

LARGE SCALE AMENDMENTS, PROPOSED SUBDIVISIONS, AND COMMERCIAL DEVELOPMENT FOR WASHINGTON COUNTY
 B March 30, 2009 (Last Update)
 2005 - 2006 - 2007 - 2008 - 2009

<u>Name of Subdivision or Development</u>	<u>Location</u>	<u>Type Subdivision Road</u>	<u>Comments</u>	<u>Number of Lots</u>
Crooked Lake Subdivision Road Paving	Off of Pine Log Road (Unpaved)	Roads paved by developer.	<u>This subdivision was platted 1995.</u>	34 lots
Pine Lakes	Highway 77 and Pine Ridge Drive, a paved road	All roads currently paved. No LUC required.	First and Final Plat approved on April 27, contingent on the developer changing the name to something other than Pines Lakes (to avoid confusion) with another subdivision of similar name. The required mylars have not been presented.	Developer to present the final mylar 5 lots 12 Acres
Village of Spanish Lake Phase I	CR 279, South of Territory Road	279 Paved. Roads within will be paved.	Land Use Change approved 11/17/05. Final plat approved 1/9/07	35 45.94 acres
Village of Spanish Lake Phase II	CR 279, South of Territory Road	279 Paved. Roads within will be paved.	Land Use Change approved 10/26/06. Preliminary Plat approval is pending.	41 58.32
Jim Morris; Golf Course Development	Falling Waters and State Park area	Paved. Roads within will be paved.	Land Use Change approved.. No preliminary plat or plans received by Planning Office	228 Acres 357 Lots
City of Chipley Golf Club Development	Falling Waters and State Park area	Paved. Roads within will be paved	Land use Change approved. No preliminary plat or plans received by the Planning Office	300 lots 186 Acres
River Lake Land Company (G. Fleming)	Hwy 77 and 279	Paved	Large Scale Amendment Pending DCA Approval. ORC response filed with DCA on Dec 11, 2006.	53 Lots 75 Acres
Unit 25/Deltona Subdivision	SR 77, south of Wausau on the east side of SR 77	Paved	LUC approved 11/16/06. Preliminary Plat approved by Planning Comm. One-year extension granded	311 Lots 210 Acres
Skywatch/Jon Flaig Subdivision	North of SR 79/Clemmons Road between New Hope and Vernon	Paved with county participating in paving Clemmons Road (?)	This determined not to be a DRI. Found not to be in compliance - NOI posted - See DCA website. Mitigation pending. Mitigation is still pending.	624 863 Acres
Cypress Crossing	Off of Parrish Still Road	Paved	Clustered subdivision. Final Plat approved. Gates have been installed and no development permits issued as of March 09.	49 248 Acres
Ridge Lake Estates Subdivision-	Pine Ridge Road	Paved. LUC is not required. Prelim Plat approved 8/5/08	Subdivision application and preliminary plat submitted. This is a minor subdivision.	5 15 Acres

Phase I			Preliminary Plat approved by PC on July 11 and BOCC on July 27. Stormwater retention being constructed.	
Vernon Subdivision - RRP Enterprises (Richard Harper)	Highway 277, Vernon	Paved. LUC is not required.	Will not require a LUC as less than 49 lots and on all paved road. City water and sewage. Preliminary review of the plat started by Planning Office. CE and CS report is still outstanding. Fire hydrants become responsibility of Vernon. Preliminary Plat approved by PC on July 11 and Vernon Town Council on July 24. No final plat 03/07	48 42 Acres
Lake Pointe Subdivision	Old Bonifay Road	Paved. LUC is not required.	Clustered Subdivison. Final Plat approved. .	31 lots
John Hawkins Storage Buildings	Highway 280 and Hwy 279	Paved	Land Use Change from Agriculture/Silviculture to General Commercial approved. Project has been completed for storage buildings.	3 acres
John Daniel and Andrew Sherrod	Elkcam Boulevard, adjacent to Sunny Hills	Paved	Large Scale Amendment.- Agriculture to Low/Medium Density Residential (Planned Unit Development). Approved, but no preliminary plat has been filed.	300 lots 218 Acres
Emerald Coast Associates, Inc.	Arnold Property Southwest of Ebro	unknown	Large Scale Amendment - Agriculture to Low/Medium Density Residential(Planned Unit Dev). Planning Com recommended not forwarding to DCA on July 11, 2006. BOCC confirmed this on July 27. Amendment not forwarded to DCA. Applicant has not reapplied. Project abandoned.	9 Phases to include a total of 580 units
David and Karen Morris	Sleepy Hollow Drive off of Hwy 277	Paved and unpaved Affects density only.	Small-Sale Amendment from Low Density to Low/Medium Density. Replace existing mobile homes and build 6 rental units to provide affordable housing. Approved and forwarded to DCA. DCA chose not to review. Approved.	3 acres 6 units
Bobby and Karen Johnson	Brickyard Road east of Orange Hill Road, Chipley	Paved	Single-family site built homes; scheduled for BOCC public hearing on December 21, 2006. DCA chose not to review. In compliance. Stormwater issues being addressed. Final plat not approved.	9.98 acres 31 lots
George Fleming Emerald Pond RV Park	SR 77 at Spring Pond Road	Paved	RV Park; Land Use Change from Ag to General Commercial. Approved. No building permits issued. No	

			development has occurred.	
Idlan, Inc.	Off of SR 77	Unknown - Access questions need to be clarified	Ag to Low/Med Density Residential; legal access must be determined. Application is incomplete. Remains incomplete 03/07. Inactive – 03/30/09	
Troy Syfrett	Wages Pond Road off of Deadening Road/Shenandoah Blvd.	Paved; but question about unpaved portion between old pavement and new pavement	Ag to Low Density Residential Land Use Change approved. No preliminary plat has been submitted. Prelim Plat not corrected. Road Paving issues.	43 acres and 17 lots
Sike Pit	SR 20 and SR 77	Pit expansion	Special Exception to allow a mining operation - Public Hearing 4/26/07 B BOCC. Application denied. Currently in mitigation.	80 acres added to present site
Swearingen Pit	SR 20/East of 77	New pit	Special Exception to allow a mining operation. Application denied.	60 acres
Blue Springs Subdivision B LMN Development	North of SR 20 on SR 77 at the end of Fairhaven	38 acres into a clustered 48-lot subdivision with central water furnished by Aqua Utilities	Clustered subdivision served by contiguous paved roads with central water. Preliminary plat approval. Currently installing infrastructure. Developer has applied for one year extension through Planning Commission through 9/10/09.	38 acres 48 lots
Daryl Foor & Mark Odom	Kent & Gilberts Mill Roads	Unpaved roads.	Clustered subdivision not to exceed 10 lots (as allowed on unpaved roadway). First and Final plat approved. Although approved, there are some easement issues that will need to be met prior to issuing development orders.	16 acres 10 Lots
Hicks Lake Plantation Robert & Sandra Redmond	Hicks Lake Lane	Paved	LUC not required. Preliminary Plat is pending. Road issues exist.	97.4 acres 9 Lots
Magnolia Estates	Brickyard Road, east of SR 277, Chipley	Paved roads; central water from Chipley	LUC not required. Clustered subdivision. Preliminary plat approval pending	3.7 acres of 9 lots
Sheran Whitaker and Penny Pettis	SR 77 at the DOC Facility	Paved	From Low Density Residential to General Commercial for storage buildings and 10,000 sq. ft. office building. Approved by DCA. No development orders applied for.	10.048 acres
Andrew Sherrod/Magnolia Estates	Rufus Road	Unpaved	45-lot clustered subdivision with paved roads. However, the County access road is not paved. Developer must provide pro rata share to pave the unpaved county roads. Developer has not met infrastructure requirements	
Indian Creek Estates/David Evans	SR 20	Paved	28-lot clustered subdivision Phase I – 28-lot Preliminary Plat approved. Currently installing infrastructure. No final plat issued as of 3/30/09. Dev received one-year extension from PC until 1/7/10.	61 acres

Blue Springs Acres /Sikes	Blue Springs Road north of SR 20	Unpaved	Special Exception for Mining Operation. Denied	159 acres
Bert Moore Trustee and Creek Bank Trading	SR 20 West of Strickland	Paved	Ag/Sil to General Commercial pending. Approved. No building permits applied for.	3.0 acres
Cokomo/ Riverchase A. C. Moore	SR 277, Vernon	Paved	Ag/Sil to Medium Density to allow Affordable Housing. Denied by PC. Developer did not appear before Town Council. Denied.	.96 acre
Highland Properties	SR 279, East of Vernon	Paved	Ag/Sil and Gen Comm to High/Medium Density. Approved. Utilities pending. Developer has not pursued commercial development	19.75 acres
Cypress Bay at New Hope	SR Miller's Ferry Road and G. Skipper Road	Paved / Unpaved Section	Clustered Subdivision 41 lot – Preliminary plat approved 9/9/08. Must add fire suppression system to Phase III of plat.	91 Acre Parcel
Spring Water Lake Subdivision	SR 77, South of Sunny Hills on east side of SR 77 at the end of Glendale Drive	Paved	Land Use change not required. Clustered subdivision. Preliminary Plat approval is pending	28.06 acres 18 lots
Barron's Joint Ventures \$ Sunny Hills 77	SR 77, Westside, across from Sunny Hills and south of Leonard Drive	Paved	Land Use Change applied for from Ag/Sil to Gen Commercial for a food mart with gas pumps. No further action on part of developer.	7.591 acre
Elton and Mary Kolmetz	CR 280, Southside (Douglas Ferry Rd)	Paved	Land Use Change from Conservation to General Commercial pending proper delineation of Conservation areas. Developer is making application for on premises consumption of beer and alcohol and may not be able to meet ordinance requirements of the County.	3.00 acres
Aquatic Center, Washington Crossings and Shoreline LLC	Strickland Road, South of SR 20	Partially Paved. Road does not meet current concurrency	Land Use Change submitted for International Aquatic Training facility. Review and continued action dependent on Binding Letter of Interpretation of DRI status provided by the developer from DCA. Project has been abandoned by the co-developer.	775 Acres
James Griffin	SR 77	Paved	Special Exception applied for to all FGT to store equipment and materials on property only for the duration of the pipeline expansion. Upon completion of the project, the property owner will cease this special exception use. Project abandoned by developer	11.1 Acres
Washington County Board of Commissioners	SR 77	Paved	Special Exception for a Type III, Class C landfill for burn disposal of vegetation resulting from BOCC and Washington County maintenance and capital improvements. There will be no	16 Acres

			private use of this pit.	
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L. Waller/F:WP/04/01/09