Planning Commission
Agenda Request

Date of Meeting:	November 13, 2017
Date Submitted:	October 30, 2017
To:	Honorable Chairman and Members of the Commission
From:	Somer Pell, Director, Planning and Community Development Donna Buchanan, Planner
Subject:	Application for Temporary Use Permit TU17-10 Joyce Highsmith, Owner

Statement of Issue: This agenda item provides the Commission with an Application for a Temporary Use Permit.

Background: This application requests approval of a Temporary Use Permit for the purpose of renewing a Family Enclave Agreement on a 4.86+/- acre parcel of land.

Family Enclave Background Information:

According to Planning and Community Development records, Wakulla County began use of Family Enclave Agreements in 1995. Originally these Agreements were approved administratively by the Planning Director. However, in 2003 the County Attorney's office brought the Policy and Procedures for handling Family Enclave Agreements in Wakulla County to the attention of the Planning Director. This Policy, which was adopted by the Board in 1998, coupled with the requirements in Section 5-7 of the Wakulla County Land Development Code caused these Agreements to be heard by the Board of County Commissioners for approval or denial, as was required by both regulations. In 2005, the growing number of Agreements prompted an annual review and renewal process to be completed administratively by staff.

In 2013 and 2014, the regulations pertaining to Family Enclave Agreements were overhauled. Historically, they had been approved for mobile homes to be utilized in situations pertaining to medical or financial hardship. However, as a result of these changes only medical hardships could qualify for this type of Temporary Use and recreational vehicles had to be utilized instead of more permanent mobile homes. Renewals of Family Enclave Agreements that had previously been approved for mobile homes were permissible by the new regulations but documentation from a doctor to prove a continued medical hardship of the original applicants was now required. Another important amendment that was adopted during this time was that requests for new Family Enclave Agreements and renewals of existing Agreements would take place at the Planning Commission level and would no longer be required to be approved by the Board.

In 2005 The Board of County Commissioners entered into a Family Enclave Agreement with Ms. Highsmith, allowing Ernest Vause, Ms. Highsmith's father, to install a mobile home to reside in on her property. Ms. Highsmith would like to renew this agreement, as Mr. Vause is still residing on her property (Attachment 1).

The subject property is located at 21 Head N Home Lane., Crawfordville (Attachment 2).

Technical Review (TRC): On October 12, 2017, the request was reviewed by the Technical Review Committee. All items required to complete the file were subsequently submitted by the Applicant**.**

Analysis:

Comprehensive Plan: The Future Land Use Map (FLUM) designation for the Subject Property is Rural 2, which allows 1 dwelling units per 5 acres of land.

Land Development Code: The current zoning district for the property is AG (Agriculture), which allows mobile homes and site built dwellings and permits residential density of 1 dwelling unit per 5 acres of land.

Site Conditions: The Subject Property currently has 2 mobile homes.

The Subject Property is located within the FEMA flood zone designation "A". Zone "A" is an area of the 100-year floodplain. Any new structures are required to meet specific elevation requirements and flood insurance is typically required by mortgage lenders for structures located in the "A" zone.

Staff conducted a site visit on November 2, 2017 (Attachment 3).

Adjacent Parcels:

	Zoning	Future Land Use Designation	Existing Use
Subject Property	AG	Rural 2	2 mobile homes
North	AG	Rural 1	Single family dwelling
South	AG	Rural 2	Mobile home
East	RR1	Rural 2	Vacant
West	AG	Rural 2	Single family dwellings

(Attachment 4)

Compatibility: The proposed Temporary Use is consistent with applicable Land Development Code provisions.

Public Notification: This request has been noticed and advertised in accordance with the provisions of the Wakulla County Land Development Code. The Planning Department also posted signage on the Subject Property indicating the request. To date, the Planning Department has not received any written comments pertaining to the temporary use request.

The advertisement for this public hearing appeared in the Wakulla News on November 2, 2017 (Attachment 5).

Additional Information:

Options:

1. Conduct a Public Hearing and approve the Temporary Use Permit, based upon the findings of fact and conclusions of law made by the Commission and any evidence submitted at the Hearing hereon.
2. Conduct a Public Hearing and deny the Temporary Use Permit, based upon the findings of fact and conclusions of law made by the Commission and any evidence submitted at the Hearing hereon.
3. Commission Direction.

Recommendation:

Option #1.

Attachment(s):

1. Agreement
2. Site Map
3. Site Photos
4. Zoning Map
5. Advertisement