

2011-R-006

Property Owner: Bell Lane Limited Partnership

Agent: Edwin Henry

Existing Zoning: Ag (Agriculture District)

Requested Zoning: HCD (Highway Commercial Development)

Existing FLUM: Single Family Residential

Requested FLUM: Commercial

STAFF ANALYSIS

Part I. General Information:

Applicant: Bell Lane Limited Partnership

Agent: Edwin Henry

Project Location: Sterling Way, Pace

Parcel Number(s): APO 26-1N-29-0000-00200-0000

Parcel Size: 7.96 (+/-) acres

Purpose: Self Storage Warehouses

Requested Action(s): (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from Ag 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: Agriculture District (AG) 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 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: Agriculture

Proposed FLUM: Commercial

Current Use of Land: Vacant and Wooded

Surrounding Zoning: The property is surrounded by Ag (Agriculture District) with M2 (General Industrial District) located southeast of the property. R2 (Medium Density Residential District) is located approximately 200 feet north of the subject property.

Rezoning/Future Land Use Amendment History: In 2007, 195.90 acres north of the subject property was rezoned from R1 to R2. In 2008, 590 acres adjacent south of Sterling Way was approved for a large scale future land use amendment from Agriculture to Industrial. In the past 5 years, multiple large scale future land use amendments from Agriculture to Single Family Residential or Industrial have occurred in the general 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 38 new daily vehicle trips onto Bell Lane and Sterling Way using the entire 7.96 acres site. The proposed development could produce approximately 155 new daily vehicle trips onto Bell Lane and Sterling Way. The overall net affect upon the roadway is 117 new daily vehicle trips based on the applicants proposed use as a self storage facility. Rated at LOS Standard "D", the current available capacity of 4,224 trips for the Bell Lane segment and current available capacity of 4,568 trips for the Sterling Way segment 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:

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 south side of Sterling Way. 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 currently proposed on west side of property via a 15" gravity sewer main coming from the proposed Woodlands Manor Subdivision (owned by the same owner of

aforementioned property). 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 HCD 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 industrial, vacant, and single family residences. The proposed zoning for use as self storage facilities would be a good buffer from the Woodlands Manor Subdivision (owned by the same owner of aforementioned property) located north of the subject site and the proposed industrial development located south of Sterling Way. The proposed zoning 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 rezoning would not result in a finding of urban sprawl and is consistent with this policy.

2011-R-006 Traffic Analysis Append

Traffic Analysis Append

For the AG estimation:

Single Family Detached Housing (210)

7.96 acres x 1 du's/acre = 7.96 possible units
Average Rate: $9.57 \times 7.96 = 76.17$ Average Daily Trips
Driveway %: $0.50 \times 76.17 = 38.08$ Average Daily Trips
New Trip % = 100%; $38.08 \times 1.00 = 38.08$ 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:

Mini Warehouse (151)

Average Rate: $38.87 \times 7.96 = 309.40$ Average Daily Trips
Driveway %: $0.50 \times 309.40 = 154.70$ Average Daily Trips
New Trip % = 100%; $154.70 \times 1.00 = 154.70$ New Daily Trips

Selection of the ITE data plot (151) for Mini Warehouse was made because the applicant has indicated the proposed use for the subject property. The independent variable (Acres) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.82 for this data plot; the standard deviation of 16.90; and there was a small sample size (11 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	BELL LANE LIMITED PARTNERSHIP
Name2/Address	4229 HWY 90
Address	
City, State, Zip	PACE, FL 32571

Parcel ID	26-1N-29-0000-00200-0000	Exempt Code		Show Parcel Map
Phys. Loc		Tax District Number	22	
Tax District Name	Pace	Millage Rate	13.8663	

2010 Certified Values	
Land Value	95,123
Building Value	0
Misc Value	0
Just Value*	95,123
Assessed Value	95,123
Exempt Value	0
Taxable Value	95,123

General Information	
DOR Code	009900
BLDG CNT	0
XF/OB CNT	0
ACRES	26.350

[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
BEG SE COR SEC TH N-89-25W 558	
.25 FT TH N01-29E 558.25 FT TH	
S89-25E 558.25 FT TH S01-29-3	

**** 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
2266/1737	03/01/2004	600,000	SW	V	Q
1575/1368	10/01/1996	7,404,000	WD	V	U
1390/1476	12/01/1993	7,354,000	DD	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	009200	PITS	AG *	0	0	0000026.350	AC	3609.981	95123

[Show Zoning](#)

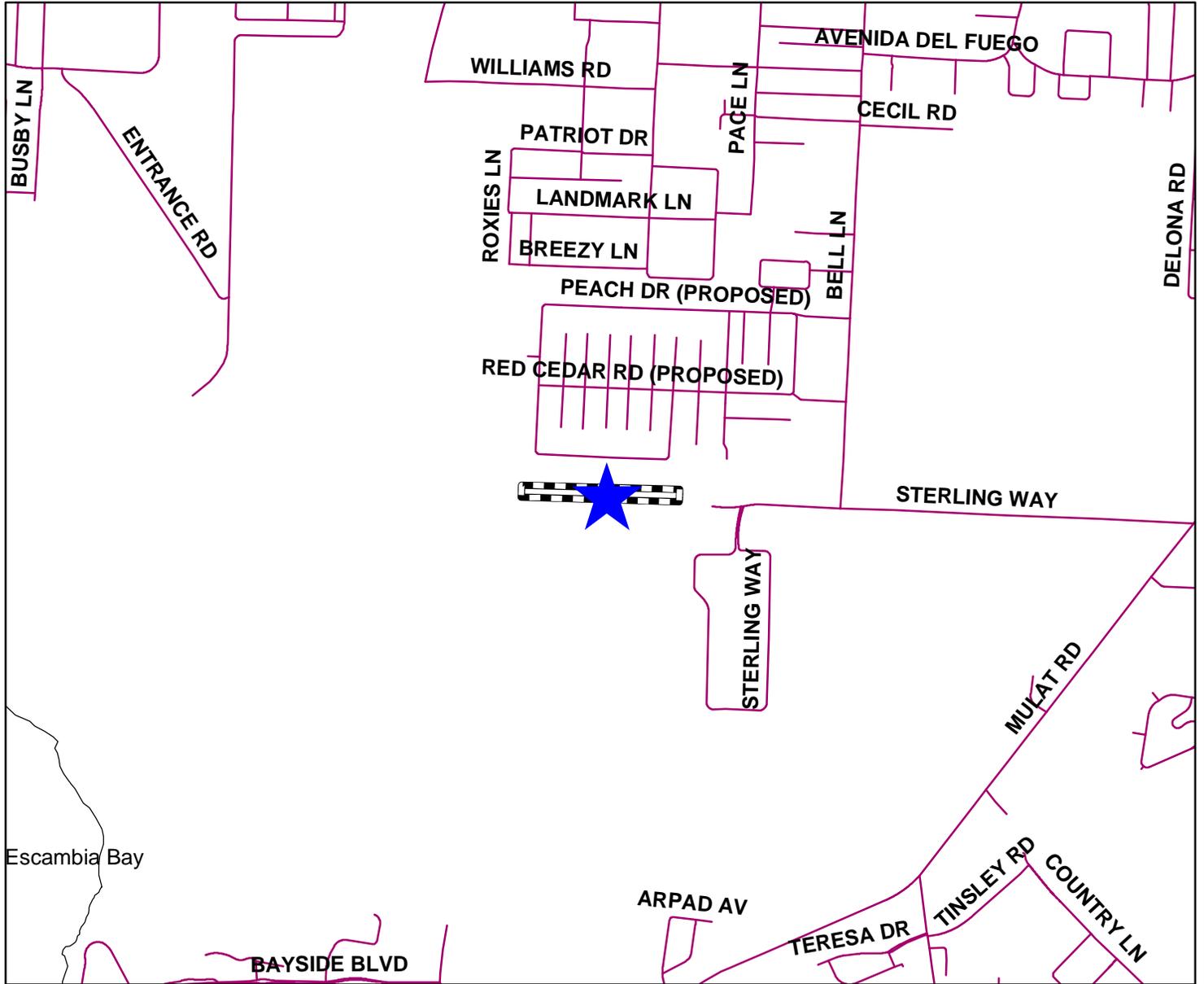
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[Santa Rosa Home](#)

Location Map (2011-R-006)



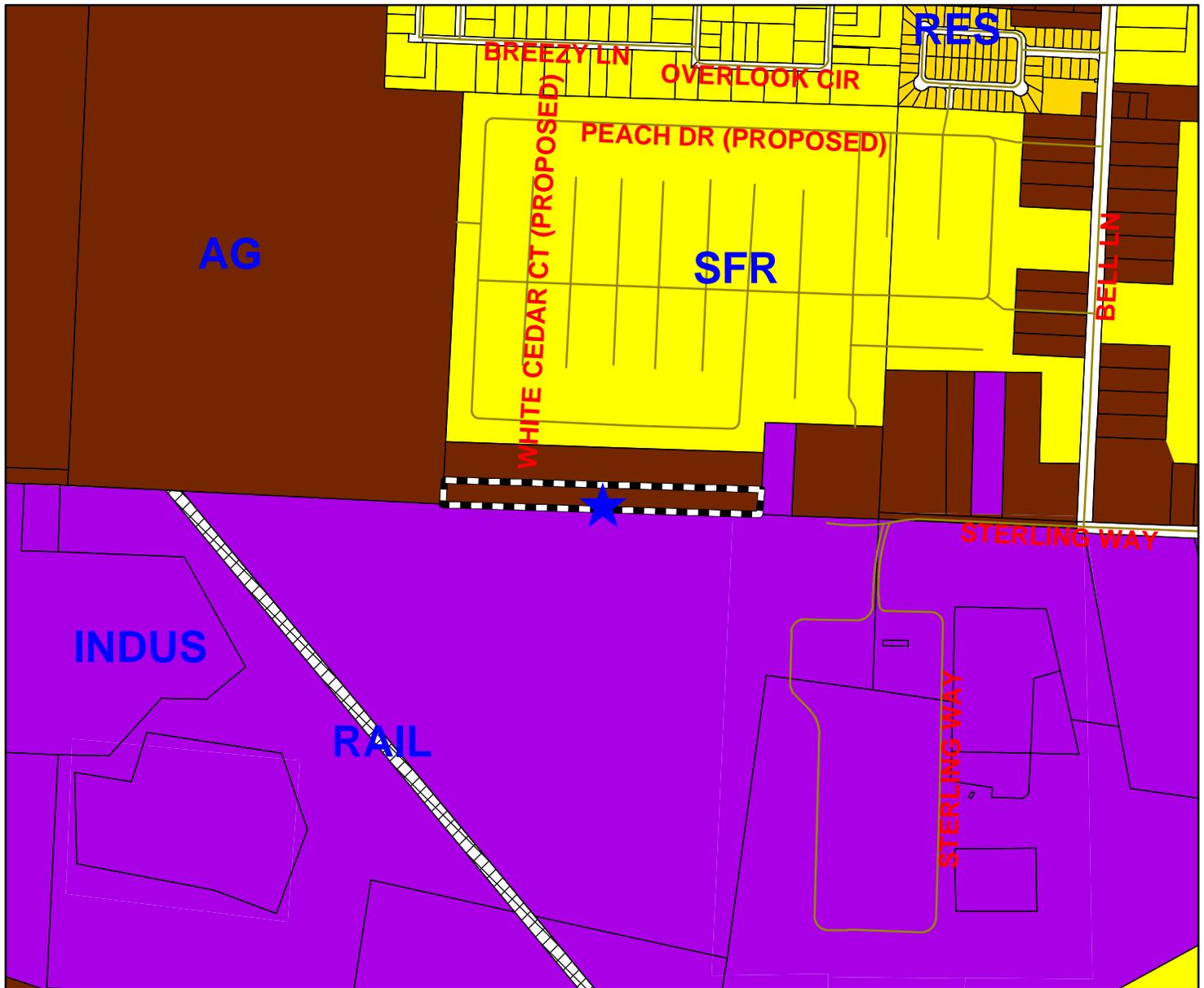
1 inch = 2,000 feet



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Future Land Use (2011-R-006)



1 inch = 1,000 feet



Legend

2011-R-006 rezoning

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

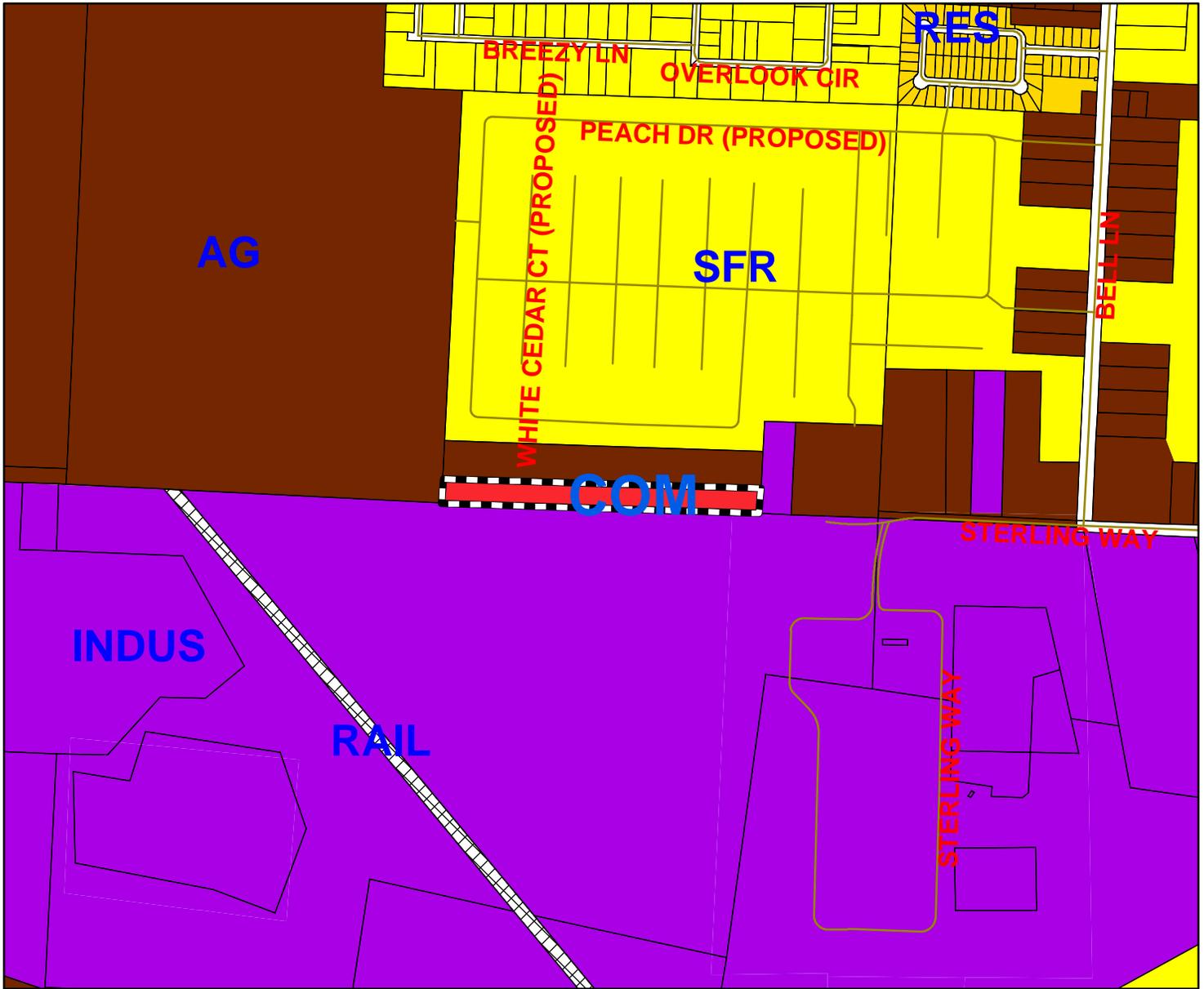
RAIL

WATER

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Proposed Future Land Use (2011-R-006)



1 inch = 1,000 feet



Legend

2011-R-006 rezoning

Streets

Parcels

FLUM

AGRICULTURE (AG)

SINGLE FAMILY RESIDENTIAL (SFR)

MEDIUM DENSITY RESIDENTIAL

RESIDENTIAL (RES)

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NAVARRE BEACH UTILITIES (NBU)

CITY

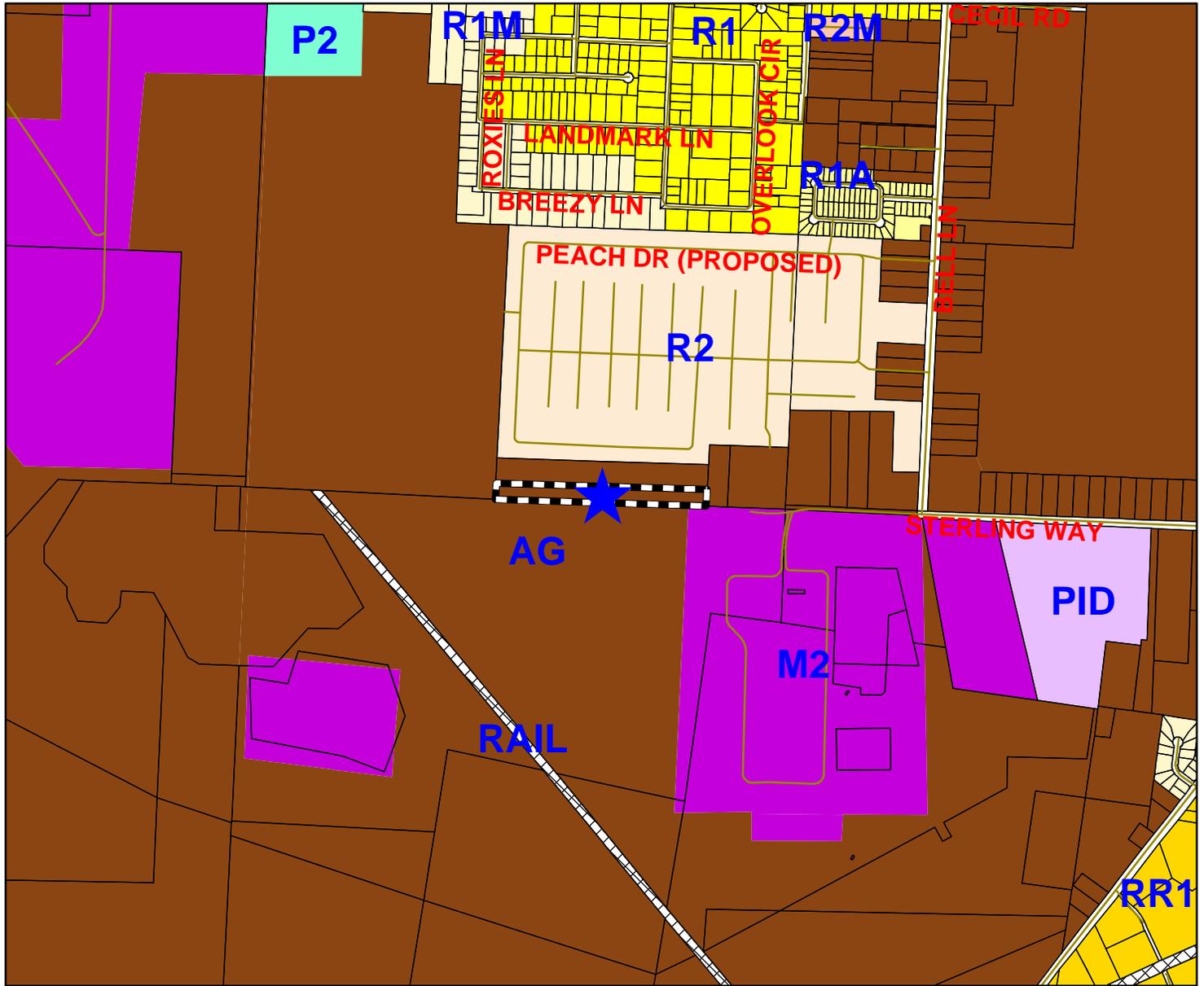
RAIL

WATER

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Current Zoning (2011-R-006)



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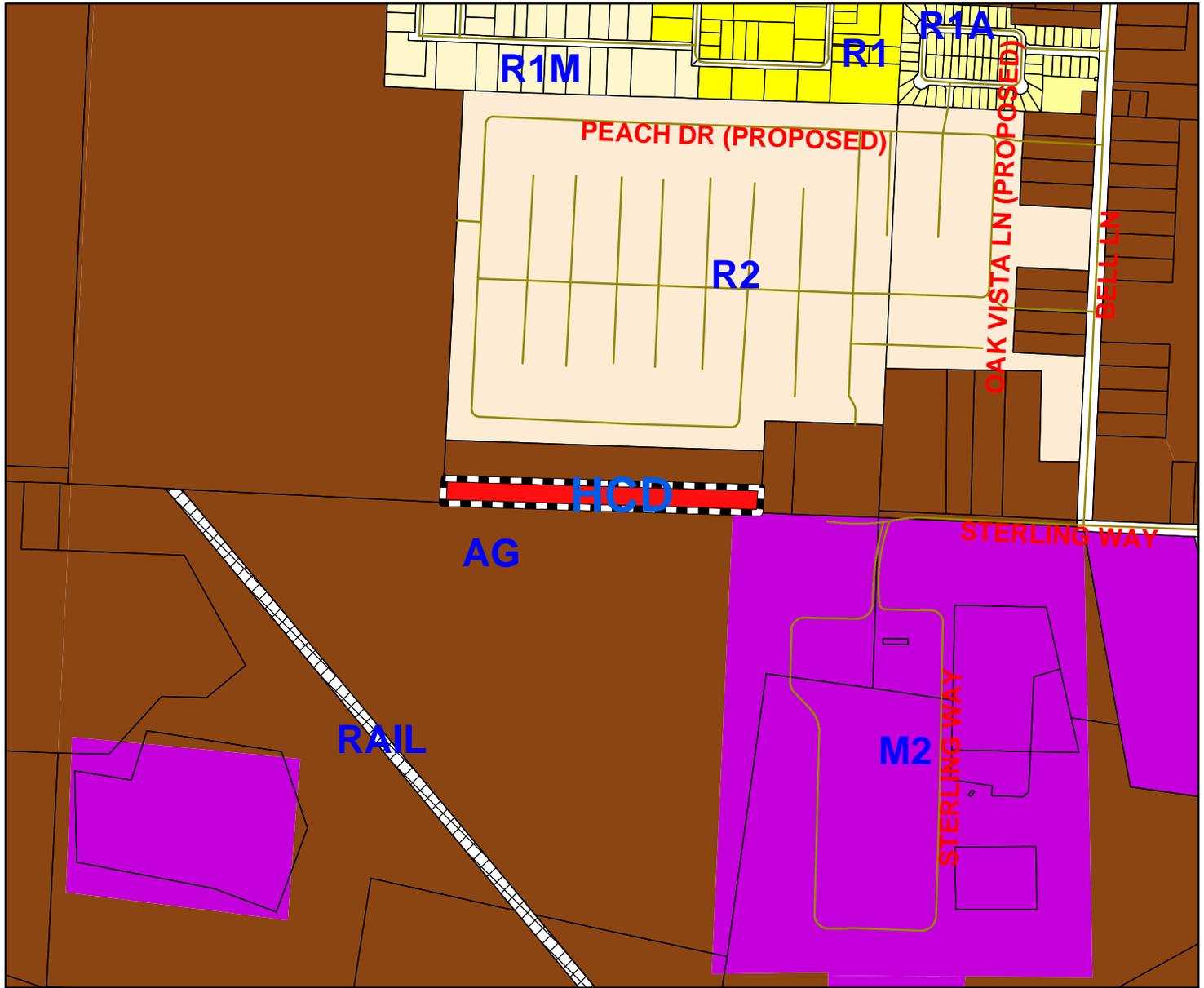
Legend

2011-R-006 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
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 (2011-R-006)



1 inch = 1,000 feet



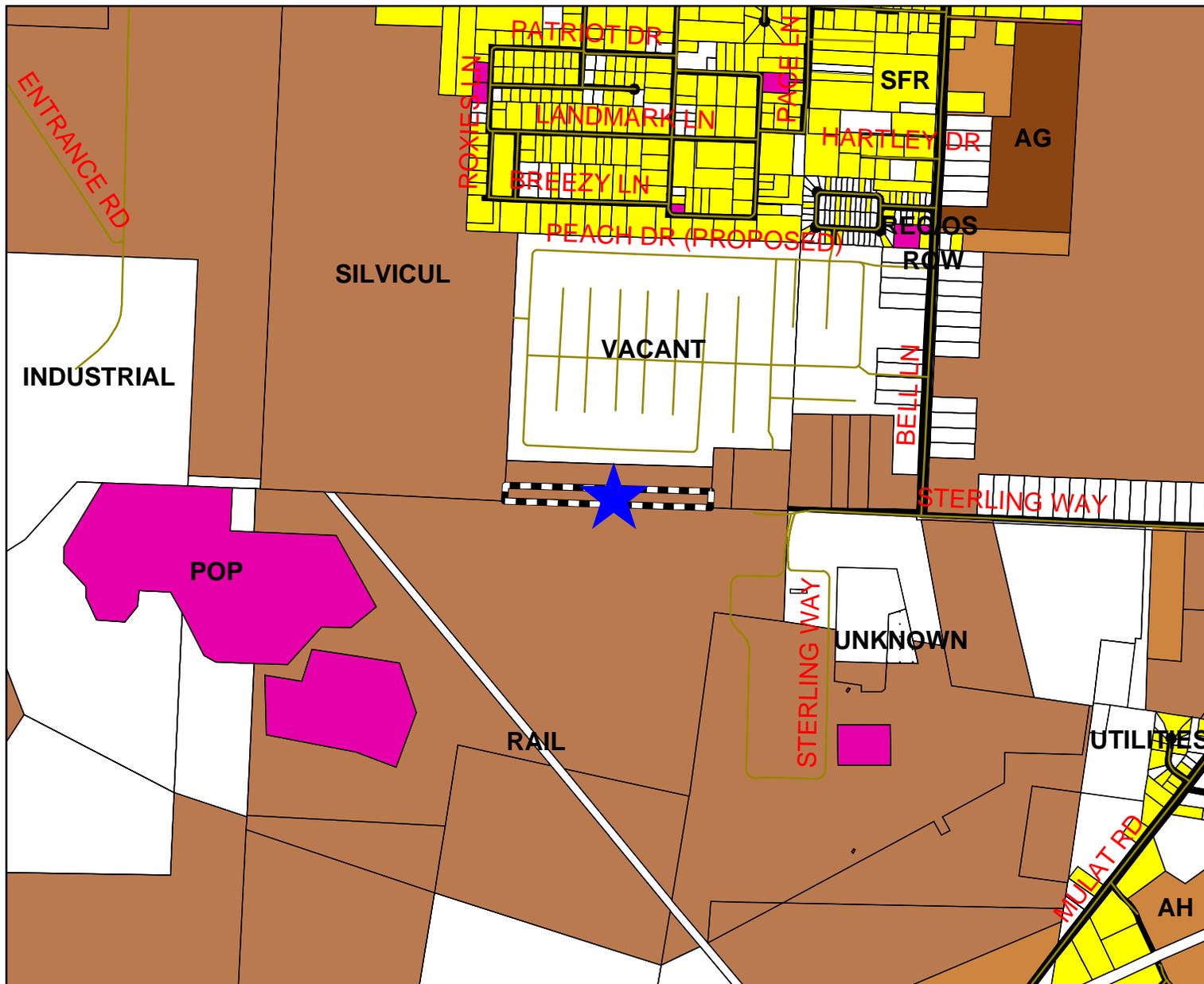
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- | | | | |
|---|---|---|---|
| 2011-R-006 rezoning | Restricted Industrial (M-1) | R1 within an Accident Potential Zone (R1-APZ) | Navarre Beach - Commercial |
| Hydro3 | M1 within an Accident Potential Zone (M1-APZ) | R1 within the Heart of Navarre (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 |
| 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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Existing Land Use Map (2011-R-006)



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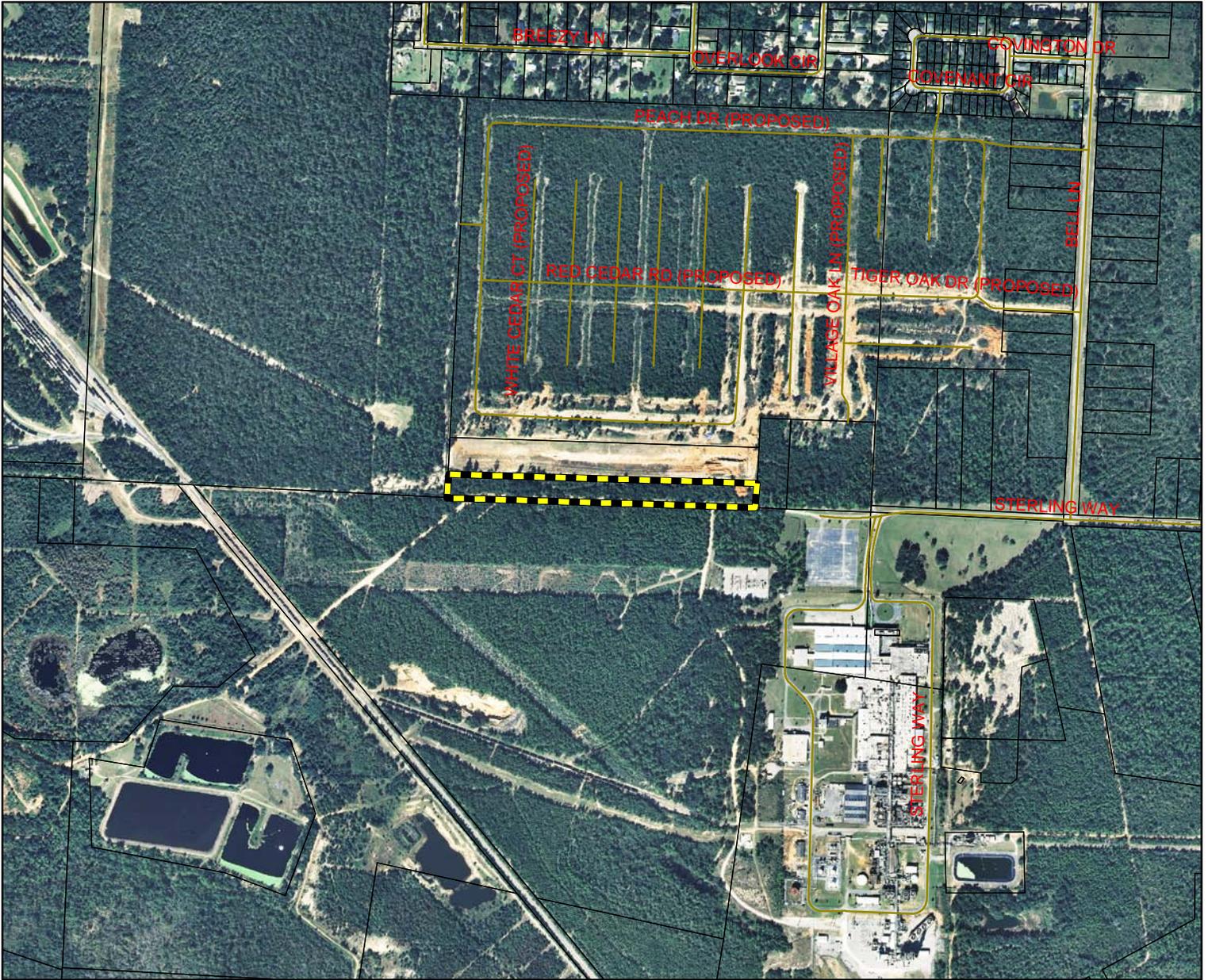
Legend

2011-R-006 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 (2011-R-006)



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