



**LEON COUNTY
NOTICE OF AN APPLICATION REVIEW MEETING
FOR A PROJECT REQUIRING TYPE "A" LEVEL SITE PLAN REVIEW**

An Application Review Meeting for a Type "A" level site and development plan has been scheduled with the Leon County Department of Development Support and Environmental Management, Development Services Division. You are being notified of this meeting because you own property within 600 feet of the proposed development, or you are the representative of a homeowners' association in close proximity to the proposed development. Staff from several departments will be present at this meeting to discuss the merits and the issues associated with the proposed development.

(Please see project location map on other side)

SUMMARY OF PROPOSAL

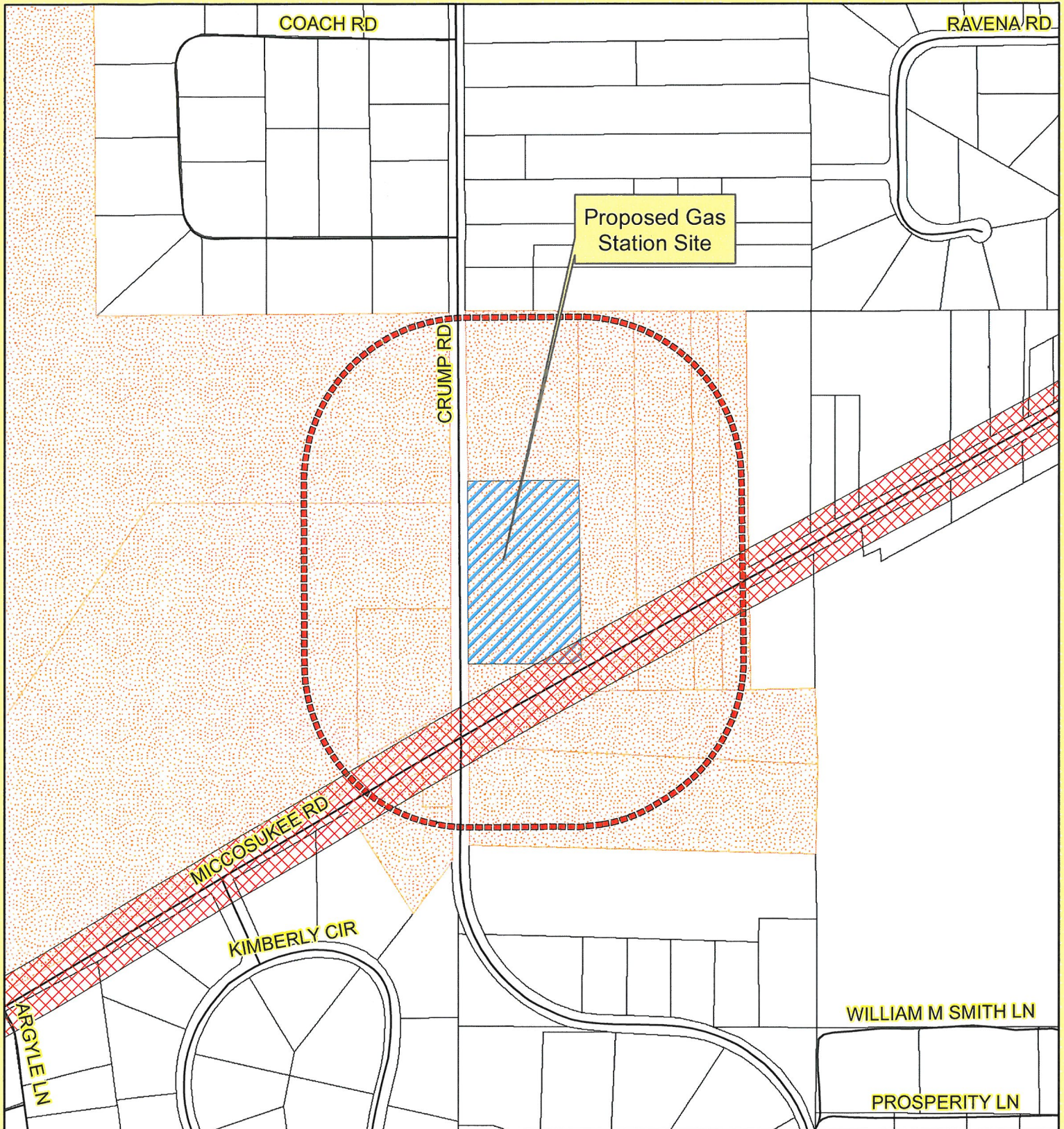
Project Name:	Crump Road Gasoline Service Station and Convenience Store with Car Wash
Review Type:	Type "A" site and development plan (Final Design Plan Approval Track)
Project ID No.:	LSP140004
Project Location:	Near the northeast quadrant of the intersection of Crump Road and Miccosukee Road (Property Appraiser's Location Address: 4955 Crump Rd.)
Project Area:	The project area is 2.0 acres. The overall parcel is 6.59 acres (+/-)
Parcel ID:	12-04-20-018-000-0
Proposed Land Use:	2,904 sq. ft. gas station and convenience store, with ten fueling positions (20 pumps) and an 807 sq. ft. car wash
Proposal Summary:	The applicant is requesting the development of a gas station, convenience store and car wash that includes the division of the parent tract for the commercial proposal.
Zoning/Future Land Use:	Rural/Rural
Applicant:	William Glen Brown
Applicant's Agent:	Joseph Alday, PE – Alday/Howell Engineering, Inc.
Agent's Phone Number:	850-526-2040








The Application Review Meeting for this project will be held on March 5, 2014 at 1:30 p.m., at the Department of Development Support and Environmental Management, Renaissance Center, 2nd Floor Conference Room, 435 N. Macomb Street. You are being notified at this time to give you an opportunity to contact the applicant, agent, or County staff person to discuss the project prior to the meeting. You will also be able to attend this meeting and make comments for consideration by staff and the applicant. This review meeting is the first and potentially only meeting that will occur with County staff. The proposed project will require additional reviews before receiving any development approvals or permits. This meeting is open to public attendance; public testimony will be taken at the Application Review Meeting and the application will be subject to administrative review and not subject to quasi-judicial provisions. The public is encouraged to provide written comments to staff prior to the meeting. In compliance with Section 10-7.403 of the Land Development Code, failure to provide written comments to Leon County Department of Development Support and Environmental Management before the meeting will disqualify a person from petitioning for a formal proceeding after the meeting.

In accordance with Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Jon D. Brown, 606-5300, or Facilities Management, 606-5000, by written or oral request at least 48 hours prior to the proceeding. 7-1-1 (TDD and Voice), via Florida Relay Service.

Plans and staff reports will be available for review at the Department of Development Support and Environmental Management Department, Renaissance Center, 2nd Floor, 435 N. Macomb Street. If you have any questions regarding this application, please contact Scott Brockmeier at (850) 606-1300. You may also e-mail comments to brockmeiers@leoncountyfl.gov.

Crump Road Gasoline Service Station and Convenience Store with Car Wash Type "A" Site Plan (FDPA Track) - Project ID LSP140004



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|---|--|
|  Site |  Notified Parcels |
|  Streets |  Parcel Lines |
|  600 ft Mail Notification |  Bldgs |
|  Canopy Road Protection Zone | |

Crump Road Gasoline
Service Station Proposal
PID # 12-04-20-018-000-0
Type A - LSP140004 FDPA Track
Located at 4599 Crump Road

500
Feet
1 inch = 500 feet



**Guidelines for Public Participation
In
Type “A”, “B”, and Type “C” Application Review Meetings (ARM)
& Type “D” Pre-Application Meetings**

We welcome all interested parties to our application review staff meetings. Our goal is to provide a forum for early input on proposed projects that will lead to the best possible development in Leon County. We encourage the disclosure of as much information at this meeting so that appropriate changes can occur at this early stage of the planning process.

During this meeting, staff will advise applicants, or agents, about various procedures, requirements, and issues they may encounter during the project review process. Staff will focus on compliance with the Leon County Land Development Code. Any major problems that could lead to project denial should be identified at this meeting. The public is encouraged to comment at this meeting to state any objection to the project. After this meeting, the applicant can decide whether to proceed, and how to proceed. The proposed project will require additional reviews before receiving any development approvals or permits.

At this early point in the review process, plans can be modified to accommodate any special concerns. We hope that all participants will approach this meeting in a positive way, and will think in terms of resolution, mediation, and compromise. Every attempt should be made to address problems early, rather than end up in appeals, which are costly to all.

To make the best use of everyone’s time, we will adhere to the following procedures:

1. Due to space limitations, we can only seat the applicant, their representatives, and review staff at the conference table. Additional chairs are provided for other attendees. The applicant will have the option of introducing the project, or it will be introduced by a staff member. Review staff will present reports, make comments and ask questions of the applicant and their representative.
2. Public comment will be heard after the staff review period is completed. To be on the list to speak, turn in a speaker’s card to the meeting facilitator before or during the staff review period for project. Speakers will be recognized in the order the cards are submitted. Each speaker will have three (3) minutes to make comment unless one speaker is representing a group of persons present at the meeting. In that case, the meeting facilitator will set a reasonable amount of time for that speaker based on the number of represented person present, and the merit of the speaker’s request.
3. Our meeting time is limited because of other time demands on reviewing staff. We accept public comment with the goal of identifying problems and concerns. We may not have time at this meeting to actually find the solutions. If you have specific questions that have not been answered at the conclusion of the meeting, please call the Department of Development Support and Environmental Management, 850-606-1300, and ask for the Development Services Service Advisor. That person will assist in making arrangements for you to meet with appropriate individuals and to get additional information.
4. Staff can only recommend project approval or denial based on the Leon County Land Development Code, as adopted by the Board of County Commissioners. Therefore, we encourage you to comment on issues that address code requirements or potential violations. We also ask that you submit a written summary of your comments at the end of the meeting or within five (5) days after the meeting, so they can be made part of the file and considered carefully by all those involved with the project.