



Leon County

Board of County Commissioners

301 South Monroe Street, Tallahassee, Florida 32301
(850) 606-5300 www.leoncountyfl.gov

Department of Development Support and
Environmental Management
435 N Macomb St
Tallahassee, Florida 32301
(850) 606-1300

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County Attorney

January 6, 2025

Kimley-Horn and Associates, Inc.
Attn: Cameron Snipes, P.E.
2619 Centennial Boulevard, Ste 200
Tallahassee, FL 32308

RE: Camellia Oaks Phase 3, First Minor Modification –Type “C” Site and
Development Plan
Request for Minor Modification #1
Tax Parcel Identification Number(s): PID(s): 11-23-20-407-000-0
Project Number: LSP21043

Dear Mr. Snipes:

Your request for Minor Modification to Camellia Oaks Type “C” track site and development plan has been approved in accordance with the requirements for modification to the approved site and development plans established in Article VII, Division 4 (§ 10-7.411) of the Leon County Land Development Code (LDC) – Chapter 10, Leon County Code of Laws. The modification is limited to:

- Removal of 26 proposed accessory structures.
- Relocation of single-family units and amenities throughout the development. The proposed number of units has not changed.
- Proposed driveway connection to Mahan Drive (US 90). The driveway improvements located within the property limits are included as part of this Site Plan Modification.
- Minor adjustments to onsite utilities, grading and stormwater drainage system.
- Increase in impervious area from 580,029 SF to 584,229 SF.

Pursuant to Article VII, Division 6, § 10-7.613 of the LDC, any change in a recorded plat, if such change effects any street layout shown on the plat, or area reserved or dedicated for public use, or any lot line, or it affects any map, plan, or plat legally reached prior to the adoption of any regulations controlling site development or subdivisions, shall constitute a replat, and shall comply with the procedures, rules, and regulations as for an initial plat.

Finally, the site and development plan approval shall remain in effect until full development build-out and until transfer of ownership of all created lots. However, the 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 before the project is complete and certificates of occupancy have been issued. If an extension is needed, you may request that the approval entity grant an additional three-year extension, upon demonstration of good faith effort and that the hardship is not self-created.

Please contact me at (850) 606-1321 or send e-mail to "Richmonda@leoncountyfl.gov" if you have any questions regarding this approval.

Regards,

Ana Richmond Digitally signed by Ana Richmond
Date: 2025.01.06 17:07:58 -05'00'

Ana Richmond, Development Services Administrator
Development Services Division

cc: Roger Wynn, P.E., Moore Bass Consulting, Inc
Accela File 21043