

# Wakulla County

Established 1843

## Planning Commission Agenda

July 14, 2008

- I. **Call to Order:** The Chairman called the Planning Commission to Order at \_\_\_\_\_
- II. **Members Present:**
- III. **Staff Present:**
- IV. **Approval of Agenda:** Meeting Agenda for today, July 14, 2008, Hearing:
- V. **Approval of Minutes:** Meeting minutes from June 9, 2008 Hearing:
- VI. **Old Business:**
- VII. **New Business:**

**1. Application for Home Occupation: HO 08-02**  
Applicant: Clifton A. McIver  
Agent: Jodi McIver  
Proposal: Hair & Waxing Salon at residential home  
Tax ID Number: 31-2s-01e-000-04971-012  
Existing FLU Map: Rural 2 (FLUE Policy 1.2.4)  
Existing Zoning: RR-1 (Section 5-27, LDC)  
FEMA Flood Info: "C" zone on Panel 0100-B  
Parcel Size: 2.0+/- acres  
Location: 418 Ace High Stables Road  
**Hearings Required: Planning Commission 07/14/08 @ 7:00 PM  
County Commission 08/04/08 @ 6:00PM**

**2. Application for Site Plan: SP08-10**  
Applicant: Claude S. & Lillian L. Brown  
Proposal: request to continue existing non-conforming use  
Tax ID Number: 00-00-077-014-10515-058, 00-00-077-014-10515-031  
& 00-00-077-014-10515-061  
Existing FLU Map: Urban 1 (FLUE Policy 1.2.5)  
Existing Zoning: RMH-1 Restricted (Section 5-43, LDC)  
FEMA Flood Info: "C" zone on Panel 0250-B  
Parcel Size: 0.171+/- acres  
Location: 113 Rehwinkle Road  
**Hearings Required: Planning Commission 07/14/08 @ 7:00 PM  
County Commission 08/04/08 @ 6:00 PM**

**3. Application for Preliminary Plat****PP08-03**

Applicant: N.G. Wade Investment Company, Tract 25 Timber Company, ABC Wakulla Farms, LLC, Florida Plant Specialist, LLC, Ready Mix USA, LLC, and Winco Utilities, Inc.

Agent: Robert Routa

Engineer of Record: GPI Southeast, Inc.

Proposal: To create a mixed use plat

Tax ID Numbers: 31-2S-02E-000-05864-001; 36-2S-01E-000-05002-000; 35-2S-01E-000-05000-000, p/o; 02-3S-01E-000-05005-000; 01-3S-01E-000-05004-000; 03-3S-01E-000-05007-000, p/o; 04-3S-01E-000-05012-000, p/o; 04-3S-01E-000-05012-031; 04-3S-01E-000-05012-032; 36-2S-01E-000-05002-002; 02-3S-01E-000-05005-001; 35-2S-01E-000-05000-004; 35-2S-01E-000-05000-003; 35-2S-01E-000-05000-002; 36-2S-01E-000-05002-001

Existing FLU Map: Agriculture, Rural-2 and Industrial (FLUE Policies 1.2.2, 1.2.4 & 1.2.8)

Existing Zoning: AG, RR-1 and I-1 (Section 5-25, 5-27 & 5-41, LDC)

FEMA Flood Info.: "C" & "A" zones on Panel 0125-B

Parcel Size: 1696.35 +/- Acres

Location: Commerce Boulevard

**Hearings Required: Planning Commission: July 14, 2008 @ 7:00 PM**

**4. Application for Zoning Change R08-07 and Application for Preliminary Plat PP08-02**

Applicant: N. G. Wade Investment Company, Winco Utilities, Inc., and Wakulla County BOCC

Agent: Robert Routa

Engineer of Record: GPI Southeast, Inc.

Proposal: Rezone to Planned Unit Development

Tax ID Numbers: 34-2S-01E-000-04998-004; 34-2S-01E-000-04998-001; 34-2S-01E-000-04998-002; 33-2S-01E-000-04995-001; 04-3S-01E-000-05012-000, p/o; 03-3S-01E-000-05007-000, p/o; 33-2S-01E-000-04995-027; 34-2S-01E-000-04998-000; 35-2S-01E-000-05000-000, p/o

Existing FLU Map: Northeast Wakulla County Sustainable Community (FLUE Policy 1.2.9.1), Rural-2 (FLUE Policy 1.2.4) Public Facilities (FLUE Policy 1.2.13)

Existing Zoning: AG, RR-1 & P.U.D. (Sections 5-25, 5-27, & 5-50 LDC)

Proposed Zoning: PUD (Section 5-50)

FEMA Flood Info.: "C" & "A" zones on Panel 0125-B

Parcel Size: 586.45 +/- Acres

Location: Commerce Boulevard and Woodville Highway

**Hearings Required: Planning Commission: July 14, 2008 @ 7:00 PM  
County Commission: August 4, 2008 @ 6:00 PM  
County Commission: September 2, 2008 @ 6:00 PM**

**This item has been continued until the August 11, 2008 Planning Commission meeting.**

**5. Comprehensive Plan Text Amendment Application: CP 08-01**

Applicant: Wakulla County

Proposal: text change to Policy 1.3.3 of the Future Land Use Element

Hearings Required: Planning Commission 07/14/08 @ 7:00 PM  
County Commission 07/21/08 @ 6:00PM

**6. Code of Ordinances Text Amendment Application: TA 08-01**

Applicant: Wakulla County

Proposal: addition of Transportation Concurrency Management System

Hearings Required: Planning Commission 07/14/08 @ 7:00 PM  
County Commission 08/04/08 @ 6:00PM

**ADJOURN:**