

Board of County Commissioners

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
Greg Kostis, Planner

Subject: Application for Site Plan Approval SP08-19
(Florida Power Corporation/Progress Energy Inc., owner)
(David H. Melvin, Inc/Mary-Margaret Farris, agent)

Statement of Issue:

This agenda item provides the Board with an Application for Site Plan SP08-19, for the property owned by Florida Power which is located at 23 Millender Lane in Crawfordville. The Parcel Identification Number for the Subject Property is 24-4S-02W-000-02053-000 (Attachment #1).

Background:

This item requests approval of Application for Site Plan SP08-19 (The Application), for an expansion to an existing Progress Energy site located at 23 Millender Lane in Crawfordville. The Application requests approval for the addition of a 3000 square foot administration building, with associated parking area, sewer lift station, force main extension, and connection to existing water service. The new impervious surface in the Application totals 7028 square feet. The site narrative, submitted with the Application, states that the proposed administration building will be used during the hurricane season as a staging center for disbursing trucks and supplies to repair lines damaged by storms (Attachment #2).

Technical Review Committee:

On January 22, 2009 the Application was reviewed by the Technical Review Committee. During the review, the agent for the applicant was provided with a list of items necessary to complete the Application, which included a Department of Environmental Protection permit, an official survey, and 16 sets of plans. These items were all submitted by the required deadline.

Planning Commission:

The Planning Commission reviewed the Application during the regularly scheduled public meeting held on February 9, 2009. The Planning Commission has recommended approval of application

SP08-19 as identified in the February 9, 2009 Planning Commission Minutes.

Analysis:

Comprehensive Plan: The current Future Land Use Designation for the Subject Property is Rural-2 (Section 1.2.4 of the Future Land Use Element of the Comprehensive Plan). Commercial development is permitted in this designation, where access requirements are met, as stated in the Rural-2 Future Land Use Designation. Access requirements for the Progress Energy site are in compliance with the requirements of Section 1.2.4 of the Comprehensive Plan (Attachment #3).

Land Development Code: The current atlas zoning for the Subject Property is C2 (Section 5-38 of the LDC). The C-2 zoning district, also known as the general commercial district, allows both business services and other miscellaneous services as principal uses (Attachment #4).

Site Conditions: The FEMA flood zone designation for the property is zone "C". Zone "C" is considered as an area located outside of the 100 year floodplain. This project does not impact wetlands or other surface waters of the State.

Currently, the site contains a 1-story wood framed building with access off of Highway 319. The remainder of the site, which is accessed from Millender Lane, contains a 1-story metal building, additional covered area, asphalt parking area, numerous concrete slabs, and a grassed area containing miscellaneous equipment (Attachment #5).

Adjacent Parcels: All of the adjacent parcels abutting the property are zoned either as RR-1 or as C-2. The zoning designation for the properties on the opposite side of Millender Lane, across the street from the Subject Property to the North, is RR-1 (Semi-Rural Residential District). The property to the rear and southwest corner of the Subject Property is also within the RR-1 zoning district. The property to the south/southeast of the Subject Property lies within the C-2

zoning district, as does the property on the opposite side of Highway 319 (Attachment #6).

Compatibility:

Despite abutting a semi-rural residential district, this application is compatible to all zoning regulations for the Subject Property. The Subject Property is in the "C" Flood Zone and will have no impact on any wetlands. The Application includes a Landscape Plan outlining enhanced landscaping on the site, which meets the requirements of the County's Landscape Ordinance, and a Traffic Study and Landscape Check-List that both meet County standards (Attachment #7). The applicant has submitted all the necessary information required by the site plan review process, which includes permits from the Department of Environmental Protection and the Northwest Florida Water Management District (Attachment #8). This addition should not negatively affect this area since it is an addition to an existing site.

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 notices to be sent to adjacent property owners for Site Plan Applications. Currently, the Planning Department has not received any written responses regarding this application. The advertisement for this public hearing was posted in the January 22, 2009 edition of the Wakulla News (Attachment #9).

Additional Issues:

No additional issues.

Options:

1. Conduct the second of two public hearings and approve the Application for Site Plan SP08-19, 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 Site Plan SP08-19, 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 Site Plan SP08-19, based upon the Planning Commission's recommendation and the application's consistency with the requirements of the Wakulla County Comprehensive Plan and Land Development Code.

Attachments:

1. Application
2. Proposed Site Narrative
3. Section 1.2.4 of Comprehensive Plan
4. Section 5-38 of the Land Development Code
5. Site Plan
6. Zoning Map
7. Landscape Checklist/Traffic Study
8. Stormwater/Sewer Permit
9. Public Notification