



Leon County

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301 South Monroe Street, Tallahassee, Florida 32301
(850) 606-5302 www.leoncountyfl.gov

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Department of Development Support &
Environmental Management
Development Services Division
Renaissance Center, 2nd Floor
435 North Macomb Street
Tallahassee, Florida 32301-1019
Phone (850) 606-1300

May 8, 2014

William Glen Brown
2802 Topaz Way
Tallahassee, FL 32309

RE: Crump Road Gas Station and Convenience Store, Type "A" Site and Development Plan
Written Preliminary Decision
Leon County Project ID No.: LSP140004 (FDPA Track)
Tax Parcel Identification Number: 12-04-20-018-000-0

Dear Mr. Brown:

I have been informed by the Application Review Committee that the above application is now determined complete – all of the deficiencies outlined by staff at the April 2, 2014 Application Review Meeting have been addressed. As the County Administrator's designee and delegated authority for decisions involving Type "A" Site and Development Plans, it is hereby noticed the Written Preliminary Decision is to approve the application, subject to conditions outlined herein.

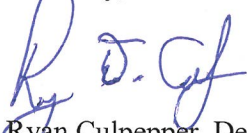
Pursuant to Section 10-7.403(h) of the Leon County Land Development Code (LDC), this decision shall become final fifteen (15) calendar days after it is rendered unless a person who qualifies as a party, as defined in Section 10-7.414 of the LDC, and who had filed written comments with the Department of Development Support and Environmental Management prior to adjournment of the meeting at which the decision was rendered, files a Notice of Intent to File an appeal of a decision on the site and development plan application. Subsequent to the filing of a Notice of Intent, a Petition must be filed within 30 calendar days from the date of rendition of the decision. Petitions shall be made in writing and filed at the Department of Development Support and Environmental Management, and shall include the project name, application number, a description of the facts upon which the decision is challenged, all allegations of inconsistency with the Comprehensive Plan and land development regulations, and any argument in support thereof. Failure to file both a Notice of Intent or a Petition is jurisdictional and will result in a waiver of the hearing. Appeals heard by a special master will be conducted in accordance with the procedures outlined in Sections 10-7.414 and 10-7.415 of the LDC.

The following is a list of conditions, as provided by the Application Review Committee:

1. Environmental Management Permit (EMP) – The applicant shall receive an approved EMP.
2. As-Built and Operating Permit – Approved As-Built and Operating Permits are required prior to final inspection.
3. Fueling Positions – The Planning Department has noted as a condition, the number of fueling positions has been reduced to be consistent with the scale of existing, similar rural gas station/convenience stores. The site and development plan includes a maximum number of three fueling islands with one fueling position ("fueling station") on each side and one outside island with an additional diesel position for a total of seven fueling positions. Please note, no more than six (6) vehicles can be fueled at one time.
4. Two Acre Site Limitation – The Planning Department has noted as a condition, the two acre subject parcel shall be subdivided from the 6.68 parent parcel prior to any commercial development.
5. Supervised Manual Fire Alarm System – The Tallahassee Fire Department has required as a condition of approval, the applicant provide a manual fire alarm system with complete smoke detection to be located at the proposed gas station facility.
6. Well and Septic – The City of Tallahassee Aquifer Protection Division has included a condition that the existing well and septic system shall be abandoned. The Aquifer Protection Division has noted the well abandonment and new well installation will require permits from the Northwest Florida Water Management District. Abandonment and/or removal shall be included in the construction sequence as part of the environmental permit. The Leon County Department of Environmental Health has noted the proposal shall require abandonment of the existing septic tank.
7. Design Alternatives – The Development Services Division has conditioned the approval on the design standards outlined and annotated as "Required Design Alternatives" on Sheet 4 of the site and development plan. Development of the subject property with the proposal gasoline station and convenience store shall comply with the referenced standards.

Should you have any questions regarding this Written Preliminary Decision, please contact me at 850-606-1300.

Sincerely,



Ryan Culpepper, Development Services Director

Department of Development Support and Environmental Management

Enclosures: Project Memoranda

cc: Project Dox – LSP140004

Joseph Alday, Alday-Howell Engineering, Inc., 2860 Hwy 71 N., Suite B, Marianna, FL 32446

David R. McDevitt, Director of DSEM

Application Review Committee

Crump Road interested parties (via e-mail)

Crump Road Mail Notification

BOARD OF COUNTY COMMISSIONERS

MEMORANDUM

DATE: May 5, 2014
TO: Ryan Culpepper, Director of Development Services, DSEM
FROM: Scott Brockmeier, Development Services Administrator, DSEM
CC: Project No. LSP140004 (via Project Dox)
SUBJECT: LSP140004 - Determination of Completeness for the Crump Road Gas Station and Convenience Store Type 'A' Site and Development Plan (FDPA Track)

The Application Review Committee has completed review of the above site and development plan and recommends approval, subject to the conditions outlined on page 11 of the April 2, 2014 staff report.

Pursuant to Section 10-7.403(e) of the Land Development Code, you shall issue a Written Preliminary Decision within 14 calendar days from the date the application is determined complete. The revised site plan, dated 5/1/14, is now determined complete (as of the date of this memo) and is available for your consideration. The most recent plans are filed in the "Resubmittal_5_1_14" folder within Project Dox.

As per Code, staff will notify the applicant and interested individuals that have provided comments the date the Written Preliminary Decision is signed.



MEMORANDUM



"People Focused. Performance Driven"

TO: Scott Brockmeier, Leon County Development Services
FROM: Susan Denny, Senior Planner
DATE: May 06, 2014
SUBJECT: Crump Road Gas Station and Convenience Store (LSP 140004); May 1, 2014 Second Resubmittal

APPLICANT: Glen Brown
AGENT: Alday-Howell Engineering
PARCEL ID: 12-04-20-018-0000
FUTURE LAND USE: Rural
ZONING: Rural (R)

On April 3, 2014, The Planning Department issued a memorandum with the following conditions of approval for the Crump Road Gas Station:

1. The proposed fueling positions shall be reduced to be consistent with the scale of existing similar rural gas station/convenience stores.
2. The buffers shall comply with the Leon County Land Development Code.
3. The loading space and parking areas shall be re-designed to provide safe internal circulation, consistent with the requirements of the Leon County Public Works Department requirements.
4. The 2.0 acre subject parcel shall be subdivided from the 6.68 parent parcel prior to any development.

As previously stated in the Planning Department memorandum of April 28, 2014, the re-submittal of April 18, 2014 met conditions #1, #2, and #4. Condition #3 had been met by the May 1, 2014 resubmittal based on the approval of the internal circulation for this project by Kim Woods of the Public Works Department.

MEMORANDUM

TO: Scott Brockmeier
Development Services Administrator

FROM: Charley Schwartz, PE *CMS*
Senior Environmental Engineer

DATE: May 5, 2014

RE: **Crump Road Convenience Store**
Site Plan Type "A" FDPA (LSP14-0004)
Site Plan Resubmittal Dated (April 30, 2014)
Parcel ID: 12-04-20-018-0000

We have conducted a review of the referenced project for its consistency with stormwater, landscaping, and other environmental protection requirements found in Chapter 10 of the Leon County Land Development Code (LDC). All other requirements of the code, although not mentioned hereon, are still applicable.

Environmental Approval Recommendation:

The resubmittal has satisfactorily addressed Environmental Services approval conditions. Environmental Services can support approval of the site plan at this time.



TALLAHASSEE FIRE DEPARTMENT SITE PLAN REQUIREMENTS

Project Name: Crump Road Gas Station and Convenience Store
Parcel ID # 12-04-20-018-000-0
LSP 140004
AGENT: Alday-Howell Engineering, Inc.
PLANNER: Scott Brockmeier
MEETING DATE: April 2, 2014 (amended 5/5/14)

The Required width of a fire department access road shall not be obstructed in any manner, including the parking of vehicles. *NFPA 1, 18.2.3.1.1, (2010 Edition of the Florida Fire Prevention Code, 2009, edition).*

The Tallahassee Fire Department has no additional site plan related comments regarding the proposed project. Additional fire safety evaluation of the project will be provided during the building plan review process.

Gary Donaldson
Tallahassee Fire Department
435 N. Macomb St. – 1st Floor
Tallahassee FL 32301
(850)891-7179
Gary.Donaldson@talgov.com

Board of County Commissioners
Interoffice-Memorandum

Date: May 5, 2014

To: Scott Brockmeier, Development Services Administrator

From: Kimberly A. Wood, P.E., Chief of Engineering Coordination

Subject: Crump Road Gas Station ~ LSP140004
PID: 12-04-20-018-0000

Public Works comment regarding the traffic circulation has been addressed and we recommend approval conditioned on the subdivision of the property.

Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Rick Scott
Governor

John H. Armstrong, MD, FACS
State Surgeon General & Secretary

Vision: To be the Healthiest State in the Nation

Date: April 22, 2014
To: Scott Brockmeier
From: Alex Mahon
Environmental Manager
Subject: **LSP140004** Crump Road Gas Station & Convenience Store

Comments dated April 2, 2014 remain valid. No additional comments necessary for revision submitted April 18, 2014.

Post Office Box 1679
Quincy, Florida
32353-1679
Quincy: (850) 627-7651



1640 West Jefferson Street
Quincy, Florida
32351-5679
Tallahassee: (850) 878-4414

April 22, 2014

MEMORANDUM

RE: Crump Road Site Plan- Resubmittal

To: Scott Brockmeier

From: RaSarah Browder, Development Coordinator (On Behalf of Talquin Engineering and Water Department) *RS*

Talquin has no objections to the site plan resubmittal. The project engineer should coordinate any onsite utility issued with Talquin engineering and operations.