LEON COUNTY ORDINANCE NO. ____

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM R-3 SINGLE-FAMILY DETACHED, ATTACHED TWO-FAMILY RESIDENTIAL TO M-1 LIGHT INDUSTRIAL IN LEON COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA:

SECTION 1. The Official Zoning Map as adopted in Leon County Ordinance No. 92-11 is hereby amended as it pertains to the real property subject to the "Fallschase DRI Development Agreement" executed between Leon County and AIG-Baker Tallahassee, LLC on December 12, 2005, described as follows:

RZ-510: From the R-2 single family detached residential zoning district and the R-3 single family detached, attached two family residential zoning district to the PUD23 district; and to amend the existing PUD concept plan that applies to the entire PUD23 Fallschase Planned Unit Development zoning district as thus amended.

See Exhibit "A," attached hereto and incorporated herein, containing the legal description and a map Exhibit "B" of the real property.

SECTION 2. The Fallschase Planned Unit Development Concept Plan is amended to comply with and implement the "Fallschase DRI Development Agreement" executed between Leon County and AIG-Baker Tallahassee, LLC on December 12, 2005 subject to the following conditions:

See Exhibit "C", attached hereto and incorporated herein.

SECTION 3. The application of the owners of the property described in Section 1 for amendment to the existing Fallschase PUD zoning district is hereby granted and approved, and the Leon County Code of Laws is hereby amended to incorporate the Plan of Development filed

with said application, as amended herein, and each and every part thereof, as if set forth herein at length. The said Plan of Development and all papers, and documents constituting a part thereof being on file in the office of the Tallahassee-Leon County Planning Department, including those revisions thereto appertaining adopted by the Board of County Commissioners, and such property shall be designated on the Official Zoning Map as PUD.

SECTION 4. All Ordinance or parts of Ordinance in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 2010 Comprehensive Plan as amended which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with said Comprehensive Plan.

SECTION 5. If any word, phrase, clause, section or portion of this Ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. This Ordinance shall become effective as provided by law.

DULY PASSED AND ADOPTED by the Board of County Commissioners of Leon County, Florida, on this __th day of _____, 2006.

LEON COUNTY, FLORIDA

_____
Bill Proctor, Chairman
Board of County Commissioners

ATTEST:
Bob Inzer, Clerk of the Court

By: _____

Moore Bass
CONSULTING

EXHIBIT "A"

Land Use Planning • Engineering Design • Environmental Permitting • Landscape Architecture • Surveying

Description of Overall Boundary for Fallschase

August 16, 2005
Revised November 17, 2005

MBC# 1469.001/05-284

SURVEY DESCRIPTION:

A parcel of land located in Sections 22, 26, and 27, Township 1 North, Range 1 East; Leon County, Florida and described in Official Records Book 2299 page 01776 of the Public Records of Leon County, Florida, more particularly described by recent survey as follows:

BEGIN at a found 8" terra cotta monument marking the Southwest Corner of Section 26, Township 1 North, Range 1 East, Leon County, Florida, and run South 89° 51' 28" West along said South Boundary of said Section 27 a distance of 638.47 feet to a 4 inch by 4 inch concrete monument (#732) marking a point on the Northeasterly right of way boundary of the Seaboard Coast Line Railroad (120' right of way) (O.R. 1076, Pg. 542; P.B. 12, Pg. 83) and a point on a curve concave to the northeasterly; Thence northwesterly along said right of way boundary and said curve with a radius of 1849.86 feet; through a central angle of 10° 05' 54" for an arc distance of 326.04 feet (chord of said arc being North 46° 12' 41" West 325.62 feet) to a 4 inch by 4 inch concrete monument (#732); Thence North 41° 09' 59" West along said right of way boundary 495.05 feet to a 4 inch by 4 inch concrete monument (#732) marking a point of curve to the left; Thence northwesterly along said right of way boundary and said curve with a radius of 1918.24 feet; through a central angle of 09° 29' 19" for an arc distance of 317.68 feet (chord of said arc being North 45° 52' 56" West 317.31 feet) to a 4 inch by 4 inch concrete monument (#732); Thence leaving said Northeasterly right of way boundary run North 00° 29' 59" West along the West boundary of the East half of the East half of said Section 27 a distance of 2957.63 feet to a 4 inch by 4 inch concrete monument (#1254) 149.70 feet South of the Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 27; Thence leaving said West boundary run South 89° 51' 36" West 678.21 feet to a 4 inch by 4 inch concrete monument (#1254); Thence South 89° 54' 00" West 719.78 feet to a 4 inch by 4 inch concrete monument; Thence run South 89° 51' 29" West 1220.53 feet to a 4 inch by 4 inch concrete monument (#1254) on the easterly right of way boundary of Weems Road (66' right of way) (P.B. 12, Pg. 90); Thence North 00° 16' 34" East along said easterly right of way boundary 149.86 feet to a 4 inch by 4 inch concrete monument (#1254); Thence leaving said East right of way boundary run North 89° 51' 56" East 1217.85 feet to a ½ inch pinched pipe; Thence North 00° 05' 23" West 1231.36 feet to a 4 inch by 4 inch concrete monument (#6988), on the southerly right of way boundary of State Road No. 10 (U.S. 90); thence North 67° 19' 30" East along said southerly right of way boundary 127.13 feet to a 4 inch by 4 inch concrete monument (#6988) on the southerly right of way boundary of Old Buck Lake Road; Thence run South 89° 58' 46" East along said southerly right of way boundary 1055.25 feet to a 4 inch by 4 inch concrete monument (#1254) marking a point of a non tangent curve to the left; Thence northeasterly, easterly and southwesterly along said curve with a radius of 50.00 feet through a central angle of 193° 40' 57" for an arc distance of 169.02 feet (chord of said arc being North 36° 28' 20" West 99.29 feet) to a 4 inch by 4 inch concrete monument (#1254); Thence North 89° 59' 16" West along the northerly right of way boundary of Old Buck Lake Road 805.27 feet to a 4 inch by 4 inch concrete monument (#6988) at the intersection with the southerly right of way boundary of said State Road No. 10; Thence North 67° 31' 35" seconds East along said southerly right of way boundary 119.03 feet to a 4 inch by 4 inch concrete monument (#6988); Thence South 20° 01' 36 " East along said Southerly Right of

Way Boundary 3.27 feet to a 4 inch by 4 inch concrete monument (#6988); Thence North 67° 13' 06" East along said southerly right of way boundary 557.72 feet to a 4 inch by 4 inch concrete monument (#6988); Thence run North 22° 41' 46" West along said southerly right of way boundary 3.28 feet to a 4 inch by 4 inch concrete monument (#6988); Thence North 67° 15' 38" East along said southerly right of way boundary 171.10 feet to a 4 inch by 4 inch concrete monument (#6988); Thence South 67° 41' 02" East along the southerly right of way boundary 29.38 feet to a 4 inch by 4 inch concrete monument (#6988); Thence leaving said southerly right of way boundary run South 25° 10' 12" East along the westerly right of way boundary of County Road C-158, Buck Lake Road (right of way width varies) 111.71 feet to a 4 inch by 4 inch concrete monument (#6988) marking a point of curve to the left; Thence southeasterly along said right of way and said curve a with radius of 550.00 feet through a central angle of 54° 36' 38" for an arc distance of 524.22 feet (chord of said arc being South 53° 49' 42" East 504.60 feet) to a 4 inch by 4 inch concrete monument (#1254) on the westerly right of way boundary of Fallschase Boulevard and a curve concave northerly; Thence continuing southeasterly along said southerly right of way boundary of County Road C-158 and said curve with a radius of 550.00 feet through a central angle of 09° 08' 35" for an arc distance of 87.77 feet, (chord of said arc being South 85° 34' 34" East 87.68 feet) to a nail and cap (#732); Thence run North 89° 59' 52" East along said southerly right of way boundary 51.19 feet to a 4 inch by 4 inch concrete monument (#1254) on the Easterly Right of Way boundary of said Fallschase Boulevard; said point also lying on a curve concave southeasterly; Thence northeasterly along said southerly right of way boundary and said curve with a radius of 50.00 feet through a central angle of 36° 48' 14" for an arc distance of 32.12 feet (chord of said curve being North 71° 32' 50" East 31.57 feet) to a 4 inch by 4 inch concrete monument (damaged); Thence South 89° 57' 11" East along said southerly right of way boundary 961.85 feet to a 6 inch by 6 inch concrete monument (DOT) marking a point of curve to the left; Thence easterly along said right of way and said curve with a radius of 5928.56 feet through a central angle of 01° 26' 45" for an arc distance of 149.60 feet (the chord of said arc being North 89° 14' 45" East 149.59 feet) to a half inch iron pipe; Thence leaving said Right of Way boundary run South 00° 33' 52" West along the West boundary of property described in O.R. Book 1076, Page 542 of the Public Records of Leon County, Florida 719.25 feet to a 1/2 inch iron pin; Thence North 87° 27' 22" East along the South boundary of said property 215.59 feet to a ½ inch iron pin; Thence North 00° 01' 55" East along the East boundary of said property 718.24 feet to an iron pin (#5509) on the said south right of way boundary of County Road C-158; Thence North 87° 07' 47" East along said south right of way boundary 268.95 feet to a 6 inch by 6 inch concrete monument (DOT) marking a point of curve to the right; Thence easterly along said right of way boundary and said curve with a radius of 3779.33 feet through a central angle of 08° 25' 31" for an arc distance of 555.74 feet, (chord of said curve being South 88° 28' 10" East 555.24 feet) to a 4 inch by 4 inch concrete monument; Thence leaving said right of way boundary run South 00° 12' 37" East along the westerly boundary of property described in O.R.2280,Pg. 430 of the Public Records of Leon County, Florida 308.33 feet to a 4 inch by 4 inch concrete monument; Thence run North 89° 44' 31" East along the southerly boundary of said property 149.81 feet to a 4 inch by 4 inch concrete monument (#3208); Thence run North 00° 14' 13" West along the easterly boundary of said property 289.83 feet to a 4 inch by 4 inch concrete monument on said south right of way boundary of County Road C-158 marking a curve concave to the southerly; Thence southeasterly along said right of way boundary and said curve with a radius of 3779.33 feet through a central angle of 00° 37' 35" for an arc distance of 41.31 feet, (chord of said arc being South 81° 39' 25" East 41.30 feet) to a nail and cap (#7245); Thence South 81° 28' 03" East along said southerly right of way boundary 626.13 feet to a 4 inch by 4 inch concrete monument; thence leaving said right of way boundary run South 00° 01' 16" West 492.23 feet to a 4 inch by 4 inch concrete monument; Thence run North 89° 28' 38" East 322.86 feet to a 4 inch by 4 inch concrete monument (broken); Thence North 52° 27' 53" East 86.76 feet to a 4 by 4 concrete monument (broken); Thence run North 89° 38' 57" East 225.98 feet to a 4 inch by 4 inch concrete monument on the westerly right of way boundary of Davis Drive (60' right of way) (P.B. 34, Pg. 55); Thence run South 00° 00' 45" West along said Westerly right of way boundary 59.85 feet to a 4 inch by 4 inch concrete monument;

Thence leaving said right of way boundary run South 89° 43' 34" West 179.71 feet to a 4 inch by 4 inch concrete monument; Thence South 00° 18' 20" East 162.55 feet to a 4 inch by 4 inch concrete monument; Thence run North 89° 31' 14" East 180.49 feet to a iron pin (#4792) on the westerly right of way of Davis Drive; Thence South 00° 03' 34" East along said westerly right of way boundary 163.15 feet to a 4 inch by 4 inch concrete monument (broken); Thence leaving said right of way boundary run South 89° 42' 18" West 180.17 feet to a 4 inch by 4 inch concrete monument (x-top); Thence South 00° 17' 14" East 162.14 feet to a 4 inch by 4 inch concrete monument; Thence South 00° 16' 09" East 162.97 feet to a 4 inch by 4 inch concrete monument; Thence North 89° 30' 15" East 162.26 feet to an iron pin (#4792) on the westerly right of way of Davis Drive (60' right of way) (P.B.34, Pg.55); Thence North 89° 58' 21" East 60.43 feet to an iron pin (#4792) on the easterly right of way boundary of said Davis Drive; Thence South 07° 36' 18" West along said easterly right of way boundary 101.82 feet to a ¾ inch iron pipe; Thence leaving said easterly right of way boundary run North 89° 47' 09" East 420.33 feet to a ½ inch iron pin; Thence North 00° 02' 08" East 100.01 feet to a ½ inch iron pin; Thence North 89° 51' 28" East 249.69 feet to a ½ inch iron pin on the easterly right of way boundary of Thrush Drive (60' right of way) (P.B.34, Pg.55); Thence South 00° 16' 32" East 99.63 feet to a ¾ inch iron pipe; Thence North 89° 53' 15" East 199.78 feet to a ½ inch iron pin; Thence North 89° 49' 16" East 199.66 feet to a 1/2 inch iron pin; Thence North 00° 08' 21" West 100.00 feet to a 1/2 inch iron pin on the westerly right of way boundary of Ibis Drive (60' right of way) (P.B.34, Pg.55); Thence North 89° 54' 38" East 59.94 feet to a 3/4 inch iron pipe on the easterly right of way boundary of said Ibis Drive; Thence South 00° 23' 31" East 20.33 feet to an iron pin (#4016); Thence South 89° 38' 06" East 199.80 feet to a 6 inch terra cotta monument; Thence North 89° 50' 38" East 673.61 feet to an iron axle; Thence South 00° 28' 00" East 3922.81 feet to a 4 inch by 4 inch concrete monument; Thence South 89° 59' 42" West along the South boundary of said Section 26 a distance of 4525.03 feet to the POINT OF BEGINNING containing 681.00 acres more or less.

TOGETHER WITH:

A parcel of land described in Official Records Book 1747, Pg. 375 of the Public Records of Leon County, Florida; more particularly described by recent survey as follows:

Commence at the Southeast corner of Section 22, Township 1 North, Range 1 East, Leon County, Florida and run North 00 degrees 31 minutes 42 seconds West, 6.17 feet to the Northerly Right of Way boundary of County Road No. C-158 (Buck Lake Road) (80 foot Right of Way); Thence North 89° 46' 04" West along said right of way boundary 261.08 feet to a concrete monument (#1254); Thence North 01° 09' 35" East along the right of way boundary of County Road No. C-158 (Buck Lake Road) (100 foot right of way) a distance of 8.79 feet to a concrete monument (#1254) for the POINT OF BEGINNING; From said POINT OF BEGINNING run North 00° 29' 59" West 528.18 feet to a 4 inch by 4 inch concrete monument (#1254); Thence South 89° 52' 36" West 407.77 feet to an axle; Thence South 89° 56' 00" West 425.13 feet to a 4 inch by 4 inch concrete monument (#4792) on the southeasterly right of way of State Road No.10 (U.S. No.90); Thence South 67° 14' 28" West along said right of way boundary 299.55 feet to a 4 inch by 4 inch concrete monument (#6988); Thence North 22° 07' 40" West along said right of way boundary 6.65 feet to a 4 inch by 4 inch concrete monument (#6988); Thence South 67° 15' 47" West along said right of way boundary 115.96 feet to a 4 inch by 4 inch concrete monument (#6988); Thence South 23° 38' 46" West 27.03 feet to a 4 inch by 4 inch concrete monument (#6988), at the intersection of said Southeasterly right of way boundary with the Northeasterly right of way boundary of County Road No. C-158 (Buck Lake Road); Thence South 26° 27' 19" East along said northeasterly right of way boundary 110.74 feet to a 4 inch by 4 inch concrete monument (#1254) marking a point of curve to the left; Thence southeasterly along said right of way boundary and said curve with a radius of 450.00 feet through a central angle of 63° 39' 12" for an arc distance of 499.93 feet (chord of said arc being South 58° 11' 35" East 474.62 feet) to a 4 inch by 4 inch concrete monument (#1254); Thence South 89° 59' 10" East along said right of way boundary 781.37 feet to the POINT OF BEGINNING: Containing 13.21 acres, more or less.

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Land Use Planning • Engineering Design • Environmental Permitting • Landscape Architecture • Surveying

Legal Description
Individual Lots in Fallschase West Village, Unit 1A

December 1, 2005
MBC# 1469.001/05-284

DESCRIPTION:
Lots 1, 3, and 5, Block "N"; Lots 1, 7, 8, 9 and 10, Block "M"; Lots 3 and 5, Block "K"; Lots 1 and 4, Block "E"; Lots 3 and 7, Block "G"; Lot 5, Block "H" all in Fallschase West Village, Unit 1A, a subdivision as per map or plat thereof recorded in Plat Book 13, Pages 96-104 of the public records of Leon County, Florida.

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Legal Description
Individual Lots in Fallschase West Village, Unit 1B

December 1, 2005
MBC# 1469.001/05-284

SURVEY DESCRIPTION:
Lots 5, 23 and 33, Fallschase West Village, Unit 1B, a subdivision as per map or plat thereof recorded in Plat Book 14, Page 1 of the public records of Leon County, Florida.

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Legal Description
2.0 Acre Parcel
Fallschase West Village

December 1, 2005
MBC# 1469.001/05-284

SURVEY DESCRIPTION:
A 2.0 acres parcel of land located in Section 26, Township 1 North, Range 1 East, Leon County, Florida as described in O.R. Book 1911, Page 1622 of the Public Records of Leon County, Florida more particularly described by recent survey as follows.

Commence at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 26, Township 1 North, Range 1 East, Leon County, Florida, and run North 89° 38' 06" West 199.80 feet to a point on the easterly right of way boundary of Ibis Drive; Thence North 00° 23' 31" West along said right of way boundary 20.33 feet; Thence leaving said easterly right of way boundary, run South 89° 54' 38" West 59.94 feet to the westerly right of way boundary of Ibis Drive; Thence South 00° 08' 21" East along said right of way boundary 100.00 feet; Thence leaving said westerly right of way boundary, run South 89° 49' 16" West 199.66; Thence South 89° 53' 15" West 199.78 feet to the easterly right of way boundary of Thrush Drive; Thence North 00° 16' 32" West along said easterly right of way boundary 99.63 feet; Thence leaving said easterly right of way boundary, run South 89° 51' 28" West 249.69 feet; Thence South 00° 02' 08" West 100.01 feet; Thence South 89° 47' 09" West 420.33 feet; Thence South 07° 31' 18" West 328.57 feet to a point of curve to the left; Thence southeasterly said curve, concave to the east, with a radius of 696.24 feet through a central angle of 29° 31' 11" for an arc distance of 358.71 feet (the chord of said arc being South 07° 13' 11" East 354.76 feet); Thence South 22° 05" 49" East 207.33 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 21° 56' 03" East 304.01 feet; Thence run North 74° 00' 33" East 238.50 feet; Thence North 04° 19' 38" West 312.23 feet; Thence South 73° 25' 26" West, 333.12 feet to the POINT OF BEGINNING. Containing 2.00 acres, more or less.

Together with that certain grant of easement as recorded in Official Records Book 895, Page 951 of the Public Records of Leon County, Florida.

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Description of
0.08 Acre Tract in
Fallschase West Village

December 1, 2005
MBC# 1469.001/05-284

SURVEY DESCRIPTION:
A 5 foot strip of land lying in said Section 27, Township 1 North, Range 1 East, Leon County, Florida and described as being the Westerly 5 feet of Lot 2, Block "N", of Fallschase West Village – Unit 1A as recorded in Plat Book 13, Pages 96-104 of the Public Records of Leon County, Florida; Containing 0.08 of an acre, more or less.

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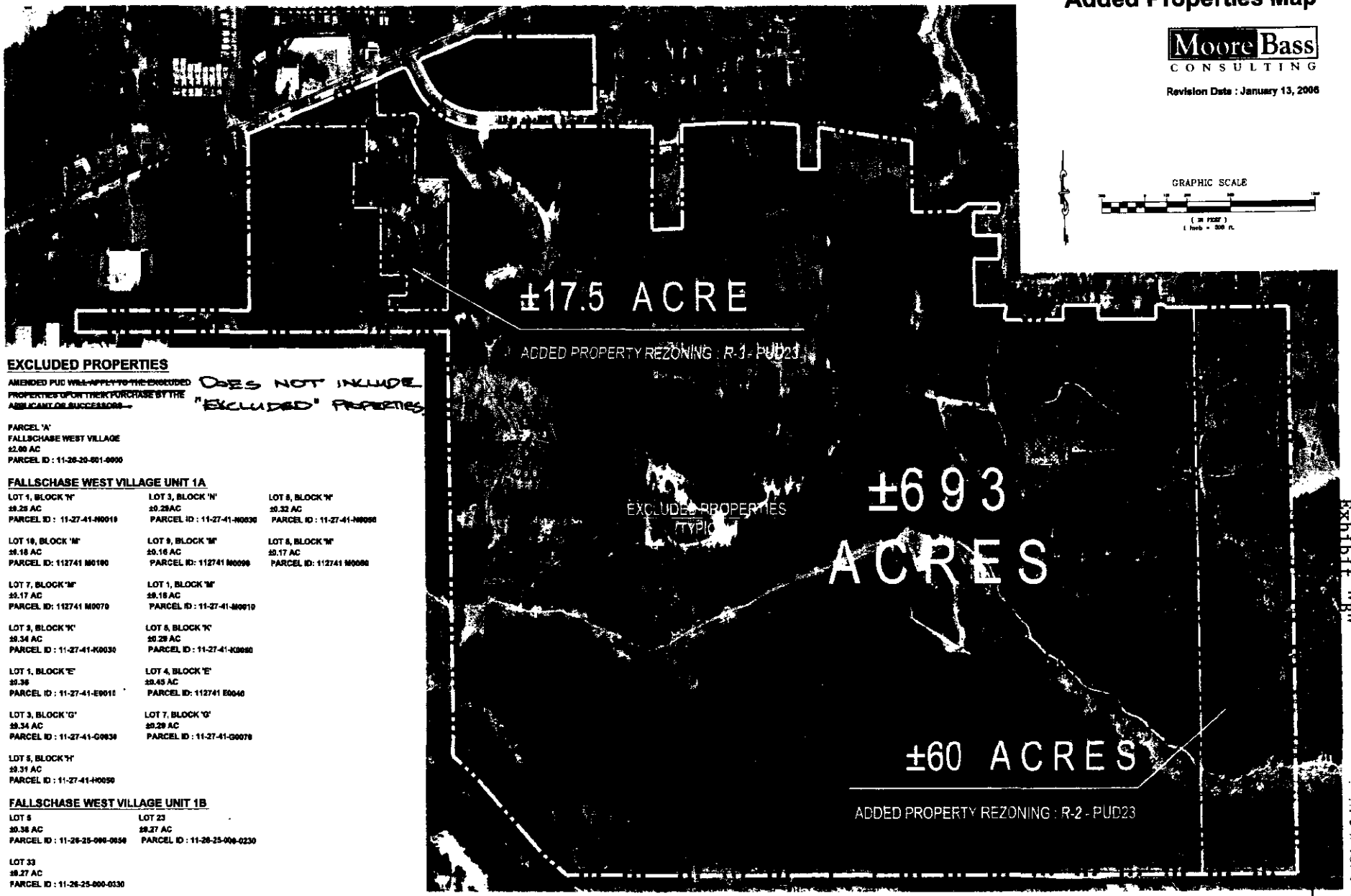
Added Properties Map

Moore Bass CONSULTING

Revision Date : January 13, 2006



EXCLUDED PROPERTIES

~~AMENDED PUD WILL APPLY TO THE EXCLUDED PROPERTIES UPON THEIR PURCHASE BY THE APPLICANT OR SUCCESSORS.~~ DOES NOT INCLUDE "EXCLUDED" PROPERTIES

PARCEL 'A'
FALLSCHASE WEST VILLAGE
±2.00 AC
PARCEL ID : 11-26-20-001-0000

FALLSCHASE WEST VILLAGE UNIT 1A

LOT 1, BLOCK 'N'
±0.25 AC
PARCEL ID : 11-27-41-N0010

LOT 3, BLOCK 'N'
±0.29AC
PARCEL ID : 11-27-41-N0030

LOT 8, BLOCK 'N'
±0.32 AC
PARCEL ID : 11-27-41-N0080

LOT 10, BLOCK 'M'
±0.18 AC
PARCEL ID: 112741 M0100

LOT 9, BLOCK 'M'
±0.16 AC
PARCEL ID: 112741 M0090

LOT 8, BLOCK 'M'
±0.17 AC
PARCEL ID: 112741 M0080

LOT 7, BLOCK 'M'
±0.17 AC
PARCEL ID: 112741 M0070

LOT 1, BLOCK 'M'
±0.18 AC
PARCEL ID : 11-27-41-M0010

LOT 3, BLOCK 'K'
±0.34 AC
PARCEL ID : 11-27-41-K0030

LOT 5, BLOCK 'K'
±0.29 AC
PARCEL ID : 11-27-41-K0050

LOT 1, BLOCK 'E'
±0.36
PARCEL ID : 11-27-41-E0010

LOT 4, BLOCK 'E'
±0.45 AC
PARCEL ID: 112741 E0040

LOT 3, BLOCK 'G'
±0.34 AC
PARCEL ID : 11-27-41-G0030

LOT 7, BLOCK 'G'
±0.29 AC
PARCEL ID : 11-27-41-G0070

LOT 5, BLOCK 'H'
±0.31 AC
PARCEL ID : 11-27-41-H0050

FALLSCHASE WEST VILLAGE UNIT 1B

LOT 5
±0.38 AC
PARCEL ID : 11-26-25-000-0050

LOT 23
±0.27 AC
PARCEL ID : 11-26-25-000-0230

LOT 33
±0.27 AC
PARCEL ID : 11-26-25-000-0330

Exhibit "B"

Attachment #

11 of 16

Exhibit "C"

Conditions of Approval:

Prior to approval of the Final PUD, the following conditions shall be complied with or met :

1. The Table of Contents (TOC) in the PUD shall be revised to reflect revisions and the inclusion of additional material from the DA within the PUD (per DGEM and other staff recommendations). The TOC should provide page numbers for the sections/headers cited.
2. The PUD should be revised to include an index.
3. The PUD should be revised to include the following sections of the DA, either within the "main body" or cross-referenced within the body and attached as exhibits:
   a) Section 3, last sentence, regarding applicability to "excluded properties."
   b) b) Section 6, in its entirety or subsections (1)-(3), regarding the applicant's rights to use of the Southern Property after conveyance to the County.
   c) Section 7, subsections (c) and (d), regarding relocation and alteration of stormwater management facilities, as portrayed on the PUD Concept Plan; and, the use of lakefront lots to accommodate compensating volume for floodplain storage, respectively.
   d) Section 8, in its entirety, regarding donation of property for County facilities.
   e) Section 9, in its entirety, regarding the PUD approval process for this property.
   f) Section 10, in its entirety, regarding the approval process for PUD final development plans.
   g) Section 11, in its entirety, regarding the process for obtaining an Environmental Management Permit for development within the PUD.
   h) Section 13, in its entirety, plus, Exhibit "E," regarding waivers and exemptions.
   i) Section 14, a list of transportation, stormwater management, and other capital improvements that, through the approval of the DA, the applicant has committed to provide.
   j) Section 16, in its entirety, regarding the preclusion of road connection to Weems Plantation and Meadow Hills.
   k) Section 17, in its entirety, regarding the utility infrastructure and service provider for the PUD.
4. The applicant shall provide the County with all of the necessary documents and information that may be required by the county attorney to assure the

county that the development project may be lawfully completed according to the plans sought to be approved.

5. The PUD application shall be revised to include proof of ownership (including, signatures the current owner(s) of the property included in the PUD application attesting to their ownership and their filing of this application (or the filing of this application on their behalf, by others)).
6. Pursuant to §10-915(b)(3), Leon County Land Development Code, the PUD application should be revised to include affidavit(s) from the current owner(s) of the property included in the PUD attesting to their authorization of others to represent their interests in this application.
7. The PUD application should be revised to include a summary describing the development proposed to be allowed within the PUD district (a project summary, in narrative form).
8. The PUD application should be revised to include revised PUD definitions, provided by the applicant under separate cover on or about December 7, 2005.
9. The PUD shall be revised to state who/what entity(ies) will responsible for construction, ownership, and maintenance of streets and stormwater facilities to be provided to serve the PUD.
10. The PUD includes an added property map. Staff recommends the following revisions with regard to this map: 1) For the two added properties label, or indicate through the legend, the various rezonings embodied (i.e., R-2 to PUD; and, R-3 to PUD); 2) provide a map of the excluded properties.
11. The Conceptual Land Use Plan (and other Plans & maps in the PUD document) shall be revised to delete the background shadow layout image. Alternatively, this image shall be made legible, as it will be binding as to the form of development depicted thereupon. An additional alternative, if the applicant desires to keep such illustration but not be bound to it, is to provide a separate map, with appropriate annotation regarding applicability.
12. The Conceptual Land Use Plan shall be revised to reconcile the nomenclature used on this plan and within the PUD text (to obtain consistency).
13. The table summarizing the land use type and development proposed to be allowed in each component/district/subdistrict should be revised to clearly specify the range of minimum and maximum residential density and/or non-residential intensity (in square feet floor space/acre) allowed in each component.
14. The PUD shall be revised to include an explicit development standard governing the maximum limit of residential units allowed within the PUD. The ability to develop 16 residential du/ac in the FC-CM component must be reconciled with other references in the PUD and DA to a maximum number of 1514 dwelling units within the entire PUD. Accordingly, the PUD shall be revised to include a mechanism or standard that reduces the number of residential allowed within the FC-SF & FC-MF components for every dwelling unit developed elsewhere in the PUD (and the converse).

15. Both the FC-SF and the FC-MR (also referred to as FC-MF?) components shall be revised to include as a standard, that the total maximum number of residential dwelling units allowed in either one these components shall not exceed 757.
16. Maps in the PUD should be revised to recognize the removal of the SCL Railroad and its replacement with the CSX Railroad.
17. The PUD concept plan document shall be revised to include documentation of proposed utility providers' willingness and ability to serve the proposed development. In addition, annotation should be included in the PUD concept plan regarding the proposed disposition of the existing utility system, preferably as a "standard" within the text.
18. The conceptual circulation plan should be revised to include annotation providing for the ability to allow, at the stage of final site and development plan application, additional cross-access connections to other properties, in particular, bicycle and pedestrian connections, so long as such connections would not violate any provision of the DA or neighborhood agreement incorporated within the DA.
19. The conceptual circulation plan and text of the PUD concept plan document should be revised to include annotation providing for the accommodation of service by transit (in particular, bus service), including the acknowledgement that streets and parking lots may require design adjustments during final site and development plan application to provide for bus pull-offs; transit and school bus stops; and related facilities. The PUD should be revised to specify that all transit bus stops provided within the PUD will be on a concrete or other impervious pad and will be covered.
20. In regard to "Archaeological/Historical Resources" in the PUD concept plan document: staff recommends that the PUD stipulate that a clearance letter (or other appropriate instrument) will be sought and obtained for affected areas within the PUD prior to the issuance of any site and development plan approval for such areas.
21. In regard to "Listed Species" in the PUD concept plan document: staff strongly recommends that this section stand on its own; i.e., it should not be a sub-section under "Archaeological/Historical Resources."
22. In regard to "Height Requirements and Zero Lot Lines" in the PUD concept plan document: staff strongly recommends that this section be split into two sections, one regarding height requirements and the other, setbacks (and each be titled appropriately).
23. The PUD concept plan document, where *stories* are used, should stipulate the limit in *maximum* stories.
24. In regard to "Commercial Lighting" in the PUD concept plan document: delete "See International Dark-Sky Association at ..." Specific information provided at that web site should either be explicitly set out in the PUD or appropriately cross-referenced.
25. The "Residential Lighting" section in the PUD concept plan document uses the following terms that require definition: "Low wattage;" and "Low lumen."
26. The PUD concept plan document uses both "FC-MR" and "FC-MF" to refer to the same component; this inconsistency requires reconciliation.

27. The PUD should be revised to include a "standard" or obligation, specifying that AIG-Baker and the County will work together to fashion architectural/design standards governing the FC-MR district and non-residential development within the PUD; that these standards will be completed after the PUD adoption, but prior to application (or at least, approval) of any site and development plan for the PUD; that these standards shall be approved by AIG-Baker and the Board; and, that these standards be based on the DA and attached exhibits.
28. The PUD should be revised to include milestones, a timeline, or other mechanism(s) to determine when transportation-related obligations of AIG-Baker, set out in the DA, will be commenced (and completed).
29. The PUD concept plan document should be revised to include a "standard" stipulating that the DA is the "default standard" for purposes of interpretation and application.
30. The existing natural features inventory for the entire Fallschase development must be provided and approved by staff before submittal of the final PUD site plan application for the first phase.
31. The revised definitions should be provided for the final PUD document.
32. The final signed Development Agreement with all the exhibits should be included in the final PUD document.
33. The Location Maps should be corrected to clearly identify the subject properties.
34. The land use identified as FC-OS occurs twice in the legend with different color identifiers. Staff recommends that these two have different identifying legends, such as FC-IOS and FC-LOS.
35. The Conceptual Master Plan should address the location of stormwater treatment from the reconstruction of Buck Lake Road.
36. The Conceptual Utility Plan should be deleted or modified to reflect the Land Use Map.
37. The Conceptual Circulation Plan shall be revised to accurately reflect the existing circulation (current connection to Buck Lake Road is not as shown and existing roadway extends beyond southern terminus shown).
38. The Pedestrian Circulation Plan shall be modified to include bike access.
39. The Conceptual Circulation Plan shall be revised to be consistent with the proposed/anticipated traffic controls.
40. The Conceptual Circulation Plan shall be revised to state "connections to existing public roads will be subject to the approval of the COT, Leon County, and FDOT as applicable."
41. Proposed or anticipated signal locations shall be shown on the Circulation Plan sheet.
42. Revise the Concept Plan to add 10' Utility Easements adjacent to each side of the proposed Local Street Section.
43. The typical collector street section should be identified as Main and/or Secondary Roads and provide for Bike Paths, either on-street or off-street.
44. The typical boulevard section should be identified as Main and/or Secondary Roads and provide for Bike Paths, either on-street or off-street.

45. Landscaping for proposed roads and stormwater management facilities should conform to proper roadway design for safety and also for proper coordination with utility placement.
46. The Concept Plan should provide a statement to the effect that "where roadway design will be within public rights of way, such as connections to existing roads, the applicable regulatory body (COT, Leon County, FDOT) shall review and approve the design."
47. The PUD should address how the franchising of water and sewer services is intended to occur.
48. The Concept Plan should be amended to provide bicycle/pedestrian access to the proposed open space area(s).