

2010-R-018

Property Owner: James Boehm

Existing Zoning: R1 (Single Family Residential)

Proposed Zoning: HCD (Highway Commercial Development)

Existing FLUM: Single Family Residential

Proposed FLUM: Commercial

STAFF ANALYSIS

Part I. General Information:

Applicant: James Boehm

Project Location: 5705 Quintette Road, Pace

Parcel Number(s): 31-2N-29-0000-00200-0000

Parcel Size: 1.0 (+/-) acres

Purpose: Commercial Endeavors

Requested Action(s): (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from R1 to HCD** and,
(2) Small scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from Single Family Residential to Commercial**.

Existing Zoning Description: R1 (Single Family Residential District) allows detached single family residential structures, group homes, and accessory structures and facilities. Maximum allowable density = 4 dwelling units (du) per acre.

Proposed Zoning Descriptions: Highway Commercial Development (HCD) District allows for a wide range of uses appropriate and easily accessible to major transportation corridors.

Automobiles and other vehicular service establishments, motels and hotels, business and professional offices, general retail and eating and drinking establishments, primarily characterize the HCD District. Additionally, this district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use. Multiple family residential uses are allowed as a Conditional Use only upon determination by the Zoning Board of Adjustment.

Existing FLUM: Single Family Residential

Proposed FLUM: Commercial

Current Use of Land: Single Family Residential

Surrounding Zoning: R1 (Single Family Residential District) is north and west of the subject property. HCD (Highway Commercial District) zoning is located south and east along Quintette Road and at the Five Points Intersection.

Rezoning History: In 2005, approximately 2.5 acres on the east side of Quintette Road was rezoned to HCD.

Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

A. Infrastructure Availability:

(1) Predicted Maximum Roadway Impact:

In case of rezonings it is more acceptable to present a worse case scenario analysis as development plans are not finalized and due to the overall permanence of the situation. Assuming all of the projected vehicle trips impact Quintette Road, the current zoning would allow approximately 19 average daily vehicle trips onto Quintette Road. The proposed zoning could produce approximately 314 average daily vehicle trips onto Quintette Road as a worst case scenario. The overall net affect upon the roadway is 295 average daily vehicle trips onto Quintette Road. Rated at LOS Standard "D", the current available capacity of 4038 trips for Quintette Road thus indicates capacity is available for the proposed zoning as a worst case scenario.

(2) Potable Water:

Pace Water System

Maximum Capacity:	11.088 million gallons per day
Average Flow:	3.445 million gallons per day

A letter provided by the applicant from Pace Water System, Inc. indicates that a 6" water main is located on the southwest side of Quintette Rd. The proposed amendment is not expected to create capacity problems for the Pace Water System.

(3) Sanitary Sewer:

Pace Water System

Maximum Capacity:	1.5 million gallons per day
Average Flow:	1.0 million gallons per day

A letter provided by the applicant from Pace Water System, Inc. indicates that sewer service is available via a 6" and 8" forcemain on the northeast side of Quintette Rd. The proposed amendment is not expected to create capacity problems for the Pace Water System.

(4) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

(5) Parks, Recreation and Open Space:

A rezoning to Highway Commercial Development with a future land use amendment to Commercial would not increase demand on recreation facilities.

B. Compatibility:

Several Land Development Code Articles apply with respect to the compatibility and/or suitability of the requested amendment as follows:

Article 6.05.15.A states *"This district is intended to be situated along selected segments of major thoroughfares in the vicinity of major intersections" and "This district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use".*

Policy 5.1.C.8 of the Comprehensive Plan states:

"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."

The property appraiser's assessment of the existing land use surrounding the subject property indicates a variety of commercial, vacant, and single family residences. The proposed zoning would be a minimal and natural extension of the existing highway commercial development zoning surrounding the site that would not degrade residential neighborhoods in the vicinity. Proposed commercial uses of the site is compatible with these existing uses.

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:

"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."

This rezoning request is located within a FEMA Zone "X", which means an area determined to be outside the 500-year floodplain. The National Wetlands Inventory Map indicates there are no wetlands on this site. This request is thus consistent with this policy.

D. Urban Sprawl

Policy 3.1.G.4 of the Comprehensive Plan states:

"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County

Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

The proposed rezoning would not result in a finding of urban sprawl and is consistent with this policy.

2010-R-018 Traffic Analysis Append

Traffic Analysis Append

For the R1 estimation:

Single Family Detached Housing (210)

1 acre x 4 du's/acre = 4 possible units
Average Rate: $9.57 \times 4 = 38.28$ Average Daily Trips
Driveway %: $0.50 \times 38.28 = 19.14$ Average Daily Trips
New Trip % = 100%; $19.14 \times 1.00 = 19.14$ New Daily Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).

For the HCD estimation:

Specialty Retail Center (814)

Applicant has not provided information as to the type of development proposed. In case of rezonings it is more acceptable to present a worse case scenario analysis as development plans are not finalized and due to the overall permanence of the situation. Therefore, a possible building size was determined and applied as the independent variable in order to produce a more general trip generation rate.

Given:

Land Size = 1 acres or 43,560 sq. ft.
Site Plan Requirements = 15% pervious cover required.
Parking Requirements = Equipment service: 1 space for every 250 sq. ft. of gross area (4 spaces/1,000 sq. ft.); Parking/Driveway/Aisle Estimation = 325 sq. ft. per space
Wetland area = 0

Buildable area = building pad + parking lot
 $y =$ sq. ft. gross floor area of building pad in thousands

$$\begin{aligned} 43,560 \times .85 &= 1,000y + (y \times 4 \times 325) \\ 37,026 &= 1,000y + 1300y \\ 37,026 &= 2,300y \\ y &= 16.09 \end{aligned}$$

Building size = $16.09 \times 1,000$ square feet = 16,090 square feet gross floor area.
ITE Average Rate: $44.32 \times 16.09 = 713.10$ Average Daily Trips
Driveway %: $0.50 \times 713.10 = 356.55$ Average Daily Trips
New Trip % = 88%; $356.55 \times 0.88 = 313.76$ New Daily Trips

Selection of the ITE data plot (814) for specialty retail center was made because the applicant did not indicate the requested use for the rezoning. The independent variable (1,000 sq. ft. Gross Floor Area) was chosen for reasons described above and in accordance with professionally accepted practices: there was a coefficient of determination of 0.69 for this data plot; the standard deviation was 15.52; and there was a small sample size (4 studies).



Gregory S. Brown, CFA
Santa Rosa County
Property Appraiser

6495 Caroline Street
 Milton, Florida 32570

(850) 983-1880 Voice
 (850) 623-1284 Fax
info@srcpa.org

Ownership Information	
Owner	BOEHM JAMES R & BERNICE D
Name2/Address	5342 STAFFORD CIR
Address	
City, State, Zip	PACE, FL 32571

Parcel ID	31-2N-29-0000-00200-0000	Exempt Code		Show Parcel Map
Phys. Loc	5705 QUINTETTE RD	Tax District Number	22	
Tax District Name	Pace	Millage Rate	13.7153	

2010 Certified Values	
Land Value	15,200
Building Value	58,731
Misc Value	4,656
Just Value*	78,587
Assessed Value	78,587
Exempt Value	0
Taxable Value	78,587

General Information	
DOR Code	000100
BLDG CNT	1
XF/OB CNT	3
ACRES	1.000

[Tax Collector Data](#)

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Legal Information	Show Expanded Legal Description
COM NE SEC CORN THN S 1105.5	
FT THN W 202.2 FT TO W R/W OF	
SR 184 FOR POB THN W 225.29 FT	

**** Legal description is for reference only and should not be used for Legal documents****

Sales Information				Sales in Area	
OR Book/Page	Sale Date	Sale Amount	Inst Type	Vac/Imp	Q/U
2997/725	08/06/2010	70,100	SW	I	Q
2982/1421	04/01/2010	90,000	WD	I	U
2727/1444	05/01/2007	165,000	WD	I	U
1700/1452	07/01/1998	95,500	WD	I	Q
1408/298	03/01/1994	65,000	WD	I	Q

Click Book/Page Number to Retrieve Clerk Of Court Information on Sale.

Land Information									
Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Adj Unit Price	Land Value
1	000100	SFR	R1 *	0	0	0000001.000	AC	15200.000	15200

[Show Zoning](#)

[Display Building Information](#)

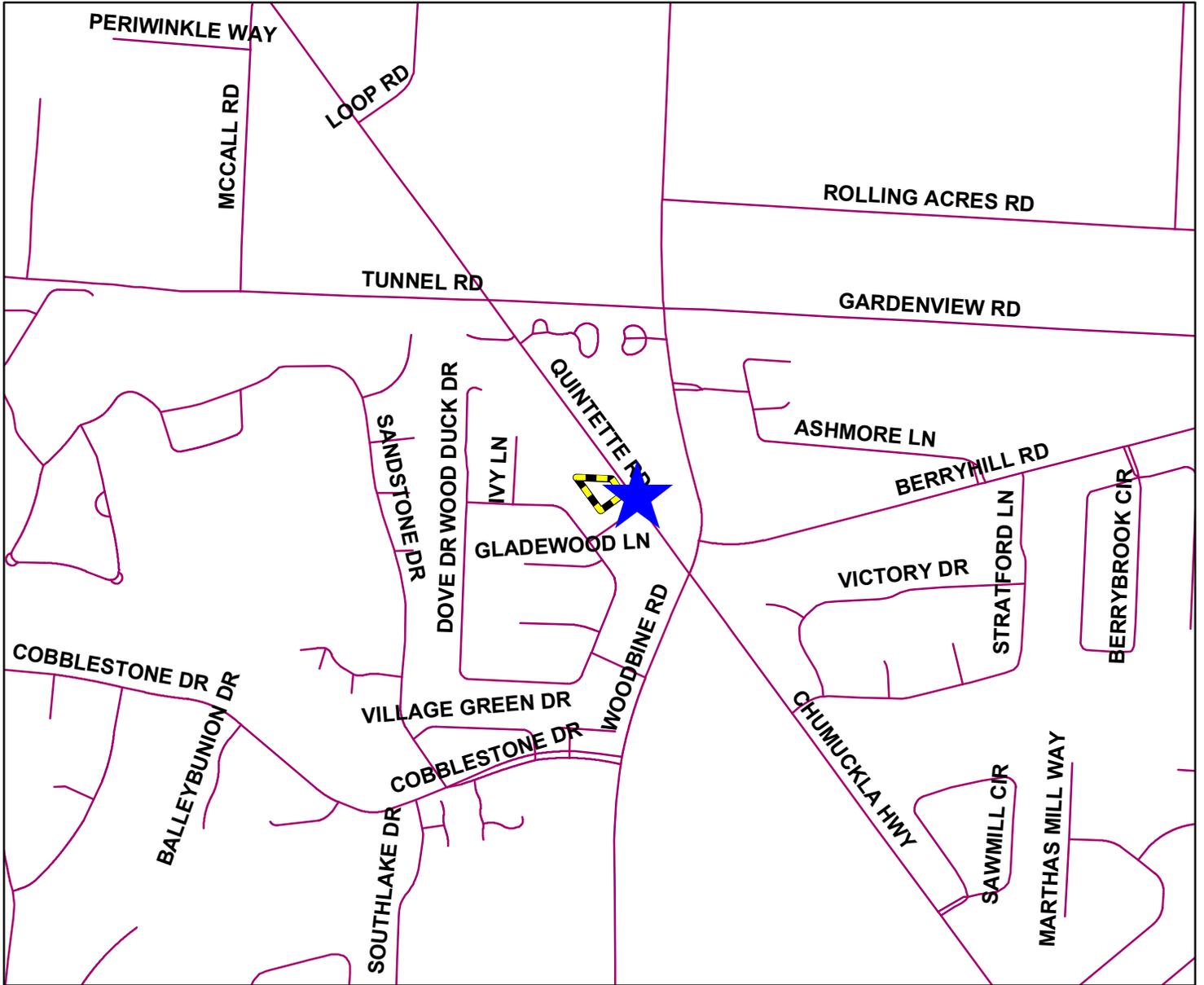
[Previous Parcel](#)

[Return to Main Search](#)

[Next Parcel](#)

[Santa Rosa Home](#)

Location Map (2010-R-018)



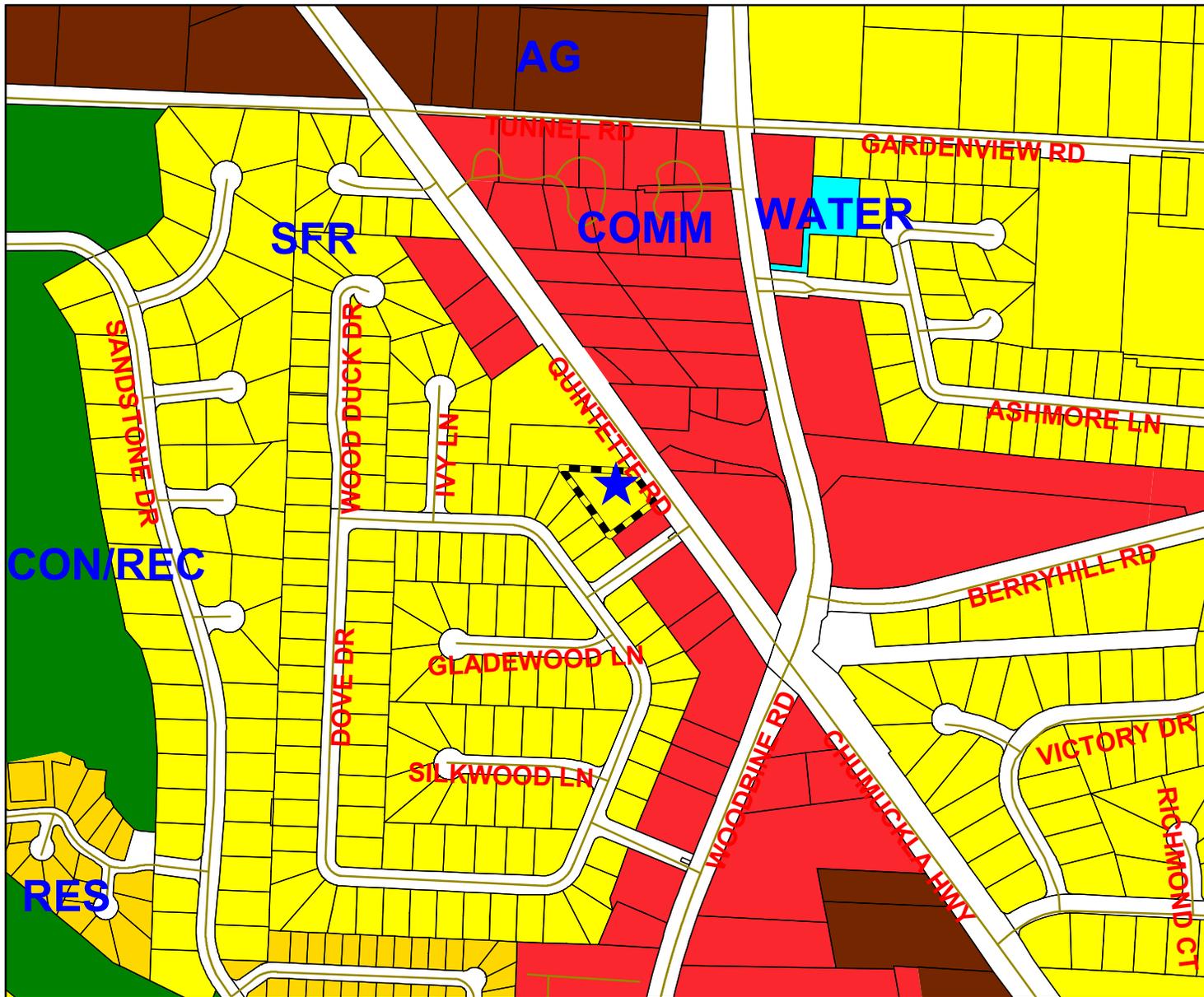
1 inch = 1,000 feet



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Future Land Use (2010-R-018)



1 inch = 500 feet



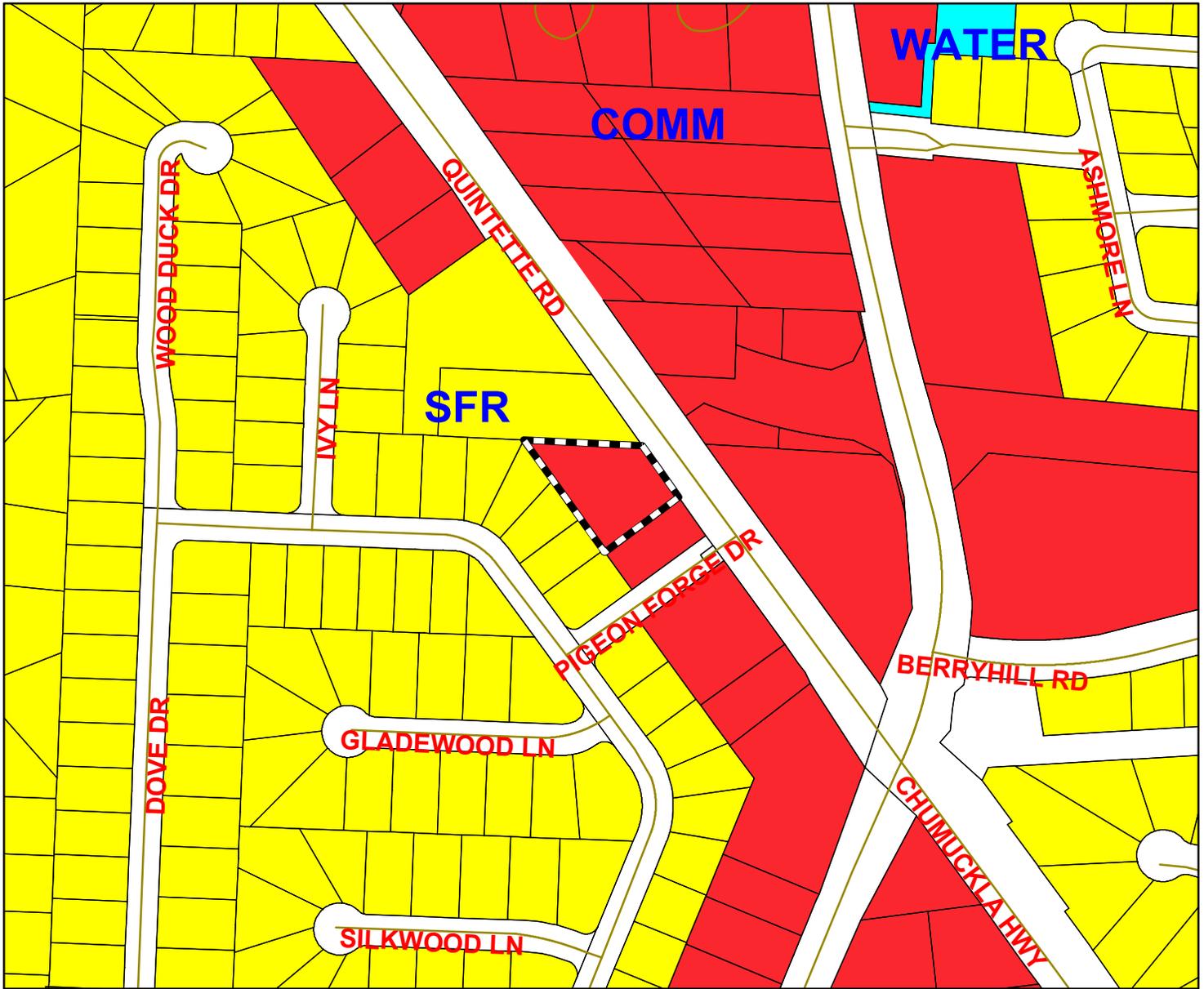
Legend

10-R-018_Rezoning	CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
Streets	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
Parcels	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
FLUM	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
AGRICULTURE (AG)	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
SINGLE FAMILY RESIDENTIAL (SFR)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
MEDIUM DENSITY RESIDENTIAL	MILITARY (MIL)	CITY
RESIDENTIAL (RES)	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
COMMERCIAL (COMM)	NAVARRE BEACH COMMERCIAL (NBCOMM)	WATER

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Proposed Future Land Use (2010-R-018)



1 inch = 300 feet



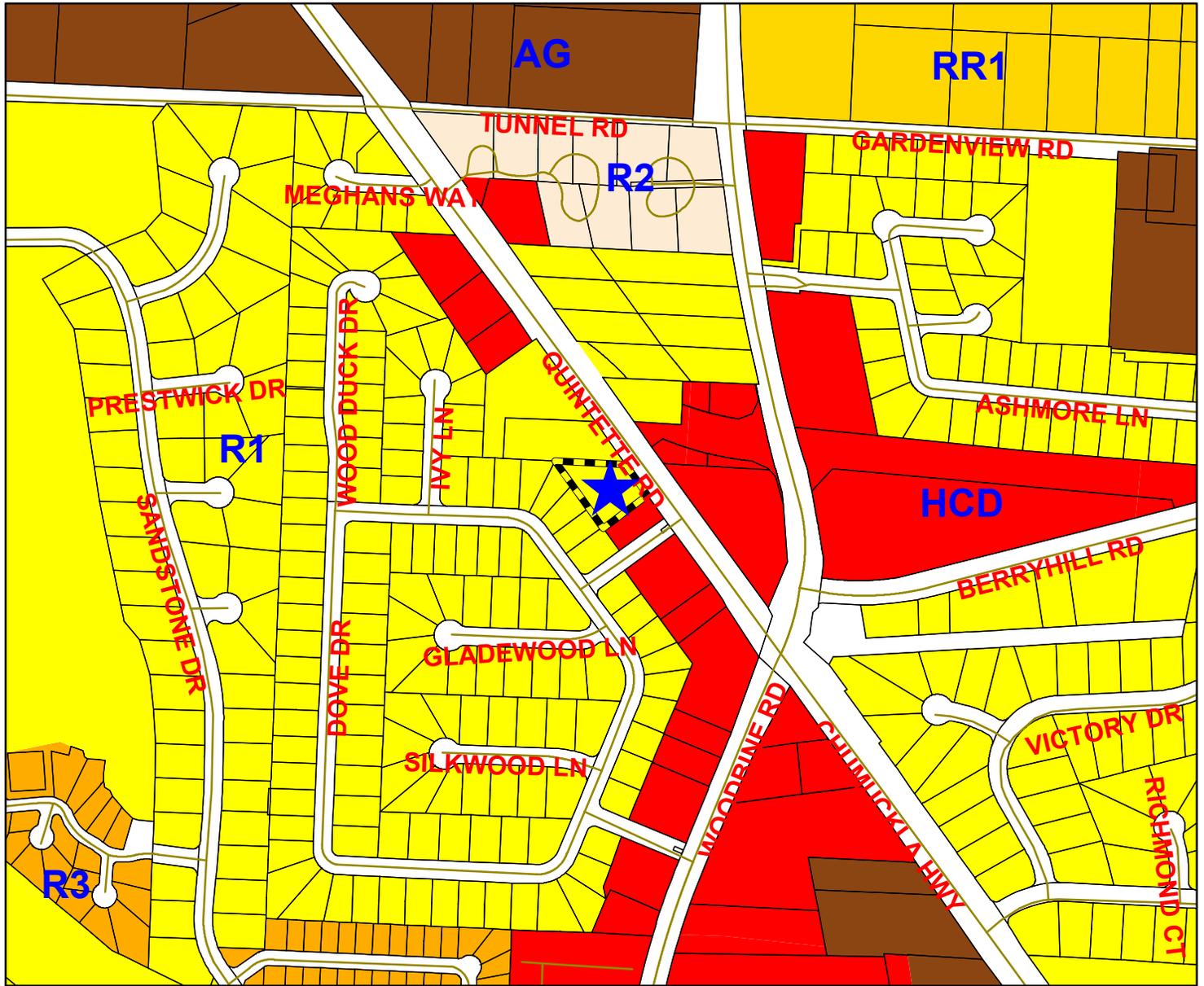
Legend

10-R-018_Rezoning	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
Streets	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
FLUM	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
AGRICULTURE (AG)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	CITY
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBCOMM)	WATER
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	
CONSERVATION/RECREATION (CON/REC)		

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Current Zoning (2010-R-018)



1 inch = 500 feet



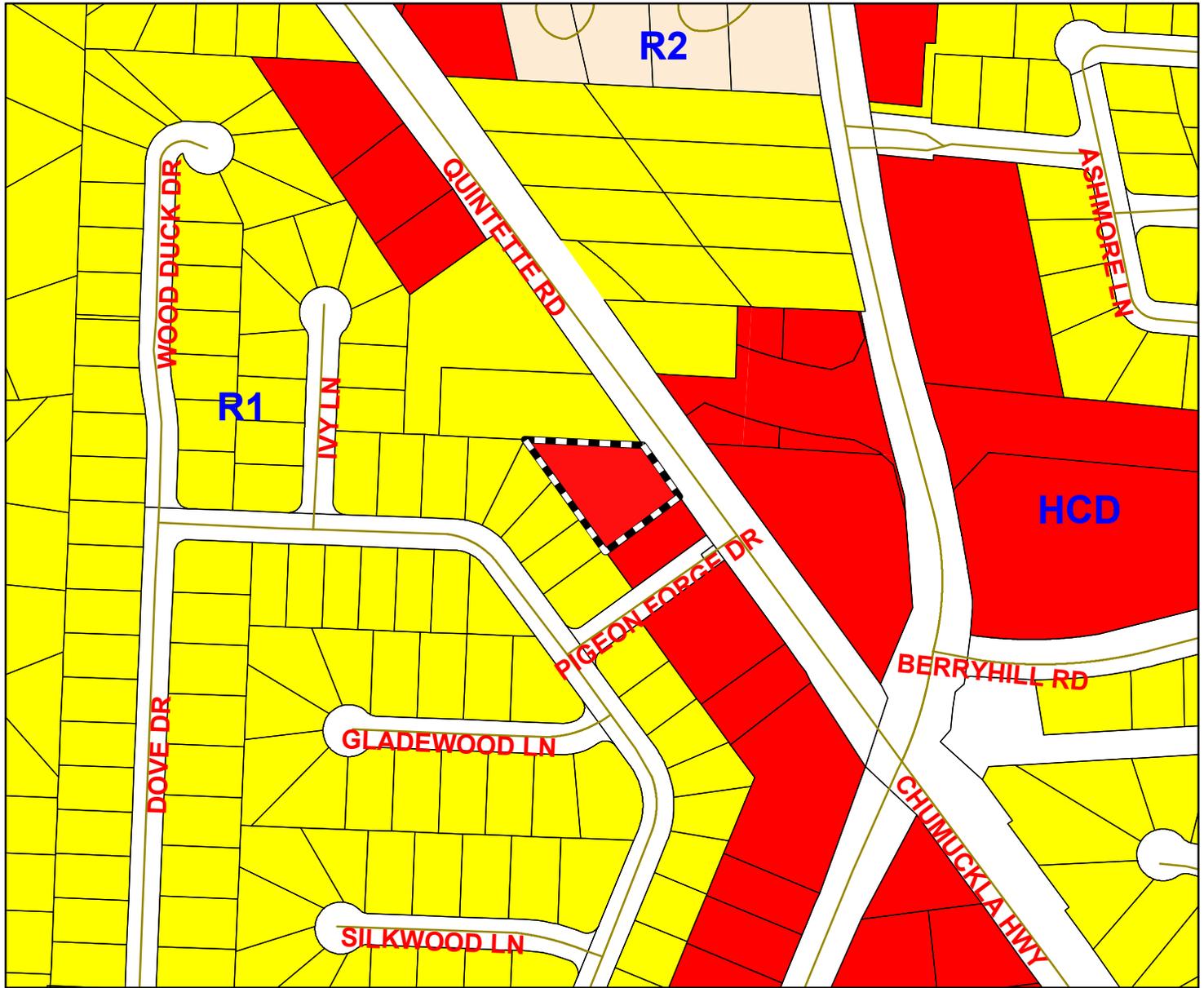
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10-R-018_Res zoning	Restricted Industrial (M-1)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Beach - Commercial
Streets	M1 within an Accident Potential Zone (M1-APZ)	R1 within the Heart of Navarre (R1-HON)	Hotel - Navarre Beach
Parcels	M1 within the Heart of Navarre (M1-HON)	Single Family Residential (R-1A)	Navarre Beach - High Density
Zoning District	General Industrial (M-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Medium Density
Agriculture/Rural Residential (AG)	M2 within an Accident Potential Zone (M2-APZ)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Planned Mixed Use Development
AG within an Accident Potential Zone (AG-APZ)	Planned Industrial Development (PID)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Conservation/Recreation
Agriculture (AG2)	Neighborhood Commercial (NC)	Medium Density Residential (R-2)	Navarre Beach - Single Family
AG2 within an Accident Potential Zone (AG2-APZ)	NC-APZ	R2 within an Accident Potential Zone (R2-APZ)	Navarre Beach - Medium High Density
Marina (C-1M)	NC within the Heart of Navarre (NC-HON)	R2 within the Heart of Navarre (R2-HON)	Navarre Beach - Utilities
Marina and Yacht Club (C-2M)	Passive Park (P-1)	Medium Density Mixed Residential (R-2M)	State
Historical/Commercial (HC-1)	P1 within the Heart of Navarre (P1-HON)	R2M within an Accident Potential Zone (R2M-APZ)	State within an Accident Potential Zone (STATE-APZ)
Highway Commercial Development (HCD)	Active Park (P-2)	R2M within the Navarre Town Center (R2M-NTC)	RAIL
HCD within an Accident Potential Zone (HCD-APZ)	P2 within an Accident Potential Zone (P2-APZ)	Medium High Density Residential (R-3)	Right of Ways
HCD within the Heart of Navarre (HCD-HON)	P2 within the Heart of Navarre (P2-HON)	Rural Residential Single Family (RR-1)	Military
HCD with the Navarre Town Center (HCD-NTC)	Planned Business District (PBD)	RR1 within an Accident Potential Zone (RR1-APZ)	Water
Historical/Single Family (HR-1)	Planned Unit Development (PUD)	Navarre Town Center 1 (TC1)	Municipal Boundaries
Historical/Multiple Family (HR-2)	Single Family Residential (R-1)	Navarre Town Center 2 (TC2)	

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Proposed Zoning (2010-R-018)



1 inch = 300 feet



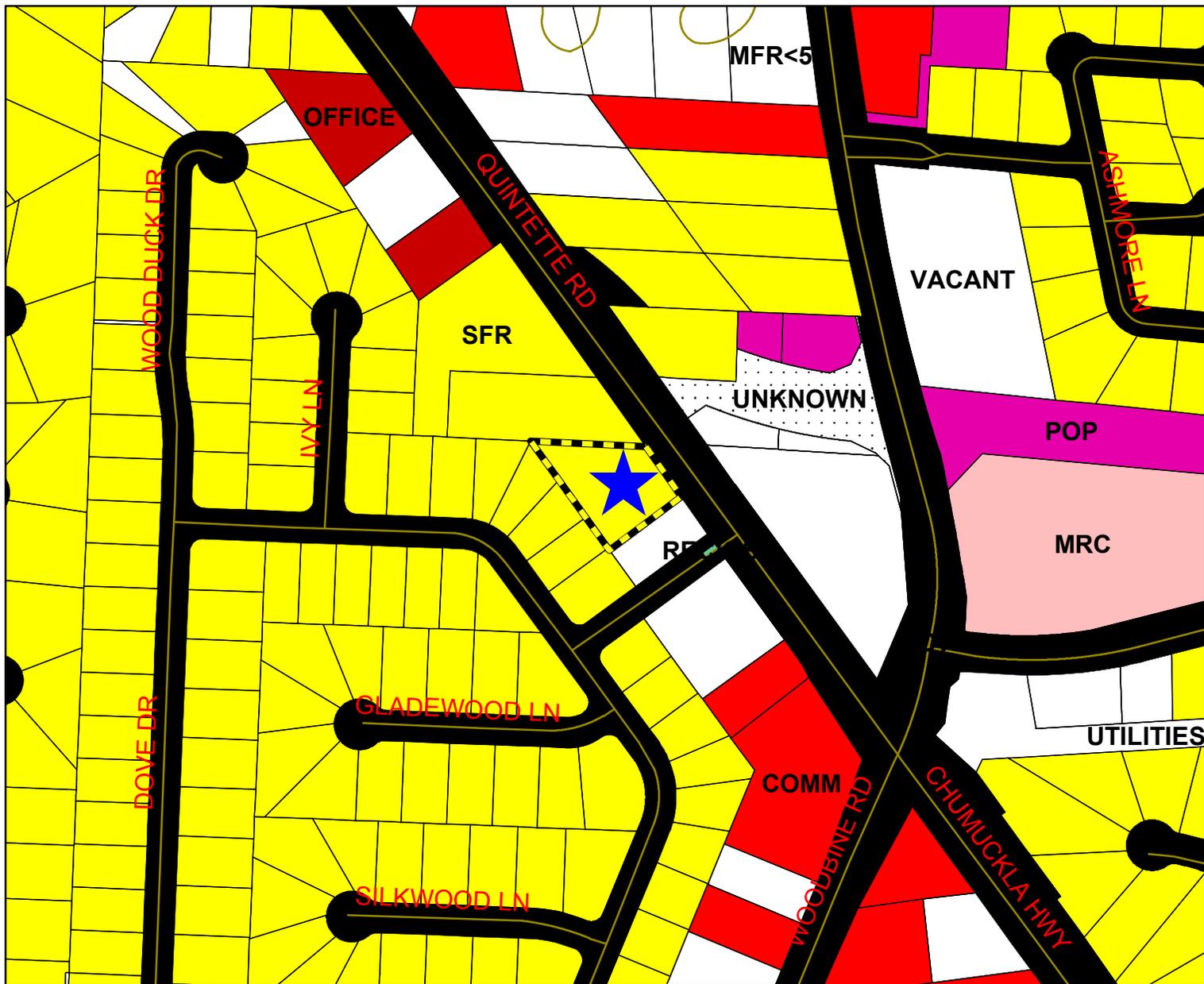
Legend

- | | | | |
|---|---|---|---|
| 10-R-018_Rezoning | Restricted Industrial (M-1) | R1 within an Accident Potential Zone (R1-APZ) | Navarre Beach - Commercial |
| Streets | M1 within an Accident Potential Zone (M1-APZ) | R1 within the Heart of Navarre (R1-HON) | Hotel - Navarre Beach |
| Parcel Lines | M1 within the Heart of Navarre (M1-HON) | Single Family Residential (R-1A) | Navarre Beach - High Density |
| Zoning District | General Industrial (M-2) | Mixed Residential Subdivision (R-1M) | Navarre Beach - Medium Density |
| Agriculture/Rural Residential (AG) | M2 within an Accident Potential Zone (M2-APZ) | R1M within an Accident Potential Zone (R1M-APZ) | Navarre Beach - Medium Mixed Use Development |
| AG within an Accident Potential Zone (AG-APZ) | Planned Industrial Development (PID) | R1M within the Heart of Navarre (R1M-HON) | Navarre Beach - Conservation/Recreation |
| Agriculture (AG2) | Neighborhood Commercial (NC) | Medium Density Residential (R-2) | Navarre Beach - Single Family |
| AG2 within an Accident Potential Zone (AG2-APZ) | NC-APZ | R2 within an Accident Potential Zone (R2-APZ) | Navarre Beach - Medium High Density |
| Marina (C-1M) | NC within the Heart of Navarre (NC-HON) | R2 within the Heart of Navarre (R2-HON) | Navarre Beach - Utilities |
| Marina and Yacht Club (C-2M) | Passive Park (P-1) | Medium Density Mixed Residential (R-2M) | State |
| Historical/Commercial (HC-1) | P1 within the Heart of Navarre (P1-HON) | R2M within an Accident Potential Zone (R2M-APZ) | State within an Accident Potential Zone (STATE-APZ) |
| Highway Commercial Development (HCD) | Active Park (P-2) | R2M within the Navarre Town Center (R2M-NTC) | RAIL |
| HCD within an Accident Potential Zone (HCD-APZ) | P2 within an Accident Potential Zone (P2-APZ) | Medium High Density Residential (R-3) | Right of Ways |
| HCD within the Heart of Navarre (HCD-HON) | P2 within the Heart of Navarre (P2-HON) | Rural Residential Single Family (RR-1) | Military |
| HCD with the Navarre Town Center (HCD-NTC) | Planned Business District (PBD) | RR1 within an Accident Potential Zone (RR1-APZ) | Water |
| Historical/Single Family (HR-1) | Planned Unit Development (PUD) | Navarre Town Center 1 (TC1) | Municipal Boundaries |
| Historical/Multiple Family (HR-2) | Single Family Residential (R-1) | Navarre Town Center 2 (TC2) | |

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Existing Land Use Map (2010-R-018)



1 inch = 300 feet



Legend

10-R-018_Resoning	City	Recreation/Open Space
Water Bodies	Commercial	Right of Way
Streets	Institutional	Single Family Residential
Parcels	Military	Silviculture
ELUM	Mixed Residential/Commercial	Unknown
CATEGORY	Office	Vacant
Agriculture	Public Owned Property	Water
Agriculture Homestead	Recreation/Commercial	
Condo/Townhomes		

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Aerial View (2010-R-018)



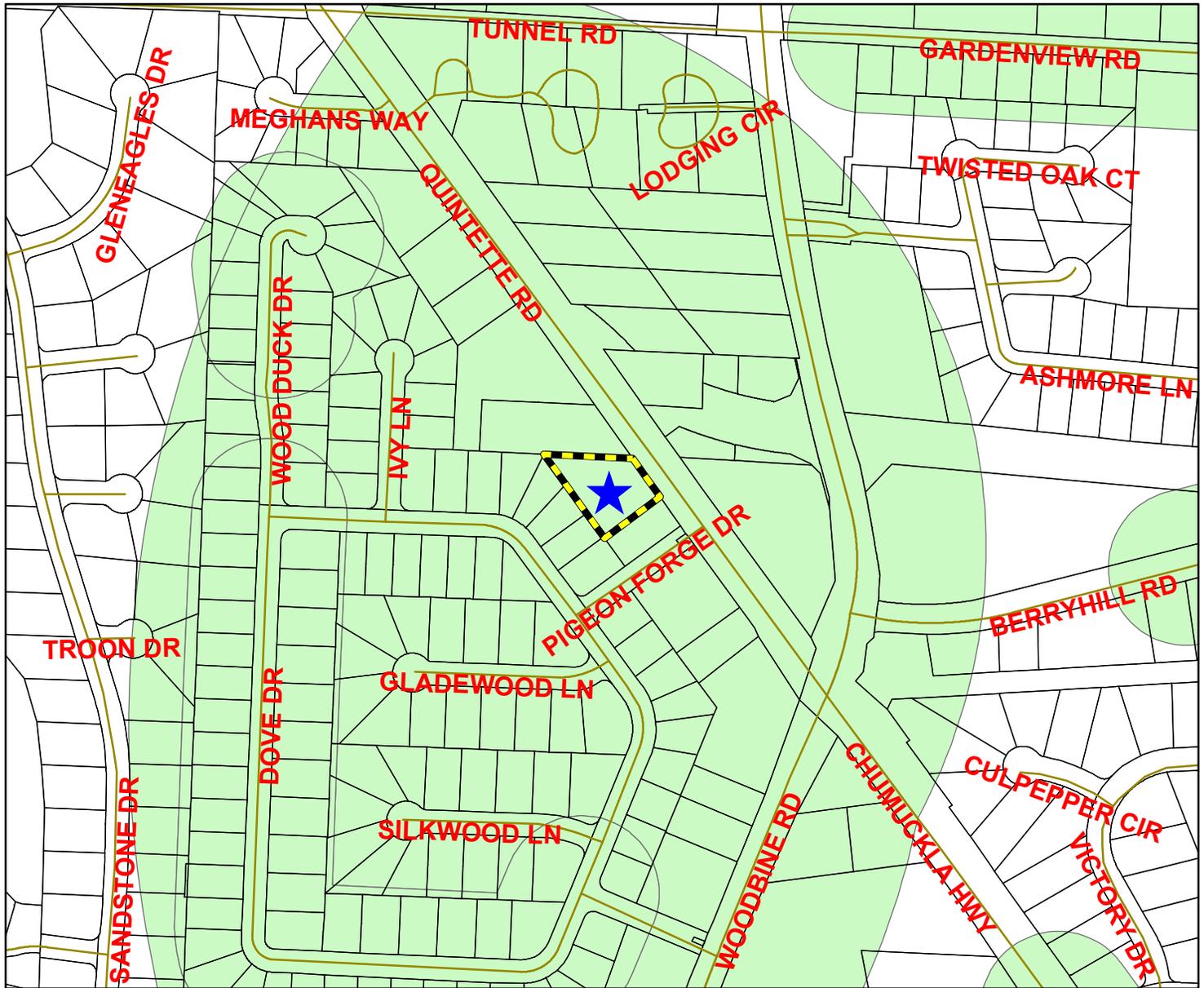
1 inch = 200 feet



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(2010-R-018)
Storm Water Problem Areas
Identified by Santa Rosa County



Legend

-  10-R-018_Rezoning
-  Streets
-  PendingRezoning
-  Parcels
-  SWProblemAreas



1 inch = 400 feet

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Comments
Support & Opposition

2010-R-018

Shawn Ward

From: dswardwell [dswardwell@att.net]
Sent: Wednesday, October 06, 2010 12:44 PM
To: Shawn Ward
Subject: 10-R-018 Zoning

Hi Shawn;

This is in regards to property at 5705 Quintette Rd. Pace.

10-R-018 Zoning

I live on Meghans Way with my backyard up against Tunnel Road. We are constantly battling traffic noise. With this property zoning to possibly change to commercial would add more noise and quality of life issue would increase.

We live on a cul-de-sac, across from us is a multiple complex of townhomes, there are several families in the area with the school bus stop being at Meghans Way.

Daily we deal with semi-truck noise. The most offensive being the log trucks that go 55 then hit their engine brakes when the light at 5 points changes, because they are going too fast. I know at some point there is going to be a horrible accident at 5 points because of the trucks and cars coming from Berryhill turning left into oncoming traffic.

With more businesses the creation of more traffic and more semi trucks, trash trucks, etc.

We do not receive the county services we should, like road cleanup, maintenance, etc. It all seems to stop at 5 points. I clean the road from Tunnel to Quintette up to the new business on Quintette. When that new business went in, we heard back-up beepers and construction for hours each and every day for months, I don't know how the people that have there homes right behind it lived through it.

The county planned to change the 5 points with a light change at Berryhill! We have followed along on the website and see nothing is happening. The county approved the homes built on Meghans Way in 2003. The Autumn Run homes have been there much longer and get the brunt of 5 point noise.

Our property values will decline when people see too much commercial in one area, and being a cul-de-sac, we remain single family zoned. So the impact of this weighs heavy on several families.

I called the DOT, FHP and Sheriff about the abusive noise and traffic on Quintette leading up to 5 points. Many of the trucks that pass by here are going to fast, are not being properly maintained (especially the log trucks.) Now DOT does come by and park once-in-awhile after I called but still do not regulate the **noise**.

If they approve this and the traffic increases (trucks, etc.) how will they regulate it, how will they maintain the road. They will not because of limited funds, but we will pay the price in property value decrease, quality of life and danger from unregulated delivery trucks.

Thank you,
Debbie Wardwell

Shawn Ward

From: Kimberly Weekley [kimberlyweekley@hotmail.com]
Sent: Tuesday, October 05, 2010 9:24 PM
To: Shawn Ward
Subject: Amendment Application No. 2010-R-018; for Mr. James Boehm

Dear Mr. Ward,

I have received the notice regarding a request to rezone the property located at 5705 Quintette Road, from residential to commercial. My residence is near this location as I live in Autumn Run subdivision.

I am against this rezoning. At present when I am in my home with the doors and windows closed, I can hear large trucks, loud motorcycles and sirens on a consistent basis at all hours of the day and night. My family and I moved from Pensacola to Pace to enjoy the peace and quiet of this community. Autumn Run was the perfect choice because the homes are pleasant and affordable, and conveniently located off of Woodbine Road. As the five points area grows more commercial, peaceful and quiet is no longer the atmosphere in my neighborhood. My neighbors and I are hardworking folks, family-orientated and we take pride in where we live. If Santa Rosa County continues to allow commercial growth so close to Autumn Run, this neighborhood will suffer.

Autumn Run subdivision is one of the few residential communities off of Woodbine Road that is still very affordable and great for families, please don't ruin it by allowing this rezoning request.

Sincerely,
Kimberly Weekley

Shawn Ward

From: Mary Ellen [gmaryell@bellsouth.net]
Sent: Wednesday, October 27, 2010 5:43 PM
To: Shawn Ward
Subject: Rezoning

As a property owner in Autumn Run Subdivision, I am extremely disturbed by the possibility of rezoning the land behind me to HCD (2010-R-018)

This is like "icing on the cake" to a senior citizen like me. Between the uncertainty of Medicare, the lack of income increase for Social Security recipients, the lack of candidates with integrity who are trying to run this beautiful state, and the economic mess we are currently experiencing, all that I need now is a 24 hour per day business in my back yard.

Can there be no compromise to avoid this absurd greedy action?

When I purchased this home, I thought it was a pleasant residential area. It will not remain that way if HCD is allowed for that land on Quintette Road.

Please consider the residents and put yourself in our shoes to see how you would feel.

Thank you for you consideration.

Sincerely, Mary Ellen Gilmore
5716 Ivy Lane
Pace, FL 32571

Email secured by Check Point

John Brown
5660 Dove Drive
Pace, FL 32571

October25, 2010

Shawn Ward, Planner II
Santa Rosa County Development Services

Dear Mr. Ward and the Santa Rosa BOCC-

I am writing today to express my concern and to ask for your support in denying the request for rezoning mentioned in application 2010-R-018.

I live adjacent to the property listed in the application at 5705 Quintette Road. My family and I have made a commitment to stay here for the foreseeable future. We have remodeled our home added room and built a pool in the last 2 years. It upsets me to think there could soon be a lighted parking lot and/or a drive up window and speaker and/or other audible and visual disturbances located on the said property which no fence or undeveloped strip would prevent from spilling over onto my property and home. Not to mention an unforeseen job transfer or loss which could force me to move. The possibility of the aforementioned changes would reduce to desirability and appeal of my property in an already suppressed real estate market.

I am a 21 year resident of Santa Rosa County and I am proud of the progress we have made as a community. This is very apparent in the areas surrounding Pace. With that being said, I am not opposed to progress. However, a zoning delineation of HCD could allow a wide variety of business possibilities. I feel a compromise can be reached which would limit the possibilities for businesses and allow for a more natural transition to commercial and still protect the surrounding residential property values.

Thanks in advance for your support.

John Brown

October 27, 2010

RE: Rezoning FLUM Amendment Application 2010-R-018

Although I am unable to attend the meeting Of the BOCC on October 28, 2010, I would like to express my discontent with this request for rezoning.

Any business that could be located there..if an all night type (or drive thru business), would clearly expose the long time residents to disturbances and possible dangers. A previously desirable and safe neighborhood could be transformed.

Autumn Run homeowners have been diligent and conscientious to maintain the quality of the neighborhood. Please do not reverse their progress.

Thank you,

Melissa Higgins
5724 Ivy Lane
Pace, Florida
32571

October 27, 2010

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Thank you,

Valerie Campbell
5733 Dove Drive
Pace, FL 32571

October 27, 2010

RE: Rezoning FLUM Amendment Application 2010-R-018

Although I am unable to attend the meeting Of the BOCC on October 28, 2010, I would like to express my discontent with this request for rezoning.

Any business that could be located there..if an all night type (or drive thru business), would clearly expose the long time residents to disturbances and possible dangers. A previously desirable and safe neighborhood could be transformed.

Autumn Run homeowners have been diligent and conscientious to maintain the quality of the neighborhood. Please do not reverse their progress.

Thank you,

Saturn
Trainer
5717 Ivy Lane
Pace, FL

To : Shawn Ward
BOCC

RE: Rezoning FLUM Amendment application
2010-R-018

I am strongly opposed to the above amendment application. It has the potential of changing a nice quiet neighborhood into a less desirable place to live. With the real estate market declining, there would be no chance for the home owners of Autumn Run to relocate because of commercial properties with less than desirable business hours (and customers).

The most recent change on Quintette road affecting our neighborhood is a large metal building with a large holding pond. But at least it operates during daylight hours

Thank you for listening to my objections.
Sincerely,

Larry Feenan
5713 Ivy Lane
Pace 32571

Shawn Ward

From: Charles Moulis [chuckmoulis@live.com]
Sent: Thursday, October 21, 2010 6:30 PM
To: Shawn Ward
Subject: Commercial Zoning of land adjacent to the Autumn Run Subdivision

Dear Mr. Ward:

As a resident of subject Subdivision I am not in favor of rezoning the property on Quintette Road to a carte blanche Commercial rating.

Yours truly;

Charles L. Moulis
5649 Dove Drive
Pace, Fl. 32571

October 27, 2010

RE: Rezoning FLUM Amendment Application 2010-R-018

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Any business that could be located there..if an all night type (or drive thru business), would clearly expose the long time residents to disturbances and possible dangers. A previously desirable and safe neighborhood could be transformed.

Autumn Run homeowners have been diligent and conscientious to maintain the quality of the neighborhood. Please do not reverse their progress.

Thank you,

Daniel & Julie Watts
5721 Ivy Lane
Pace, FL 32571
(850) 995-2641