LEON COUNTY
NOTICE OF TYPE "C" SITE AND DEVELOPMENT PLAN REVIEW

An application for Type "C" Site and Development Plan Review has been filed with the Leon County Growth and Environmental Management Department, Development Services Division. The records of the Leon County Property Appraiser indicate that you own property within 500 feet of the subject property, or you are the representative of a homeowners association in close proximity to the subject property. The purpose of this letter is to notify you of this proposed development. Below is a summary of the request:

Project Name:	River's Landing Subdivision
Project Description:	The request is to develop a 79.15 acre parcel with a 343 unit single family attached and detached subdivision (99 attached units and 244 detached units) in accordance with the provisions within Sections 10-1216 and 10-1479.1 of the Leon County Land Development Code (LDC).
Project Location:	The site is located approximately ½ mile west of US 27 N (North Monroe St) in Township 2N, Range 2W, Section 36.
Property Tax ID #:	25-36-20-853-000-0
Project Area:	79.15 acres +/-
Zoning:	R-3, Single and Two Family Residential District (Section 10-1216 of the LDC)
Future Land Use:	Mixed Use-B (MU-B) (Comprehensive Plan, Future Land Use Element, page I-14)
Number of Lots:	343
Gross Density:	4.3 units per acre or 0.23 acre lots
Applicant:	Ghazvini Properties, LLC, 2811 E. Gadsden Street; Tallahassee, FL 32301, (850) 878-4322
Applicant's Agent:	Moore Bass Consulting, Inc., 805 N. Gadsden Street; Tallahassee, FL 32303, (850) 222-5678 or ebass@moorebass.com

The Development Review Committee will meet on Wednesday, October 5, 2005 at 10:00 a.m. This meeting is administrative in nature. Testimony will not be received from the applicant or the public during the course of the Development Review Committee meeting, although the meeting will be open to public attendance. The Development Review Committee will prepare written findings which identify whether a development meets criteria and standards of all applicable ordinances, regulations and adopted standards of the County. The findings shall be the basis for a recommendation to approve, approve with conditions, deny, or continue consideration of the application to a date and time certain.

The proposed concept plan and all supporting information and documentation will be reviewed by Leon County staff prior to the meeting noted above to assure that the proposal meets all applicable standards required by law as outlined in the County's Land Development Code. The conceptual plan is on file in the Leon County Growth and Environmental Management Department, Development Services Division and may be inspected between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The Leon County Growth and Environmental Management Department, Development Services Division, is located at 3401 West Tharpe Street, Tallahassee, Florida 32303. The telephone number is (850) 488-9300.

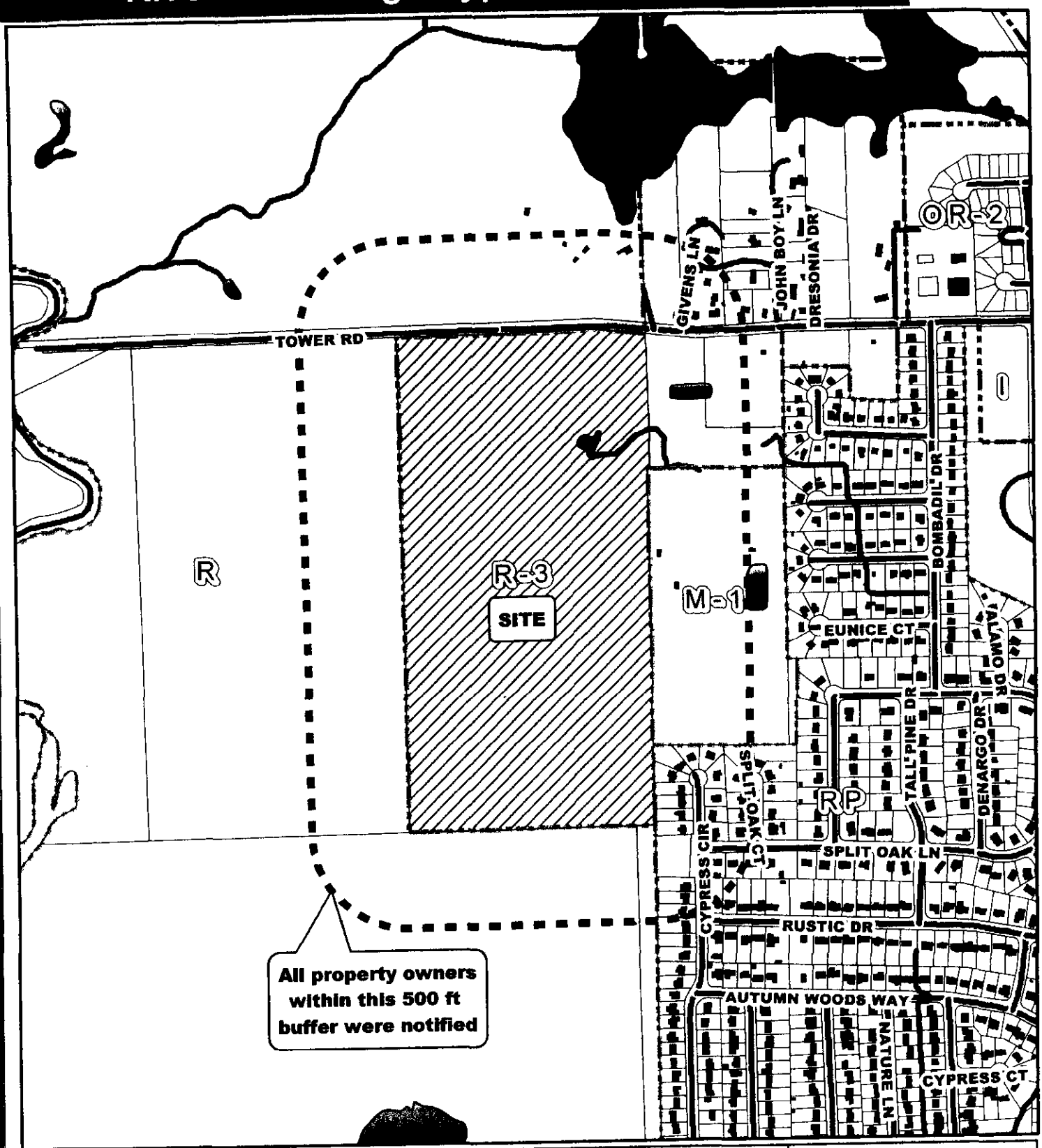
Copies of the proposed concept plan and all supporting information have been forwarded to Leon County staff for technical review. Staff will provide a written recommendation, based on findings of fact to the Development Review Committee. The Leon County Development Review Committee is composed of the Director of the Growth and Environmental Management Department, Director of Public Works, and the Planning Director or their designee. A written notice of the staff recommendation shall be provided to the applicant and made available to the public one working day prior to the Development Review Committee meeting.

In accordance with Section 285.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Christine Coble or Facilities Management, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 488-9962 or 488-1948; 1-800-955-8771 (TDD), or 1-800-955-8770 (Voice), via Florida Relay Service.

The DRC shall make a recommendation on the application to the Leon County Planning Commission which will make a recommendation on the project to the Board of County Commissioners. The Planning Commission and Board of County Commissioners will hold separate public hearings at later dates that will be advertised. The Board of County Commissioners shall approve, approve with conditions, deny the application, or continue their consideration to a later date and time certain. The decision of the Board of County Commissioners may be reviewed by the Circuit Court.

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, 3401 West Tharpe Street, Tallahassee, Florida 32303. You may also e-mail comments to Brockmes@mail.co.leon.fl.us". Please include information as indicated on the enclosed form. All written comments received will be forwarded to the Development Review Committee members for their review and consideration when reviewing the proposed development.

River's Landing - Type "C" Site Plan Review



Parcels
Buildings
River's Landing
500 ft buffer
Waterbody
Roads
Zoning Boundary
Watercourse

River's Landing
Type "C" Site Plan
Development Review
Committee Notification
Located appx 1,600 ft
west of Bombadil Dr, on
the south side of Tower Rd.

0 87.5 175 350 525 700 Feet

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