



LEON COUNTY
DEPARTMENT OF DEVELOPMENT SUPPORT &
ENVIRONMENTAL MANAGEMENT
DEVELOPMENT SERVICES DIVISION

2nd APPLICATION REVIEW MEETING

April 2, 2014 @ 1:30 p.m.

PROJECT NAME: Crump Road Gas Station and Convenience Store
PROJECT ID #.: LSP140004
PARCEL I.D. NUMBER: 12-04-20-018-000-0
ACREAGE: 6.58 acres (total site area) – proposed 2.0 acre parcel for gas station
LEVEL OF REVIEW: Type "A" Site Plan
REVIEW TRACK: Final Design Plan Approval (FDPA) Track
DATE OF 1st ARM: March 5, 2014
DATE OF 2nd ARM: April 2, 2014
RECOMMENDATION: Approval, Subject to Conditions

PROPERTY OWNER: William Glen Brown
2802 Topaz Way
Tallahassee, FL 32309

APPLICANT: William Glen Brown
OWNER'S AGENT: Joseph Alday, PE
Alday-Howell Engineering, Inc.
2860 Hwy 71N., Suite B
Marianna, FL 32446
(850) 526-2040

ZONING DISTRICT: Rural
FUTURE LAND USE: Rural
LOCATION: The location address is listed as 4955 Crump Road
ROADWAY ACCESS: Crump Road – Major Collector
APPROVAL BODY: County Administrator's designee

PROJECT SUMMARY: This is the second Application Review Meeting for the proposal. The revised application requests development of a 2,904 square foot convenience store and gasoline station with seven fueling positions on two acres. The revised plans no longer include the proposed 807 sq. ft. carwash. A total of three fueling positions have been removed since the initial submittal and the length of the gas canopy has been reduced by approximately 30 feet.

The site is located outside the Urban Services Area and is within the Rural zoning district. The parcel is designated Rural, according to the Future Land Use Map of the Tallahassee-Leon County Comprehensive Plan. A portion of the site is located within the Canopy Road Protection Zone. Additionally, the site is located within the Black Creek Watershed and the Lake Lafayette and Bird Sink Basins. Bird Sink is a regulated closed basin.

The site is located near the northeast quadrant of the Crump Road/Miccosukee Road intersection. There is one existing driveway connection to Crump Road (Major Collector facility) and a second is proposed to the north. No driveway connections are proposed to Miccosukee Road (Minor Arterial), which is a designated canopy road. The proposal includes ten regular parking spaces and one disabled parking space. The facility is proposed to be served by an on-site potable water well and an on-site septic treatment tank. A conservation easement is proposed at the southeast portion of the site over the Canopy Road Protection Zone.