

**LEON COUNTY
PERMITTED USE VERIFICATION
CERTIFICATE NUMBER: VC130100**

ISSUED TO:

Name: GLENN BROWN

Phone #: 850-528-6293

Address: 2802 TOPAZ WAY TALLAHASSEE , 32309

Project Acreage: 6.59

Zoning District.: R

Parcel Tax ID#.: 12-04-20-018-0000

Status: CONDITIONAL

9,500 SF COMMERCIAL/RETAIL/GAS

-----COMMENTS-----

1: The subject parcel is located within the Rural (R) zoning district (Section 10-6.612 of the Land Development Code [LDC]) and is designated Rural on the Future Land Use Map of the Tallahassee-Leon County Comprehensive Plan. The referenced parcel is located outside the Urban Services Area (USA). Central sanitary sewer is not available to the site. For information, as it relates to on-site septic treatment systems, please contact the Department of Environmental Health at 850-487-3166. The site is not located within a specific utility franchise area, but may currently be served by Talquin Electric. All utilities shall be installed in accordance with the requirements and policies of the utility service provider and Leon County.

The site is currently developed with a single-family dwelling. The Permitted Use Verification requests redevelopment of the site with approximately 9,500 square feet (or less) of commercial development. It should be noted that 'minor commercial' uses, including miscellaneous general merchandise stores, gasoline service stations and convenience stores, are permissible in the Rural zoning district on or near (within 330 feet) the intersection of a collector and arterial street. Crump Road is a major collector facility and Miccosukee Road is a minor arterial facility, according to the Roadway Functional Classification Maps of the Comprehensive Plan. Minor commercial uses are generally defined as commercial goods and services that are less than 20,000 square feet - when not located on a local street. For minor commercial uses, the Rural zoning district limits the absolute total intersection location (sum of all quadrants) to 20,000 square feet. The total square footage allowed on any quadrant of the above intersection is limited to a maximum of 10,000 square feet and a single structure is limited to a maximum of 5,000 square feet. Please note that any existing commercial establishments located at this intersection will be deducted from the total allowances listed above. There is an existing, non-conforming minor commercial use located just south of this property. This use appears to be approximately 500 - 800 square feet of total floor area (+/-). At the time an application is filed, compliance with the quadrant limits will need to be verified. Please note the Comprehensive Plan limits minor commercial uses (not located on a local street) to a site area of two acres or less. This acreage shall be within the 330 ft. radius of the centerline of the Miccosukee Road and Crump Road intersection.

Pursuant to the subdivision and site plan review thresholds established in Section 10-7.402 of the LDC, a request for the establishment of minor commercial uses less than 15,000 square feet in the Rural zoning district would be subject to Type 'A' level site plan (Section 10-7.403, LDC). Under the expedited 'Two-Track' review process (Section 10-7.402.5, LDC), an applicant requesting site plan approval would be provided the option of selecting one of two abbreviated tracks: Concept Plan Approval (CPA) track or Final Design Plan Approval (FDPA) track. The applicant must specify under which track the application will be reviewed. The CPA process is typically most appropriate for projects that are more speculative in nature. The CPA track includes abbreviated submittal requirements while providing the applicant development approval assurances required to market the project and/or to secure the necessary financing. An approved Environmental Management Permit (EMP) shall be obtained within one year of obtaining conceptual site plan approval. Once an EMP is issued, the site plan approval is valid for a period of three years. Please note that subdivision of property utilizing a non-exempt site plan process will require execution of a plat in compliance with the standards set forth in Article VII, Division 6 of the Land Development Code. The applicant may wish to subdivide the property to create the commercial lot pursuant to the Administrative Streamline Application Process (ASAP). Prior to filing an application for ASAP review, the applicant shall obtain a Natural Features Inventory. Prior to ASAP approval, the applicant shall obtain EMP approval or exemption.

The FDPA track would compresses the overall project review timeframe by including concurrent review of the project's

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site plan and environmental permit, allowing the applicant to receive site plan and environmental permit approval concurrently. Once approved, the site plan is valid for a period of three years.

According to Leon County Geographic Information Systems (GIS) data, the site is located in the Black Creek Watershed and the Lake Lafayette and Bird Sink Basins. The Bird Sink Basin is designated as a regulated closed basin. Developments within closed basins are subject to closed basin standards (Article IV, LDC) and are limited to the extent there is sufficient available stormwater capacity within the basin. According to GIS data, a small portion of the southeast property is located within the Miccosukee Road Canopy Protection Zone. No clearing may occur in the Canopy Road Protection Zone and all structures must be setback at least 100 feet from the centerline of the canopy road. If the site is accessible by roads other than the canopy road, no direct access is permissible. The property currently has frontage and access to Crump Road, which is not a canopy road. A Natural Features Inventory (NFI) will verify the presence of any environmentally sensitive areas, endangered, threatened or species of concern (Section 10-4.202, LDC). The NFI shall be approved by Development Support and Environmental Management prior to submittal of an application for site plan review.

The proposed development shall demonstrate compliance with development standards applicable to non-residential development, including the off-street parking and loading requirements set forth in Article VII, Division 5, LDC - Parking and Loading Standards. Where applicable, landscape buffers, which serve a buffering and screening function, shall be provided between adjacent land uses and zoning districts (Article VII, Division 5, Sec. 10-7.522, LDC). The matrix included in the landscape buffer section of the LDC shall be utilized to determine the width and degree of plantings needed to satisfy the buffer requirements. Non-residential development shall demonstrate compliance with the minimum standards for landscape and natural areas set forth in Sections 10-4.344 and 10-4.345 of the Land Development Code.

The application shall demonstrate compliance with concurrency management requirements of the Land Development Code (Article III of the LDC). Concurrency is a requirement which ensures that infrastructure, necessary to accommodate the proposed development, is in place (i.e. roads, parks, etc.). According to the Concurrency Management section of the Land Development Code (Section 10-3.105), no final development order can be issued unless there is sufficient, available capacity to meet the level of service standards for the existing population, vested development, and for the proposed development. If you have any further questions regarding requirements for concurrency, please contact the Development Services Concurrency Management Planner at 850-606-1300.

It should be noted that requirements for parking, vehicular use areas, easements, stormwater management facilities (and other related infrastructure), and concurrency may reduce the overall development potential of this site. This determination shall not be construed to grant exemption from any other development regulation or permitting requirements, as may otherwise be applicable. This review does not include an analysis of environmental constraints. All environmental constraints shall be addressed in a manner consistent with the applicable goals and policies of the Comprehensive Plan and in compliance with the applicable provisions of the Land Development Code.

-----CONDITIONS-----

Subject to the following sequence of reviews and required approvals:

- 1: Natural Features Inventory (NFI): Contact Environmental Services at 850-606-1300.
- 2: Type A Review (Shall include Environmental Management Permit Submittal if FDPA Track): Contact Development Services at 850-606-1300
- 3: Final Plat: Please note that unless ASAP process is utilized to create parcel prior to Type A subdivision, a recorded plat will be required. Contact Public Works at 850-606-1500 for plat questions. Contact Development Services at 850-606-1300 for questions about ASAP.
- 4: Septic Tank Permit Contact: Leon County Health Department at 850-606-8350
- 5: Building Permit: Contact Building Plans Review and Inspection at 850-606-1300

Submittal requirements are pursuant to the Leon County Zoning, Site and Development Plan and Subdivision Procedures and Information Manual for the Process identified above.

Subsequent permitting and site plan review may limit the ability to construct above described development. This certificate is exclusive to the terms and conditions herein and is valid under the 2010 Comprehensive Plan and the Leon County Land Development Regulations in effect at the time of issuance. Amendments to the 2010 Comprehensive Plan or to the Land Development Regulations

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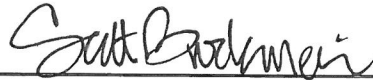
may alter the terms and conditions of this certificate.

No Permitted Use Verification Application and/or Permitted Use Verification Certificate shall be the basis for any claims of estoppel or vesting as against any land development regulations or zoning regulations, which may be adopted on or after the date of the Permitted Use Verification Application and/or the Permitted Use Verification Certificate.

Date: 09/23/2013

Revised N Version: 0

Previous PUV#: _____



Development Services Division
Development Support and Environmental Management