

# Board of County Commissioners

## Agenda Request

Date of Meeting: September 2, 2008

Date Submitted: August 15, 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 Short Form Subdivision SF08-06  
(St. Marks River at Newport, LLC, Owner/Edwin Brown & Assoc., Agent)

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### **Statement of Issue:**

This agenda item provides the Board with an application for Short Form Subdivision on a parcel located on the north side of Coastal Highway, east of Bloxham Cutoff and west of Old Plank Road.

### **Background:**

This application is a request to subdivide a 2,077.35 +/- acre parcel into 49 lots, to be known as Turkey Run Subdivision. This property is located on the north side of Coastal Highway, east of Bloxham Cutoff and west of Old Plank Road (Attachment #1).

### **Technical Review Committee (TRC):**

On July 17, 2008, the application was reviewed and the agent was notified that revisions to the plat are required to complete the file. Additionally, a digital copy of the plat, as well as paper copies were requested. These items have been submitted.

### **Planning Commission:**

The Planning Commission did not review this item. Section 7-22.3(2) requires the application be scheduled for consideration at the next Board meeting once all applicable requirements of the Code have been met.

### **Analysis:**

#### **Comprehensive Plan:**

The Future Land Use Map (FLUM) designation for the property is Agriculture. Agriculture allows for a density of 1 dwelling unit per 20 acres of land and 1 dwelling unit 40 acres of land for areas which are wetlands (Attachment #2).

#### **Land Development Code:**

The zoning district for the property is AG (Agriculture). This 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. The AG

zoning district allows for a density of 1 dwelling unit per 5 acres of land (Attachment #3).

**Site Conditions:** The FEMA flood zone designation for the property is zone "A", "B" and "C". The zone "A" is an area of 100-year flood plain. Flood zone "B" is an area between the limits of the 100-year and 500-year floodplain. Flood zone "C" is an area within the 500-year flood plain. Currently, the site is vacant and mostly forested. Wetlands exist on site. A wetland delineation has been provided. All proposed lots will have substantial upland areas which will allow for applicable wetland setbacks. Homes within Turkey Run Subdivision will be serviced by private wells and performance based septic systems (Attachment #4).

**Adjacent Parcels:** Abutting parcels are zoned AG (Agricultural). Additionally, most parcels in this area consist primarily of very large acreage tracts (Attachment #5).

**Compatibility:** This property's current AG zoning is consistent with the Agriculture FLUM land use requirements. The proposed lots are consistent with all applicable sections of the Code and Policies within the Comprehensive Plan.

The proposal of large acreage tracts will ensure the minimal possible impact to the environmental characteristics on the Subject Property. The proposed tracts will be required to adhere to Chapter 32 (commonly referred to as the Wetlands Ordinance) of the Wakulla County Code. Therefore, all proposed lots will contain adequate upland areas for the construction of homes. Proposed lots range from 20 acres to 131.18 acres in size.

**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 short form subdivision request. The Code does not require written notice to adjacent property owners for Short Form Subdivision applications. To date, the Planning Department has not received any written responses regarding this application. The advertisement for this public hearing appeared in the Wakulla News on July 24, 2008 (Attachment #6).

**Additional Issues:**

It should be noted that 2 new roads will be created as part of this Short Form Subdivision Plat. Other roads within this plat currently exist on the Subject Property.

Also, the applicant has requested that this 2,077.35+/- acres be subdivided into 49 lots, containing a minimum of 20+/- acres. Under the Agricultural land use designation and considering the acreage for uplands and wetlands, the applicant could potentially request a 98 lot subdivision.

**Options:**

1. Conduct the final public hearing and approve the Short Form Subdivision SF08-06, based upon the Planning Department'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 final public hearing and deny the Short Form Subdivision SF08-06, 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 Short Form Subdivision SF08-06. The proposed subdivision complies with all applicable regulations set forth in the Land Development Code and the Comprehensive Plan. Taking into consideration the total acreage for wetlands and uplands, the Agriculture land use designation would permit the applicant to request approval to subdivide the Subject Property into 98 lots; however, the applicant is requesting 49 lots. The manner in which the applicant has designed the plat will minimize the impact to the wetland communities within the Subject Property. The size and layout of the proposed lots contain adequate building room, while providing the required 75 foot buffer pursuant to Chapter 32 of the Wakulla County Code of Ordinances, also referred to as the Wetlands Ordinance.

**Attachment(s):**

1. Location Map
2. FLUM Policy 1.2.2
3. Section 5-25, LDC
4. Site Photos
5. Tax and Zoning Maps
6. Advertisement
7. Final Plat

