

# Board of County Commissioners

## Agenda Request

Date of Meeting: August 4, 2008

Date Submitted: July 18, 2008

To: Honorable Chairman and Members of the Board

From: Benjamin H. Pingree, County Administrator  
Lindsay Stevens, Assistant County Administrator  
Somerset Strickland, Assistant Planner

Subject: Application for Short Form Subdivision SF08-05  
(Newport Lands, LLC, owner/Edwin Brown & Assoc., agent)

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### **Statement of Issue:**

This agenda item provides the Board with an application for Short Form Subdivision on a parcel located on the north side on Coastal Highway and west of Highway 267, also known as Bloxham Cutoff.

### **Background:**

This application is a request to subdivide a 1,322.81 +/- acre parcel into 7 lots, to be known as Newport Lands Subdivision. This property is located on the north side on Coastal Highway and west of Highway 267, also known as Bloxham Cutoff (Attachment #1).

### **Technical Review Committee (TRC)**

On June 19, 2008, the application was reviewed and the agent was notified that revisions to the plat are required to complete the file. Additionally, digital copies of the plat, as well as paper copies were requested. These items have been submitted.

### **Planning Commission:**

The Planning Commission did not review this item. Section 7-22.3(2) requires the application be scheduled for the next Board meeting once all applicable requirements of the Code have been met.

### **Analysis:**

#### **Comprehensive Plan:**

The Future Land Use Map (FLUM) designation for the property is Agriculture. Agriculture allows for a density of 1 dwelling unit per 20 acres of land and 1 dwelling unit per 40 acres of land for areas which are wetlands (Attachment #2).

#### **Land Development Code:**

The zoning district for the property is AG (Agriculture). This zoning district allows for the construction of single family site built homes and mobile homes. Additionally, the AG zoning district allows for

hunting, fishing, livestock, forestry and horticulture services. The AG zoning district allows for a density of 1 dwelling unit per 5 acres of land (Attachment #3).

**Site Conditions:** The FEMA flood zone designation for the property is zone “A” and “C”. The zone “A” is an area of 100-year flood plain. Flood zone “C” is an area within the 500-year flood plain. Currently, the site is vacant and mostly forested. Wetlands exist on site. A wetland delineation has been provided. All proposed lots will have substantial upland areas which will allow for applicable wetland setbacks. Homes within Newport Lands Subdivision will be serviced by private well and performance based septic systems (Attachment #4).

**Adjacent Parcels:** Abutting parcels are zoned AG (Agricultural) and range from 9 acres to 538 acres in size (Attachment #5). Additionally, most parcels in this area consist primarily of very large acreage tracts.

**Compatibility:** This property's current AG zoning is consistent with the Agriculture FLUM land use requirements. Although some adjacent properties are substantially larger acreage tracts than the proposed lots, the proposed lots are consistent with all applicable sections of the Code and Policies within the Comprehensive Plan.

The proposal of large acreage tracts will ensure the minimal possible impact to the environmental characteristics on the Subject Property. The proposed tracts will be required to adhere to Chapter 32 (commonly referred to as the Wetlands Ordinance) of the Wakulla County Code. Therefore, all proposed lots will contain adequate upland areas for the construction of homes.

**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 appropriate signage on the property indicating the short form subdivision request. The Code does not require written notice to adjacent property owners for Short Form Subdivision applications. To date, the Planning Department has not received any written responses regarding this application.

The advertisement for this public hearing appeared in the Wakulla News on June 26, 2008 (Attachment #5).

**Additional Issues:** It should be noted that no new roads or driveways will be created as part of this Short Form Subdivision Plat. All 6 lots have access from

either Coastal Highway or Bloxham Cutoff. The driveway accesses for each lot currently exist.

Also, the applicant has requested that this 1,322.81+/- acres be subdivided into 6 lots, containing a minimum of 134.38+/- acres. Under the Agricultural land use designation the applicant could potentially request a 48 lot subdivision.

**Options:**

1. Conduct the final public hearing and approve the Short Form Subdivision SF08-05, based upon the Planning Department's recommendation and the findings of fact and conclusions of law made by the Board and any evidence submitted at the Hearing hereon.
2. Conduct the final public hearing and deny the Short Form Subdivision SF08-05, based on the findings of fact and conclusions of law made by the Board and any evidence submitted at the Hearing hereon.
3. Board Direction.

**Recommendation:**

**Option #1** Staff recommends approval of Short Form Subdivision SF08-05. The proposed subdivision complies with all applicable regulations set forth in the Land Development Code and the Comprehensive Plan. The Agriculture land use designation would permit the applicant to request approval to subdivide the Subject Property into 48 lots; however, the applicant is only requesting 6 lots. The manner in which the applicant has designed the plat will minimize the impact to the wetland communities within the Subject Property. All driveways are existing and contain adequate building room, while providing the required 75 foot buffer pursuant to Chapter 32 of the Wakulla County Code of Ordinances, also referred to as the Wetlands Ordinance.

**Attachment(s):**

1. Location Map
2. FLUM Policy 1.2.2
3. Section 5-25, LDC
4. Site Photos
5. Tax and Zoning Maps
6. Advertisement
7. Final Plat

[LS/ss]