

Board of County Commissioners

Agenda Request

Date of Meeting: February 1, 2010

Date Submitted: January 15, 2010

To: Honorable Chairman and Members of the Board

From: Benjamin H. Pingree, County Administrator
Lindsay Stevens, Assistant County Administrator
Melissa Corbett, Planner II

Subject: Request Board Approval to Schedule a Workshop on March 4, 2010 to
Discuss the Crawfordville Special Overlay District

Statement of Issue:

This agenda item requests Board approval to schedule a workshop on March 4, 2010 to discuss the Crawfordville Special Overlay District, which was included in the Evaluation and Appraisal Report based Wakulla County Comprehensive Plan Amendments.

Background:

During 2007 and 2008, the County worked with Kimley-Horn (KHA) to complete the Evaluation and Appraisal Report (EAR), as required by Chapter 163, *Florida Statutes*. Every seven years, the EAR process provides the County with the opportunity to evaluate and monitor the successes and shortcomings of its Comprehensive Plan. On February 4, 2008, the Board adopted the EAR Report and thereafter, staff submitted it to the Florida Department of Community Affairs (DCA) for review.

DCA found the EAR sufficient on April 15, 2008. Subsequently as required by Chapter 163, *Florida Statutes*, staff and KHA completed draft amendments to the Comprehensive Plan based upon the Major Issues identified during the EAR Report process. Those draft amendments were approved by the Board for transmittal to DCA at the December 8, 2009 Board public hearing. By the end of February 2010, DCA will return comments on the amendments to Wakulla County and by April 2010, the Board will be able to adopt, adopt with changes, or not adopt the EAR amendments.

One of the topics included in the aforementioned EAR based amendments was the creation of an overlay for the Crawfordville area. This Crawfordville Special Overlay District (the Overlay) is an area in which economic growth shall be encouraged and property should be developed in a manner that creates a walkable environment and a sense of place. If the Board votes to continue their support for the Overlay and adopt it as part of the final amendments, the development standards will need to be created and adopted into the Wakulla County Land Development Code.

Analysis:

Staff believes that it will be beneficial to begin work on the Overlay directly following the adoption of the Ear based amendments in April of 2010. Therefore, at this time a workshop is being requested so that Commissioners, citizens and staff can have an opportunity to discuss and come to a consensus

on the creation process and concept for the Overlay before the work is to begin. This discussion can include the number of workshops to hold and allow a review of the proposed scope of services. This workshop will also include a discussion of a proposed timeline.

The creation of the Overlay will allow the citizens and Commissioners visions for the future of the Crawfordville area to come to fruition. It is important that the proposed process and timeline agreed upon and any relevant Board direction on the process and timeline be given before work begins.

Options:

1. Approve to schedule a workshop on March 4, 2010 to discuss the Crawfordville Overlay.
2. Do not approve to schedule a workshop on March 4, 2010 to discuss the Crawfordville Overlay.
3. Board Direction.

Recommendation:

Option #1