

## 2011-R-012

Property Owner: Lewis Cooper (Aero Training and Rental Inc.)

Existing Zoning: HCD (Highway Commercial Development)

Requested Zoning: M-1 (Restricted Industrial)

Existing FLUM: Commercial

Requested FLUM: Industrial

# STAFF ANALYSIS

## Part I. General Information:

**Applicant:** Lewis Cooper (Aero Training and Rental Inc.)

**Project Location:** 3432 Highway 87 South

**Parcel Number(s):** 05-2S-26-0000-02300-0000

**Parcel Size:** 2.10 (+/-) acres

**Purpose:** Contractor equipment storage

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

**Existing Zoning Description:** 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.

### **Proposed Zoning Descriptions:**

Restricted Industrial (M-1) zoning district allows for a limited range of Industrial and related uses which conform to a high level of Performance Standards.

The uses which this district is designed to accommodate include general assembly, warehousing and distribution activities. In addition, major repair and service activities, as well as limited impact manufacturing activities. Residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the preservation of adequate areas for industrial development. One single family dwelling unit, occupied by the owner or an employee of the principal use, is permitted for security purposes.

**Existing FLUM:** Commercial

**Proposed FLUM:** Industrial

**Current Use of Land:** Wooded and vacant

**Surrounding Zoning:** North is Military zoned property used by NOLF Choctaw. West and across Highway 87 is R1. HCD is adjacent to the subject property on the east.

**Rezoning History:** In 2007, the subject property was rezoned from R1 to HCD.

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

**A. Infrastructure Availability:**

**(1) Predicted Maximum Roadway Impact:**

In case of rezonings it is more acceptable to present a worse case scenario analysis as development plans are not finalized and due to the overall permanence of the situation. Assuming the projected vehicle trips impact Highway 87S, the current zoning would allow approximately 659 average daily vehicle trips onto Highway 87S. The proposed zoning could produce approximately 50 average daily vehicle trips onto Highway 87S as a worst case scenario. The overall net affect upon the roadway is a decrease of 609 average daily vehicle trips. Rated at LOS Standard "C", the current available capacity of 19,899 trips for Highway 87S 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 10" water main is located on the south 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 M1 with a future land use amendment to Industrial 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 uses surrounding the site are scattered single family residential south of Highway 87 south, a Florida Department of Transportation stormwater pond located adjacent west, Eglin Air Force Base Reservation adjacent north and some commercial uses adjacent east along Highway 87. This property falls within the Military Airport Zone (MAZ) for NOLF Choctaw. Please be aware that there are additional restrictions on uses and outdoor lighting for the project, as specified in Article 11 of the LDC.

The applicant indicates that the property will be used as a contractor equipment storage area.

Article 6.05.15.B.2.g of the Santa Rosa Land Development Code states *"trade services and repair, provided all activities and storage are contained in an enclosed building."*

The current zoning of the property (HCD) stipulates that trade service activities (i.e. contractor equipment storage) are permitted only within a completely enclosed building. If equipment storage is desired outside or in an unenclosed building the property must be rezoned (to at least the M-1 district). If the property is rezoned to M-1 is approved, any outdoor storage must be screened per Land Development Code (LDC) Section 7.01.12.

This would be a minimal and natural transition of the existing commercial zoning in the vicinity of the site that would not degrade residential neighborhoods in the vicinity and south across Highway 87 south. Appropriate buffers between the any commercial development and adjacent residential neighborhoods will be required (depending on the intensity of the proposed commercial use), during the process of development review.

**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."*

Flood zone maps show this area is located within a FEMA Zone "AE (EL 7)", which means an area where base flood elevations have been determined to be 7 feet. Additionally, a northeast portion is located within a FEMA Zone "X", which means an area determined to be outside 500- year flood plain. New development and redevelopment shall comply with current FEMA and Florida Building Code construction standards.

Policy 8.1 .A. 1 of the Santa Rosa County Comprehensive Plan states: "Amendments to the Future Land Use Map for parcels identified on the National Wetlands Inventory Map as containing wetlands must demonstrate that protection will be provided to avoid any added impact to wetlands. For purposes of Future Land Use Map amendment reviews,

incompatible uses will be those uses that would necessarily result in a greater impact to on-site wetlands than would occur under the current Future Land Use designation. If necessary to fulfill this requirement, the applicant may be required to submit a survey indicating the location of jurisdictional wetlands along with site plans demonstrating the potential impact of development under the current Future Land Use designation and under the proposed Future Land Use designation".

The National Wetlands Inventory Map indicates possible wetlands throughout the site. Development of the site is limited based on the jurisdictional wetlands boundaries determined and verified by the applicable agencies. Development under M-1 zoning would not necessarily impact the wetlands, more than development under HCD zoning.

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".*

Hurricane category storm surge maps indicate that a portion of the property is located within a category 2 through 4 hurricane storm surge zone.

#### **D. Urban Sprawl**

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

*"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."*

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

## 2011-R-012 Traffic Analysis Append

### For the HCD estimation:

Specialty Retail Center (814)

Given:

Land Size = 2.1 acres or 91,476 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

$$91,476 \times .85 = 1,000y + (y \times 4 \times 325)$$

$$77,754.6 = 1,000y + 1300y$$

$$77,754.6 = 2,300y$$

$$y = 33.80$$

Building size = 33.80 x 1,000 square feet = 33,800 square feet gross floor area.

ITE Average Rate: 44.32 x 33.80 = 1,498 Average Daily Trips

Driveway %: 0.50 x 1,498 = 749 Average Daily Trips

New Trip % = 88%; 749 x 0.88 = 659.12 New Daily Trips

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).

### For the M1 estimation:

General Light Industrial (110)

Area of site: 2.1 acres

ITE Average Rate: 2.1/acre (2.1 x 51.80 = 108.78 Average Daily Trips)

Driveway Directional Distribution: 50% (108.78 x 0.50 = 54.39 Average Daily Trips)

New Trip Percentage: 92% (54.39 x 0.92 = 50.03 New Daily Trips)

Selection of the ITE data plot (110) for General Light Industrial was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. There was a coefficient of determination of 0.74 for this data; the standard deviation was 32.69; and there was a small sample size of 17 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](mailto:info@srcpa.org)

Ownership Information	
Owner	AERO TRAINING & RENTAL INC
Name2/Address	537 GULF SHORE DR
Address	
City, State, Zip	DESTIN, FL 32541

Parcel ID	05-2S-26-0000-02300-0000	<a href="#">Exempt Code</a>		<a href="#">Show Parcel Map</a>
Phys. Loc	3432 HWY 87 S	<a href="#">Tax District Number</a>	12	
Tax District Name	Holley Navarre	<a href="#">Millage Rate</a>	13.8663	

2010 Certified Values	
Land Value	49,581
Building Value	0
Misc Value	0
Just Value*	49,581
Assessed Value	49,581
Exempt Value	0
Taxable Value	49,581

General Information	
<a href="#">DOR Code</a>	001000
<a href="#">BLDG CNT</a>	0
<a href="#">XF/OB CNT</a>	0
<a href="#">ACRES</a>	2.085

[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.

<b>Legal Information</b>	<a href="#">Show Expanded Legal Description</a>
W 328.09 FT OF GOVT LOT 5	
LYING N OF NLY R/W LINE OF	
HWY 87 AS DES IN OR 3024 PG	

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

Sales Information				<a href="#">Sales in Area</a>	
OR Book/Page	Sale Date	Sale Amount	<a href="#">Inst Type</a>	Vac/Imp	Q/U
<a href="#">3024/393</a>	11/30/2010	60,000	WD	V	Q
<a href="#">2441/50</a>	04/22/2005	30,000	WD	V	Q
<a href="#">894/1</a>	07/01/1987	100	QD	I	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	001000	COMMERCIAL	HCD *	328	277	0000328.090	FF	151.161	49581

[Show Zoning](#)

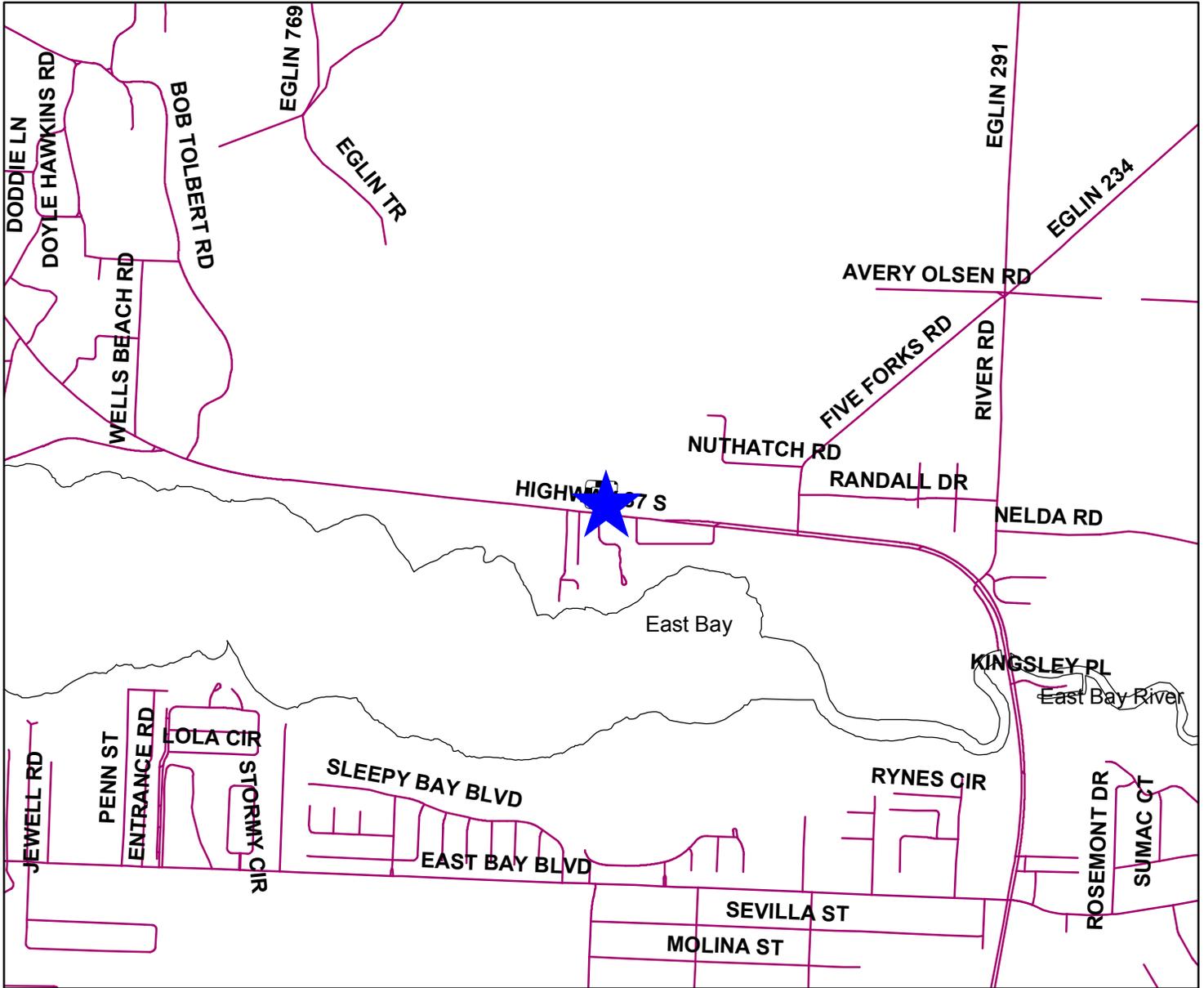
[Previous Parcel](#)

[Return to Main Search](#)

[Next Parcel](#)

[Santa Rosa Home](#)

# Location Map (2011-R-012)



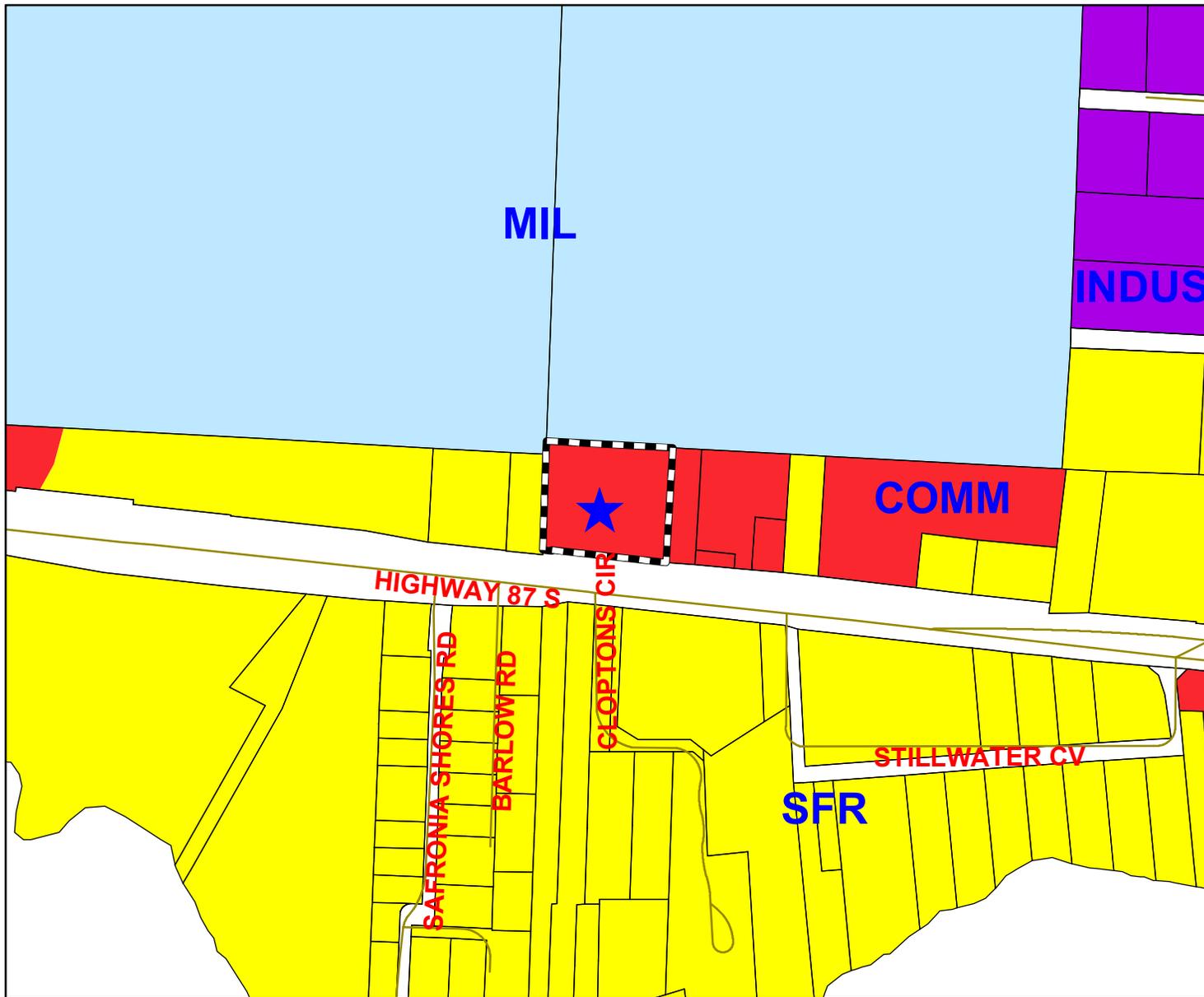
1 inch = 2,000 feet



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# Future Land Use (2011-R-012)



1 inch = 400 feet



## Legend

11-R-012\_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

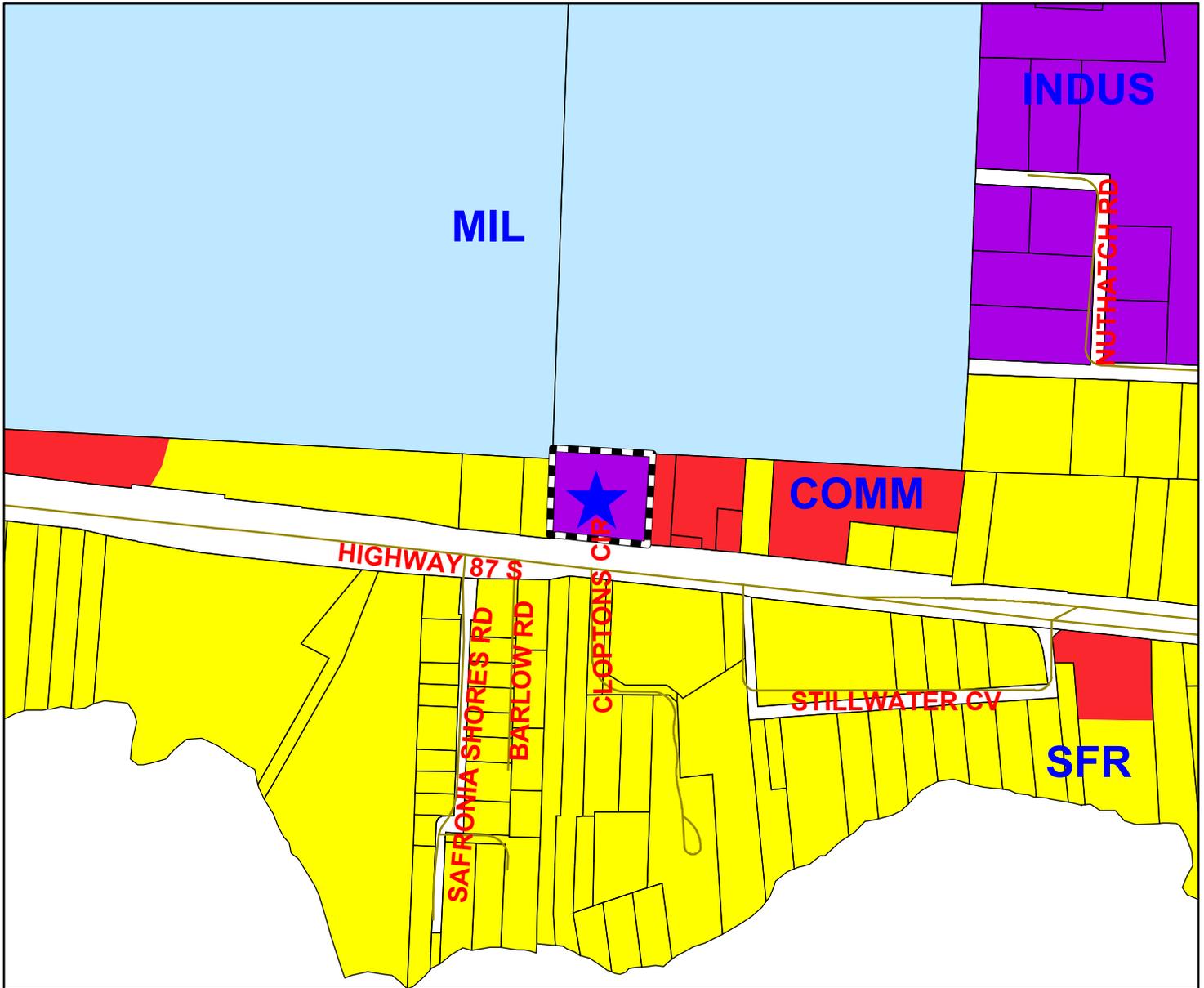
RAIL

WATER

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# Proposed Future Land Use (2011-R-012)



1 inch = 500 feet



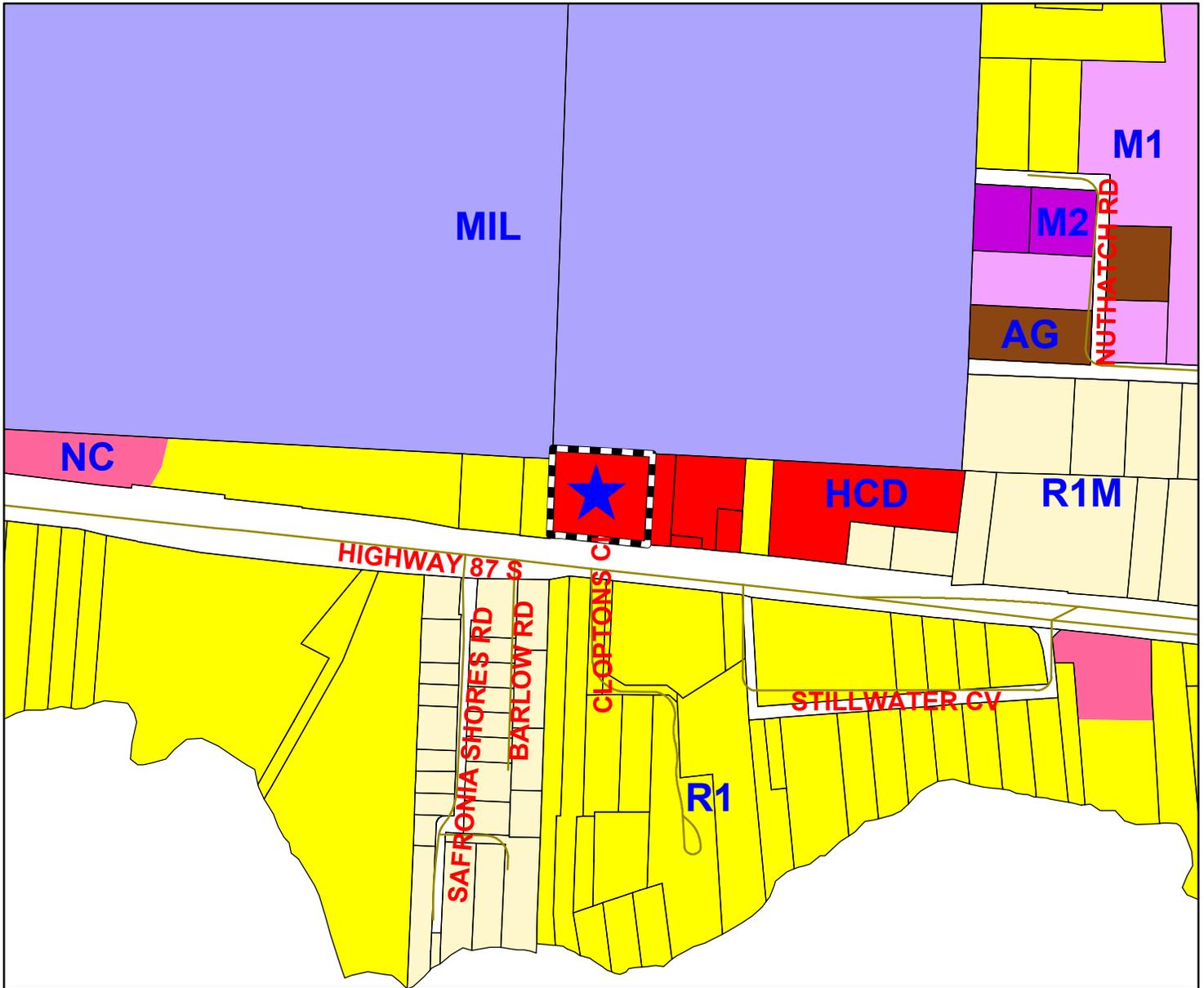
## Legend

11-R-012_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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# Current Zoning (2011-R-012)



1 inch = 500 feet



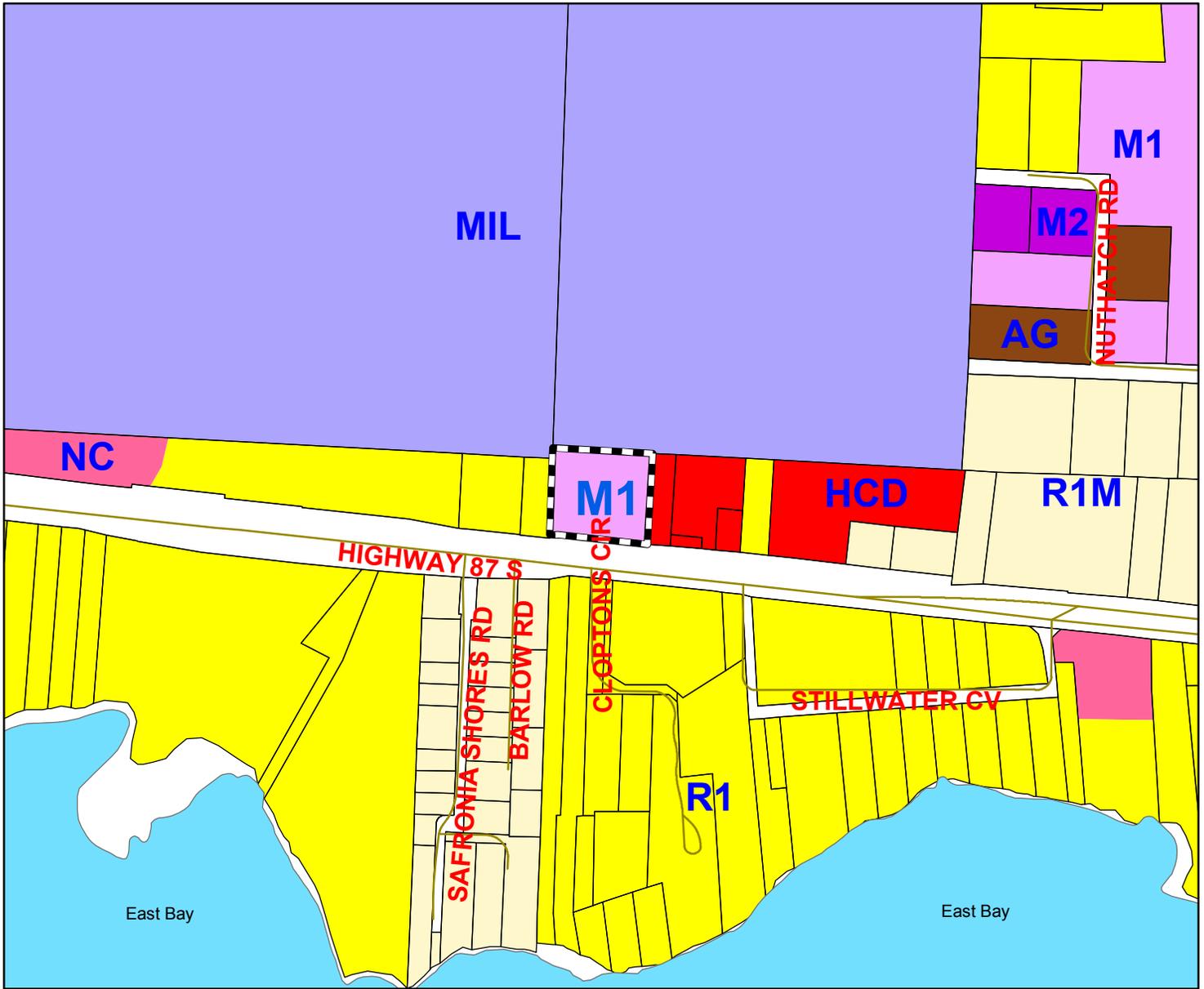
## Legend

11-R-012_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-012)



1 inch = 500 feet



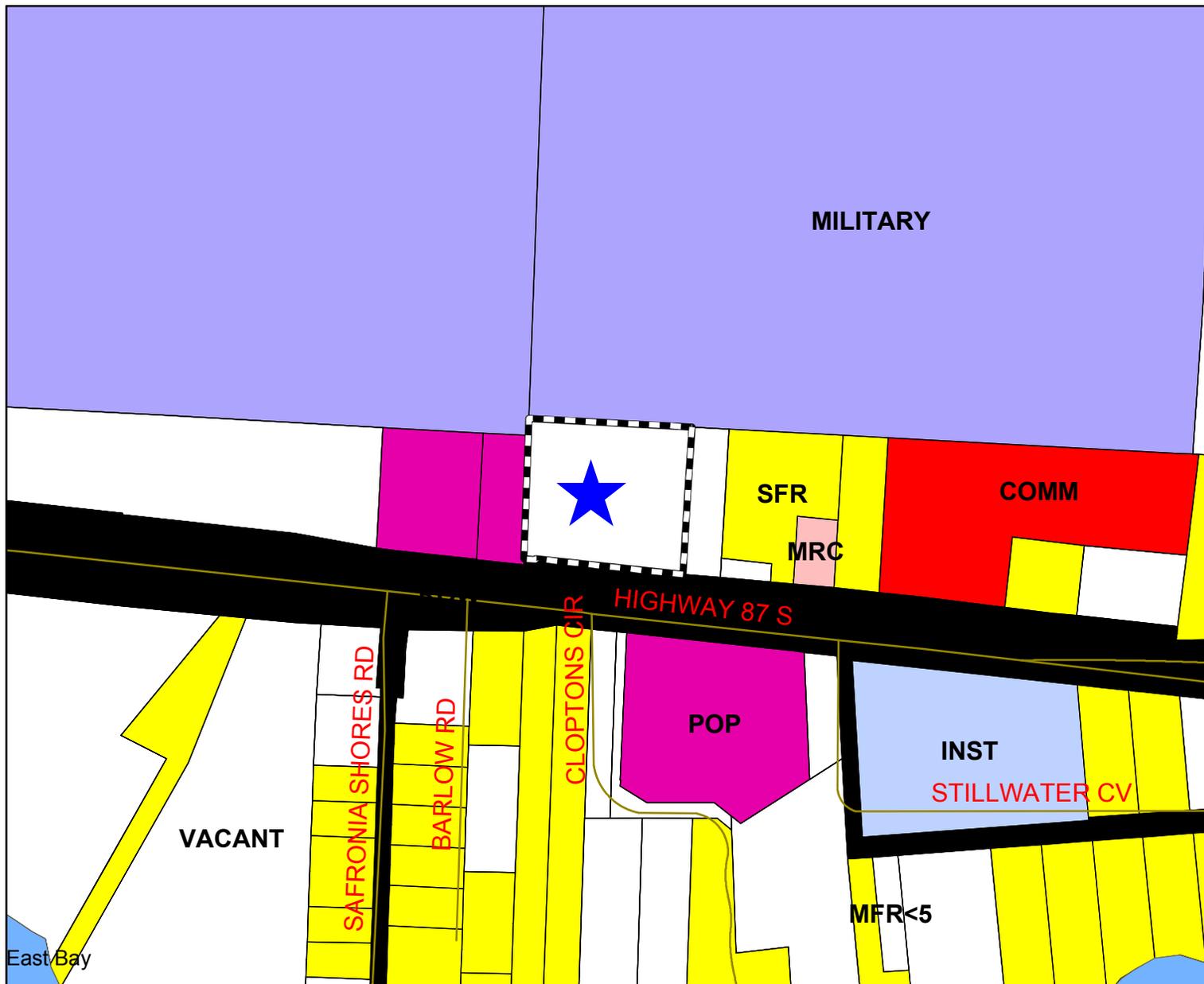
## Legend

- |   |   |   |   |
|---|---|---|---|
| 11-R-012_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                      |
| <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) | Passive Park (P-1)                            | R2 within the Heart of Navarre (R2-HON)         | Navarre Beach - Utilities                           |
| Marina (C-1M)                                   | P1 within the Heart of Navarre (P1-HON)       | Medium Density Mixed Residential (R-2M)         | State   |
| Marina and Yacht Club (C-2M)                    | Active Park (P-2)                             | R2M within an Accident Potential Zone (R2M-APZ) | State within an Accident Potential Zone (STATE-APZ) |
| Historical/Commercial (HC-1)                    | P2 within an Accident Potential Zone (P2-APZ) | R2M within the Navarre Town Center (R2M-NTC)    | RAIL  |
| Highway Commercial Development (HCD)            | P2 within the Heart of Navarre (P2-HON)       | Medium High Density Residential (R-3)           | Right of Ways                                       |
| HCD within an Accident Potential Zone (HCD-APZ) | Planned Business District (PBD)               | Rural Residential Single Family (RR-1)          | Military  |
| HCD within the Heart of Navarre (HCD-HON)       | Planned Unit Development (PUD)                | RR1 within an Accident Potential Zone (RR1-APZ) | Water   |
| HCD with the Navarre Town Center (HCD-NTC)      | Single Family Residential (R-1)               | Navarre Town Center 1 (TC1)                     | Municipal Boundaries                                |
| Historical/Single Family (HR-1)                 |   | Navarre Town Center 2 (TC2)                     |   |
| Historical/Multiple Family (HR-2)               |   |   |   |

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# Existing Land Use Map (2011-R-012)



1 inch = 300 feet



## Legend

11-R-012_Res zoning	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-012)



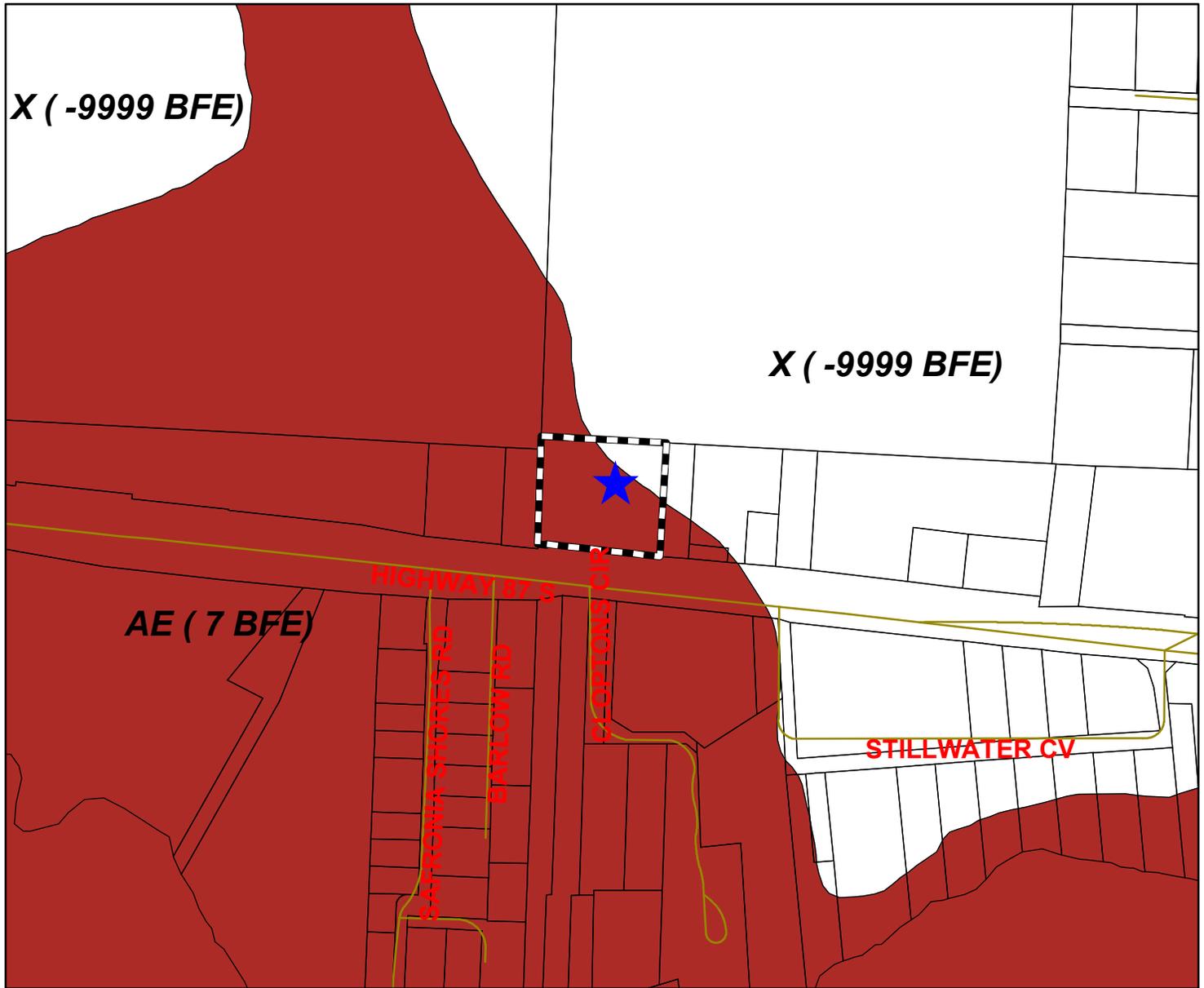
1 inch = 300 feet



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**(2011-R-012)**  
**FEMA Insurance Rate Map - FIRM**



**Legend**

 11-R-012\_Rezoning

 Streets

 Parcels

**DFIRM**

**FLOOD\_ZONE**

 0.2% Annual Chance of Flood (500 Year)

 A - 1% Annual Chance of Flood - No BFE's

 AE - 1% Annual Chance of Flood - BFE's

 VE - A 1% Annual Chance of Flood - Storm Waves

 Not in the FloodPlain

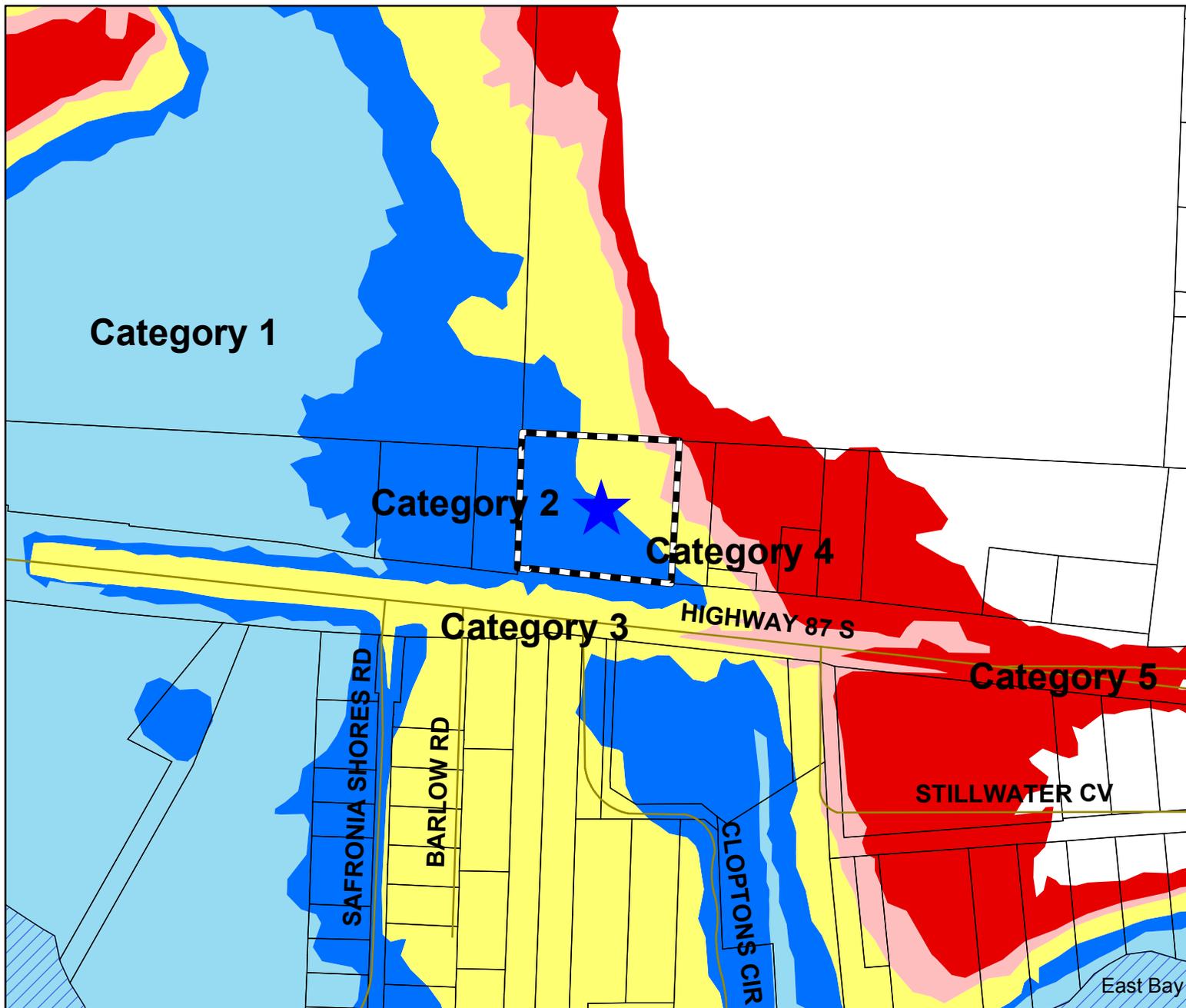
1 inch = 400 feet



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# Storm Surge Map (2011-R-012)



## Legend

1 inch = 300 feet

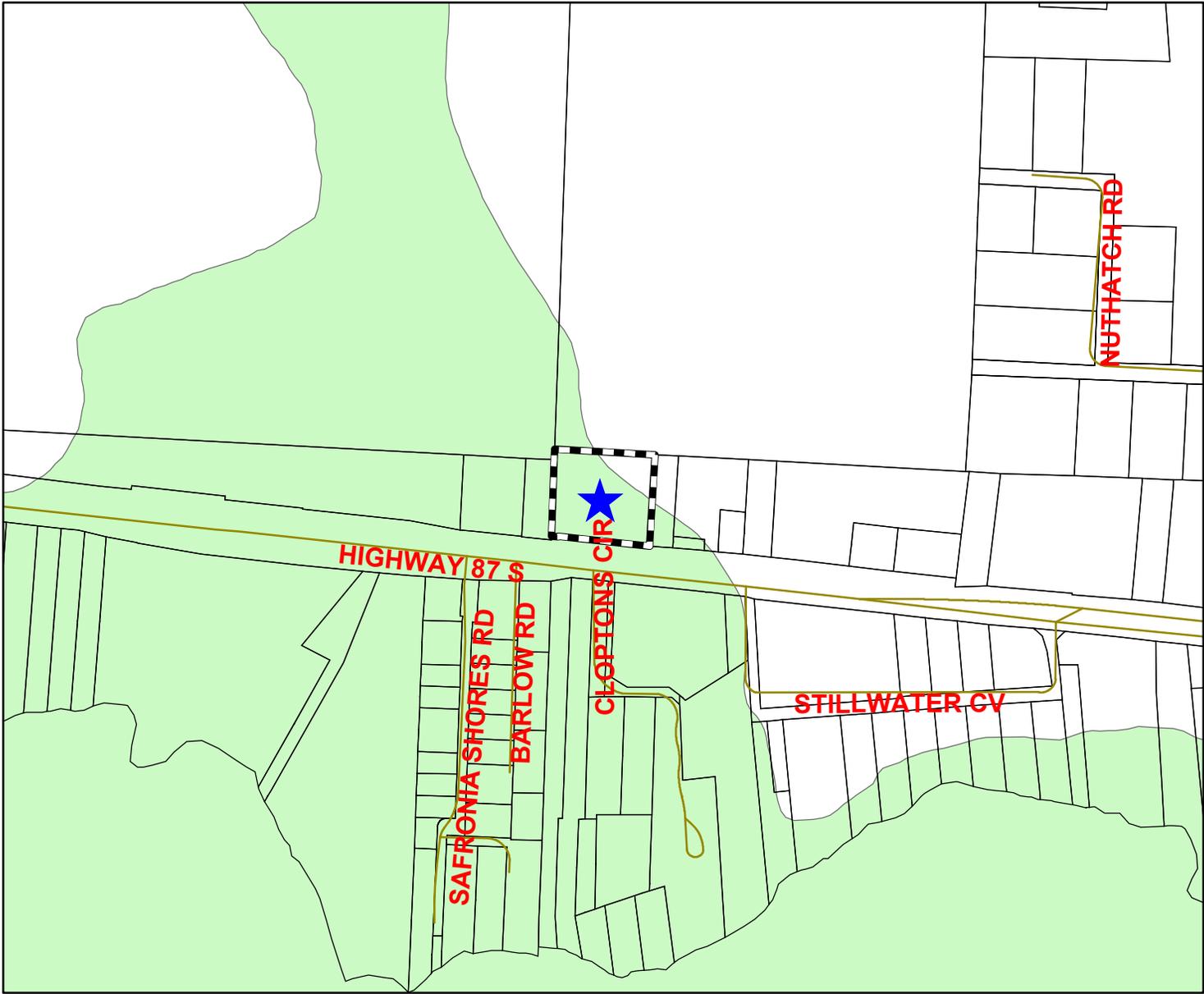
-  11-R-012\_Res zoning
-  Streets
-  Parcels
-  Water Bodies
-  Category 1
-  Category 2
-  Category 3
-  Category 4
-  Category 5
-  Tropical Storm



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**(2011-R-012)**  
**Storm Water Problem Areas**  
**Identified by Santa Rosa County**



**Legend**

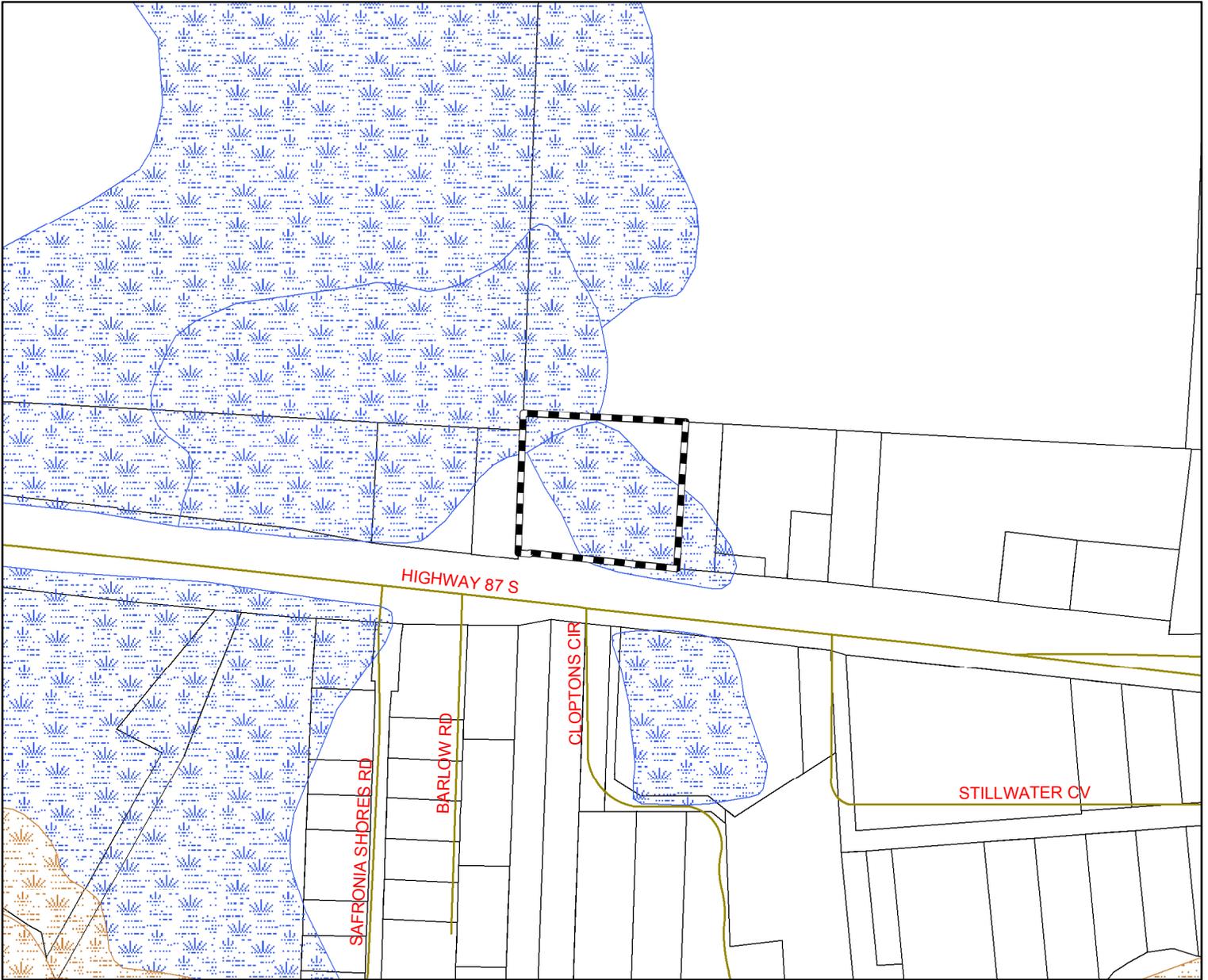
-  11-R-012\_Rezoning
-  Streets
-  PendingRezoning
-  Parcels
-  SWProblemAreas

1 inch = 500 feet



**TextDisclaimer:**  
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# Possible Wetlands 2011-R-012



1 inch = 300 feet



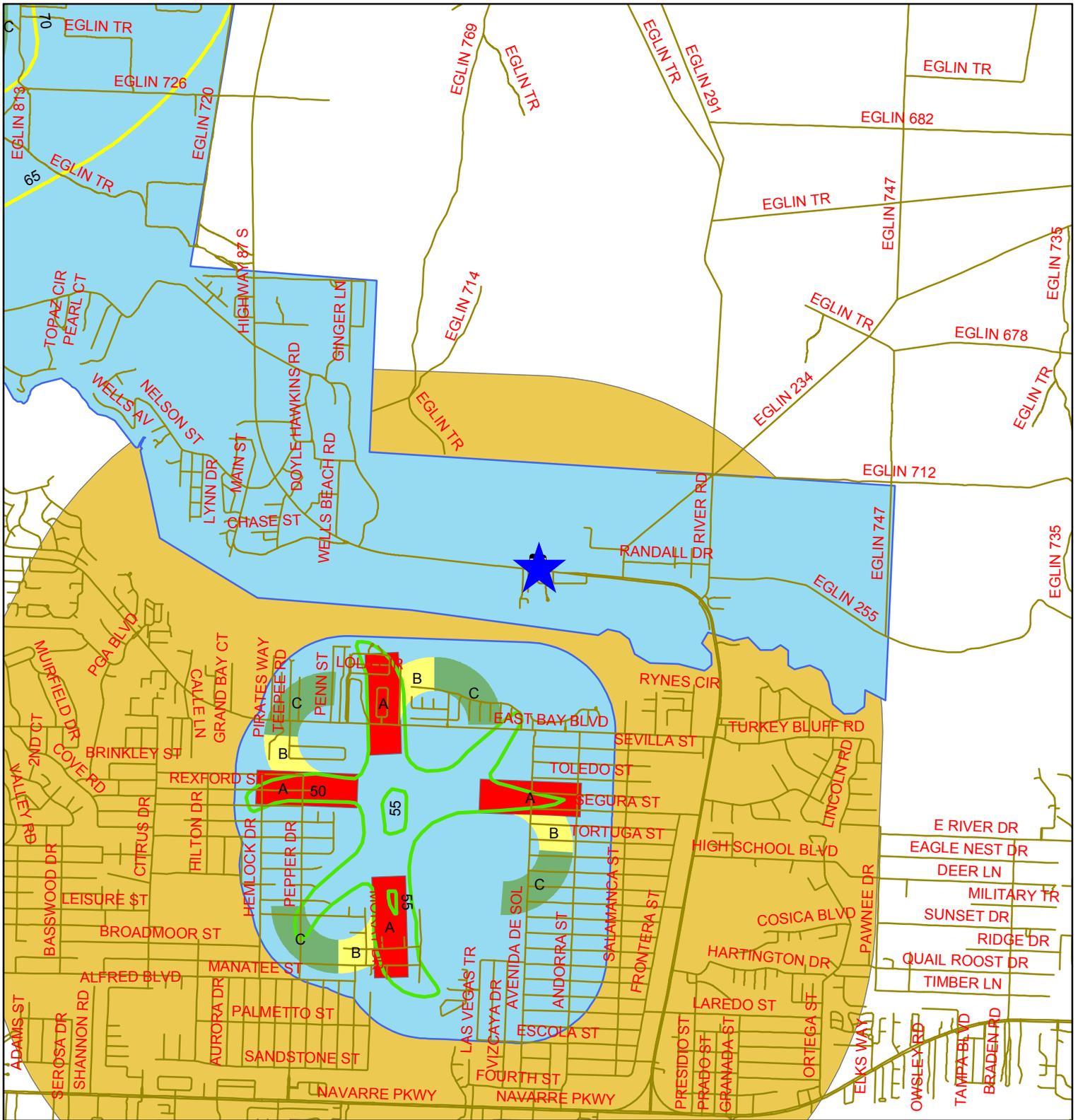
## Legend

-  11-R-012\_Rezoning
-  Estuarine
-  Lacustrine
-  Palustrine
-  Riverine
-  Marine
-  Streets
-  Parcels

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# 2011-R-012 Military Airport Zone (MAZ) - NOLF Choctaw



**Legend**

	11-R-012_Rezoning		A - Clear Zone - High Accident Potential
	Streets		B - APZ 1 - Significant Accident Potential
<b>Noise Contours</b>			C - APZ 2 - Measurable Accident Potential
	0 - 60		Military/Private Airport Zone
	61 - 70		Private/Military Airport Influence Area
	71 - 80		



1 inch = 4,000 feet

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