

Board of County Commission

Agenda Request

Date of Meeting: March 3, 2009
Date Submitted: February 13, 2009
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 SP08-21
River of Life Church, Inc., Property Owner/Adam Hill, Agent

Statement of Issue:

This agenda item provides the Board with an Application for Site Plan SP08-21 on a parcel located in the southwest corner of Donaldson Williams Road and Crawfordville Highway.

Background:

This application requests a commercial site plan to construct an office at an existing church. This property is a 10.69+/- acre parcel located at 445 Donaldson Williams Road, also known as Lot 5 of Donaldson Williams Estate (Attachment #1).

Technical Review Committee (TRC):

On January 15, 2009, the Application was reviewed. The Agent was present and notified that additional items were required to complete the file. The Applicant was required to provide 16 copies of the revised site plan to include the finished floor elevation, height, gross floor area and erosion control plan. The Agent was also required to provide a permit from the Florida Department of Environmental Protection regarding the capacity of the existing stormwater facility and its ability to support the proposed structure. These items were submitted by the required deadline.

Planning Commission:

On February 9, 2009, the Commission reviewed the request. After brief discussion regarding this request, the Planning Commission voted unanimously to recommend approval of the Application for Site Plan SP08-21.

Analysis:

Comprehensive Plan:

The Future Land Use Map (FLUM) designation for the property is Rural 2. Rural 2 allows for residential density of 1 dwelling unit per 2 acres of land, with connection to central water. Non-residential uses shall not exceed a floor-area ratio (F.A.R.) of 0.15 (Attachment #2).

Land Development Code:

The current zoning district for the property is C-2. This zoning district allows general commercial activities as a primary use. The C-2 district zoning also allows for churches as a Conditional Use (Attachment #3). An Application for Conditional Use CU02-04, to construct the existing church, was approved by the Planning Commission on April 26, 2002.

Site Conditions:

The FEMA flood zone designation for the property is zone "C". Zone "C" is an area of minimal flooding, and usually does not require flood insurance by mortgage lenders.

Water service is provided by the City of Sopchoppy and sewer service is provided by Wakulla County.

The Subject Property currently contains a one story church with reception area, parking lot, two mobile classrooms, a volleyball court and a frame shed, which is to be removed and replaced by the proposed structure. The proposed building will be 80'x 50' and will occupy part of the area where the shed is currently located (Attachment #4).

Adjacent Parcels:

Abutting parcels are zoned RSU-1 (Residential Semi Urban), RR-1 (Rural Residential) and AG (Agriculture) all of which allow for churches as a conditional use (Attachment #5). The RSU-1 zoning district allows for residential density of 2 dwelling units per acre of land and permits the construction of both site built, single family dwellings and the installation of mobile homes. The RR-1 zoning district allows for residential density of 1 dwelling unit per acre of land and permits the construction of both site built, single family dwellings and the installation of mobile homes. The AG zoning district allows for residential density of 1 dwelling unit per 5 acres of land and permits agricultural production, livestock and the construction of both site built, single family dwellings and the installation of mobile homes.

Compatibility:

This property's current C-2 zoning district is consistent with the Rural 2 Future Land Use designation, as the C-2 zoning district is an allowable zoning district under the Rural 2 land use designation.

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 requests of this type. To date, the Planning Department has not received any written responses to

the notice.

The advertisement for this public hearing appeared in the Wakulla News on January 22, 2009 (Attachment #6).

Additional Issues

The proposed 80'x 50' structure will be replacing an existing frame shed located on the Subject Property. Pursuant to the original site plan SP02-10, the existing stormwater management facility was designed and constructed to capture stormwater runoff from 68,812 square feet of impervious surface. The Subject Property currently contains 17,625 square feet of impervious surface, between both the existing buildings and the parking area. The proposed structure will contain 4,000 square feet. The total proposed impervious surface, after construction of the proposed building is 21,625 square feet, which is much less impervious surface than the existing stormwater management facility was designed and constructed to hold.

Additional landscaping was not required as a result of this Application for Site Plan. Landscape Ordinance 2007-03 states: *"Undisturbed portions of an existing site need not be retrofit to the standards of this ordinance until the additions or alterations exceed fifty percent (50%) of the existing impervious surface."* The proposed addition to the Subject Property does not trigger this threshold. Staff does note that the proposed site plan does depict the existing landscaping that is currently contained on-site.

Options:

1. Conduct the final Public Hearing and approve the Application for Site Plan SP08-21, 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 recommend denial of Application for Site Plan SP 08-21, 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 SP 08-21. The proposed site plan meets all applicable requirements set forth in the Wakulla County Code and Comprehensive Plan.

Attachment(s):

1. Location Map
2. FLUM Policy 1.2.4
3. Section 5-38, LDC

4. Site Photos
5. Tax and Zoning Maps
6. Advertisement
7. Site Plan

[LS/ss]