



Windsor Trace Planned Unit Development Concept Plan

Prepared For: AHBP, LLC

Prepared By: Bibler Design Development

As Approved by City Commission December 13, 2006

City Growth Management [Signature]

Date 9/4/07

City Public Works [Signature]

Date 9/5/07

Utilities [Signature] For Lynne B. Putnam

Date 9-11-07

Planning [Signature]

Date 9/5/07

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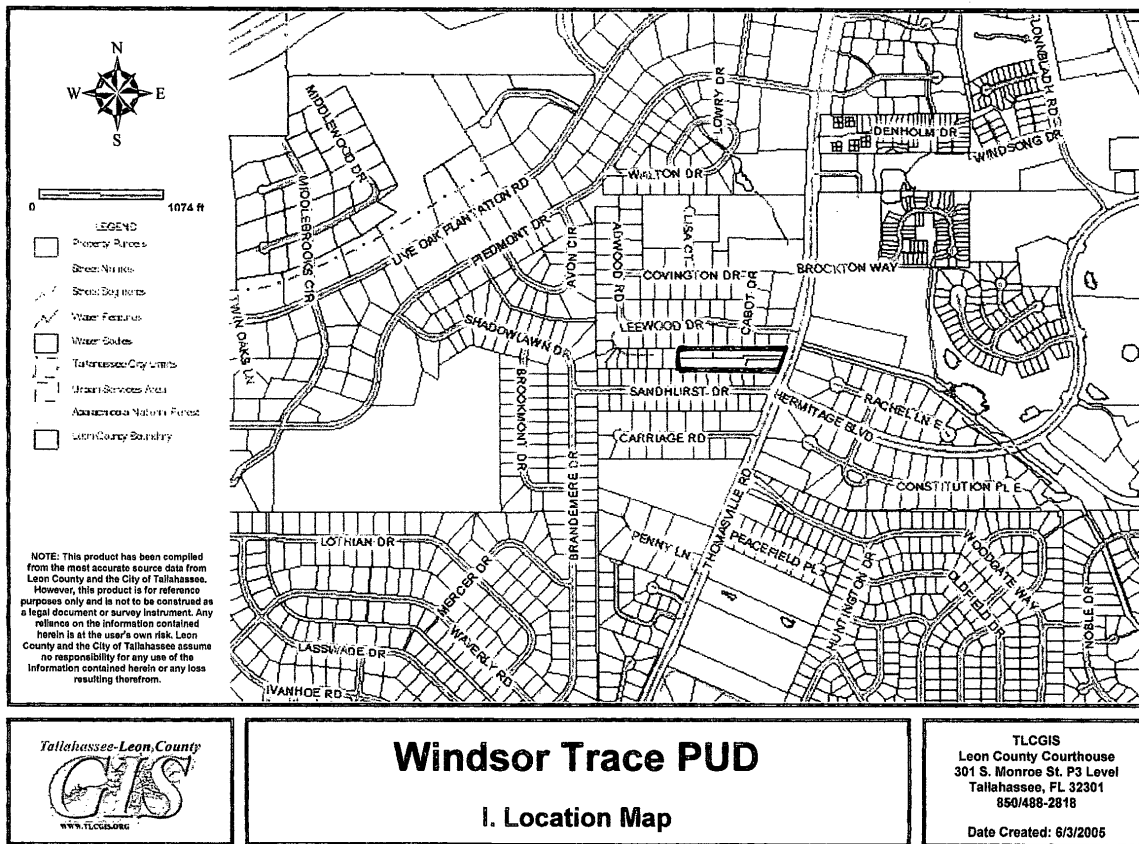
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SCANNED



II. Project Narrative:

The proposed Windsor Trace Planned Unit Development (PUD) project site is comprised of four previously existing, adjacent property parcels, all currently located within an RP-1 zoning district. All of the subject parcels are owned by the Applicant, AHBP, LLC and provide a total project site area of 3.32 acres.

The proposed project site is relatively long and narrow, approximately 910 feet in length and 165 feet in width. Four older houses are currently located on the four parcels, with 3 driveway entrances along the project's 174-foot frontage on Thomasville Road. The existing site vegetation includes a substantial number of large diameter trees, primarily located in 4 major clusters on the site. Otherwise, the site has become largely overgrown with extensive underbrush and ornamental plants. The 3 existing driveways are constructed of asphalt or gravel and meander between and around the large trees located on the site. Please see *Attachment I*, a survey of the property prepared by Alan Platt and Associates, Inc., illustrating the proposed project site and related information.

Concurrent with the Applicant's proposed project, the City of Tallahassee is evaluating the feasibility of a major storm sewer project across and along the length of the Applicant's project site. The purpose of the City's storm sewer project would be to address stormwater flooding of residences along Sandhurst Drive, as well as street flooding on both Sandhurst Drive and Thomasville Road.

The City's possible storm sewer improvements may include a major 48-inch diameter storm sewer conveyance through the Windsor Trace site, connecting to FDOT's existing drainage system at the west side of Thomasville Road. As part of the City's possible storm sewer project, the owner proposes that the City receive, transport, treat and attenuate stormwater runoff from the Windsor Trace project site, eliminating the need for an on-site stormwater management facility.

Should the City's storm sewer project not occur, or if off-site facilities, or some component thereof, are otherwise unavailable, the Owner will construct an on-site stormwater treatment-only or treatment and attenuation facility as applicable.

The subject stormwater flooding conditions are entirely unrelated to the Applicant's proposed project and project site. The problematic flooding stormwater does not naturally drain to the subject project site and the Applicant has no regulatory responsibility to participate in resolving the residential or street flooding problems. The project site is the last remaining, undeveloped route for construction of the necessary relief storm sewer project. Once the subject site is developed, the only alternative storm sewer routes would require condemnation and demolition of existing residences. However, the Applicant is willing to cooperate with the City to allow construction of the City's storm sewer project prior to, or concurrent with, construction of the Applicant's proposed project.

III. Statement of Consistency:

The proposed Windsor Trace Project is consistent with the goals of the Comprehensive Plan in that it may be developed, including adequate provisions for all necessary public services, without diminishing established levels of service for those public services. The proposed project will utilize City Water, Wastewater, Solid Waste, Storm Water and Traffic Utilities, as well as City Fire and Police Protection Services, without diminishing established levels of service, thereby eliminating any requirement for expansion of City services beyond those already available through the City.

The proposed project is also consistent with the goals of the Stormwater Management and Aquifer Elements of the Comprehensive Plan in that the Applicant is cooperating with the City in a feasibility study of a major City-owned relief storm sewer through the project site. The subject storm sewer would mitigate existing residential and street flooding unrelated to the Windsor Trace project. The Owner's cooperation in providing the necessary City storm sewer easement would contribute to improving the health, safety and welfare of the general public by reducing damage and inconvenience through reduction of residential and street flooding. In addition, providing the necessary storm sewer easement would contribute to protecting aquifer water quality through directing the subject flooding storm water runoff through downstream storm water management treatment facilities.

The proposed project is consistent with the goals of the Transportation element of the Comprehensive Plan in that the project is an urban infill redevelopment project utilizing previously existing transportation roadway components, which are adequate for the intended purpose and will not require any expansion of existing facilities. The Owner proposes to construct a right turn lane into the project. Although not required based upon the number of proposed units, the Owner is providing the turn lane as a safety upgrade and to respond to neighborhood concerns regarding traffic issues.

The proposed project is consistent with the goals of the Conservation Element of the Comprehensive Plan, addressing preserving, protecting and conserving local natural resources, by proposing a unique PUD zoning district for the purpose of allowing a site plan design that preserves many existing large diameter trees and other existing vegetation in the project's proposed natural areas and green spaces.

IV. Statement of Purpose and Intent

The Purpose and Intent of the Windsor Trace PUD Application is to provide a unique zoning district, with flexible site-specific design standards, as necessary to allow the Applicant the opportunity to preserve many of the existing large diameter trees, while maintaining allowable densities for a detached, single-family residential urban setting.

One of the unique aspects of the subject redevelopment site is the number of existing beautiful, large diameter trees. Under the current RP-1 zoning, a total of 11 detached, single-family units would be allowed for the subject 3.32-acre project site. However, providing eleven individual

single-family lots, while following a traditional approach to subdivision design, and utilizing a standard public street right-of-way, would require the removal of the majority of the site's beautiful, large trees. Please see *Figure 1*, the "Traditional Subdivision Plan", illustrating the extensive tree removal that would be required as part of complying with the traditional approach to subdivision design.

The proposed PUD will allow the Applicant to follow an alternative design approach for the site, utilizing a condominium development plan. The proposed condominium development plan would continue to restrict development to only individual, single-family detached units; however the PUD would allow a unique site-specific zoning district with alternative site-specific design standards as necessary to allow preservation of the majority of the site's beautiful, large trees. Please refer to *Figure 2*, PUD Concept Plan.

Each single-family residence will be individually owned. The balance of the project site area will be held and maintained in common ownership by a Condominium Association, comprised of the Windsor Trace home owners.

Based upon separate field investigations by a professional biologist, urban forester, and landscape architect, major tree clusters were identified for preservation as part of the proposed development plan. Individual trees, within these major tree clusters, have been designated as Outstanding Trees. Of these forty Outstanding Trees, the Owner has agreed to preserve twenty-five to thirty-five "Heritage Trees". Mitigation measures, under the direction of an arborist, urban forester or professional biologist, will be required for any construction impacting the Heritage Trees. In addition, any of the designated Heritage Trees, which must be removed in the future due to death, disease, dangerous or similar conditions, shall be replaced in accordance with the PUD Development Standards. The list of Outstanding Trees follows. Refer to *Figure 4*, Outstanding Tree Plan for location of Outstanding Trees on the site.

Windsor Trace Concept PUD Outstanding Trees					
Tree #	Size (dbh)	Type	Tree #	Size (dbh)	Type
1	25"	SWEET GUM	21	32"	SWEET BAY
2	40"	LIVE OAK	22	64"	LIVE OAK
3	20"	OAK	23	52"	LIVE OAK
4	21"	SWEET GUM	24	39"	LIVE OAK
5	10"	MAGNOLIA	25	32"	LIVE OAK
6	21"	SWEET GUM	26	10"	MAGNOLIA
7	23"	SWEET GUM	27	45"	LIVE OAK
8	35"	LIVE OAK	28	20"	PINE
9	42"	LIVE OAK	29	10"	MAGNOLIA
10	TWIN 25"	MAGNOLIA	30	44"	LAUREL OAK
11	38"	LIVE OAK	31	19"	OAK
12	40"	LIVE OAK	32	16.5"	OAK
13	46"	LIVE OAK	33	21"	OAK
14	26"	MAGNOLIA	34	28.5"	OAK
15	52"	LIVE OAK	35	24"	OAK
16	6"	FIG	36	27"	PINE
17	TRIPLE 43"+27"+23"	LIVE OAK	37	21"	OAK
18	25"	LIVE OAK	38	24"	PINE
19	TWIN 24"+26"	MAGNOLIA	39	4"	CYPRESS
20	52"	LIVE OAK	40	28"	SWEET GUM

The Intent of the Windsor Trace PUD is to:

(1) Promote more efficient and economic uses of land.

Ownership and maintenance of common infrastructure by a Condominium Association allows for the use of narrower access roads and innovative placement of roadways and residences as necessary to provide maximum preservation of existing trees. It allows residents to physically share the larger common green spaces, as well as share in the cost of maintaining those green spaces. Common ownership of the green spaces and major tree clusters allows flexibility in designing and placing the project's common sidewalks and will provide efficient and aesthetically pleasing sidewalk routes through the project site.

The proposed PUD development plan also emphasizes use of an existing asphalt and gravel driveway as the primary construction corridor for the project's access drive and alley, as a major means of minimizing tree impact and/or removal due to the proposed construction.

(2) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences.

Common ownership of facilities, within a single-family detached type setting, will preserve homeowners' flexibility within their homes, while also allowing for community-based control of the surrounding Common Areas, Tree Clusters and Common Facilities. This is an innovative approach offering an alternative for consumers; community-based decision making can be responsive to changing needs, technologies, economic conditions and consumer preferences.

(3) Encourage uses of land, which reduce transportation needs and which conserve energy and natural resources to the maximum extent possible.

As an "Infill" urban redevelopment site, the Windsor Trace PUD is proximate to a wide variety of recreation, shopping, and employment opportunities. Three City Parks (both passive and active) are located within a mile and a half of the property. Movie theatres, exercise centers, spas, hair salons, restaurants, a produce market, liquor store, and major home improvement store are all located within a two-mile radius of the project site. In addition, at least three office centers are located within two miles of the site.

The proposed PUD design standards would allow single-family residential development of the property, while maintaining the extensive existing shade tree cover, which will substantially reduce energy expenses for home cooling. The "Park-like" atmosphere, to be created as part of the common areas and tree preservation provisions, will encourage walking, sitting and/or playing within the common green space areas, versus the necessity and expense of automobile transportation to leave the project site to visit another park or common area setting.

(4) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing landscape features and amenities.

The proposed PUD development plan will maximize tree preservation and provide for common stewardship of Heritage Tree clusters on the project site. The PUD plan will also provide specific requirements for replacing any Heritage Trees lost to disease or other causes in the future.

The Applicant has retained professional biologists and landscape architects to assess other mature landscape plantings located on the project property. Based upon those assessments and recommendations, other existing landscape plantings are to be temporarily transplanted to a nursery area during construction, and subsequently incorporated into the project's landscape plan.

Alternatively, without the design flexibility provided through the proposed PUD, a traditional subdivision design, utilizing a standard street right-of-way, would remove virtually all of the site's beautiful, large trees. Please see *Figure 1*, the "Traditional Development Plan", which illustrates the extensive, nearly complete, tree removal that would be required as part of complying with traditional design requirements for subdivision construction.

In addition, under a "Traditional Subdivision Design Approach", once any residential lot has been purchased by a private homeowner, environmental regulations allow any private homeowner to remove virtually any and/or all vegetation from a lot, including any tree up to 36 inches in diameter, without a permit or requirement for compensating replanting. Under other circumstances, construction of fences, walls and irrigation systems by individual homeowners often inadvertently destroy tree root systems, and killing the respective trees.

Through Master Site Planning, Common Ownership and subsequent Homeowners Regulations, the proposed PUD development plan approach will provide protection for the Heritage Tree clusters, as well as incorporate other existing landscape plantings into the proposed project's green spaces and common areas.

(5) Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned, than would otherwise be provided under a conventional zoning district.

As part of the proposed PUD development plan, paved areas are to be minimized to the maximum extent practical and green space/common areas are to be emphasized. Innovative placement of roadways and residences will provide maximum preservation of existing trees and other existing landscape plantings across the site. Alternatively, a traditionally designed subdivision of the subject property would remove virtually all of the existing trees and other vegetation on the site.

The Heritage Tree clusters will be protected in perpetuity and all landscaped areas, outside of the Individual Building Envelopes, will be commonly owned and accessible for use by all homeowners. A pedestrian walkway system transects the entire project site and will provide pedestrian connections between all green space/common areas on the site. This design

approach is in clear contrast to other traditional subdivisions, where most residential lots are partially, or entirely cleared, and yards are subsequently fenced off from one another.

(6) Lower development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities.

The proposed PUD development plan utilizes a smaller utility network by grouping individual single-family residences into clusters and also by providing higher density utilization of the utility system. Shared driveways, branching off from the main access roadway, minimize driveway pavement and storm water runoff. The proposed plan also provides for shared visitor parking areas, as well as narrower access roadways. Shared use of the green space and common area facilities, as well as shared maintenance costs for those facilities, provides economic and aesthetic benefits to all of the proposed project's residents.

(7) Permit the combining and coordinating of land uses, building types, and building relationships within a planned development, which otherwise would not be provided under a conventional zoning district.

The proposed PUD development plan allows innovative site plan design to coordinate building relationships by strategically placing individual residences, facing in various directions, focused around the Project's Heritage Trees and green space/common areas. These unique building locations allow individual residents to physically share larger common green space areas and the large existing tree clusters. In addition, the building location flexibility, available as part of the PUD plan, allows the project sidewalk system to be designed to interconnect all of the residences, as well as providing an aesthetic sidewalk route through the entire project site.

This "combining and coordinating of building relationships" is in contrast to the alternative "Traditional Development Plan" where site selection for individual residences are virtually "locked-in" due to roadway right-of-way width and location requirements. Innovative site plan design to strategically place individual residences around the Project's Heritage Trees and green space/common areas would not be possible under the conventional zoning district, see *Figure 1*, the "Traditional Development Plan", illustrating the conventional subdivision design that is essentially mandated as a result of the subdivision design standards required under the existing conventional zoning district.

V. ELIGIBILITY

(1) Minimum area for a Planned Unit Development zoning district.

The total project site area, comprised of four existing property parcels, is 3.32 acres, which exceeds the 3.0-acre minimum area requirement for a Planned Unit Development zoning district.

(2) Configuration of the planned unit development-zoning district.

The existing four property parcels, comprising the subject PUD zoning district Application, are contiguous properties and provide sufficient width and depth to accommodate the proposed use.

(3) Unified control/ownership.

The Applicant has ownership of all the land included for the purpose of development within the requested planned unit development district. As necessary, the Applicant will provide the City with all the necessary documentation, as may be required by the City Attorney, to assure the City that the development project may be lawfully completed in accordance with the plans submitted for approval.

VI. PUD Concept Plan

In conformance with Code requirements, the Windsor Trace Concept PUD includes:

a. A general plan for the use of all lands within the proposed planned unit development. 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).

Figure 2, the Concept PUD Plan, indicates the general plan for lands within the proposed development. As part of the proposed PUD zoning district, the Applicant is requesting a change from the density currently allowed under the existing RP-1 zoning. The current RP-1 maximum density provision of 3.6 units per acre, or 11 units maximum for the project site, will be revised to a maximum of 4.3 units per acre, or 14 units for the project site, under the proposed PUD zoning district. The only "Permitted Uses" will be limited to single-family detached residential dwelling units and open space. Open space will consist of all common area not assigned to individual residence building envelopes, access roads, driveways or parking. A minimum of 40% of the site will be Open Space. No commercial areas will be allowed. The maximum building height will be limited to 35 feet, which is the maximum height allowable in the RP-1 district.

The Owner has agreed, based upon meetings and correspondence with the adjoining and surrounding neighbors, that a maximum of fourteen units will be developed if no treatment and attenuation facility is required for the project site, and a maximum of thirteen units will be developed if an on-site treatment and attenuation facility is required.

b. 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.

Access to the project site is directly from the southbound lanes of Thomasville Road. At this location, Thomasville Road is a divided highway, with a concrete median along the entire project site frontage that restricts ingress and egress to right-in, right-out from the southbound lanes. An 18' wide paved access roadway will be provided for the project site, with an actual clear passage dimension of not less than 20'. A 12' wide one-way alley is planned, in addition to the main access route, to provide rear entry to garages for a number of the units.

Individual units (houses) will be provided with two parking spaces in an enclosed garage. Additional parking may be provided on the respective driveway aprons. The garage spaces and driveway spaces are considered "family" spaces and may, as such, be tandem. Additional visitor parking spaces will be provided, at various locations on the project site, at an average of one visitor parking space per individual residential unit. Visitor spaces shall not be tandem.

A separate pedestrian sidewalk system will be provided throughout the project site, including a connection to the existing Public Sidewalk System along Thomasville Road. The pedestrian route shall be situated with regard to pedestrian safety and aesthetics.

To address neighborhood concerns for safety, a right turn lane is planned. This turn lane will be subject to FDOT review and approval.

Refer to Figure 2, PUD Concept Plan for generalized locations of pedestrian and vehicular passageways and the proposed turn lane location.

c. Quantitative summary of land uses (maximum acres, maximum nonresidential building square feet, maximum number of residential dwelling units).

The total of areas dedicated to paved parking, access drives, and individually-owned building footprints shall not exceed 60% of the project site. The maximum number of dwelling units (houses) shall not exceed 14. No non-residential buildings shall be allowed with the exception of open gazebos, picnic shelters or a commonly-owned accessory maintenance storage building. A minimum of 40% of the site shall be dedicated to landscaping, inclusive of pedestrian access routes.

Windsor Trace Concept PUD Report:

The Comprehensive Plan designates the site of Windsor Trace Concept PUD as Residential Preservation, Mixed Use A. The proposal complies with the intent of the Plan by providing infill residential re-development, compatible with surrounding homes, that preserves and conserves natural features to a greater extent than possible under a traditional subdivision scenario.

1. The total acreage of the project.

The total acreage of the Windsor Trace PUD is 3.32 acres.

2. 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 planned unit development.

The Development Standards of the Windsor Trace PUD shall allow for two permitted uses – Detached Residential and Open Space. Acreages for each use shall be set forth in the Development Standards in conformance with minimum and maximum site percentages listed above.

3. 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.

A maximum of 4.3 units per acre, or 14 dwelling units, is proposed. If we assume 2.5 persons per unit, the population projected for the Windsor Trace PUD is approximately 35.

4. 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 provisions, off-street parking, buffers and landscape areas.

Refer to Addendum I for Development Standards.

5. 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.

This commitment is included in Addendum II.

6. A site conditions map which includes:

- i. Legal description and boundary survey signed and sealed by a registered state land surveyor.*

- ii. *Name of the planned unit development; owner; subdivider/lessee/optionee (if applicable), and address and phone number of each; surveyor and engineer of record; and date of drawing.*
- iii. *Scale, date, north arrow, and general location map showing relationship of the site to external uses, structures, and features.*
- iv. *Boundaries of the subject property, all existing streets, buildings, watercourses, easements, section lines, and other important physical features.*
- v. *Existing topography (latest United States Department of the Interior Geological Survey).*
- vi. *The location and size of all existing drainage facilities and a utility concept plan.*

The above information can be found on Attachment I, Boundary Survey, on Figure 2, or on the application form located in Addendum II. A City sewer main in an easement exists immediately adjacent to the site's northerly boundary. Services from individual units will be connected to this main. Connection to a City Water main in the Thomasville Road right-of-way is planned, with provision of fire hydrants as necessary for adequate fire protection. A utility concept plan is included as Figure 3.

- vii. *Information about the existing vegetative cover and general soil types, and their appropriateness for the proposed project.*

Soil types are Orangeburg and Ocilla, suitable for development of this type. Vegetative cover is indicated on Attachment I.

- viii. *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.*

The site is zoned for Gilchrist Elementary, Raa Middle School, and Leon High School. It is served by Fire Station No. 9. McCord Park, Dorothy Oven Park, and Winthrop Park are within close proximity.

- 7. *An environmental analysis approved by the city growth management department, in accordance with the applicable provisions of chapter 5 of this Code.*

The site has received an exemption from the requirement for a Natural Features Inventory and Environmental Impact Analysis. Refer to Addendum II.

- 8. *A preliminary certificate of concurrency issued by the city of growth management department.*


The Applicant has signed a waiver. Concurrency application will be made at the time of submittal of the Final PUD Site Plan. Refer to Addendum II.

Addendum I

SCANNED

WINDSOR TRACE PUD District Standards			
1. District Purpose and Intent			
The Purpose and Intent of the Windsor Trace PUD Zoning District is to promote infill redevelopment by providing for increased density (still within the limits of low density) while preserving quality urban forest to the fullest extent practical. The District seeks to foster community stewardship of natural resources and commonly owned facilities. Walkability, promoting resident use of outdoor spaces and creating opportunities for community fellowship are primary design goals. Placement of homesites shall maximize natural area vistas while allowing for neighbor to neighbor interaction.			
2. Principal Uses:			
Single Family Residential (Detached) Common Open Space			
3. Accessory Uses:			
Uses or structures of a nature customarily incidental and subordinate to the principal uses, such as gazebos, picnic shelters, maintenance equipment storage buildings, etc, are acceptable accessory uses in the District.			
Use Category	5. Acreage of Use	6. % of Total Acreage	7. Maximum Density
Single Family Residential (Detached)	3.32	100	4.3 DU/AC if on-site Stormwater Management Facility is not required 4.0 DU/AC if on-site Stormwater Management Facility is required
Use Category	8. Minimum DU area (sf)	9. Minimum Perimeter Building Setback	10. Minimum distance between dwelling units
Single Family Residential (Detached)	2500	15'	10'
Use Category	11. Maximum Building Height	12. Min. Parking Requirements (per DU)	13. Minimum Passive Recreation / Tree Preservation Area
Single Family Residential (Detached)	35'	2 "family" spaces plus 1 visitor space additional "family" spaces may be tandem	.25 ac
14. Vehicular Street Access :			
One right-in/right-out accessing Thomasville Road with right turn lane subject to FDOT approval			
15. Buffering:			
A minimum 15' wide landscape buffer shall be provided along Thomasville Road frontage A minimum 8' wide landscape buffer including plant materials (existing and supplementary) at a rate of 1.25 times the City of Tallahassee's 10' wide Type A buffer requirements shall be provided along side and rear property boundaries except as follows. Where paved areas must be closer than eight feet to the side and rear property boundaries for purposes of tree preservation, a privacy fence or wall may be substituted.			
16. Final Site Plan Review Process: Type A			
17. Heritage Tree Preservation:			
25 to 35 of the trees designated as Heritage Trees on the Tree Preservation Plan shall be preserved. These trees are integral to the purpose and intent of the District. A mitigation plan shall be prepared by a certified arborist detailing measures to protect and enhance each tree during and after site development. This mitigation plan shall be required as a part of the Environmental Permitting Process. The 25 to 35 Heritage trees shall be maintained in Perpetuity. Should a Heritage Tree die or become hazardous, it shall be replaced with the largest diameter tree, of the same species, practical for transplanting.			
18. Condominium Association:			
A Condominium Association shall be created with membership to include all homeowners. The Condominium Association shall be incorporated and registered with the State of Florida and shall remain in force throughout the existence of Windsor Trace PUD. The Condominium Association shall be responsible for maintenance of all common areas and common infrastructure and appurtenances. The Condominium Association Bylaws and/or Covenants shall include provisions for enforcement of exterior home maintenance by individual home owners. The Condominium Association Bylaws and/or Covenants shall assure preservation and maintenance and/or replacement of the 25 to 35 designated Heritage Trees. The Condominium Association Bylaws and/or Covenants shall provide for collection of dues from its membership sufficient to provide funding to meet Association obligations and for regular reassessment of funding levels and dues collection.			
19. Construction Limitations:			
The Environmental Management Permit documents shall include notes restricting construction activities to the following hours: 7:00 a.m. until 7:00 p.m. on weekdays, 9:00 a.m. to 7:00 p.m. on Saturdays, and 12:00 p.m. to 7:00 p.m. on Sundays. The notes shall also prohibit construction vehicles from using Leewood Drive or Sandhurst Drive. The notes will require that these restrictions be posted in a clearly visible location on the project site throughout the duration of construction.			

Addendum II

 <p>TICPD Tallahassee Leon County Planning Department</p>	<p>City of Tallahassee</p> <p>APPLICATION FOR PUD or U-PUD REZONING REVIEW</p> <p>(Revised April 15, 2006)</p>
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The undersigned, owner of the hereinafter-described property, hereby petitions the City of Tallahassee for the following amendment to the Official Zoning Map changing the zoning designation:

From: RP-1 Residential Preservation-1 (City Only)

To: ☒ PUD (PLANNED UNIT DEVELOPMENT) Type:
☐ U-PUD (UNIT PLANNED UNIT DEVELOPMENT)

Location (list the Leon County Property Tax Identification number(s):

11-17-20-212-0000

☒ Additional TAX ID's attached

Project Name: Windsor Trace PUD

Total Project Acreage: 3.32 acres

Total Number of Dwelling Units: 16

Legal Description:

See Attached Legal Description

Reduced
to
14 max

Disclaimer: 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 Tallahassee Land Development Code, Environmental Management Ordinance, and the Concurrency Management System Policy and Procedures Manual.

Note: An original signed copy (and an electronic copy on a CD or DVD) of the complete application and supporting documentation shall be submitted to the Planning Department. The required file format for all text documents is Microsoft Word, WordPerfect or Adobe Acrobat PDF. The required file format for all maps and drawings is either Adobe Acrobat PDF or TIFF.

Submittal/Review Fees (payable to the City of Tallahassee)		
1. Residential Concept Plan (maximum fee: \$3,500)		
plus \$2.00 per dwelling unit		
2. Nonresidential Concept Plan		
plus \$10.00 per acre		
3. Mixed Use Developments (maximum fee: \$3,500)		
plus \$2.00 per dwelling unit		
plus \$10.00 per nonresidential acre		
4. Final Plan Review (PUD/U-PUD).		
This amount is due to the Growth Management Dept. at the time of final site plan submittal, which can be submitted concurrently with the PUD/U-PUD application, or after PUD/U-PUD approval. Call 891-7100 for more information.		
5. Density or Concept Revisions to an existing PUD/U-PUD Concept Plan		
6. Other Minor Revisions to an existing PUD/U-PUD Concept Plan		
7. Direct Notice and Legal Advertising (Required for all applications)		
To Be Completed by Applicant: ENTER TOTAL AMOUNT SUBMITTED		\$1,832

Additional Information
Windsor Trace PUD Application

7-06-06

Tax I.D. Parcel No.'s:
(4 Parcels Total)

1. 11-17-20-212-000-0
2. 11-17-20-214-000-0
3. 11-17-20-216-000-0
4. 11-17-20-~~217~~-000-0

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City of Tallahassee APPLICATION FOR PUD or U-PUD REZONING REVIEW

Submitted By:

Owner's Name(s):

Name: AHBP, LLC (Richard C. Buss) Phone: 850-877-6264
 Email: rbuss@comcast.net Fax: 850-878-6131
 Street: 1260 Mosswood Chase
 City: Tallahassee ST: FL Zip+4: 32312

Agent's Name(s):

Name: Carolyn Bibler Phone: 850-567-3751
 Email: csbibler@comcast.net Fax: 850-386-1647
 Street: 1913 Sherwood Drive
 City: Tallahassee ST: FL Zip+4: 32303

Optionee's Name(s):

Name: _____ Phone: _____
 Email: _____ Fax: _____
 Street: _____
 City: _____ ST: _____ Zip+4: _____

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

Miscellaneous conversations, over the last 3 years, with various neighbors abutting the north and south property boundaries.

Written letters (multiple) to the property owner abutting the western boundary of the project site (with no response).

Conversations (multiple) with the next 2 closest property owners in the subdivision abutting the western boundary of the project site.

Multiple meetings with the property owners, abutting the southwest corner of the project site, in regard to our proposed storm sewer project that would mitigate their existing residential and roadway flooding.

City of Tallahassee APPLICATION FOR PUD or U-PUD REZONING REVIEW

Binding Commitment by the Applicant

I Richard C. Buss (print name) as the property owner or authorized property owner representative have read and understand the City of Tallahassee Application for Rezoning Review Information Packet and acknowledge submittal of a rezoning application from RP-1 (district) to PUD (district).

Signature Richard C. Buss Date 7.6.06
Property Owner/Authorized Representative

Signature Amanda Dean Date 7-6-06
Witness

Signature [Signature] Date 7/6/06
Witness

City of Tallahassee APPLICATION FOR PUD or U-PUD REZONING REVIEW

TALLAHASSEE - LEON COUNTY PLANNING DEPARTMENT

APPLICANT'S AFFIDAVIT OF OWNERSHIP & DESIGNATION OF AGENT

I. Ownership.

I, Richard C. Buss

, hereby attest to ownership of the property described below:

Parcel I.D. Number(s): 11-17-20-212-0000; 11-17-20-214-0000; 11-17-20-216-20-0000; 11-17-20-217-0000

Location Address: 3106 Thomasville Road, Tallahassee, FL 32308

for which this Application is submitted.

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

Please complete the appropriate section below:

Individual

Corporation

Partnership

Provide Names of Officers:

Richard C. Buss

Principal & Manager

No Other Officers

Dept. of State Registration No.:

L04000003877

Name/Address of Registered Agent:

Richard C. Buss

1260 Mosswood Chase

Tallahassee, FL 32312

Provide Names of General Partners:

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: Bibler Design Development

Address: 1913 Sherwood Drive, Tallahassee, FL 32303

Contact Person: Ms. Carolyn Bibler

Telephone No.: (850) 567-3751

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.) Authorized as the Applicant's Agent for all COT Land-Use Review/Approval Processes.

City of Tallahassee APPLICATION FOR PUD or U-PUD REZONING REVIEW

IV. Acknowledgement.

Individual

Signature _____
 Print _____
 Name: _____
 Address: _____
 Phone No: _____
 FAX No: _____
 E-mail: _____

Corporation

AHB, LLC
 Print Corporation Name _____
 By: Richard C. Buss
 Signature _____
 Print _____
 Name: Richard C. Buss
 Its: Principal & Manager
 Address: 1260 Mosswood Chase
 Tallahassee, FL 32312
 Phone No: 850-877-624
 FAX No: 850-878-6131
 E-mail: rbuss@comcast.net

Partnership

Print Partnership Name _____
 By: _____
 Signature _____
 Print _____
 Name: _____
 Its: _____
 Address: _____
 Phone No: _____
 FAX No: _____
 E-Mail: _____

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

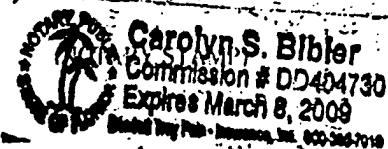
Before me, this 6th day of July, 2006, personally appeared Richard C. Buss of AHB, LLC, a Florida corporation, on behalf of the corporation, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Partnership

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

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

Signature of Notary _____
 Carolyn S. Bibler
 Print Name of Notary Public



My commission expires: _____

September 5, 2003

Mr. Edward Bass, III
Moore Bass Consulting, Inc.
805 North Gadsden Street
Tallahassee, Florida 32303

RE: NFI Exemption Request
The Gardens on Thomasville
Tax I.D. No.'s: 11-17-20-212, 214, 237-000-0
TER030139

Dear Mr. Bass,

This is to inform you that we have reviewed and approved the exemption request submitted on September 2, 2003, for the above referenced project. This project has been determined to be exempt from the Natural Features Inventory and the Environmental Impact Analysis review processes. This determination is based upon there being no significant environmental features present on the site. This project is located within the Lake Lafayette Drainage Basin.

Should you have any questions or require additional information from us, please contact our office at your convenience (850) 891-7100.

Sincerely,



June M. O'Meara
Senior Environmental Biologist
Growth Management Department
Land Use & Environmental Services

JOM/jom

SCANNED



June 29, 2005

Richard Buss
1260 Mosswood Chase
Tallahassee, Florida 32312

RE: Exemption
3102 Thomasville Road
Tax ID No.: 11-17-20-216-0000
TER: 050129

Dear Mr. Buss:

This is to inform you that we have reviewed and approved the exemption request submitted on June 8, 2005, for the above referenced project. This project has been determined to be exempt from the Natural Features Inventory and the Environmental Impact Analysis review processes. This determination is based upon there being no significant environmental features present on the site.

Should you have any questions or require additional information from us, please contact our office at your convenience (850) 891-7100.

Sincerely,

A handwritten signature in cursive script that reads "Rodney O. Cassidy".

Rodney O. Cassidy
Senior Environmental Biologist
Growth Management Department

ROC/roc



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood

Secretary of State

DIVISION OF HISTORICAL RESOURCES

Mr. Richard C. Buss
AHBP, LLC
1260 Mosswood Chase
Tallahassee, Florida 32312

June 23, 2005

RE: DHR Project File Number: 2005-5992
Received by DHR June 8, 2005
Natural Features Inventory - Cultural Resource Review
Windsor Trace PUD at 3116 Thomasville Road
Parcel ID No. 11-17-20-212, 214, 216, 237-000-0
Tallahassee, Leon County

Dear Mr. Buss:

In accordance with the procedures contained in the City of Tallahassee's/Leon County's Natural Features Inventory requirements, we reviewed the referenced project 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.

We have reviewed the Florida Master Site File and our records and no cultural resources are known to exist in the area of potential effect. Therefore, based on the information provided, it is the opinion of the office that no cultural resources will be affected by this undertaking.

If you have any questions concerning our comments, please contact Scott Edwards, Historic Preservationist, by electronic mail sedwards@dos.state.fl.us, or at 850-245-6333 or 800-847-7278.

Sincerely,

for Frederick P. Gaske, Director, and
State Historic Preservation Officer

XC: Rodney Cassidy, City of Tallahassee Growth Management Department

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

☐ Director's Office
(850) 245-6300 • FAX: 245-6436

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

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

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

☐ Southeast Regional Office
(954) 467-4990 • FAX: 467-4991

☐ Northeast Regional Office
(904) 825-5045 • FAX: 825-5044

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

Affidavit Waiving Concurrency for a Preliminary Development Order - Rezoning

Submit to Planning Department at City Hall with request for Rezoning

I, Richard C. Buss, owner or agent of the property described below:

Parcel ID Number: 11-17-20-212/214/216/237-000-0
Location address: 3106 Thomasville Road

do hereby elect to waive concurrency review associated with the proposed preliminary development order (rezoning) of the above referenced project, pursuant to Section 3.1.1 of the Concurrency Management System Policy and Procedures Manual.

In waiving the concurrency review, I acknowledge that I understand the following:

- 1) Final development orders for the subject property are subject to a concurrency determination; and
- 2) No rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by the City's approval of the preliminary development order without a concurrency determination of the public facilities.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF LEON

Before me, this 7th day of July, 2006, personally appeared Richard Buss, owner/agent who executed the foregoing instrument, and acknowledged to me that the same was executed for the purposes therein expressed.

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



Carolyn S. Bibler
Commission # DD404730
Expires March 8, 2009
Bonded Treg Pain - Insurance, Inc. 800-995-7010

[Signature]
(Notary Public)
Print Name: Carolyn S. Bibler

[Signature]
(Owner/Agent Signature)
Print Name: Richard C. Buss

My Commission Expires: 3/8/09



June 20, 2005

Ms. Carolyn Bibler
Bibler Design Development
1913 Sherwood
Tallahassee, Florida 32303

Subject: Pre-Application for Windsor Trace PUD, TPA050082, Tax ID 11-17-20-212,
214, 216 & 217-0000

Dear Ms. Bibler:

The purpose of this review is to provide you with general comments regarding the proposed development with regard to the Tallahassee, Florida Land Development Code based on the information available and to identify potential issues, and potential resolutions to identified issues. This letter is also intended to encourage you to request additional information and clarify issues prior to preparation of a formal application. In that respect, this letter should not be considered a complete analysis of all potential site design issues with regard to this site or the proposed project.

1. The PUD concept plan proposes condominium ownership of the dwellings on one parcel. Section 1-2 of the TLDC defines *multifamily residential development* as "development consisting of more than two single family residential dwellings or one two-family (duplex) dwelling unit located on a single lot or parcel". The formal application should address and justify how a multifamily development will be consistent with the district.
2. The PUD proposes ownership of inside and outside of the structure and also including the building envelope. We would view this as a subdivision and therefore, the development would be subject to the requirements of Sections 9-111 and 9-112 of the TLDC and a preliminary plat will be required. One pertinent regulation regarding subdivisions is that of access. Pursuant to Section 9-112(c)(1), a subdivision and every lot within it shall have legal access to a publicly dedicated street. Easements are not recognized as legal access to new residential parcels proposed for creation as a result of a residential subdivision.

The applicant will be informed of all meetings dates, times and locations after a formal application is submitted and determined to be complete. Growth Management codes and applications forms may be located at <http://TalGov.Com>. Anyone receiving this letter who has additional comments, corrections, or questions regarding the information presented in this letter may contact me at HardenH@TalGov.com.

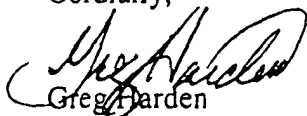
The items identified above are only intended to identify potential issues that are not adequately covered in the submittal information, and that are believed to be substantive to subsequent reviews.

SCANNED

Ms. Carolyn Bibler
Pre-Application Windsor Trace PUD
June 20, 2004

Should you any questions regarding this matter, or if we may be of assistance, please
contact me at 891-7166.

Cordially,

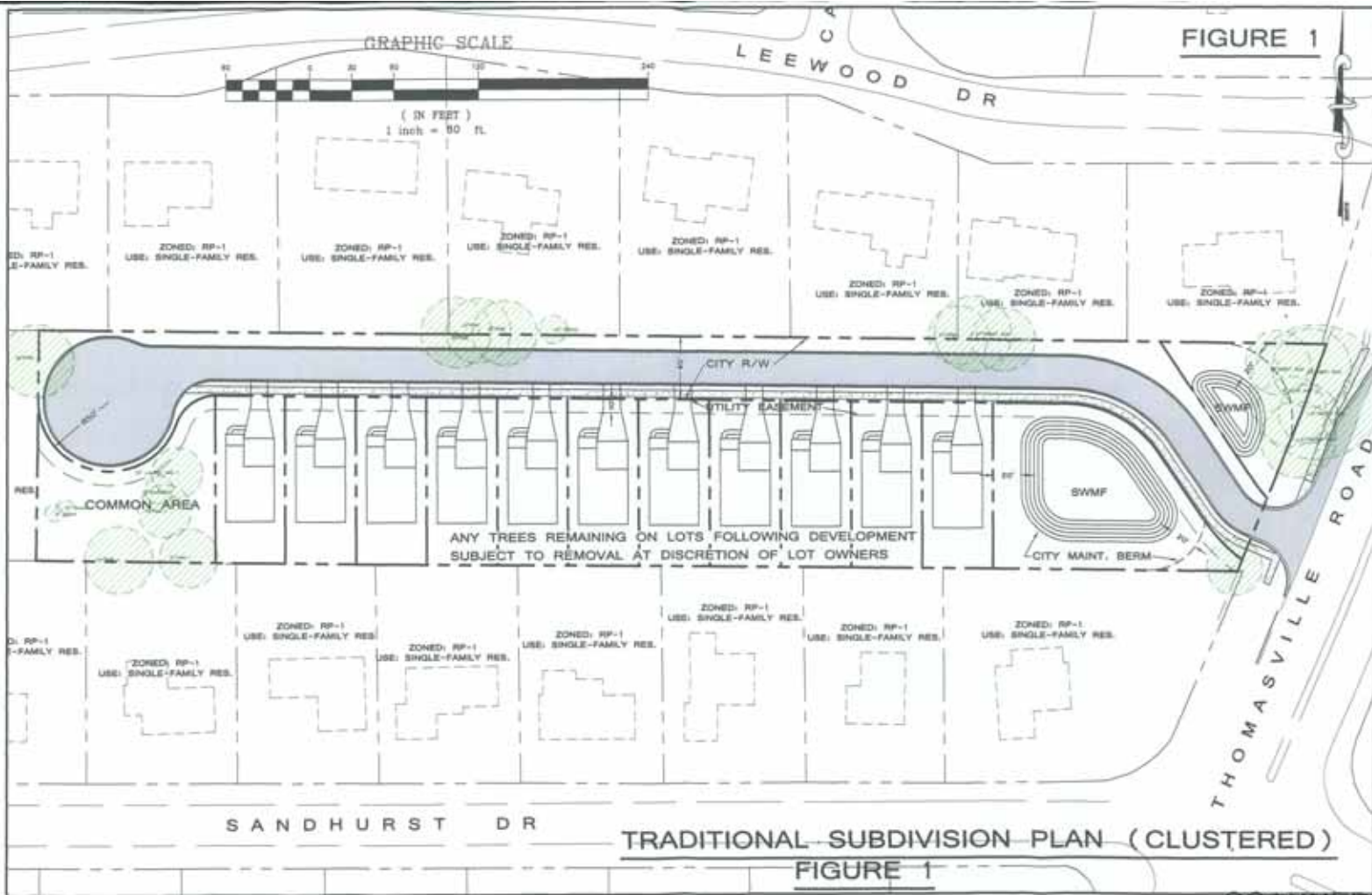


Greg Harden

Land Use and Environmental Services Division
Growth Management Department

Attachments 5

cc: Richard C. Buss, P.E., AHBP, LLC



SCANNED

SCANNED
Figure 2

