

## 2011-R-013

Property Owner: Florida Department of Environmental Protection  
(Greenways and Trails)

Agent: Sheila Harris, Santa County Grants Coordinator

Existing Zoning: P1 (Passive Park District)

Requested Zoning: P2 (Active Park District)

Existing FLUM: Conservation/Recreation

Requested FLUM: No Change

# STAFF ANALYSIS

## Part I. General Information:

**Applicant:** Florida Department of Environmental Protection (Greenways and Trails)

**Agent:** Sheila Harris, Santa Rosa County Grants Coordinator

**Project Location:** 6953 Main Street, Bagdad

**Parcel Number:** 15-1N-28-0120-00100-0010

**Parcel Size:** Total acreage requested = 16.84 (+/-) acres

**Purpose:** Public passive park with some active park elements consistent with the Bagdad Mill Site Park Plan.

**Requested Action(s):** Amendment of the Land Development Code Official Zoning Map changing the zoning district **from P1 to P2**; and,

**Existing Zoning Description:** P1 (Passive District) allows lands to be conserved and protected such as open space, estuarine areas, public and quasi-public lands, spoil sites, and the like, uses shall be limited to walkways, paths, sanitary facilities, refuse containers and similar uses.

**Proposed Zoning Description:** P2 (Active Park District) Park, are intended for lands used for active recreational functions. These districts are also intended for outdoor sports and recreational activities in which the participants are actively engaged, but which may also provide entertainment for spectators.

**Existing FLUM:** Conservation/Recreation

**Proposed FLUM:** No Change

**Current Use of Land:** Park - Conservation/Recreation

**Surrounding Zoning:** East is Blackwater River and Agriculture zoning district. HCD is located adjacent west along Main Street and Forsyth Street. R1 and HR1 is located west of the subject property.

**Rezoning History:** In 2003, the subject property was rezoned to P1 from M2, general industrial and C2M, marina district when the property was acquired by FDEP from Anderson Columbia. No additional rezonings have occurred in the vicinity.

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

**A. Infrastructure Availability:**

The requested rezoning is not expected to create infrastructure capacity problems for water, sewer, traffic, and solid waste.

**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 subject property is located within the historic Bagdad Community. In 2003, the subject property was rezoned from M2, general industrial and C2M, marina district to P1 when the property was acquired by FDEP from Anderson Columbia. The Blackwater river is located on the east with single family residential located to the west. The property is being designed and utilized as a community park. The recently presented Bagdad Mill Site Park Plan includes a grassed amphitheater, dog park, teaching and educational kiosk, and other riverwalk features. The proposed rezoning is compatible and consistent with the character and nature of the Bagdad Community.

**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."*

The property is located within a FEMA Zone AE 11 BFE. New development shall comply with current FEMA and Florida Building Code construction standards and will be limited in flood prone areas to ensure compliance with this policy and all applicable regulations.

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."*

The National Wetlands Inventory Map indicates there are limited wetlands on this site; however, the Park Plan prepared for the site indicates that the wetland areas will be protected and used as a nature preservation/trails area.

**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 the property and a rezoning to P2 (Active Park District) would not result in a finding of urban sprawl under the proposed classification. The proposed development is located within close proximity to areas that would benefit from such a development as identified by the Bagdad Mill Site Park Plan; therefore, this request is consistent with this policy and urban sprawl is not an issue.

Y:\PlanZone\Zoning Board\2011 Zoning Board\2011 Rezoning - Amendment Cases\2011-R-013; Bagdad Mill Site; Rezone P1 to P2 (16.84 acres)\11-R-013, Staff Analysis.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](mailto:info@srcpa.org)

Ownership Information	
Owner	TIITF/GREENWAYS & TRAILS
Name2/Address	BAGDAD DONATION(OLD MILL SITE)
Address	C/O DEP
	3900 COMMONWEALTH BLVD
City, State, Zip	TALLAHASSEE, FL 32399-3000

Parcel ID	15-1N-28-0120-00100-0010	Exempt Code	05	<a href="#">Show Parcel Map</a>
Phys. Loc	6953 MAIN ST	Tax District Number	16	<a href="#">View Plat</a>
Tax District Name	Bagdad	Millage Rate	13.8663	

2010 Certified Values	
Land Value	200,760
Building Value	62,409
Misc Value	3,325
Just Value*	266,494
Assessed Value	266,494
Exempt Value	266,494
Taxable Value	0

General Information	
DOR Code	008200
BLDG CNT	0
XF/OB CNT	0
ACRES	16.845

[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	<a href="#">Show Expanded Legal Description</a>
BAGDAD OLD BAGDAD MILL SITE BE	
ING POR OR ALL OF BLKS 1-6 INC	
FUR DES AS: COM AT I/S NR/W LI	

**\*\* 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	Inst Type	Vac/Imp	Q/U
<a href="#">1848/1855</a>	09/01/2000	100	WD	I	U
<a href="#">1848/1853</a>	09/01/2000	100	WD	I	U
<a href="#">1443/1263</a>	10/01/1994	200,000	WD	I	Q
<a href="#">1299/197</a>	10/01/1992	1,000	CT	I	U
<a href="#">461/525</a>	01/01/1979	612,900	CT	V	U
<a href="#">400/452</a>	06/01/1977	40,000	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	008700	STATE	P1 *	500	400	0000500.000	FF	64.410	32205
2	008700	STATE	P1 *	700	500	0000700.000	FF	211.470	148029
3	008700	STATE	P1 *	0	0	0000004.220	AC	4863.981	20526

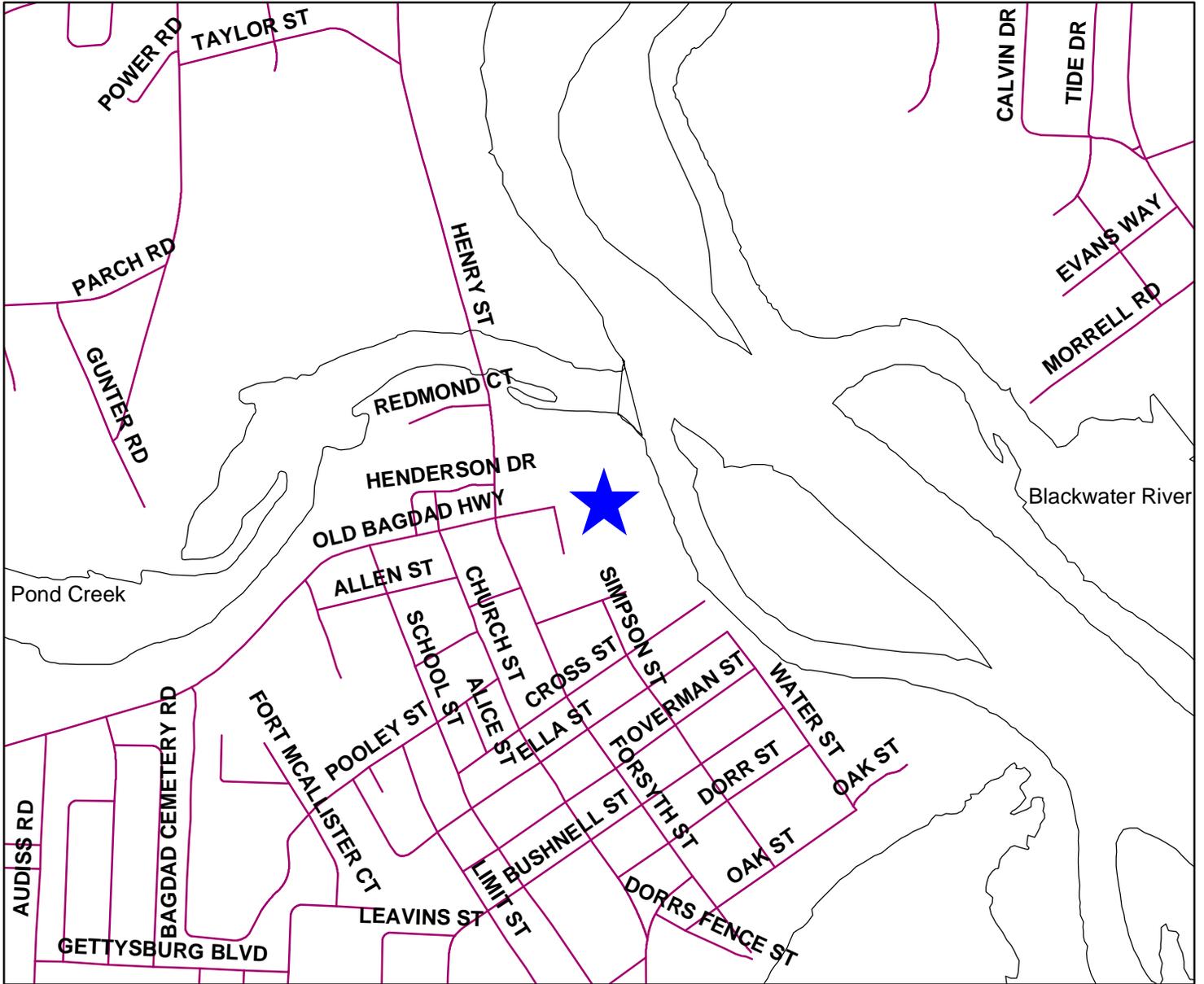
[Show Zoning](#)

[Previous Parcel](#)

[Return to Main Search](#)

[Next Parcel](#)

# Location Map (2011-R-013)



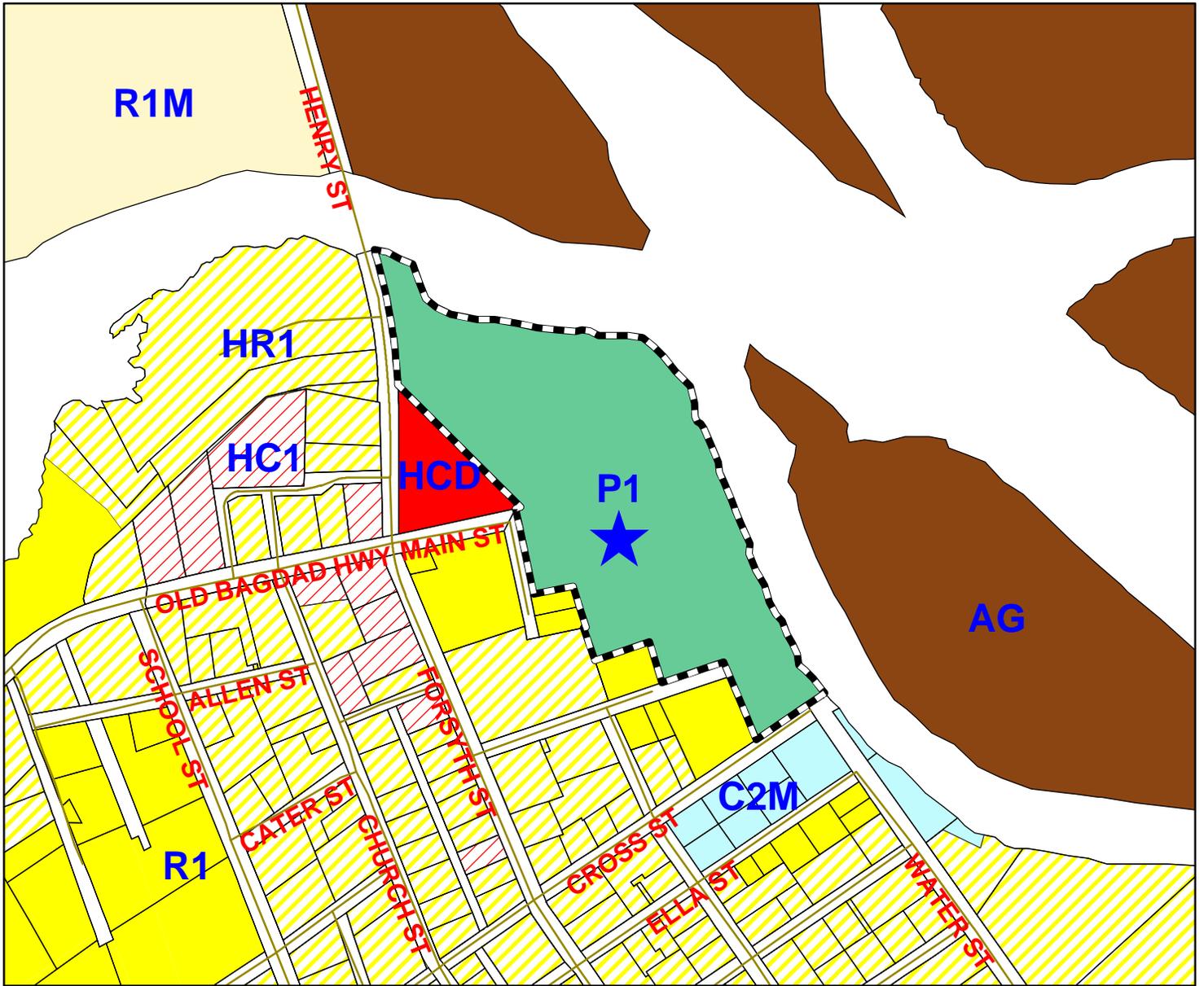
1 inch = 1,000 feet



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# Current Zoning (2011-R-013)



1 inch = 500 feet



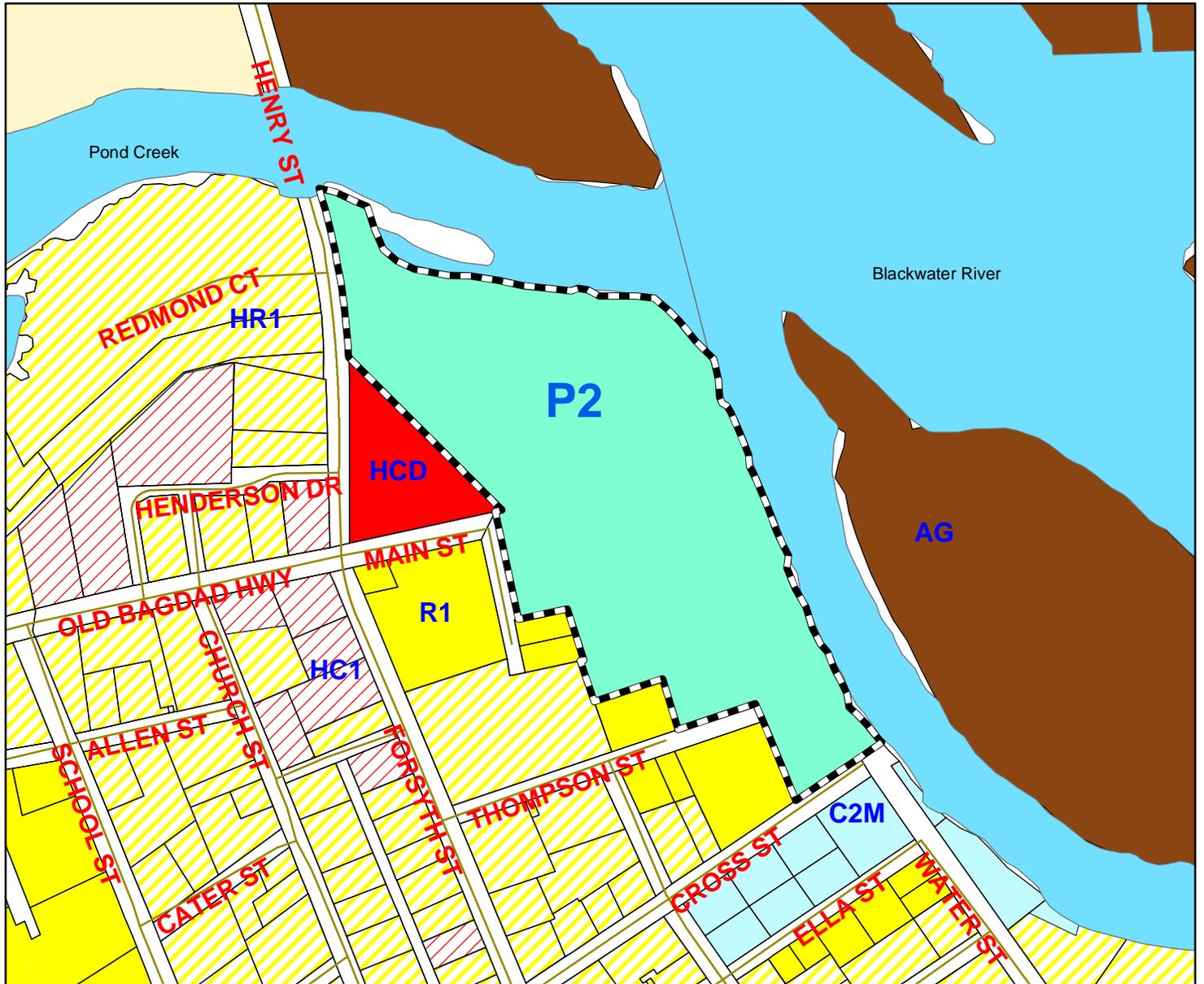
## Legend

- |   |   |   |   |
|---|---|---|---|
| 11-R-013_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                        |
| <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-013)



1 inch = 400 feet



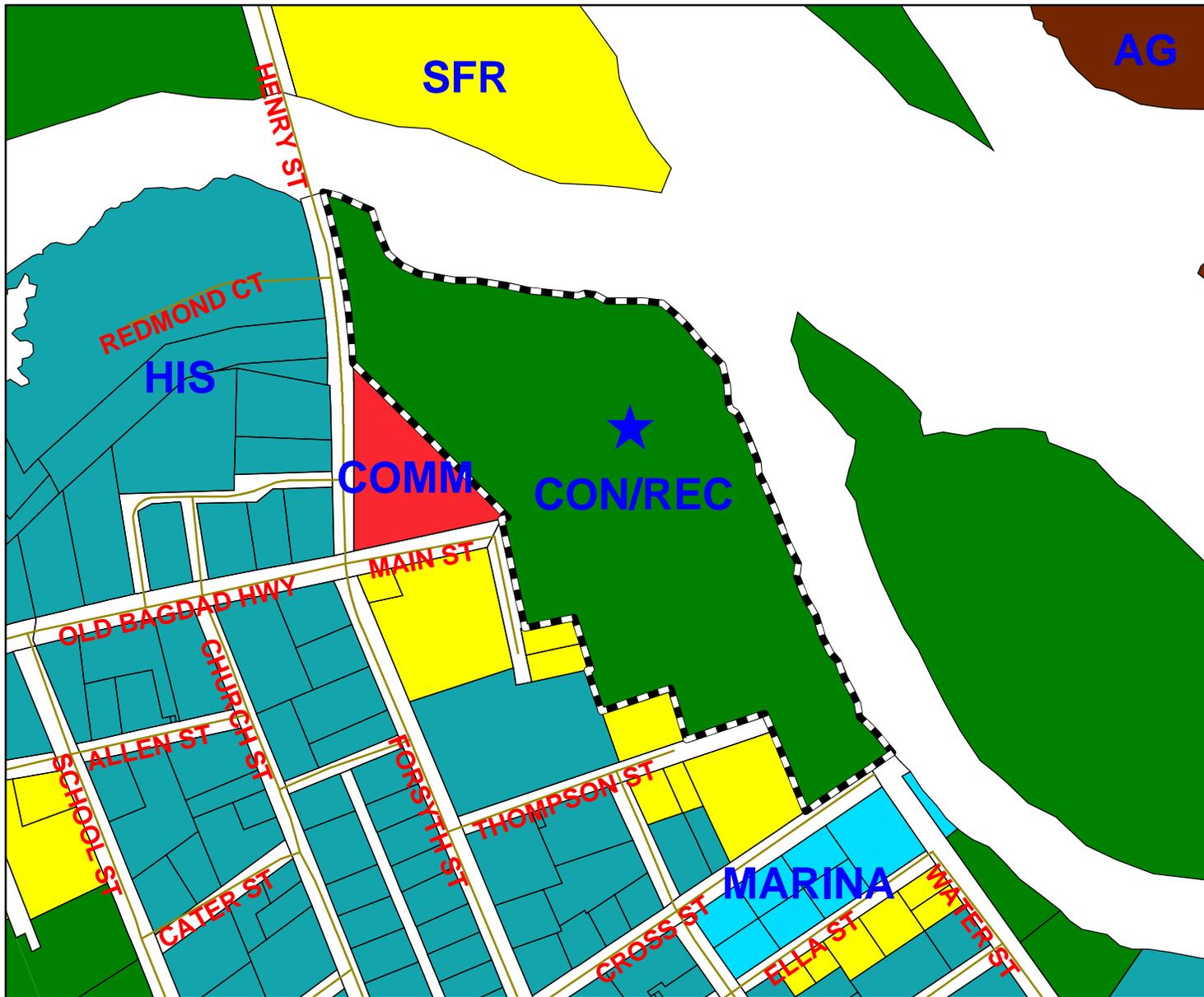
## Legend

11-R-013_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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# Future Land Use (2011-R-013)



1 inch = 400 feet



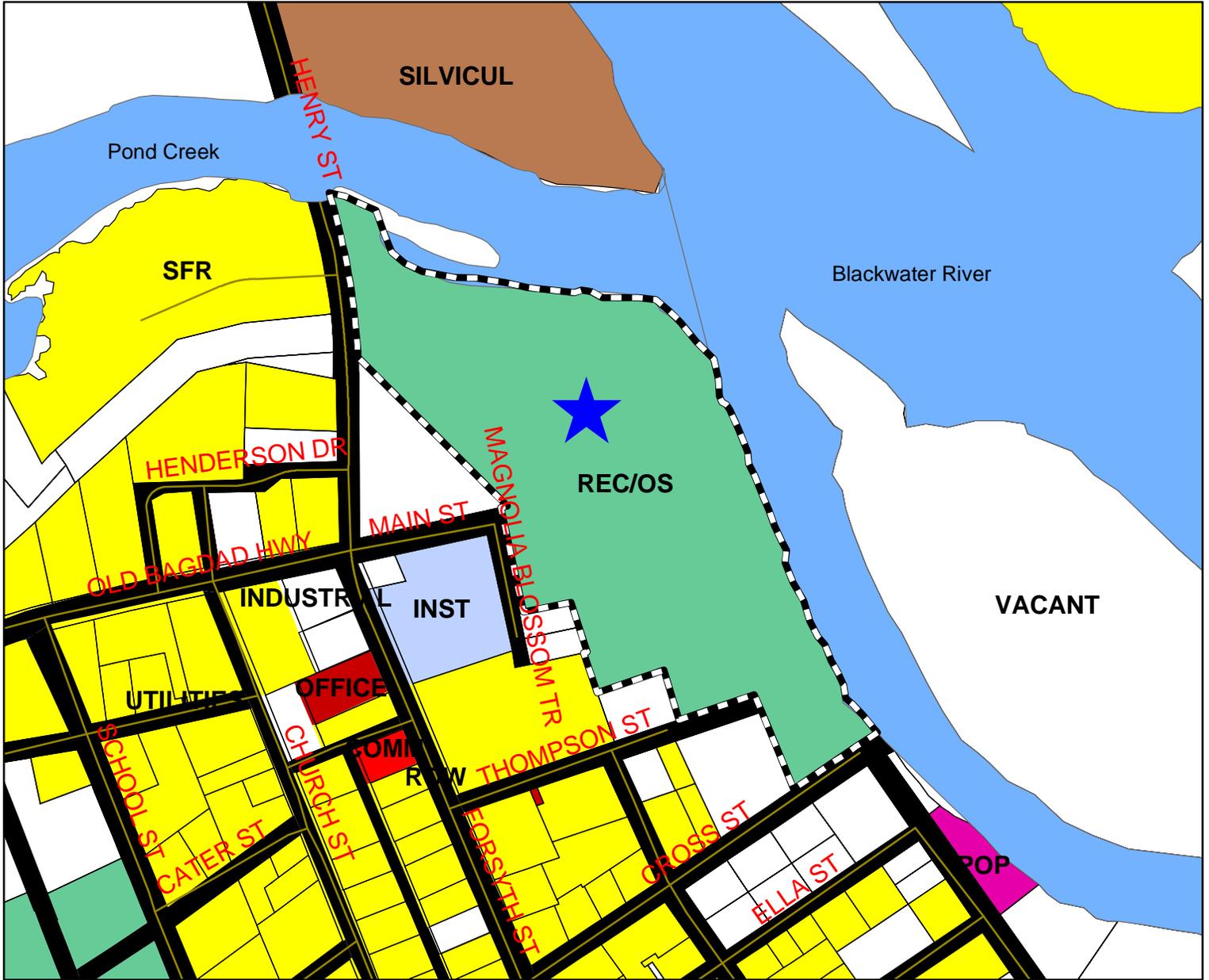
## Legend

11-R-013_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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# Existing Land Use Map (2011-R-013)



1 inch = 400 feet



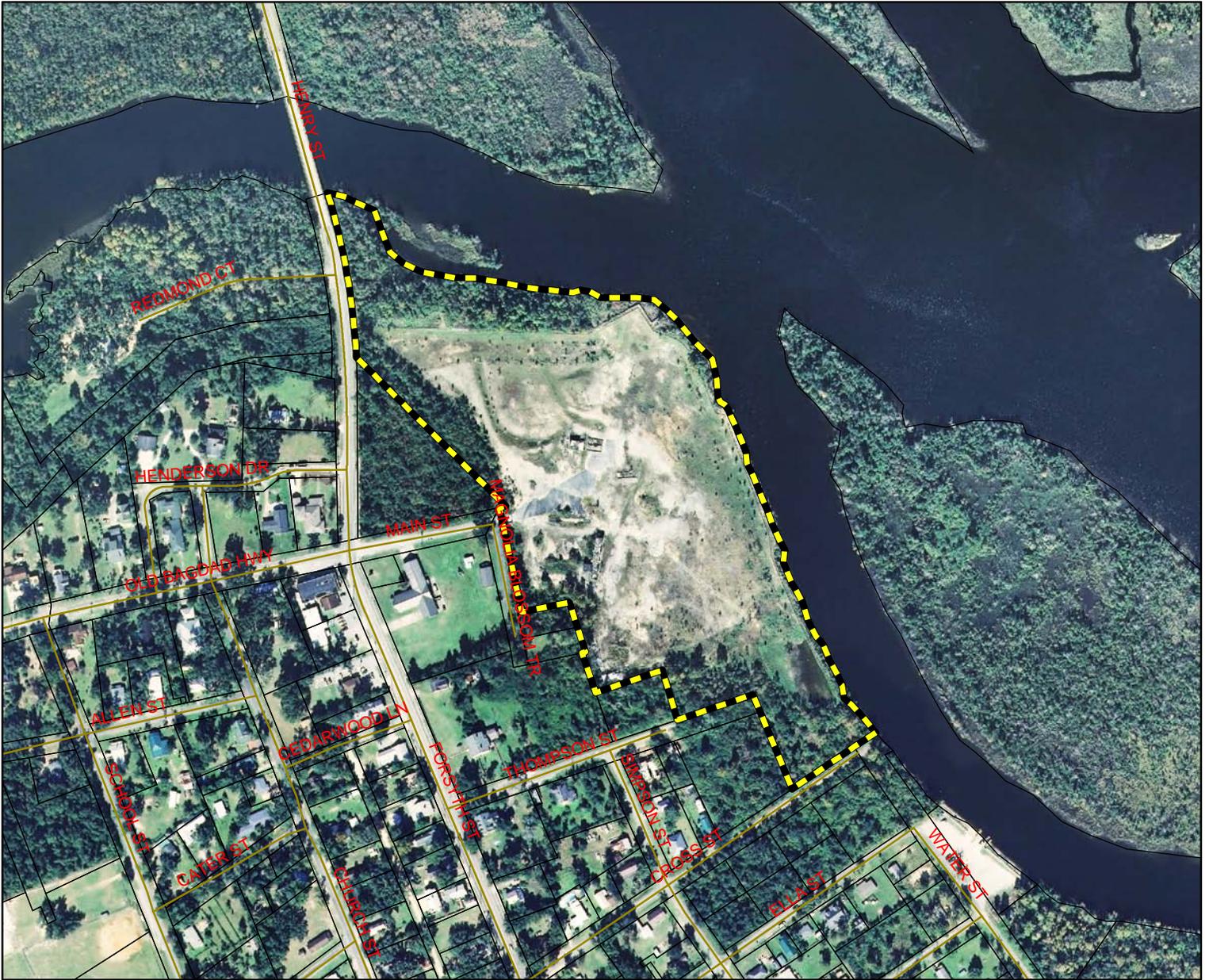
## Legend

11-R-013_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-013)



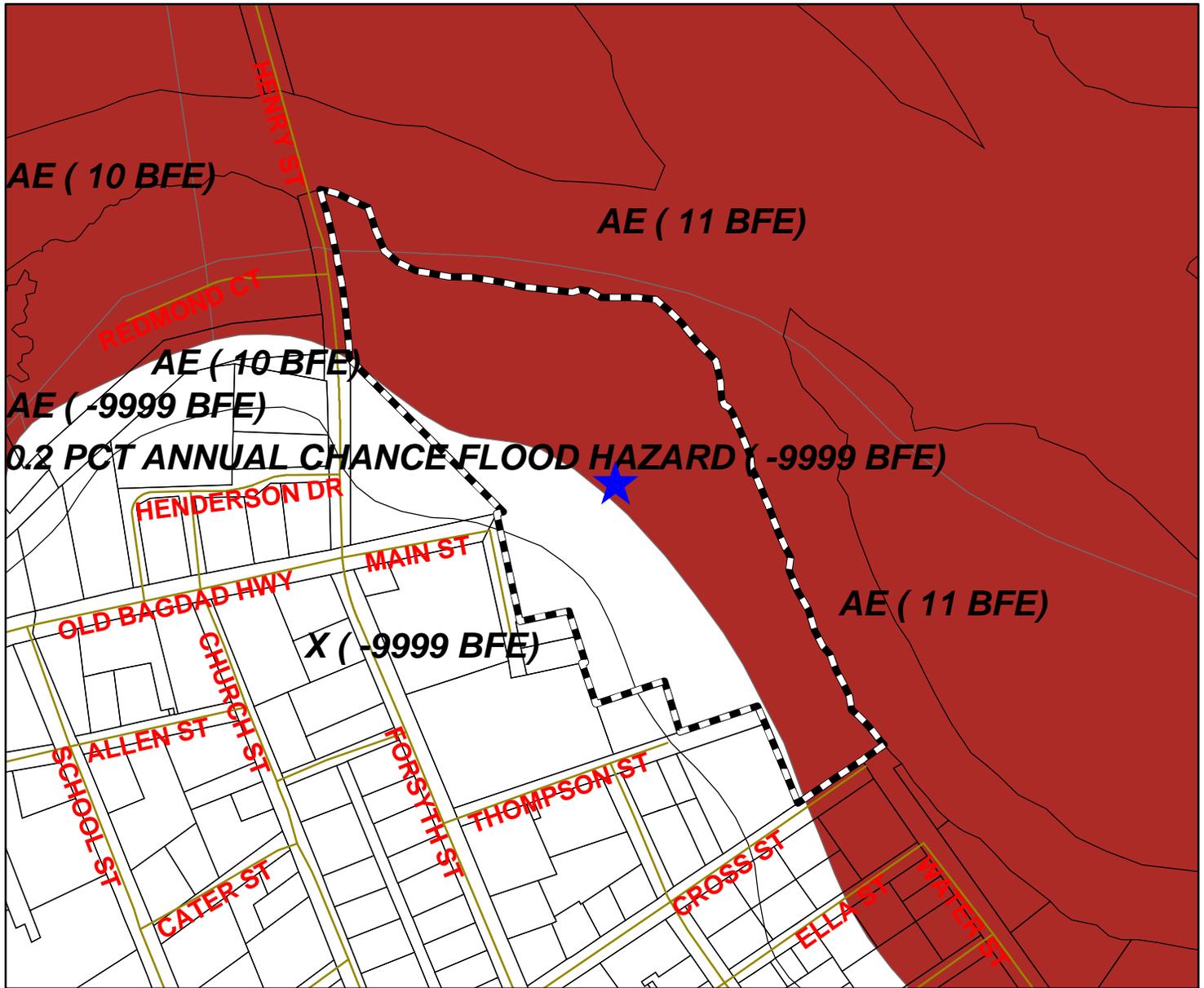
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**(2011-R-013)**  
**FEMA Insurance Rate Map - FIRM**



**Legend**

11-R-013\_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

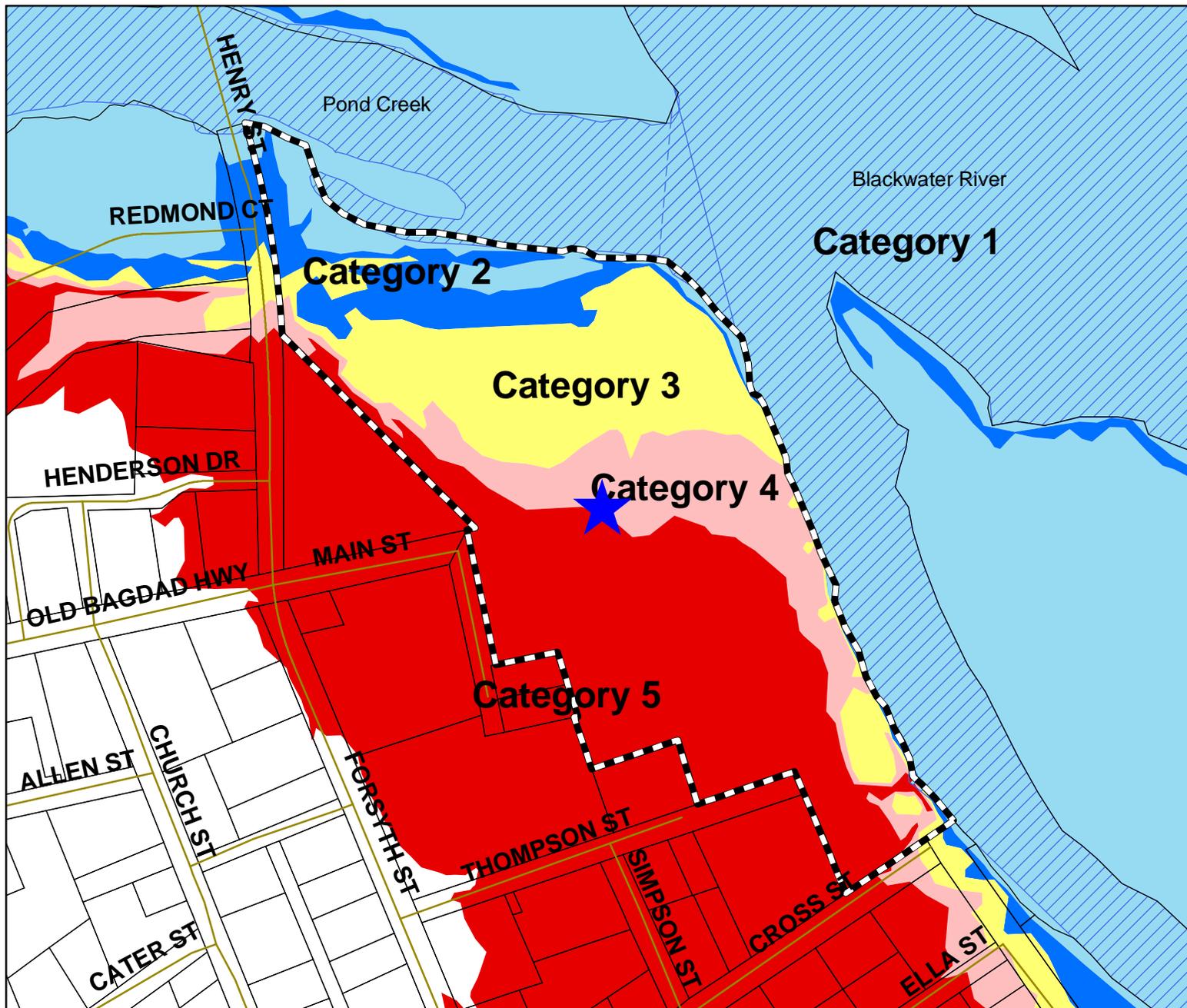
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# Storm Surge Map (2011-R-013)



## Legend

1 inch = 300 feet

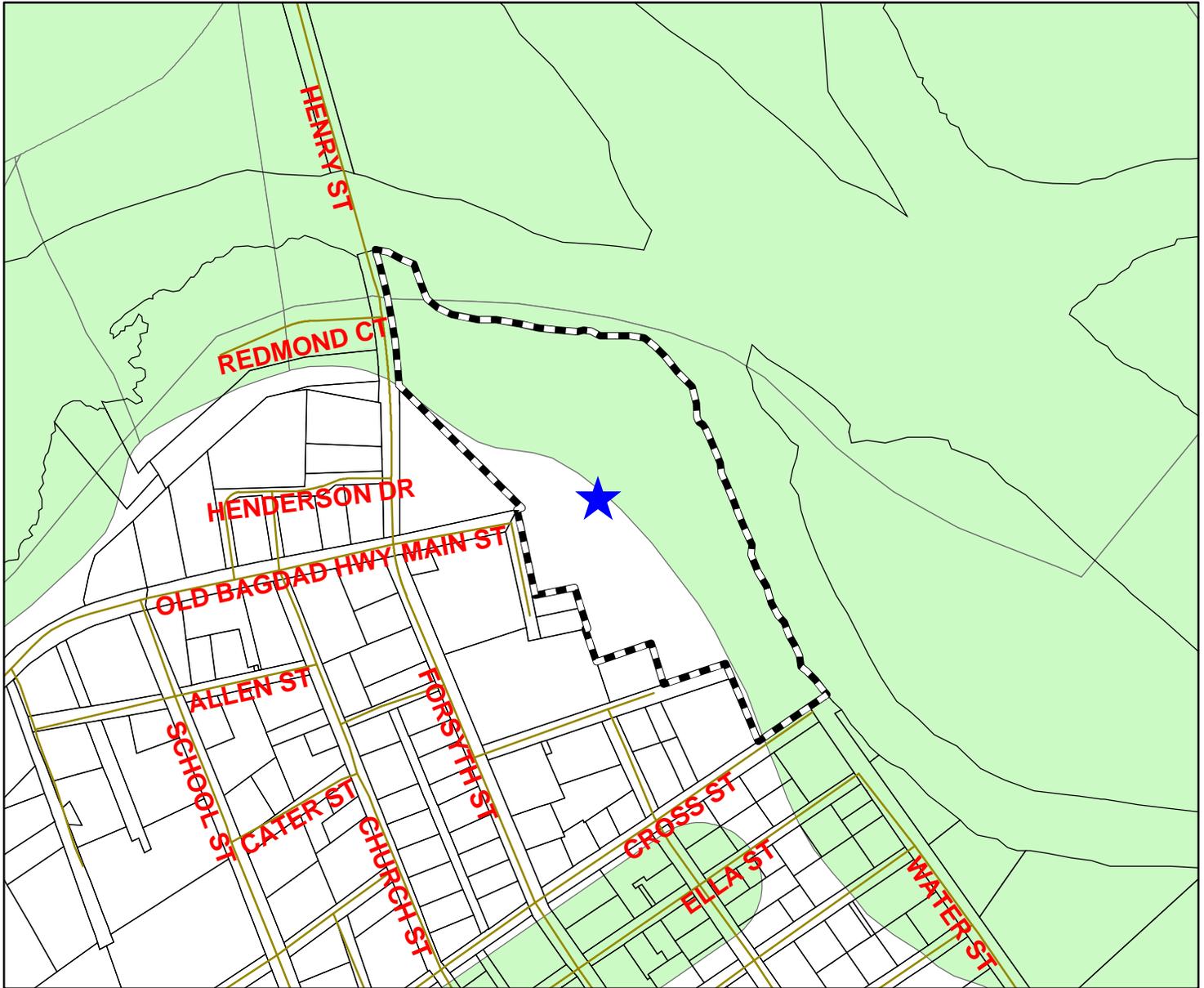
-  11-R-013\_Rezoning
-  Streets
-  Parcels
-  Water Bodies
-  Category 1
-  Category 2
-  Category 3
-  Category 4
-  Category 5
-  Tropical Storm



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**(2011-R-013)**  
**Storm Water Problem Areas**  
**Identified by Santa Rosa County**



**Legend**

-  11-R-013\_Rezoning
-  Streets
-  PendingRezoning
-  Parcels
-  SWProblemAreas

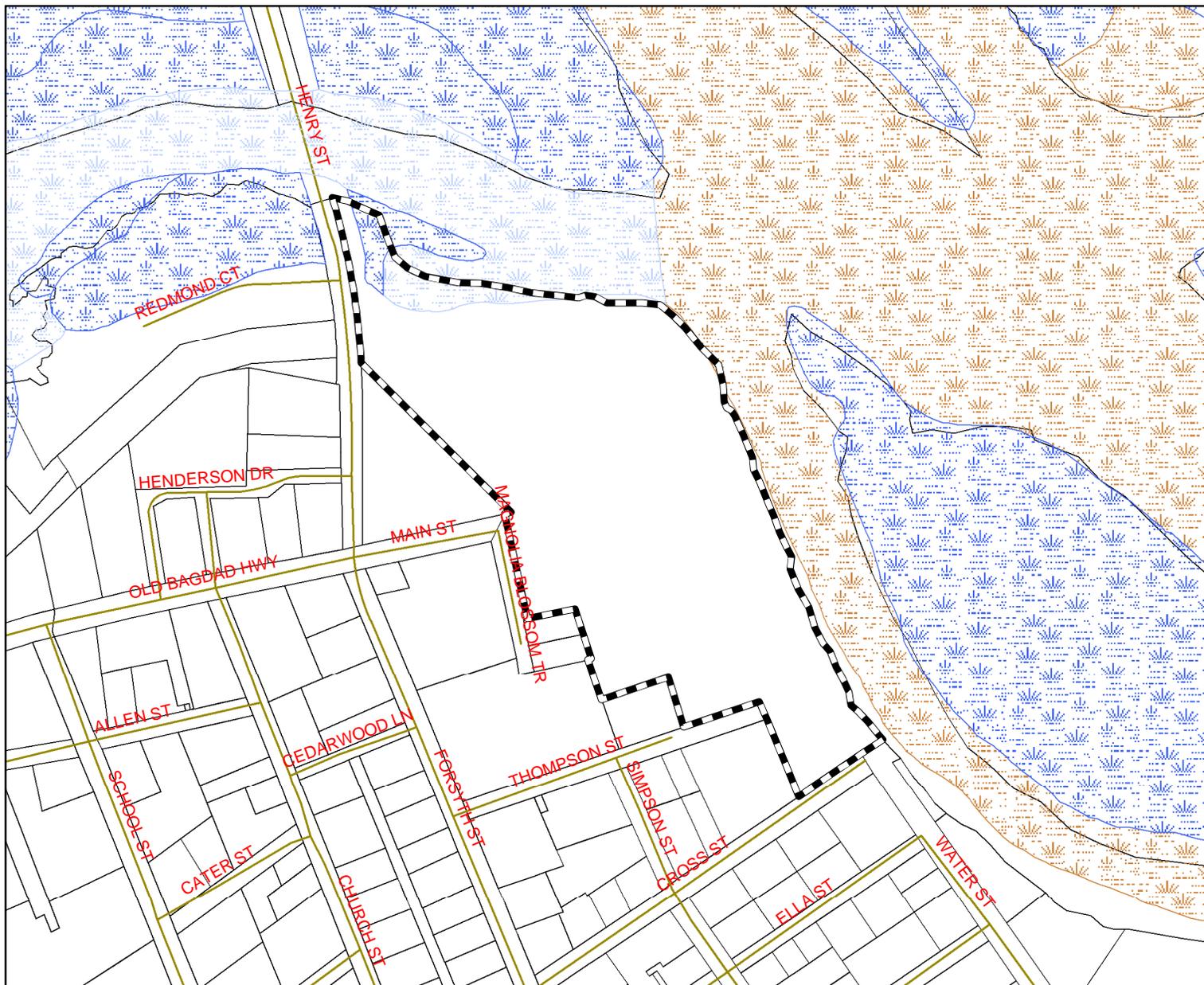
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# Possible Wetlands 2011-R-013



1 inch = 400 feet



## Legend

-  11-R-013\_Rezoning
-  Estuarine
-  Lacustrine
-  Palustrine
-  Riverine
-  Marine
-  Streets
-  Parcels

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