

**LARGE SCALE AMENDMENTS, PROPOSED SUBDIVISIONS, AND COMMERCIAL DEVELOPMENT
FOR WASHINGTON COUNTY** B April 14, 2008 (Last Update)
2005 - 2006 -2007

<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	Off of Pine Log Road (Unpaved)	Roads paved by developer.	<u>This is an old subdivision</u> , platted 1995. No fire suppression system was included on the orig plat; but distance requirement to nearest fire department met. Drainage problem referred to CE and PWD for further assessment.	34 lots
Timberlakes Subdivision Remains unplatted	Brickyard Road, a paved road	Roads within to be paved	Land Use Change approved. No plat has been filed by developer.	Will have to be less than 625 240 Acres
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	Hwy 77 and 279	Paved	Large Scale Amendment	53 Lots

Company (G. Fleming)			Pending DCA Approval. ORC response filed with DCA on Dec 11, 2006.	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 approval is pending	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	624 863 Acres
Cypress Crossing	Off of Parrish Still Road	Paved	Clustered subdivision. Final Plat approved.	49 248 Acres
Ridge Lake Estates Subdivision-Phase I	Pine Ridge Road	Paved. LUC is not required.	Subdivision application and preliminary plat submitted. This is a minor subdivision. Preliminary Plat approved by PC on July 11 and BOCC on July 27. Stormwater retention being constructed.	8 15 Acres
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 Subdivision. Final Plat approved. .	31lots
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	Elkcam Boulevard,	Paved	Large Scale Amendment.-	300 lots

and Andrew Sherrod	adjacent to Sunny Hills		Agriculture to Low/Medium Density Residential (Planned Unit Development). Approved, but no preliminary plat has been filed.	218 Acres
Emerald Coast Associates, Inc.	Arnold Property Southwest of Ebro	unknown	Large Scale Amendment - Agriculture to Low/Medium Density Residential(Planned Unit Development) Planning Commission recommended not forwarding to DCA on July 11, 2006. BOCC confirmed this on July 27. Amendment not forwarded to DCA. Applicant has not reapplied.	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.	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.	
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 – 04/14/08.	
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.	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.	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.	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.	16 acres 10 Lots
Hicks Lake Plantation Robert & Sandra Redmond	Hicks Lake Lane	Paved	LUC not required Preliminary Plat is pending.	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	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. Tabled.	
Indian Creek Estates/David Evans	SR 20	Paved	28-lot clustered subdivision Phase I – 28-lot Preliminary Plat approved. Currently installing infrastructure	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	SR 20 West of Strickland	Paved	Ag/Sil to General Commercial pending. No building permits applied for.	3.0 acres

Trading				
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.	19.75 acres
Cypress Bay at New Hope	SR Miller's Ferry Road and G. Skipper Road	Paved / Unpaved Section	Clustered Subdivision 41 lot – Review and approval pending. Plat must not include unpaved roads.	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