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:	Chason Woods Subdivision
Project Description:	The request is to subdivide 696.49 acres into 230 single family residential lots in accordance with the provisions within Sections 10-913, 10-1203 and 10-1479.1 of the Leon County Land Development Regulations (LDR's).
Project Location:	The project is located at the northeast intersection of Wakulla Springs Rd and County Line Road, Township 2S, Range 1W, Section 13.
Property Tax ID #:	46-13-20-403-000-0
Project Area:	696.49 acres +/-
Zoning:	Urban Fringe (UF) (Sections 10-913 and 10-1203 of the LDR's)
Future Land Use:	UF (Comprehensive Plan, Future Land Use Element, page I-10)
Number of Lots:	230
Gross Density:	0.33 acres per unit or 3.02 units per acre
Applicant:	J&T, Inc., 193 Nursery Road, Monticello, FL 32344
Applicant's Agent:	George & Hutcheson Engineering, Inc., 1967 Commonwealth Lane, Ste. 200, Tallahassee, FL 32303
Agent's Phone Number:	850-422-0020

The Development Review Committee will meet on Wednesday, September 7, 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.

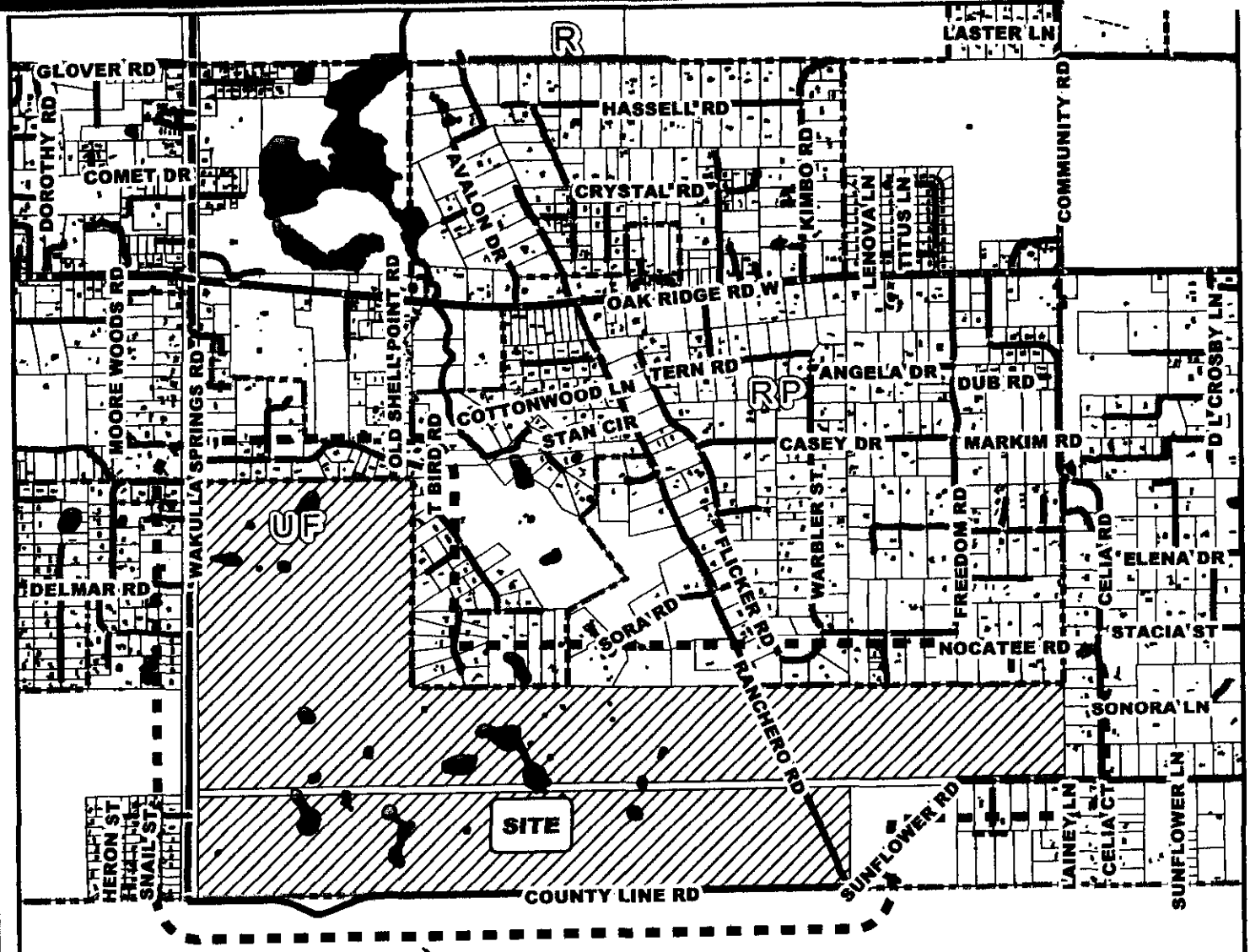
Copies of the proposed concept plan and all supporting information have been forwarded to Leon County staff for technical review. Staff will provide a written recommendation, based on findings of fact to the Development Review Committee. The Leon County Development Review Committee is composed of the 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.

Chason Woods Subdivision - Type "B" Site Plan



All property owners within this 500 ft buffer were notified.

Chason Woods Subdivision
Type "B" Site Plan
located at the northeast corner of the intersection of Wakulla Springs Road and County Line Road.

0 265 530 1,060 1,590 2,120 Feet