

Board of County Commissioners

Agenda Request

Date of Meeting: January 6, 2009

Date Submitted: December 18, 2008

To: Honorable Chairman and Members of the Board

From: Benjamin H. Pingree, County Administrator
Lindsay Stevens, Assistant County Administrator
Greg Kostis, Planner

Subject: Application for Plat Approval FP08-07
(David Alexander, Gayle Stringer, owners)
(Thurman Roddenberry, agent)

Statement of Issue:

This agenda item provides the Board with an Application for Final Plat Approval FP08-07, which is a proposed re-plat of lot 29 in Hunters Glenn Plantation. The Subject Property is located within Wakulla County Section 29 Township 3-south and Range 4-east. The proposal is contained among Parcel ID Number: 29-3S-01E-249-05506-H29. The Subject Property is accessed by easements that abut River Plantation Road and Hunters Trace (Attachment #1).

Background:

The total acreage contained within the Subject Property is 42.89 +/- acres. Currently, the Subject Property is known as lot 29 of Hunters Glenn Plantation. The re-plat proposes a split of lot 29 into 2 lots. Neither of the 2 newly proposed lots shall contain less than 20 acres. The proposed subdivision is to be known as 'Limerock Plantation' (Attachment #2).

Technical Review Committee (TRC):

On November 20, 2008, the application FP08-07 was reviewed by the Technical Review Committee. During the T.R.C review, the agent for the applicant was advised that the Planning Department would need additional documents to complete the application. The Planning Department requested the applicant provide a Letter of Authorization, a title opinion, and 16 copies of the proposed plat. The applicant provided the Letter of Authorization, the 16 copies of the proposed plat, and the title opinion (Attachment #3).

Planning Commission:

Application FP08-07 was presented during the December 8, 2008 Planning Commission meeting. A motion to recommend approval of application FP08-07 was made and seconded. Following a vote, the motion passed unanimously with all in favor.

Analysis:

Comprehensive Plan:

The Future Land Use Map (FLUM) designation for the Subject Property is Agriculture. As stated in the Wakulla County Comprehensive Plan Section 1.2.2, the Agriculture land use district allows for a maximum density of 1 dwelling unit per 20 acres and a maximum of 1 dwelling unit per 40 acres for areas which are in

wetlands. According to the proposed plat the newly created lots shall contain about 3.31 acres +/- of wetlands out of the overall 42.91 acres. However, there will be substantial upland areas for proposed structures (Attachment #4).

Land Development Code: As determined by the Wakulla County zoning map, the Subject Property possesses a zoning designation of AG (Agriculture). As set forth in the Wakulla County Land Development Code, the AG 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.

As stated in the Wakulla County Land Development Code Section 5-25, the AG zoning district allows for a density higher than the Agriculture Land Use designation, at 1 dwelling per five acres. However, the Agriculture density of 1 dwelling per 20 acres shall take precedent in this subdivision proposal, as the Comprehensive Plan requirements take precedent over zoning district requirements when conflicting (Attachment #5).

Site Conditions: The Subject Property contains both Flood Zone "A" and Flood Zone "C". The "A" flood zone areas are within the 100-year flood plain. The "C" flood zone areas of the site lay within the 500-year flood plain.

Generally, the site is a vacant parcel of forested and semi-cleared acreage, and also contains about 3.31 acres +/- of wetlands. The Planning Department was provided a wetlands delineation along with the application. Each of the proposed lots will have substantial upland areas which will allow for required wetland setbacks. Homes within the Limerock Plantation subdivision shall be serviced by private well and performance based septic systems. (Refer to Attachment #1 for wetland delineation.)

Adjacent Parcels: All of the properties abutting the west boundary of the Subject Property are zoned RR-1 and are in the River Plantation Estates subdivision. All of the properties abutting the north boundary of the Subject Property are zoned AG. All of the properties abutting the south boundary of the Subject Property are zoned AG. All of the properties abutting the east boundary of the Subject Property are zoned AG (Attachment #6).

Compatibility: The Subject Property's existing AG zoning designation is consistent with the Agriculture FLUM requirements. Although some adjacent properties are zoned RR-1, which allow higher

densities, the proposed subdivision is not inconsistent with any applicable sections of the Code or 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 Code does not require written notice to adjacent property owners for Final Plat Applications. Currently, the Planning Department has not received any written responses regarding this application. The advertisement for this public hearing was posted in the November 24, 2008 edition of the Tallahassee Democrat, and re-advertised in the December 9, 2008 edition of the Tallahassee Democrat due to the change of date for the Board of County Commissioners meeting (Attachment #7).

Additional Issues:

During the Hearing by the Planning Commission, Valerie Weeks spoke on behalf of the Wakulla River Club, which is the HOA for River Plantation Estates. She stated that the HOA would not provide access from River Plantation Road to the properties.

Options:

1. Conduct the second of two public hearings and approve the Application for Final Plat FP08-07 based upon the Planning Department's recommendation, the Planning Commission'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 second of two public hearings and deny the Application for Final Plat FP08-07, 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 the Application for Final Plat FP08-07 based upon the application's consistency with the Comprehensive Plan and Land Development Code, the Planning Commission's recommendation, and the findings of fact and conclusions of law made by the Board and any evidence submitted at the hearing hereon.

Attachments:

1. Application
2. Proposed Plat
3. Title Opinion
4. Comprehensive Plan Section 1.2.2
5. Land Development Code Section 5-25
6. Zoning Map
7. Proof of Advertisement