

## Gadsden County Board of County Commission Agenda Report

**Date of Meeting:** March 18, 2008

**Date Submitted:** March 5, 2008

**To:** Honorable Chairman and Members of the Board of County Commission

**From:** Marlon Brown, County Manager  
William D. McCord, Growth Management Director

**Subject:** Public Hearing -- Chapman-Donofrio Large Scale Comprehensive Plan Amendment -- CPA-2006-02 -- Adoption Hearing (1<sup>st</sup> Reading)

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**Statement of Issue:**

Brian Chapman and Phyllis Donofrio, Owners/Applicant; and Elva L. Peppers, Senior Ecologist, Florida Environmental & Land Services, Inc., Representative; request approval of an ordinance amending the Future Land Use Map (FLUM) to change the land use designation on a 27.4± acre parcel from the Agriculture-3 (AG-3) (1:20) land use category to the Agriculture-1 (AG-1) (1:5) land use category to increase the number of units from two (2) to three (3) units with a capacity for up to five (5) residential units.

- Acreage: 27.4± acres
- Potential Lots: 5 lots
- The property subject to the proposed land use amendment (LUA) is located northwest of Quincy (3.7± miles), northeast of Gretna (2.5± miles), west of SR 267 and southwest of the St. John's Community, on the south side of Shade Farm Road, accessing Pete Smith Road in Township 3N, Range 4W, Sections 22 and 23 (Tax ID # 2-23-3N-4W-0000-00230-0000) (attachment #1).
- Recommendation: The Planning Commission (by a 6-0 vote) and the Growth Management Department recommend that the Board of County Commission approve the Chapman-Donofrio (CPA-2006-02) Future Land Use Map (FLUM) amendment request amending the adopted Future Land Use Map by changing the land use category on a two (2) parcels totaling 52.14± acres (Tax ID # 2-23-3N-4W-0000-00230-0000) (attachment #1) from Agricultural 3 (AG-3) (1:20) to Agricultural 1 (AG-1) (1:5) based on the inconsistency with the Comprehensive Plan and Land Development