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(As proposed?)

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2D Should Chason Woods Modified Proposal be approved?

2 I What modifications to current proposal can be considered?

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5 F Can additional requirements be imposed?

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5 D2 Should BOCC call for additional changes in excess of current standards?

6 Criteria for BOCC options evaluation / decision

6 E1 What criteria for the selection of BOCC options can be considered?

6 E2 What weights should be assigned to these criteria
(assuming not all are equally important)?

7 Wakulla Springs Impact

7 E 1 What impacts will Chason Woods development (proposed) have on Wakulla Springs?

- 7 E 2 What impact will modified C. W. proposal have on Wakulla Springs?
- 7 E 3 What impact would 'conventional' development have on Wakulla Springs?
- 8 Traffic Impact**
 - 8 E 1 What impact will Chason Woods proposal have on area traffic?
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 - 8 E 3 What impact would 'conventional' development have on area traffic?
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 - 16 F2 Have county staff been fired for opposing developments meeting standards?
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17 Public / Voter Opinion

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- 17 I How can CURG influence public opinion?

18 Sensitive area set-aside

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- 18 F1 What are the proposed set-aside areas of the Chason Woods proposal?
- 18D Should the proposed conservation easements be accepted as adequate tradeoff for the increased density of the proposed development?

19 Lot size

- 19 F1 What are the lot size requirements for this area of the county?
- 19 F2 What are the lot sizes of the Chason Woods proposal?
- 19 D Should BOCC grant exceptions for the lot sizes of the Chason Woods proposal?

20 Septic Tank

- 20 F1 What are the requirements for wastewater disposal for this area of the county?
- 20 E What are the performance expectations of regular septic tanks?

21 High Performance Septic Tank (Performance-based Septic Systems)

- 21 E1 What are HPST?
- 21 E2 What are the performance expectations of HPST?
- 21 D Should Leon County impose HPST in the PSPZ?
- 21 F What is the amount of reduction of nitrogen loading HPST's would achieve if Leon County were to impose a HPST ordinance in the PSPZ given that homesteads valued at less than \$204,000 would be exempted?

22 Sewer service

- 22 D Should Leon County extend sewer service to Chason Woods?
 - Yes because sewer would prevent wastewater contamination of the aquifer and Wakulla Springs
 - No because providing sewer to Chason Woods would be a precedent for more development in the area, which should be discouraged
 - No because sewer service would be too expensive for County budget (if the county is paying for it)
 - No because sewer service fees would be unaffordable for the homeowners (if the homeowners are to pay for it)
- 22F1 What would the hookup cost per household for sewer service be? (Thaell 11/18/09)
- 22FIQ What would the 'readiness to serve' charge be for households not ready to hook up to sewer?
- 22F2 What would the annual maintenance charge for sewer service per household be? (Thaell 11/18/09)

23 'Fit' with neighboring areas

23 D Should the BOCC consider 'fit' with neighborhood character in permitting Chason Wood?

24 Public services

24 E What additional public services will be required for the Chason Woods project?

25 Nitrogen Loading

26 Impervious surface 10

27 COMP Plan requirements of local government

28 Homeowner's Association

28 D1 Should HOA be given responsibility for management and monitoring nature reserve areas in a development?

28D2 Should Chason Woods HOA be given responsibility for management and monitoring the nature reserve areas in the Chason Woods development?

29 Wastewater treatment

29D Should enhanced (improved) wastewater treatment solutions be adopted for Chason Woods?

[29 I Available options for wastewater treatment?](#)

[29 C Criteria for wastewater treatment options?](#)

[29T Comparison table for wastewater treatment options](#)

C ISSUE FILE

01 CURG Strategy

01 E What is the main CURG target audience / strategy?

01 I 1 What are possible CURG Strategy Goals?

General:

- Increase rate of growth / development?
- Slow rate of growth of development?
- Improve development quality?
- 'Jack up cost of stupid development' ([Deaton 11/17/09](#))
- 'Slow down development long enough for constricting economy to make stupid development near impossible' (Deaton 11/17/09)
- Getting local proponents of good development organized (Deaton 11/17/09 -2)
- Getting (locality) a reputation of approving good and turning down bad development (Deaton 11/17/09-2)

Specific projects:

Prevent permitting?

Help BOCC make best choice?

Induce improvement of project plans

- at hearings for permit request;
- before submission?

01 I 2 What are possible CURG Strategy Means?

General:

Inform and motivate CURG members?

"act as an educator and distributor of information to its members concerning matters of mutual interest, and advocate actions to be taken. <http://www.curg.org/purpose.html>

Influence public opinion (to guide election decisions)?

Influence Local government decisions?

"monitor and participate in various aspects of local government, such as: City and County Commission meetings and workshops, LPA actions, Planning Commission actions, and any other boards, organizations, or committees formed under the direction of local government which may impact any of the Network's issues."

<http://www.curg.org/purpose.html>

Influence developer decisions?

Specific:

CURG website and listserv information sharing?

Providing information to BOCC /COT?

Providing information to public media?

Chason Woods Project: Permit?1 D Should BOCC approve Chason Woods request (As proposed?)

Yes, because: the project (CW will:

- 1DY1 The Planning Department considers the project to be in compliance with the Comp Plan [>> in Hall 11/23]
- 1DY2 The project provides a conservation easement of over 50% to offset the increase in density (>> in Hall 11/23]
- 1DY3 If the objections voiced against the project are not explicitly disallowed, they must be allowed [>>Hall 11/23]

No, because CW as proposed will:

- 1DN1 Generate excessive VMT (Vehicle Miles Traveled) [>Biblo 10/13]
- 1DN2 Generate excessive air pollution (due to excessive VMT) [>Biblo 10/13]
- 1DN3 Require the removal of excessive amounts of vegetation which violates the spirit of Section 10-7.505 [>Biblo 10/13]
- 1DN4 Being located outside of the Urban Service Area, Require extension of sewer and potable water infrastructure, normally not provided outside USA Section 10-7.524 [>Biblo 10/13]
- 1DN5 Generate 'leapfrog sprawl' development in violation of Section 10-6.613 -- Urban Fringe Zoning -- [> Biblo 10/13]
- 1DN6 Violate spirit of Section 10-7.104 (8): orderly and beneficial development of unincorporated areas; and (10): providing adequate transportation, water, sewerage, schools, parks, playgrounds. [>Biblo 10/13]
- 1DN7 Would constitute a DRI except for the provision of affordable housing in accordance with HB 1363 (15% of units devoted to affordable workforce housing) but has not demonstrated how this would be facilitated [>Biblo 10/13]
- 1DN8 violate lot size requirements.
(deviation approval should be defensible on the Talquin Meadows precedent of 37% reduction for 26% of lots) [>Biblo 10/13]
- 1DN9 If the county imposes the ordinance requiring performance based septic systems (it is not clear whether) the project might exceed the allowable nitrogen loading to protect the aquifer and Wakulla Springs [>Thaell 11/18]
- 1DN10 If the county approves central sewerage, the project could involve building excessive impervious surface that will add pollutants to the stormwater and subsequently to the groundwater [>Thaell 11/18]
- 1DN11 contribute to growth which does NOT pay for itself: Leon county pays \$1.40 for every \$1.- collected in taxes. [>Deaton 11/22]
- 1DN12 constituting sprawl, the project will negatively impact the environment (habitat for other species, water and air quality) [>Deaton 11/22]
- 1DN13 not provide, with the proposed conservation easement, tradeoff a reasonable tradeoff for the increased density [>Hall 11/23]
- 1DN14 not be in compliance with Comp Plan requirements (policy 2.2.2[L] and 1.3.1.[SS] [>Hall 11/23]
- 1DN15 violate the requirements of lot sizes of less than .5 acres if central sewer is not provided [>Hall 11/23]
- 1DN16 not provide adequate assurance that the conservation easement will be managed properly by the Homeowners' Association as proposed by the applicant [Fulford 12/07]

Q: 'Wrong question' (the question can't be decided unless other questions are clarified)

- 1DQ1 What does the Comp Plan specifically require of local government (with respect to proposals such as CW)? [>Thaell11/18]
- 1DQ2 Are there alternatives to performance based septic systems?
What would be the costs of these systems? [>Thaell 11/18]
- 1DQ3 What would be the cost of hookup and maintaining sewer service to the households? [>Thaell 11/18]
- 1DQ4 What would be the ultimate cost of 'doing nothing' (regarding the project)? [>Thaell 11/18]
- 1DQ5 Several outstanding concurrency issues still need to be addressed [>DRC minutes 11/18]
- 1DQ6 Numerous public comments have been received that should be reviewed before the DRC can make a recommendation [>DRC Minutes 11/18]

- 1DQ7 There have been discussions for modifications of the proposal with the applicant for which more time is needed to provide adequate detail [>DRC minutes 11/18]
- 1DQ8 If there is actual demand for this kind of housing and the county denies the project, is there a danger that such projects will be located in neighboring counties (where the environmental impacts will be the same and traffic worse? {Mann 11/20]
- 1DQ9 What are the infrastructure costs for the project and should the developer be asked to pay their fair share? [>Deaton 11/22]
- 1DQ10 Should a decision be made on the basis of current regulations which are inadequate: Should better growth controls be introduced? [>Deaton 11/22]
- 1DQ11 *There seems to be an assumption that some development will occur, and that all development near the Springs will be detrimental, so the focus should be on the question of mitigating the wastewater impact on Wakulla Springs or on the groundwater in general: What are the possible means for reducing groundwater infiltration by wastewater, and esp. nitrogen? [Mann 12/31] >>*

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 - 12 D Should Leon County buy the property to prevent development?
 - 12D2 Should the State of Florida buy the property for preservation?
Yes, to protect Wakulla Springs >> McArthur 12/12/09
No:
IQ: If there is demand for housing, would this not just push development elsewhere--
with the same problems?
IQ Is there demand for this kind of development?
IQ If there is no real demand, was a buyout the real intention of the developers?
IQ What was the purchase price of the property , and its current value?
IQ Should the focus not be on finding better solutions for the wastewater problem?
>>
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 - 13 E What will be the impact on tourism of each alternative?
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21 D Should Leon County impose HPST in the PSPZ?
21DY because

HPST will reduce the nitrogen loading of effluents into ground water;
Nitrogen loading of groundwater should be reduced

21 IQ What are the alternatives to HPST?

And what would be their relative cost differences? (Thaell 11/18/09)

21 F What is the amount of reduction of nitrogen loading HPST's would achieve if Leon County were to impose a HPST ordinance in the PSPZ given that homesteads valued at less than \$204,000 would be exempted? (Thaell 11/18/09)

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23 D Should the BOCC consider 'fit' with neighborhood character in permitting Chason Wood?

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24 E What additional public services will be required for the Chason Woods project?

- h)** (b) & (f)
- l)** (c) & (e)
- j)** (c) & (f)

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(>> McGlynn 12/14/09)

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