

Wakulla County

Established 1843

Planning Commission Agenda September 8, 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, September 8, 2008, Hearing:
- V. **Approval of Minutes:** Meeting minutes from August 11, 2008 Hearing:
- VI. **Old Business:**
- VII. **New Business:**

1. **Application for Temporary Use:** **TU08-11**
Applicant: Benus Farm, LLC & L.F. Young, Jr.
Agent: Skip Young
Proposal: bull riding event
Tax ID Number: 00-00-069-000-10113-000 & 00-00-080-000-11505-000
Existing FLU Map: Agriculture & Rural 1 (FLUE Policy 1.2.2 & 1.2.3)
Existing Zoning: AG & RR-5 (Section 5-25 & 5-26, LDC)
FEMA Flood Info: "C" & "A" zones on Panel 0250-B
Parcel Size: 125.48+/- acres
Location: 195 Harvey Young Farm Road
Hearings Required: Planning Commission 09/08/08 @ 7:00 PM
County Commission 10/06/08 @ 6:00PM

2. **Application for Conditional Use:** **CU08-07**
Applicant: James Hennessey & M. Kathryn Gibson
Proposal: construct dock and boardwalk
Tax ID Number: 00-00-115-000-11920-000
Existing FLU Map: Urban 1 (FLUE Policy 1.2.5)
Existing Zoning: R-1 (Section 5-30, LDC)
FEMA Flood Info: "V20" zone on Panel 0380-B
Parcel Size: 2.567+/- acres
Location: 90 Shady Sea Street
Hearings Required: Planning Commission 09/08/08 @ 7:00 PM

3. **Application for Change of Zoning:** **R08-13**
Applicant: Thurman Roddenberry

Proposal: rezone to general commercial and multi-family
Tax ID Number: 00-00-077-10365-000
Existing FLU Map: Urban 2 (FLUE Policy 1.2.6)
Existing Zoning: AG (Section 5-25, LDC)
Proposed Zoning: C-2 & R-3 (Section 5-38 & 32, LDC)
FEMA Flood Info: "C" zone on Panel 0250-B
Parcel Size: 36.69+/- acres
Location: east side of Crawfordville Highway,
south of Hammaknockers

Hearings Required: Planning Commission 09/08/08 @ 7:00 PM
County Commission 10/06/08 @ 6:00PM
County Commission 11/03/08 @ 6:00PM

4. Application for Change of Zoning: R08-14

Applicant: James T. Welch
Agent: Wade Brown of Edwin Brown & Associates
Proposal: rezone to general commercial
Tax ID Number: 20-3s-01w-039-04543-000 & 20-3s-01w-039-04544-000
Existing FLU Map: Rural 2 (FLUE Policy 1.2.4)
Existing Zoning: RR-1 (Section 5-27, LDC)
Proposed Zoning: C-2 (Section 5-38, LDC)
FEMA Flood Info: "C" zone on Panel 0250-B
Parcel Size: 2.62+/- acres
Location: east side of Harry Morrison Road,
south of Wal-Mart

Hearings Required: Planning Commission 09/08/08 @ 7:00 PM
County Commission 10/06/08 @ 6:00PM

5. Application for Final Plat: FP08-03

Applicant: Dennett I. Rainey
Agent: Thurman Roddenberry
Proposal: replat lot 4 Mossey Oak Preserve
Tax ID Number: 35-5s-02w-000-03564-007
Existing FLU Map: Urban 1 (FLUE Policy 1.2.5)
Existing Zoning: RSU-1 (Section 5-28, LDC)
FEMA Flood Info: "A15" zone on Panel 0370-B
Parcel Size: 11.0+/- acres
Location: west side of Coastal Highway,
north of the Wakulla County Airport

Hearings Required: Planning Commission 09/08/08 @ 7:00 PM
County Commission 10/06/08 @ 6:00PM

6. Application for Comprehensive Plan Map Amendment: CP07-17

Applicant: Douglas Behrman
Owner: S.A. and Linda Coxwell
Agent: Robert Routa
Proposal: amend future land use map
Tax ID Number: 17-3s-01w-000-04432-000
Existing FLU Map: Rural 1 and Rural 2 (FLUE Policy 1.2.3 and 1.2.4)
Proposed FLU Map: Commercial and Rural 3 (FLUE Policy 1.2.7 and 1.2.12)
Existing Zoning: AG and RR-1 (Section 5-25 and 5-27 , LDC)
FEMA Flood Info: "C"& "A" zones on Panel 0250-B

Parcel Size: 34.93+/- acres
Location: Eastside of Crawfordville Highway at Coxwell Lane
Hearings Required: Planning Commission 09/08/08 @ 7:00 PM
County Commission 10/06/08 @ 6:00PM

7. Application for Comprehensive Plan Map Amendment: CP08-04

Applicant: Richard Gowdy
Agent: Robert Routa
Proposal: amend future land use map
Tax ID Number: P/O 07-3s-01w-000-04317-000
Existing FLU Map: Rural 2 (FLUE Policy 1.2.4)
Proposed FLU Map: Commercial (FLUE Policy 1.2.7)
Existing Zoning: AG (Section 5-25, LDC)
FEMA Flood Info: "C" and "A" zones on Panel 0250-B
Parcel Size: 9.8+/- acres
Location: west side of Crawfordville Highway,
south of North Point Center

Hearings Required: Planning Commission 09/08/08 @ 7:00 PM
County Commission 10/06/08 @ 6:00PM

8. Application for Conditional Use: CU07-12

Applicant: Muir Woods, LLC
Agent: Howard Jablon
Proposal: construct driveway within wetland
Tax ID Number: 25-3s-02w-000-01615-001 & 36-3s-02w-000-01770-002
Existing FLU Map: Urban 1 (FLUE Policy 1.2.5)
Existing Zoning: R-1 (Section 5-30, LDC)
Proposed Zoning: PUD (Section 5-50, LDC)
FEMA Flood Info: "C" zone on Panel 0225-B
Parcel Size: 28.65+/- acres
Location: north side of Arran Road,
east of Wakulla Arran Road

Hearings Required: Planning Commission 09/08/08 @ 7:00 PM

9. Application for Change of Zoning & Preliminary Plat: R08-01 & PP07-06

Applicant: Muir Woods, LLC
Agent: Howard Jablon
Proposal: rezone to planned unit development
Tax ID Number: 25-3s-02w-000-01615-001 & 36-3s-02w-000-01770-002
Existing FLU Map: Urban 1 (FLUE Policy 1.2.5)
Existing Zoning: R-1 (Section 5-30, LDC)
Proposed Zoning: PUD (Section 5-50, LDC)
FEMA Flood Info: "C" zone on Panel 0225-B
Parcel Size: 28.65+/- acres
Location: north side of Arran Road,
east of Wakulla Arran Road

Hearings Required: Planning Commission 09/08/08 @ 7:00 PM
County Commission 10/06/08 @ 6:00PM
County Commission 11/03/08 @ 6:00PM

10. Application for Preliminary Plat: PP08-04

Applicant: Parrish & Suzanne Barwick, Ferrell Barwick, Ben Withers,
Steven & Kimberly Morgan
Proposal: create 6 lot subdivision
Tax ID Number: 00-00-080-000-11508-018, 00-00-080-000-11508-020,
00-00-080-000-11508-017, 00-00-080-000-11508-016,
00-00-080-000-11508-019, 00-00-080-000-11508-013,
Existing FLU Map: Rural 1 (FLUE Policy 1.2.3)
Existing Zoning: AG (Section 5-25, LDC)
FEMA Flood Info: "C" & "A" zones on Panel 0250-B
Parcel Size: 32.98+/- acres
Location: north side of JK Moore Road
Hearings Required: Planning Commission 09/08/08 @ 7:00 PM

ADJOURN: