

Centerville Farms

*a Conservation Subdivision
Planned Unit Development*

Owner/Applicant

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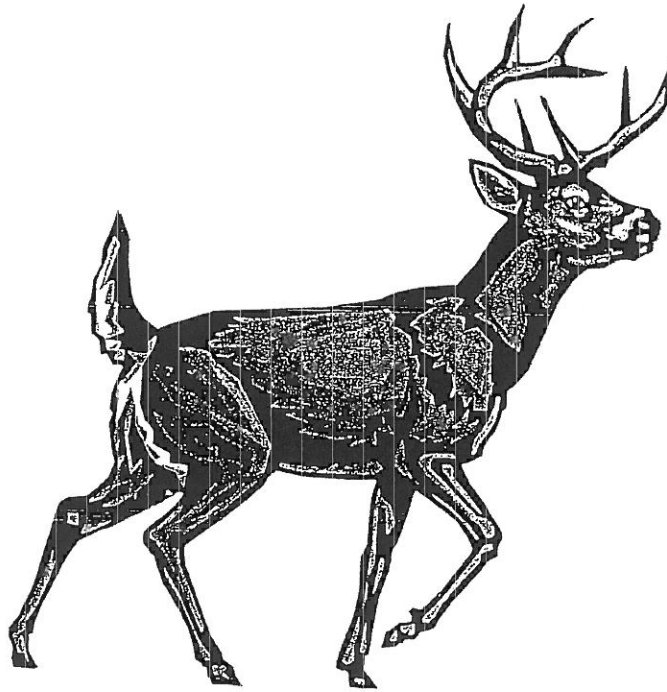
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As amended for submittal to DRC on August 4, 2004

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Composite Exhibit "A". Graphic portions of PUD Concept Plan

- Exhibit A-1: Key Sheet
- Exhibit A-2: Overall Conceptual Plan
- Exhibit A-3: Utility Concept Plan
- Exhibit A-4: Transportation Circulation Plan
- Exhibit A-5: Roadway Typical Section

- Exhibit A-6: Conceptual Stormwater Management Plan
- Exhibit A-7: Boundary Survey and Legal Description
- Exhibit A-8: Overall PUD Concept Plan (in map pocket)
- Exhibit A-9: Detailed PUD Concept Plan (in map pocket)

Composite Exhibit “B”. Existing Site Conditions Documents

- NFI Approval Letters
- Florida Department of State SHPO Clearance Letter
- Exhibit B-1: Soils Maps
- Exhibit B-2: Canopy Road Protection Zone
- Exhibit B-3, Sheet 1 of 3: Overall Natural Features / Existing Conditions Map
- Exhibit B-3, Sheet 2 of 3: Overall Natural Features / Existing Conditions Map
- Exhibit B-3, Sheet 3 of 3: Overall Natural Features / Existing Conditions Map

Exhibit “C”. Conditional Certificate of Concurrence

Composite Exhibit “D”. PUD Application Form, Checklist, and Affidavit of Ownership – Designation of Agent

CENTERVILLE FARMS

A Conservation Subdivision
Planned Unit Development

SECTION 1: GENERAL PLAN OF LAND USES

A. Project Name

The name of the project is *Centerville Farms*. The Applicant reserves the right to change the name of the actual subdivision contemplated by this PUD at a later date.

B. Project Overview

Centerville Farms is an area comprising approximately 975.82 acres (the "Property") in northeast Leon County, Florida, bordered on the south by the rural *Pisgah Church Road*, on the east by the canopy protected *Centerville Road*, on the west by *Baker Place* single-family residential subdivision, and on the north by, for the most part, undeveloped pine-forested rural land owned by the Baker Family. *Centerville Farms* is designed as a private Conservation Subdivision PUD. The locations of the maximum two hundred (200) single-family homes on the Property will be carefully designed and located around regulated and unregulated natural features. No fewer than 487.91 acres will be set aside as passive Open Space. The passive Open Space will be managed in perpetuity under the terms and conditions of a professionally prepared Management Plan funded by the assessments against the owners of lots in *Centerville Farms*. The Management Plan will assure proper habitat and wildlife management in the passive Open Space. The passive Open Space will be functional in that it will provide natural buffering between the residents as well as between residents and regulated features such as waterbodies, watercourses, and wetlands, natural landscaping, recreational opportunities, natural stormwater quality and quantity management, and greenway connections for not only the residents but also the wildlife indigenous to the area (eg the eastern wild turkey, white-tailed deer, and bobwhite quail). All development activities and land uses will be consistent with the Comprehensive Plan, the Sector Plan, and the Code of Laws, as well as all other state and federal regulations.

C. Project Planning Objectives

The land planning and design for *Centerville Farms* was conceived not only to ensure a superior quality way of life for its future human residents and conservation and preservation of natural resources and habitat for wildlife indigenous to the area but also to be compatible with the rural way of life in this region of Leon County.

D. Graphic Portions of PUD Concept Plan

The Graphic Portions of the PUD Concept Plan which generally depict the proposed use of all lands in the PUD (eg. general location of residential areas, vehicular and pedestrian circulation, Open Space, etc) are contained in the Appendix as a Component of Composite Exhibit "A".

E. Existing Site Conditions Documents

The Existing Site Conditions Documents consisting of or depicting the following:

- a. survey sketch and legal description dated and signed and sealed by licensed surveyor;
- b. the name of the PUD,
- c. the name, address, and telephone number of the owner-developer,
- d. the name, address, and telephone number of the engineer of record,
- e. the name, address, and telephone number of the surveyor of record,
- f. scale, date, north arrow, and general location map showing relationship of the site to external uses, structures, and features,
- g. boundaries of the subject property, all existing streets, buildings, water courses, easements, section lines, and other important physical features,
- h. existing topography,
- i. The location and size of all existing drainage facilities and a utility concept plan
- j. information about the existing vegetative cover and general soil types, and their appropriateness for the development,
- k. the location and function of all other existing public facilities which would serve the residents of the development including but not limited to schools, parks, and fire stations

are contained in the Appendix as a components primarily of Composite Exhibit "B" but some are contained in Composite Exhibit "A".

F. Natural Features Inventory and Environmental Impact Analysis

Two separate Natural Features Inventories (NFIs) were prepared for the *Centerville Farms* property. The County approval letters for these NFIs are included in the Appendix as a component of Composite Exhibit "B". The drawings entitled "Overall Natural Features / Existing Conditions Map" (Exhibit B-3, Sheets 1 through 3) provided in Composite Exhibit "B" depict existing site conditions including sensitive environmental features documented in the two NFIs.

A preliminary Environmental Impact Analysis (EIA) has been separately submitted to the Department as part of the conceptual Site Plan approval process. A complete and detailed EIA will be prepared for this project and submitted to the Department during the final Site Plan approval process.

G. Preliminary Certificate of Concurrency

The Preliminary Certificate of Concurrency is attached in the Appendix as Exhibit "C".

SECTION 2: DEFINITIONS

Words and phrases used in this PUD Narrative shall have the meanings set forth below next to them.

- A. "Code" shall mean and refer to the Land Development Code contained as Chapter 10 of the Code of Laws of Leon County, Florida in effect on the date this PUD is granted final approval.
- B. "Commission" shall mean the Board of County Commissioners of Leon County, Florida.
- C. "Comprehensive Plan" shall mean the Tallahassee-Leon County Comprehensive Plan in effect on the date this PUD is granted final approval.
- D. "Conservation Subdivision" shall mean this residential development in which at least fifty percent (50%) of the Property is reserved as a permanently protected Open Space and the remaining fifty percent (50%) is used for single-family residential lots and roadways.
- E. "County" shall mean Leon County, Florida.
- F. "Department" shall mean the Department of Growth and Environmental Management of Leon County, Florida, or its successor agency if hereafter changed.
- G. "EMA" shall mean and refer to Article VII of the Code.
- H. "Management Plan" shall mean a written management plan that sets forth the "best management practices" and other measures that shall be utilized by the Qualified Management Entity in managing the OS-1 District. The Management Plan shall meet the

criteria set forth in Section 10-223 of the Code. Prescribed burning shall be allowed in the OS-1 District as an important element of the Management Plan. The Management Plan must be approved by the Department and Commission as an element of the final site and development plan review and approval process.

The Management Plan, as part of the Plan itself or as separate documents incorporated in the Plan by reference, will also contain measures and activities to help ensure the protection and long-term preservation of listed wildlife species present within Centerville Farms. Examples of such activities and measures may include protection during project construction, relocation of some species such as gopher tortoises to on-site preserves in the OS-1 District, and appropriate enhancement and/or management of preserved habitats. Due to the nature of these measures, this component of the Plan will involve the overall property and the long-term management activities will likely apply both to portions of the OS-1 District and the OS-2 District. Management activities required in the OS-1 District will be the responsibility of the Qualified Management Entity whereas management activities required in the OS-2 District will be the responsibility of the Owners' Association. The developer will likely be responsible for implementing appropriate protection measures (including relocation efforts) during project construction. Although this component of the Plan must be approved by the Department and Commission as part of the final site and development plan review process, some details may not be finalized until the time of environmental permitting for the project and would be subject to approval by the Department.

- I. "Open Space" shall generally have the meaning set forth in the Comp Plan and in Section 10-1 of the Code. "Open Space" also refers to areas contained in the OS-1 and OS-2 Districts. This term shall additionally mean undeveloped lands suitable for active and passive recreation or conservation uses and any activities in the passive recreation portion of it must be compatible with the perpetuation or enhancement of the existing ecological resources. Passive Recreational Facilities and uses shall be allowed in the OS-1 District and Passive and Active Recreational Facilities and uses shall be allowed in the OS-2 District.

The OS-1 District consists of the areas shown and depicted as "Miscellaneous Areas Preserved", "Wetlands (Includes Watercourses & Tributaries)", "Waterbodies", "Gopher Tortoise Preserve", "100-ft Powerline Easement", and "20-ft Pedestrian Trail Outside CRPZ on Centerville Road" on the *Detailed PUD Conceptual Plan* contained as a component of Composite Exhibit "A" (see Exhibits A-1 and A-9). The OS-2 District is shown as such on the *Detailed PUD Conceptual Plan* contained as a component of Composite Exhibit "A". The OS-1 and OS-2 Districts (i.e. the Open Space) are also shown on the Overall PUD Conceptual Plan contained as a component of Composite Exhibit "A" (see Exhibit A-8).

Specifically permitted and prohibited Recreational Facilities and Uses in the Open Space are set forth in Subsections I and J of Section 3.

- J. "Owners' Association" shall mean the Florida corporation responsible for the operation of Centerville Farms in which the voting membership is made up of owners of lots in

Centerville Farms and in which the membership is a mandatory condition of lot ownership, and which is authorized to impose assessments that, if unpaid, may become a lien on the lot.

- K. "PUD" is an acronym for Planned Unit Development and shall mean the Planned Unit Development Zoning District authorized by Section 10-914(23) the requirements and procedures for which are contained in Section 10-915 of the Code.
- L. "Qualified Management Entity" shall mean an entity (such as Apalachee Land Conservancy, Inc. or Tall Timbers Research, Inc.) which has the knowledge and expertise to administer the Management Plan and which has been qualified and approved under Section 501(c)(3) of the Internal Revenue Code.
- M. "Recreational Facilities", both active and passive, shall generally have the meanings set forth in Section 10-1 of the Code (see "recreation facility, active" and "recreation facility, passive"). Specifically, permitted and prohibited Recreational Facilities are more specifically addressed herein in Subsections I and J of Section 3.
- N. "Restrictive Covenants" shall mean the Declaration of Restrictive Covenants and Easements to be recorded in the public records for Centerville Farms. The Restrictive Covenants must be approved by the County Attorney's Office and the Department as part of the final Site and Development Plan review and approval process and prior to recording of the document.
- O. "Sector Plan" shall mean the Bradfordville Sector Plan adopted by the Board of County Commissioners of Leon County, Florida on July 11, 2000.

SECTION 3: LAND USE AND DEVELOPMENT STANDARDS

A. Total (and maximum) acreage of the Subdivision

Centerville Farms consists of a total (and maximum) of approximately 975.82₄ acres.

B. Number of acres and percentage of total acreage in subdivision represented by single-family residences (SR District)

The total number of acres in the SR District is 267.74 and represents 27% of the Property. The size of the SR District can be increased or decreased so long as the Open Space remains at least 50% of the Property and the SR District is not greater than 300 acres.

C. Maximum number of lots in SR District

The maximum number of lots in the SR District (as well as the entire Property) is 200.

D. Minimum lot sizes in SR District

The SR District will contain lots comprising a minimum of 1 acre.



LEGEND

SR DISTRICT	(267.74ac)
ROADWAY NETWORK (R/W)	(47.15ac)
OS-2 DISTRICT	(172.79ac)
OS-1 DISTRICT	(488.14ac)
TOTAL	(975.82ac)

GRAPHIC SCALE
(IN FEET)
1" = 1000'

North

OVERALL PUD CONCEPTUAL PLAN EXHIBIT A.2

- E. Number of acres and percentage of total acreage in subdivision represented as passive recreational Open Space (OS-1 District)

The total number of acres in the OS-1 District is 488.14 and represents 50% of the Property.

- F. Number of acres and percentage of total acreage in subdivision represented as active recreational Open Space (OS-2 District)

The total number of acres in the OS-2 District is 172.79 and represents 18% of the Property.

- G. Number of acres and percentage of total acreage in subdivision represented by roadway and other common infrastructure exclusive of stormwater conveyance, treatment, and detention which shall be located in the SR, OS-1, and OS-2 Districts

The total number of acres in the subdivision represented by roadway and other common infrastructure is 47.15 and represents 5% of the Property. The acreage can be increased or decreased so long as the Open Space remains at least 50% of the Property.

- H. Permitted Uses and Development Standards for SR District

The permitted uses in the SR District are single-family detached residential dwelling units, those uses accessory to single-family residential use, and active and passive recreational facilities. Accessory Uses shall comply with the rules, regulations, and laws of Leon County, Florida. Stormwater management facilities (such as swales, detention facilities, conveyance structures, etc.) shall also be allowed in the SR District where necessary to meet stormwater management requirements. Any stormwater management facilities, or portions thereof, located in this district will be contained within appropriate drainage easements dedicated to the Owners' Association.

Except as specifically provided otherwise in this PUD for minimum one acre lot size, the Development Standards for the SR District shall be the same as those found in Section 10-1214 of the Code pertaining to the R-1 Zoning District.

Architectural Control and parking and driveway configuration shall be as stated in the Restrictive Covenants.

- I. Permitted Uses and Development Standards for OS-1 District

* The OS-1 District is intended to allow passive recreational uses and facilities which are natural resource oriented and shall not be inconsistent with Section 10-1429 or Section 10-346(a)(2) of the Code. Expressly permitted uses in the OS-1 District will include stormwater management facilities, passive recreational facilities such as boardwalks, wildlife observatories, pedestrian nature trails, rest stations (such as covered benches), and docks, and passive recreational uses that will not adversely impact protected natural

features. Any facilities will be designed in accordance with the Development Standards below as well as applicable Code requirements.

Other permitted uses shall include existing utilities, maintenance of these utilities, and construction of new utility lines (if authorized by the Department) within the existing 100-foot powerline easement as well as construction and maintenance of new utilities through portions of the OS-1 District as authorized by the Department.

The Development Standards in the OS-1 District are set forth in the following paragraphs.

Stormwater management facilities located in the OS-1 District shall be located outside of regulated conservation and preservation areas (eg. wetlands, watercourses, tributaries, unaltered floodplains, high quality successional forests, preserved listed species habitats, etc.) to the greatest degree possible with the exception that existing man-made waterbodies may be used as stormwater management facilities (detention ponds for rate control, not treatment) as authorized by the Department and existing watercourses and tributaries may be used for stormwater conveyance and some rate control, as authorized by the Department. Stormwater management facilities that must encroach into regulated conservation and/or preservation areas (such as drainage culverts and swales, control structures, possibly portions of stormwater ponds) shall not be allowed to materially impact the form or functions of the natural resources being preserved in a negative or adverse manner. To the extent feasible, stormwater management facilities will be designed and constructed to blend in and be compatible with existing topographic features and surrounding habitats. All stormwater shall be treated before it reaches the existing wetlands, watercourses, tributaries, and waterbodies. Stormwater management facilities will not be allowed within the gopher tortoise preserve if such facilities significantly decrease the area of viable gopher tortoise habitat available within this preserve.

Passive recreational facilities shall be designed and constructed to minimize construction impacts to the natural environment as much as possible and to blend in and be compatible with the surrounding natural resources (both in terms of appearance and environmental sensitivity so as not to materially impact the overall form or alter the function of the natural resource on which the facility is proposed). Passive recreational uses shall be restricted to those that minimize disturbance to the natural resources, do not significantly impact the form or function of these resources, and do not create significant disturbances to listed wildlife species.

Any new utilities (water lines, electrical lines, sewer lines) constructed shall be located and constructed so as to minimize impacts to preserved conservation and preservation area features to the greatest degree practicable.

J. Permitted Uses and Development Standards for OS-2 District

The OS-2 District is intended to allow active recreational uses and facilities. No "Commercial Recreational Facilities" as defined in the Tallahassee-Leon County

Comprehensive Plan glossary shall be allowed in the OS-2 District. No County regulated conservation and preservation areas which are required by the Code to be placed in a conservation easement will be located in the OS-2 District (this will restriction will apply to the proposed gopher tortoise preserve area to be located in the OS-1 District).

Stormwater management facilities shall be allowed in the OS-2 District and limited construction of new utilities shall be allowed in the OS-2 District, subject to the approval of the Department.

The Development Standards in the OS-1 District are set forth in the following paragraphs.

To the extent feasible, stormwater management facilities will be designed and constructed to blend in and be compatible with existing topographic features and surrounding habitats. Such facilities will be designed and constructed in a manner that minimizes adverse impacts to the natural features and resources of the OS-2 District and reduces potential secondary impacts to natural resources preserved in adjacent areas situated in the OS-1 District.

Active and passive recreational facilities shall be designed and constructed to minimize construction impacts to the natural environment as much as possible and any new utilities shall be located and constructed to minimize adverse impacts to the natural resources found in the OS-2 District.

Examples of active recreational facilities (and associated uses) that can be allowed include such things as swimming pools, small recreation centers, equipped play areas, and limited court and/or field sports facilities but do not include such things as golf courses or multiple sports fields (baseball, basketball, football, soccer, etc.) congregated in a single area. Examples of passive recreational facilities (and associated uses) that can be allowed include those identified for the OS-1 District as well as such things as picnic areas, small community parks and pavilions, etc.

K. Procedures to Assure Conservation, Preservation, and Management of OS-1 District and Management of OS-2 District

The PUD contemplates two (2) types of conservation easements. The first Conservation Easement (herein referred to as the "County Conservation Easement") type will be the one that is required by the Code to encompass conservation and preservation features preserved on the Property within the OS-1 District (including, but not limited to, the proposed gopher tortoise preserve). This easement shall be granted to the County in accordance with the Code. Additionally, many areas outside of the County Conservation Easement but within the OS-1 District will be placed in a second and separate Conservation Easement (herein referred to as the "QME Conservation Easement") and will be granted to the Qualified Management Entity. The conservation easements will allow the passive recreational facilities and uses generally set forth in this PUD, however further specifics of the allowed facilities and uses will need to be provided as part of the final Site and Development Review and environmental permitting processes.

Stormwater management facilities located within the OS-1 District and existing and future utility easements located in this district would not be encumbered by either type of conservation easement. Instead, stormwater management facilities would be placed in drainage easements dedicated to the Owners' Association while utility easements would be granted to the utility provider or the public (where such easements are not already recorded).

The areas within the County Conservation Easement and the QME Easement (i.e. the majority of the OS-1 District) will be managed by the QME in accordance with the Management Plan and possibly other provisions or requirements determined during the final Site and Development Plan approval and environmental permitting processes. Conducting the Management Plan will, over the long term, be funded by dues assessed against owners of lots in Centerville Farms in accordance with the Restrictive Covenants. Initial activities called for in the Management Plan (such as protection of listed species during construction, on-site relocation of listed species, and initial habitat enhancement activities) will be funded by the developer until such time as dues are sufficient to cover plan expenses.

The Owners' Association shall be responsible for management and maintenance of the OS-2 District, except for any utility easements located within this District which are granted to the utility provider. The Owners' Associate shall also be responsible for management and maintenance of stormwater management and maintenance facilities and the private drainage easements that contain these facilities, regardless of the District in which such facilities or easements are located. The Restrictive Covenants shall specify that funding for such management and maintenance shall be by dues assessed against owners of lots in Centerville Farms.

The Restrictive Covenants shall meet the requirements of Section 10-1560 of the Code. They will be recorded in the Official Records of Leon County, Florida, simultaneously with the recording of the final plat approved for Centerville Farms unless a different time of recording is approved by the County.

The utility provider will be responsible for management and maintenance of utility easements located within the OS-1 and OS-2 Districts (or elsewhere on the Property) which are granted to the utility provider, unless the Owners' Association agrees to assume some or all of these responsibilities. Should this occur, the Owners' Association will be responsible for only those management and maintenance responsibilities assumed for the particular utility easement involved.

L. Building and Site Design Standards and Architectural Review

The building and site design standards and architectural review shall be as reflected in the Restrictive Covenants.

M. Landscaping Requirements

The landscaping standards for lots in the SR District shall be as reflected in the

Restrictive Covenants.

N. Stormwater Management

Stormwater Management shall be in compliance with the Comprehensive Plan, the Sector Plan, and the EMA. The Bradfordville Study Area stormwater standards shall be met as shall be other applicable stormwater requirements specified in the EMA. A downstream conveyance analysis will be performed to demonstrate no adverse impacts to downstream properties and will be provided as part of the final EIA submitted during the final Site and Development Plan review and approval process. Subject to the Development Standards of Subsections H, I and J of Section 3, stormwater management facilities and conveyance systems will be allowed in the SR District, the OS-1 District, the OS-2 District, and within the road rights-of-way. .

Stormwater management facilities ("SMF") will likely include:

- (1) Shallow swales provided on, near, or around the low sides of lots (the physical location of these swales shall be determined in the final site plan approval process);
- (2) Roadside swales provided to retain and help treat runoff from the roads. Excess runoff will be discharged via drainage easements to approved SMF to ensure compliance with appropriate basin, Sector Plan, and EMA standards;
- (3) Separate SMF, such as retention and/or detention ponds and other types of retention areas;
- (4) Alterations to one or both of the two existing man-made waterbodies to help provide rate control and/or alterations to existing man-made watercourses or tributaries to help provide rate control (subject to approval by the Department); and
- (5) Other facilities such as drainage culverts and inlets, conveyance swales or ditches, control structures, and/or spreader swales.

The SMF shall be designed to appear as natural features where such design is feasible. Where SMF such as ponds and retention areas are required, their location will largely dictate whether the facility can secondarily function as an amenity (e.g. a wet pond with littoral plantings or shallow elongated retention area created by natural topography and berming made to appear as natural features). Any changes in the location of a proposed SMF, as shown in Exhibit A-6 provided in Composite Exhibit "A", that require a land disturbing activity that may adversely impact wildlife habitats and other sensitive environmental features (such as regulated conservation and preservation areas) shall be accomplished in a manner which minimizes the impact.

All stormwater shall be treated and attenuated before discharging to wetlands,

waterbodies, watercourses, and tributaries. Exceptions to the attenuation requirement may involve using, to some degree, existing man-made waterbodies, man-made watercourses, and/or man-made tributaries for rate control purposes as approved by the Department. Some existing wetlands also serve to help meet stormwater attenuation requirements but only if it can be clearly demonstrated that this will not adversely impact wetland hydroperiod and plant communities and is authorized by the Department.

The design of the SMF will largely be finalized as part of the final Site and Development Plan review and approval process for this PUD and will be addressed in the final EIA. SMF design, including locations of facilities must be approved by the Department. The SWF design will be completely finalized during the environmental permitting process and this design will also be subject to approval by the Department.

The SMF will be managed and maintained by the Owners' Association. To a limited degree, some general maintenance activities may also be performed by the QME in conjunction with implementation of the Management Plan. For example, swales and shallow detention areas may secondarily function as fire breaks during prescribed burning of portions of the Open Space.

O. Roads

Roads within *Centerville Farms* will be private and shall consist of a roadway network and 60-foot rights-of-Way with utility easements. A typical section of the roads is generally depicted as a component of the attached Composite Exhibit "A" (see Exhibit A-5). Design criteria to be established for the roadway system will include a purposely low design and posted speeds to afford greater flexibility in preserving the natural landscape and rural character of the area.

No roadway development other than two street intersections utilizing existing or modified driveways will be permitted within the canopy road protection zone of Centerville Road.

Pedway easements for pedestrian trails may be provided along the canopy road protection zone for Centerville Road and along the north side of Pisgah Church Road within the rural road setback area.

All roadways (the road rights-of-way) and pedway easements will be maintained by the Owners' Association.

P. Restrictive Covenants

Restrictive Covenants shall meet the requirements of Section 10-1560 of the Code.

Q. Procedure for Deviation from Development Standards and Master Plan

Deviation from the Development Standards and Master Plan may be requested and

approved in accordance with the Code

R. Procedure for Modification of Concept Plan

The provisions of Section 10-915(c)(1)(g) shall apply to all amendments to the PUD. Any major modification to the PUD Concept Plan shall be reviewed as a new PUD Concept Plan. The Department shall approve minor modifications to the PUD Concept Plan during the review of the PUD Final Development Plan if the Department determines that the modifications are minor in nature, do not negatively affect the overall character of the PUD, and are consistent with requirements contained in the Comp Plan and the Code.

The following criteria shall constitute a negative affect on the overall character of the PUD:

1. There is an increase in the number of dwelling units to more than 200; or
2. A change in the location of a proposed street connection to an exterior street by a distance of more than 200 feet from a location on the conceptual plan unless the location would result in the removal of a protected tree or a tree that provides canopy in either the Centerville Road or Pisgah Church Road rights of way or adversely impacts prime gopher tortoise habitat or other critical wildlife habitat; or
3. The total area contained within the OS-1 District and the OS-2 District combined is reduced to less than 50% of the total Property acreage.

Minor modifications shall include such things as: changes to the site plan layout required to ensure compliance with the Code and the Comp Plan; changes to lot locations and configurations; changes to residential "pod" locations or configurations; changes to internal roadway locations, alignments, and configurations; changes to stormwater facilities locations or configurations; and a change in the location of the proposed roadway connection to Pisgah Church Road by no more than 200 feet. Such changes will represent minor modifications so long as the SR District is 300 acres or less, the minimum lot size is not less than one acre, the maximum lot size is not more than three acres, the changes do not conflict with Code requirements, and the changes do not result in significant adverse impacts to regulated conservation or preservation areas.

S. Statement of Compliance with the Tallahassee-Leon County Comprehensive Plan

All land uses within *Centerville Farms* shall be in compliance with the applicable provisions of the Comprehensive Plan, the Sector Plan, the Code, and the PUD.

SECTION 4: BINDING COMMITMENT

In compliance with the Leon County PUD submittal requirements, the developer commits itself and any subsequent assigns, purchasers, and users to compliance with this PUD Submittal.

SECTION 5: AFFORDABLE HOUSING ASSESSMENT

This is not applicable because the Property is outside the Urban Services Area.

SECTION 6: TRAFFIC CONCURRENCY

A conditional certificate of concurrency is contained in Attachment C.

SECTION 7: COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

Consistency with the Comprehensive Plan is summarized as follows:

1. Opportunities are present for single-family housing, active recreation, and passive recreation.
2. Reasonable pedestrian, bicycle, equestrian, vehicular, and wildlife interconnections will be provided throughout *Centerville Farms* providing links for both person and creature with their respective neighbors.
3. Open space areas have been designed to accommodate not only conservation and preservation areas as required by the Comprehensive Plan and the Sector Plan but also many that are not regulated.
4. The concept of Centerville Farms emphasizes the integration of multiple uses (ie residential, active recreation, and passive recreation) consistent with Comprehensive Plan policies.
5. Wherever possible, the natural terrain, drainage, and vegetation of the community will be preserved with superior examples being set aside within designated conservation easements.
6. The Project is not inconsistent with the Comp Plan.

SECTION 8: CONSISTENCY WITH SECTION 10-915 OF THE CODE AND THE BRADFORDVILLE SECTOR PLAN

The project is consistent with Section 10-915(a)(1)-(7) of the Code and in particular:

1. The proposed lots are concentrated in areas on the Property that will allow the developer to avoid unnecessary and costly infrastructure thus promoting more efficient and economic uses of land.
2. Many people want to live in a rural area but don't want to maintain a large parcel of land. They think the typical lot in a rural area is too large to mow and too small to plow. A Conservation Neighborhood provides flexibility to meet these consumer preferences.

3. Concentrating the location of the lots and enlarging the protected Open Space reduces the need for unnecessary roadways and conserves energy and natural resources.
4. Existing natural landscape features and amenities are preserved.
5. Open Spaces, common areas, and scenic areas are allowed to be larger and more suitable than would be provided under a conventional zoning district.

The project is consistent with the Bradfordville Sector Plan and in particular:

1. It maintains and promotes a large amount of open space and environmentally sensitive lands and assures its management in perpetuity.
2. It provides a significant greenway connection.
3. It does not increase allowable density.
4. It clusters residential units.
5. It protects the integrity of rural roads.
6. **It is compatible with the rural way of life in this region of Leon County.**

SECTION 9: PUBLIC AND PRIVATE FACILITIES

A. Schools

The following schools may serve Centerville Farms:

High School:	Lawton Chiles High School
Middle School:	Deerlake Middle School
Elementary School:	Roberts Elementary School

B. Fire and Police Protection

The nearest fire station is immediately north of the Property on Centerville Road. Police Protection and emergency response will be provided by the Leon County Sheriff's Department.

C. Parks

Centerville Farms provides almost five hundred acres of Open Space for active and passive recreational uses as provided above. Further, residents are in close proximity to Maclay Gardens and Ellinor Klapp Phipps Park. These parks provide a variety of recreational facilities such as soccer, baseball, and softball fields and tennis courts, along

with passive recreational activities.

D. Utilities

Water and electricity will be provided by Talquin Electric Cooperative. Sewer will be provided by private septic tanks. All utilities will be designed and installed pursuant to federal, state, and local rules, regulations, and laws.

SECTION 10: REQUEST FOR DEVIATION

In accordance with Section 10-1603 of the Code, the Applicant will request that the Commission waive subsections (h) and (i) of said Section 10-1429 of the Code based upon the creative and innovative design of *Centerville Farms*. The number of units (i.e. not more than 10) in a cluster and the separation (i.e. a minimum of 400 feet) would make it impossible to maintain such a large and contiguous open space as is reflected in this project.

SECTION 11: ATTACHMENTS (APPENDIX)

Composite Exhibit "A". Graphic portions of PUD Concept Plan

- Exhibit A-1: Key Sheet
- Exhibit A-2: Overall Conceptual Plan
- Exhibit A-3: Utility Concept Plan
- Exhibit A-4: Transportation Circulation Plan
- Exhibit A-5: Roadway Typical Section
- Exhibit A-6: Conceptual Stormwater Management Plan
- Exhibit A-7: Boundary Survey and Legal Description
- Exhibit A-8: Overall PUD Concept Plan (in map pocket)
- Exhibit A-9: Detailed PUD Concept Plan (in map pocket)

Composite Exhibit "B". Existing Site Conditions Documents

- NFI Approval Letters
- Florida Department of State SHPO Clearance Letter
- Exhibit B-1: Soils Maps
- Exhibit B-2: Canopy Road Protection Zone
- Exhibit B-3, Sheet 1 of 3: Overall Natural Features / Existing Conditions Map
- Exhibit B-3, Sheet 2 of 3: Overall Natural Features / Existing Conditions Map
- Exhibit B-3, Sheet 3 of 3: Overall Natural Features / Existing Conditions Map

Exhibit "C". Conditional Certificate of Concurrence

Composite Exhibit "D". PUD Application Form, Checklist, and Affidavit of Ownership – Designation of Agent

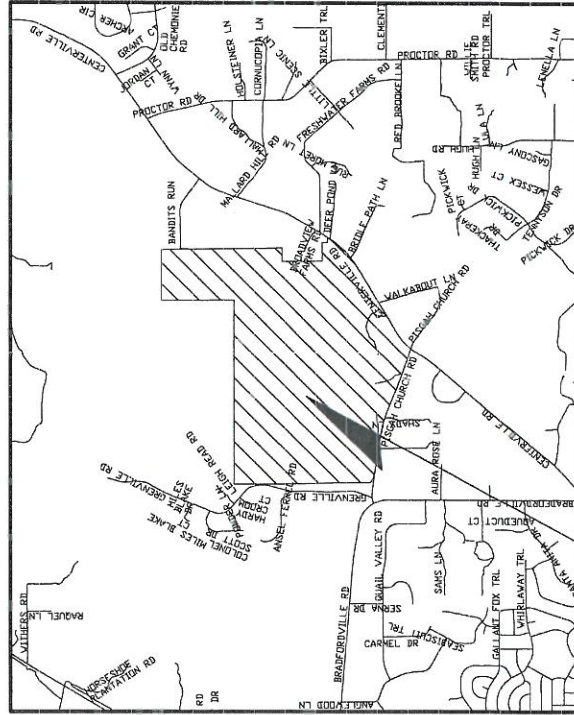
CENTERVILLE FARMS CONSERVATION SUBDIVISION

A RESIDENTIAL PLANNED UNIT DEVELOPMENT
TALLAHASSEE, FLORIDA

PREPARED FOR:
CENTERVILLE PROPERTIES, LTD.
JACKSONVILLE, FLORIDA

INDEX OF PLANS

- A-1 OVERALL PUD CONCEPT PLAN
- A-2 UTILITY CONCEPT PLAN
- A-3 TRANSPORTATION CONCEPT PLAN
- A-4 ROADWAY TYPICAL SECTION
- A-5 CONCEPTUAL STORMWATER MANAGEMENT PLAN
- A-6 BOUNDARY SURVEY
- A-7

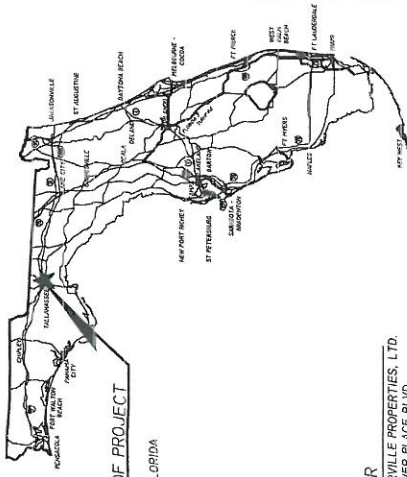


LOCATION OF PROJECT



L & W ENGINEERING, INC.
CIVIL AND TRANSPORTATION ENGINEERING
LAND USE PLANNING ENVIRONMENTAL PERMITTING
CAR223

2840 REMINGTON GREEN CIRCLE, SUITE E
TALLAHASSEE, FLORIDA 32308
PHONE 850/298-4213
FAX 850/298-4498



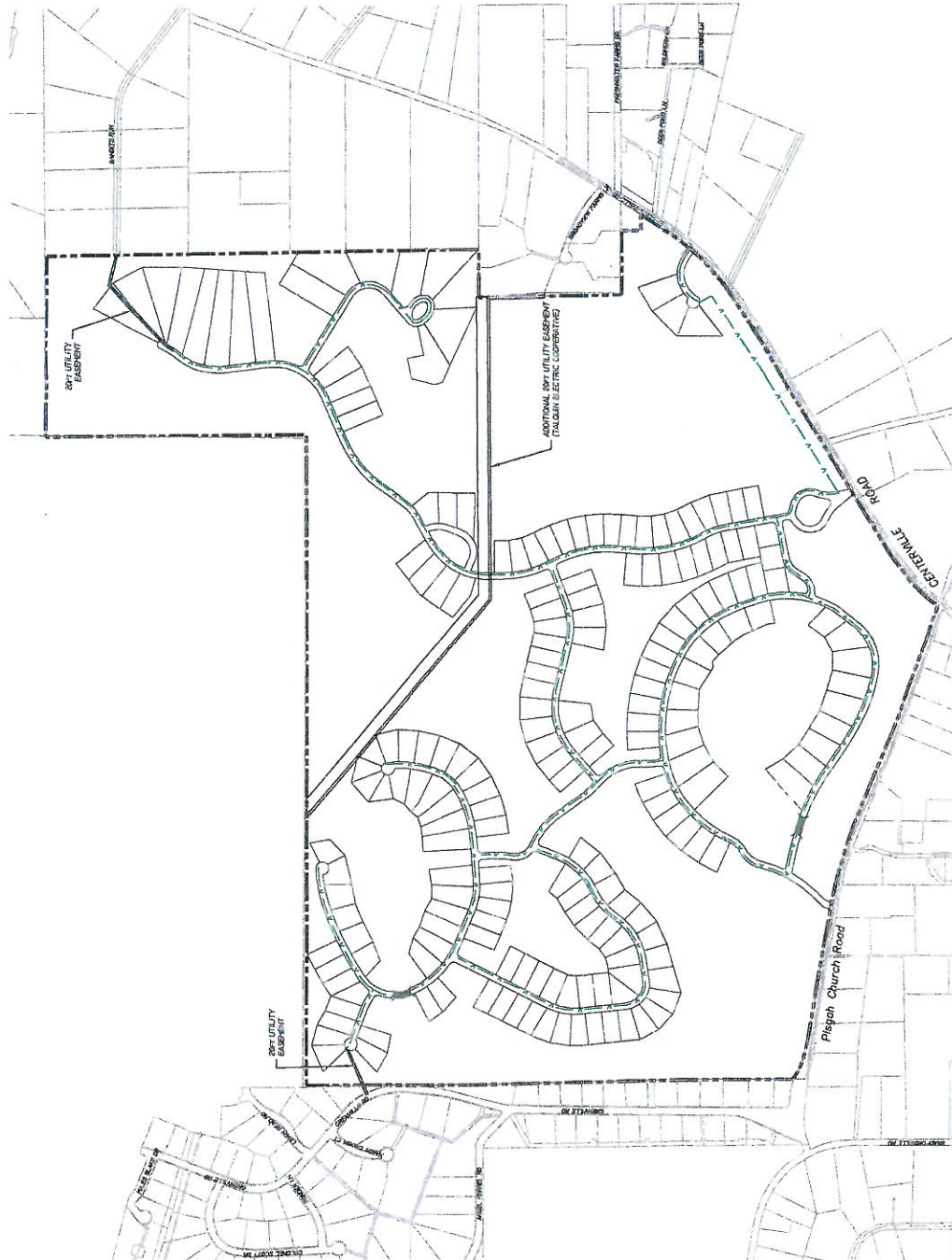
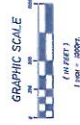
LOCATION OF PROJECT
TALLAHASSEE, FLORIDA

OWNER
CENTERVILLE PROPERTIES, LTD.
1200 RIVER PLACE BLVD
SUITE 902
JACKSONVILLE, FLORIDA 32207

ENGINEER OF RECORD:
SITE AND DRAINAGE
L & W ENGINEERING, INC.
2840 REMINGTON GREEN CIR, SUITE E
TALLAHASSEE, FLORIDA 32308

SURVEYOR OF RECORD:
RODGERBERRY AND ASSOCIATES, INC.
105 COUNTRY CLUB DRIVE
SUITE 100
TALLAHASSEE, FLORIDA 32308
(850) 962-2533

ATTENTION IS DIRECTED TO THE FACT THAT
THIS MAP AND ANY PART THEREOF ARE NOT TO BE
USED FOR ANY PURPOSE OTHER THAN THAT FOR
WHICH IT WAS PREPARED AND FOR WHICH IT
WAS DESIGNED.



LEGEND

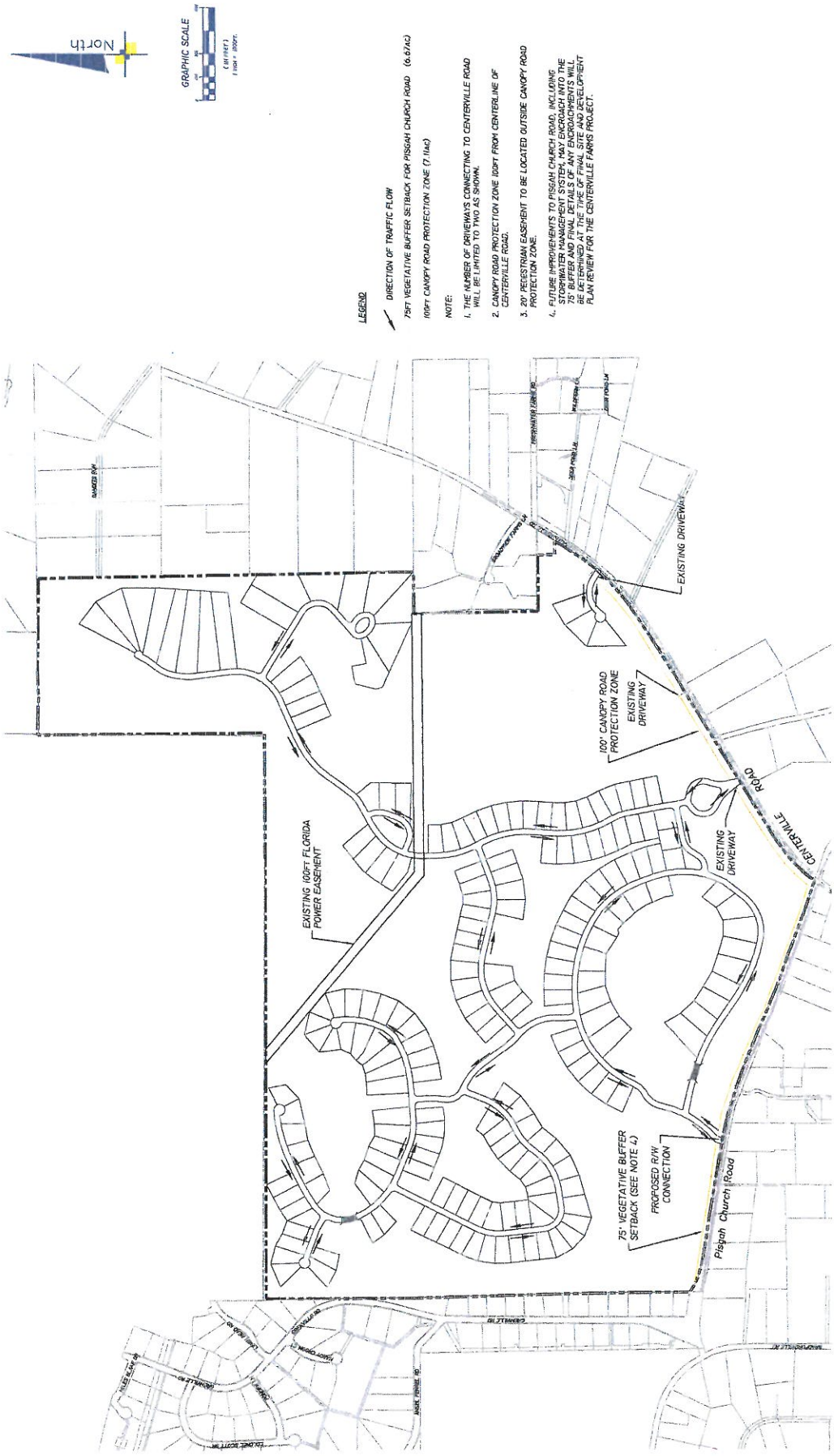
PROPOSED TALQUIN WATERLINE
EXTENSION, SIZE TO BE DETERMINED
DURING DESIGN.

NOTES:

1. LOTS TO BE SERVED BY INDIVIDUAL ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS
2. TALQUIN ELECTRIC TO PROVIDE UNDERGROUND ELECTRIC SERVICE AT FACILITIES TO BE LOCATED IN ROW AND EASEMENTS. SEE ROUGHWAY TYPICAL SECTION.
3. PORTIONS ON THE SUBDIVISION (FRONTING CENTERVILLE ROAD) MAY BE SERVED BY CITY OF TALLAHASSEE WATER UTILITIES.
4. THE LOCATION AND SIZE OF THE UTILITY EASEMENTS ARE CONCEPTUAL AT THIS TIME AND WILL BE DETERMINED DURING DESIGN. THE UTILITY EASEMENTS MAY BE LOCATED WITHIN THE PEDESTRIAN PATHWAY SYSTEM IF REQUIRED TO AVOID IMPACTS TO NATURAL FEATURES.
5. POTABLE WATER NEEDS OF THE EASTERN PORTION OF THE SITE (FRONTING CENTERVILLE ROAD) ARE NOT AVAILABLE BY THE TIME OF PROJECT CONSTRUCTION.
6. THE ADDITIONAL 20% UTILITY EASEMENT (TEC) INDICATED IS CONCEPTUAL AND THAT ANY FUTURE EXPANSION OF THE ADJACENT 80% POWERLINE EASEMENT WILL BE REQUIRED AND PERMITTED BY LEON COUNTY GROWTH AND ENVIRONMENTAL MANAGEMENT DEPARTMENT. THE CENTERVILLE FARMS PUD DEVELOPMENT PROJECT, (PER LEON COUNTY GROWTH AND ENVIRONMENTAL MANAGEMENT DEPARTMENT).

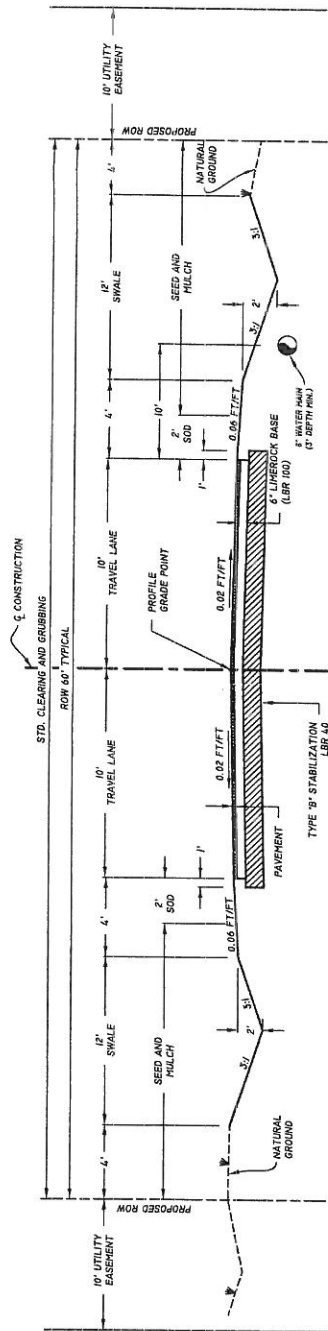
UTILITY CONCEPT PLAN
EXHIBIT A.3

L & W ENGINEERING, INC.
CIVIL AND TRANSPORTATION ENGINEERING
LAND USE PLANNING ENVIRONMENTAL PERMITTING
CA225



- LEGEND**
- DIRECTION OF TRAFFIC FLOW
 - 75' VEGETATIVE BUFFER SETBACK FOR PISGAH CHURCH ROAD (6.67AC)
 - 100' CANOPY ROAD PROTECTION ZONE (7.14AC)
- NOTE:**
1. THE NUMBER OF DRIVEWAYS CONNECTING TO CENTERVILLE ROAD WILL BE LIMITED TO TWO AS SHOWN.
 2. CANOPY ROAD PROTECTION ZONE 100FT FROM CENTERLINE OF CENTERVILLE ROAD.
 3. 20' PEDESTRIAN EASEMENT TO BE LOCATED OUTSIDE CANOPY ROAD PROTECTION ZONE.
 4. FUTURE IMPROVEMENTS TO PISGAH CHURCH ROAD, INCLUDING STORMWATER MANAGEMENT SYSTEM, MAY ENCRoACH INTO THE 75' BUFFER AND FINAL DETAILS OF ANY ENCROACHMENTS WILL BE DETERMINED BY THE ENGINEER AND SUBJECT TO DEVELOPMENT PLAN REVIEW FOR THE CENTERVILLE FARMS PROJECT.

TRANSPORTATION CIRCULATION PLAN
 EXHIBIT A-4



TYPICAL RURAL SECTION (NOT TO SCALE)

PAVEMENT DESIGN

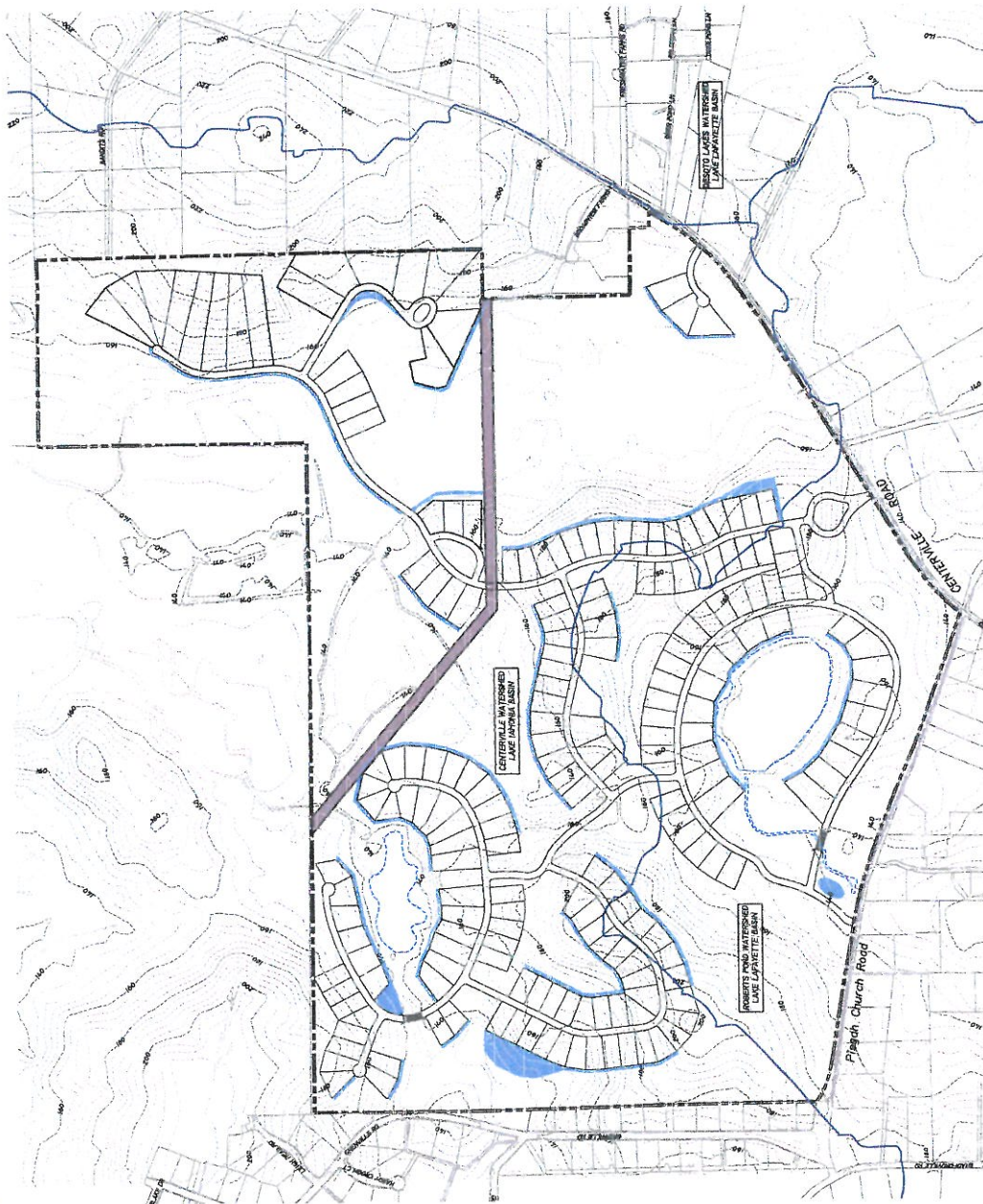
- 12" TYPE 'B' STABILIZATION (LBR 40)
- 12" TYPE 'B' STABILIZATION (LBR 100)
- 12" TYPE 'B' STABILIZATION (LBR 100)
- 0.75" TYPE S-HI ASPHALTIC CONCRETE (FINAL SURFACING)

NOTE:
THE FINAL LAYER (0.75" TYPE S-HI) SHALL
BE PLACED AFTER ALL CONSTRUCTION
INCLUDING DITCHES AND DRAINAGE
INSTALLATION HAS BEEN COMPLETED.

TYPICAL SECTION NOTES:

- 1) THE ALL SLOPES TO EXISTING GROUND AT 3:1 SLOPE UNLESS OTHERWISE STATED.
- 2) ALL TRAFFIC CONTROL DEVICES (INCLUDING SIGNING AND STRIPING) SHALL BE CONSISTENT WITH THE LATEST EDITION OF THE MCDONALD'S ROADWAY DESIGN SPECIFICATIONS, LBR 100, APPLICABLE TO LEON COUNTY, FLORIDA.
- 3) SEED AND MULCH ROADSIDE DITCHES UNLESS OTHERWISE NOTED IN PLANS.
- 4) DITCH BLOCKS WITHIN THE ROADSIDE SWALES MAY BE REQUIRED TO RETAIN THE REQUIRED TREATMENT OF THE DITCHES. THE DITCH BLOCKS WILL BE DETERMINED DURING DESIGN.
- 5) ROADWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LEON COUNTY STANDARDS.
- 6) ROADWAY AND DRAINAGE SYSTEM WILL BE PRIVATE AND WILL BE MAINTAINED BY CENTERVILLE FARMS ROAD.

SHEET TITLE		ROADWAY TYPICAL SECTION		SHEET	
PROJECT		CENTERVILLE FARMS CONSERVATION SUBDIVISION		EXHIBIT A.5	
CLIENT		CENTERVILLE PROPERTIES, L.T.D.		JACKSONVILLE, FLORIDA	
ENGINEER		L & W ENGINEERING, INC.		DATE	
DESIGNER		DATE		DATE	
CHECKED BY		DATE		DATE	
SCALE		AS SHOWN		DATE	
FILE NO.		PROJECT NO.		OF	



- LEGEND**
- ROADWAY NETWORK (R/W)
 - POWERLINE EASEMENT
 - DRAINAGE BASINS / WATERSHED
 - NORTH BASIN - LAKE LAFAYETTE
 - SOUTH BASIN - ROBERTS POND
 - WATERSHED - CENTERVILLE
 - MAN MADE WATERBODIES / WATERCOURSE
 - STORMWATER MANAGEMENT FACILITIES
- NOTE:**
THE STORMWATER MANAGEMENT FACILITIES WILL BE OWNED AND MAINTAINED BY THE CENTERVILLE FARMS HOME OWNERS ASSOCIATION OR DESIGNER.

CONCEPTUAL STORMWATER MANAGEMENT PLAN EXHIBIT A.6

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone: 850-962-2538
Fax: 850-962-1103

December 4, 2003

Legal Description of a 975.82 Acre Tract
For: L & W Engineering

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).


Commence at the Northwest corner of Section 20, Township 2 North, Range 2 East, Leon County, Florida and run North 88 degrees 47 minutes 42 seconds East 2664.82 feet to a concrete monument marking the POINT OF BEGINNING. From said POINT OF BEGINNING run South 00 degrees 25 minutes 35 seconds East 1353.21 feet to a terra cotta monument, thence run North 89 degrees 39 minutes 26 seconds East 561.78 feet to a re-rod marked COT (City of Tallahassee), thence run South 00 degrees 21 minutes 21 seconds East 184.87 feet to a re-rod marked COT (City of Tallahassee), thence run North 88 degrees 33 minutes 45 seconds East 181.62 feet to a re-rod marked COT (City of Tallahassee) lying on the Northwesterly right-of-way boundary of Centerville Road, thence run Southwesterly along said right-of-way boundary the follow thirteen (13) courses: South 31 degrees 23 minutes 38 seconds West 51.21 feet to a concrete monument (marked #732) marking a point of curve to the right having a radius of 2791.88 feet, through a central angle of 10 degrees 48 minutes 17 seconds for an arc distance of 526.49 feet, chord being South 36 degrees 46 minutes 59 seconds West 525.71 feet to a concrete monument (marked #732) marking a point of compound curve having a radius of 2657.07 feet, through a central angle of 16 degrees 54 minutes 46 seconds for an arc distance of 784.33 feet, chord being South 50 degrees 38 minutes 52 seconds West 781.48 feet to a re-rod (marked #732), South 59 degrees 06 minutes 31 seconds West 1360.97 feet, South 58 degrees 47 minutes 23 seconds West 820.80 feet to a point of curve to the left, having a radius of 12358.19 feet, through a central angle of 02 degrees 05 minutes 30 seconds for an arc distance of 451.16 feet, chord being South 57 degrees 44 minutes 38 seconds West 451.13 feet, South 56 degrees 41 minutes 53 seconds West 7.68 feet to a point of curve to the left having a radius of 2106.15 feet, through a central angle of 06 degrees 21 minutes 00 seconds for an arc distance of 233.42 feet, chord being South 53 degrees 31 minutes 23 seconds West 233.30 feet to a concrete monument (marked #732), South 50 degrees 20 minutes 53 seconds West 6.26 feet to a concrete monument (marked #732), South 50 degrees 32 minutes 10 seconds West 27.92

975.82 ac. trt. (Con't)

feet to a concrete monument (marked #732) marking a point of curve to the left having a radius of 1715.19 feet, through a central angle of 08 degrees 30 minutes 00 seconds for an arc distance of 254.46 feet, chord being South 46 degrees 04 minutes 28 seconds West 254.22 feet to a concrete monument (marked #732), South 41 degrees 55 minutes 18 seconds West 109.38 feet to a concrete monument (marked #732), South 41 degrees 09 minutes 06 seconds West 36.46 feet to a re-rod lying on the intersection of the Northwesterly right-of-way boundary of said Centerville Road with the centerline of Pisgah Church Road, thence run Northwesterly along said centerline the following eight (8) courses: North 70 degrees 53 minutes 48 seconds West 894.59 feet to a re-rod, North 69 degrees 50 minutes 14 seconds West 569.23 feet to a re-rod, North 63 degrees 06 minutes 46 seconds West 194.89 feet to a re-rod, North 67 degrees 59 minutes 24 seconds West 645.55 feet to a re-rod (marked #732), North 70 degrees 17 minutes 34 seconds West 328.06 feet to a re-rod, North 80 degrees 14 minutes 21 seconds West 597.38 feet to a re-rod (marked #732), North 81 degrees 18 minutes 28 seconds West 1131.49 feet to a re-rod, North 81 degrees 54 minutes 44 seconds West 210.71 feet, thence leaving said centerline run North 01 degrees 45 minutes 18 seconds West 3019.23 feet, thence run North 00 degrees 17 minutes 26 seconds West 1625.85 feet to a concrete monument, thence run South 89 degrees 53 minutes 35 seconds East 2613.31 feet to a concrete monument, thence run South 89 degrees 55 minutes 58 seconds East 3472.97 feet to a concrete monument (marked #732), thence run North 00 degrees 24 minutes 08 seconds East 2404.15 feet to a concrete monument (marked #732), thence run North 89 degrees 19 minutes 29 seconds East 1758.23 feet to a concrete monument, thence run South 00 degrees 28 minutes 46 seconds East 3981.05 feet to a concrete monument, thence run South 89 degrees 22 minutes 54 seconds West 474.04 feet to the POINT OF BEGINNING containing 975.82 acres, more or less.

SUBJECT TO a 100.00 foot wide powerline easement lying over and across a portion thereof as described in Deed Book 128, Page 502 of the Public Records of Leon County, Florida.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



James T. Roddenberry
Surveyor and Mapper
Florida Certificate No: 4261

01-694ac975.82

GRAPHIC SCALE
(1" = 100')
1 inch = 100 ft.

LEGEND
FOUR CONCRETE MONUMENTS
FOUND BROW ROAD & CAP
CITY OF TALLAHASSEE
NORTH-OF-WAY

NOTES:
1. SOURCE: Record deeds and aerial instructions on per direct.
2. BEARING REFERENCE: North boundary of Section 20, Township 2 North, Range 2 East, Leon County, Florida being South 89 degrees 41 minutes 44 seconds West on per record deed.
3. A current field survey has not been performed to verify the accuracy of the sketch herein.
4. THIS IS NOT A BOUNDARY SURVEY.
5. No claim is made for the appropriateness and the original raised seal of a Florida licensed surveyor and a Florida licensed surveyor and a Florida licensed surveyor.
6. See attached sheet for legal description.

PLAT DATA:
100' WIDE POWERLINE EASEMENT
DEED BOOK 126, PAGE 502
33' WIDE EASEMENT FOR CENTERLINE OF HIGHWAY 20
975.82 ACRES
POINT OF COMMENCEMENT
POINT OF TERMINATION
ZONE 1
ZONE 2
ZONE 3

LINE CHART

LINE	BEARING	DISTANCE	AREA	PERCENTAGE
1	N 00° 17' 20" W	1025.65'	10.00%	10.00%
2	S 89° 41' 44" W	1025.65'	10.00%	10.00%
3	N 00° 17' 20" W	1025.65'	10.00%	10.00%
4	S 89° 41' 44" W	1025.65'	10.00%	10.00%
5	N 00° 17' 20" W	1025.65'	10.00%	10.00%
6	S 89° 41' 44" W	1025.65'	10.00%	10.00%
7	N 00° 17' 20" W	1025.65'	10.00%	10.00%
8	S 89° 41' 44" W	1025.65'	10.00%	10.00%
9	N 00° 17' 20" W	1025.65'	10.00%	10.00%
10	S 89° 41' 44" W	1025.65'	10.00%	10.00%
11	N 00° 17' 20" W	1025.65'	10.00%	10.00%
12	S 89° 41' 44" W	1025.65'	10.00%	10.00%
13	N 00° 17' 20" W	1025.65'	10.00%	10.00%
14	S 89° 41' 44" W	1025.65'	10.00%	10.00%
15	N 00° 17' 20" W	1025.65'	10.00%	10.00%
16	S 89° 41' 44" W	1025.65'	10.00%	10.00%
17	N 00° 17' 20" W	1025.65'	10.00%	10.00%
18	S 89° 41' 44" W	1025.65'	10.00%	10.00%
19	N 00° 17' 20" W	1025.65'	10.00%	10.00%
20	S 89° 41' 44" W	1025.65'	10.00%	10.00%
21	N 00° 17' 20" W	1025.65'	10.00%	10.00%
22	S 89° 41' 44" W	1025.65'	10.00%	10.00%
23	N 00° 17' 20" W	1025.65'	10.00%	10.00%
24	S 89° 41' 44" W	1025.65'	10.00%	10.00%
25	N 00° 17' 20" W	1025.65'	10.00%	10.00%
26	S 89° 41' 44" W	1025.65'	10.00%	10.00%
27	N 00° 17' 20" W	1025.65'	10.00%	10.00%
28	S 89° 41' 44" W	1025.65'	10.00%	10.00%
29	N 00° 17' 20" W	1025.65'	10.00%	10.00%
30	S 89° 41' 44" W	1025.65'	10.00%	10.00%
31	N 00° 17' 20" W	1025.65'	10.00%	10.00%
32	S 89° 41' 44" W	1025.65'	10.00%	10.00%
33	N 00° 17' 20" W	1025.65'	10.00%	10.00%
34	S 89° 41' 44" W	1025.65'	10.00%	10.00%
35	N 00° 17' 20" W	1025.65'	10.00%	10.00%
36	S 89° 41' 44" W	1025.65'	10.00%	10.00%
37	N 00° 17' 20" W	1025.65'	10.00%	10.00%
38	S 89° 41' 44" W	1025.65'	10.00%	10.00%
39	N 00° 17' 20" W	1025.65'	10.00%	10.00%
40	S 89° 41' 44" W	1025.65'	10.00%	10.00%
41	N 00° 17' 20" W	1025.65'	10.00%	10.00%
42	S 89° 41' 44" W	1025.65'	10.00%	10.00%
43	N 00° 17' 20" W	1025.65'	10.00%	10.00%
44	S 89° 41' 44" W	1025.65'	10.00%	10.00%
45	N 00° 17' 20" W	1025.65'	10.00%	10.00%
46	S 89° 41' 44" W	1025.65'	10.00%	10.00%
47	N 00° 17' 20" W	1025.65'	10.00%	10.00%
48	S 89° 41' 44" W	1025.65'	10.00%	10.00%
49	N 00° 17' 20" W	1025.65'	10.00%	10.00%
50	S 89° 41' 44" W	1025.65'	10.00%	10.00%
51	N 00° 17' 20" W	1025.65'	10.00%	10.00%

JAMES T. RODDENBERRY
Surveyor and Mapper
Worlda Certificate No: 4281

THURMAN RODDENBERRY & ASSOCIATES, INC.
Professional Surveyors and Mappers
L.B. NO. 7160

P.O. Box 100 • 128 Sheldon Street • Seelyeville, IL 32336-0100 • (608) 862-2336

DATE: 12/04/03	DRAWN BY: JMD	N.B.	P.B.	COUNTY: Leon
DATE OF LAST FIELD WORK:				JOB NUMBER: 01-684
FILE:0189487.DWG				



OVERALL PUD CONCEPTUAL PLAN EXHIBIT A.2

BOARD OF COUNTY COMMISSIONERS

301 South Monroe Street
Tallahassee, Florida 32301
(850) 488-4710

Leon County
Dept. of Growth & Environmental Management
3401 West Tharpe Street
Tallahassee, Florida 32303
(850) 488-9300

Commissioners
WILLIAM C. PROCTOR JR.
District 1

JANE G. SAULS

District 2

DAN WINCHESTER

District 3

TONY GRIPPA

District 4

BOB RACKLEFF

District 5

RUDY MALOY

At-Large

CLIFF THAELL

At-Large

PARWEZ ALAM
County Administrator
(850) 488-9962

HERBERT W.A. THIELE
County Attorney
(850) 487-1008

June 18, 2004

Mr. Brett Brantley
L & W Engineering, Inc.
2840 Remington Green Circle, Suite E
Tallahassee, Florida 32308

RE: NFI Approval (with conditions)
Natural Features Inventory LEA 99-0053 (amendment)
Project: Kemp 2.1.9 NFI Amendment (a portion of proposed Centerville Farms PUD)
Parcel ID: 15-19-20-001-001-0 (formerly 15-19-20-001-000-0)

Dear Mr. Brantley:

We received your response to our second Request for Additional Information (RAI) pertaining to the referenced NFI on 6/4/04 and received your response to our third (verbal) RAI on 6/14/04. Based upon our review of your latest submittal and previously submitted information, your Natural Features Inventory is hereby approved.

Staff's approval of your amendment to the Kemp 2.1.9 NFI is subject to the following special conditions:

1. Staff generated the original NFI for the project referred to as the Emily Kemp 2.1.9 Subdivision (the Kemp 2.1.9). This NFI covered Parcel 15-19-20-001-000-0 (approximately 383 acres) and was issued/approved on 7/27/99. The current NFI constitutes an updating and amendment of the Kemp 2.1.9 previously approved in 1999. The current NFI (approved 6/18/04) supersedes the previously approved Kemp 2.1.9 NFI which is now no longer valid.
2. The current approved NFI includes an NFI map consisting of 2 sheets. Although the NFI map depicts sensitive environmental features on lands adjacent to the Kemp 2.1.9 property (ex. information for the Oak Grove / Bonnet Pond property), this NFI approval does not constitute staff's approval of information shown on any lands other than the subject Kemp 2.1.9 property.
3. The approved NFI map depicts an on-site floodplain adjacent to Pisgah Church Road. This floodplain is associated with an on-site tributary draining toward the road and encompasses a small wetland. The elevation of this floodplain is indicated as 138.54 feet NGVD. It is noted that this floodplain elevation was determined based, in part, on the presence of an existing 24" CMP under Pisgah Church Road at the southern end of the tributary and the floodplain model assumed this culvert functioned properly. Any future modifications to this culvert may alter the floodplain elevation and thus require a revised floodplain analysis.
4. The subject property is now part of a larger project known as the Centerville Farms PUD which encompasses 976 acres including parcels 15-19-20-001-001-0, 15-20-20-034-000-0, and 15-17-20-224-000-0. The conceptual Site and Development Plan for this project is

currently under review. Once the conceptual PUD is approved, the project will be subject to final Site and Development Plan review. A complete and detailed Environmental Impact Analysis (EIA) must be submitted as part of the final Site and Development Plan review process. In addition to information typically required, this EIA will need to include the following information regarding existing (pre-development) conditions on the Kemp 2.1.9 property:

- A site-specific topographic survey, including an updated topographic contour map based on this survey (note: the approved NFI maps show topography derived for the County's GIS database).
 - Revised mapping of areas of significant grades, severe grades, and 100-year floodplain limits based upon the site-specific topographic survey (since the limits of such areas shown on the NFI maps are based on estimated topography).
 - A more intensive survey for gopher tortoises and their burrows than was provided in the current NFI along with re-classification of the gopher tortoise burrows encountered during the new survey (as regards their status as active, inactive, or abandoned). The new survey must also include surveying for Florida pine snakes. The new (updated) survey must be performed by a qualified environmental professional.
 - A revised mapping of habitats utilized by gopher tortoises and Florida pine snakes based on the new survey, along with a narrative describing these habitats and their acreages.
 - A survey of the limits of wetlands, waterbodies, watercourses, and tributaries identified in the current NFI (note: some of the limits shown in the NFI maps are approximate). The limits of such features must be delineated (flagged) by a qualified environmental professional.
 - A survey of protected trees and identification of any such trees classifying as patriarch trees. It is noted that this survey may not need to cover areas where no development is proposed.
5. Should the Centerville Farms PUD project be abandoned, any future proposed subdivision of the subject Kemp 2.1.9 property or any proposed development project involving the subject property must apply for an amendment to this NFI. This amendment will need to provide all of the information required by Special Condition #4 above; however, if the proposed project is a Limited Partition subdivision then a site-specific topographic survey may not be required throughout all of the subject property and the need for a protected tree survey may be deferred to the time of EIA submittal.

Please contact me if you have questions concerning this Natural Features Inventory approval.

Sincerely,



Clay Carithers
Environmental Review Supervisor

Encl. (Approved NFI Map consisting of 2 sheets)

cc: John Kohler, 8240 Centerville Road, Tallahassee, FL 32309 (w/o enclosure)



BOARD OF COUNTY COMMISSIONERS

301 South Monroe Street
Tallahassee, Florida 32301
(850) 488-4710

Department of Community Development,
Division of Environmental Compliance
3401 West Tharpe Street
Tallahassee, FL 32303
(850) 488-9300

Commissioners:

JAM C. PROCTOR, JR

District 1

JANE G. SAULS

District 2

DAN WINCHESTER

District 3

TONY GRIPPA

District 4

BOB RACKLEFF

District 5

ED DEPUY

At-Large

CLIFF THAELL

At-Large

PARWEZ ALAM
County Administrator
(850) 488-9962

HERBERT W.A. THIELE
County Attorney
(850) 487-1008

December 17, 2002

Justin Whitfield
Biological Research Associates, Ltd.
1105 Hays Street
Tallahassee, Florida 32301

RE: Approval of Natural Features Inventory with Conditions: LEA 02-023
Oak Grove-Bonnet Pond Subdivision
Parcel ID 15-20-20-034-000-0 and 15-17-20-224-000-0

Dear Mr. Whitfield:

Your third resubmittal for the referenced project was received on 12/18/02 while the final floodplain analyses were provided to us on 12/13/02. We have reviewed this information and have approved your Natural Features Inventory. This approval is given subject to providing the following information in any future environmental management permit applications, environmental impact assessment, or application for limited partition subdivision:

- 1) Provide an updated mapping and classification of gopher tortoise burrows. Burrows should be survey/GPS-located and burrow classification status should be determined during an appropriate time of the year that will allow an adequate estimate of the gopher tortoise population. A refined map of the habitats utilized by the tortoises will also need to be provided together with information supporting this habitat delineation.
- 2) All wetland boundaries and the top-of-bank on all watercourses and tributaries must be surveyed and depicted on appropriate project plans.

Please be advised that the above items do not represent the only information that will need to be provided in future project applications. These items are cited specifically because: 1) Due to the time of previous survey the NFI does not provide an accurate classification of gopher tortoise burrows, burrow locations and status may change over time, and the extent and characterization of gopher tortoise habitat shown in the NFI may need refinement; 2) Limits of wetlands, watercourses, and tributaries indicated in the NFI are approximate.

If you have any questions please feel free to call me.

Sincerely,

Jill Weisman

Jill Weisman
Environmental Review Specialist

jw/JW

F:\NFI\bonnet_1.wpd

An equal opportunity/affirmative action employer

Office of the Secretary
Office of International Relations
Division of Elections
Division of Corporations
Division of Cultural Affairs
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
Division of Administrative Services



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

Trustees of the Internal Improvement Trust Fund
Administration Commission
Florida Land and Water Adjudicatory Commission
Siting Board
Division of Bond Finance
Department of Revenue
Department of Law Enforcement
Department of Highway Safety and Motor Vehicles
Department of Veterans' Affairs

Mr. Daniel T. Penton
Post, Buckley, Schuh and Jernigan, Inc.
1901 Commonwealth Lane
Tallahassee, Florida 32303

May 21, 2002

Re: DHR No. 2002-04418B / Additional Information Received by DHR: May 21, 2002
A Cultural Resources Assessment of the Centerville Farms Tract, Leon County, Florida

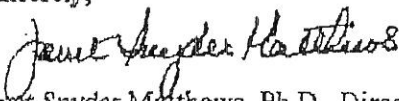
Dear Mr. Penton:

Our office has received and reviewed the referenced report in accordance with procedures contained in the Tallahassee/Leon County Natural Features Inventory requirements. The State Historic Preservation Officer is to review projects for possible impact to cultural resources (any prehistoric or historic district, site, building, structure, or object) listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, archaeological, or architectural value.

Results of the survey indicate that six previously unrecorded archaeological sites (8LE4286 - 8LE4291) and two previously unrecorded historic buildings (8LE4292, 8LE4293) were identified. All of the archaeological sites recorded during this survey are classified as small, low-density artifact scatters, and are considered ineligible for listing in the *National Register of Historic Places*. Historic buildings 8LE4292 and 8LE4293 have been subject to non-historic alterations, and are considered ineligible for listing in the *National Register* due to their diminished integrity. It is the opinion of the principal investigator that development of the subject parcel will have no effect on any historic properties eligible for listing in the *National Register*, or otherwise of historical, archaeological, or architectural value. Based on the information provided, this office concurs with these determinations and finds the submitted report complete and sufficient.

If you have any questions concerning our comments, please contact Mary Beth Fitts, Historic Sites Specialist, at mbfitts@mail.dos.state.fl.us or (850) 245-6333. Your interest in protecting Florida's historic properties is appreciated.

Sincerely,


Janet Snyder Matthews, Ph.D., Director, and
State Historic Preservation Officer

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
(850) 245-6300 • FAX: 245-6435

☐ Archaeological Research
(850) 245-6444 • FAX: 245-6436

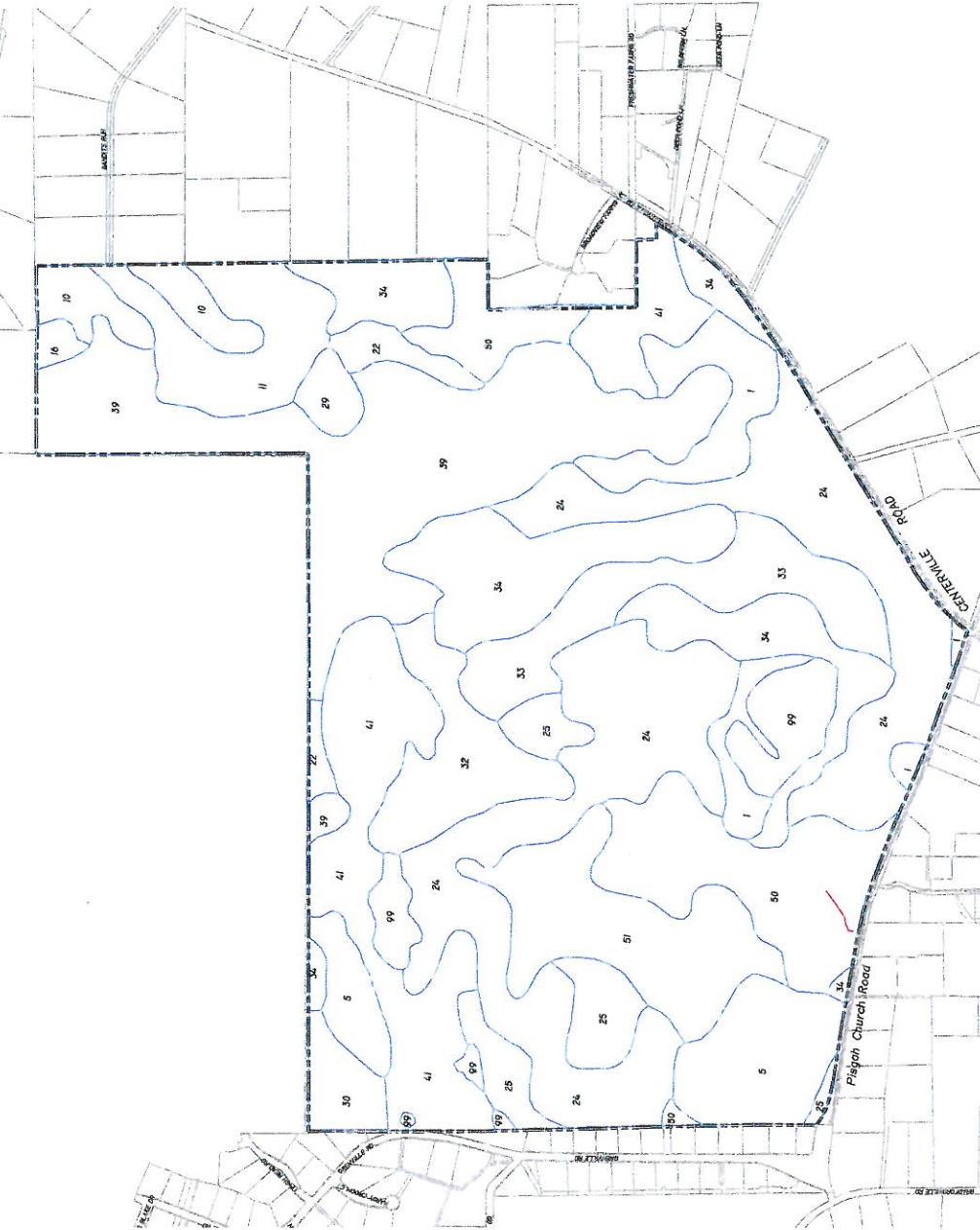
☒ Historic Preservation
(850) 245-6333 • FAX: 245-6437

☐ Historical Museums
(850) 245-6400 • FAX: 245-6433

☐ Palm Beach Regional Office
(361) 279-1475 • FAX: 279-1476

☐ St. Augustine Regional Office
(904) 825-5045 • FAX: 825-5044

☐ Tampa Regional Office
(813) 272-3843 • FAX: 272-2340



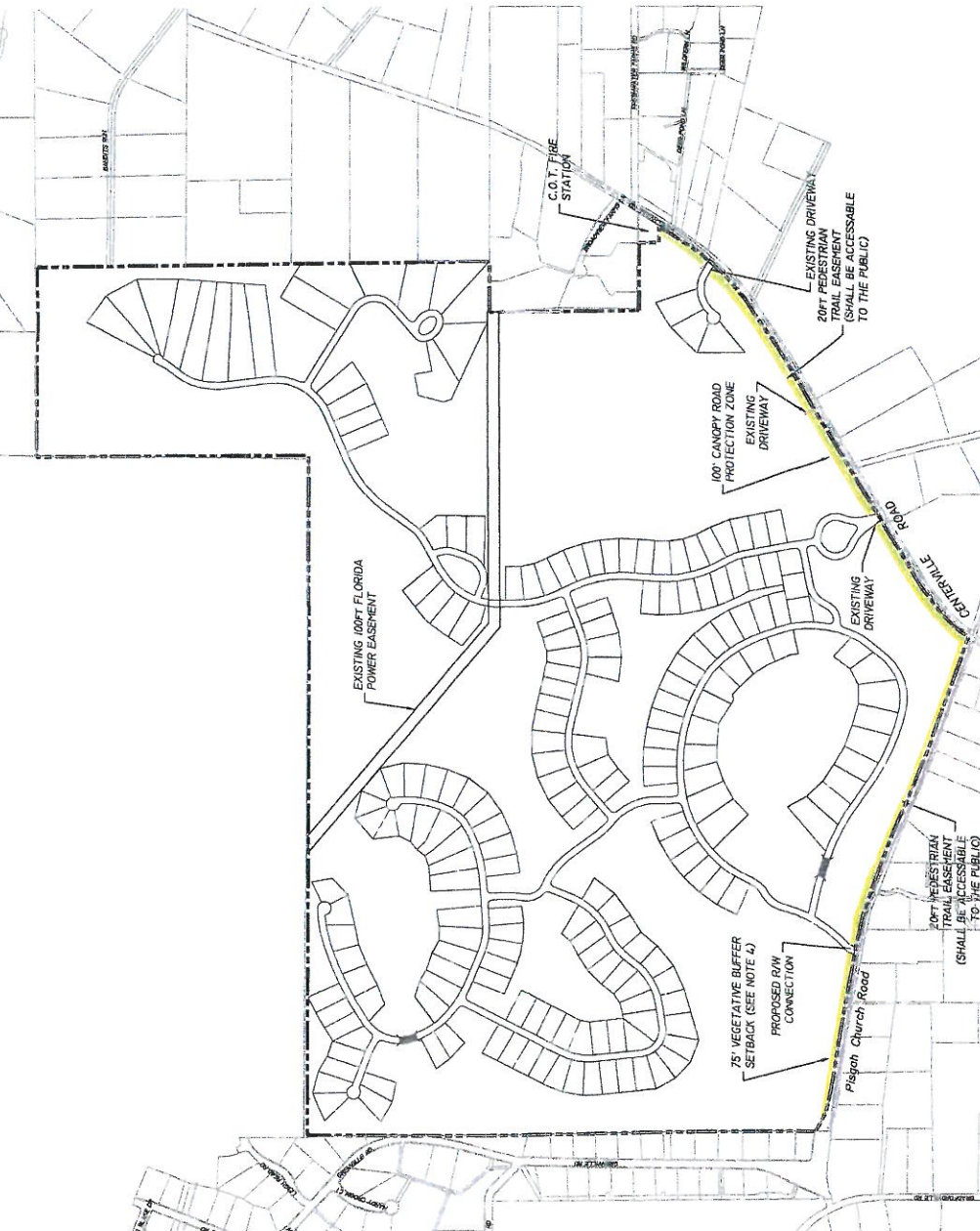
LEGEND

PROPERTY BOUNDARY

- 01 - ALBANY LOAMY SAND (38.2ac)
- 05 - BLANTON FINE SAND, 0% TO 5% SLOPES (46.4ac)
- 10 - DOTHAN LOAMY FINE SAND, 2% TO 5% SLOPES (22.2ac)
- 11 - DOTHAN LOAMY FINE SAND, 5% TO 8% SLOPES (40.3ac)
- 16 - FOUQUAY FINE SAND, 0% TO 5% SLOPES (3.6ac)
- 22 - LEEFIELD LOAMY SAND (12.3ac)
- 24 - LUCY FINE SAND, 0% TO 5% SLOPES (184.1ac)
- 25 - LUCY FINE SAND, 5% TO 8% SLOPES (30.7ac)
- 29 - NORFOLK LOAMY FINE SAND, 2% TO 5% SLOPES (7.1ac)
- 30 - NORFOLK LOAMY FINE SAND, 5% TO 8% SLOPES (12.9ac)
- 32 - OCILLA FINE SAND (34.4ac)
- 33 - ORANGEBURG FINE SANDY LOAM, 2% TO 5% SLOPES (46.5ac)
- 34 - ORANGEBURG FINE SANDY LOAM, 5% TO 8% SLOPES (102.7ac)
- 39 - PELHAM FINE SAND (145.7ac)
- 41 - PLUMMER FINE SAND, POORLY DRAINED (86.6ac)
- 50 - WAGRAM LOAMY FINE SAND, 0% TO 5% SLOPES (74.6ac)
- 51 - WAGRAM LOAMY FINE SAND, 5% TO 8% SLOPES (56.7ac)
- 99 - WATER (26.1ac)

SOILS MAP
EXHIBIT B.1

L & W ENGINEERING, INC.
CIVIL AND TRANSPORTATION ENGINEERING
LAND USE PLANNING ENVIRONMENTAL PERMITTING
048225



LEGEND

- 75' PISGAH CHURCH ROAD VEGETATIVE BUFFER (6.67ac)
- 100' CENTERVILLE ROAD CANOPY ROAD PROTECTION ZONE (7.11)
- 20' EASEMENT FOR PEDESTRIAN TRAIL (4.33ac)
(OUTSIDE VEGETATION PROTECTION ZONE)

NOTE:

1. DISTURBANCE TO THE CANOPY ROAD PROTECTION ZONE (VEGETATION AND TOPOGRAPHY) SHALL BE LIMITED TO THE MINIMUM NECESSARY TO ACCOMMODATE EMERGENCY ACCESS AND AT THE PROPOSED DRIVEWAY LOCATIONS SHOWN ON CENTERVILLE ROAD.
2. A DETAILED MITIGATION PLAN FOR THE PROJECTS LIMITED IMPACTS TO THE CRPZ WILL BE PROVIDED AT THE TIME OF FINAL SITE AND DEVELOPMENT PLAN REVIEW.
3. FUTURE IMPROVEMENTS TO PISGAH CHURCH ROAD, INCLUDING STORMWATER MANAGEMENT SYSTEM, MAY ENDOCH INTO THE 75' BUFFER AND FINAL DETAILS OF ANY ENCROACHMENTS WILL BE DETERMINED AT THE TIME OF FINAL SITE AND DEVELOPMENT PLAN REVIEW FOR THE CENTERVILLE FARMS PROJECT.
4. THE NUMBER OF DRIVEWAYS CONNECTION TO CENTERVILLE ROAD WILL BE LIMITED TO TWO, AS SHOWN.



CANOPY ROAD PROTECTION ZONE

EXHIBIT B.2

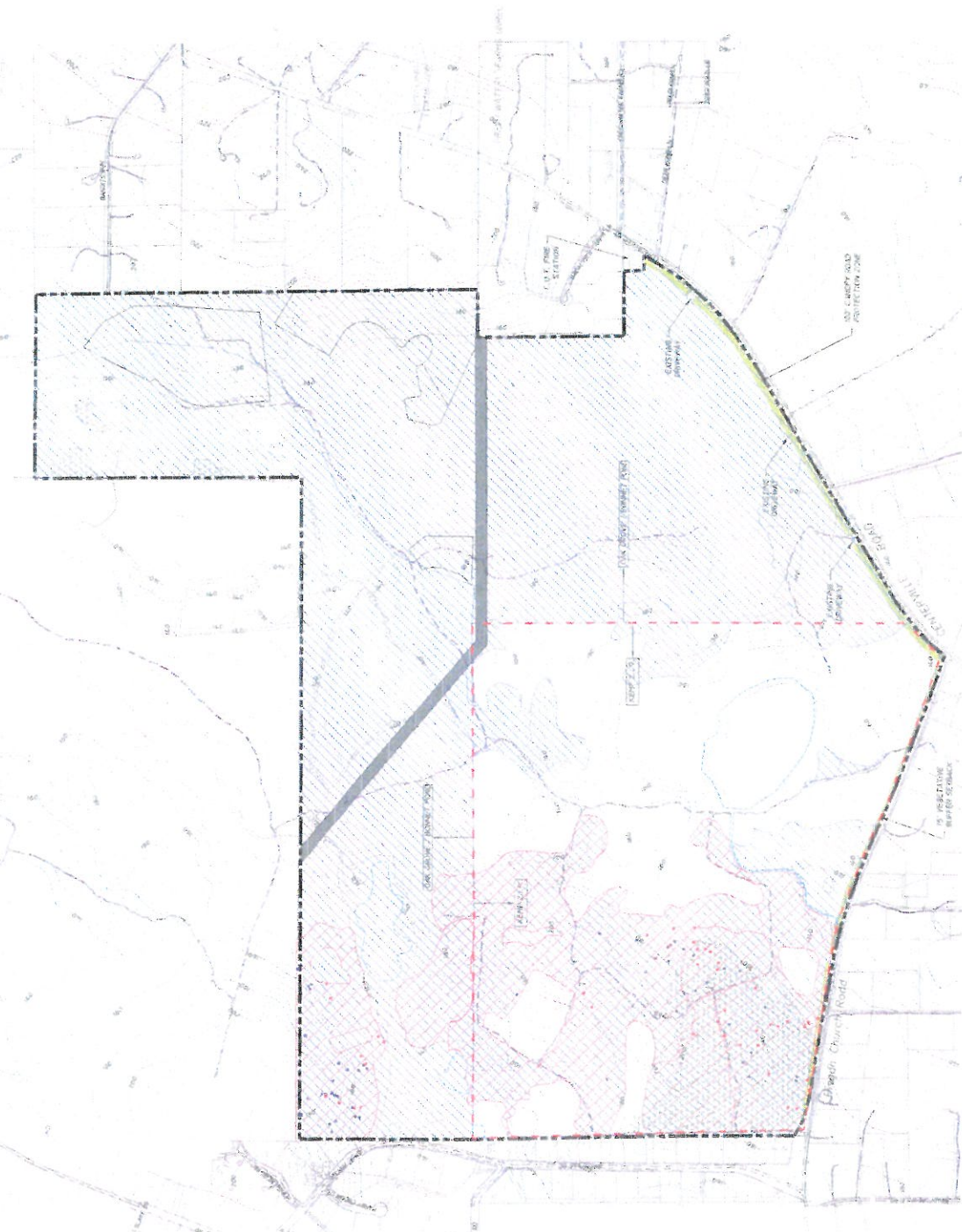
L & W ENGINEERING, INC.

CIVIL AND TRANSPORTATION ENGINEERING
LAND USE PLANNING ENVIRONMENTAL PERMITTING

048225



CA8226



LEGEND

- OVERALL PROPERTY BOUNDARY
- POWERLINE EASEMENT
- EXISTING ROADWAYS
- ROAD 21.9 / 200' ROW
- W/ POWER ROW BOUNDARY
- CHERRY ROAD
- SUPERIOR HABITAT FINE SNARE HABITAT
- SUPERIOR TORTOISE BARRIERS
- ACTIVE
- INACTIVE
- PINE SNARE
- FOX SQUIRREL HABITAT
- HIGH QUALITY SUCCESSIONAL FOREST

NOTE:

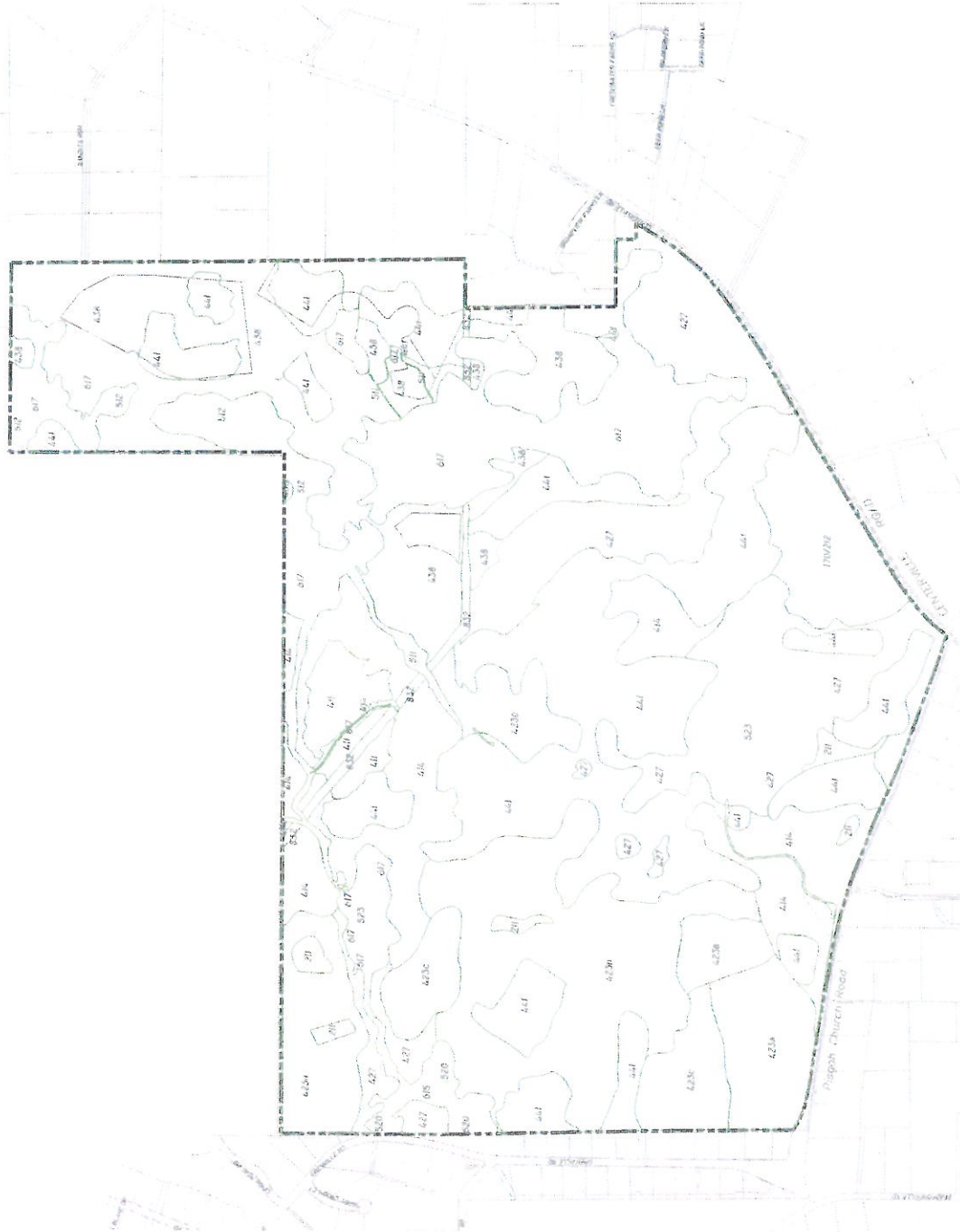
1. TOPOGRAPHY AND SLOPES SHOWN ARE FROM GIS DATABASE
2. EXTENT OF FOX SQUIRREL HABITAT OUTSIDE OF NSMP 21.9 BOUNDARY HAVE NOT YET BEEN ACCURATELY DETERMINED

NATURAL FEATURES INVENTORY MAP

EXHIBIT B.3 SHEET 2 OF 3

L & W ENGINEERING, INC.
CIVIL AND TRANSPORTATION ENGINEERING
LAND USE PLANNING ENVIRONMENTAL PERMITTING

CAD225



LEGEND

PROPERTY BOUNDARY

- 170/212 INSTITUTIONAL / UNIMPROVED PASTURES (29.06ac)
- 211 IMPROVED PASTURES (7.25ac)
- 411 PINE FLATWOODS (15.6ac)
- 414 PINE / MESQUITE OAK (49.46ac)
- 423a PINE / OAK HICKORY (25.05ac)
- 423b PINE / OAK HICKORY (37.44ac)
- 423c PINE / OAK HICKORY (27.46ac)
- 423d PINE / OAK HICKORY (101.82ac)
- 427 LIVE OAK (113.17ac)
- 436 MIXED HARDWOODS (143.51ac)
- 441 LOBLOLLY PINE PLANTATION (215.63ac)
- 511 WATERCOURSES (1.01ac)
- 512 TRIBUTARIES / WETLANDS (1.55ac)
- 530 LAKES (2.06ac)
- 532 MAN MADE LAKE (27.04ac)
- 615 LAKE SWAMP (8.85ac)
- 617 MIXED WETLAND HARDWOODS (122.79ac)
- 832 ELECTRICAL POWER TRANSMISSION LINES (6.56ac)

OVERALL NATURAL FEATURES / EXISTING CONDITIONS MAP

EXHIBIT B.3 SHEET 3 OF 3

L & W ENGINEERING, INC.
CIVIL AND TRANSPORTATION ENGINEERING
LAND USE PLANNING ENVIRONMENTAL PERMITTING
C-048225

DATE ISSUED: 02/03/2004
Expiration Date: 10/14/2004

LEON COUNTY
PRELIMINARY CERTIFICATE OF CONCURRENCY

Applicant: CENTERVILLE PROP LTD
Owner: CENTERVILLE PROP LTD
Project Name: CENTERVILLE FARMS PUD
Project Location: 8240 CENTERVILLE ROAD
Current Zoning: URBAN FRINGE
Future Use Description: URBAN FRINGE
Parcel I.D. Number(s) 15-19-20-001-0010
5-17-20-224-0000
5-20-20-034-0000

Type of Land Use:
Residential Single Famil 200 UNITS

Conditions:

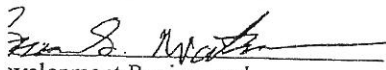
Condition: CON0010797

Progress report is required every 6 months.

Condition: CON0010798

Final Certificate of Concurrence will be issued upon Final Plat approval provided above condition is met.

This Preliminary Certificate of Concurrence is issued pursuant to Article VI of Chapter 10 of Leon County Code of Laws. Based upon the information submitted by the applicant, this certificate certifies that a development with the land use densities and intensities specified at the location specified above will have adequate infrastructure capacity tentatively reserved for water, wastewater, solid waste creation, mass transit, stormwater and transportation to serve the needs of the development. The information provided by the applicant has not been verified as accurate by staff. Upon notification from the Development Review and Inspection Division that a complete application for a Development Order is received from the applicant, staff will begin the assessment of the information received from the applicant. This permit in no way gives the proposed development any final authorization to develop, nor does it relieve the applicant from fulfilling the requirements of any Federal, State, County, or City Laws or regulations related to land use and development.


Development Review and
Inspection Division

7/22/04
Date



Tallahassee-Leon County
Planning Department

Leon County APPLICATION FOR PUD REZONING REVIEW

The undersigned, owner of the hereinafter described property, hereby petitions Leon County for the following amendment to the Official Zoning Map:

Change in Zoning District Write in the name of the current zoning district(s) in which the property is currently located.

From: URBAN FRINGE / RURAL

To: **PUD (Planned Unit Development)**

Location: The property is designated by the following Leon County Property Tax identification number(s): 15-19-20-001-0010 15-17-20-224-0000
15-20-20-034-0000

Legal Description: Attach a legal description of the property requested to be rezoned.

Disclaimer: While the Planning Department will endeavor to ensure that the application is processed and reviewed in accordance with all rights for procedural due process guaranteed under the law, the applicant shall assume full responsibility for the reliability of the information which they are required to furnish; any inaccuracies in the information presented by the applicant may hinder the review of the application and may diminish the ability for the applicant's request to be assessed properly. The applicant also certifies that this application, and supporting documentation, furnished in addition and pursuant to this application is true and correct to the best of his/her ability. Granting of requested zoning district does not grant the applicant all development rights prescribed within the zoning district. Subsequent permitting, preliminary site plan and plat review, and final plat review may limit the ability to construct allowable land uses as well as construct allowable land uses to the maximum intensity and/or density of the approved zoning district. All proposed development shall be subject to the applicable land development regulations including, but not limited to the *Leon County Land Development Code*, *Environmental Management Act*, and the appropriate concurrency management policies and procedures.

NOTE: In accordance with Leon County Policy 02-08, beginning January 1, 2003, all paid lobbyists intending to engage in any lobbying activities before the Leon County Board of County Commissioners on behalf of any person or entity must register with the Clerk of Court, Finance Department by filing a completed Leon County Lobbyist Registration form and paying an annual registration fee of \$25.

Updated January 16, 2003

Page 1

Submitted By:

<u>Owners' Name(s)</u>	<u>Phone #</u>	<u>Address</u>
MONTERVILLE PROPERTIES, Ltd.	40 - Jon KOHLER	850-508-2999
1200 RIVER PLACE BLVD, SUITE 902		
JACKSONVILLE, FLORIDA 32207		

<u>Agent's Name(s)</u>	<u>Phone #</u>	<u>Address</u>
L&W ENGINEERING, Inc	850-298-4213	
3840 REMINGTON GREEN CIR SWE E		TALLAHASSEE, FL 32308

<u>Optionee's Name(s)</u>	<u>Phone #</u>	<u>Address</u>
N/A		

Please provide identification of any individual, neighborhood association, or business association with which you have voluntarily met prior to submission of this application.

BAKER PLACE SUBDIVISION HOA.
TALL TIMBERS RESEARCH STATION
MONTERVILLE RURAL Community Association, Inc.
Ms. PAMELA HARRIS
Mr. Jeff Bieling
Ms. CHARLOTTE CHWITES

Letter of Understanding

I _____ (print name) as the property owner or authorized property owner representative have read and understand the Leon County Application for PUD Rezoning Review Information Packet and acknowledge submittal of a rezoning review application from _____ (district) to PUD

Property Owner/Authorized Representative

Signature

Date

Witness

Date

Witness

Date

Application Submittal Checklist

The application of the owner for a change or amendment to the Official Zoning Map shall include the following:

Applicant
Verification

Staff
Verification

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Completed Application for Rezoning Review to be submitted to the Planning Department. |
| _____ | _____ | 2. Applicant's Affidavit of Ownership and Designation of Agent indicating agent if application is not submitted by the property owner. |
| _____ | _____ | 3. An environmental analysis approved by the Growth Management Department as required pursuant to the Environmental Management Act. Contact the Leon County Growth and Environmental Management Department at 488-9300 for more information. |
| _____ | _____ | 4. A preliminary concurrency or appropriate documentation issued by the Leon County Growth and Environmental Management Department. Contact the Growth and Environmental Management Department at 488-9300 for more information. |
| _____ | _____ | 5. Identification of any individual, neighborhood association, or business association with which you have voluntarily met prior to submission of this application. |
| _____ | _____ | 6. Letter of Understanding. |
| _____ | _____ | 7. A general plan for the use of all lands within the proposed PUD. Such plans shall indicate the general location of residential areas (including density and unit types), open space, parks, passive or scenic areas, and commercial areas (including building square footage and height). |
| _____ | _____ | 8. A plan of vehicular and pedestrian circulation showing the general locations and right-of-way widths of roads, sidewalks, the capacity of the system and access points to the external and internal thoroughfare network. |

quantitative summary of land uses (maximum acres, maximum non-residential building square feet, maximum number of residential dwelling units). A report shall be submitted to the County that includes a statement indicating how the proposed development complies with the Comprehensive Plan and a general description of the proposed development including:

- | | | |
|-------|-------|---|
| _____ | _____ | 9. The total acreage of the project. |
| _____ | _____ | 10. The number of acres proposed to be developed in the various categories of land shown on the Concept Plan; the percentage of total acreage represented by each category of use and each component of development; and an itemized list of uses proposed for each of the components which shall be the range of uses permitted for that section of the PUD. |
| _____ | _____ | 11. The number and type of dwelling units proposed for the overall site and for its components, including dwelling unit per acre calculations and population |

projections for each or for nonresidential projects, gross square footage devoted for each land use.

- _____ 12. The establishment of minimum development standards which shall govern the site and development such as lot shape and size, internal streets and pedestrian ways, open space provision, off-street parking, buffers, and landscape areas.
- _____ 13. A binding commitment to develop the property in accordance with the approved Concept Plan and conditions of approval. The commitment shall bind all subsequent owners.

A site conditions map which includes:

- _____ 14. Legal description and boundary survey signed and sealed by a registered Florida land surveyor or a deed description.
- _____ 15. Name of the PUD; owner; subdivider/lessee/optionee (if applicable), and address and phone number of each; surveyor and engineer of record; and date of drawing.
- _____ 16. Scale, date, north arrow, and general location map showing relationship of the site to external uses, structures, and features.
- _____ 17. Boundaries of the subject property, all existing streets, buildings, water courses, easements, section lines, and other important physical features.
- _____ 18. Existing topography (latest U.S. Department of the Interior Geological Survey).
- _____ 19. The location and size of all existing drainage facilities and a utility concept plan.
- _____ 20. Information about the existing vegetation cover and general soil types, and their appropriateness for the proposed project.
- _____ 21. The location and function of all other existing public facilities which would serve the residents of the site including but not limited to schools, parks, and fire stations. The requirements to provide this information may be waived for small projects. If required, notation of this information on a scaled map is acceptable.

Text

Submittal Review Fees and Copies:

- _____ 22. Submittal review fees payable to the Leon County Board of County Commissioners.
- _____ 23. Provide nineteen (19) sets of the application and accompanying materials. Additional sets may be requested for the Planning and/or City Commission meetings.



TALLAHASSEE - LEON COUNTY PLANNING
DEPARTMENT

APPLICANT'S AFFIDAVIT OF OWNERSHIP &
DESIGNATION OF AGENT



I. Ownership.

I, Jon Kohler, hereby attest to ownership of the property described below:
Parcel I.D. Number(s) 15-19-20-001-0000 ; 15-17-20-234-0000 ; 15-20-20-074-0000
Location address: CENTERVILLE ROAD.

for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of:

CENTERVILLE PROPERTIES, LTD.

Please complete the appropriate section below:

Individual

Corporation

Provide Names of Officers:

Partnership

Provide Names of General Partners:

CENTERVILLE PROPERTIES, LLC

Dept. of State Registration No.:

Name/Address of Registered Agent:

II. Designation of Applicant's Agent. (Leave blank if not applicable)

As the owner of the above designated property and the applicant for which this affidavit is submitted, I wish to designate the below named party as my agent in all matters pertaining to the location address. In authorizing the agent named above to represent me, or my company, I attest that the application is made in good faith and that any information contained in the application is accurate and complete to the best of my knowledge and belief.

Applicant's Agent: L & W Engineering, Inc.

Address: 2840 REMINGTON GREEN CIR, SUITE E TALLAHASSEE, FL. 32308

Contact Person: Jim Waddell, M.E. Telephone No.: 850-298-4213

III. Notice to Owner.

- A. All changes in Ownership & Applicant's Agent prior to issuance shall require new affidavit. If ownership changes the new owner assumes the obligations and the original applicant is released from responsibility for actions taken by others after the change in ownership.
- B. If the Owner intends the Designation of Applicant's Agent to be limited in any manner, please indicate the limitation below (i.e., Limited to obtaining a certificate of concurrency for the parcel; limited to obtaining a land use compliance certificate; etc.) _____

IV. Acknowledgement.

Individual

Signature
Print
Name: _____
Address: _____
Phone No.: _____

Corporation

Print Corporation Name
By: _____
Signature
Print
Name: _____
Its: _____
Address: _____
Phone No.: _____

Partnership

CENTERVILLE PROPERTIES, LLC
Print Partnership Name
By: _____
Signature
Print
Name: John Kohler
Its: General Manager
Address: 8200 Centerline Rd
Tallahassee, FL 32309
Phone No.: 850-508-2999

Please use appropriate notary block.

STATE OF _____
COUNTY OF _____

Individual

Before me, this _____ day of _____, 20____, personally appeared _____, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

Corporation

Before me, this _____ day of _____, 20____, personally appeared _____ of _____, a _____ corporation, on behalf of the corporation, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Partnership

Before me, this 6th day of January, 2004, personally appeared JOHN KOHLER, partner/agent on behalf of Centerville Properties, LLC, a partnership, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Signature of Notary
Print Name: Charles R. Gardner
Notary Public

(NOTARY STAMP)

My commission expires:

Personally known; or
Produced identification
Type of identification produced: _____



Charles R. Gardner
MY COMMISSION # DD109630 EXPIRES
April 30, 2006
DONOR: THRU THE FLORIDA SUPPLY, INC.

Adopted by Leon County
Board of County
Commissioners, October 12, 2004

LEON COUNTY DRC APPROVAL

LEON COUNTY PUBLIC WORKS

Tony Park, P.E. Public Works Dir. 12-16-04
NAME AND TITLE DATE

LEON COUNTY DEVELOPMENT REVIEW

DAN M. MURPHY, Director 12/14/04
NAME AND TITLE DATE

TALLAHASSEE/LEON COUNTY PLANNING DEPT.

Charles Bryant, Secretary 12/13/04
NAME AND TITLE DATE

