

**LEON COUNTY  
DEPARTMENT OF DEVELOPMENT SUPPORT  
AND ENVIRONMENTAL MANAGEMENT**

**Renaissance Center – 2nd Floor Conference Room  
435 N. Macomb Street  
Wednesday, November 16, 2011  
10:00 a.m.**

**DEVELOPMENT REVIEW COMMITTEE AGENDA  
OLD BUSINESS**

**Item #1:**

**Project: RENAISSANCE CHARTER SCHOOL AT BUCK LAKE  
TYPE "D" PLANNED UNIT DEVELOPMENT (PUD) CONCEPT PLAN  
WITH OFFICIAL ZONING MAP AMENDMENT**

**Project ID: LSP110037**

**Applicant: ALBAN STEWART, ETALS AND RYAN COMPANIES (BRIAN SMITH)**

**Agent: MOORE BASS CONSULTING, INC. (EDDIE BASS, P.E.)**

**Parcel ID: 11-23-20-618-0000, 11-23-20-401-0000 & 11-23-20-901-0000**

**Location: THE PROJECT SITE IS LOCATED BETWEEN BUCK LAKE  
ROAD AND MAHAN DRIVE, APPROXIMATELY 750 FEET EAST OF  
BUCKWOOD DRIVE**

This is an application for a Planned Unit Development (PUD) Concept Plan, which requires amendment to the official zoning map. The PUD application will allow construction of a proposed charter school facility to serve grades Kindergarten through 8th grade. The proposed concept plan will also allow development of the following improvements associated with the school: vehicular use areas, outdoor recreation areas, natural areas, and vegetative buffers. Development of the school will require completion of a PUD Final Plan. It should be noted there is an application pending review for a PUD final plan (LSP110038) for the proposed facility. This application may commence only upon completion and approval of the PUD concept plan by the Board of County Commissioners. The site is currently located within the Residential Preservation (RP) zoning district, has a Future Land Use Category designation of Residential Preservation (RP) and is inside the Urban Services Area (USA). The area to be utilized for the proposed school site is 10 (+/-) acres. The total property acreage is listed as 106 acres (+/-). The site is located between Buck Lake Road and Mahan Drive, approximately 750 feet east of Buckwood Drive. This item was continued from the October 26, 2011 DRC meeting.

Development Services Contact: Sheila Williams

**Item #2:**

**Project Name:** PARK PLACE PLANNED UNIT DEVELOPMENT (PUD) CONCEPT PLAN WITH OFFICIAL ZONING MAP AMENDMENT  
**Project ID:** LSP110010  
**Applicant:** NORTH 10 CAPITAL ASSOCIATES, LTD.  
**Agent:** AVID GROUP  
**Parcel ID:** 21-18-20-003-0000, 21-18-20-003-0001, 21-18-20-003-0002, & 21-18-20-003-0003  
**Location:** NORTHWEST AND NORTHEAST INTERSECTIONS OF CAPITAL CIRCLE N.W. AND INTERSTATE 10

This is an application for a Planned Unit Development (PUD) Concept Plan, which requires amendment to the official zoning map. The application submitted also includes proposed amendments to an existing Florida Statutes, Chapter 163 Development Agreement, and a request for Regional Activity Center (RAC) designation (Florida Statutes Chapter 380). The application site encompasses approximately 300 acres (+/-) and is generally located at the northwest and northeast intersections of Interstate 10 and Capital Circle NW. The application for PUD concept plan and rezoning includes a mixed-use development proposal for 799,000 square feet of non-residential development, 130 hotel/motel rooms, and a total of 680 residential dwelling units. This item was continued from the October 26, 2011 DRC meeting.

Development Services Contact: Scott Brockmeier

**Item #3:**

**Continuation of the discussion of DRC By-Laws**