

2010-R-022

Property Owner: Teresa Fedonczak

Existing Zoning: NBMD (Navarre Beach Single Family)

Requested Zoning: NBMD (Navarre Beach Low Density Residential)

Existing FLUM: Navarre Beach Medium Density Residential

Requested FLUM: Navarre Beach Medium Density Residential

STAFF ANALYSIS

Part I. General Information:

Applicant: Teresa Fedonczak

Project Location: 8031 and 8029 Gulf Boulevard, Navarre Beach

Parcel Number(s): 28-2S-26-9180-00200-0110 and 28-2S-26-9180-00200-0120

Parcel Size: .58 (+/-) acres

Purpose: Townhomes

Requested Action(s): (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from NBSF to NBMDR** and,
(2) Small scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from Navarre Beach Low Density Residential to Navarre Beach Medium Density Residential.**

Existing Zoning Description: Navarre Beach Single Family (NBSF) District Permitted uses within this category include single family and accessory structures. This district is intended to be a low population density area. The maximum allowable density within the category is one (1) dwelling unit per platted lot.

Proposed Zoning Descriptions: Navarre Beach Medium Density Residential (NBMDR) District Permitted uses within this category include single family and multi family homes (townhomes, duplexes, triplexes, quadraplexes, condominiums) and accessory structures. This category shall only be located in Navarre Beach where lower density residential development is desirable due to environmental sensitivity and threat of natural disaster destruction. The maximum allowable density within the category is ten (10) dwelling units per acre of land.

Existing FLUM: Navarre Beach Low Density Residential

Proposed FLUM: Navarre Beach Medium Density Residential

Current Use of Land: Vacant

Surrounding Zoning: The property is surrounded by Navarre Beach Single Family (NBSF) district. Navarre Beach Medium High Density (NBMHD) district is located approximately 700' west.

Rezoning History: No rezonings have occurred in the vicinity of the subject property.

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

A. Infrastructure Availability:

(1) Predicted Maximum Roadway Impact:

The current zoning could produce approximately 10 daily vehicle trips onto Gulf Boulevard as a worst case scenario using the entire .58 acre site. The proposed zoning could produce approximately 28 new daily vehicle trips onto Gulf Boulevard as a worst case scenario using the entire .58 acre site. The overall net affect upon the roadway is 18 new daily vehicle trips. Rated at LOS Standard "D", the current available capacity of 6,104 trips thus indicates available capacity for the proposed zoning and is not expected to decrease the LOS below its current "D" Standard. Specific traffic computations are provided as an appendix to this analysis.

(2) Potable Water:

Navarre Beach Water & Sewer Department

Maximum Capacity: 1 million gallons per day
Average Flow: .350 million gallons per day

The proposed amendment is not expected to create capacity problems for the Navarre Beach Water & Sewer Department as indicated in the verification request form.

(3) Sanitary Sewer:

Navarre Beach Water & Sewer Department

Maximum Capacity: .900 million gallons per day
Average Flow: .600 million gallons per day

The proposed amendment is not expected to create capacity problems for the Navarre Beach Water & Sewer Department as indicated in the verification request form.

(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 NBMD with a future land use amendment to Navarre Beach Medium Density Residential 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:

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 majority of uses surrounding the site are single family residential, townhomes, condos, County owned property, and vacant parcels. The proposed rezoning/ comprehensive plan future land use amendment will allow a maximum of 5 lots; therefore, creating a net increase of 3 dwelling units. Additionally, adjacent east are four (4) existing townhomes located on .28 acres of property. The proposed use is compatible with the surrounding uses.

C. Suitability:

Policy 7.1.A.3 of the Santa Rosa County Comprehensive Plan States:

"Coastal High Hazard Areas shall be defined as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. A generalized map of the Coastal High Hazard Areas (CHHA) in Santa Rosa County is depicted on the Future Land Use Map Series".

The subject property is located on a barrier island. Maps indicate that the property is located within a category 3 hurricane storm surge zone, outside of the CHHA.

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."

LDC Article 12.04.00 (B) states *"V Zone Construction Standards Apply to all major structures on NB"*.

LDC Article 12.04.02 A. Navarre Beach states *"The minimum elevation for the underside of the building support structure (lowest horizontal supporting member) shall be seventeen (17) feet in those areas designated as V-Zones by FEMA and Twelve (12) feet NGVD in all other areas in the Navarre Beach Administrative (Planning) Area"*.

The property is in a V-Zone designated by FEMA. So the elevation requirement would be seventeen (17) feet mean sea level to the bottom of the lowest horizontal supporting member. It is also south of the CCCL so DEP will have to be involved in any request to construct.

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 rezoning would not result in a finding of urban sprawl.

E. Consistency with Navarre Beach Master Plan (NBMP)

The Navarre Beach Masterplan recommended Future Land Use Map (FLUM) identifies this area for low density residential. The request is inconsistent with the NBMP.

2010-R-022 Traffic Analysis Append

For the NBSF estimation:

Single Family Detached Housing (210)

1 dwelling unit per platted lot = 2 Possible Units

ITE Average Rate: $9.57 \times 2 = 19.14$ Average Daily Vehicle Trips

Driveway %: $0.50 \times 19.14 = 9.57$ Daily Vehicle Trips

New Trip % = 100%; $9.57 \times 1.00 = 9.57$ New Daily Vehicle 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 was 3.69 for this data plot; and there was a large sample size (350 studies).

For the NBMD estimation:

Single Family Detached Housing (210)

.58 acres x 10 du's/acre = 5.8 possible units

Average Rate: $9.57 \times 5.8 = 55.50$ Average Daily Trips

Driveway %: $0.50 \times 55.50 = 27.75$ Average Daily Trips

New Trip % = 100%; $27.75 \times 1.00 = 27.75$ 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 was 3.69 for this data plot; and there was a large sample size (350 studies).

Y:\PlanZone\2010 CPA & Rezonings\Individual projects for 2010\2010-R-022; Fedonczak; SSA NBLDR to NBMD; Rezone NBSF to NBMD (.58 acres)\10-R-022 Traffic Analysis Append.doc



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	FEDONCZAK TERESA W
Name2/Address	362 JASMINE AVE
Address	
City, State, Zip	VALPARAISO, FL 32580

Parcel ID	28-2S-26-9180-00200-0110	Exempt Code	41	Show Parcel Map
Phys. Loc	8031 GULF BLVD	Tax District Number	10	
Tax District Name	Navarre Beach	Millage Rate	13.7153	

2010 Certified Values	
Land Value	446,500
Building Value	0
Misc Value	0
Just Value*	446,500
Assessed Value	446,500
Exempt Value	0
Taxable Value	446,500

General Information	
DOR Code	000000
BLDG CNT	0
XF/OB CNT	0
ACRES	0.298

[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
NAVARRE BEACH RES SEC 1	
LOT 11 BLK 2	
OR 1259 PG 78 & OR 1981 PGS	

**** 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
2790/971	12/04/2007	686,000	AL	V	U

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	000120	SFR GULF	R1 *	100	130	0000100.000	FF	4465.000	446500

[Show Zoning](#)

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[Santa Rosa Home](#)



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1	000120	SFR GULF	R1 *	100	130	0000100.000	FF	4465.000	446500

[Show Zoning](#)

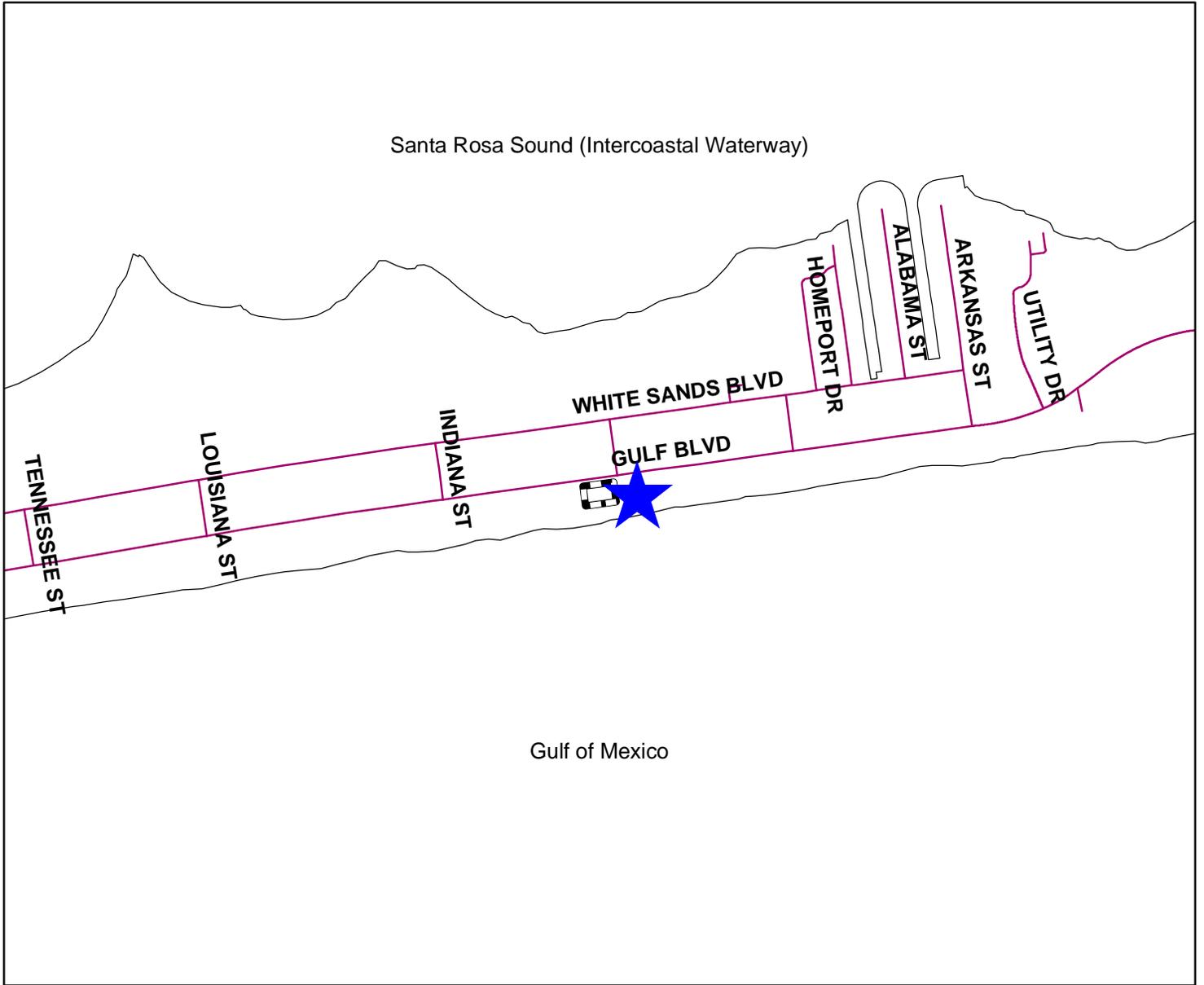
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Location Map (2010-R-022)



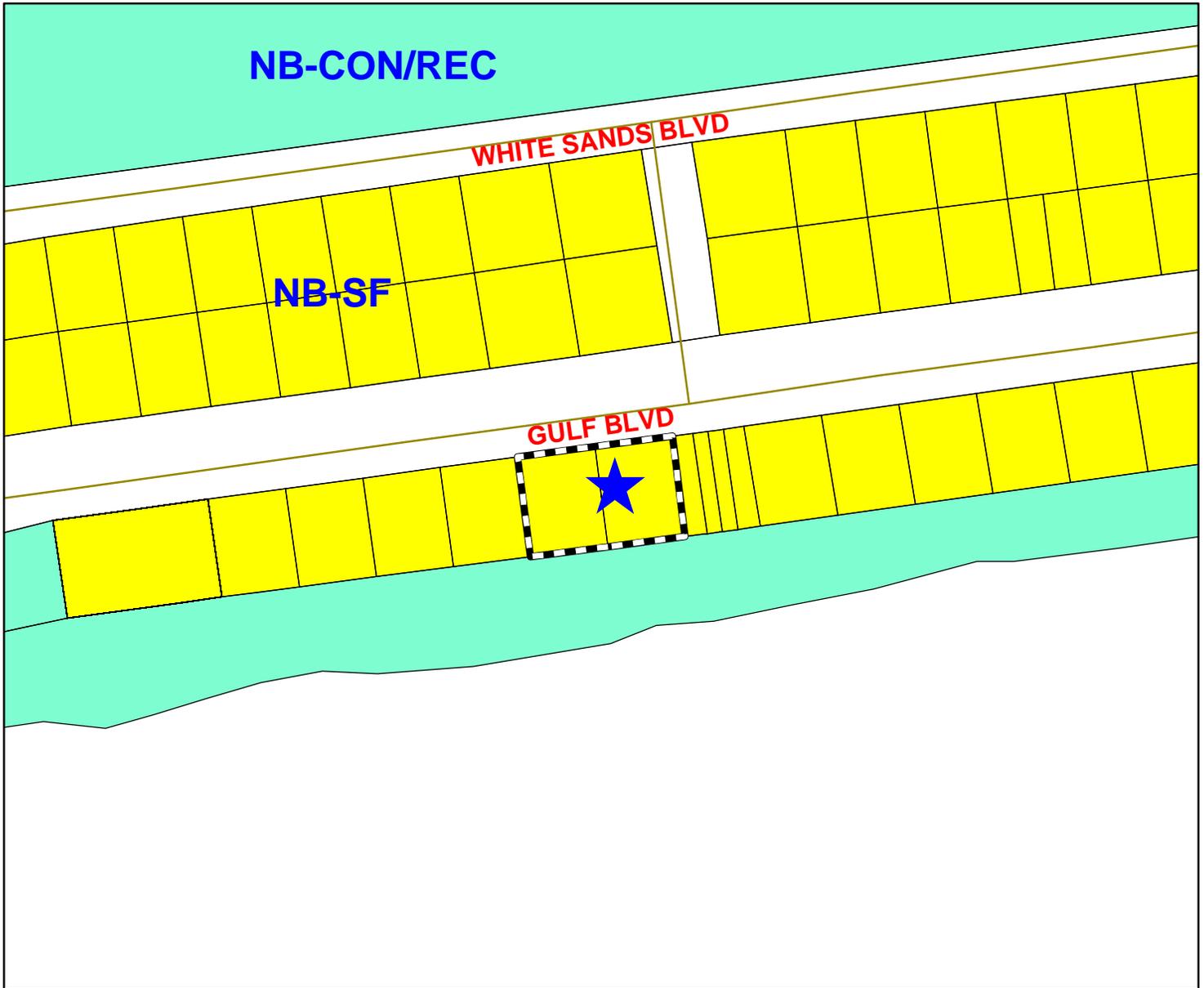
1 inch = 1,000 feet



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Current Zoning (2010-R-022)



1 inch = 200 feet



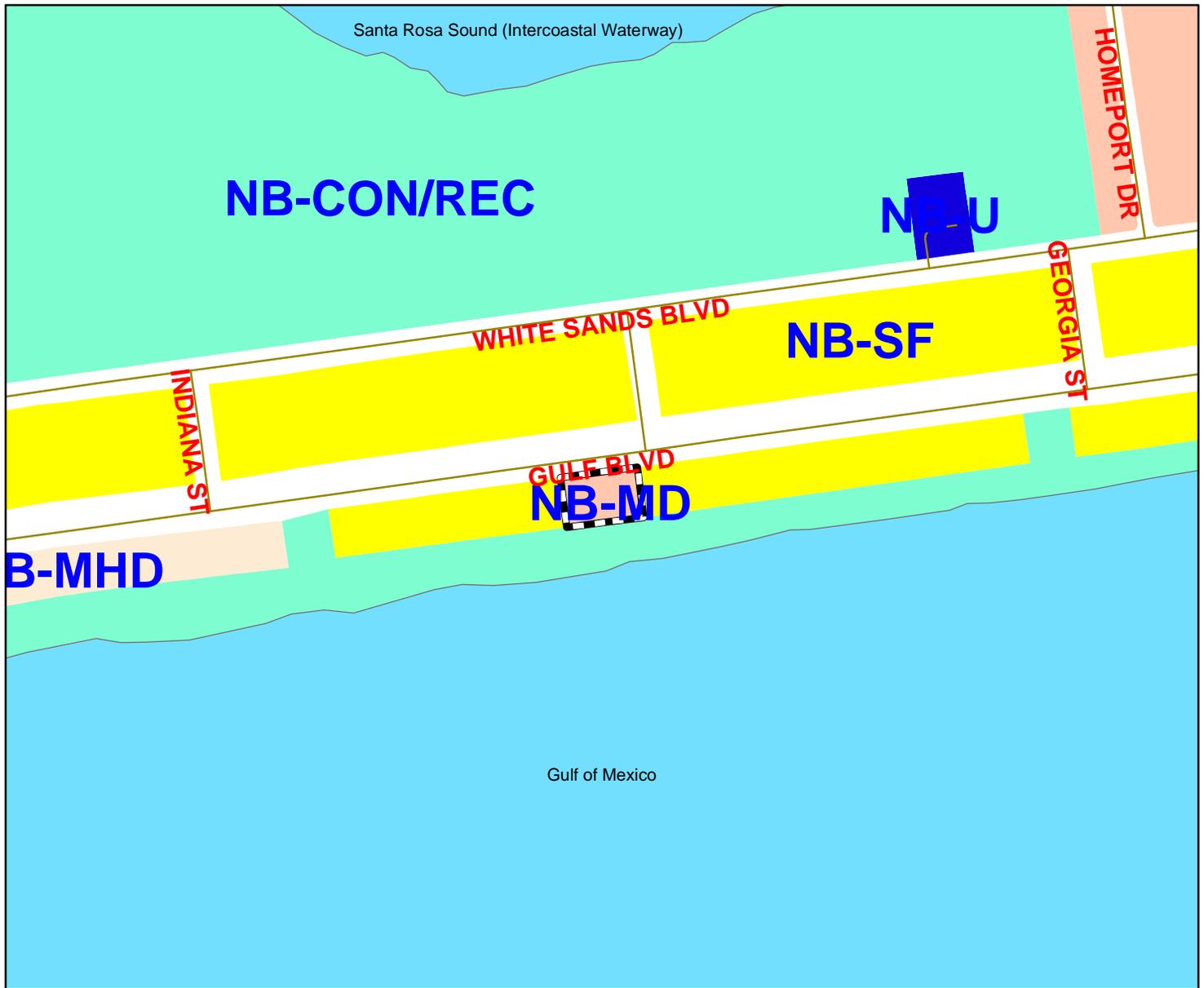
Legend

10-R-022_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-022)



1 inch = 400 feet



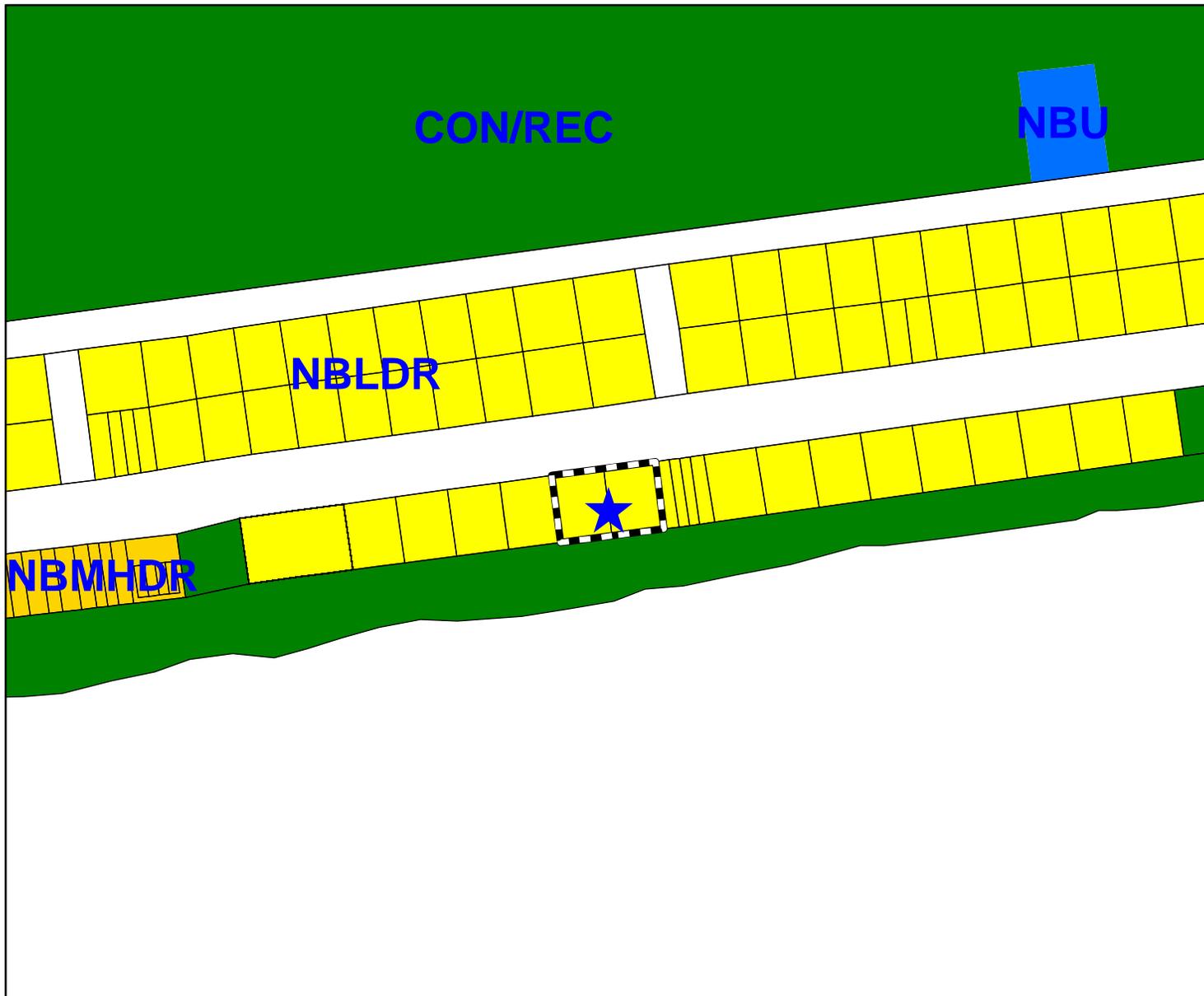
Legend

- | | | | |
|---|---|---|---|
| 10-R-022_Resoning | Restricted Industrial (M-1) | R1 within an Accident Potential Zone (R1-APZ) | Navarre Beach - Commercial |
| Hydro3 | M1 within an Accident Potential Zone (M1-APZ) | R1 within the Heart of Navarre (R1-HON) | Hotel - Navarre Beach |
| Streets | M1 within the Heart of Navarre (M1-HON) | Single Family Residential (R-1A) | Navarre Beach - High Density |
| Parcel Lines | General Industrial (M-2) | Mixed Residential Subdivision (R-1M) | Navarre Beach - Medium Density |
| Zoning District | M2 within an Accident Potential Zone (M2-APZ) | R1M within an Accident Potential Zone (R1M-APZ) | Navarre Beach - Planned Mixed Use Development |
| Agriculture/Rural Residential (AG) | Planned Industrial Development (PID) | R1M within the Heart of Navarre (R1M-HON) | Navarre Beach - Conservation/Recreation |
| AG within an Accident Potential Zone (AG-APZ) | Neighborhood Commercial (NC) | Medium Density Residential (R-2) | Navarre Beach - Single Family |
| Agriculture (AG2) | NC-APZ | R2 within an Accident Potential Zone (R2-APZ) | Navarre Beach - Medium High Density |
| AG2 within an Accident Potential Zone (AG2-APZ) | NC within the Heart of Navarre (NC-HON) | R2 within the Heart of Navarre (R2-HON) | Navarre Beach - Utilities |
| Marina (C-1M) | Passive Park (P-1) | Medium Density Mixed Residential (R-2M) | State |
| Marina and Yacht Club (C-2M) | P1 within the Heart of Navarre (P1-HON) | R2M within an Accident Potential Zone (R2M-APZ) | State within an Accident Potential Zone (STATE-APZ) |
| Historical/Commercial (HC-1) | Active Park (P-2) | R2M within the Navarre Town Center (R2M-NTC) | RAIL |
| Highway Commercial Development (HCD) | P2 within an Accident Potential Zone (P2-APZ) | Medium High Density Residential (R-3) | Right of Ways |
| HCD within an Accident Potential Zone (HCD-APZ) | P2 within the Heart of Navarre (P2-HON) | Rural Residential Single Family (RR-1) | Military |
| HCD within the Heart of Navarre (HCD-HON) | Planned Business District (PBD) | RR1 within an Accident Potential Zone (RR1-APZ) | Water |
| HCD with the Navarre Town Center (HCD-NTC) | Planned Unit Development (PUD) | Navarre Town Center 1 (TC1) | Municipal Boundaries |
| Historical/Single Family (HR-1) | Single Family Residential (R-1) | Navarre Town Center 2 (TC2) | |
| Historical/Multiple Family (HR-2) | | | |

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Future Land Use (2010-R-022)



1 inch = 300 feet



Legend

10-R-022_Resoning

Streets

Parcels

FLUM

AGRICULTURE (AG)

SINGLE FAMILY RESIDENTIAL (SFR)

MEDIUM DENSITY RESIDENTIAL

RESIDENTIAL (RES)

COMMERCIAL (COMM)

CONSERVATION/RECREATION (CON/REC)

GP SINGLE FAMILY RESIDENTIAL (GPSFR)

GP RURAL RESIDENTIAL (GPRR)

BAGDAD HISTORIC DISTRICT (HIS)

INDUSTRIAL (INDUS)

MARINA (MARINA)

MILITARY (MIL)

MIXED RESIDENTIAL COMMERCIAL (MRC)

NAVARRE BEACH COMMERCIAL (NBCOMM)

NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)

NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)

NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)

NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)

NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)

NAVARRE BEACH UTILITIES (NBU)

CITY

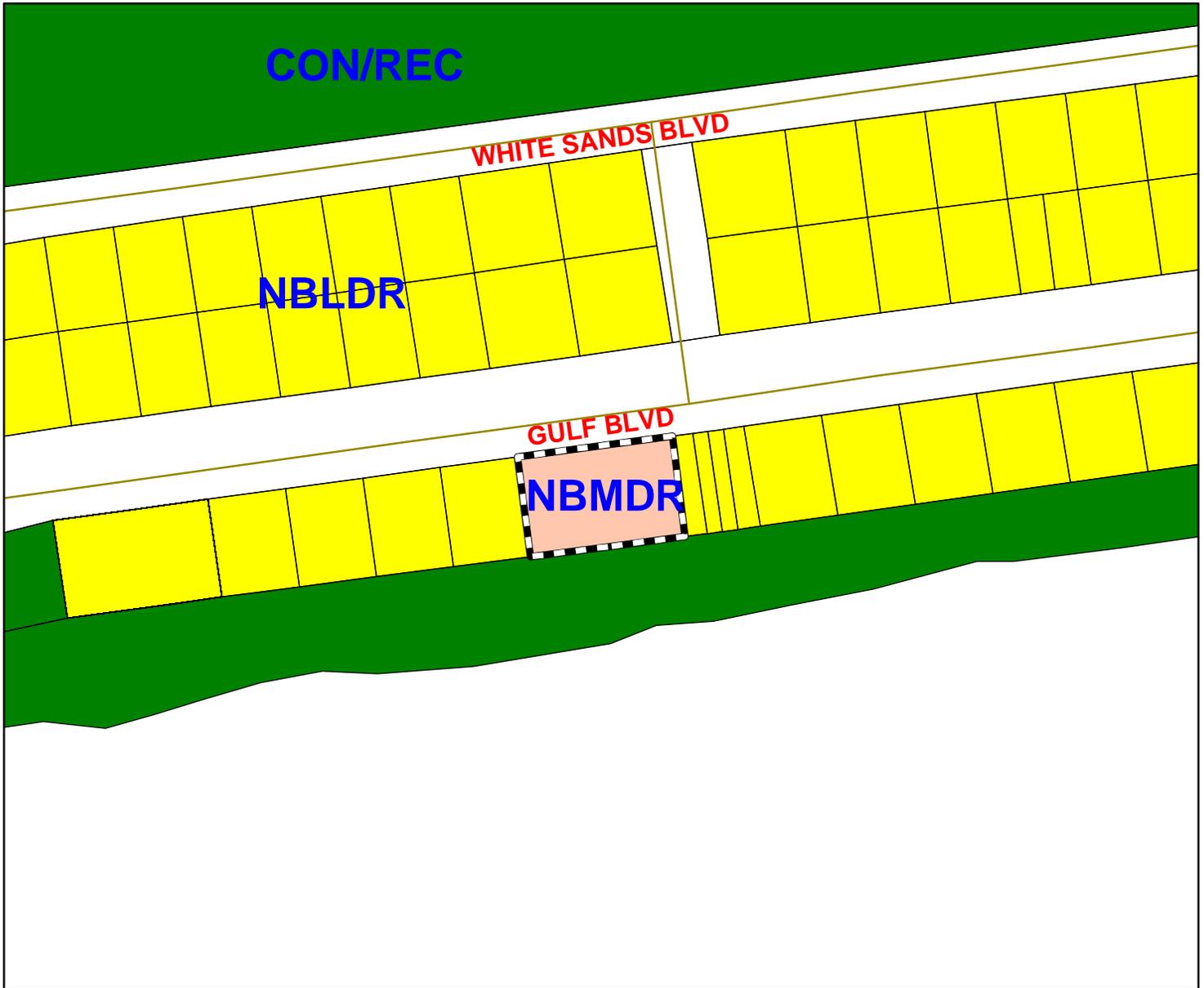
RAIL

WATER

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Proposed Future Land Use (2010-R-022)



1 inch = 200 feet



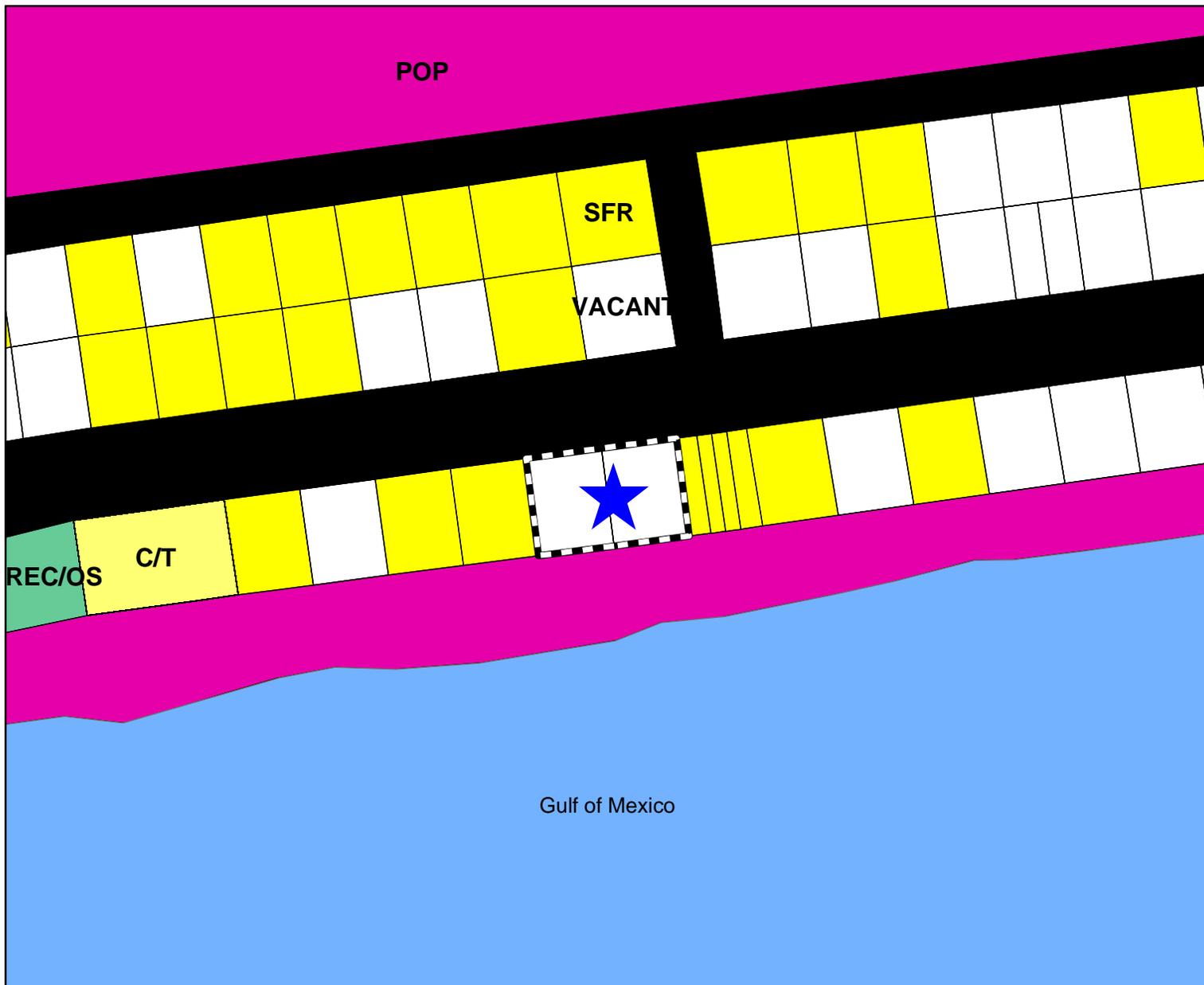
Legend

10-R-022_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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Existing Land Use Map (2010-R-022)



1 inch = 200 feet



Legend

10-R-022_Rezoning	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-022)



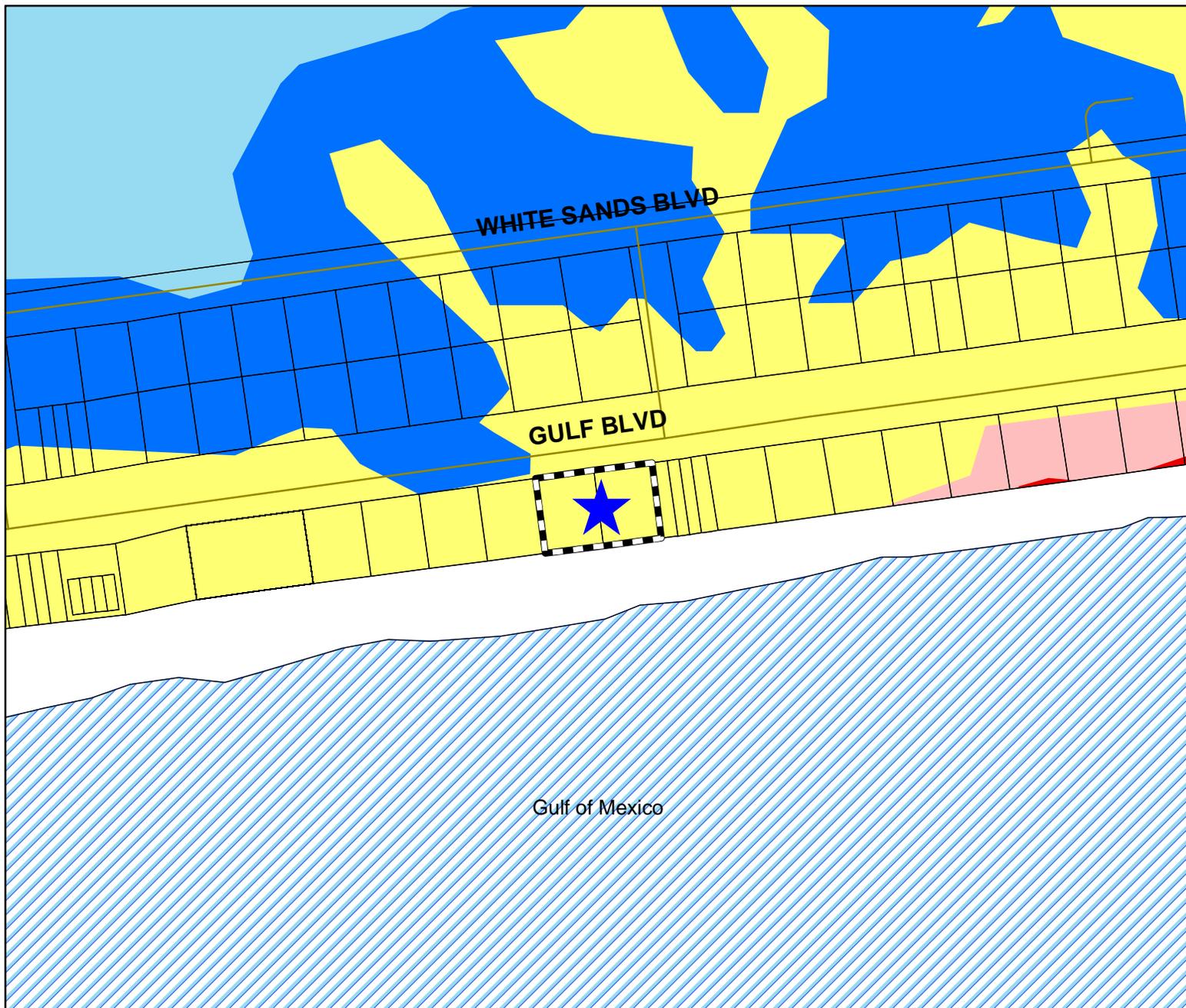
1 inch = 200 feet



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Storm Surge Map (2010-R-022)



Legend

1 inch = 250 feet

-  10-R-022_Rezoning
-  Streets
-  Parcels
-  Water Bodies
-  Category 1
-  Category 2
-  Category 3
-  Category 4
-  Category 5
-  Tropical Storm

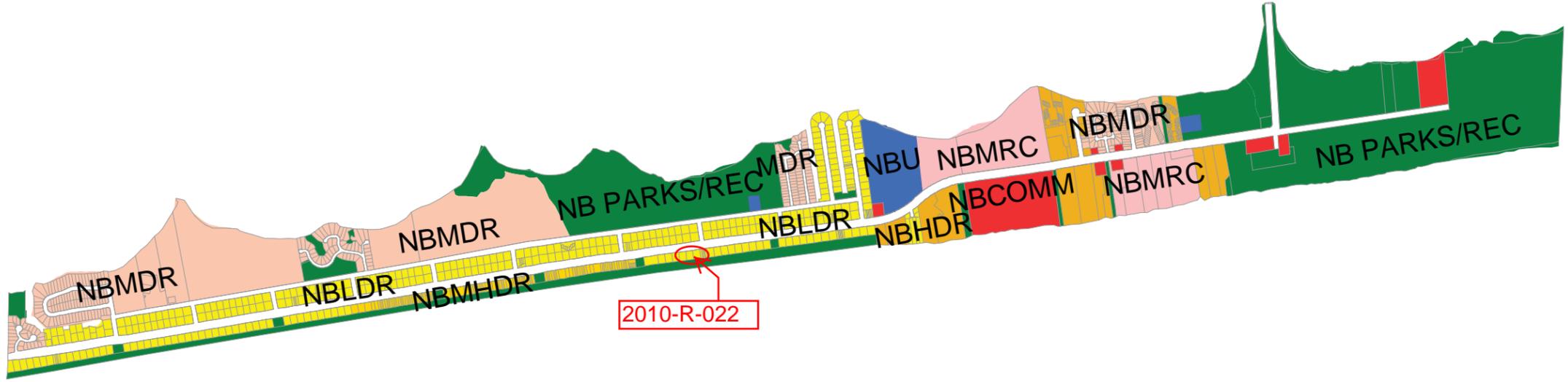


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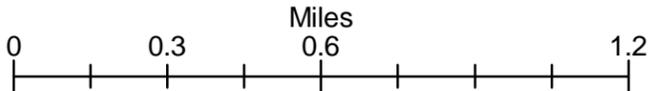
Map 5-D

Proposed 2001 Navarre Beach Master Plan Update FLUM



Legend

- Parcel Lines
- NB PARKS/CONSERVATION
- COMMERCIAL
- NB LOW DENSITY RESIDENTIAL
- NB MEDIUM DENSITY RESIDENTIAL
- NB MEDIUM/HIGH DENSITY RESIDENTIAL
- NB HIGH DENSITY RESIDENTIAL
- NB MIXED RESIDENTIAL/COMMERCIAL
- NB UTILITIES
- ROAD



Community Planning, Zoning
and
Development Division
September 2001
Revised April 24, 2002
Revised June 5, 2002

Comments
Support & Opposition

2010-R-022

Shawn Ward

From: Dave Boggis [skipboggis@yahoo.com]
Sent: Monday, November 08, 2010 8:12 PM
To: Shawn Ward
Subject: Application 2010-R-022 (Teresa Fedonczak)

Att: Planing and Zoning Board

When I purchased my property I made sure it was in a single family district so multi family complexes could not be built. There are many areas on Navarre Beach designated for multi Family homes.

I am opposed to Application 2010-R-022 (Teresa Fedonczak) to combine two low density single family lots into a medium density district which would allow five units four stories high including garages.

If this is allowed then many other owners of single family lots could do the same thing thus changing single family districts into multi family districts.

The only reason the applicant wants this change is so they can sell the property for more money.

Lets keep within our Navarre Beach Master Plan

David Boggis 8004 Gulf Blvd. Navarre Beach, Florida 32566
Phone 9368555

Shawn Ward

From: Betty SHORT [gradybetty@bellsouth.net]
Sent: Wednesday, November 17, 2010 7:32 AM
To: Shawn Ward
Subject: Application 2010-R-022 (Teresa Fedonczak)

Attention: Planning and Development Board

After enjoying many different places along Florida's beautiful Emerald Coast, We employed a Navarre Realtor to help us purchase property on Navarre Beach. We

stressed our desire to build a home in an area designated for single family housing.

After buying a townhouse on Gulf Boulevard, we were certain that this was not what we wanted.

Navarre Beach has many very nice areas for multi-family housing, but we desired to be in a single family setting.

After much time and effort and a lot of research by our Realtor, we found what we want.

My husband and I are very much opposed to Application 2010-R-022 (on behalf of Teresa Fedonczak) to combine two low density single family lots into a medium density district. This would allow five units four stories high including garages. This approval would allow many other owners of single family lots to change their property into multi family districts.

Why have our Navarre Beach Master Plan, if you would even consider making this change? We are beginning to make progress at making a comeback on Navarre Beach, so let us continue to move forward by not allowing the changes requested in Application 2010-R-022.

Betty H. Short - 8011 White Sands Blvd. - Navarre Beach, FL 32566
Phone - 662-487-1090

Shawn Ward

From: Richard Perkins [vp68co@gmail.com]

Sent: Tuesday, November 16, 2010 12:51 PM

To: Shawn Ward

Subject: application 2010-r-022(teresa fedonczak) fofo rezoning or variance to existing zoning

Attn: planning and Zoning Board I am opposed to the above application to combine 2 lots into one so that a 5 plex 4 story complex can be erected. I purchased my property in an area zoned single family homes. If this variance is approved it will start an avalanche of similar applications to do the same thing. What they want is to make their property worth more. The original planning was done with some thought. It also made sense. So I do not think it is in the best interest of the people who purchased single family homes so they could be away from the multiple family complexes which usually end up being weekly rentals. Richard perkins, 8055 white sands blvd, Navarre, Fl 850-939-5447

Shawn Ward

From: Carol Pamplin [capamp@mchsi.com]
Sent: Tuesday, November 16, 2010 4:07 PM
To: Shawn Ward
Subject: Zoning Application - Navarre Beach

Re: Amendment Application 2010-R-022 – Teresa Fedonczak

Reference your letter dated November 4, 2010, advising of the above application for rezoning of property located at 8029 and 8031 Gulf Boulevard, Navarre Beach, and the meetings scheduled for review and consideration of this request.

If approved, this amendment would allow for a maximum of 5 lots, a zoning change from Single Family District to Medium Density District, and a FLUM change from Low Density Residential to Medium Density Residential.

As an owner of property on Navarre Beach, I am strongly opposed to this application for many reasons.

It would set a precedent for future requests for rezoning or special exception approvals from other property owners and developers. I believe it will encourage urban sprawl and promote compact development. I feel it is not compatible with surrounding land uses, and it will contribute to the degradation of our residential neighborhoods. An increase in Dwelling Units from 2 to 5 will definitely cause an increase in traffic flow on streets and highways, use of water, sewer, electricity, increase in solid waste generated, and crowding and higher demand on recreational facilities.

Lastly, this change is inconsistent with and violates the vision and principles established with the Navarre Beach Master Plan.

I realize that if this request is granted, it would increase the value of the property involved for the owner through either money derived from the sale of lots or rental of any future structures built. Additionally, an increase in lots or development would benefit the County in the future by creating a broader tax base. However, established principles and the Master Plan should be the guidelines used in this situation to protect the desires of the majority, not for the possible future benefit of one property owner or the County.

As a future resident of Navarre Beach, I am very concerned about the impact of such changes on the island with regard to overcrowding, balancing tourism and development with quality of life for the residents, and protection of wildlife and the fragile ecosystem.

Again, I strongly protest this application and request that the Navarre Beach Master Plan be adhered to. I wish to preserve a portion of this beautiful beach from overdevelopment for those of us who wish to inhabit it now or in the future.

Thank you.

Carol A. Pamplin
3223 S. Kimbrough Court
Springfield, MO 65807
417-942-2744
#28-2S-9180-00700-0080

Shawn Ward

From: monkyshine69@gmail.com
Sent: Thursday, November 18, 2010 11:18 AM
To: Shawn Ward
Cc: Jim&terry Taylor email; Cathy
Subject: Proposed zone chg-Navarre Beach-2010-R-022

To Whom it may concern, I am writing to say we are against any change in the zoning on Navarre Beach. Specifically app # 2010-R-022. We bought our primary home on Navarre Beach with the understanding in 2003 that we were buying in a single family zoned area. The owners of this property also knew they were purchasing lots in a single family district. To change this zoning could set the precedent that the zoning and master plan mean nothing. The section of the beach that is zoned MD is almost completely walled off from viewing from the road. This not only adversely affects property owners but any locals or tourists who enjoy a view of the beach. Thanks for your time. Brian and Cathy Johnson. 7978 Gulf Blvd. Navarre Beach Sent from my Verizon Wireless BlackBerry

Email secured by Check Point

Shawn Ward

From: Scott Evans [scott.evans@bantracorp.com]
Sent: Wednesday, November 17, 2010 1:20 PM
To: janej@mchsi.com; Shawn Ward
Cc: connie@mindspring.com
Subject: Re: Navarre Beach 2010-R-022

**Zoning district and Future Land Use Amendment proposal for Navarre Beach
2010-R-022**

As the owners of the property immediately adjacent to the properties in question (8029 and 8031 Gulf Blvd.) we would like to register our interest in seeing the denial of the request for rezoning to NBMD from its present status of NBSF. We purchased our property 12 months ago based on strength of Navarre Beach's controlled development, as evidenced by the Navarre Beach Master Plan. This made the area attractive to us when we considered buying property in the area when compared to other locations.

At the time of our purchase, this particular piece of property was made even more attractive to us by the fact that potential development immediately next door was limited by its single-family designation.

Inasmuch as such designation in the present market conditions would likely make the property more marketable and probably yield a greater price, I understand the owner's urge to have the property re-designated. I would suggest that such considerations are irrelevant when evaluating a request versus the Navarre Beach Master Plan, which was designed to be a long-term approach to controlled development of the area, free from short-term and market-based affectations.

Shawn, please advise the Local Planning Board and County Commissioners of our concerns about this proposal.

As my neighbors (the Johnsons at 8037 Gulf Blvd.) indicated in their communication to you, historically, since the Navarre Beach Master Plan was drafted, Navarre Beach residents have been fanatical in their support of the Master Plan believing it to be the only instrument which will preserve the beach from over-development.

Regards,

Scott & Ellen Evans
8035 Gulf Blvd.
Navarre Beach, FL 32566

704-589-3251

Shawn Ward

Subject: RE: Zoning District and Future Land Use Amendment proposal for Navarre Beach 2010-R022

From: Gerald [mailto:gldjdd3@mchsi.com]

Sent: Tuesday, November 16, 2010 4:20 PM

To: Web Email - Planning & Zoning

Subject: Zoning District and Future Land Use Amendment proposal for Navarre Beach 2010-R022

Zoning District and Future Land Use Amendment proposal for Navarre Beach 2010-R022

We wish to inform the Local Planning Board and County Commissioners of our disagreement with the changes proposed by Navarre Beach 2010-R22 . According to the information you gave us this amendment to NBMD would allow the construction of five dwelling units (DU) on the .58 acres. Currently this property includes two lots zoned for single family units--one DU per lot for a total of two DUs. So basically if the amendment is passed the density is being increased by 3 DUs. Historically, since the Navarre Beach Master Plan was drafted, Navarre Beach residents have been fanatical in their support of the Master Plan believing it to be the only instrument which will **preserve the beach** from over-development. We support the Master Plan.

It might be said that the **addition of 3 DUs won't destroy the beach. But if approved and a precedent is set, we believe there will be many more such requests for zoning and land use changes which could soon undermine the Master Plan as well as the desire to limit the density in the residential section of Navarre Beach, and perhaps change the entire look of the beach.**

-

Navarre Beach is a treasure of rational development attracting people who do not want to live in a Destin, Pensacola or Miami beach and we wish it to remain as such.

Sincerely,

Gerald and Janelle Daniel

8043 White Sands Blvd.

Navarre Beach, FL 32566

850-939-1578

-

Shawn Ward

Subject: RE: Navarre beach -- Section1 Lot2 BLK#8

From: Ginger Starlin [mailto:ginger.starlin.bwws@statefarm.com]

Sent: Thursday, November 18, 2010 9:43 AM

To: Shawn Ward

Subject: RE: Navarre beach -- Section1 Lot2 BLK#8

Mr. Ward,

I would appreciate if you would relay our message to your Board. This concerns property located at section 1-lot 2- BKL#8.....

After years of both saving our money and looking for the right spot to retire we purchased a single family dwelling located at 8022 Gulf Blvd. Navarre Beach, Fl. We believed with the master plan in place and buying in a local of only single family dwellings we would be safe and in a secluded area. Our home is great for grand children, family, and friends to enjoy the beach and spend time with our neighbors

who live there permanently. We are **DEFINITELY OPPOSED** to the rezoning of the two lots directly in front of our home from single family to multi-unit housing. A 5 family dwelling placed on the 2 lots in question will not be an overall positive move for the Navarre Beach community. There are other properties where this can be accomplished without compromising this area of the beach.

I ask that you vote NO on the rezoning and allowing multi-units to be built on the land in question.

Thank you for your time and consideration.

Ginger and calvin Starlin

Shawn Ward

From: Crofton, Peter [PCrofton@KSLAW.com]
Sent: Monday, November 08, 2010 8:58 PM
To: Shawn Ward
Subject: Objection to rezoning application 2010-R-022

To whom it may concern,

I object to and oppose rezoning application 2010-R-022.

I own property which is a few doors down from the lots seeking rezoning, and do not believe it is in the best interest of the beach community to change the density limits on the property at interest.

There are more than enough high and medium density developments on the beach, and continued multifamily development will change the nature of the beach, as well as increase the demand on public services.

Navarre Beach is fortunate to have retained its single family homes, and these homes are vital to the appeal of this rare part of the Florida coast.

Rezoning and overdevelopment changed communities such as Destin from quiet beach communities to over commercialized and congested places.

Navarre Beach deserves better, and can only be preserved if rezoning requests such as 2010-R-022 are denied.

Thanks,

Peter Crofton

King & Spalding Confidentiality Notice:

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Shawn Ward

From: janej@mchsi.com
Sent: Thursday, November 11, 2010 2:30 PM
To: Shawn Ward
Cc: Evans, Scott; LaVine, Connie; Tullier, John; Coley, Robert
Subject: Navarre Beach 2010-R022

Zoning district and Future Land Use Amendment proposal for Navarre Beach 2010-R022

Shawn, please advise the Local Planning Board and County Commissioners of our concerns about this proposal. According to the information you gave us this amendment to NBMD would allow the construction of five dwelling units (DU) on the .58 acres. Currently this property includes two lots zoned for single family units--one DU per lot for a total of two DUs. So basically if the amendment is passed the density is being increased by 3 DUs. (If the above is not accurate, please advise.) Historically, since the Navarre Beach Master Plan was drafted, Navarre Beach residents have been fanatical in their support of the Master Plan believing it to be the only instrument which will preserve the beach from over-development.

One might say that the addition of 3 DUs won't destroy the beach. But if approved and a precedent is set, we believe there will be many more such requests for zoning and land use changes which could soon undermine the Master Plan as well as the desire to limit the density in the residential section of Navarre Beach, and perhaps change the entire look of the beach.

Keith and Jane Johnson
8037 Gulf Blvd
Navarre, FL 32566

850 939 8540

Email secured by Check Point

Shawn Ward

From: Connie LaVine [connie@mindspring.com]

Sent: Friday, November 12, 2010 8:44 AM

To: Shawn Ward

Subject: Navarre Variance

Please advise the Local Planning Board and County Commissioners of our concerns about this proposal. According to the information you gave us this amendment to NBMD would allow the construction of five dwelling units (DU) on the .58 acres. Currently this property includes two lots zoned for single family units--one DU per lot for a total of two DUs. So basically if the amendment is passed the density is being increased by 3 DUs. (If the above is not accurate, please advise.) Historically, since the Navarre Beach Master Plan was drafted, Navarre Beach residents have been fanatical in their support of the Master Plan believing it to be the only instrument which will preserve the beach from over-development. We still support the Master Plan.

It might be said that the **addition of 3 DUs won't destroy the beach. But if approved and a precedent is set, we believe there will be many more such requests for zoning and land use changes which could soon undermine the Master Plan as well as the desire to limit the density in the residential section of Navarre Beach, and perhaps change the entire look of the beach.**

-

Connie and Larry Lavine
8039 Gulf Blvd
Navarre, 32566
connie@mindspring.com

Shawn Ward

From: KathiTrek@aol.com

Sent: Monday, November 08, 2010 9:32 PM

To: Shawn Ward

Subject: RE : Rezoning/Small Scall FLUM Amendment Applicaton 2010-R-022/T.Fedonczak

Planning/Zoning and Development Division,

We strongly oppose the proposed zone change from NB-SF to NB-MD for the subject application. We purchased our lot where we did BECAUSE it was single family/residential. To change it would undermine the intent of the original zoning and to break a promise to those, like us, who purchased in the area because it was single family residential/Low Density. Do the right thing and please turn down the request.

Sincerely,
Richard and Katherine Mingo
Navarre Beach lot owners

Shawn Ward

From: George Ratter [palms37@att.net]
Sent: Tuesday, November 09, 2010 6:43 PM
To: Shawn Ward
Subject: Application 2010-R-022

Hi Shawn,

I talked to you the other day regarding Application 0-22. This memo is just to state my position on this application.

I am against any rezoning from low density to medium density residential development .

Single family development is ok , however any thing other then that would create an eyesore to the area. There are enough hi-rise building in the area already.

I plan to attend the planning board meeting on November 18, 2010 .

George Ratter
8031 White Sands Blvd.
Navarre, Fl. 3566
850-748-4251 (cell)

Shawn Ward

From: ccsfts@yahoo.com
Sent: Friday, November 19, 2010 1:18 PM
To: Shawn Ward
Subject: Amendment Application 2010-R-022

Mr. Shawn Ward,

I am OPPOSED to rezoning from low density to medium density. Our beach should remain small, and without too much congestion. This is the reason many of us bought property on Navarre Beach.

Thank you for your consideration,
Freddy Smart