirements of the zoning code have been met (Article X); and*

(e) *Whether the requirements of other applicable regulations or ordinances which impose specific requirements on the proposed development have been met (Articles XII, Article VI, Article XIII, Article XIV, Article XV, Article XVII, and if applicable, Article XVIII).*

Growth and Environmental Management Staff Findings: The staff is generally responsible for reviewing site plan application to ensure that the application meets the applicable requirements set forth in the Zoning, Site Plan, and Subdivision Regulations (Chapter 10 of the Leon County Code of Laws).

Pursuant to the review criteria identified in Section 10-1479.1, Type "C" Review, the Growth and Environmental Management findings are as follows:

Comprehensive Plan issues and specific applicable policies:

Land Use Element:

Mixed Use B Intended Function: Create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities in close proximity to low to medium density residential land uses. Employment opportunities should be located close to residential areas, and if possible, within walking distance. Business activities are not intended to be limited to serve area residents, and as a result, may attract shoppers from throughout larger portions of the community.

Policy 1.1.1 (Page I-39) – In order to discourage urban sprawl, new development shall be concentrated in the Urban Service Area (USA) and in the rural communities of Woodville, Capitola, Chaires, Ft. Braden and Miccosukee, as designated on the future land use map.

Policy 1.2.2 (Page I-40) - The type, intensity and structural design of any development proposed for a site shall be appropriate to the existing natural topography. Site alterations will be limited to the absolute minimum necessary to develop a site safely. Design criteria in the land development regulations will emphasize site designs that fit the topography, not changing the topography to fit the design. Minimum grade changes typically associated with site and development include those necessary for the safety of a building including parking, road right-of-way, handicapped access or utilities. Criteria for approval of development in areas with significant and severe grades will be limited to the type of land use that requires the least disturbance of sloped areas.

Residential Land Use Objective LU 2.1. (Page I-60) – Enhance the livability of existing neighborhoods, and in new neighborhoods provide for future mixed residential areas which will accommodate growth and provide a wide choice of housing types, densities and prices as well as commercial opportunities based on performance criteria. These shall included but not be limited to:

1. Setback requirements form natural waterbodies and wetlands
2. Buffering requirements
3. Open space requirements
4. Landscape requirements
5. Tree protection
6. Stormwater management requirements

Transportation Element:

Overall Goal - Maintain and improve the quality of life in Leon County through an integrated and comprehensive transportation system emphasizing the elements of aviation, mass transit, and traffic circulation including non-motorized transportation.

Policy 1.1.2 – New road construction shall include stormwater management improvements designed to maintain natural stormwater quantity, timing, rate, and direction of flow characteristics consistent with Stormwater Level of Service Standards.

Policy 1.5.5 – All access connections shall have adequate sight distance for safe entry and exit and shall be located and designed to accommodate intended operations and storage needs and to minimize conflict points on the abutting road.

Policy 1.5.6 – Access connections shall not be permitted in the physical or functional area of the intersections of arterial or collector roadways.

Policy 1.5.7 – Cul-de-sacs shall be limited in length and have a turnaround that accommodates emergency and delivery vehicles in order to protect emergency access and to promote convenient daily use. Dead-end streets other than cul-de-sacs shall not be permitted unless they are designed to connect with future streets or adjacent land, in which case an adequate temporary turnaround easement must be provided at the end of the street.

Policy 1.6.3 – Encourage the interconnection of vehicular or pedestrian traffic between adjacent, compatible development.

Utilities Element:

Overall Goal – Provide an adequate and cost effective solid waste disposal and collection system to serve the needs of the Tallahassee-Leon County residents, while maintaining public health, environmental and land use compatibility standards.

Finding: Talquin Electric Cooperative, Inc. will be the provider for central water, central sewer and electric for the proposed subdivision.

Conservation Element:

Overall Goal – Preserve, protect and conserve the ecological value and diversity of natural resources in Tallahassee and Leon County.

Findings: The Environmental Compliance Division reviewed the Natural Features Inventory (NFI) and the Environmental Impact Analysis (EIA) and determined that the proposed site and development plan is consistent with the Comprehensive Plan.

Concurrency (Section 10-140):

A Preliminary Certificate of Concurrency was issued on June 30, 2004 (Attachment #1).

Article VII. Environmental Management.

No person shall change, or allow to be changed, the contour, topography, use, or vegetation cover of land unless the stormwater runoff and sedimentation generated thereby are permitted and controlled in accordance with this article and the rules and regulations.

Finding: Public Works and Environmental Compliance have reviewed the site plan for stormwater compliance. Environmental Compliance comments are included as Attachment #2.

Required buffers related to uncomplimentary land use and zones (Section 10-261 and Section 10-923):

Buffers will be required for property abutting properties including the Industrial zoning district and residential districts. A Type "D" buffer is required around the perimeter of the parcel adjacent to the Industrial zoning district and railroad track. A Type "A" buffer will be required adjacent to residential uses or subdivisions.

Finding: The proposed site plan must be modified to correct the number of feet required for a Type "D" buffer. The site plan shows 25 feet. The site plan must be modified to show a 30 feet Type "D" buffer. Also, on Sheet 4 of 7 the site plan shows a Type "B" buffer between Block "C", Lot 6, and the driveway for the proposed water tower. This buffer must be changed to a 30 feet Type "D" buffer as required in Section 10-923. This may require a slight change in Block "B", Lot 45, the driveway, which will access the water storage facility, and Block "C" (Attachment #9).

Division 4. Tree Protection.

It is the intent of this division to facilitate a holistic approach to development which incorporates trees suitable for integration into urban development, regardless of size, and which utilize urban forest areas. It is also the intent to protect and maintain wildlife habitat areas and the forested character of the community through management of development impact and reforestation requirements.

Finding: The 41" Laurel Oak (patriarch tree as determined by the Canopy Road Coordinator (Attachment #9)) located on the east side of the property at the railroad right-of-way is being preserved. The applicant at time of environmental permitting must demonstrate compliance with the County's reforestation requirements.

Division 7. Environmental Analysis

The environmental analysis included a gopher tortoise habitat.

Finding: The agent has provided a copy of the gopher tortoise relocation agreement. This agreement must be signed and on file with Environmental Compliance. (Attachment #2)

Article X. Zoning.

Division 5 and Division 9. Zoning Districts and Development Standards. Zoning District and Development Standard Issues (Section 10-1216).

The subject property is located in the R-3 (single-and two-family residential) zoning district and is inside the USA. The proposed 154 lot residential subdivision is an allowable use within this zoning district.

The R-3 (single- and two-family residential) District development standards for detached dwelling units are as follows:

Minimum Building Setbacks (single-family detached dwellings)	
Front	20 feet
Side - Corner Lot	15 feet
Side - Interior Lot	7.5 feet, or any combination that equals 15 feet
Rear	25 feet
Minimum Lot Width:	50 feet
Minimum Lot Depth:	100 feet
Minimum Lot Size:	5,000 square feet
Maximum Height:	3 stories

Finding: The proposed development must obtain approval from the Board of County Commissioners for a deviation from the interior side yard setbacks in order to develop the property as requested. The deviation request is to reduce the interior side yards from 7.5 feet to 5 feet. The applicant has noted on the site plan (Sheet 4 of 7) that the corner lot side yard setback is 10 feet. This must be corrected to read 15 feet.

Division 6. Special Regulatory Districts. Conservation/Preservation Area (Sections 10-953, 973, & 974):

The proposed development must comply with all applicable regulations pertaining to conservation and/or preservation areas (Article VII of the Leon County Land Development Code, and the Conservation and Land Use Element of the 2010 Comprehensive Plan) if the environmental analysis identifies any preservation and/or conservation areas on the subject parcel. The site and development plan must clearly indicate significant environmental features or constraints located on or adjacent to the subject property and ensure that the proposed site and development plan accommodates these features.

Finding: The Natural Features Inventory was approved and the Environmental Impact Analysis was approved with conditions by the Environmental Compliance Division (Attachment #2).

Division 7. Parking and Loading Requirements:
Required Parking (Section 10-1028):

The parking standards require (2) spaces per unit for up to three bedrooms.

Finding: The proposed plan is consistent with the parking provision established for the R-3 zoning district for single family detached lots. Each proposed house has two off-street parking spaces.

Division 8. Supplementary District Regulations.
Accessory Structures (Section 10-1102):

None shown.

Article XI. Subdivision and Site and Development Plan Regulations.

Division 1. Generally.
Compliance and Consistency with Comprehensive Plan (Sections 10-1407 and 10-1408):

All proposed subdivisions or development shall be designed to comply with at least the county zoning, building regulations, concurrency, and environmental management ordinances, and such other applicable land development regulations, ordinances, and policies, for the area in which the proposed subdivision or development shall be located.

Finding: The proposed site plan complies with the intent of the zoning, concurrency and environmental management requirements.

Division 4. Procedure for Review and Approval of Site and Development Plans.
Permitted Use Verification (Section 10-1477):

Refer to Permitted Use Verification Certificate VC-040014. The certificate indicates that the parcel is eligible for Type "C" review (Attachment #3).

Type "C" Review (Section 10-1479.1):

Staff has determined that the application is sufficiently complete at the required level of detail to recommend approval (with conditions) to the Board of County Commissioners.

Site and Development Plan review process, Article XI, Section 1481:

(Also see the attached Type "C" Review checklist provided in Attachment # 4)

Site and Development Plan Criteria, Article XI, Section 10-1482:

1. Whether the applicable zoning standards and requirements have been met.

2. Whether the applicable provisions of the Environmental Management Act have been met.

3. Whether this requirements of Chapter 10 and other applicable regulations or ordinances which impose specific requirements on site and development plans and development have been met.

Finding: The deviation request to reduce the side yard setback must be approved by the Board of County Commissioners. The proposed subdivision is consistent with the zoning district. The tree mitigation and relocation of gopher tortoises will be reviewed during environmental permitting.

Division 5. Substantive Standards and Criteria.

It is the policy of the Board of County Commissioners that the subdivision and/or development of land in the county shall be appropriately regulated and shall proceed in a safe, orderly, efficient, economical and environmentally sound manner.

Land shall not be subdivided or developed until provision has been made for public facilities and improvements in accordance with the comprehensive plan and county requirements.

Findings: The DRC review submittal is in compliance with the Substantive Standards outlined in the Land Development Regulations. The proposed subdivision meets the criteria set forth in Division 5 as a private subdivision. The subdivision does include pedestrian mobility via sidewalks. It also meets the criteria for private streets, stormwater maintenance and common areas.

General layout and design standards (Section 10-1527):

A subdivision shall be designed to include pedestrian ways which promote pedestrian mobility in and between residential developments and between residential development and nearby minor and community development.

Bicycle lanes and bicycle paths are required in conjunction with planned minor connector and above roadways to provide access in and between developments.

Finding: The proposed plan is consistent with this section of the Land Development Regulations.

Stormwater Management (Section 10-1528):

Swales or other nonstructural means to direct stormwater may be used in developable areas. The storm drainage and surface water drainage system used shall be installed in accordance with Article VII and other requirements and specifications of the county.

The design and construction of all facilities shall include adequate provisions, including easements and right-of-ways, to accommodate maintenance activities for the proper operation of the facility. Conceptual locations of stormwater facilities and discharge locations should be

identified on the conceptual development plans, per Section 10-915(d) (1) c.6. (vi) of the Land Development Regulations.

Finding: Public Works and Environmental Compliance have reviewed this component of the site plan. For Environmental Compliance comments see Attachment #2.

Public water supply (Section 10-1529):

New potable water service, within the USA, shall be provided in a manner which promotes orderly, compact urban and cost efficient growth, and prevents leapfrog development, while optimizing the use of existing facilities.

Finding: The DRC review submittal is in compliance with the public water section outlined in the Land Development Regulations. Talquin Electric Cooperative, Inc. is providing central water.

Public sanitary sewer or on-site sewage disposal systems (Section 10-1530):

Sanitary sewer facilities shall be installed in accordance with the requirements, policies, and specifications of the county and service provider and those treatment standards of the Florida Department of Environmental Regulation.

Finding: Talquin Electric Cooperative, Inc. is providing central sewer to this subdivision.

General features relating to natural features (Section 10-1534):

The size, shape and orientation of lots and siting of buildings shall be designed to provide building sites logically related to protected trees, topography, and natural features.

Finding: The proposed site plan has been developed to reduce with minimum impact to the natural features. Mitigation for trees in accordance with the County's reforestation requirements will be reviewed at environmental permitting (Attachment #2).

General principles of design relating to impacts on nearby streets and property owners (Section 10-1535):

Each development shall be designed to be as compatible as practical with nearby development and characteristics of the land.

Finding: The proposed development includes sidewalks that will connect with other existing subdivisions. A connection with Woodlane Circle provides another ingress/egress for the subdivision. The main entrance is Tower Road.

Requirements for developments not dedicated to the public (Section 10-1537):

Street paving is required for private streets in the USA. Street paving is required for private streets in the urban fringe where the length of the street, intensity, and type of traffic, or the relationship with public streets, indicates that paving is appropriate.

The specified restrictive covenants must be approved by the county attorney as to form and manner of execution, and recorded prior to the sale or conveyance of any lot in a subdivision, except minor developments (Attachment #5).

Finding: The DRC review submittal is in compliance with this section as outlined in the Land Development Regulations. The applicant will provide paved streets in compliance with the County's design requirements.

Division 6.Plats.

A plat shall constitute only that portion of an approve site and development plan which the subdivider proposes to subdivide, record, and develop, provided that such portion has been identified on the site and development plan as a separate phase of development and that the sequencing of such phase is also reported on the approved site and development plan. Such portion shall conform to all requirements of this chapter. Notwithstanding any other provisions of this chapter to the contrary, plats shall always be required for all site and development plans which propose any non-exempt subdivisions, or which create common areas for the benefit of members of a homeowner's or property owner's association, or which require any conservation easements. No building permits shall be issued for a project that requires platting until a plat has been accepted and approved by the Board of County Commissioners and recorded in the plat books of the county pursuant to the provisions of the Code except as noted in Section 10-1484.3.

Plats containing streets and subdivision improvements not dedicated to the public Section 10-1560):

If a proposed plat contains streets, roads, alleys, right-of-way, common areas, utility, conservation and drainage or other easements not dedicated to the public, the applicant, prior to plat approval, shall file with the county attorney certified copies of the executed and filed articles of incorporation and bylaws of a homeowners' or property owners' association, or other corporate entity, together with restrictive covenants applicable to the property, approved by the county attorney as to form, content, and manner of execution, providing enforceable assessment procedures for financing the maintenance of the streets or roads, alleys, right-of-way, common areas and facilities, utility and drainage or other easements. The plat shall not be submitted to the Board of County Commissioners until articles, bylaws, and restrictive covenants have been approved as to form and manner of execution by the county attorney.

Finding: The proposed concept plan is in compliance with this section as outlined in the Land Development Regulations. The private subdivision's homeowners association will maintain the private streets, stormwater maintenance facilities and common areas.

Division 8. Deviation from Development Standards

Pursuant to the criteria granting a deviation from development standards (Sec. 10-1603), the entity with authority to approve, approve with conditions, or deny a site and development plan may grant a deviation under this section only upon demonstration that:

The agent has submitted a deviation request to reduce the interior side yard setbacks to five feet. The criteria for a deviation includes:

1) The deviation will not be detrimental to the public's health, safety, or welfare or to the surrounding properties, and

   Applicant states: The deviation will not be detrimental to safety, as the 10 feet open space between buildings will be adequate to allow fire service to rear of the homes (Attachment #6).

   Finding: Acting Fire Marshal Tom Cone indicated that there would be no problem with fire protection if the interior side yard setbacks were reduced to five feet.

2) There is exceptional topographic, soil, or other environmental conditions unique to the property, or

   Applicant states: The confines placed upon the site by the required buffers, railroad right-of-way and poor groundwater infiltration; preclude the use of standard lots sizes (Attachment #6).

3) There are unusual conditions which are not ordinarily found in the area, or

   The agent states that none exist (Attachment #6).

4) The deviation requested would provide a creative or innovative design alternative to substantive standards and criteria, or

   The agent states that none are provided (Attachment #6).

5) The strict application of the requirements of this ordinance will constitute a substantial hardship to the applicant, and

   Applicant states: The purpose of this deviation request is to allow more square footage for each home on each lot. The homes are being constructed for moderate-income families. The intent of this deviation would be to allow more square footage of home per

lot; thus, making the purchase appealing and affordable to the homebuyer (Attachment #6).

6) The granting of this deviation is consistent with the intent and purpose of this ordinance and the comprehensive plan.

Applicant states: The granting of this deviation will allow for more affordable housing to be constructed for moderate-income families, which is consistent with the intent of the development code.

Finding: Technical Review staff determined that the five feet setback would not be detrimental to public safety. Affordable housing is promoted by the County. The Development Review Committee must make a recommendation to the Board of County Commissioners regarding the deviation request.

Leon County Growth and Environmental Management recommendation:

Growth and Environmental Management recommends that the Board of County Commissioners approve with conditions the site and development plan for Tower Creek Subdivision consisting of a seven (7) page plan with job number 4128, prepared by Dan Hurtado of George & Hutcheson Engineering, Inc. of Tallahassee, Florida, with sheet numbers 1-7, dated October 11, 2004. This recommendation is based on the above referenced findings and the incorporation of the following conditions of approval into the site and development plan:

1. The Development Review Committee must determine whether to recommend to the Board of County Commissioners the request to reduce the required 7.5 feet side yard setback to 5 feet as requested in the agent's deviation request.

2. Modify the site plan to remove the wording "preliminary" site plan and replace the wording with "site and development plan" on Sheet 4 of 7.

3. Modify the site plan to include a stop sign at Woodlane Circle and Pinebarren Road.

4. At time of environmental permitting, satisfy all required conditions as requested in the October 20, 2004, memorandum from Environmental Compliance regarding the Environmental Impact Analysis (EIA). Those conditions are:
   a. Provide a signed copy of the gopher tortoise relocation agreement, with related exhibits.
   b. Provide the test results for Upper Respiratory Tract Disease (URTD) on all gopher tortoises. The test results must be acceptable to the Northwest Florida Water Management District. If there are any URTD-positive tortoises, an on-site preservation habitat must be prepared as proposed in the September 2, 2004 gopher tortoise management plan. This habitat will need to be shown on the final site plan and lot re-configuration will be required.

c. Due to the approaching cold winter weather, the temporary on-site protection measures must be addressed and shown in the final site plan to prevent construction disturbance until the gopher tortoises can be relocated in the next season.
d. The submitted mounding analysis must fully comply with the recovery requirements of Sec. 10-208(16), Land Development Code. In addition to the water quality treatment volume, the recovery analysis must demonstrate that the whole pond volume can be recovered within 30 days for all the ponds. Sand filters may be required and lot layout revisions will be required due to the design change.
e. Explain how the horizontal saturated hydraulic conductivity (Kh) was determined in the mounding analysis. Explain whether an adequate safety factor is considered in the Kh.
f. The mounding analysis must be revised to exclude the horizontal conductivity (Kh) for the filled berm sections of the ponds. Otherwise, it will become a sand filter pond.
g. A signed and sealed engineering report will be required at the time of environmental permit application. The report shall be a complete update and include the cumulus revisions throughout the EIA review process.

5. At time of environmental permitting, the applicant will need to demonstrate compliance with the County's reforestation requirements (i.e., 40 trees per acre of development area).

6. The proposed declaration of covenants, conditions, and restrictions must address the maintenance and enforcement of required landscaping within individual lots as mentioned in Note 11 on Sheet 4 of 7.

7. Modify the site plan to include a drainage easement or conservation easement over the 100 year floodplain on the site plan (no tree planting is allowed within this area).

8. Modify Sheet 4 of 7 on the site plan to reflect the correct 15 feet corner side yard setback.

9. Modify Sheet 4 of 7 to correct the Type "D" buffer width from 25 feet to 30 feet and to change the Type "B" buffer to a 30 feet Type "D" buffer at the southwest corner of Block "C", Lot 6.

10. Modify the site plan to include a note that all subdivision signage meets the requirements of Article XIII, Leon County Land Development Code.

Responses to Notification:

177 notices mailed
1 response returned
3 returned as undeliverable

Attachments:

Attachment #1:	Preliminary Certificate of Concurrency and Checklist
Attachment #2:	Memorandum dated October 29, 2004, from George Su, P. E., Environmental Compliance
Attachment #3:	Permitted Use Verification
Attachment #4:	Type "C" Checklist
Attachment #5:	Email dated October 8, 2004, from Suzanne Van Wyk, Assistant County Attorney
Attachment #6:	Deviation Request dated September 8, 2004, from Dan Hurtado, George & Hutcheson Engineering, Inc., agent from Bracken Chase Home Builders
Attachment #7:	Letter dated September 3, 2004, from Talquin Electric Cooperative, Inc.
Attachment #8:	Clearance letter dated August 24, 2004, from Aquifer Protection Agency
Attachment # 9:	Email dated October 1, 2004, from Tom Jackson, Canopy Road Coordinator
Attachment #10:	Letter dated October 8, 2004, from Lisa Ogelsby, Addressing Program Team Leader
Attachment #11:	September 15, 2004 memorandum from Tricia Gwaltney, Leon County School Board and September 1, 2004, letter from Dan Hurtado, George & Hutcheson Engineering, Inc. regarding bus loading/unloading areas
Attachment #12:	Email response dated October 25, 2004, from Shannon and James Weekley, 6482 Bombadil Drive, 32303

Certificate Number: LCM040052
Date Issued: 06/30/2004
Expiration Date: 11/18/2004

LEON COUNTY
PRELIMINARY CERTIFICATE OF CONCURRENCY

Applicant.....: BRACKENCHASE BUILDERS INC
Owner:.....: SPERRY TODD
Project Name....: TOWER CREEK
Project Location: TOWER ROAD
Current Zoning: SINGLE & TWO FAMILY RES
Future Use Description: MIXED USED B
Parcel I.D. Number(s) 21-06-51-000-0500
21-06-51-000-0240
21-06-51-000-0420
21-06-51-000-0800

Type of Land Use:
Residential Single Famil 154 Units

Conditions:

This Preliminary Certificate of Concurrency 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. The information provided by the applicant has not been verified as accurate by staff. Upon notification from the Development Review and Inspection 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.

Development Review and
Inspection Division

10/24/04
Date

From: Brian Waterman
To: Schairer, Joan
Date: 11/02/2004 8:18:13 AM
Subject: Tower Creek

The proposed Tower Creek Subdivision has sufficiently mitigated the impacts to the constrained roads in the vicinity by providing an alternate access off of Woodlane Circle. This access alleviates the impacts to Old Bainbridge Road by making Capital Circle NW (south of Old Bainbridge Road) a more viable route to reach this site. As for the impact to the constrained section of Capital Circle NW, the majority of the trips associated with this project travels in the off-peak direction.

LEON COUNTY
Department of Growth and Environmental Management
Concurrency Determination Checklist

PROJECT NAME: Tower Creek
Parcel I.D. # 21-06-51-000-(024, 042, 050, 080)-0 **Date:** 10/28/04
Applicant/Agent's Name: Braken Chase/George & Hutcheson Engineering, Inc.

1. Traffic Impact Analysis

A. Status of the Roadway Network in the Vicinity of the Project: ***Office Use Only***	Yes	No	N/A	Comments
* Available Capacity?		X		Segment 98201 Tower Rd: CC to Bombadil—Sufficient Capacity; Segment 91900 CCNW: Old Bainbridge to N. Monroe—Insufficient Capacity; Segment 95400 Old Bainbridge: Fred George to CC—Insufficient Capacity
* Any Roadway Improvements Scheduled in the area?		X		No major improvements in the immediate vicinity listed in current TIP.
* Potential Conflict Points?	X			Project will have access to CCNW via Woodlane; Project exceeds 5% on Tower Rd.
* Other Developments in the Vicinity?	X			Oak Valley Shopping Center; Non-Residential Development.
B. Review of the Project and Provided Site Plan: * Project Description Provided?	X			154 unit single family subdivision.
* Build Out Schedule Provided?	X			All units constructed between 2004 - 2008
* Any Project Phasing Proposed?		X		Single Phase project.
* Does Site Plan meet criteria per item 5 A. of the concurrency application?	X			Lane geometry is provided in the traffic analysis. However, future submittals should include this information on the site plan.
* Trip Generation Rates	X			1.03 trips per unit
* Will this Project be designated a Large Project?	X			1.03 X 154 units = 158 total trips
* Does the project meet the Access Management Guidelines?	X			Access is provided to Tower Road and Woodlane Circle; Proposed access is offset by 630 feet.
C. Review of Projected Traffic Impacts ***Large Projects Must Include the Following*** * Is the internal capture rate balanced (multi-use projects only)?			X	Single use project.
* Is the Pass-By Capture Rate Valid?			X	Pass by rate not applicable.
* Is the Enter/Exit Split Consistent?	X			63% enter/37% exit

	Yes	No	N/A	Comments
* Is a Traffic Distribution Map and Spreadsheet Provided and do the impacts meet standards?	X			Applicant signed off on staff's analysis and conclusions.
* Will the nearby signalized intersections continue to operate at existing service levels?	X			Intersection of N. Monroe @ Fred George will continue to operate at standards.
* Is any mitigation required?	X			Must have access to Woodlane Circle.
* Is the on site traffic circulation efficient?	X			No cul-de-sacs, dual access points.
D. Other Issues:				
* Is the project of significant size or location to require City GM approval?		X		Size and location will not require City of Tallahassee Concurrency Management approval.
* Is multi-modal facilities or other TDM strategies available for this project?	X			Bike/Ped interconnections are encouraged. However, the surrounding land uses may prohibit a comprehensive bike/ped system.
* Does this Project Require any Road Improvements?		X		Will not require any road improvements beyond an access to Woodlane.

2. Other Concurrency Impacts

A. Water/Sewer/Solid Waste/Recreational Facilities *Residential Projects Only*	Yes	No	N/A	Comments
* Water Service Provided?	X			Talquin water
* Sewer Service Provided?	X			Talquin sewer
* Pounds of Solid Waste Reserved? *(Office Use Only)*	X			354,628 lbs of solid waste reserved.
* Acres of Boat Ramps Reserved? *(Office Use Only)*	X			0.0703 acres of boat ramps reserved
B. Stormwater * Location of stormwater management facilities, including conveyance and drainage easements?	X			Stormwater facilities are provided on concept plan.
* Has Environmental Management Approved the Proposed Stormwater Facility?		X		See comments from Environmental Management.
C. Mass Transit * Is the proposed project in the Urban Services Area?	X			Project is inside the Urban Services Area.
* Mass Transit Service Available?		X		Transit Service is not available.

Concurrency Management Section Comments:
All concurrency conditions have been met. However, the applicant is encouraged to incorporate more bike/ped features if possible and "emphasize" the existence of an alternative access off of Woodlane Circle.

interoffice
MEMORANDUM

To: Joan Schairer, Development Services Coordinator

From: George Su, P.E., Senior Environmental Engineer SGS

Subject: Tower Creek Subdivision (f/k/a River Oaks)
Type "C" Site Plan: Development Review Committee Meeting
Parcel ID #21-06-51-000-024, 050, 080 & 042-0

Date: October 29, 2004

Having reviewed the October 20, 2004 submitted information, the Environmental Compliance Division is recommending approval to the DRC with the following conditions. However, due to the pending unresolved issues, the current lot configuration probably will be revised and the total lot number may be reduced at the time of environmental permit review. The approval conditions are as follows:

A. All the October 20, 2004 approval conditions of Environmental Impact Analysis (EIA) need to be met. See the attached copy for reference.

B. At the time of environmental permit application, the applicant will need to demonstrate compliance with the County's reforestation requirements (i.e. 40 trees per acre of development area).

C. The proposed declaration of covenants, conditions, and restrictions needs to address the maintenance and enforcement of required landscaping within individual lot as mentioned in Note No.11 on Sheet 4 of 7.

D. Drainage easement or conservation easement should be designated over the 100-yr floodplain on the site plan and no tree planting should be proposed within this area.

Leon County Growth and
Environmental Management
3401 W. Tharpe Street
Tallahassee, FL 32303
(850) 488-9300

October 20, 2004

Mr. Dan Hurtado, E.I.
George & Hutcheson Engineering, Inc.
1967 Commonwealth Lane
Tallahassee, Florida 32303

RE: Tower Creek Subdivision
Parcel ID: #21-06-51-000-024, 050, 080 & 042-0
Environmental Impact Analysis (EIA); LEA 04-00084

Dear Mr. Hurtado:

Your supplemental EIA information for the above project was received on October 13, 2004. Having reviewed the submitted engineering report and plans, we have approved the EIA with conditions that must be fully addressed at the time of environmental permit application. The approval conditions are listed as follows:

1. Provide a signed copy of the gopher tortoise relocation agreement, with related exhibits.

2. The test results for Upper Respiratory Tract Disease (URTD) must be provided to prove that all gopher tortoises are acceptable to the Northwest Florida Water Management District. If there is any URTD-positive tortoise, then an on-site preservation habitat must be prepared as proposed in the September 2, 2004 gopher tortoise management plan. This habitat needs to be shown in the final site plan and lot re-configuration will be required.

3. Due to the approaching cold winter weather, the temporary on-site protection measures must be addressed and shown in the final site plan to prevent construction disturbance until the gopher tortoises can be relocated in the next season.

4. The submitted mounding analysis must fully comply with the recovery requirements of Sec. 10-208(16), Land Development Code. For example, based on the analysis for Pond 3, there is 0.1 ft of water left in the pond at the end of 30 days. In addition to the water quality treatment volume, the recovery analysis also needs to demonstrate that the whole pond volume can be recovered within 30 days for all the ponds. It is very possible that sand filters will be required and lot layout revisions will be required due to the design change.

5. Explain how the horizontal saturated hydraulic conductivity (Kh) was determined in the mounding analysis. Explain whether an adequate safety factor is considered in the Kh.

6. The mounding analysis must be revised to exclude the horizontal conductivity (Kh) for the filled berm sections of the ponds. Otherwise, that will become a sand filter pond.

7. A signed and sealed engineering report will be required at the time of environmental permit application. The report shall be a complete update and include the cumulus revisions throughout the EIA review process.

Please be advised that, considering the unresolved issues listed above, the current proposed design of the project's stormwater management facilities, lot configurations and other land plan features are subject to changes at the time of future permit review.

If you have any questions about the above comments, please contact me at (850) 488-9300.

Sincerely,

Shinming George Su, P.E.
Senior Environmental Engineer

sgs/SGS

cc: Bracken Chase Home Builders, 3031 Eliza Rd., Suite 1, Tallahassee, FL 32308
Joan Schairer
file

LEON COUNTY
PERMITTED USE VERIFICATION
CERTIFICATE NUMBER: VC040014

ISSUED TO:
Name: BRACKEN CHASE HOME BUILDERS Phone #: 850-309-7790
Address: DAVID HANSELMAN 3031 ELIZA ROAD,SUITE 1 TALLAHASSEE, FL, 32308

Project Acreage: 41.83
Zoning District.: INDUSTRIAL*
Parcel Tax ID#..: 2106510000800
2106510000500
2106510000420
2106510000240

Post-it® Fax Note 7671	Date 3/3	# of pages ▶ 1
To Dan Hurtado	From Dev. Svcs.	
Co./Dept.	Co.	
Phone #	Phone # 488-9300	
Fax # 422-0011	Fax #	

170 UNIT CLUSTER SF RESIDENTIAL SUBDIVISIC

----------COMMENTS----------

1: The 41.83 acre property now has an adopted land use of Industrial and is now zoned Industrial (I) (Chapter 10, Article X, Division 9, Section 10-1212) while the westerly 78+- feet has a land use of Mixed Use B and is zoned R-3 (Single and Two Family Residential)(Section 10-1216). The properties now are subject to a pending land use a change (#2004-1-M-004) which, if approved, would change the Industrial land use to Mixed Use B land use. It would also permit the applicant to submit for the proposed R-3 zoning on that portion of the property now zoned Industrial. The four parcels are located inside the Urban service area (USA) and would be served with central sewer and water. The properties are now part of the platted, but undeveloped, Lakewood Business Center subdivision. If the proposed land use and zoning change is approved the property would be eligible for the development of a 170 units "cluster" single-family subdivision. Cluster subdivisions are permitted under Section 10-952 of the Leon County Code, as a special regulatory overlay. Development using traditional R-3 zoning for single family uses also allows a variety of minimum lot sizes depending on the type of residential units proposed. A Type D buffer (Section 10-923) will be required between the residentially zoned lots and the adjacent Industrial zoning. An additional 25 feet wide setback will be required along the CSX Railroad right-of-way(Section 10-1527(l)(12)). No special buffer is required between adjacent residential uses.The proposed subdivision will result in a replat (Section 10-1563) of the existing subdivision or a portion of the existing subdivision could be vacated as described in Section 10-1564. A new plat shall be reviewed for compliance with Article XI, Division 4, Section 10-1481, and Division 5 and Division 6. The subdivision will require a Type "C" review per Section 10-1479.1. Development on any significant slopes is highly regulated by Sections 10-953 and 10-973 and Section 10-207.

This PUVC is issued based on the assumption that the pending land use amendment and a susequent zoning change is approved as requested.

----------CONDITIONS----------

Subject to the following sequence of reviews and required approvals:

1: Pre-Application Conference: Contact Development Services at 488-9300
2: Concurrency Certificate: Contact Concurrency Mgt at 488-9300
3: Type C Review Contact: Development Services at 488-9300
4: Environmental Permit Contact: Environmental Compliance at 488-9300
5: Final Plat Contact: Public Works at 488-8003
6: Development may be subject to City/County Water & Sewer Agreement. Contact City Utilities at 891-6101
7: Building Permit Contact: Building Inspection at 488-4704

Submittal requirements are pursuant to the Leon County Zoning, Site and Development Plan and Subdivison Procedures and Information Manual for the Process identified above.

Subsequent permitting and site plan review may limit the ability to construct above described development. This certificate is exclusive to the terms and conditions herein and is valid under the 2010 Comprehensive Plan and the Leon County Land Development Regulations in effect at the time of issuance. Amendments to the 2010 Comprehensive Plan or to the Land Development Regulations may alter the terms and conditions of this certificate.

No Permitted Use Verification Application and/or Permitted Use Verification Certificate shall be the basis for any claims of estoppel or vesting as against any land development regulations or zoning regulations, which may be adopted on or after the date of the Permitted Use Verification Application and/or the Permitted Use Verification Certificate.

Status: **ELIGIBLE**
Date Approved: 03/02/2004

3/2/04
Development Services Division
Leon County Community Development

LEON COUNTY

Growth and Environmental Management

Type "C" Development Review Checklist

[redacted]

To qualify for a Type "C" review, one of the categories listed in "1a" through "1f" below must apply. Check the appropriate category and proceed to page 2 of this checklist.

1a. Properties in the Residential Preservation, Lake Protection, RA, R-1, R-2, R-3, R-4, R-5, and OS Zoning Districts:	**Check**	**Comments**
• Residential site plan containing 50 or more residential dwelling units?	☒	154
• Additions or new construction of churches, schools or institutional facilities containing 25,000 or more gross building square feet?	☐	
• Other non-residential uses containing 25,000 or more gross building square feet?	☐	
1b. Properties in the Urban Fringe, Lake Talquin Urban Fringe, Rural, WC, OR-1, OR-2, BC-1, BC-2, BCS, BOR, or C-1 Zoning Districts:		
• A residential site plan containing 150 or more residential dwelling units?	☐	
• A non-residential site plan containing 150,000 or more gross building square feet?	☐	
1c. OR-3, CM, MR-1, C-2, undeveloped sites in CP, IC (with approved concept plan pursuant to Sec. 10-1480), UP-1, UP-2, OA-1, M-1, PUD, and DRI Zoning Districts:		
• A residential site plan containing 300 or more residential dwelling units?	☐	
• A non-residential site plan containing 250,000 or more gross building square feet?	☐	
1d. Activity Center Zoning District:		
• A residential site plan containing 500 or more residential dwelling units?	☐	
• A non-residential site plan containing 500,000 or more gross building square feet?	☐	
1e. Rural Community Zoning District:		
• A residential site plan containing no less than 50 dwelling units?	☐	
• A non-residential site plan containing no less than 99,999 gross building square feet?	☐	
1f. Industrial Zoning District:		
• New/expansion of industrial uses or development of 250,000 square feet or greater?	☐	

[redacted]

The following items must be checked completed prior to final approval of a request for a Type "C" Site and Development Plan review:

Item	Yes	No	N/A	Comments
2a. Pre-Application: Applicant obtained a Permitted Use Verification prior to filing a Type "C" Site Plan application?	☐	☐	☐	
• Applicant attended a pre-application/quick check conference with staff?	☒	☐	☐	April 21, 2004
• Applicant has an approved Natural Features Inventory?	☒	☐	☐	August 5, 2004
• Applicant has submitted the Environmental Impact Analysis for this development?	☒	☐	☐	October 20; With Conditions.
• Applicant has applied for a Certificate of Concurrency for this development?	☒	☐	☐	
2b. Application: Applicant has submitted a site and development plan which reflects the following:	☐	☐	☐	
• A title block containing the name of the proposed development, date of preparation, and a written and graphic scale of the plan?	☒	☐	☐	
• A legal description and boundary survey of the parcel which is sealed by a Florida licensed surveyor?	☒	☐	☐	
• Total acreage of the parcel(s). If the proposed development is on a portion of a larger parcel, the acreage of the overall parcel and the portion to be developed?	☒	☐	☐	
• A scaled vicinity map with north arrow including all lot lines, parcel tax identification numbers, roads, access easements to the subject parcel, structures, and paved areas within 300 feet of the parcel boundaries?	☒	☐	☐	
• Names, addresses, and phone numbers of all owners, developers, and/or agents?	☒	☐	☐	
• Location and type of proposed easements, including legal access?	☒	☐	☐	
• Lot dimensions to the nearest foot?	☒	☐	☐	
• Lot and block numbers: if resubdividing, the numbering system must be consistent with existing system.	☒	☐	☐	
• Circulation diagram showing vehicular and pedestrian movements? Location and dimensions of access points, walkways, and traffic control devices?	☒	☐	☐	
• Changes in existing topography?	☒	☐	☐	
• Location of stormwater management facilities, including conveyances and drainage easements?	☒	☐	☐	
• Location and type of buffers and conservation easements?	☒	☐	☐	

[redacted]

The following items must be checked completed prior to final approval of a request for a Type "C" Site and Development Plan review:

Item	Yes	No	N/A	Comments
• Number and spaces and location of parking facilities?	☒	☐	☐	2 + 1 "Ok"
• Square footage of impervious surfaces?	☒	☐	☐	
• Location and depth or setbacks?	☐	☐	☐	
• Location and use of temporary structures?	☒	☐	☐	
• Location and generalized footprint of each existing building or proposed building? Gross square footage, floor area ration, and height for proposed non-residential structures?	☒	☐	☐	
• Location and footprint of all infrastructure?	☒	☐	☐	
• Areas to be protected by a conservation easement of other legal means?	☒	☐	☐	
• Street and roadway names?	☒	☐	☐	
• Street plans, locations, designs, and names are assigned in accordance with County code?	☒	☐	☐	
• Location and description of all structures to be built by developer?	☒	☐	☐	
• Location and type of recreation facilities?	☐	☐	☒	
• Refuse collection areas, and location and type of refuse screening?	☒	☐	☐	
• A map is provided depicting all of the land owner's contiguous property and proposed use?	☒	☐	☐	
• Proposed development build-out schedule for all phases?	☒	☐	☐	
• A utility service plan is provided addressing water supply, power supply, and method and location of sanitary sewage disposal?	☒	☐	☐	
• Information is provided to show how common facilities will be maintained?	☒	☐	☐	
• Proposed lighting: bldg., signage, parking area	☒	☐	☐	
• Proposed signage shown	☒	☐	☐	
• Noise from proposed	☐	☐	☒	
2c. Applicant has submitted a site map depicting existing natural and developed features of the parcel which includes:	☐	☐	☐	
• Location of wooded areas, differentiating between native forests, high quality successional and mature successional forests?	☒	☐	☐	
• Location of listed species, occurrences, and their habitats?	☒	☐	☐	
• For multi-family residential and all non-residential site plans, protected trees which impact the development are identified?	☒	☐	☐	
• Location of wetlands?	☐	☐	☒	
• Conservation/preservation areas shown?	☒	☐	☐	

[redacted]

The following items must be checked completed prior to final approval of a request for a Type "C" Site and Development Plan review:

Item	Yes	No	N/A	Comments
• Location of all water bodies, water courses, drainage ditches, canals, sinkholes and other open water features?	☒	☐	☐	
• Location/type of hazardous materials, wastes, and underground storage tanks?	☐	☐	☒	
• Location of 100-year floodplain?	☒	☐	☐	
• A scaled aerial photograph showing the location of the site and adjacent properties within 300 feet of the site?	☐	☐	☒	See NFI application.
• A conceptual landscaping plan which includes a planting proposal for public rights-of-way, common areas, buffers, and open space areas showing types, sizes, and spacing of trees and vegetation?	☐	☐	☒	
• Location of closed basins and drainage divides?	☒	☐	☐	
• Proposed covenants, grants, easements, dedications, and restrictions to be imposed on the land? Buildings and/or structures, including easements for public utilities and instruments relating to the use and maintenance of common areas, open spaces, private streets, and other private infrastructure shall be identified. Provisions are included to allow access of public service vehicles?	☒	☐	☐	Conservation easements will be required at time of environmental permit application.
2d. For non-residential developments, applicant has provided the following:				
• Names and quantities of hazardous or toxic materials or wastes to be used or produced on the site?	☐	☐	☒	
• Types and quantities of radioactive materials or wastes, explosives, or flammable materials to be used or produced on the site?	☐	☐	☒	
• Types and quantities of hazardous materials that may be moved off site?	☐	☐	☒	
• Noise levels expected at the site boundaries?	☐	☐	☒	
• Types of manufacturing, production, processing and other industrial activities which will occur on the site?	☐	☐	☒	
• Applicant has paid applicable review and application fees?	☐	☐	☒	

From: Suzanne Van Wyk
To: Brockmeier, Scott; Carithers, Clay; Pilcher, Jim
Date: 10/8/04 3:10PM
Subject: Covenants and Restrictions for River Oak Subdivision

We have received revised Covenants and Restrictions for the River Oak Subdivision. The most recent revisions address all concerns raised by the County Attorney's Office regarding drainage easement, access and maintenance. These documents are now approved.

CC: Poppell, Patti

GEORGE & HUTCHISON
ENGINEERING, INC.
FLORIDA - GEORGIA - ALABAMA

RECEIVED
SEP 08 2004
By

September 8, 2004

Joan Schairer
Office of Growth and
Environmental Management
3401 Tharpe St.
Tallahassee, Florida 32303

Re: Deviation Request for Tower Creek Subdivision – (Formerly known as River Oak Subdivision.

Dear Ms. Schairer,

This letter is to request a deviation to the site plan for the above referenced project. This deviation is to request the ability to change the setback requirements from 7.5' side setbacks to a minimum of 5'.

The deviation addresses the items under Leon County Development Codes Section 10-1603 as follows:

1) The deviation will not be detrimental to the public's health, safety, or welfare or to the surrounding properties;
The deviation will not be detrimental to safety, as the 10' open space between buildings will be adequate to allow fire service to the rear of the homes.

2) There are exceptional topographic, soil, or other environmental conditions unique to the property; or;
The confines placed upon the site by the required buffers, railroad right-of-way, and poor groundwater infiltration, preclude the use of standard lot sizes.

3) There are unusual conditions which are not ordinarily found in the area, or:
(None)

4) The deviation requested would provide a creative or innovative design alternative to substantive standards and criteria, or;
(None)

5) The strict application of the requirements of this ordinance will constitute a substantial hardship to the applicant; and,
The purpose for this deviation request is to allow more square footage for each home on each lot. The homes are being constructed for moderate-income families. The intent of this deviation would be to allow more square footage of home per lot. Thus, making the purchase appealing and affordable to the homebuyer.

2015 DELTA BLVD., SUITE 200 - TALLAHASSEE, FLORIDA 32303 - PHONE 850-422-0020 - FAX 850-422-0011
LANDSCAPE ARCHITECTURE - #0000976
IVIL ENGINEERING - LAND USE PLANNING - ENVIRONMENTAL - SYSTEMS PLANNING - TRANSPORTATION - LAND SURVEYING - DEVELOPMENT MANAGEMENT

6) The granting of this deviation is consistent with the intent and purpose of this ordinance and the comprehensive plan.

The granting of this deviation will allow for more affordable housing to be constructed for moderate-income families, which is consistent with the intent of the development code.

Should you require additional information, please feel free to contact our office at you convenience.

Sincerely,

GEORGE & HUTCHESON ENGINEERING, INC.

Dan L. Hurtado, E.I.
Project Manager

P:\Projects\4128\Correspondance\deviation.doc

2015 DELTA BLVD., SUITE 200 - TALLAHASSEE, FLORIDA 32303 - PHONE 850-422-0020 - FAX 850-422-0011
LANDSCAPE ARCHITECTURE - #0000976
'IL ENGINEERING - LAND USE PLANNING - ENVIRONMENTAL - SYSTEMS PLANNING - TRANSPORTATION - LAND SURVEYING - DEVELOPMENT MANAGEMENT

TALQUIN ELECTRIC COOPERATIVE, INC.

Post Office Box 1679
Quincy, Florida
32353-1679

1640 West Jefferson Street
Quincy, Florida
32351-5679

Quincy: (850) 627-7651

Tallahassee: (850) 878-4414

September 3, 2004

Mr. David Hutcheson, P.E., P.S.M.
George and Hutcheson Engineering, Inc.
1967 Commonwealth Lane, Suite 200
Tallahassee, Florida 32303

Re: River Oaks Subdivision

Dear Mr. Hutcheson:

I have reviewed the preliminary utility plan you submitted to me on August 17, 2004 for the River Oaks Subdivision and found it acceptable for the provision of Talquin utilities within this project for county site plan purposes.

If you or the county have any questions regarding this review by me, please feel free to call me at 562-0125.

Following the county's review and approval of this development, you will need to submit three complete sets of water and sewer plans to Talquin for further review and approval by the Talquin Water Department engineers prior to submission of the water and sewer utility permit applications for construction.

Sincerely,
TALQUIN ELECTRIC COOPERATIVE, INC.

Mark Stamps

Mark Stamps
Development Coordinator

LEON COUNTY
TECHNICAL REVIEW MEETING
DEPARTMENT OF GROWTH AND ENVIRONMENTAL MANAGEMENT
Conference Room
Wednesday, September 22, 2004
1:30 P.M.

OLD BUSINESS:

1:30 1. **PROJECT -Tower Creek Subdivision f/k/a/ River Oaks – Type "C"**
APPLICANT -Bracken Chase Home Builders
AGENT -George & Hutcheson Engineering, Inc.
PARCEL I.D. -21-06-51-000-024-0, 21-06-51-000-050-0, 21-06-51-000-080-0, 21-06-51-000-042-0

The project is for a 165 unit single-family residential subdivision of 41.21 acres. The property is located on the south side of Tower Road, immediately west of the CSX Railroad tracks.

Development Services Contact – Joan Schairer

Aquifer Protection clearance granted, 08/24/2004.

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NEW BUSINESS:

2:15 2. **PROJECT -Lewis Limited Partition**
APPLICANT -FGR, Inc. (Ken Foster)
AGENT -DEC Engineering, Inc.
PARCEL I.D. -14-23-20-201-000-0

The project is for a 10 lot residential subdivision of 6.80 acres. The property is located on the east side of Velda Dairy Road, approximately 1,000 ft. south of the Bradfordville Road intersection.

Development Services Contact – Scott Brockmeier

3:00 3. **PROJECT -Hamilton Mill f/k/a Hampton Mill – PUD Concept plan**
APPLICANT -Linderand, Inc.
AGENT -Moore Bass Consulting, Inc.
PARCEL I.D. -22-25-20-207-000-0

The project is a concept plan for the rezoning of 34 acres for multi-family and commercial uses. The property is located on both the north and south sides of W. Tennessee Street, just west of the Barineau Road intersection.

No Aquifer Protection Issues, Clearance granted.

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Development Services Contact – Weldon Richardson

3:45 4. **PROJECT -Costine Limited Partition**
APPLICANT -Roland and Anna Costine
AGENT -GEG Land Surveying
PARCEL I.D. -12-13-20-402-006-0

The project is for a two (2) lot residential subdivision of 20 acres. The property is located on Turkey Roost Rd., approximately ¾ of a mile east of Baum Road.

Development Services Contact – Joan Schairer

From: Tom Jackson
To: Su, Shinming
Date: 10/1/04 11:42AM
Subject: Tower Creek Potential Patriarch Trees

I inspected three trees referenced in a plan from G&H Engineering on 9-30-04. I use the plan labels for identification.

Tree	Meets Patriarch Criteria
36 LOAK	No
36 OAK	No
41 LOAK	Yes

Please advise if you need any other information.

Thomas L. Jackson
Right of Way Mgmt. Superintendent
Canopy Road Coordinator
Leon County Public Works
850-487-3070
tomj@leoncountyfl.gov

PLEASE NOTE: Under Florida's Public Records laws, most written communications to or from county staff or officials regarding county business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

CC: dhurtado@georgehutcheson.com

BOARD OF COUNTY COMMISSIONERS

301 South Monroe Street
Tallahassee, Florida 32301
(850) 488-4710

LEON COUNTY
Growth and Environmental Management
Development Services Division
Addressing Unit
3401 West Tharpe Street
Tallahassee, Florida 32303
(850) 488-9300
FAX 487-7956

Commissioners:
WILLIAM C. PROCTOR, JR.
District 1
JANE G. SAULS
District 2
DAN WINCHESTER
District 3
TONY GRIPPA
District 4
BOB RACKLEFF
District 5
RUDY MALOY
At-Large
CLIFF THAELL
At-Large

PARWEZ ALAM
County Administrator
(850) 488-9962

HERBERT W.A. THIELE
County Attorney
(850) 487-1008

October 8, 2004

Mr. Don Hurtado
George and Hutcheson Engineering, Inc.
1967 Commonwealth Blvd.
Tallahassee, Fl. 32303

RE: Tower Creek Proposed Subdivision

Dear Mr. Hurtado

The street name of River Breeze Lane has been approved to replace the requested name of Riverbend Road. As outlined in the letter to you dated September 14, 2004 all other conditions regarding street name approval must be met before the official notification to all 9-1-1 users agencies can be completed.

Updated Street Name Approval List:
Bottle Brush Ln.
Flowerbrook Ln.
Paddle Creek Ln.
Pinebarren Rd.
River Breeze Ln . - has been approved to place Riverbend Rd.
River Reserve *Rd.*.

Should you have any questions or concerns, I can be reached at (850) 488-9300.

Sincerely,

Lisa Oglesby
Addressing Program Team Leader

cc: Ms. Joan Schairer, Development Services Coor. LC GEM
Mr. Wayne Haase, Traffic Supr., LC, Public Works Dept.

An equal opportunity/affirmative action employer

BOARD CHAIR
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LEON COUNTY SCHOOLS

BOARD MEMBERS
Dee Crumpler
Maggie B. Lewis
H. Fred Varn

SUPERINTENDENT
William J. Montford, III

September 15, 2004

Post-it™ brand fax transmittal memo 7671	# of pages ▸ 1
To Chairman	From Leon Co Schools
Co. Dev. Review Comm	Co. Planning
Dept.	Phone # 487-9257
Fax # 487-7956	Fax #

Leon County Development
Review Committee
3401 W. Tharpe Street
Tallahassee, FL 32303

Dear Committee Members:

Leon County Schools' Planning Department offers the following comments with regard to the items on the September 22, 2004 Technical Review Meeting agenda:

Tower Creek subdivision f/k/a River Oaks – Type "C" – Development (165 units) anticipated to have moderate to major impact on Leon County Schools. Zoned for Springwood Elementary, Griffin Middle and Godby High schools. Springwood Elementary and Godby High are under capacity and have some room for growth; however, Griffin is over the class size reduction capacity. It is suggested that sidewalks be built along Tower Road and within the subdivision.

Lewis Limited Partition – Development of this parcel (10 units) anticipated to have negative impact on Leon County Schools. The school zones for this property are Desoto Elementary, Deerlake Middle and Chiles High schools. All schools are currently over class size reduction capacity.

Hamilton Mill f/k/a/ Hampton Mill – PUD Concept Plan Commercial development will have no impact to schools. Residential development (302 units) anticipated to have major impact on Leon County Schools. Zoned for Riley Elementary, Belle Vue Middle and Godby High schools. All schools currently have room for student growth. It is suggested that sidewalks be built within the subdivision where students will wait for busses.

Costline Limited Partition – Development (2 units) anticipated to have minimal impact on Leon County Schools. The school zones for this property are Chaires Elementary, Swift Creek Middle and Lincoln High schools. All schools are currently over class size reduction capacity.

Thank you for your consideration.

Sincerely,

Tricia Gwaltney

Tricia Gwaltney, Program Specialist
Planning and Policy Development

2757 West Pensacola Street * Tallahassee, Florida 32304-2998 * Phone (850) 487-7100 * Fax (850) 487-7141 * www.leon.k12.fl.us

Building the Future Together
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GEORGE & HUTCHESON
ENGINEERING, INC.
FLORIDA - GEORGIA - ALABAMA

September 1, 2004

Dr. James Croteau
Leon County Schools, Planning and Policy
2757 W. Pensacola St.
Tallahassee, Florida 32304

Re: Tower Creek Subdivision – Type "C" Review
Response to Comments

Dear Dr. Croteau,

Leon County School personnel recently provided review comments (attached) relating to the proposed construction of a 158 unit subdivision on Tower Road. Potential impacts to area schools were discussed in your September 9, 2004 conversation with Mr. Randy Miller of George and Hutcheson Engineering. Per your discussion, an 8' by 8' covered bus loading/ unloading area will be constructed by the developer along Tower Road to mitigate impacts to area schools.

Should you require further information, or have additional comments please feel free to contact either myself or Mr. Miller at 422-0020.

Sincerely,

GEORGE & HUTCHESON ENGINEERING, INC.

Dan L. Hurtado, E.I.
Project Manager

Cc: Joan Schairer – Leon County Growth Management
Attachments

P:\Projects\4128\Correspondance\Croteau.doc

1967 COMMONWEALTH LANE., SUITE 200 - TALLAHASSEE, FLORIDA 32303 - PHONE 850-422-0020 - FAX 850-422-0011
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CIVIL ENGINEERING - LAND USE PLANNING - ENVIRONMENTAL - SYSTEMS PLANNING - TRANSPORTATION - LAND SURVEYING - LANDSCAPE ARCHITECTURE

From: "Weekley, Shannon" <Shannon.Weekley@fldoe.org>
To: "'joans@mail.co.leon.fl.us'" <joans@mail.co.leon.fl.us>
Date: 10/25/2004 12:39 PM
Subject: Project: Tower Creek Subdivision (fka River Oaks)
CC: "'jweekly@comcast.net'" <jweekly@comcast.net>, "McKinnie, Karen" <Karen.McKinnie@fldoe.org>

Project Name: Tower Creek Subdivision (fka River Oaks)
DRC Review: November 3, 2004 @ 10:00 a.m.

Leon County Growth and Environmental Management, Development Services:

We (James and Shannon Weekley) as owners of 6482 Bombadil Drive, Tallahassee, 32303, wish the following information to be considered by the Leon County Development Review Committee:

First, as everyone knows, the railroad tracks on Tower Road NEED to be fixed. Especially if there is going to be two more roads entering and exiting onto Tower Road after the railroad tracks. At least once a week, I see a car that has hit the tracks, a little to hard, broke down on the side of the road.

Second, as I leave for work at 7:15 a.m., it is already very congested at the end of Tower Road to turn on to Capital Circle. When leaving, I turn right onto to Capital Circle from Tower Road, and I sit and wait for at least 15 minutes just to turn right and half the time, I can not see to turn because of a truck turning left blocks my view. The traffic, most of the time, is backed up past the fire station. This is a dangerous intersection already and I would like to see a traffic light put in at the end of Tower Road and Capital Circle since there is going to be added traffic to Tower Road with the new development. And if a traffic light is added, hopefully that would cut down on the traffic cutting through Russel's Pond, like I do to get onto US27 or to Publix since it is easier to get out. But the Russell's Pond cut-through is another accident waiting to happen since that neighborhood is already congested with children who tend play near or in the street.

Thank you,
James and Shannon Weekley
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