

**BOARD OF COUNTY COMMISSIONERS  
LEON COUNTY  
DEPARTMENT OF GROWTH AND ENVIRONMENTAL MANAGEMENT**

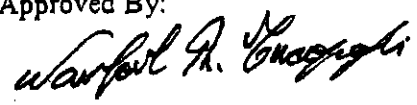
**LAKEWOOD BUSINESS CENTER  
AFTER-THE-FACT PERMIT  
ENVIRONMENTAL MANAGEMENT PERMIT  
LEM05-00126**

This After-the-fact environmental management permit is for the establishment of a landscape buffer, removal of gravel, and the stabilization of disturbed areas by way of seed/mulch or sod on parcel ID. No.: 21-06-51-000-019 0 in Leon County consistent with the following attachments and exhibits:

- Attachment A: Permit Conditions
- Exhibit A: Approved Plans (Permit Plan Set)

Failure to conform to this permit may cause appropriate enforcement action to be taken that could include a "Stop Work Order" or a "Notice of Violation".

Approved By:



For  
\_\_\_\_\_  
John Kraynak, P.E., Director  
Environmental Compliance  
N.R.E.

11-29-2005  
Date

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**SPECIFIC CONDITIONS:**

1. *Permit Scope.* As shown in Exhibit "A" (the permit plan set), this after-the-fact environmental management permit is for the establishment of a landscape buffer, removal of gravel, and the stabilization of disturbed areas by way of seed/mulch or sod on parcel ID. No.: 21-06-51-000-019 0.
2. *Licensed contractors.* All excavation, grading work, and other site work shall be performed under the supervision of a certified or registered general contractor, building contractor, residential contractor, commercial or residential pool/spa contractor, or underground utility contractor, or by an excavation, grading and site contractor duly licensed by the County Contractors Licensing Board. Reference 10-311(c)(5).
3. *Notification of Easements.* A copy of any required easements, with proof of recording, shall be provided to the Director prior to final inspection. Where transfer of title for any affected parcel is proposed, the owner shall provide clear information to each prospective buyer prior to execution of any contracts, about the existence, impacts, and responsibilities associated with any easements on the property. A copy of the applicable easements shall be provided by the owner to each prospective purchaser prior to closing, and the copy shall be initialed by the parties and attached to such closing documents upon execution. Reference 20-311(c)(8).
4. *Stormwater management facility operating permit.* No stormwater management facility shall be utilized until a stormwater management operating permit is obtained. An operating permit is not required for facilities which have as their primary function the conveyance of stormwater, facilities under construction as part of an approved development plan, and temporary facilities which are part of an erosion and sediment control plan. Reference 10-316(a).
5. *Required disclaimers.* Any contract for the conveyance of title to land for which stormwater management is provided by a system or facility not maintained by the County or the City of Tallahassee shall contain the following statement: "Neither Leon County nor the City of Tallahassee is responsible for the maintenance, upkeep or improvement of any stormwater management facility utilized by the land described herein. Title to this property carries with it the requirement that the current and all subsequent owners or their authorized agent obtain a stormwater management facility operating permit from the County. The owner of this property shall be legally responsible, jointly with other owners using the facility and based on pro rata share, for compliance with all stormwater management facility operating permit maintenance and operation requirements, as well as all other permit conditions, unless such maintenance and operation obligations have been specifically assumed by some other entity pursuant to Director approval and appropriate documentation recorded in the public records of Leon County." Reference 10-331(d).
6. *Landscape and tree maintenance, if applicable.* All landscaping, landscaped areas, landscape development, buffer areas, and trees required as part of this permit shall be maintained and used pursuant to Sections 10-261(b), 10-269, 10-316(f)(1)h, 10-316(g)(7) and 10-332 of the Land Development Code and shall be checked for compliance during the operating permit renewal process.
7. *Stormwater Facility Performance.* The stormwater management system for the development activity permitted herein shall conform to the "Stormwater Management Plan" (Exhibit A)

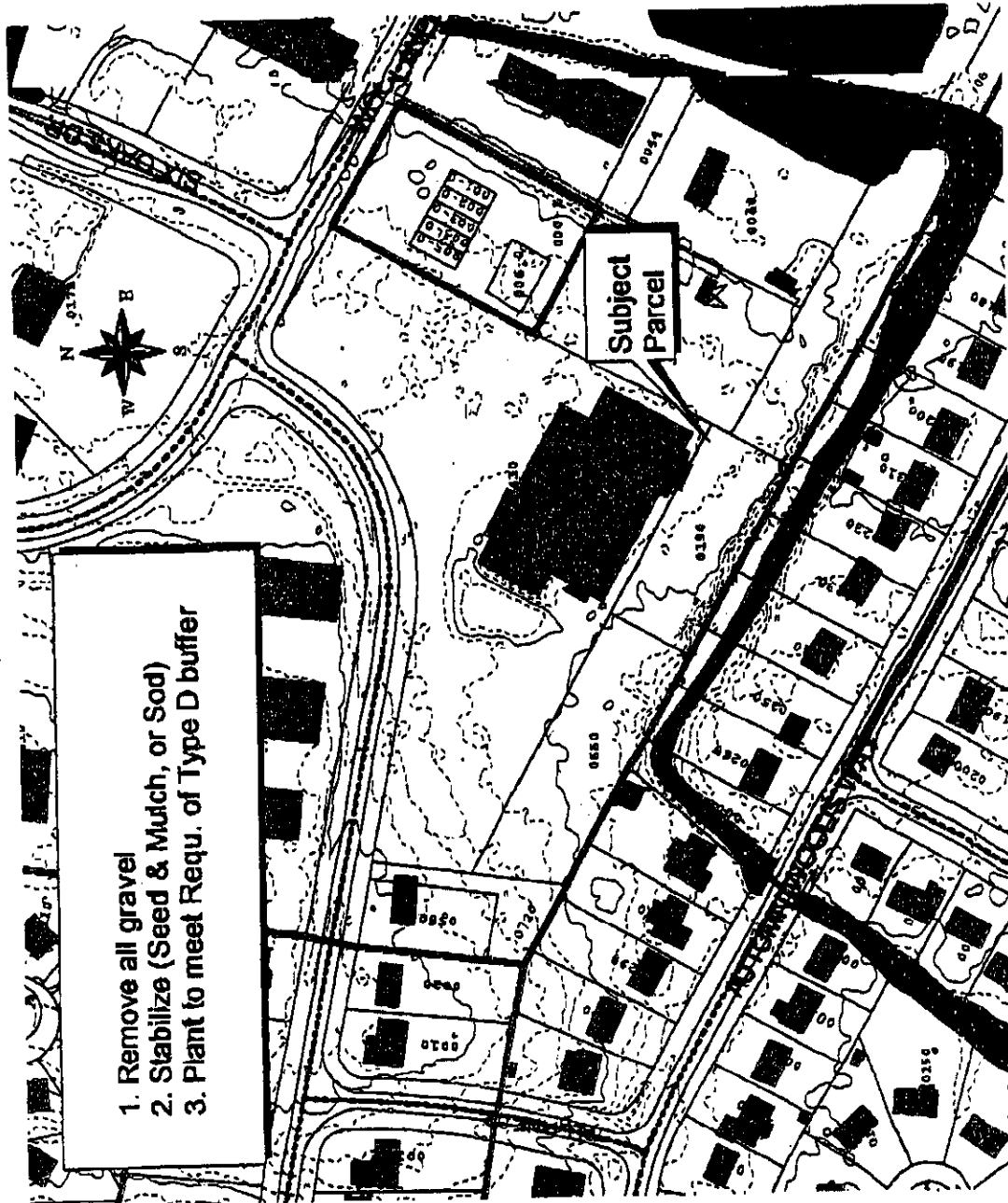
**SPECIAL CONDITIONS:**

1. As used herein, the term "permittee" shall refer to the current owner of parcel tax ID No. 21-06-51-000-019 0. This permit may be transferred to another party in accordance with the General Conditions. Upon the Director's approval of a Notice of Transfer of Permit, the term "permittee" shall refer to the new property owner(s) identified in this approved notice. The permittee shall ensure that all contractors and other agents authorized by the permittee to conduct the permitted development activities abide by the terms and conditions of this permit.
2. The permittee or permittee's authorized agent shall contact the County Environmental Inspector to arrange a pre-construction conference. The County Environmental Inspector for this project will be **Mr. Jerry Zagroba** who may be contacted at (850) 488-9300. The Environmental Management Officer for this project must be designated at the pre-construction meeting.
3. Additional silt fences or other sediment/erosion control devices and measures may be required during project construction, as specified by the County Environmental Inspector to avoid adverse impacts to the watercourse along the southern boundary.
4. All planting as shown in the attached Exhibit "A" shall be completed within 30 days of this permit issuance date. The Leon County Environmental Compliance Division will inspect the area quarterly for 1 year to verify successful establishment of the proposed landscape.
5. In an effort to eliminate undo burdens, the gravel removal will be directly contingent upon the Board of County Commissioners rezoning decision (December 6, 2005), and would be addressed as follows:
  - a. If the property is rezoned: Gravel would be allowed to remain, with the conditions that the applicant demonstrates compliance with applicable stormwater treatment requirements of the LDRs within 60 days (from December 6<sup>th</sup>, 2005).
  - b. If the property is not rezoned: Gravel will have to be removed within 30 days (from December 6<sup>th</sup>, 2005), and the area shall be stabilized by way of seed & mulch or by sod.
6. Notwithstanding the general and specific conditions contained in this permit, this project might require submittal of as-built plans (record drawings) and a stormwater operating permit application. These should be submitted to the Director at least 20 days prior to the permittee/applicant's request for final inspection.

# Parcel ID. No.:

## 21-06-51-000-0190

1. Remove all gravel
2. Stabilize (Seed & Mutch, or Sod)
3. Plant to meet Requ. of Type D buffer



- Proposed Street/Land-ID (<70000)
- Communication Towers
- Sub-Lot (<30000)
- Contour ZR Lidar no (<12001)
- Index Contour
- Index Contour for Anno
- Intermediate Contour
- Street Center Line with Functional Classification
- Local Streets
- Minor Collector
- Major Collector
- Minor Arterial
- Principle Arterial (Limited Access)
- Drainage Basin Watersheds (<1000001)
- Road Edge (2001) (<25001)
- Paved Road
- Unpaved Road
- Paved Drive
- Unpaved Drive
- Alpport
- Railroad
- Abandoned RR
- County Boundary
- Canopy Road Zone (100 ft)
- Subdivision Boundary (<30000)
- Water Course-ESA (<100001)
- Water Body - ESA (<100001)
- Wetlands - ESA (<100001)
- Buildings 2' or
- Parcels with addresses
- City Limits (poly)
- Attachment NF

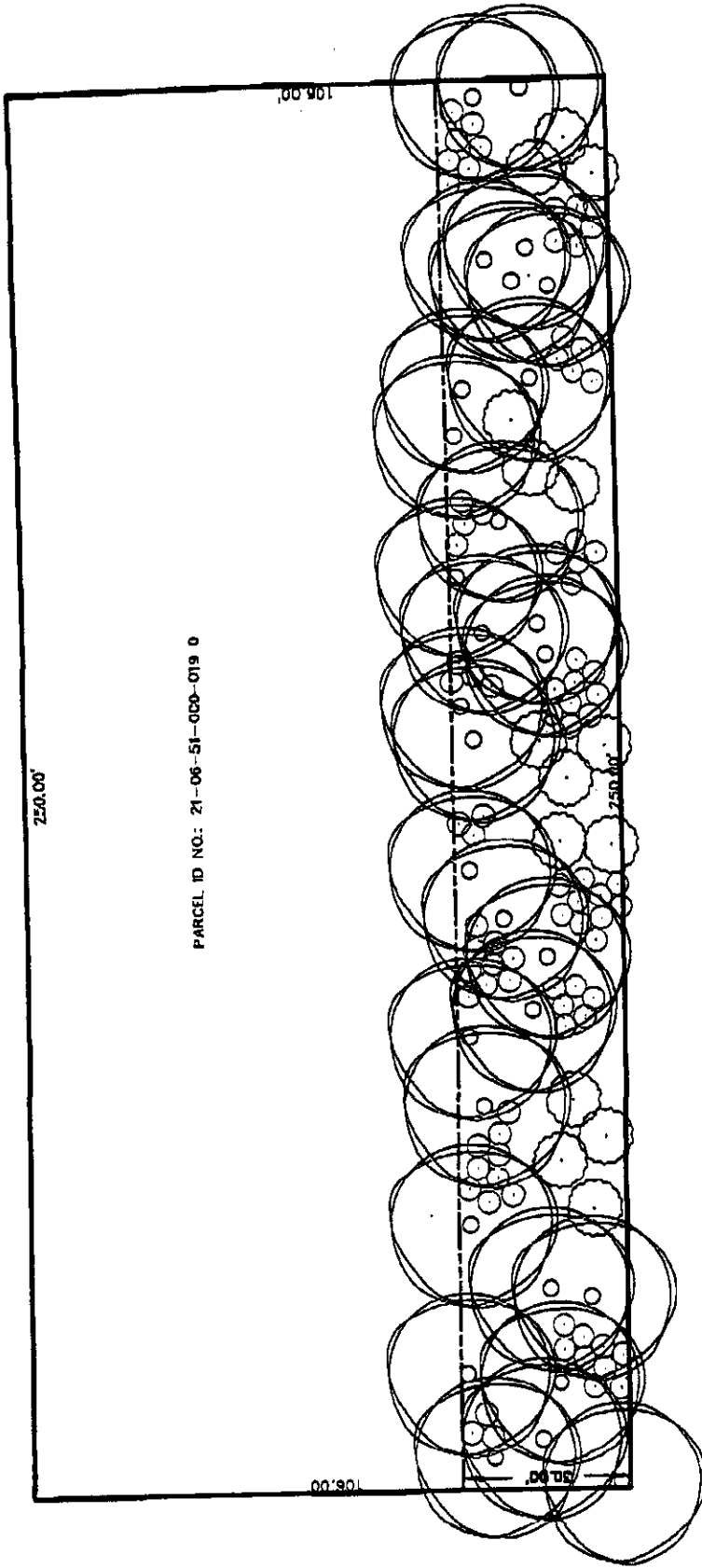
APPROVED *Michael J. Guay*  
 PERMIT # **LEM05-00186**  
 DATE **11-29-2005**

Special Conditions Exist For This Permit. Refer to Exhibit(s):  
**Attachment A**

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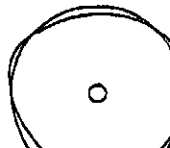
**EXHIBIT A** 1/3

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PARCEL ID NO: 21-06-51-050-019 0

**PLANTING SCHEDULE**

SYMBOL	QNTY	COMMON NAME	SCIENTIFIC NAME	SPACING	SIZE/REMARKS
	90	LELAND CYPRUS	CULPRESSUS LEYLANDI	5.0' O.C.	7 GAL.; MIN. 18" HT. 15" SPREAD; SHRUB
	15	CREPE MYRTLE	LAGERSTROMIA INDICA 'NATCHEZ'	18.0' O.C.	3" CAL/75 GAL, MIN. 8' HT., 32" ROOTBALL; UNDERSTORY
	30	LIVE OAK	QUERCUS VIRGINIANA	18.0' O.C.	3" CAL/75 GAL, MIN. 12' HT., 32" ROOTBALL; CANOPY

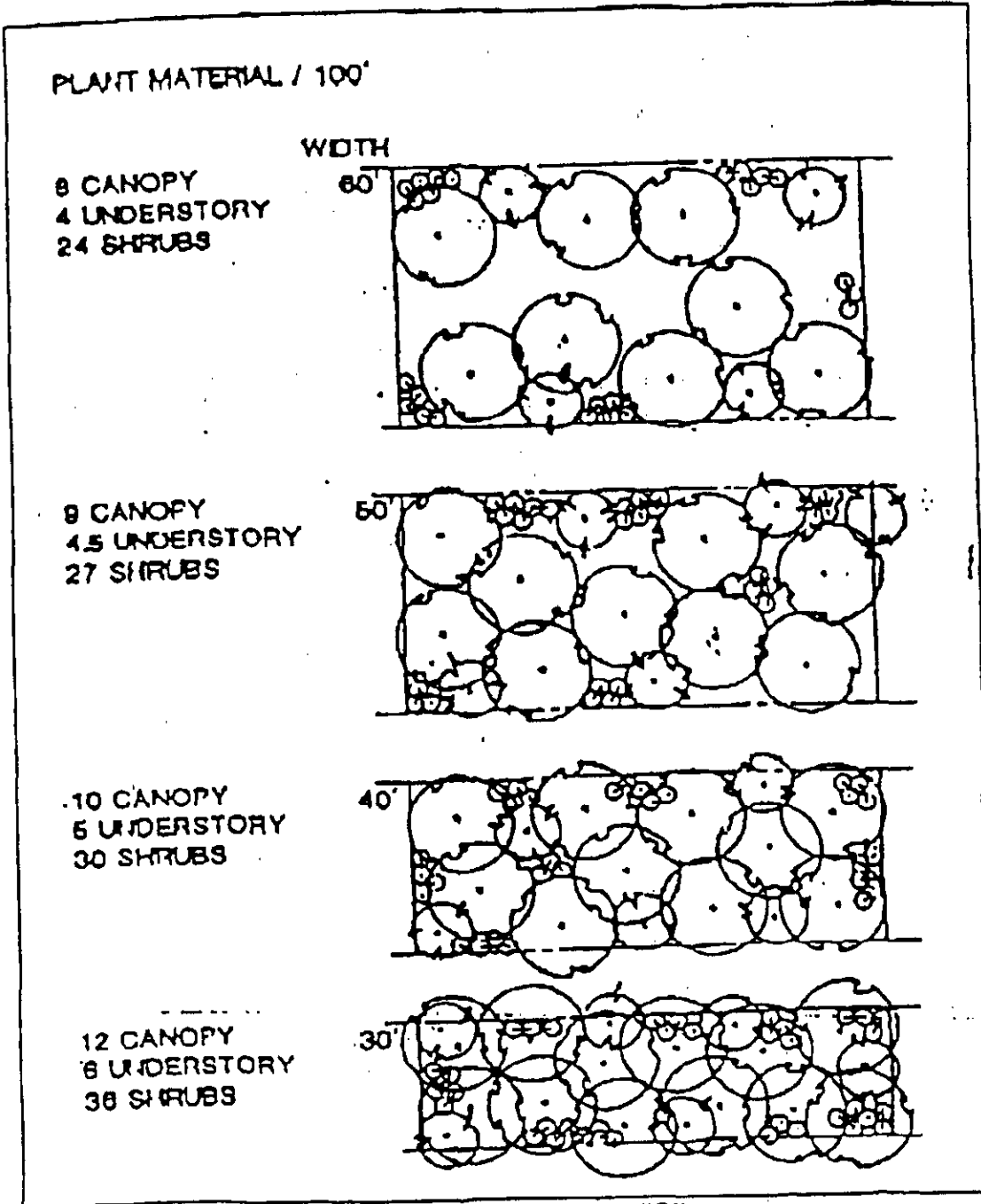
**NOTES:**

1. QUANTITIES ARE BASED ON 30' TYPE 'D' LANDSCAPE BUFFER PER LEON COUNTY CODE.
2. PARCEL DIMENSIONS BASED ON TALLAHASSEE/LEON COUNTY GIS MAPS.
3. EXISTING VEGETATION MAY SUBSTITUTE FOR RECOMMENDED PLANTINGS.

**EXHIBIT A 2/3**

§ 10-923

LEON COUNTY CODE



LANDSCAPE STANDARD "D"

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EXHIBIT A 3/3

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