

2010-R-023

Property Owner: Eastgate, LLC.

Agent: Roy V. Andrews, Esq (Lindsay & Andrews, P.A.)

Existing Zoning: AG (Agriculture District)

Requested Zoning: M2 (General Industrial District)

Existing FLUM: Industrial

Requested FLUM: No Change

STAFF ANALYSIS

Part I. General Information:

Applicant: Eastgate, LLC.

Representative: Roy V. Andrews, Esq (Lindsay & Andrews, P.A.)

Project Location: West of Whiting Field Circle and North of Marty Martin Way, Milton

Parcel Number: 01-2N-28-0000-00100-0000

Parcel Size: 121.57 (+/-) acres

Purpose: Industrial uses consistent with M2 zoning including specifically aviation activities.

Requested Action: Amendment of the Land Development Code Official Zoning Map changing the zoning district **from AG to M2**

Existing Zoning Description: AG (Agriculture District) allows detached single family residential structures and mobile homes. Also allows accessory structures, facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings. Maximum allowable density = 1 dwelling unit (du) per acre.

Proposed Zoning Description: General Industrial (M2) district is designed to accommodate intensive industrial uses such as heavy manufacturing, processing, fabrication and other activities. Community facilities and trade establishments which provide needed services to facilities and trade establishments which provide needed services to industrial development also may be accommodated in the district. One single family dwelling unit, occupied by the owner or an employee of the principal use, is permitted for security purposes.

Existing FLUM: Industrial

Proposed FLUM: No change

Current Use of Land: Vacant

Surrounding Zoning: North and east is agriculture zoning district. South is currently M2 zoning district owned by Santa Rosa County and being developed as a County Aviation Park. West is NAS Whiting Field.

Rezoning History: Records indicate that the subject property's future land use was amended in 2007 from Agriculture to Industrial. Additionally, 269 acres south of the property was rezoned to M2

(General Industrial District) in 2004. The County is developing the rezoned site as an aviation industrial park.

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

A. Infrastructure Availability:

(1) Predicted Maximum Roadway Impact:

The applicant has not provided information as to the type of development proposed. The current zoning would produce approximately 582 average daily vehicle trips onto Whiting Field Circle. The proposed zoning could produce approximately 553 average daily vehicle trips onto these roadways. The overall net affect of the rezoning would be a decrease of 29 new daily trips onto these roadways as a worst case scenario. Specific traffic computations are provided as an appendix to this analysis.

(2) Potable Water:

Potable water in the general vicinity is serviced by the City of Milton. A letter provided by the utility indicates that a 4" water main is located on the east side of Whiting Field Circle. The City of Milton has indicated there is capacity to support the proposed rezoning.

(3) Sanitary Sewer:

Sanitary sewer in the general vicinity is serviced by the City of Milton A letter provided by the utility indicates that a 8" force main is located on the west side of Whiting Field Circle. The City of Milton has indicated there is capacity to support the proposed rezoning.

(4) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. The County has adequate solid waste capacity for the next 75 years.

(5) Parks, Recreation and Open Space:

A rezoning to M2 would not increase demand on recreation facilities.

B. Compatibility:

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."

Currently, the majority of uses surrounding the site are sparsely scattered single family residential homes, agriculture, and silviculture. The property adjacent south is being

developed as a County Aviation Park. Additionally, the subject property is located immediately adjacent to NAS Whiting Field on the east side and is within the study area of the Joint Land Use Study (JLUS). For this area, the JLUS recommends that residential densities be reduced, that development be compatible with the airfield, and that residential development be clustered away from the airfield and the study area. This proposed land use amendment would be consistent with all of these recommendations.

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."

Policy 3.1.A.2 of the Comprehensive Plan states:

"the maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drainfield systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Santa Rosa County Soils Map, the Department of Health, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects."

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 potential wetlands located onsite. 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."

This rezoning application would not result in a finding of urban sprawl under the proposed General Industrial (M2) zoning classification. The request is, therefore, consistent with this policy.

2010-R-023 Traffic Analysis Append

For the AG estimation:

Single Family Detached Housing (210)

121.57 acres x 1 du's/acre = 121.57 possible units
Average Rate: $9.57 \times 121.57 = 1,163.42$ Average Daily Trips
Driveway %: $0.50 \times 1,163.42 = 581.71$ Average Daily Trips
New Trip % = 100%; $581.71 \times 1.00 = 581.71$ 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 M2 estimation:

General Heavy Industrial (120)

Area of site: 121.57 acres
ITE Average Rate: 9.88/acre ($9.88 \times 121.57 = 1201.11$ Average Daily Trips)
Driveway Directional Distribution: 50% ($1201.11 \times 0.50 = 600.55$ Average Daily Trips)
New Trip Percentage: 92% ($600.55 \times 0.92 = 552.51$ New Daily Trips)

Selection of the ITE data plot (120) for General Heavy Industrial was made because the applicant has provided information as to the type of development proposed. There was not a coefficient of determination for this data; the standard deviation was 8.62; and a there was a small sample size of 3 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	EASTGATE LLC
Name2/Address	308 S JEFFERSON ST
Address	
City, State, Zip	PENSACOLA, FL 32502

Parcel ID	01-2N-28-0000-00100-0000	Exempt Code		Show Parcel Map
Phys. Loc		Tax District Number	13	
Tax District Name	Skyline	Millage Rate	13.7153	

2010 Certified Values	
Land Value	0
Building Value	0
Misc Value	0
Just Value*	523,260
Assessed Value	17,442
Exempt Value	0
Taxable Value	17,442

General Information	
DOR Code	005500
BLDG CNT	0
XF/OB CNT	0
ACRES	108.000

[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
N2 OF NE4 & NE4 OF NW4 LESS	
(9.3+-AC)PORT TO GOV BEING FUR	
DES AS: A STRIP 50 FT WIDE FRM	

**** 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
2587/1470	03/31/2006	750,000	WD	V	Q
1608/24	03/01/1997	100	WD	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	005500	TIMBER 2	AG *	0	0	0000108.000	AC	161.500	17442
2	009910	MKT.VAL.AG	AG *	0	0	0000108.000	AC		0

[Show Zoning](#)

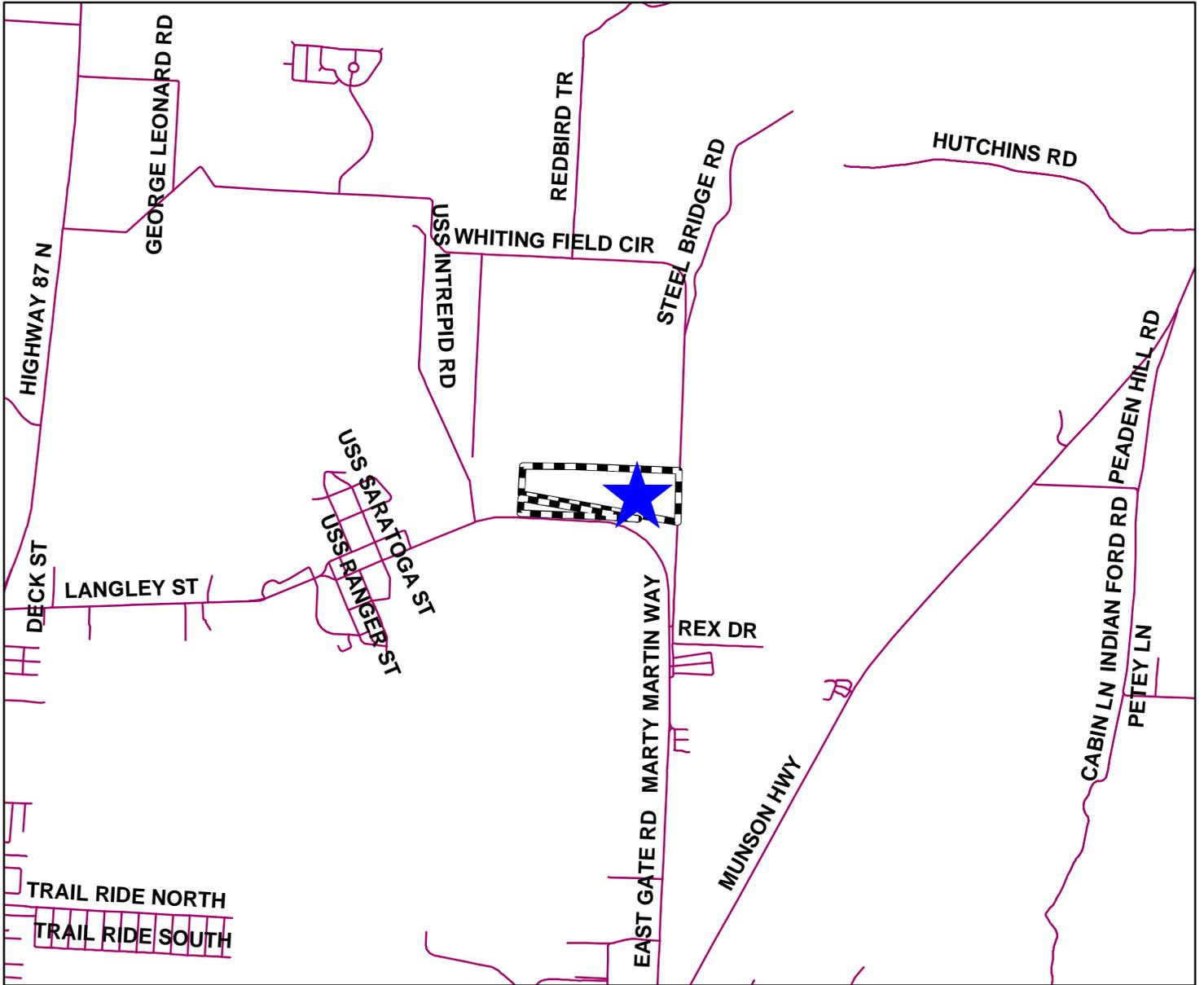
[Previous Parcel](#)

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[Next Parcel](#)

[Santa Rosa Home](#)

Location Map (2010-R-023)



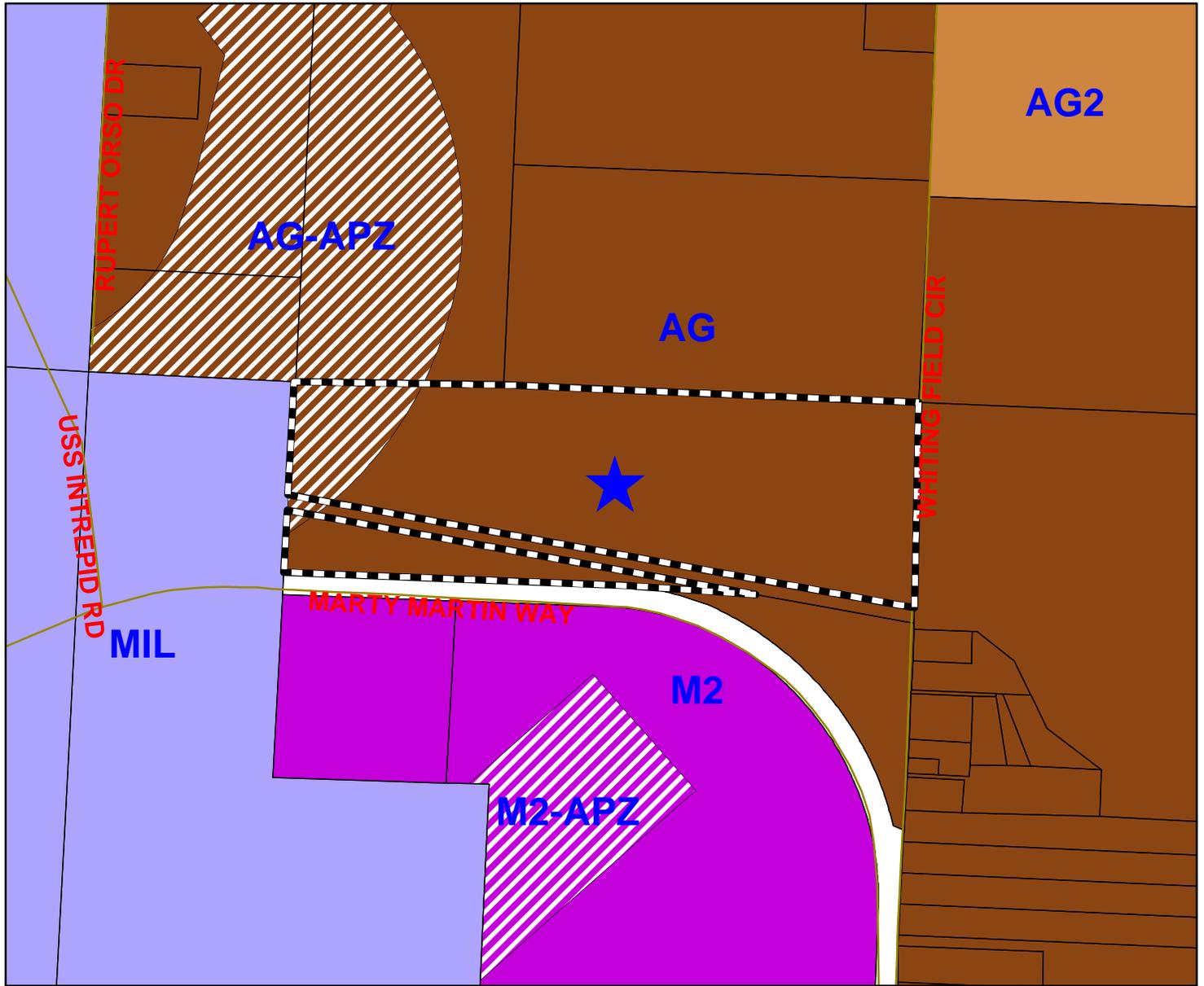
1 inch = 4,000 feet



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Current Zoning (2010-R-023)



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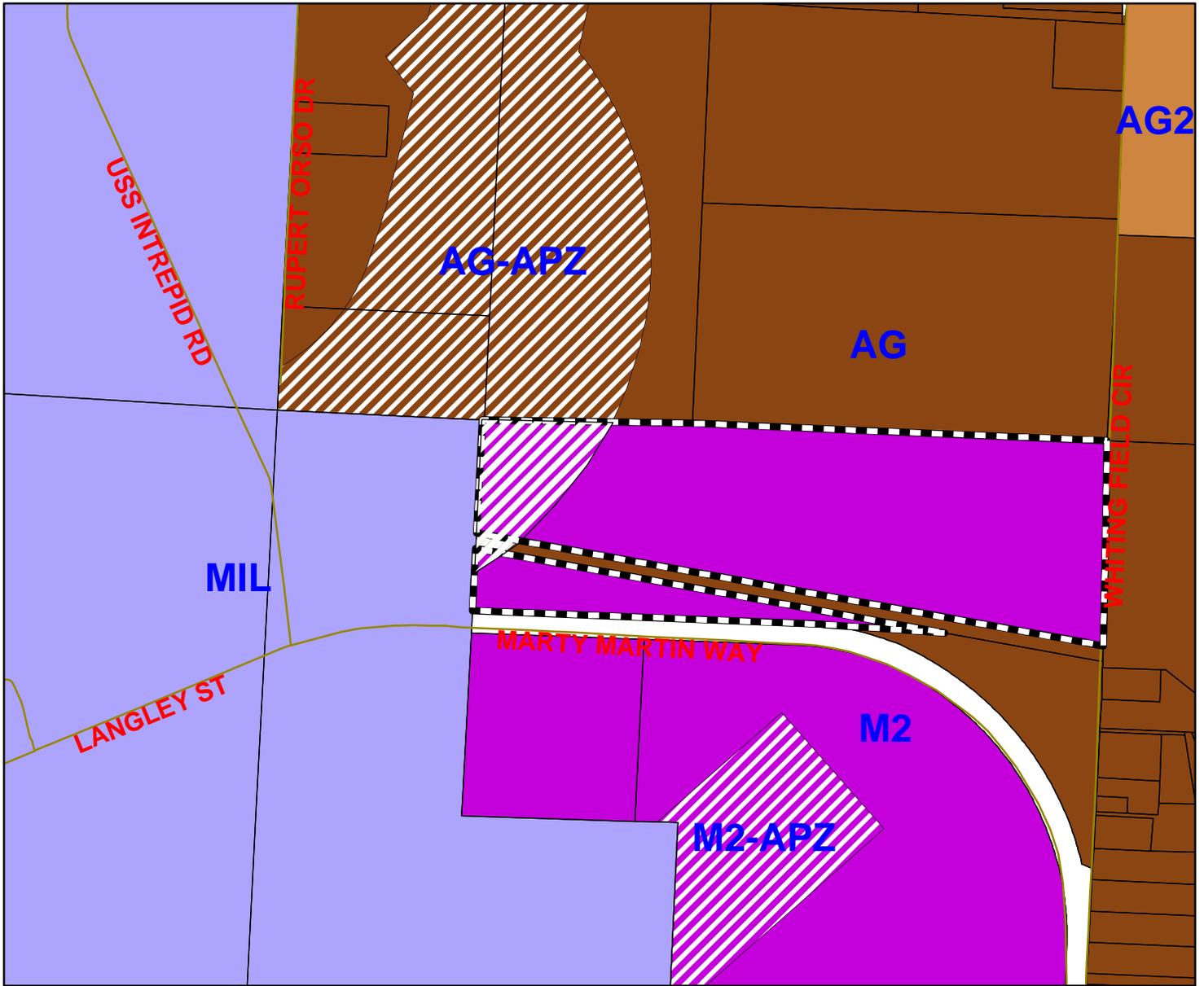
Legend

- | | | | |
|---|---|---|---|
| 10-R-023_Resoning | 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-023)



1 inch = 1,000 feet



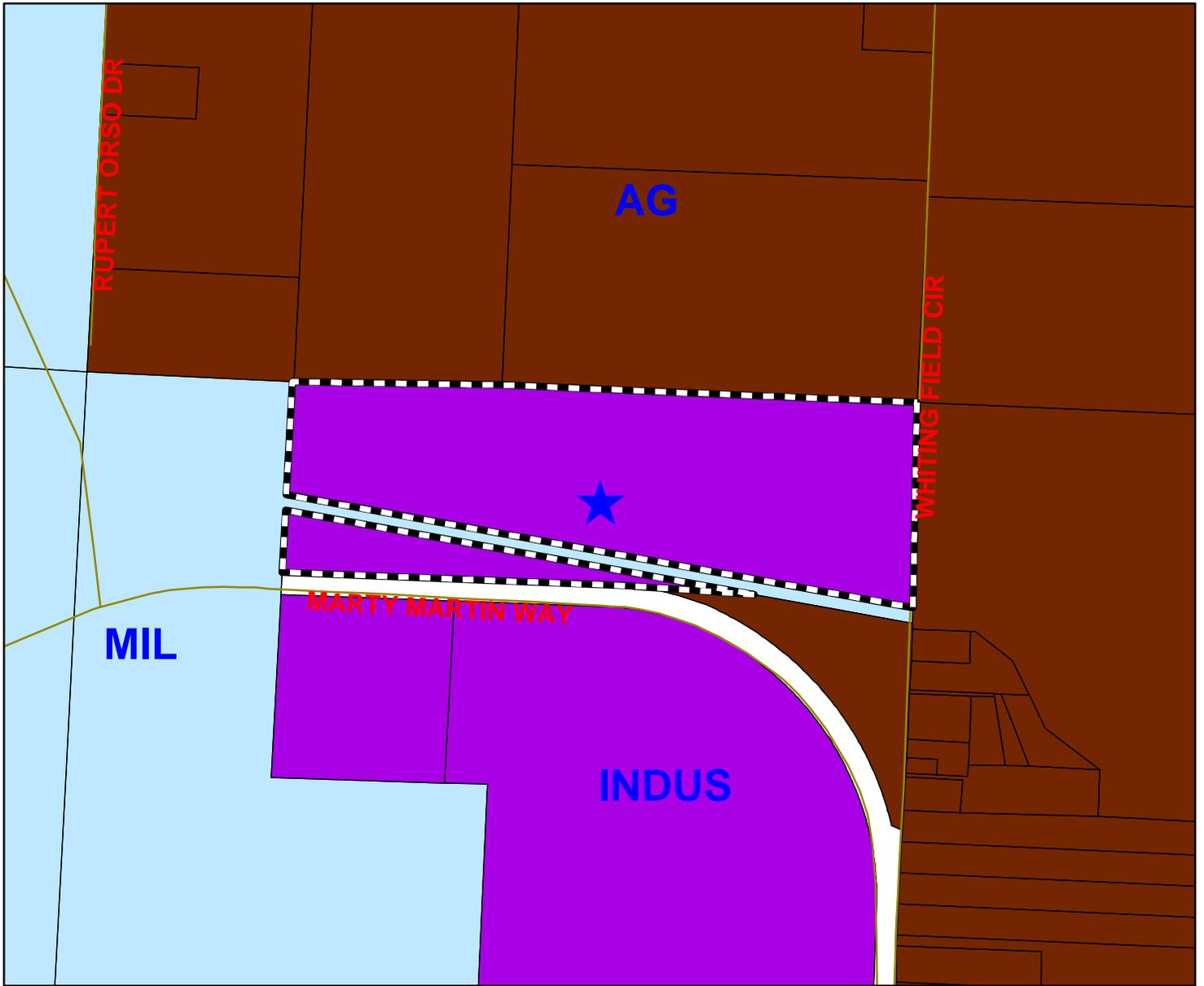
Legend

M2APZ	Historical/Multiple Family (HR-2)	R1 within an Accident Potential Zone (R1-APZ)	Hotel - Navarre Beach
10-R-023_Rezoning	Restricted Industrial (M-1)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - High Density
Hydro3	M1 within an Accident Potential Zone (M1-APZ)	Single Family Residential (R-1A)	Navarre Beach - Medium Density
Streets	M1 within the Heart of Navarre (M1-HON)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
Parcel Lines	General Industrial (M-2)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Conservation/Recreation
Zoning District	M2 within an Accident Potential Zone (M2-APZ)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Single Family
Agriculture/Rural Residential (AG)	Planned Industrial Development (PID)	Medium Density Residential (R-2)	Navarre Beach - Medium High Density
AG within an Accident Potential Zone (AG-APZ)	Neighborhood Commercial (NC)	R2 within an Accident Potential Zone (R2-APZ)	Navarre Beach - Utilities
Agriculture (AG2)	NC-APZ	R2 within the Heart of Navarre (R2-HON)	State
AG2 within an Accident Potential Zone (AG2-APZ)	NC within the Heart of Navarre (NC-HON)	Medium Density Mixed Residential (R-2M)	State within an Accident Potential Zone (STATE-APZ)
Marina (C-1M)	Passive Park (P-1)	R2M within an Accident Potential Zone (R2M-APZ)	RAIL
Marina and Yacht Club (C-2M)	P1 within the Heart of Navarre (P1-HON)	R2M within the Navarre Town Center (R2M-NTC)	Right of Ways
Historical/Commercial (HC-1)	Active Park (P-2)	Medium High Density Residential (R-3)	Military
Highway Commercial Development (HCD)	P2 within an Accident Potential Zone (P2-APZ)	Rural Residential Single Family (RR-1)	Water
HCD within an Accident Potential Zone (HCD-APZ)	P2 within the Heart of Navarre (P2-HON)	RR1 within an Accident Potential Zone (RR1-APZ)	Municipal Boundaries
HCD within the Heart of Navarre (HCD-HON)	Planned Business District (PBD)	Navarre Town Center 1 (TC1)	
HCD with the Navarre Town Center (HCD-NTC)	Planned Unit Development (PUD)	Navarre Town Center 2 (TC2)	
Historical/Single Family (HR-1)	Single Family Residential (R-1)	Navarre Beach - Commercial	

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Future Land Use (2010-R-023)



1 inch = 1,000 feet



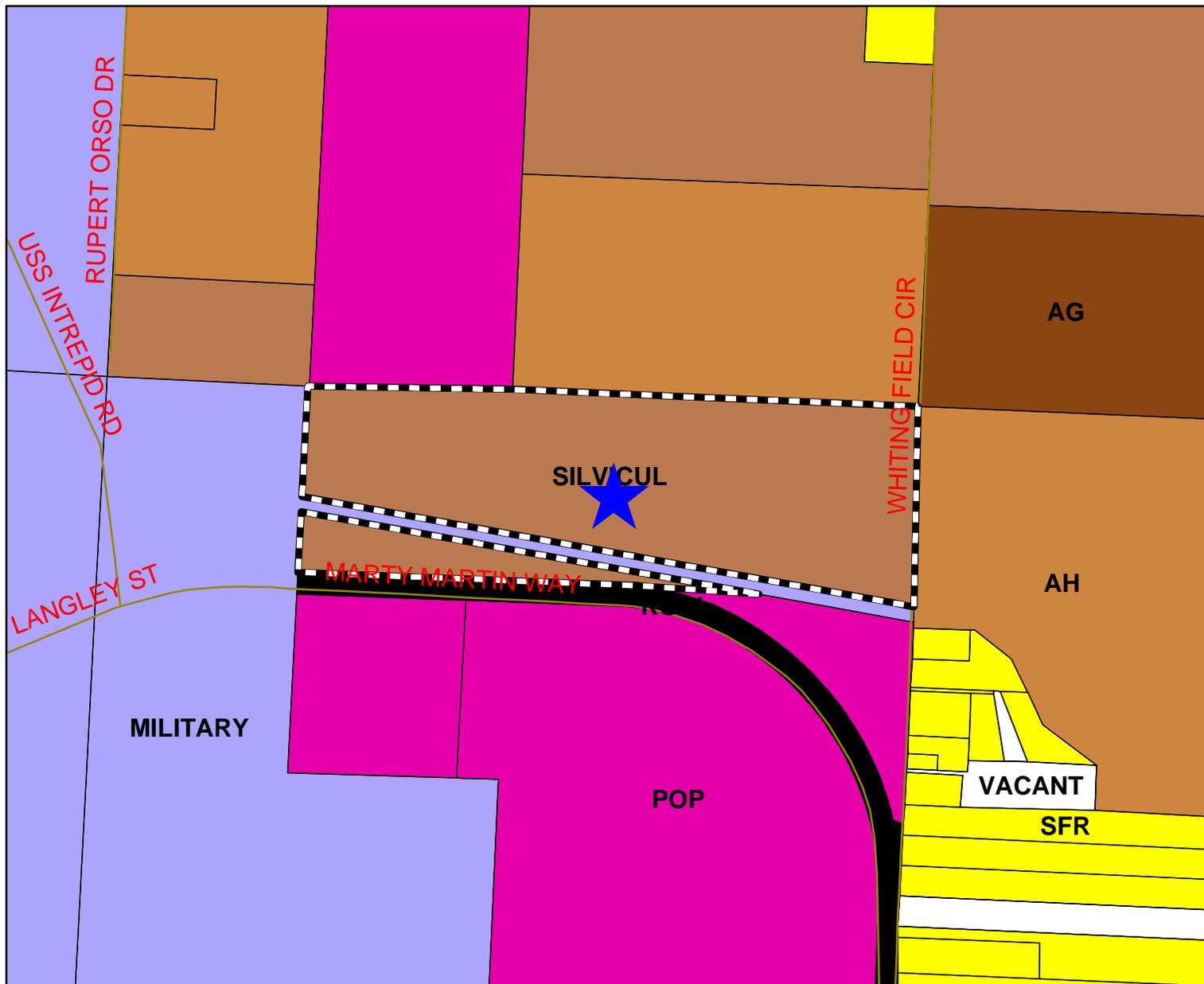
Legend

10-R-023_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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Existing Land Use Map (2010-R-023)



1 inch = 1,000 feet



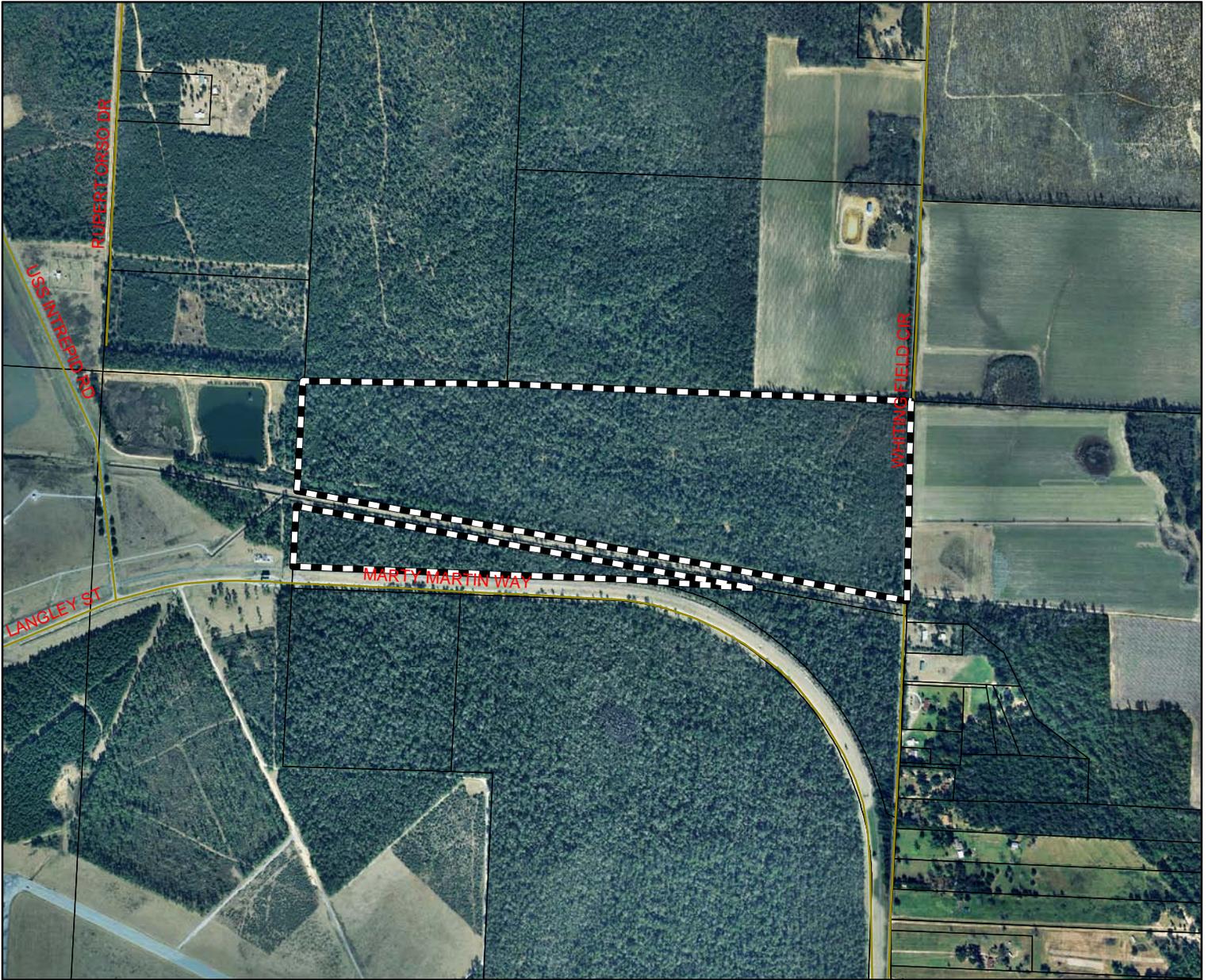
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10-R-023_Rezoning	City	Recreation/Open Space
Water Bodies	Commercial	Right of Way
Streets	Institutional	Single Family Residential
Parcels	Military	Silviculture
ELUM	Mixed Residential/Commercial	Unknown
CATEGORY	Office	Vacant
Agriculture	Public Owned Property	Water
Agriculture Homestead	Recreation/Commercial	
Condo/Townhomes		

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Aerial View (2010-R-023)



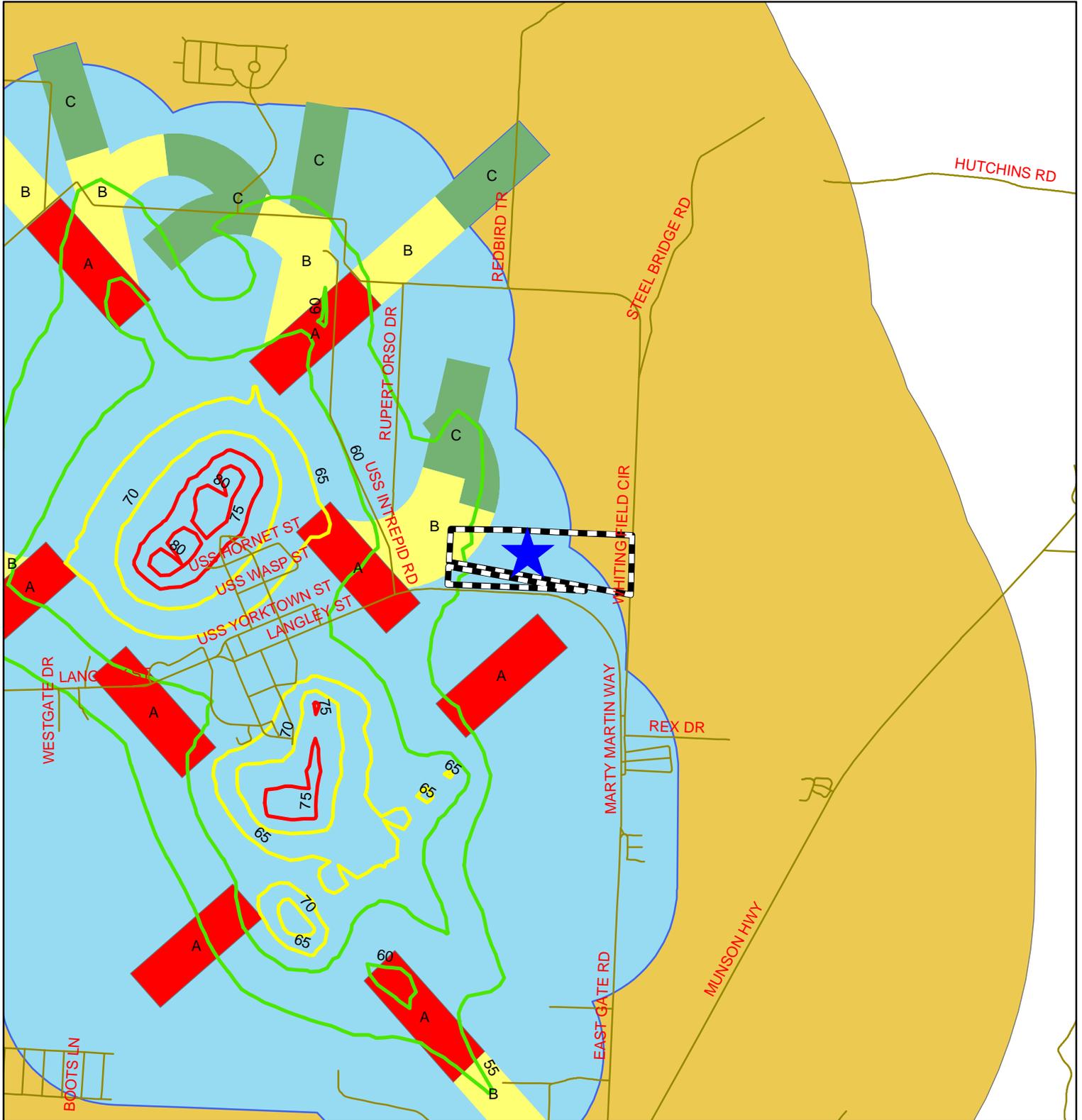
1 inch = 1,000 feet



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Military Airport Map - NAS Whiting Field



Legend

 10-R-023_Rezoning	 A - Clear Zone - High Accident Potential
 Streets	 B - APZ 1 - Significant Accident Potential
Noise Contours	 C - APZ 2 - Measurable Accident Potential
DB	 Military/Private Airport Zone
 0 - 60	 Private/Military Airport Influence Area
 61 - 70	
 71 - 80	

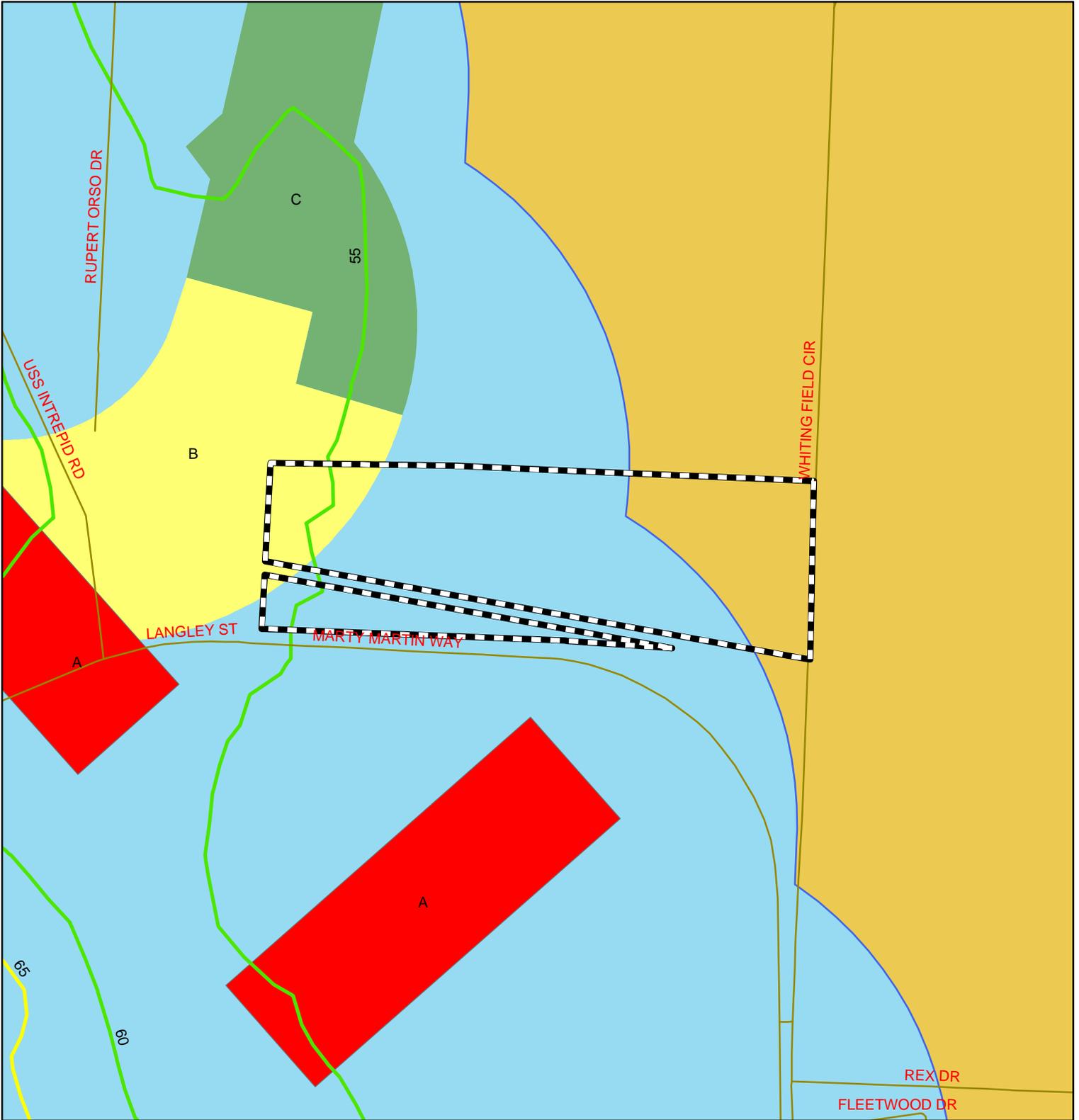
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2010-R-023 Military Airport Zone (MAZ) - NAS Whiting Field



Legend

	10-R-023_Rezoning		A - Clear Zone - High Accident Potential
	Streets		B - APZ 1 - Significant Accident Potential
Noise Contours			C - APZ 2 - Measurable Accident Potential
DB			Military/Private Airport Zone
	0 - 60		Private/Military Airport Influence Area
	61 - 70		
	71 - 80		

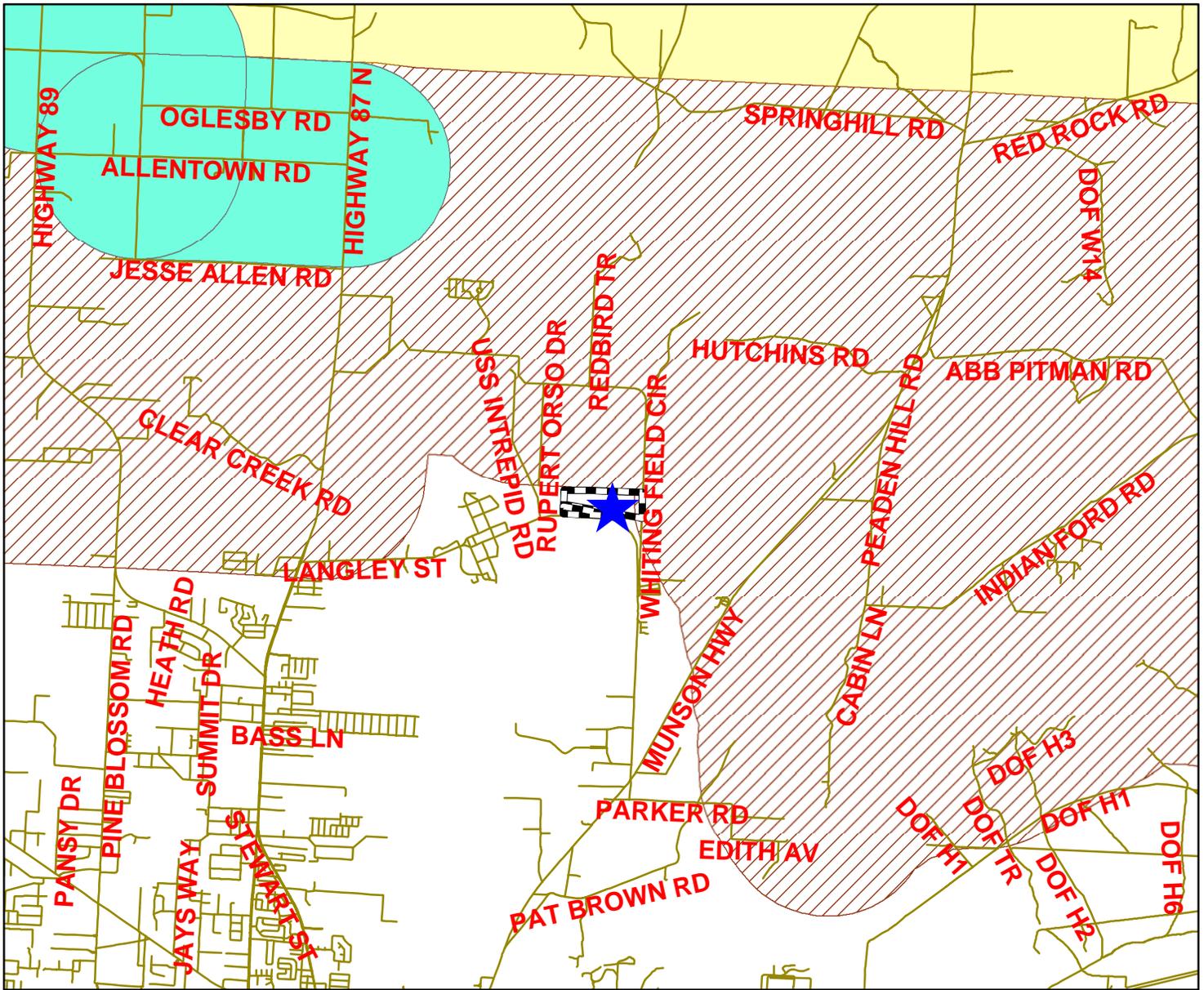
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2010-R-023 Rural Development Plan Area



Legend

-  10-R-023_Rezoning
-  Streets
-  RDP Crossroad Communities
-  RPZ Boundary
-  RPZ Transition Area

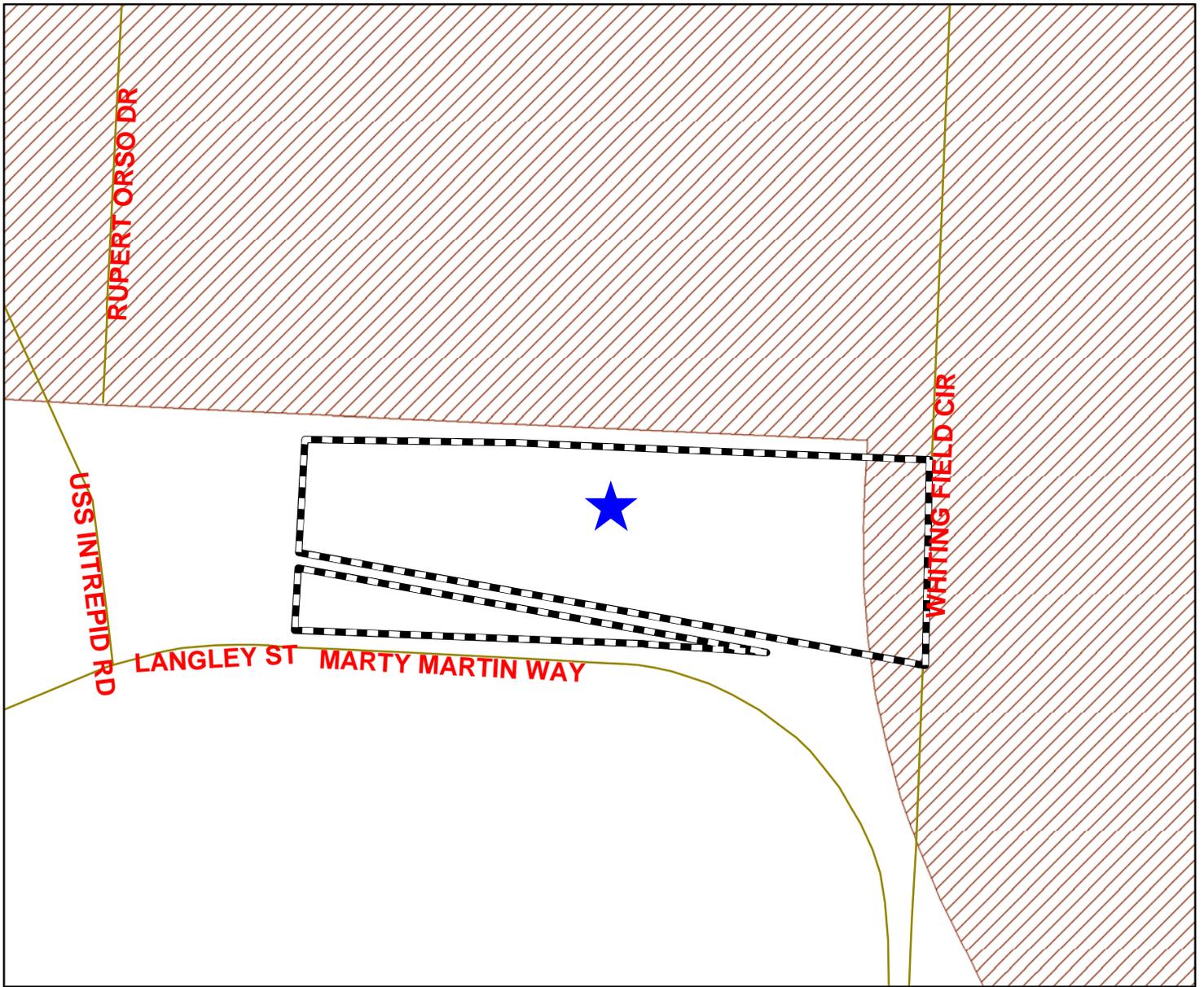


1 inch = 8,000 feet

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2010-R-023 Rural Development Plan Area



Legend

-  10-R-023_Rezoning
-  Streets
-  RDP Crossroad Communities
-  RPZ Boundary
-  RPZ Transition Area



1 inch = 1,000 feet

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Comments
Support & Opposition

2010-R-023

16 November 2010

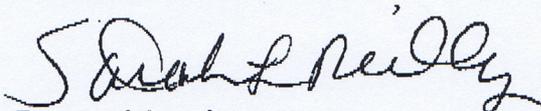
To: Planning Board and Board of county Commissioners

RE: Rezoning agriculture land Amendment Application 2010-R-023

Dear Sir or Madame

I am writing to object to the above rezoning. This property is currently zoned agricultural, my property borders it on the NW corner. My direct concern is due to current building restrictions on my property set forth by the Navy. The only place I can build is the portion of my property closest to the proposed Industrial area. I am concerned for the safety of my family, grandchildren and elderly parents. I am also concerned with noise, chemicals being next door to a State of Florida nature conservancy and my home. The impact it will have on depressed property values that go along with industrial warehouse areas. The reason we decided to move here are the farms in the area with all its natural surroundings, a place for Families.

Thank you, your neighbors,



Ray and Sarah Reilly

Shawn Ward

From: bcasey1@mchsi.com
Sent: Tuesday, November 16, 2010 10:56 AM
To: Shawn Ward
Subject: Local Planning Board Meeting/Ammendment #2010-R-023

To Whom It May Concern:

We are the joint owners of an approximately 212 acre family farm that is located on the east side of Whiting Field Circle. Our property is located directly across from the property seeking a rezoning change (ammendment #2010-R-023). Our property has been in the family and farmed for more than 62 years. We have several major concerns regarding this rezoning proposal and its effects on our property. One very severe situation we have now is erosion taking place on our property, due to the run-off from the properties west of Whiting Field Circle being channeled onto our property. Not only are we concerned about this erosion, but the environmental impact of what this run-off water contains is very alarming to us. As it stands now, we have had top soil eroded away and living trees' root systems undermined to the point of these trees falling across our property's roadway. We feel rezoning the property in question will considerably magnify our current problems. Another real concern is that of safety. Whiting Field Circle only recently (for the very first time) has had a divided yellow line painted on it. It is presently barely wide enough for two standard sized vehicles to pass safely. It also has the burden of handling all of the Whiting Field Golf Course traffic, canoeing business traffic, and potentially a new ATV/motorcross park influx. There are many hidden driveways, including our own, that would make this an unsustainable situation of such a small road safely handling this amount and type of traffic.

We appreciate the opportunity to address these concerns with the Planning Board and respectfully submit them on our behalf.

Sincerely,
Ruth Casey
Alice P. Wilks
Lois Ann Ryczkowski

Email secured by Check Point

Shawn Ward

From: Joseph Xenos [amcfe@hotmail.com]
Sent: Thursday, November 18, 2010 1:42 PM
To: Shawn Ward
Subject: zoning

To whom this may concern, I reside at 7778 whiting field circle not within the 500 ft limitation for an official notification of zone/ land use changes. Noticed sign last night.
I am opposed to the rezoning of case #10-R-023 from AG to M2 heavy industrial.
Drainage issues from run off (contamination of rivers).
The unknown of the construction of what.
Lets get a real plan and not shoot from the hip and see what happens.
V/r, Joe Xenos