

## 2011-R-001

Property Owner: Chester and Joann Beyer

Existing Zoning: R1M (Mixed Residential Subdivision District)

Requested Zoning: AG (Agriculture)

Existing FLUM: Single Family Residential

Requested FLUM: Agriculture

# STAFF ANALYSIS

## Part I. General Information:

**Applicant:** Chester and Joann Beyer

**Project Location:** Westside of Highway 87 South, Holly-Navarre

**Parcel Number:** 09-2S-26-0000-00305-0000

**Parcel Size:** 3.16 (+/-) acres

**Purpose:** Bee Apiary and Supporting Commercial Activities

**Requested Action:** (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from R1M to Ag** and,  
(2) Small scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from Single Family Residential to Agriculture.**

**Existing Zoning Description:** R1M (Mixed Residential Subdivision District) is designed to accommodate single-family detached structures, mobile homes and accessory buildings compatible with a residential environment. It is the express purpose of this zoning district to exclude all buildings or other structures and uses having commercial characteristics except the minimal home occupation and the approved Conditional Use activities (i.e., educational institutions, places of worship recreation and park areas, public and private utilities and public facilities.) Maximum density = 4 dwelling units (du) per acre.

**Proposed 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.

**Existing FLUM:** Single Family Residential

**Proposed FLUM:** Agriculture

**Current Use of Land:** Wooded and vacant; However, bee hives are currently located onsite.

**Surrounding Zoning:** The property is surrounded by R1M District with the exception of HCD located south on Highway 87 South.

**Rezoning History:** In 1987 there were two rezonings on the southeast side of Highway 87 South to HCD. Additionally, multiple rezonings to HCD and M1 have occurred southwest of the subject property along the northside of East Bay Blvd.

**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 Highway 87 South, the current zoning would allow approximately 60 average daily vehicle trips onto Highway 87 South. The proposed zoning could produce approximately 992 average daily vehicle trips onto Highway 87 South as a worst case scenario. The overall net affect upon the roadway is 932 average daily vehicle trips onto Highway 87 South. Rated at LOS Standard "C", the current available capacity of 19899 trips for Highway 87 South thus indicates capacity is available for the proposed zoning as a worst case scenario.

**(2) Potable Water:**

A letter provided by the applicant from Holley Navarre Water System, Inc. indicates that a 6" water main is located on the west side of Hwy 87S. The proposed amendment is not expected to create capacity problems for the Holley Navarre Water System, Inc.

**(3) Sanitary Sewer:**

A letter provided by the applicant from Holley Navarre Water System, Inc. indicates that sewer service is not currently available.

**(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 Agriculture with a future land use amendment to Agriculture 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."*

The property is located within the Heart of Navarre Overlay District. The Navarre Town Center plan recommends neighborhood commercial style uses between single family residential and heavy commercial. Currently, the majority of uses surrounding the site are single family residential homes and vacant property with a residential or Highway Commercial Development District Zoning. The proposed use of a bee apiary and accessory commercial activities is consistent. The proposed use is compatible with the surrounding 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."*

Proposed revisions to the flood zone maps show this area is located within a FEMA Zone "X", which means an area determined to be outside 500- year flood plain. The request is thus consistent with this policy.

The National Wetlands Inventory Map indicates possible wetlands located on the subject property. A jurisdictional wetlands survey has not been provided by the applicant. Development of the site is limited based on the jurisdictional wetlands boundaries determined and verified by the applicable agencies.

**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 development of an agriculture use on the property will promote compact development of a neighborhood commercial nature. A rezoning to Agriculture supports development in an area of increasing growth pressure and would not result in a finding of urban sprawl under the proposed classification.

## 2011-R-001 Traffic Analysis Append

### Traffic Analysis Append

#### For the R1M estimation:

Single Family Detached Housing (210)

3.16 acre x 4 du's/acre = 12.64 possible units  
Average Rate: 9.57 x 12.64 = 120.96 Average Daily Trips  
Driveway %: 0.50 x 120.96 = 60.48 Average Daily Trips  
New Trip % = 100%; 60.48 X 1.00 = 60.48 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 provided minimal 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 = 3.16 acres or 137,649.6 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

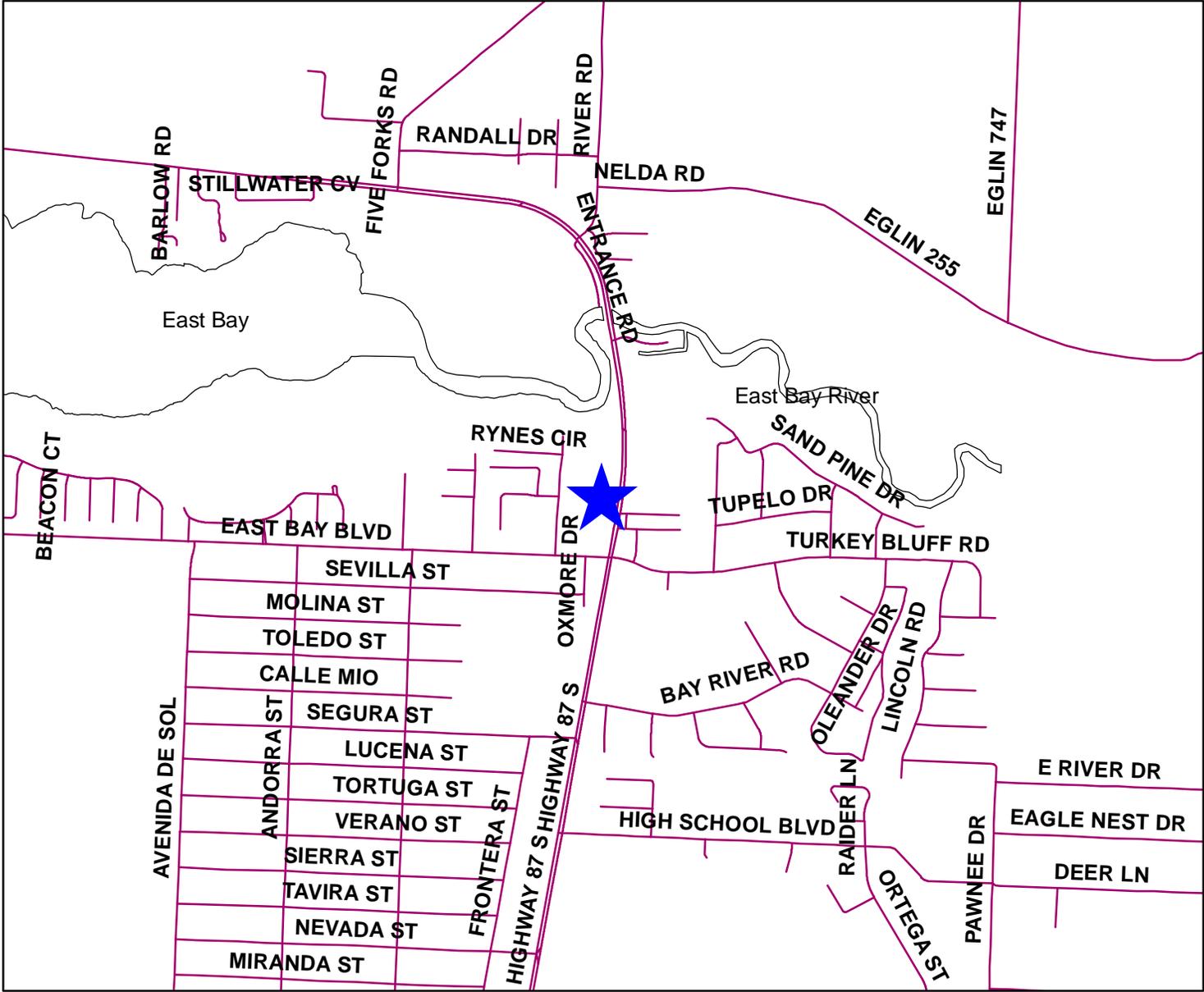
Buildable area = building pad + parking lot  
 $y$  = sq. ft. gross floor area of building pad in thousands

$$\begin{aligned}137,649.6 \times .85 &= 1,000y + (y \times 4 \times 325) \\117,002.16 &= 1,000y + 1300y \\117,002.16 &= 2,300y \\y &= 50.87\end{aligned}$$

Building size = 50.87 x 1,000 square feet = 50,870 square feet gross floor area.  
ITE Average Rate: 44.32 x 50.87 = 2,254.55 Average Daily Trips  
Driveway %: 0.50 x 2,254.55 = 1,127.27 Average Daily Trips  
New Trip % = 88%; 1,127.27 x 0.88 = 992.00 New Daily Trips

Selection of the ITE data plot (814) for specialty retail center was made because the applicant provided minimal information on 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).

# Location Map (2011-R-001)

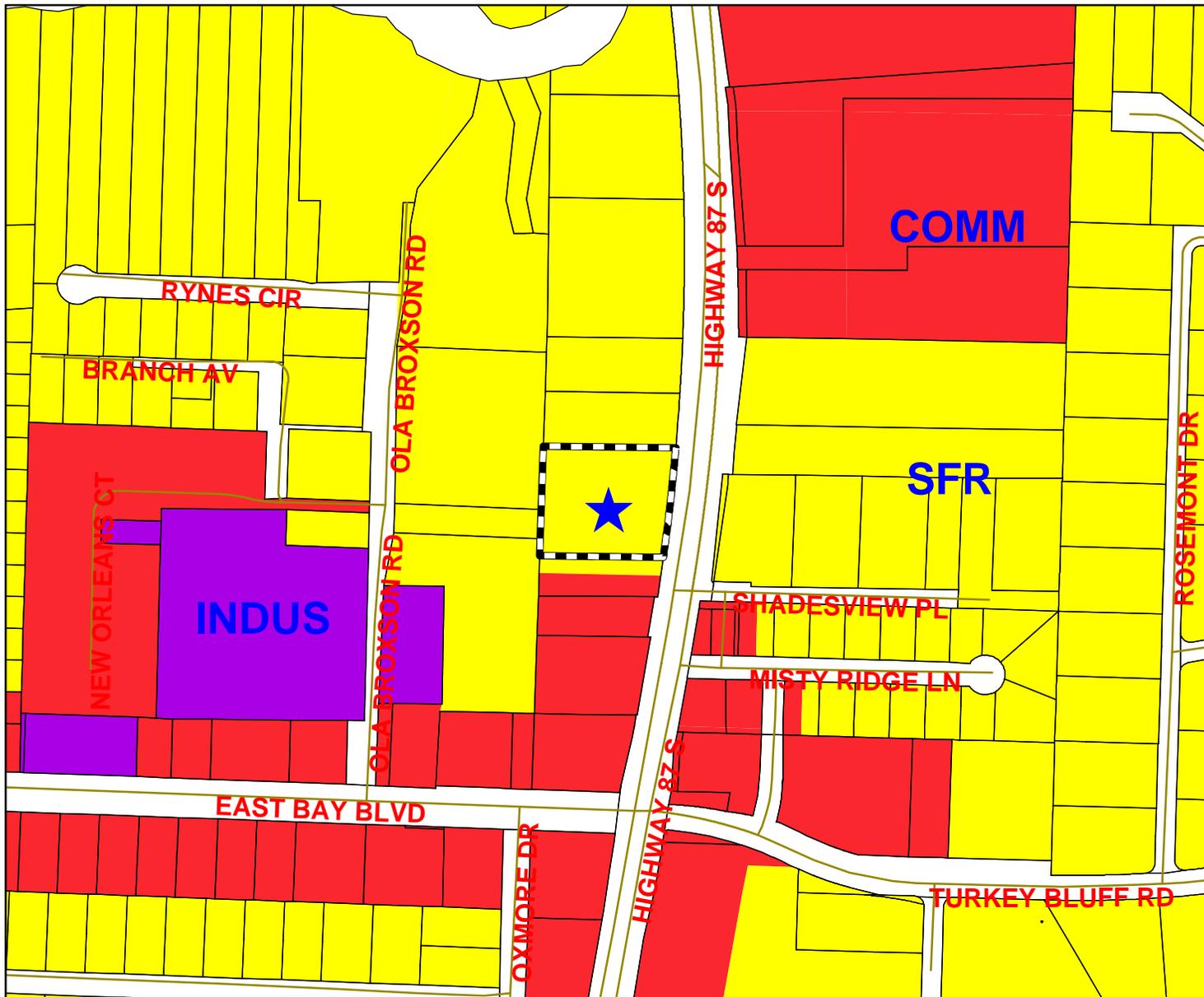


1 inch = 2,000 feet



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# Future Land Use (2011-R-001)



1 inch = 400 feet



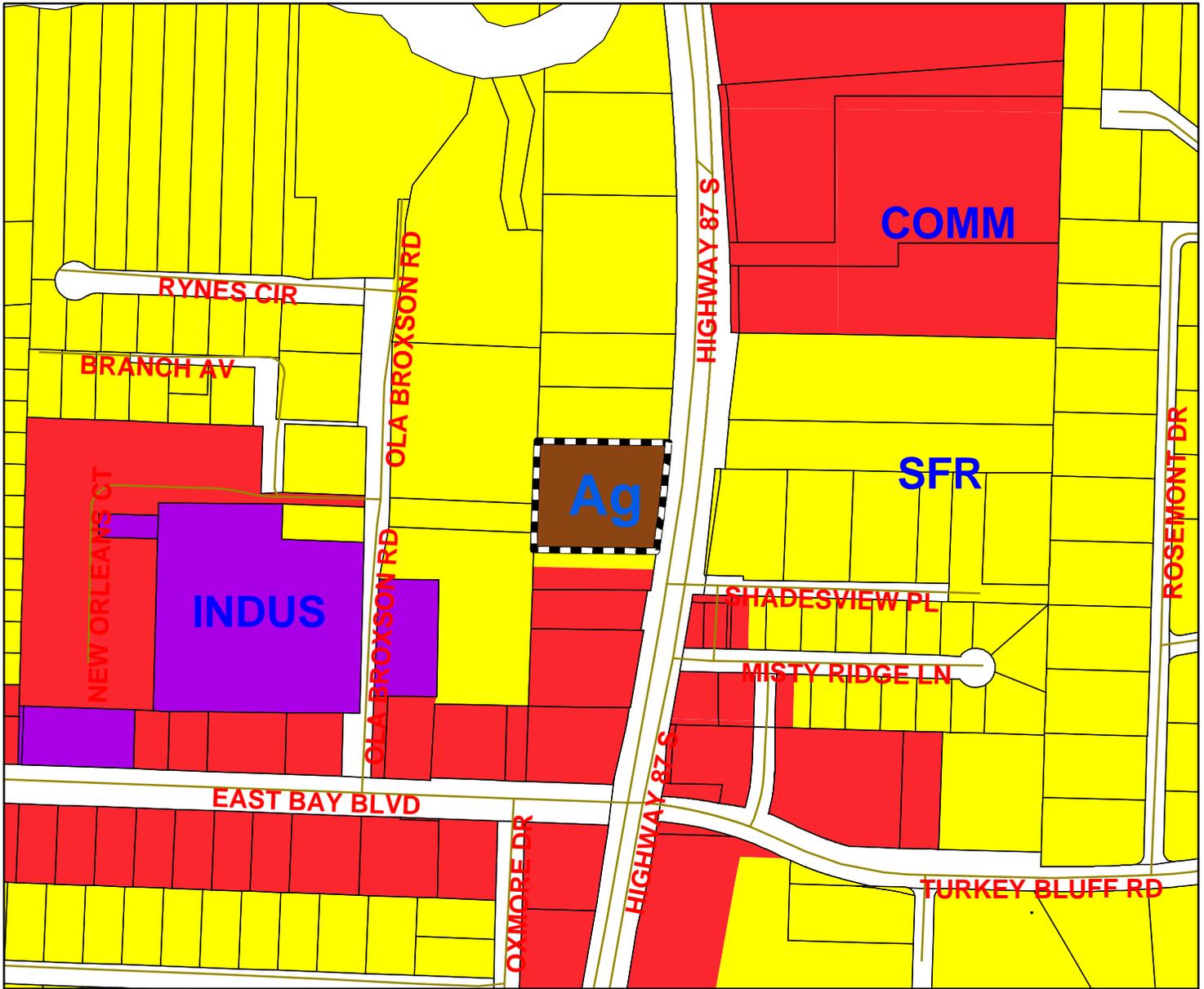
## Legend

2011-R-001_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)
<b>FLUM</b>	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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# Proposed Future Land Use (2011-R-001)



1 inch = 400 feet



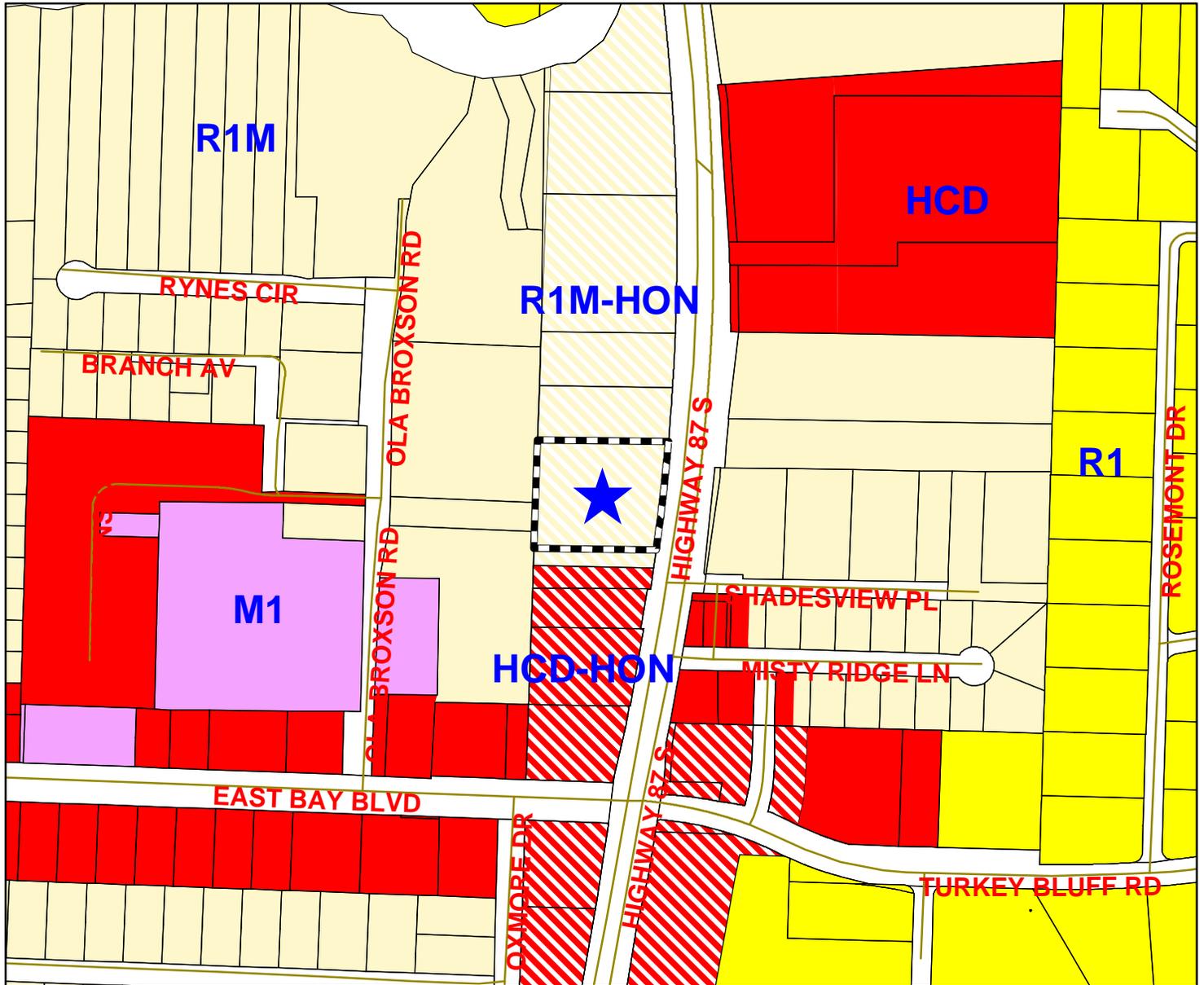
## Legend

2011-R-001_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)
<b>FLUM</b>	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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# Current Zoning (2011-R-001)



1 inch = 400 feet



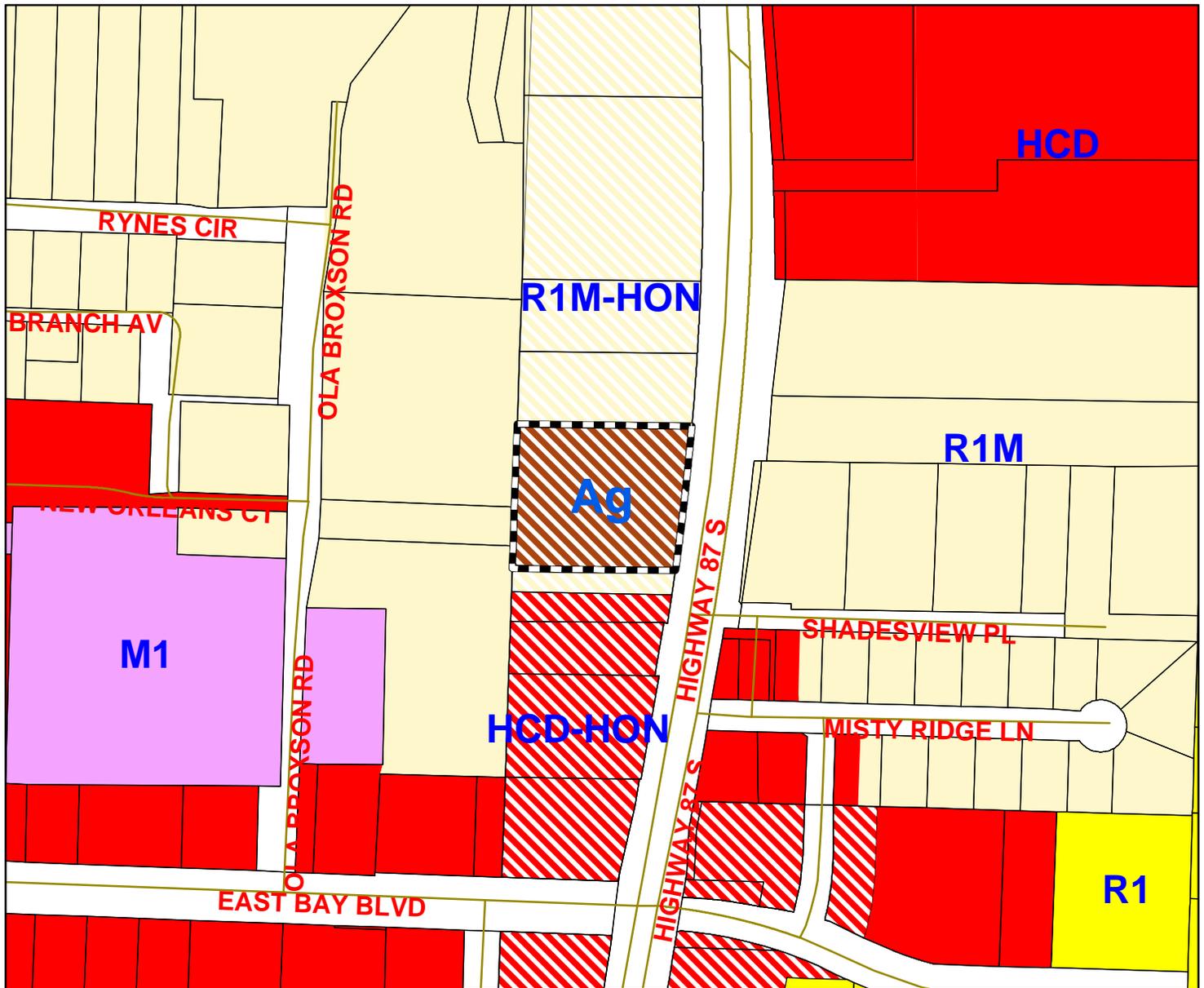
## Legend

2011-R-001_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
<b>Zoning District</b>	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 (2011-R-001)



1 inch = 300 feet



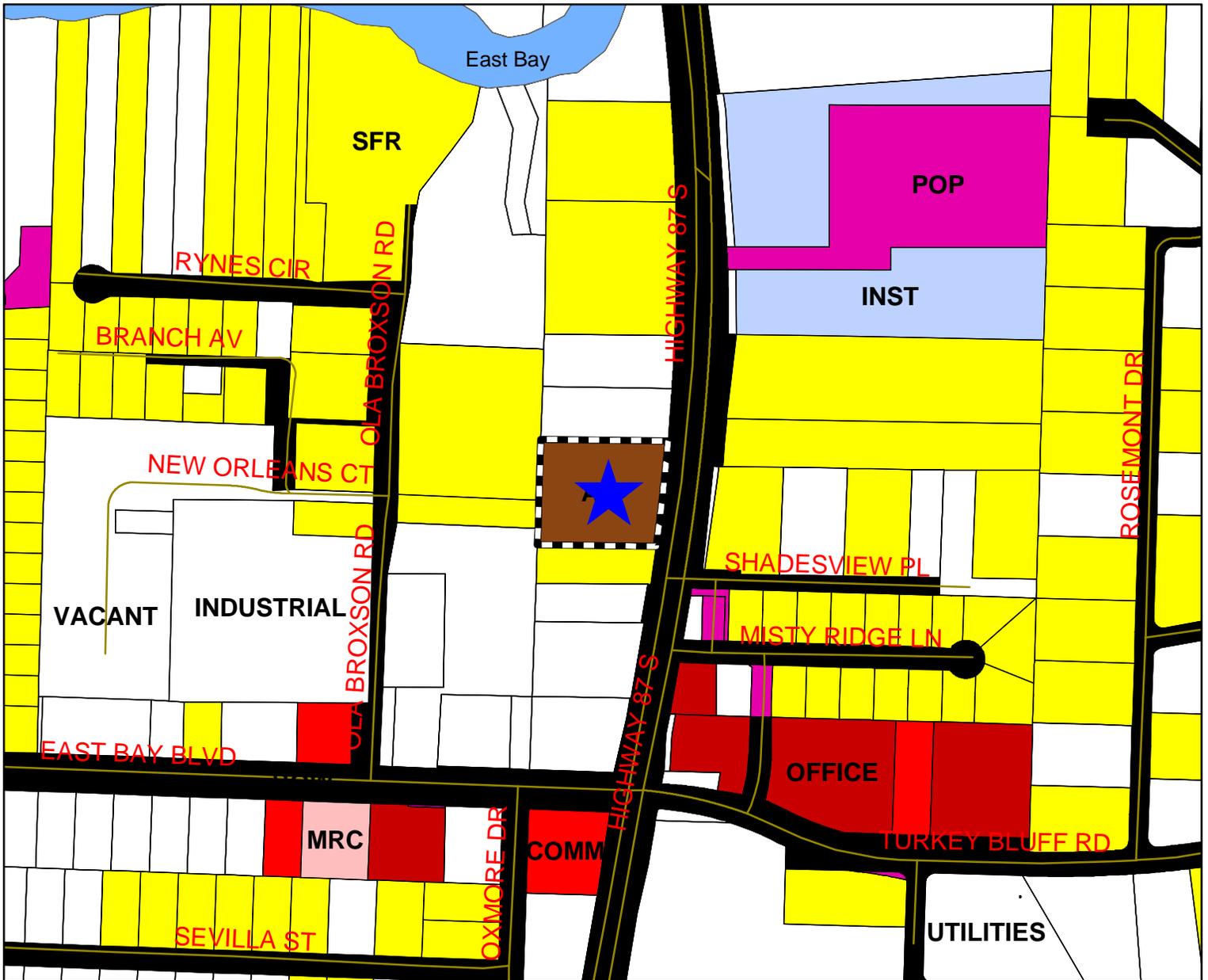
## Legend

2011-R-001_Rezoning	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
<b>Zoning District</b>	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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# Existing Land Use Map (2011-R-001)



1 inch = 400 feet



## Legend

2011-R-001_Rezoning	City	Recreation/Open Space
Water Bodies	Commercial	Right of Way
Streets	Institutional	Single Family Residential
Parcels	Military	Silviculture
<b>ELUM</b>	Mixed Residential/Commercial	Unknown
<b>CATEGORY</b>	Office	Vacant
Agriculture	Public Owned Property	Water
Agriculture Homestead	Recreation/Commercial	
Condo/Townhomes		

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# Aerial View (2011-R-001)



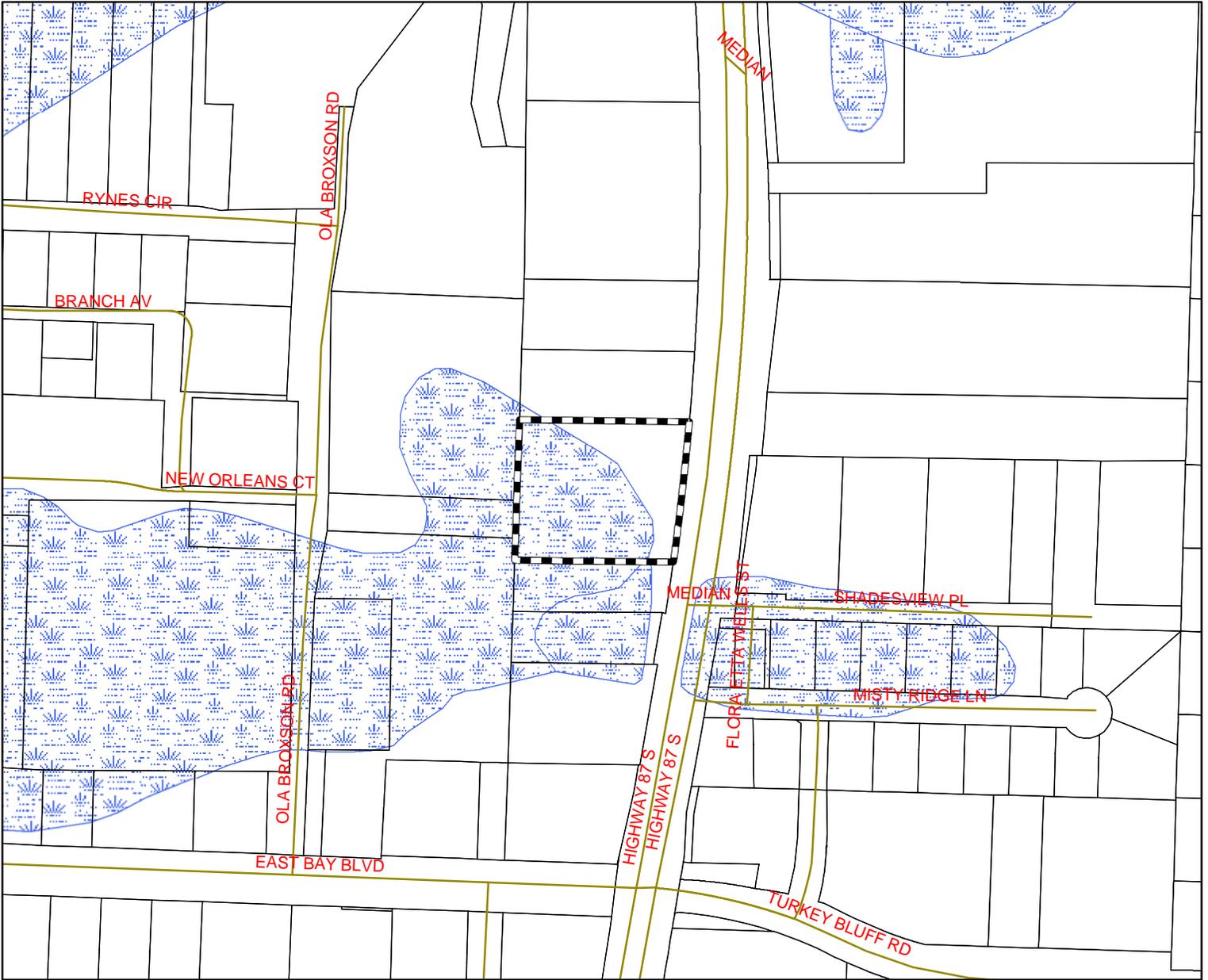
1 inch = 200 feet



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# Possible Wetlands 2011-R-001



1 inch = 300 feet



## Legend

-  2011-R-001\_Rezoning
-  Streets
-  Parcels
-  Estuarine
-  Lacustrine
-  Palustrine
-  Riverine
-  Marine

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**Comments**  
**Support & Opposition**

**2011-R-001**

## Shawn Ward

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**From:** howardmjones [hmjjj@bellsouth.net]  
**Sent:** Tuesday, January 04, 2011 12:29 PM  
**To:** Shawn Ward  
**Subject:** Rezoning request 2011-R-001

Dear Mr. Ward,

I am writing on behalf of my wife and I in regard to the rezoning request 2011-R-001 for Chester and Joanna Beyer. This is property located on Highway 87 north of 399 and is parcel 09-2S-26-0000-00305-0000.

As a nearby homeowner we recently received notification of this from you.

Please be advised that we have NO objection to the Beyer's request for the proposed rezoning and we request that you make this e-mail a part of the record at the forthcoming meetings.

Sincerely,  
Howard and Joann Jones  
2780 Highway 87  
Navarre, Fl. 32566  
850 939-2029

Email secured by Check Point