

Board of County Commissioners

Agenda Request

Date of Meeting: January 6, 2009

Date Submitted: December 12, 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 Site Plan SP08-17
Pines Storage Center, LTD, Owner/Edwin Brown & Associates, Agent

Statement of Issue:

This agenda item provides the Board with an Application for Site Plan on one lot containing 3.51+/- acres, located on the west side of Crawfordville Highway, north of Lonnie Raker Road.

Background:

This application is a request for a commercial site plan on Lot 1A of Palms Paradise, a replat of Lot 1 of Eddinger Properties Subdivision. This lot contains 3.51+/- acres and is located directly behind the existing Pines Storage Center. This property is located on the west side of Crawfordville Highway, north of Lonnie Raker Road (Attachment #1).

Technical Review Committee (TRC):

On November 20, 2008, the application was reviewed and the agent was notified that the landscape plan, tree checklist, Letter of Authorization, a traffic study, ERP Stormwater Permit and 16 copies of the site plan were required to complete the file. Additionally, a digital copy of the site plan was requested. These items have been submitted.

Planning Commission:

On December 8, 2008, the application was reviewed and the agent was present to answer questions. One Commissioner stated that the existing septic system may have to be upgraded to a Performance Based Septic Tank. The motion to recommend approval passed unanimously with all in favor.

Analysis:

Comprehensive Plan:

The Future Land Use Map (FLUM) designation for the property is Rural 2. Rural 2 allows for a density of 1 dwelling unit per 2 acres of land, with connection to central water (Attachment #2).

**Land Development
Code:**

The zoning districts for the property are C-2 (General Commercial) and AG (Agriculture). The C-2 zoning district allows for many commercial businesses. The AG zoning district allows for the construction of site-built, single-family dwellings, the installation of mobile homes and agricultural production activities. The AG zoning district allows for a density of 1 dwelling unit per 5 acres of land (Attachment #3). It should be noted that the proposed buildings are situated in a manner that they will exist completely within the C-2 zoning district along with a 30' setback located within the C-2 zoning district. The remaining 20' setback area is contained in the AG zoning district. (For further clarification regarding the purpose of this "split zoning", please see the Additional Issues section of this Agenda Request.)

Site Conditions:

The FEMA flood zone designation for the property is flood zone "C". Flood zone "C" is an area within the 500-year flood plain. No environmentally sensitive areas or wetlands exist on site.

Currently, the Subject Property is vacant. Access to the Subject Property will be through the existing Pines Storage Center business. The Pines Storage Center currently contains climate controlled storage facilities, non-climate controlled storage and Boat and RV storage (Attachment #4). The original facility was approved as a small site plan, by the Planning Department in 1995. In 1999, the Board of County Commissioners approved a site plan to permit additional structures.

It should also be noted that the Board of County Commissioners approved the rezoning of part of the Subject Property from AG to C-2 on July 6, 2004 (Attachment 5).

Sewage will be contained by an on-site septic system and central water is provided by Wakulla County.

Adjacent Parcels:

Abutting parcels are zoned C-2 (General Commercial), AG (Agriculture) and RR-1 (Semi Rural Residential) (Attachment 5). The C-2 and AG zoning districts allow for the same permissible uses as discussed above. The RR-1 zoning district allows for the construction of site-built, single-family dwellings and the installation of mobile homes. The allowable residential density is 1 dwelling unit per acre of land. This residential area is known as the Riversink Estates Subdivision.

Compatibility: This property's current C-2 and AG zoning districts are consistent with the Rural 2 FLUM land use requirements. The site plan is consistent with all applicable sections of the Code and Policies within the Comprehensive Plan.

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 site plan request. The Code does not require written notice to adjacent property owners for site plan applications. To date, the Planning Department has not received any written responses regarding this application.

The advertisement for this public hearing appeared in the Tallahassee Democrat on November 24, 2008 and again on December 9, 2008 (Attachment #6).

Additional Issues: The Subject Property has "split zoning". This means that the Subject Property has two separate zoning districts assigned to one lot or parcel of land. The area approved for rezoning by the BOCC in 2004 was not properly subdivided pursuant to the Wakulla County Code or Chapter 177 of the Florida Statutes. Therefore, the Applicant was required to make the Application for Final Plat FP08-08 to rectify the issue of the division of the parcel.

The applicant originally requested a variance to the rear, double setback requirement, requesting a 30' setback from the proposed structure to the property line. Instead of moving forward with the Application for a Variance, the Property Owner decided to adjust the property boundary lines to provide for the requirements of a 50' setback from the proposed commercial structure to the property line, abutting a residential use.

The proposed structures are to be used for climate controlled storage and boat and RV storage. Landscaping and irrigation will be provided on the Subject Property pursuant to the Landscape Ordinance, and as provided for in the attached site plan.

As required per Section 24-155 of the *Wakulla County Code*, a Transportation Concurrency Review Application was submitted on behalf of the project by Hydra Engineering, LLC. This application utilizes standard traffic generation tables and shows that this site plan

is a minimal development and will not adversely impact Crawfordville Highway.

Options:

1. Conduct the final Public Hearing and approve the Application for Site Plan SP08-17, based upon the Planning Department's recommendation, the recommendation of the Planning Commission 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 Application for Site Plan SP08-17, 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 Application for Site Plan SP08-17. This Application for Site Plan is for an expansion of the existing commercial business. The proposed site plan complies with all applicable regulations set forth in the Land Development Code and the Comprehensive Plan. Staff does not anticipate any adverse affects on adjacent properties as a result of this request.

Attachment(s):

1. Location Map
2. FLUM Policy 1.2.4
3. Section 5-38 and 5-25, LDC
4. Site Photos
5. Ordinance Number 2004-29
6. Tax and Zoning Maps
7. Advertisement
8. Site Plan

[LS/ss]