LEON COUNTY
GROWTH AND ENVIRONMENTAL MANAGEMENT
DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

STAFF RECOMMENDATION:	APPROVAL WITH CONDITIONS
PROJECT NAME:	**Chason Woods Subdivision**
OWNER:	J&T, LLC *193 Nursery Road* *Monticello, FL 32344* *(850) 997-5249*
APPLICANT:	Same
AGENT:	George & Hutcheson Engineering, Inc. *1967 Commonwealth Lane, Suite 200* *Tallahassee, FL 32303* *(850) 422-0020* *rmiller@georgehutcheson.com*

SUMMARY OF THE APPLICATION:
The referenced parcel is zoned Urban Fringe (UF) and is located outside the Urban Service Area in the UF Future Land Use district. The applicant proposes to develop an approximately 700 acre tract as a "cluster subdivision" per Sections 10-913 and 10-1203 of the Land Development Regulations (LDRs). Within a cluster development, 25% of the site (174.6 acres +/-) may developed, thereby allowing a gross density of up to four units per acre on the *developable portion* (if served by central sewer; two units per acre on septic tanks). The applicant has proposed 230 single family residential units on 24.9% of the site which comprises a total of 174.39 acres +/-. The remaining undeveloped portion of the site (524.01 acres +/-) will be preserved as undisturbed open space.

The site is located at the northeast intersection of Wakulla Springs Road (SR 61, Minor Arterial) and County Line Rd. The property is bound on the north by Liberty Ridge Unrecorded subdivision (RP/UF) and the east by Shaw Plantation Recorded subdivision (UF). Significant environmental features prevail over most of the site (more significant occurrences on the western portion). Some of the features present are wetlands, gopher tortoise habitat, floodplains, active and inactive Karst features, and waterbodies. In addition, the site is located in the Woodville Karst Plain which has been determined by the NWFWMD to have higher susceptibility to groundwater degradation than other areas of the county. The properties are proposed to be served by City of Tallahassee Water and Talquin Electric. Sanitary waste treatment is proposed through the use of on-site septic tanks. Septic tanks, according to the Leon County Health Department are permissible. However, in recognition of the extreme susceptibility of the site and immediate area to groundwater impacts, including contamination of the aquifer, staff strongly recommends

that the development utilize an alternative method of sanitary waste treatment to reduce the level of nitrate in the effluent.

The development is "public" with roads and stormwater proposed to be maintained by Leon County. These facilities must receive Department of Public Works approval for all maintenance and operating plans.

DATE OF DRC MEETING:	September 7, 2005
DATE OF PRE-APP:	August 18, 2004
DATE OF TECHNICAL STAFF REVIEW:	April 27, 2005
STAFF PLANNERS:	Scott Brockmeier, Planner II Adam Antony Biblo, AICP, Dev. Services Admin.
TAX ID#:	46-13-20-403-000-0
PARCEL SIZE:	698.40 acres +/- (according to survey)
LOCATION:	The site is located at the northeast intersection of Wakulla Springs Road (SR 61, Minor Arterial) and County Line Rd. in Township 2S, Range 1W, Section 13
TYPE REVIEW:	Type "C" per Section 10-1479.1.2.(a)
ACCESS:	County Line Road/Sunflower Road (Minor Arterial/Local Street)
ZONING DISTRICT:	Urban Fringe (UF); Sections 10-913 and 10-1203, Leon County Land Development Code
FUTURE LAND USE:	Urban Fringe (UF); Pgs. I-10 & I-8A, Land Use Element, Tallahassee-Leon County Comprehensive Plan
INSIDE/OUTSIDE URBAN SERVICES AREA:	Outside
ZONING PATTERN:	North: RP/UF, Liberty Ridge Unrecorded South: County Line Road, Wakulla County East: UF, Shaw Plantation Recorded West: Wakulla Springs Road (SR 61)

ADJOINING EXISTING LAND USES:	North: Single Family Detached and Mobile Home Dwellings East: Single Family Detached and Mobile Home Dwellings West: Wakulla Springs Road (SR61) South: County Line Road (Wakulla County)
PERMITTED USE VERIFICATION:	VC040088 issued on August 4, 2004

Office of Growth and Environmental Management Staff Findings:
Growth Management staff is generally responsible for the review of site and development plans ensuring that the development application is consistent with the applicable requirements of the Land Development Code (Section 10 of the Leon County Code of Laws) and applicable requirements of the Comprehensive Plan.

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, and Section 10-852.2.C.(8), Type "C" Review:

(a) *Consistency with the Comprehensive Plan: The proposed Type "C" shall be consistent 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): The proposed Type "C" site and development plan must be consistent with the procedural and approval requirements for site and development plans, as well as substantive standards and platting requirements.*

(c) *Whether the applicable criteria of the Environmental Management Act have been met (Article VII): The proposed site and development plan must demonstrate compliance with all applicable sections of the EMA including; stormwater management, performance and design standards, and tree protection.*

(d) *Whether the standards and requirements of the zoning code have been met (Article X): The proposed site plan must meet all of the applicable Divisions of Article X including; development standards of the Urban Fringe zoning district, special regulatory overlay districts (cluster), parking and loading as well as, the supplementary regulations.*

(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, 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 Department findings are as follows:

Comprehensive Plan issues and specific applicable policies:

Future Land Use Element:

The entire site is located in the Urban Fringe future land use district. According to the Comprehensive Plan, "developments that are designed to cluster units and preserve open space are encouraged. Under this option, densities of one unit per acre shall be allowed if clustered on 25% or less of the property. The remaining 75% of the site must be preserved as undisturbed common open (green) space until such time this area is converted to urban land by expansion of the Urban Service Area (USA). Subsequent to the inclusion of this area in the USA, the Leon County Board of County Commissioners may be requested to review and authorize any proposed development in the common open space outside of conservation easements.

Future Land Use Map (pg. I-8A) – The Urban Fringe Land Use category allows a maximum gross density of 1 dwelling unit per 1 acre if clustered.
Urban Fringe (pg. I-10) – The Urban Fringe Future Land Use category is intended to be located on the urbanized fringe. Extension of urban services (water and sewer) is anticipated to accommodate future growth as the Urban Service Area (USA) is adjusted. The Urban Fringe Land Use category is intended to allow low density residential development at a rate of one (1) unit per three (3) acres or one (1) unit per one (1) acre if clustered on 25% of the site or parcel thus leaving the remaining 75% of the site as undeveloped open space.

Finding #1: The gross density proposed (0.32 units per acre or 1 unit per 3.125 acres) is consistent with the intent of the Urban Fringe Future Land Use category.

Environmental Overlays/Conservation (pg. I-29) – Areas which require special considerations for development due to significant environmental constraints include altered floodplains and floodways and wetlands, altered watercourses and improved elements of the primary drainage system, closed basins, grade areas (10-20%), high quality successional forests, areas exhibiting active Karst features and designated canopy roads. Best management and design standards are required in potential development to ensure continued functioning of the ecosystem.

Finding #2: This site contains areas of environmental significance including, but not limited to: Active Karst features, wetlands, 100 year floodplain, waterbodies, species of special concern (gopher tortoise). The majority of these areas, with the exception of Karst features and gopher tortoise habitat are located in the western reaches of the

parcel. These areas are slated for protection by inclusion within a conservation easement inuring to Leon County. Refer to attached findings from Environmental Compliance.

Preservation (pg. I-34) – Environmentally sensitive portions are those which would be severely impacted by development. These areas include wetlands, water bodies, natural watercourses, severe grades over 20%, native forests, undisturbed/undeveloped 100-year floodplain, as well as areas of exceptional environmental significance and habitat of threatened and endangered species or species of special concern. The transfer of development to non-environmentally sensitive portions of the site will be required.

Policy 1.2.1: Emphasize land use that minimizes topographical changes. The proposed land use should fit the site location. The location should not be substantially altered to fit the proposed land use.

Finding #3: It was the objective of staff and the applicant to cluster development away from environmentally sensitive areas and protect conservation/preservation areas.

The intent of a cluster subdivision is exhibited with the location of the development site outside of areas defined as conservation or preservation areas. Wetlands, Karst features and floodplain appear to have been set aside in the common area. The density on the developable portion is consistent with the requirements of the Urban Fringe Future Land Use category for cluster development. Refer to attached findings from Environmental Compliance.

LU Policy 1.2.3:
Facilities other than traditional septic systems must be provided before development is allowed in areas where severe soil limitations exist for septic systems.

Finding #4: 1) The subject site is in the Woodville Karst Plain. 2) Areas in the Woodville Karst Plain are identified as having soils that are well-drained and a permeable underlying geology that would make the underlying aquifer more vulnerable to contamination[1]. The subject site is located in an area that has a high concentration of Karst features; areas with high concentrations of Karst features likely contain significantly more conduits connecting surface features to the ground water than does areas of low concentration, making the area more susceptible to adverse groundwater impact resulting from development[2]. 3) The subject site is in the Lake Munson drainage basin, a creek-drained basin with swallow holes; swallow holes (stream sinks) directly or indirectly recharge the Floridan aquifer, increasing the potential for adverse impact to ground water (and aquifer) from development impacts[2]. 4) The subject site is located in an area where the overburden, sediments above the aquifer providing a buffer between the land surface and the aquifer is minimal – with a thickness of only five to thirty feet[2]. 5) Recharge rates to the aquifer are high in the location of the subject site due to the Karst geology (St. Marks Formation [limestone]) and lack of a confining layer of low-permeability sediments[3]. 6) The Woodville Karst Plain exhibits a significant degree of interconnection between the land surface and the aquifer, with active sinkholes having a

direct connection[2]; pollutants, conveyed into active sinkholes, either through surface runoff or groundwater travel, can be conveyed directly to the aquifer with little or no biodegradation. 7) Soils present at the subject site are suitable for the use of septic systems[4]. 8) Non-traditional ("high-tech") septic systems are an appropriate alternative method to standard systems for treating on-site sewage.

Notes:
1) Based on Southern Leon County Environmental Features Assessment (SLCEFA); Hartsfield, et al; Leon County, undated (circa 2000);
2) Based on Characterization of Karst Development in Leon County, Florida, for the Delineation of Wellhead Protection Areas; Benoit, Johnson, Rains, Songer, and O'Rourke; NWFMD, 1992;
3) Based on Hydrogeologic Investigation and Simulation of Ground-Water Flow in the Upper Floridan Aquifer of North-Central Florida and Southwestern Georgia and Delineation of Contributing Areas for Selected City of Tallahassee, Florida, Water-Supply Wells; Davis; USGS, 1996;
4) Memorandum from Alex Mahon, State of Florida Environmental Health Department, April 27, 2005

Residential Land Use
LU Objective 2.1:
Proposed development must be consistent with adopted Land Development Regulations that promote the livability of existing neighborhoods and development including (where applicable): Setbacks, buffering, landscaping, tree protection and stormwater management.

Finding #5: The proposed development incorporates the use of buffering, setbacks and stormwater management areas consistent with the requirements of Article VII and Article X of the Leon County Land Development Code. The applicant has not received approval of the Environmental Impact Analysis (EIA) as of August 24, 2005.

LU Policy 2.1.2:
Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm or slope hazards and unstable soil or geologic conditions.

Finding #6: Refer to Finding #4 and Report from Environmental Compliance.

Future Land Use Element:
Objective 1.5
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.

Finding #7: The two access points for the subdivision from County Line Road have adequate sight distance. The access points are 3,250 feet apart. A driveway connection and a right-of-way placement permit from Wakulla County are required as noted in the comments provided by the Department of Public Works at the previous Technical Review meeting.

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

Finding #8: The subdivision access connections are at least 3/4 mile from the closest intersection (Wakulla Springs Rd (minor collector) and County Line Road (local street)).

Objective 1.6: Reduce vehicle trip demand, and impacts to the arterial and collector road system, by providing needed amenities in close proximity to population concentrations and encouraging interconnections between development and neighborhoods.

Finding #9: The proposed subdivision will include passive recreation.

Policy 1.6.3: Encourage the interconnection for vehicular and pedestrian traffic between adjacent, compatible development.

Finding #10: Sunflower Road (local street) connects to the Shaw Plantation subdivision to the east. An interconnection to existing adjacent development is proposed at Sunflower Road.

Conservation Element:
Policy 1.3.5: Development must be clustered away from preservation areas to non-environmentally sensitive portions of the site. Clustering development outside conservation areas shall be the preferred option and shall be implemented through the use of density incentives to be applied on-site.

Finding #11: Staff supports the use of the cluster subdivision in order to minimize development impacts to environmentally sensitive areas. The proposed site and development plan attempts to allocate development to the least environmentally sensitive portions of the site by avoiding encroachment within wetlands, active Karst features, and areas subject to the 100-year flood; however, given the sensitivity of the County's groundwater resources to contamination in this location (see Finding #4), ensuing development still poses the potential for adverse environmental impact.

Policy 3.1.7: All development sites that contain endangered, threatened or species of special concern shall submit a management plan that must be submitted to Florida Wildlife Conservation Commission (FWCC) or other appropriate Federal, State and local government agency for review and comment prior to development approval. Recommendations from the FWCC and if applicable, other appropriate Federal, State and local government agencies shall be incorporated into the management plan.

Finding #12: This Natural Features Inventory (NFI) identified active gopher tortoise burrows. Please refer to comments in Report from Environmental Compliance.

Policy 3.3.4 [C]: Vegetation removal shall continue to be regulated by a permit prior to any land development activity through the land development code.

Utilities Element:
Sanitary Sewer sub-element
Objective 1.2:
This objective requires that all waste water will be treated in a manner that protects natural resources and public health.

Finding #13: The application proposes the use of standard septic tanks for sanitary waste; however, given the geological and hydrogeologic conditions of the subject site area (noted in Finding #4), the proposed magnitude of development (230 dwelling units), and proposed density of development (0.32 units per acre or 1 unit per 3.125 acres), an alternative method for waste water treatment (other than traditional septic tank systems) to reduce the level of nitrates in the effluent and limit potential adverse impacts to the Floridan aquifer would be more appropriate. Recommended alternative methods are included in the recommendation section of this report.

Objective 1.2:
Policy 1.2.1: When central sanitary sewer is not available, septic tanks may be installed on lots with a minimum of ½ acre of buildable area.

Policy 1.3.2: Package plants shall be limited to the Urban Fringe and Rural land use categories and to:

- Serving existing environmental problem areas; or
- Urban Fringe parcels which utilize the 25% cluster; or
- Allowable industrial activities; or
- Serving existing public schools

Finding #14: A package treatment plant (also known as an advanced waste treatment facility or "AWT") would be a practical environmental response to the site conditions and is among the alternatives to traditional septic tank systems recommended by staff to respond to the concerns raised within this report. If the development were to utilize such a package treatment facility for sanitary waste disposal, the development application should also require revision to establish an entity with the wherewithal to ensure continual maintenance and operation of this facility.

Conservation Element:
Objective 4.2: Aquifer recharge areas must be protected from contamination by restricting land uses with the potential groundwater through site location, review and strict monitoring requirements.

Finding #15: Given the potential impact of nitrate loading/discharge of minimally treated sanitary effluent from a 230-unit subdivision within an area of extreme susceptibility to groundwater and aquifer contamination, the proposed use of traditional septic tank systems presents a concern for the protection of groundwater and the aquifer from contamination from new development. Aside from restricting the magnitude of development, an alternative sewage treatment method or system that reduces the level of contaminants in sanitary waste, in particular, nitrates, is recommended.

Concurrency (Section 10-140):
A Preliminary Certificate of Concurrency for the proposed 230 lot subdivision was issued on February 9, 2005. A Final Certificate of Concurrency will be issued upon approval of this Type "C" site and development plan. Attached is a Preliminary Certificate of Concurrency for the project.

Article VII. Environmental Management.

Division 2. Stormwater Management

Wetlands(Section 10-187):
This site contains wetlands which are identified in the Comprehensive Plan as Preservation Areas (CE, Policy 1.3.4). According to Policy 1.3.5 of the Conservation Element, development should be clustered away from preservation areas to non-environmentally sensitive areas of the site. Wetlands are considered a preservation area (Section 10-974) that must be protected and preserved from the impact of development. No tree or vegetation within a wetland or within 20 feet of the perimeter boundary (see Environmental Compliance) shall be removed or damaged.

Finding #16: Refer to comments in Report from Environmental Compliance.

Topographic alterations (Section 10-207):
All projects involving the alteration of the contour, topography, use of vegetation cover of land, shall comply with the minimum standards of this section.

Finding #17: Refer to comments in Report from Environmental Compliance.

Stormwater Management Facilities (Section 10-208):
The design and construction of stormwater management systems shall be consistent with the standards set forth in this section and other standards set forth by Public Works. Discharge of stormwater runoff into any active Karst features is not

Finding #18: Seven proposed stormwater management facilities are to be dedicated to Leon County. According to the Public Works Department, more information regarding stormwater conveyance and treatment is required before consideration is given; additionally: 1) Stormwater pond #5 requires design modification due to the proposed extreme side-slope design and the need for minimal disturbance; (see attached comments from Kimberly Wood) 2) SWMFs dedicated to Leon County require sufficient access for maintenance vehicles; and, 3) Trails through the

stormwater facilities must be removed. Refer to comments in report from the Public Works Department.

Division 4. Tree Protection.

Protected Trees (Section 10-292):

The Leon County Land Development Code encourages the inclusion and preservation of existing trees in new developments. 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. Trees having a diameter of 12 inches DBH or greater, are protected by this section. Any trees located in conservation or preservation areas cannot be removed. Dogwood trees that are 8 inches DBH or greater are also identified as "protected."

Finding #19: Refer to comments in report from Environmental Compliance.

Tree Protection Requirements (Section 10-293):

Code encourages the inclusion/preservation of existing trees in new development. No specific tree protection, other than patriarch trees is required under this section of the code for single family residential development.

Finding #20: Please see attached comments from Environmental Compliance.

Article X. Zoning.

Division 5 and Division 9. Zoning Districts and Development Standards.

Zoning District Issues (Section 10-913) and Development Standards (Section 10-1203):

The UF zoning district allows low residential development at a rate (gross density) of one unit per three (3) acres (minimum lot size). However, cluster subdivisions are permitted and are intended to preserve undeveloped open green spaces while development is transferred to non-environmentally sensitive areas of a site. Cluster subdivisions allow residential development at (1) dwelling unit per (1) acre, if clustered on 25% of the site (page I-8A and I-10, Future Land Use Element). The development area is restricted to the least environmentally sensitive portion of the site. The remaining 75% of the site shall be protected as open (green) space until the space may eventually be converted as urban land inside the Urban Service Area (USA).

Land Use Pattern:

	North	South	East	West
Existing Land Use	Single Family Residential	Wakulla County	Single Family Residential	Wakulla Springs Rd
Zoning/FLU	UF & RP/UF	N/A	UF & RP/UF	N/A

Setbacks for Cluster Subdivisions in UF:

	Front	Side Interior	Side Corner	Rear
Required	30 feet *	20 feet *	30 feet *	50 feet *
Proposed	30 feet	20 feet	30 feet	50 feet

* This number applies to the perimeter setback only
Note: Maximum building height is 35 feet
Note: Maximum impervious area is 25% (applies to the developable portion of the site).

Finding #21: The proposed development standards are consistent with requirements for cluster subdivisions established in Sections 10-913 and 10-1203(c).

Buffer Zone Standards (Section 10-923):
A buffer zone is a landscaped strip between adjacent compatible and incompatible land uses and zoning districts. The width and degree of vegetation required depends on the nature of the adjoining uses.

Finding #22: The 20' Type "A" landscape buffer provided on the north property is consistent with the requirements in Section 10-923. A typical planting detail for a Type "A" landscape buffer is included on plan sheet 3 of 19 of the site and development plan. Native vegetation in buffers zones is preferred. Please also refer to any comments from the Environmental Compliance Division.

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 #23: The EIA has not been approved. A fully approved EIA is required prior to final site and development plan approval. Please refer to comments in the Environmental Compliance Division report.

Division 7. Parking and Loading Requirements:
Required Parking (Section 10-1028):
Parking for residential uses is based on the number of bedrooms per unit. The off-street parking requirements for conventional single family homes is 2 spaces for 1,2, & 3 bedroom units and 3 spaces for 4 bedroom units.

Finding #24: Parking criteria has been satisfied based on the "typical lot" detail provided.

Division 8. Supplementary District Regulations

Accessory Structures (Section 10-1102):

Accessory structures must be located at least seven and one half feet from the property line, and a minimum of six feet from any other structure. They may not be located in a buffer or landscape area, nor in the front or side corner yard. Any proposed accessory structures must be shown in the concept development plan, and shall be included in all calculations of pervious and impervious areas. No accessory structures are proposed for this site and development plan. Accessory structures for individual lots will be addressed at permitting.

Finding #25: There are no accessory buildings proposed at this time.

Article XI. Subdivision and Site and Development Plan Regulations.

Division 1. Generally.

Compliance and Consistency with Comprehensive Plan (Section 10-1407 and 10-1408):

All proposed subdivisions or development shall be designed to comply and be consistent with the Land Development Regulations and the Tallahassee-Leon County Comprehensive Plan. No subdivision shall be platted unless such subdivision meets all the applicable county ordinances, and those of any applicable laws of the state, and has been approved in accordance with the requirements in these sections. Consistency with Comprehensive Plan issues have been addressed in the opening pages of this report.

Finding #26: The subdivision is proposing the use of traditional septic tanks in this area which, given the susceptibility of the aquifer for contamination, appears in conflict with several policies, goals and objectives of the Comprehensive Plan. Refer to comments and findings in the "Comprehensive Plan" section of this report and Finding #4, above.

Division 2. Subdivision Classification:

Subdivision requiring platting (Section 10-1428):

A Type "C" Site and Development Plan requires final plat approval by the Public Works Department.

Finding #27: If the Leon County Board of County Commissioners (LCBCC) grants final Type "C" approval, the applicant may commence with the platting process. The procedures for submitting a plat are set forth in this section.

Division 4. Procedure for Review and Approval of Site and Development Plans.

Permitted Use Verification (Section 10-1477):

Permitted Use Verification Certificate VC040088 was issued on July 29, 2004. The Certificate issued states that the request for a 230 lot residential cluster subdivision is eligible as a Type "C" Site and Development Plan.

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. The deficiencies included in this report and in the reports of the other members of the Technical Review Staff must be addressed prior before a recommendation on this project can be made.

Finding #28: Refer to the comments at the conclusion this report and in the memorandums from other Technical Staff members.

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

The Leon County Code requires that a site and development plan comply with three general standards those include:

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 the 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 #29: The EIA for this application had not been approved. Please refer to requested revisions in this report and memorandums from other Technical Staff Review Team members.

Division 5. Substantive Standards and Criteria.

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

The proposed plan of development and plat shall comply with the general layout and design standards in this section. This will include streets, driveways, lots and lot designs, stormwater management areas, pedestrian and bikeways and facilities, proposed utility locations including easements, public/private street designations, utility systems and protection of natural features.

Section 10-1527(h)(3): No development shall occur in areas where physical constraints or hazards exist as determined by Article VII. In such areas, density or intensity of use shall be located in adjacent areas to reflect the constraint.

Finding #30: Refer to comments from in Report from Environmental Compliance.

Section 10-1527(i)(5): Agreements for the continuing common use of the private street by occupants of the property served, drainage, access easements for public

service and emergency vehicles, and continuing private maintenance to keep the street in condition for safe public passage of public service and emergency vehicles shall be reviewed and approved in advance by the County Attorney.

Finding #31: Staff has not received Homeowners' Association (HOA) documents. HOA documents must be approved by the Public Works and Growth Management Departments. These documents must also be approved as to form by the County Attorney's Office. These proposed covenants and restrictions should contain agreements for the continued maintenance of common areas, easements and facilities.

Section 10-1527(m): Street names must be submitted to the Leon County Addressing Unit prior to final development approval. Sound-alikes and duplicate street names are not permitted.

Finding #32: All of the street names proposed have been approved with the exception of Timber Cove Trail (sound-alike or duplicate). Street name approval is required prior to final site and development plan approval.

Stormwater Management (Section 10-1528):
Swales or other non-structural 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.

Finding #33: Please refer to comments in reports from Environmental Compliance and Public Works.

Public water supply (Section 10-1529):
Potable water facilities must be installed in accordance with the standards, specifications and policies of the county and the utility service provider (City of Tallahassee-water provider/Talquin Electric-electricity provider).

Finding #34: A utility concept plan must be provided and approved by all utility providers. Donna Nichols, P.E. with the City of Tallahassee Water Utilities Division has approved the water utility concept plan. A utility concept plan approval is required from Talquin Electric.

Public sanitary sewer or on-site sewage disposal systems (Section 10-1530):
When a sanitary sewer system is not available, the property owner/developer shall be allowed to install septic tanks on no less than one-half acre lots.

Finding #35: All lots meet the minimum ½ acre required for a septic tank.

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

The size, shape and orientation of lots and the siting of buildings shall be designed to provide building sites logically related to protected trees, topography, and natural features. All lots intended for use as building sites must be capable of being used safely for building purposes, without undue danger from flood or adverse soil or foundation conditions.

Finding #36: Refer to findings in report from the Environmental Compliance Division.

Division 6.Plats.
The procedures for recording a plat, once site plan approval is granted, is mentioned in Section 10-1428 above.

Signs, Article XIII.
Division 2. On-Site Signs, (Section 10-1811):
One residential sign displaying the name of the subdivision only, may be permitted per entrance to a subdivision. Each sign shall not exceed ten feet in height and shall not exceed forty square feet in area. An acceptable legal entity must be established (HOA) assure the maintenance of the sign. Any subdivision sign shall not create a physical or visual hazard for motorists or pedestrians.

Finding #37: Permitting of signs may commence upon final approval and platting of the site and development plan. Each entrance sign will be required to obtain building permit approval.

Aquifer/Wellhead Protection, Article XIV.
Division 1.
The intent and purpose of this article is to protect and maintain the quality and quantity of groundwater in the county by providing criteria for regulating the use, handling, production, storage, and disposal of regulated hazardous substances.

Finding #38: See Finding #4, above. Michael Lindert of the City of Tallahassee Aquifer Protection Division granted Aquifer Protection Clearance on August 5, 2005.

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, 1479.1, 1480}, and Section 10-852.2.C.(4), Type *{B, C, or D}* 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, if applicable, Article XVIII)*

Leon County Growth and Environmental Management Department recommendation:

The site plan for Chason Woods consists of a 19 page plan with project number 4122, prepared by David Hutcheson, P.E. of George & Hutcheson Engineering, Inc. of Tallahassee, Florida with sheet numbers 1-19, dated 03/31/2005.

Based upon the findings provided above, Development Services recommends that the DRC recommend approval of this site and development plan, subject to the following conditions, to the Board of County Commissioners:

1. The site and development plan shall be revised to mitigate potential adverse impacts to the ground water system and Floridan Aquifer.

2. The site and development plan application shall be revised to include Homeowners Association (HOA) documents/covenants and restrictions approved by the Public Works and Growth Management Departments and approved as to form by the County Attorney's Office. These proposed covenants and restrictions shall contain agreements for the continued maintenance of common areas, easements and facilities.

3. The site and development plan application shall be revised to provide a 10-foot sign easement located at each entrance dedicated to an entity (HOA) that has the financial responsibility of maintaining this easement. A note should be included on the site plan which indicates the entity responsible for ownership and maintenance of this area, as well as, any signs or other structures that may be permitted there.

4. The site and development plan application shall be revised to include an approved Environmental Impact Analysis (EIA) is required prior to receiving approval.

5. The site and development plan application shall be revised to include an approved utility concept plan from all providers of utilities proposed to serve the development, as required by Section 10-1481.3(b)(i)aa.

6. The site and development plan application shall be revised to document receipt of approval from the City of Tallahassee utility to construct roads through their existing easements (City of Tallahassee 150' Electric Transmission Line Easement, OR Bk 243 Pg 335).

7. The site and development plan application shall be revised to document approval of all proposed street names by the GEM Addressing Section.

8. The site and development plan application shall be revised so that note #12 on sheet 3 of 19 of the site and development plan states: "The remaining portion of the cluster site shall be preserved as undisturbed open space until such time as these site are included in the Urban Service Area. Subsequent to the inclusion of this area in the Urban Service Area, review by the Leon County Board of County Commissioners may be requested to authorize development of the open space outside of any conservation easements."

9. The site and development plan application shall be revised to reconcile discrepancies between the land area set aside for conservation areas as indicated on sheets 3 and 19 of the site and development plan. Undisturbed/undeveloped (open space) areas must be equal to or greater than 75% of the entire site.

10. The site and development plan application shall be subject to approval of the exchange of Leon County right-of-way and negotiations for improvements to Sunflower Road.

Preferred Design Alternative:

Based upon the findings provided above, Development Services recommends that the following preferred design alternative be incorporated into the applicant's site and development plan:

Revise the site and development application to mitigate potential contamination to groundwater and aquifer resources through the utilization of one of the following alternatives to traditional septic tank systems (ranked in order of preference):

1) connection to and utilization of central sanitary sewer;
2) connection to and utilization of an advanced waste water treatment facility (package treatment facility); with the establishment of an entity responsible for regular, periodic maintenance and operation of this facility; and, which can guarantee the financial wherewithal to commit to operation and maintenance of this system in perpetuity;
3) connection to and utilization of performance-based aerobic septic tank systems that remove nitrogen from sanitary effluent in conjunction with the use of drip irrigation for each system; such systems shall be approved and licensed by the State of Florida Environmental Health Department.
Note: The Leon County Health Department recommends the exclusive use of performance based onsite sewage treatment systems designed to reduce nitrogen in combination with a drip irrigation drainfield.

Responses to Notification:

164 notices mailed
3 responses returned
2 returned as undeliverable

Attachments:

Attachment #1:	September 6, 2005, memorandum from Nawfal Ezzagaghi, P.E., Environmental Review Supervisor
Attachment #2:	Memorandum from Alex Mahon, State of Florida Environmental Health Department, April 27, 2005
Attachment #3	DRC mail-out returned response from C. Burnham, 5045 Cooks Road, Tallahassee, FL 32305
Attachment #4	DRC mail-out returned response from Susan Carden, 9550 Wakulla Springs Road, Tallahassee, FL 32305
Attachment #5	DRC mail-out returned response from Raymond F. Mahler, 1971 Wild Cherry Drive, Tallahassee, FL 32305
Attachment #6	KARSTIC without land use
Attachment #7	Areas of susceptibility based on a combination of factors.

F:/Type C/Chason Woods/Chason Woods DRC report.doc

Leon County, Department of Growth & Environmental Management

MEMORANDUM

TO: Scott Brockmeier
Development Services, Planner II

FROM: Nawfal R. Ezzagaghi, P.E.,
Environmental Review Supervisor

DATE: September 6, 2005

RE: Chason Woods Subdivision
Environmental Review Comments for
Development Review Committee (Meeting September 7th, 2005)
Parcel ID: 46-13-20-403-000 0

The applicant for the referenced project is seeking final DRC approval of the 5-sheet (Including the cover sheet) site and development plan set titled:

TYPE "C" SITE PLAN
FOR:
CHASON WOODS SUBDIVISION
(A CLUSTER SITE AND DEVELOPMENT PLAN)
TALLAHASSEE, FLORIDA
(A PUBLIC SUBDIVISION)

Environmental Compliance staff has completed their review of information and plans submitted for the referenced project. We received the applicant's response to our request for additional information (RAI) concerning the project's Environmental Impact Analysis, and an approved EIA with condition was issued today (September 6th, 2005). Based on our review of this response, previous information, and the plans submitted for DRC review by the applicant, with the following conditions, we do not oppose approval of the Type "C" site and development plan:

1. **The applicant shall satisfactorily address all the terms of the approved Environmental Impact Analysis Conditions.**

Should you have any questions or need additional information, please contact me.

FLORIDA DEPARTMENT OF HEALTH

Jeb Bush
Governor

John O. Agwunobi, M.D., M.B.A.
Secretary

SUBDIVISION EVALUATION

Date: April 27, 2005

Project: Chason Woods – Type C Applicant: J&T LLC Agent: George & Hutcheson Engineering

Location: County Line Road

Parcel #: 46-13-20-403-000-0

Evaluation Data

1. Soil Type: * Alpin Sand, Blanton Fine Sand Lutterloh Fine Sand
2. Water Tables: Alpin – 80 in., Blanton – 52 in. Lutterloh – 20 in.
3. Slope: 0-8%
4. Flood Zone Elevation: Unknown
4. Total Number of Lots: 230
5. Total Acreage: 696.49
6. Average Lot Size: 0.50 Ac.
7. Mounded Septic Probable: Probable **

Overall Rating

Satisfactory - 1	Lot Size:	1	Average Rating: **1.50 Satisfactory**
Marginal - 2	Estimated Water Table	2	
Conditional - 3	Slope / Drainage:	1	
Unsatisfactory - 4	Soil Texture:	2	

Comments

1. Soils mapped for this property indicates the predominate soils to be Alpin Sand, Blanton Fine Sand and Lutterloh Fine Sand. Both Alpin Sand and Lutterloh Find Sand are rated as severe for septic system use due to being a poor filter and wetness respectively. Blanton Fine Sand is rated as moderate due to wetness for septic system use. Alpin soils have an estimated wet season water table 80 inches below grade; Blanton soils a 52 inch water table and Lutterloh a 20 inch water table.

   Site evaluations were conducted at the applicant's request and areas identified as worst case were tested. Water tables were found at 42 and 52 inches below grade. The areas tested were identified as lot 15 Block G and Lot 20 Block A.

2. Location of subdivision is within aquifer recharge area. While no regulations exist to require the use of alternative on-site sewage treatment systems it is strongly recommended that the applicant consider exclusive use of systems designed to reduce the level of nitrates in the effluent.

* Soil types are determined from the USDA Soil Conservation Service soil maps of Leon County and are to be used as general indicators of the site's soil characteristics. Specific soil conditions in the area of the septic installation to be determined at the time of permitting. Applicant may request a "site only" soil evaluation if more specific information is needed.

** Mounded septic systems may be possible in areas where water tables are found within 24 inches of the surface. Actual water table determinations to be made at the time of permitting.

Leon County Health Department/Environmental Health • P.O. Box 2765 • Tallahassee, FL 32316

"Promote Health, Prevent Disease"

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AUG 29 2005
Growth and Environmental Management
Development Review

Leon County Growth and Environmental Management Department, Development Services Division

Attachment # 3
Page 22 of 26

I/We as owner(s) of Lot [illegible], Block _____, of the _____

at the following street address: 8824 Ranchero Rd

wish the following information to be considered by the Leon County Development Review Committee:

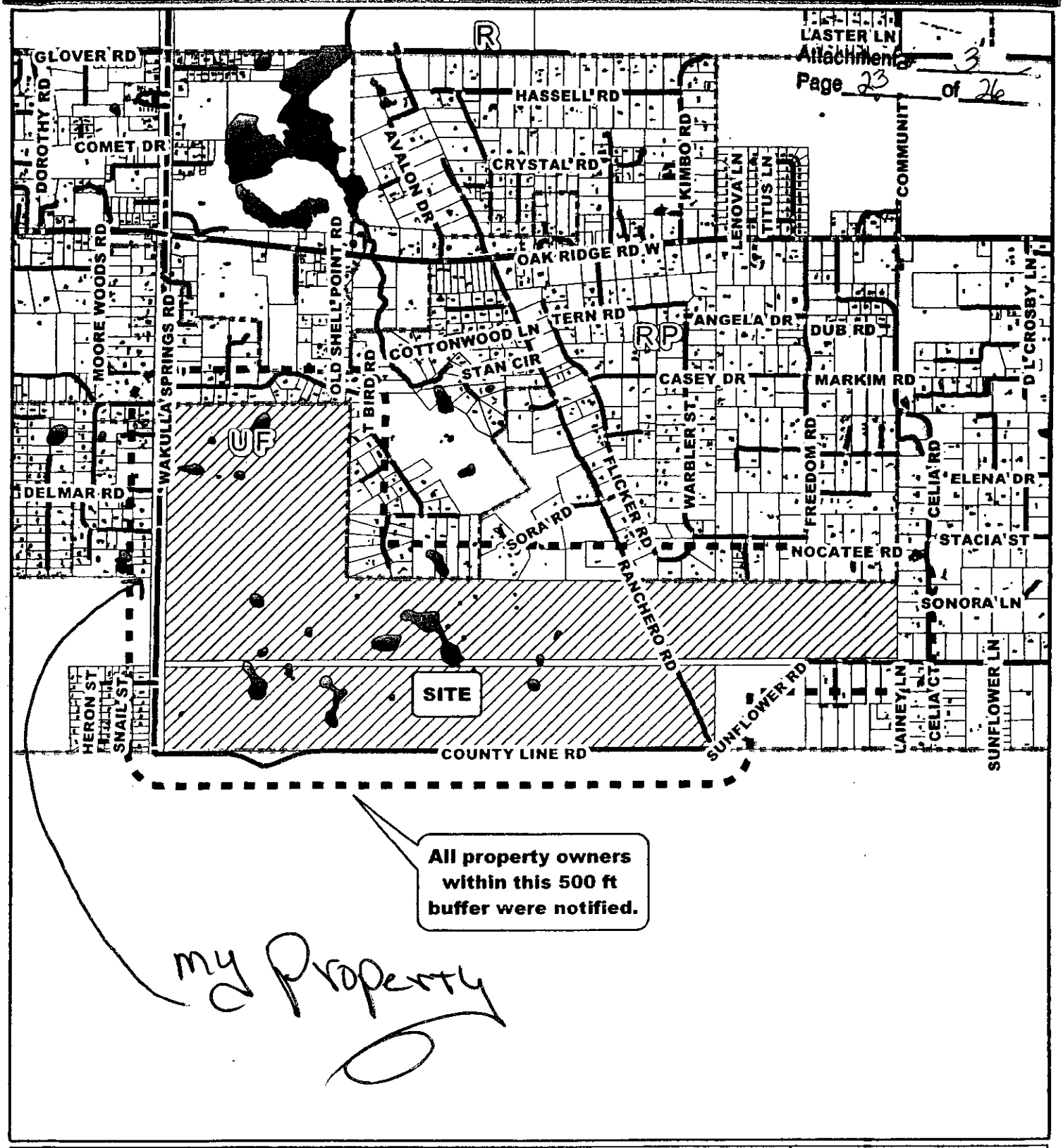
That the Chason Woods Subdivision install [illegible] along it's northern edge. We are zoned 1 house per 3 acres. I don't want to see a subdivision from my [illegible]

[illegible]
(Signature)

Cassandra Burnham
(Print Name)

Project Name: Chason Woods Type "C" Site and Development Plan
DRC Review: Wednesday, September 7, 2005

Chason Woods Subdivision - Type "B" Site Plan



Attachment 3
Page 23 of 26

Chason Woods
Buildings
Waterbody
Parcels
500 ft buffer
Roads
Zoning Boundary
Watercourse

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

0 265530 1,060 1,590 2,120 Feet

N

24

Leon County Growth and Environmental Management Department, Development Services Division:

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Development Review

I/We as owner(s) of Lot 4, Block C, of the HICKORY HAMMOCK

at the following street address:
1971 WILD CHERRY DR.

wish the following information to be considered by the Leon County Development Review Committee:
(SINCE AUG. 10, 1983), FLOODING FROM MUNSON SLOUGH @ OAKRIDGE PASSES THRU (300' WIDE) THIS LOT INTO CHASON WOODS THAT FLOODS WAKULLA SPRINGS RD. "YES," FROM SOUTH TO NORTH, THE WATER FROM MUNSON SLOUGH NEEDS A BETTER OUTLET FIRST BECAUSE OF CITY RAIN & FLOODING THIS AREA 3 DAYS AFTER HAVING 10" RAIN, (NOT THE RAIN AROUND HERE!!. DRINKING WATER? SEPTIC TANKS?, AND 3.02 UNITS PER ACRE?. OTHER THAN WATER (FLOODING) THIS COULD BE A NICE SUBDIVISON TO LIVE AND DEVELOP. THANKS,

Raymond F. Mahler
(Signature)

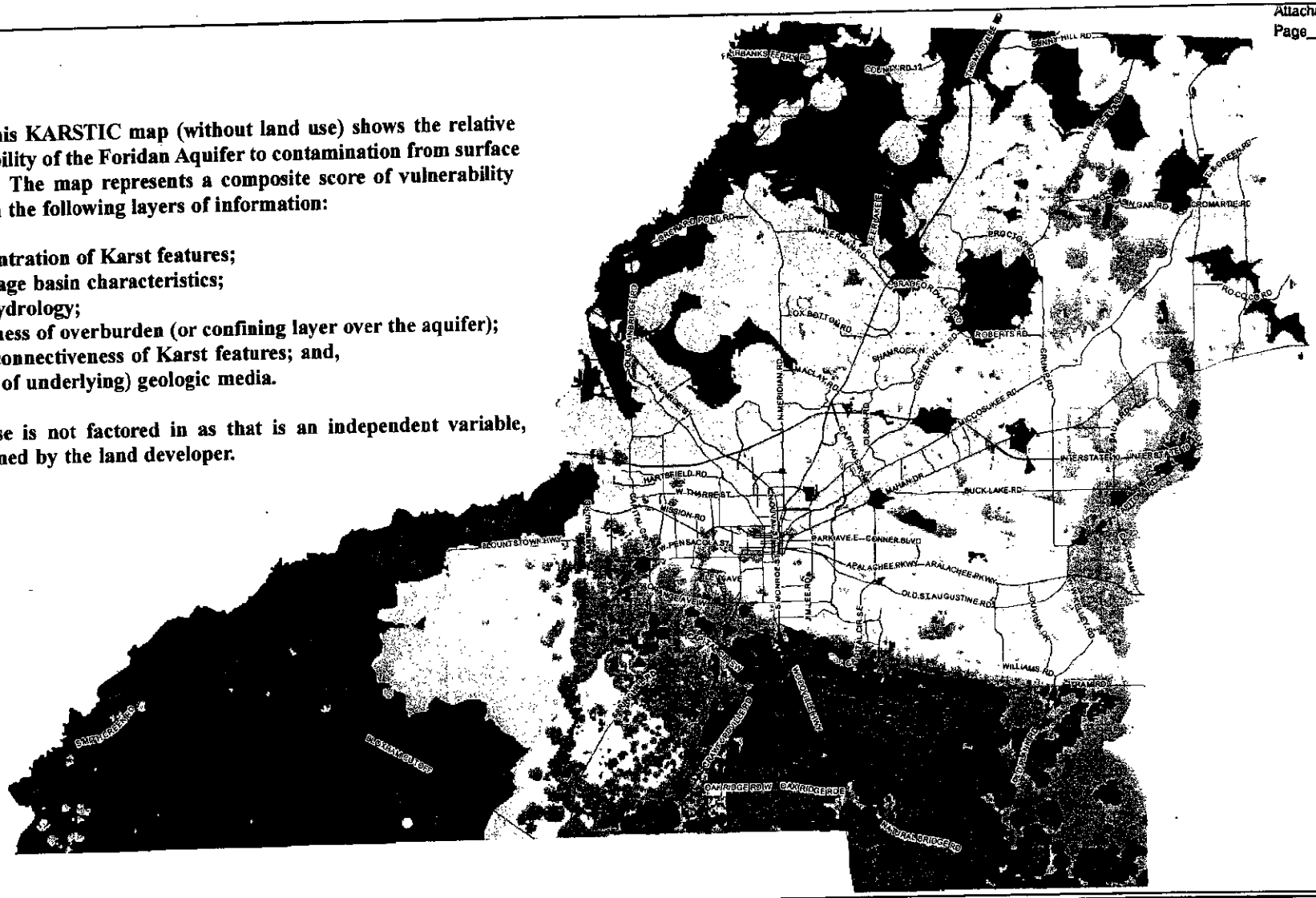
RAYMOND F. MAHLER
(Print Name)

Project Name: Chason Woods Type "C" Site and Development Plan
DRC Review: Wednesday, September 7, 2005

Note: This KARSTIC map (without land use) shows the relative vulnerability of the Foridan Aquifer to contamination from surface sources. The map represents a composite score of vulnerability based on the following layers of information:

1) concentration of Karst features;
2) drainage basin characteristics;
3) soil hydrology;
4) thickness of overburden (or confining layer over the aquifer);
5) interconnectiveness of Karst features; and,
6) (type of underlying) geologic media.

Land use is not factored in as that is an independent variable, determined by the land developer.



Leon County Growth and Environmental Management
Building Inspection | Development Services | Environmental Compliance | Support Services
Tallahassee-Leon County GIS

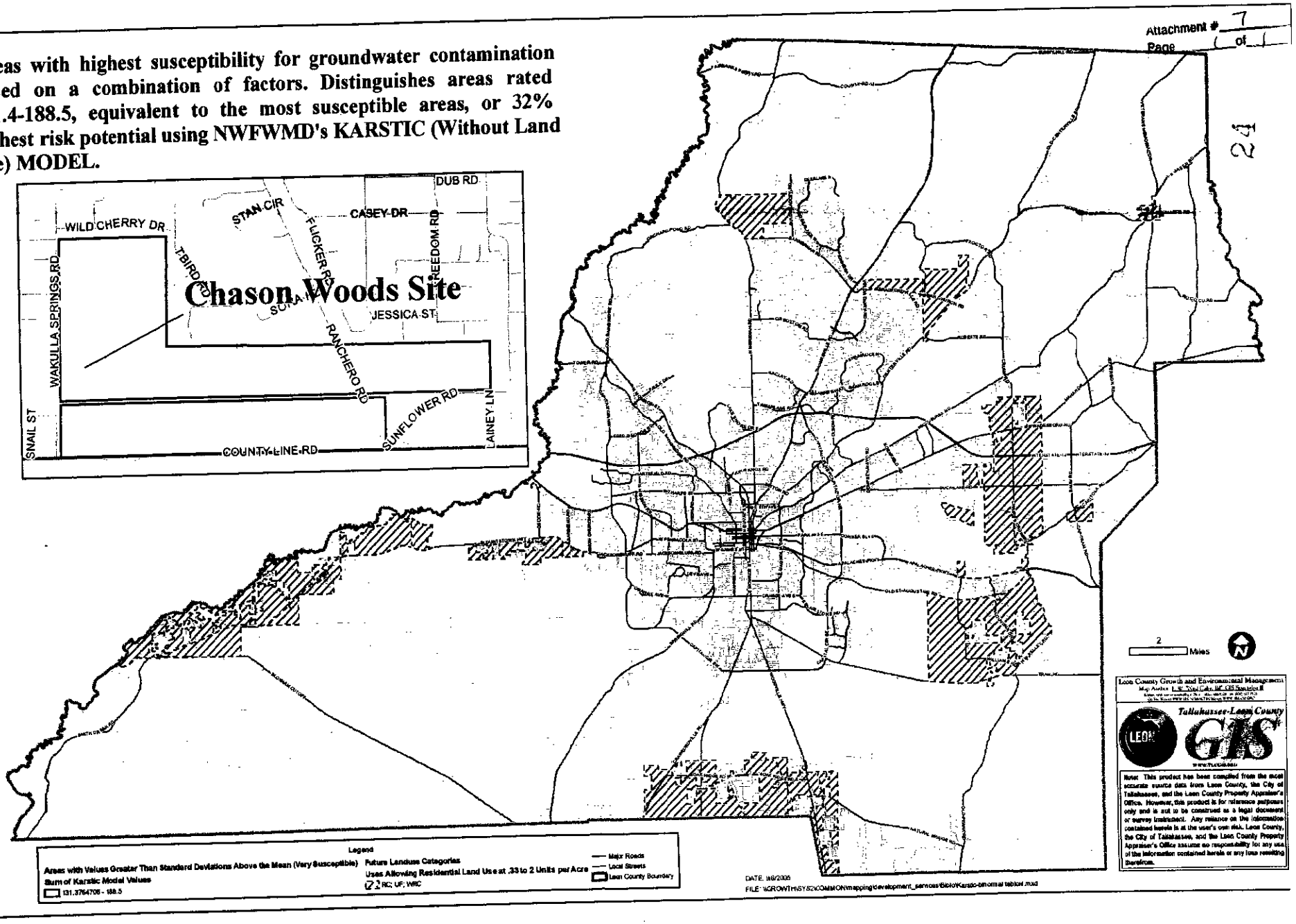
Karstic (Without Land Use) Model

DATE: 9/8/2005

12,000 Feet

Legend

Karstic Without Landuse Composite Risk Value

- 13 - 34.9375
- 34.93750001 - 56.875
- 56.87500001 - 78.8125
- 78.81250001 - 100.75
- 100.7500001 - 122.6875
- 122.6875001 - 144.625
- 144.6250001 - 166.5625
- 166.5625001 - 188.5

Areas with highest susceptibility for groundwater contamination based on a combination of factors. Distinguishes areas rated 131.4-188.5, equivalent to the most susceptible areas, or 32% highest risk potential using NWFWMD's KARSTIC (Without Land Use) MODEL.