

**Attached is Replacement for
Item #13 and Attachments**

**Approval of the Plat of Chastain Manor II
Subdivision, Acceptance of a Warranty Deed for
Stormwater Management Facility, and Approval
of the Plat of Chastain Manor for Recording in
the Public Records**

Meeting of Tuesday, July 7, 2015

This document distributed July 1, 2015.

Leon County Board of County Commissioners

Cover Sheet for Agenda #13

July 7, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Approval of the Plat of Chastain Manor II Subdivision, Acceptance of a Warranty Deed for a Stormwater Management Facility, and Approval of the Plat of Chastain Manor for Recording in the Public Records

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Katherine G. Burke, P.E., Acting Director, Public Works
Lead Staff/ Project Team:	Joseph D. Coleman, P.S.M. County Surveyor

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

- Option #1: Approve the plat of Chastain Manor II Subdivision for recording in the Public Records (Attachment #1), contingent upon staff's final review and approval.
- Option #2: Acceptance of the Warranty Deed from Sable Chase, Inc. for the Stormwater Management Facility (Attachment #2), and authorize staff to record in the Public Records.
- Option #3: Approve the plat of Chastain Manor Subdivision for recording in the Public Records, contingent upon staff's final review and approval (Attachment #3), and acceptance of the Maintenance Agreement and Surety Device to be provided prior to recording in a form acceptable to the County Attorney and an amount approved by Engineering.

Report and Discussion

Background:

The first proposed subdivision, Chastain Manor II, is a replat that was approved by the Department of Development Support as a minor modification to the original Type "C" site and development plan on July 9, 2003 for Sable Chase subdivision (Attachment #4). The replat designates open space in Sable Chase subdivision as the stormwater management facility (SWMF) which will ultimately serve Chastain Manor Subdivision, a public subdivision. The developer has provided a warranty deed transferring the SWMF to Leon County for operations and maintenance.

The second proposed subdivision, Chastain Manor, a Public Subdivision, was approved by the Development Review Committee as a Type "B" site and development plan on March 3, 2011 (Attachment #5). All roads, streets, and drainage facilities within the Chastain Manor have been completed in accordance with the approved construction plans. Final inspections will be performed and reports being reviewed by the County Engineer. To guarantee the public infrastructure against defects in materials and/or workmanship, the County Engineer recommends acceptance of a Maintenance Agreement and Surety Device representing 10% at the certified construction cost approved by Engineering.

Analysis:

The proposed subdivisions, Chastain Manor II and Chastain Manor, are located in the N.E. Quarter of the S.E. Quarter of Section 8, Township 2 North Range 1 East. As required by Florida Statute 177.051, Chastain Manor II requires a replat of Sable Chase HOA Common Area/Open Space recorded in Plat Book 15, pages 40 through 44 of the Public Records (Attachment #6).

As of the date of the preparation of this agenda, the final plats of the subdivisions are still under review by the appropriate departments and agencies. Staff recommends the Board accept the plats and the warranty deed and approve recording upon completion of staff's final review and approval. Should there be a need for any substantive change in either of the plats; staff will resubmit it to the Board at a future regularly scheduled meeting for ratification.

Options:

1. Approve the plat of Chastain Manor II Subdivision for recording in the Public Records (Attachment #1), contingent upon staff's final review and approval.
2. Accept the Warranty Deed from Sable Chase, Inc. for the Stormwater Management Facility (Attachment #2), and authorize staff to record in the Public Records.
3. Approve the plat of Chastain Manor Subdivision for recording in the Public Records, contingent upon staff's final review and approval (Attachment #3), and acceptance of the Maintenance Agreement and Surety Device to be provided prior to recording in a form acceptable to the County Attorney and an amount approved by Engineering.
4. Do not approve the Plat for Chastain Manor II for recording in the Public Records.
5. Do not approve the Warranty Deed for recording in the Public Records.
6. Do not approve the Plat for Chastain Manor for recording in the Public Records.
7. Board direction.

Title: Approval of the Plat of Chastain Manor II Subdivision, Acceptance of a Warranty Deed for a Stormwater Management Facility, and Approval of the Plat of Chastain Manor for Recording in the Public Records

July 7, 2015

Page 3

Recommendation:

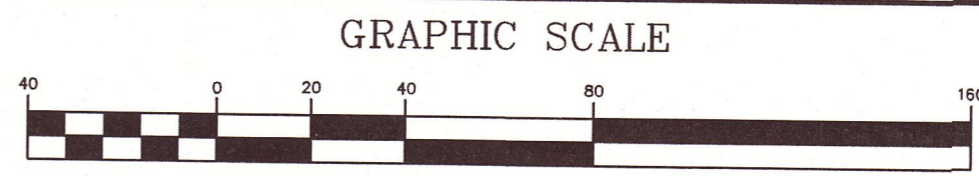
Options #1, #2, and #3.

Attachments:

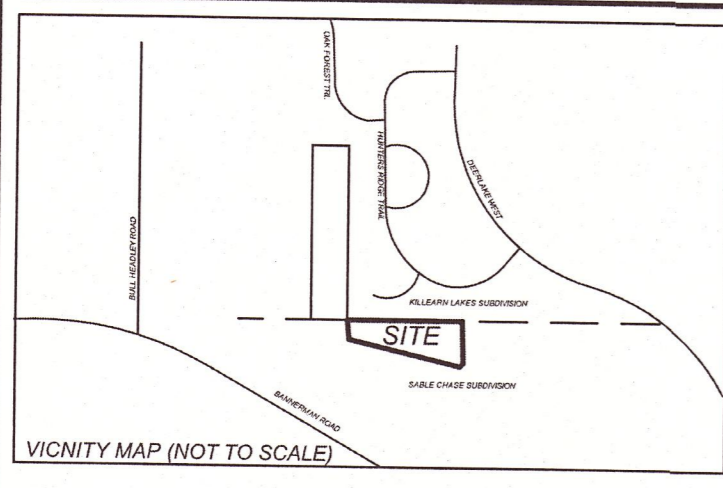
1. Chastain Manor II Plat
2. Warranty Deed
3. Chastain Manor Plat
4. Development Support Approval Letter Chastain Manor II
5. Development Review Committee Letter for Chastain Manor
6. Location Map

CHASTAIN MANOR II

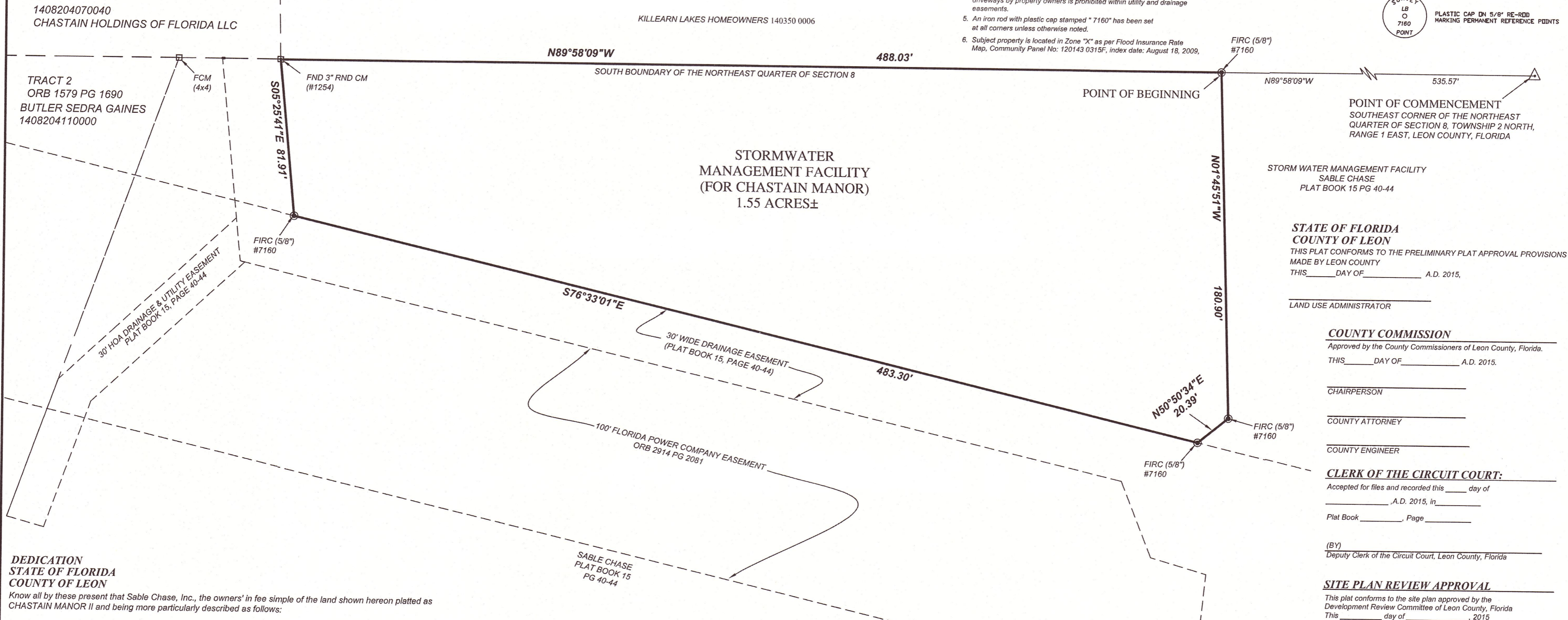
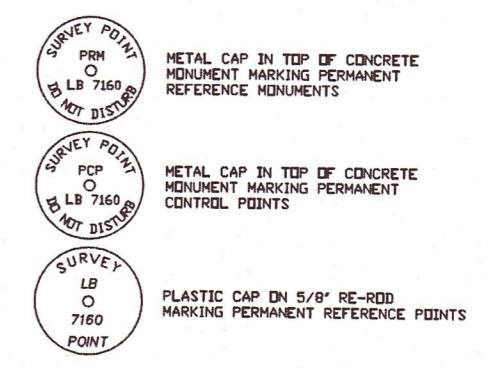
A REPLAT OF HOA COMMON AREA/ OPEN SPACE OF SABLE CHASE, A SUBDIVISION AS PER MAP OR PLAT RECORDED IN PLAT BOOK 15, PAGE(S) 40-44 AND LYING IN A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA



PLAT BOOK _____ PAGE _____



- NOTES:**
- This survey is dependent upon EXISTING MONUMENTATION.
 - BEARING REFERENCE: South boundary of the Northeast Quarter of Section 8, Township 2 North, Range 1 East, Leon County, Florida being North 89 degrees 58 minutes 09 seconds West as per record deed.
 - NO IMPROVEMENTS have been located other than shown hereon. All platted utility easements shall also allow for Cable Television Services in accordance with Florida Statutes, Chapter 177.091 (29).
 - The construction of permanent structures including fences but excluding driveways by property owners is prohibited within utility and drainage easements.
 - An iron rod with plastic cap stamped "7160" has been set at all corners unless otherwise noted.
 - Subject property is located in Zone "X" as per Flood Insurance Rate Map, Community Panel No: 120143 0315F, index date: August 18, 2009.



STATE OF FLORIDA
COUNTY OF LEON
THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVAL PROVISIONS MADE BY LEON COUNTY
THIS _____ DAY OF _____ A.D. 2015,
LAND USE ADMINISTRATOR

COUNTY COMMISSION
Approved by the County Commissioners of Leon County, Florida.
THIS _____ DAY OF _____ A.D. 2015.

CHAIRPERSON
COUNTY ATTORNEY
COUNTY ENGINEER

CLERK OF THE CIRCUIT COURT:
Accepted for files and recorded this _____ day of _____ A.D. 2015, in
Plat Book _____, Page _____
(BY) _____
Deputy Clerk of the Circuit Court, Leon County, Florida

SITE PLAN REVIEW APPROVAL
This plat conforms to the site plan approved by the Development Review Committee of Leon County, Florida
This _____ day of _____, 2015
(BY) _____
Department of Growth and Environmental Management

PLAT REVIEW
Plat reviewed for compliance with Chapter 177, Florida Statutes.
(BY) _____
Joseph D. Coleman
Florida Professional Survey and Mapper #5590

SURVEYOR'S CERTIFICATION:
I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and monumentation complies with both Chapter 177 of the Florida Statutes and with the minimum technical standards for Land Surveying (F.A.C. 5J-17).
JAMES T. RODDENBERRY
Surveyor & Mapper FL Certificate No. 4261

DEDICATION
STATE OF FLORIDA
COUNTY OF LEON
Know all by these present that Sable Chase, Inc., the owners' in fee simple of the land shown hereon platted as CHASTAIN MANOR II and being more particularly described as follows:

Commence at the Southeast corner of the Northeast quarter of Section 8, Township 2 North, Range 1 East, Leon County, Florida and run North 89 degrees 58 minutes 09 seconds West along the South boundary line of the Northeast quarter of said Section 8 (as monumented), a distance of 535.57 feet to an iron rod and cap (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 89 degrees 58 minutes 09 seconds West 488.03 feet to a concrete monument (marked #1254), thence run South 05 degrees 25 minutes 41 seconds East 81.91 feet to an iron rod and cap (marked #7160), thence run South 76 degrees 33 minutes 01 seconds East 483.30 feet to an iron rod and cap (marked #7160), thence run North 50 degrees 50 minutes 34 seconds East 20.39 feet to an iron rod and cap (marked #7160), thence run North 01 degrees 45 minutes 51 seconds West 180.90 feet to the POINT OF BEGINNING containing 1.55 acres more or less.

Have cause said lands to be divided as shown hereon:
Reserving in all cases however, the reversions thereof should the same be renounced, disclaimed, abandoned or the use thereof discontinued or prescribed by law by appropriate official action of the proper officials having charge or jurisdiction thereof.
This the _____ day of _____ A.D. 2015

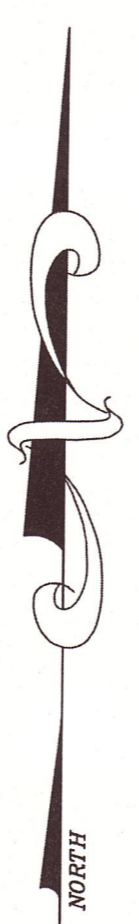
By: _____
Authorized Signature _____ Witness Signature _____
Managing Member _____
Print name _____ Print Name _____

BY EXECUTION OF THIS RECORD PLAT, KILLEARN LAKES HOMEOWNERS ASSOCIATION, INC. DOES HEREBY RELINQUISH AND RELEASE ANY AND ALL RESPONSIBILITIES AND RIGHTS TO THE OPEN SPACE AS DEPICTED SABLE CHASE RECORD PLAT AS RECORDED IN PLAT BOOK 15 PAGE(S) 40-44 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LYING IN THE NORTHWEST CORNER OF SABLE CHASE SUBDIVISION AND NORTH OF THE 100' WIDE FLORIDA POWER COMPANY EASEMENT AS RECORDED IN DEED BOOK 128, PAGE 501 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA

Authorized Signature _____ Print Name _____
Witness Signature _____ Print Name _____
Witness Signature _____ Print Name _____

ACKNOWLEDGEMENT
STATE OF FLORIDA
The forgoing instrument was acknowledged before me this _____ day of _____, 2015, by _____, who is personally known to me or has produced a drivers license as identification acknowledges that he/she executed the foregoing dedication as of Killearn Lakes Homeowners Association, Inc.

NOTARY PUBLIC



- LEGEND**
- C.O.T. = CITY OF TALLAHASSEE
 - HOA = HOME OWNERS ASSOCIATION
 - D.E. = DRAINAGE EASEMENT
 - CONS. ESMT. = CONSERVATION EASEMENT
 - CRT. = COURT
 - O.S. = OPEN SPACE
 - R.W. = RIGHT OF WAY
 - FCM = Found Concrete Monument (4" x 4")
 - FIR = Found Iron Rod (5/8")
 - FIRC = Found Iron Rod & Cap (5/8") #7160
 - SCM = Set 4" x 4" Concrete Monument with cap #7160
 - SNC = Set Nail & Cap (#7160)
 - Δ = Delta Angle
 - R = Radius
 - L = Arc Length
 - CD = Chord bearing and distance
 - PT = Point of Tangency
 - PC = Point of Curvature
 - PI = Point of Intersection
 - PRC = Point of Reverse Curvature
 - O.R. = Official Record Book of Leon County, Florida
 - pg. = Page
 - = PRM = Permanent Reference Monument
 - = Set Nail & Cap #7160
 - ⊙ = Found Iron Rod & Cap #7160-5/8" (Unless noted otherwise)
 - ⊙ = All Interior Lot Corners Are Marked With Iron Rod & Cap #7160-5/8" (Unless noted otherwise)
 - M = Measured Distance
 - L = Legal Description (O.R. 2839, Pg.1297-1308)
 - CRDDD = Capital Regional Community

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

DATE OF LAST FIELD WORK: / /

PREPARED BY: _____ DATE _____

Thurman Roddenberry & Associates, Inc.
Professional Surveyors and Mappers
Florida Certificate No. LB 7160

P.O. Box 100 125 Sheldon Street
Sopchoppy, FL 32358-0100 (850) 962-2538

DATE: 05/21/15	SCALE 1" = 40'	DRAWN BY: MD @ TR	COUNTY: LEON
FILE: 115157RP.DWG	SEC.8, T-2-N, R-1-E	JOB NUMBER: 15-157	

SHEET 1 OF 1

This Instrument Prepared by & return to:
Name: Susan S. Thompson
Address: Smith, Thompson, Shaw, Minacci
& Colón, P. A.
3520 Thomasville Road, Fourth Floor
Tallahassee, Florida 32309
Parcel I.D. #:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the _____ day of June, A.D. 2015, by **SABLE CHASE, INC., a Florida corporation**, hereinafter called the grantor, to **LEON COUNTY, FLORIDA**, a charter county and a political subdivision of the State of Florida, whose address is 301 S. Monroe Street, Tallahassee, Florida 32301, hereinafter called the grantees:

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in Leon County, State of Florida, viz:

See Exhibit "A" attached hereto and by reference made a part hereof. Said property being a replat of Sable Chase as recorded in Plat Book ____, Page(s) _____ of the Public Records of Leon County, Florida

Subject to taxes for the year 2015 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold** the same in fee simple forever.

And the grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

SABLE CHASE, INC.

Tracey A. Chestnut
Witness Signature

Tracey A. Chestnut
Printed Name

F. Michael Dimitroff
Witness Signature

F. Michael Dimitroff
Printed Name

State of Florida

County of Leon

BY: Behzad E. Ghazvini L.S.
Name: **BEHZAD E. GHAZVINI, President**
Address: 4708 Capital Circle NW
Tallahassee, FL 32303

BY: Hossein Ghazvini L.S.
Name: **HOSSEIN GHAZVINI, Director**
Address: 4708 Capital Circle NW
Tallahassee, FL 32303

BY: Mehran Ghazvini L.S.
Name: **MEHRAN GHAZVINI, Director**
Address: 4708 Capital Circle NW
Tallahassee, FL 32303

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Behzad E. Ghazvini, President of Sable Chase, Inc., Hossein Ghazvini, Director of Sable Chase, Inc., and Mehran Ghazvini, Director of Sable Chase, Inc. known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same on behalf of the corporation, and that I relied upon the following forms of identification of the above-named persons:

and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 26th day of June, A.D. 2015.



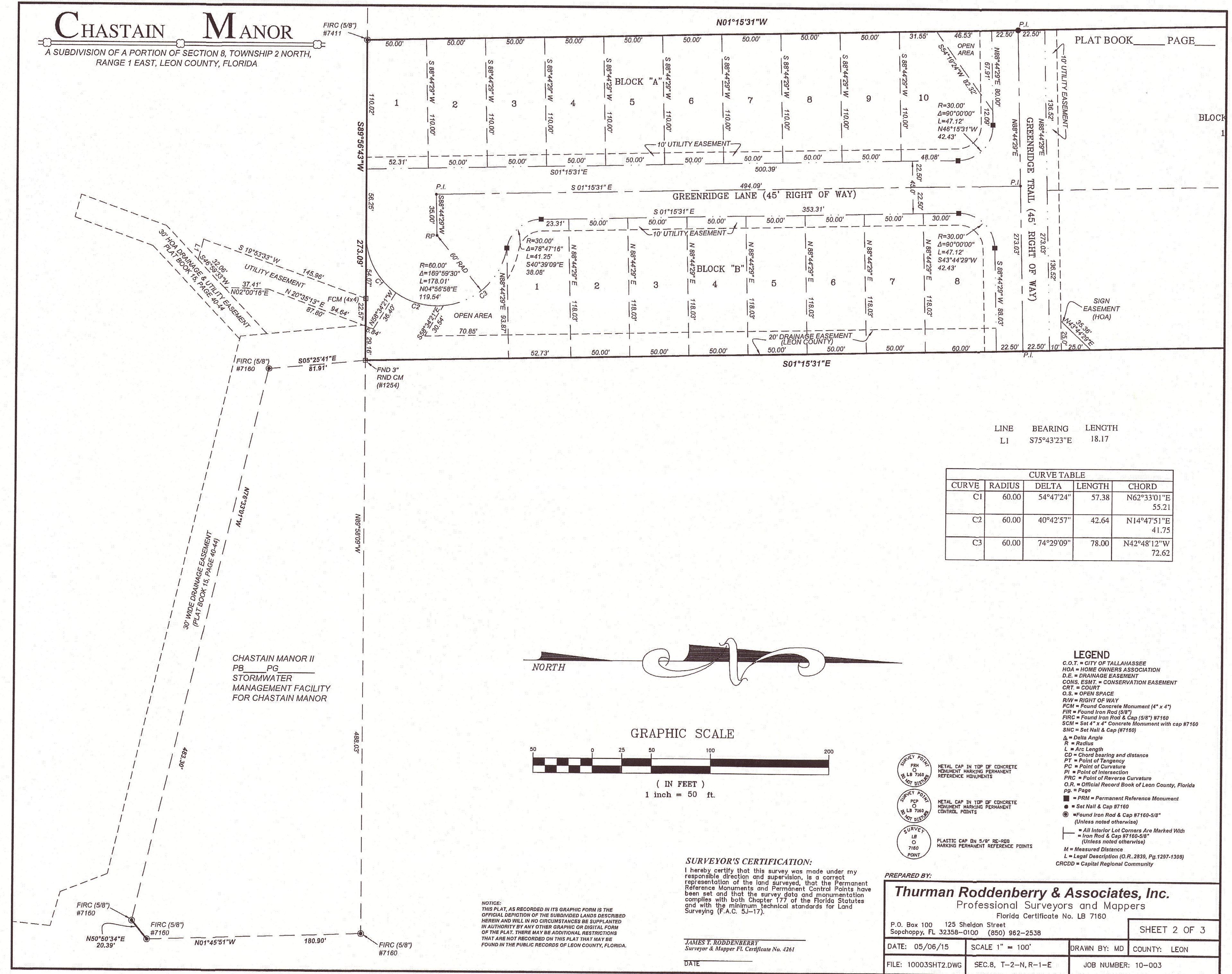
F. Michael Dimitroff
Notary Signature
F. Michael Dimitroff
Printed Notary Signature

EXHIBIT "A"

**DEDICATION
STATE OF FLORIDA
COUNTY OF LEON**

KNOW ALL BY THESE PRESENT THAT SABLE CHASE, INC, A FLORIDA CORPORATION, THE OWNERS IN FEE SIMPLE OF THE LAND SHOW HEREON PLATTED AS CHASTAIN MANOR AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

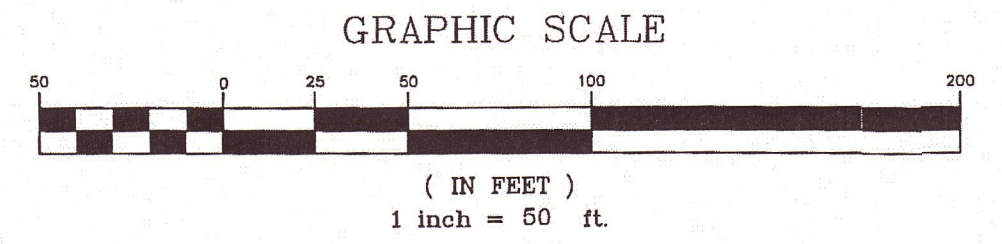
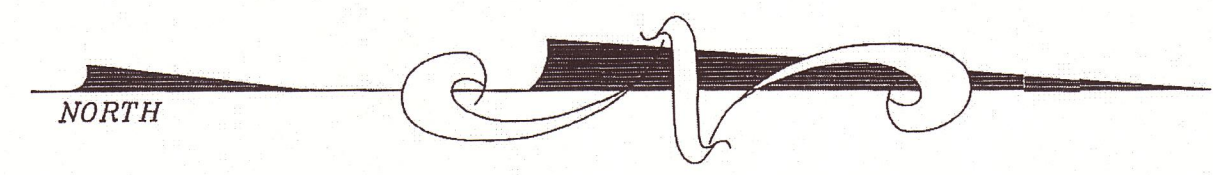
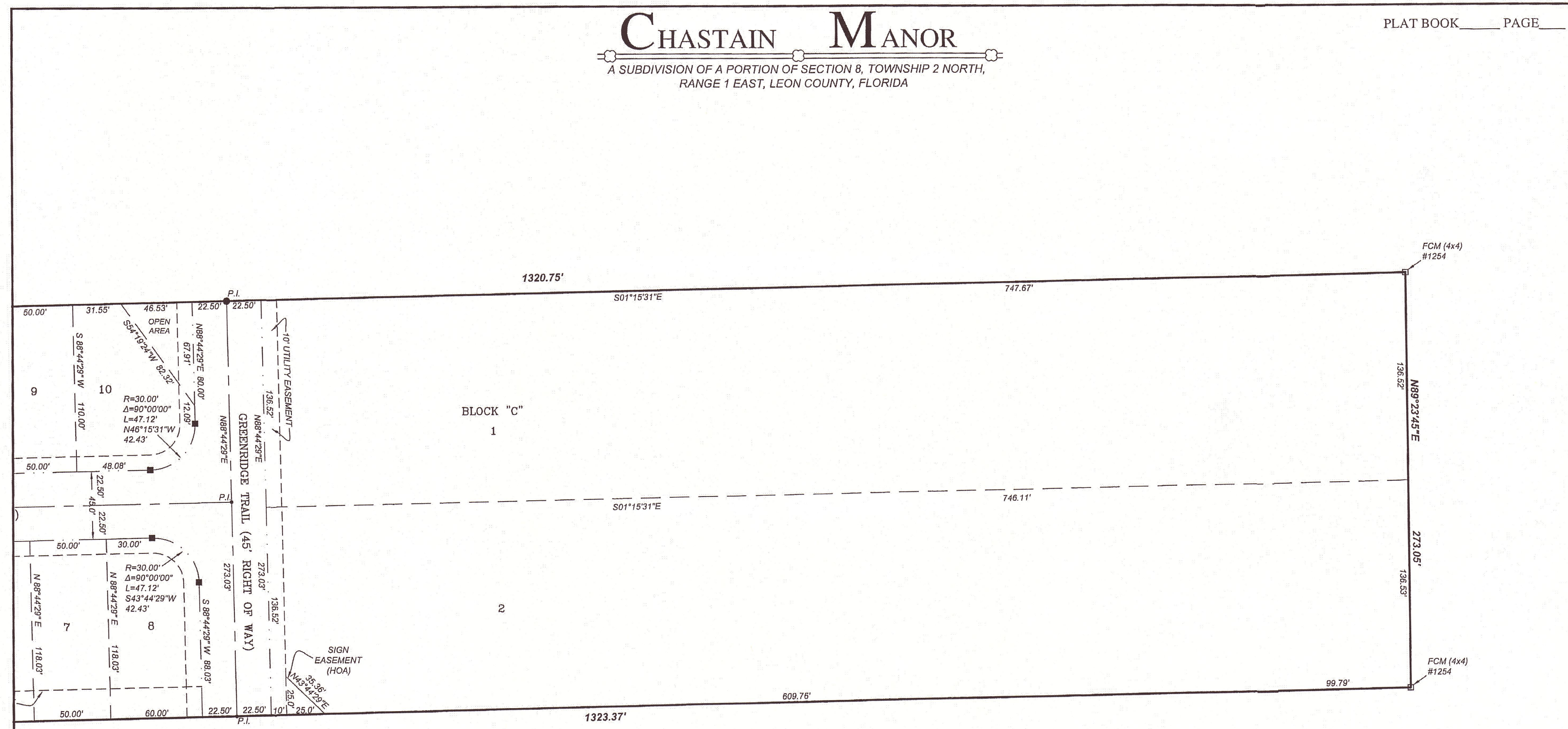
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA AND RUN NORTH 89 DEGREES 58 MINUTES 09 SECONDS WEST ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 (AS MONUMENTED), A DISTANCE OF 535.57 FEET TO AN IRON ROD AND CAP (MARKED #7160) MARKING THE **POINT OF BEGINNING**. FROM SAID **POINT OF BEGINNING** CONTINUE NORTH 89 DEGREES 58 MINUTES 09 SECONDS WEST 488.03 FEET TO A CONCRETE MONUMENT (MARKED #1254), THENCE RUN SOUTH 05 DEGREES 25 MINUTES 41 SECONDS EAST 81.91 FEET TO AN IRON ROD AND CAP (MARKED #7160), THENCE RUN SOUTH 76 DEGREES 33 MINUTES 01 SECONDS EAST 483.30 FEET TO AN IRON ROD AND CAP (MARKED #7160), THENCE RUN NORTH 50 DEGREES 50 MINUTES 34 SECONDS EAST 20.39 FEET TO AN IRON ROD AND CAP (MARKED #7160), THENCE RUN NORTH 01 DEGREES 45 MINUTES 51 SECONDS WEST 180.90 FEET TO THE **POINT OF BEGINNING** CONTAINING 1.55 ACRES MORE OR LESS.



CHASTAIN MANOR

A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 2 NORTH,
RANGE 1 EAST, LEON COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____



- LEGEND**
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 - HOA = HOME OWNERS ASSOCIATION
 - D.E. = DRAINAGE EASEMENT
 - CONS. ESMT. = CONSERVATION EASEMENT
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 - L = Legal Description [O.R. 2839, Pg. 1297-1308]
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SURVEYOR'S CERTIFICATION:
I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and monumentation complies with both Chapter 177 of the Florida Statutes and with the minimum technical standards for Land Surveying (F.A.C. 5J-17).

JAMES T. RODDENBERRY
Surveyor & Mapper Fl. Certificate No. 4261
DATE _____

PREPARED BY:

Thurman Roddenberry & Associates, Inc.
Professional Surveyors and Mappers
Florida Certificate No. LB 7160

P.O. Box 100 125 Sheldon Street
Sophocopy, FL 32358-0100 (850) 962-2538

DATE: 05/06/15	SCALE 1" = 100'	DRAWN BY: MD	COUNTY: LEON
FILE: 10003SHT2.DWG	SEC. 8, T-2-N, R-1-E	JOB NUMBER: 10-003	

SHEET 3 OF 3

- SURVEY POINT
PRM
LB 7160
NOT DISTURB
METAL CAP IN TOP OF CONCRETE MONUMENT MARKING PERMANENT REFERENCE MONUMENTS
- SURVEY POINT
PCR
LB 7160
METAL CAP IN TOP OF CONCRETE MONUMENT MARKING PERMANENT CONTROL POINTS
- SURVEY POINT
LB 7160
PLASTIC CAP ON 5/8" RE-ROD MARKING PERMANENT REFERENCE POINTS



Leon County

Board of County Commissioners

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

DEVELOPMENT SUPPORT
& ENVIRONMENTAL MANAGEMENT
DEVELOPMENT SERVICES
435 N. Macomb Street
Renaissance Center 2nd Floor
Tallahassee, FL 32301

Commissioners

BILL PROCTOR
District 1

JANE G. SAULS
District 2

JOHN DAILEY
District 3

BRYAN DESLOGE
District 4

KRISTIN DOZIER
District 5

MARY ANN LINDLEY
At-Large

NICK MADDOX
At-Large

VINCENT S. LONG
County Administrator

HERBERT W.A. THIELE
County Attorney

June 17, 2015

Sable Chase, Inc.
Attn: Michael Dimitroff
4708 Capital Circle N.W.
Tallahassee, FL 32303

**RE: Sable Chase Residential Subdivision
Minor Modification Approval, Type "C" Approved Site Plan
Leon County Site Plan Project # LSP030012
Parcel Identification Number: 14-08-26- 000-1**

Dear Mr. Dimitroff:

Leon County Department of Development Support and Environmental Management has approved your request for a Minor Modification to the Sable Chase Residential Subdivision Type "C" site and development Plan. The approved revision to the Sable Chase site and development plan is as follows:

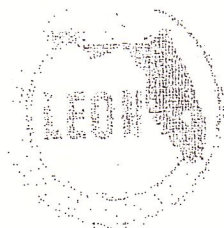
- Re-plat of the Sable Chase residential subdivision Homeowner's Association (HOA) Open Space. The proposed modification (re-plat) would allow a portion of the Sable Chase HOA open space to be utilized as a stormwater management facility for the adjacent Chastain Manor residential subdivision.

This minor modification approval does not provide an exemption from other applicable County final permitting requirements. This approval shall expire if substantial and observable development has not begun within three years of the date of approval, or if substantial and observable development ceases for a period of three years before the project is complete and certificates of occupancy have been issued.

Sincerely,

Weldon Richardson, Senior Planner
Development Services Division

cc: Ryan Culpepper, Development Services Director
Russell Snyder, Land Use Planning Manager, PLACE
Nawfal Ezzagghi, P.E., Environmental Services Supervisor
Scott Brockmeier, Development Services Administrator
Gary Donaldson, Plans Examiner, City of Tallahassee Fire Department
RaSarah Browder, Talquin Electric Cooperative, Inc.
Kimberly Wood, P.E., Chief of Engineering Coordination
Sable Chase, Inc., 2811 E. Industrial Plaza Drive, Tallahassee, FL 32301



Leon County

Board of County Commissioners

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

Commissioners

BILL PROCTOR
District 1

JANE G. SAULS
District 2

JOHN DAILEY
District 3

BRYAN DESLOGE
District 4

KRISTIN DOZIER
District 5

NICK MADDIX
At-Large

AKIN AKINYEMI
At-Large

PARWEZ ALAM
County Administrator

HERBERT W.A. THIELE
County Attorney

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

March 3, 2011

Synergy Design & Engineering, Inc.
Attn: Marc C. Phelps
4708 Capital Circle NW, Suite 2A
Tallahassee, FL 32303

RE: Chastain Manor Development Approval
Type "B" Site and Development Plan
Tax Parcel Identification Numbers: 14-08-20-407-004-0, 14-08-26-000-1
Project ID: LSP100003

Dear Mr. Phelps:

The above referenced project has been approved by the Development Review Committee (DRC) in accordance with the Leon County Land Development Code. A copy of the Site and Development Plan with approval signatures is being transmitted herewith for your records. By copy of this letter, signed copies are also being distributed to appropriate reviewing parties.

This site and development plan approval shall remain in effect until full development build-out (and until transfer of ownership of all created lots, if applicable). **However, this approval shall expire if substantial and observable development has not begun within three years of the date of approval or substantial and observable development ceases for a period of three years before the project is complete and Certificates of Occupancy have been issued.**

Please contact Weldon Richardson at (850) 606-1300 or send e-mail to "richardsonwe@leoncountyfl.gov" if you have any questions regarding the approval of the site and development plan

Sincerely,

Handwritten signature of Ryan D. Culpepper in black ink.

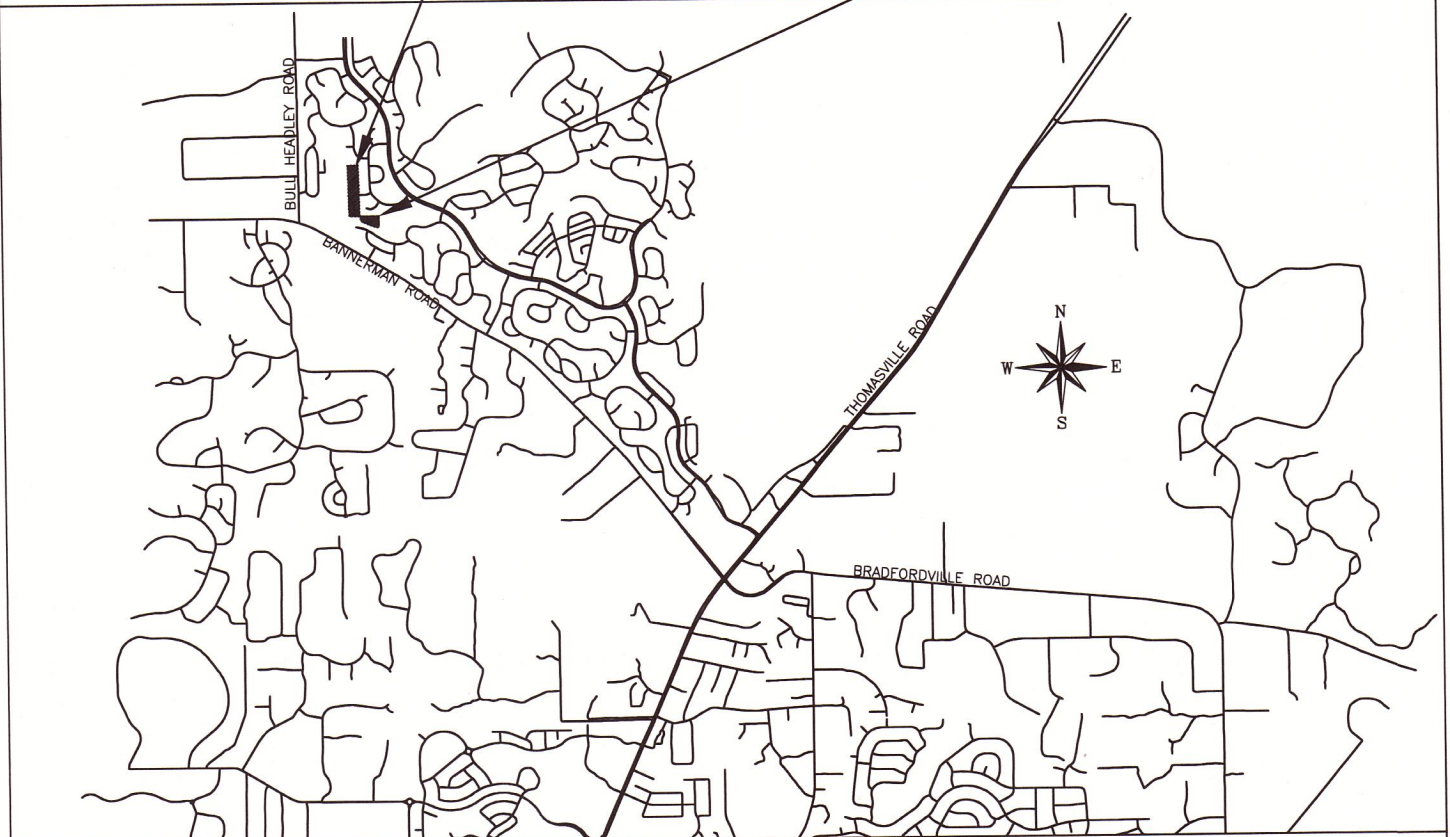
Ryan D. Culpepper,
Development Services Director

Chastain Manor Subdivision
DRC Approval Letter
March 3, 2011
Page 2

cc: David R. McDevitt, Department of Growth & Environmental Management Director (letter only)
Tony Park, Public Works Director (letter only)
Russell Snyder, Land Use Planning Division Manager, TLCPD
Laura Youmans, Assistant County Attorney (letter only)
Nawfal Ezzagaghi, P.E., Environmental Review Supervisor
Scott Brockmeier, Development Service Administrator
Emil Brady, Senior Plans Examiner (letter only)
Kimberly Wood, P.E., Chief of Engineering Coordination
Maurice Majszak, City of Tallahassee Fire Department
Ryan Guffey, AICP, Concurrency Management Planner
Kevin Goff P.E., Talquin Electric Cooperative, Inc.
Brian Berry P.E., City of Tallahassee, Water Utilities
Charley Schwartz P.E., Senior Environmental Engineer
Tracy Bunion, Permit Processing Supervisor
Lisa Oglesby, Addressing Program Team Leader
Weldon Richardson, Planner II
Chastain Manor, LLC, 4708 Capital Circle NW, Tallahassee, FL 32303



CHASTAIN MANOR **SITE MAP** **CHASTAIN MANOR II**
SCALE 1" = 500'



LOCATION MAP
SCALE 1" = 5000'