



**ALDAY-HOWELL
ENGINEERING, INC.**

Civil Engineering
Site and Subdivision Design
Environmental Permitting
Land Use Planning

February 18, 2014

Leon County Development Services
Renaissance Center, 2nd Floor
435 North Macomb Street
Tallahassee, FL 32301

RE: Crump Road Convenience Store
Application for Concurrency Determination.
Parcel ID #12-04-20-018-000-0
AHE Project #13-034

To Whom It May Concern:

The subject project is located just north of the northeast quadrant of Miccosukee and Crump Road off of Crump Road. The proposed project involves the development of a 2,904 square foot Convenience Store with 10 gasoline fueling stations with associated parking and landscaping on a 2 acre parcel, proposed to be subdivided from the 6.58 acre parent parcel. The owner and developer is Mr. William G. Brown. The project qualifies for Type "A" Level Site Plan review, and the client has selected the Final Design Plan Approval (FDPA) review process. Therefore, this application is being submitted concurrently with the Type "A" Site Plan and the Environmental Management Permit applications.

The project site is outside of the urban service area. Public water and sewer service is not available to the site. Therefore, the project is proposed to be served by a private well and on-site septic system. Electric service is proposed to be provided by the City of Tallahassee.

The project is expected to generate 182 peak hour trips and therefore is considered a large project. Attached please find the Application for Concurrency Determination and the Large Project Transportation Impact Analysis which includes the project narrative, location map, the site plan drawing, and a sketch of the peak hour vehicle trips distributions. The fee was calculated to be \$324 (\$228 base fee for the first 1,000 sf of commercial building plus \$48 for each additional 1,000 sf of building - \$228 + 2(\$48)). Upon verification of the fee the developer will make payment to Leon County.

If you have any questions or comments, please feel free to contact me.

Sincerely,
Alday-Howell Engineering, Inc.

A handwritten signature in blue ink, appearing to read 'Joseph A. Alday', is written over a blue scribble that extends across the signature line.

Joseph A. Alday, PE
Principal

Contact Information: 2860 Hwy. 71 North, Suite B
Marianna, FL 32446
info@aldayhowell.com

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Marianna, FL 32447

Ph. (850) 526-2040
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LCM# _____



APPLICATION FOR CONCURRENCY DETERMINATION
Leon County Development Support and Environmental Management
435 North Macomb Street
Tallahassee, Florida 32301
(850) 606-1300

INSTRUCTIONS: Attached is the application necessary to obtain either a Conditional Certification of Concurrence and/or a Certificate of Concurrence in Leon County. A Policy and Procedures Manual has been prepared in conjunction with this application which defines the concurrency requirements of the Comprehensive Plan and which outlines the concurrency review process. The applicant should read the Leon County Concurrence Policies and Procedures Manual prior to the completion of this application in order to fully understand the procedures that must be followed during a concurrency review.

STATEMENT AND SIGNATURE: I, Glen Brown, the undersigned owner or authorized representative of William G. Brown hereby request a Concurrence Determination for the project described in the attached application. I certify that all information submitted with and pursuant to this application is true and correct to the best of my knowledge and belief.

2-19-14
Date

William G. Brown
Signature
2802 Topaz Way
Street
Tallahassee
City
Florida 32309
State Zip

PROJECT INFORMATION

1. **APPLICANT/AGENT INFORMATION:**

Name	Address	Phone Number	Facsimile Number
Joseph Alday	2860 Hwy 71 N Marianna, FL 32446	(850) 526-2040	(850) 526-4740

E-Mail Address of Primary Contact: joseph@aldayhowell.com

2. **NAME OF PROJECT:** Include the current name of the proposed project (subdivision if applicable) and any previous names the project has been known as: Crump Rd Convenience Store

3. **PARCEL IDENTIFICATION NUMBER(S):** 12-04-20-018-000-0

Is property located in the Urban Services Area (USA)? Yes No

4. **DEVELOPMENT REVIEW:** Indicate which Site and Development Plan Review Process the proposed project is undertaking (Limited Partition or Type A, B, C, D; Refer to the PUV Certificate for Reference): Type A

5. **PROPOSED PROJECT INFORMATION:**

A. Provide a location map including project narrative and site plan (to scale) which clearly depicts the following:

1. Adjacent Streets, Adjacent Driveways, Internal Streets, and Project Access Points including Lane Geometry and Signage
2. Potable Water and Sanitary Sewer Systems serving site
3. Stormwater Facilities
4. Existing and Proposed Structures and Buildings
5. Recreation/Open Space

B. Present on-site land uses with number of units or square footage: 1 Residential Unit

C. Zoning: Rural

D. Future Land Use Designation: Rural

E. Indicate the type and size of development proposed for this site:

Type: Single Family Multi-Family Industrial Commercial Institutional

Size: 2,904 SF SQFT/UNITS/LOTS/ACRES

F. In the following table, show the project timeline beginning with the submittal date of the Development Order (DO) application and ending with the expected project build out date (month and year)

DO Submittal	Anticipated Completion of DO	Anticipated Build Out Date
<u>2/19/14</u>	<u>3/12/14</u>	<u>March 2015</u>

6. **WATER AND SANITARY SEWER SERVICE (CITY UTILITIES ONLY):**

- A. Waiver of Reservation of Water/Sewer Capacity: For projects located within the USA, the applicant may request to waive concurrency review for City water and sewer until a building permit is issued or tap approval, whichever is first (Section 2.2.0 Leon County's Concurrency Management System Policies and Procedures Manual).

Please indicate if you wish to waive reservation of water and sewer system capacity:

Waive (Requires Documentation) Do Not Waive N/A

- B. Potable Water Source: City Talquin Well

- C. Sanitary Sewer Provider: City Talquin Septic

7. **CONCURRENCY DETERMINATION REVIEW FEES**

RESIDENTIAL SECTION

(Complete this section only if there is a residential component to the project.)

- A. The application review fee for the first residential unit is \$156.00 \$ 156.00
- B. Multiply each additional unit by \$24.00 and enter that amount. \$ _____
- C. Add items 1 and 2 for the total residential fee and enter that amount. \$ _____

COMMERCIAL SECTION

(Complete this section only if there is a commercial component to the project.)

- D. The application review fee for first 1,000 square feet (or less) is \$228.00 \$ 228.00
- E. Multiply each additional 1,000 square feet by \$48.00 and enter that amount \$ 96
- F. Add items 4 and 5 for the total commercial fee and enter that amount. \$ 324

TOTAL CONCURRENCY REVIEW FEE

(Add totals from the residential and commercial sections.)

7. Add items C and F for the **total review fee** and enter that amount. \$ 324

STOP: IF THIS PROJECT IS EXPECTED TO GENERATE LESS THAN 100 TRIPS (AS IDENTIFIED BY THE LEON COUNTY CONCURRENCY MANAGEMENT SECTION), NO ADDITIONAL INFORMATION IS REQUIRED. OTHERWISE, COMPLETE THE LARGE PROJECT TRANSPORTATION IMPACT ANALYSIS APPLICATION.

Revised Sept. 10, 2008

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