

2011-R-015

Property Owner: James Gary Wilson

Existing Zoning: M1 (Restricted Industrial District)

Requested Zoning: M2 (General Industrial District)

Existing FLUM: Industrial

Requested FLUM: No Change

STAFF ANALYSIS

Part I. General Information:

Applicant: James Gary Wilson

Project Location: North side of Hwy 90, west of Deaton Bridge Road, East Milton

Parcel Number: 19-2N-26-0000-00101-0000 and 19-2N-26-0000-00102-0000

Parcel Size: 17.89 (+/-) acres

Purpose: Debarking of timber to be shipped to the Port of Pensacola.

Requested Action: Amendment of the Land Development Code Official Zoning Map changing the zoning district **from M1 to M2**

Existing Zoning Description: Restricted Industrial (M1) 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.

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: There is RR1 (Rural Residential District) located adjacent east and south across Highway 90. The rest of the property is surrounded by the agriculture zoning district.

Rezoning History: No rezonings have occurred in the immediate vicinity.

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

A. Infrastructure Availability:

(1) Predicted Maximum Roadway Impact:

Assuming all of the projected vehicle trips impact Highway 90 (which is evaluated using peak hour, peak direction trips), the current zoning could produce approximately 65 new peak hour peak direction trips onto Highway 90 as a worst case scenario using the entire 17.87 (+/-) acre site. The proposed development could produce approximately 21 new peak hour peak direction trips onto this roadway which is a decrease of 44 peak hour peak direction trips. Rated at LOS Standard "D", the current available capacity of 292 trips for Highway 90 thus indicates capacity for the proposed zoning is available.

(2) Potable Water:

East Milton Water System

Maximum Capacity:	5.1 million gallons per day
Average Flow:	1.1 million gallons per day

Connection to the East Milton Water System is the developer's responsibility and will require plan review and connection in compliance with East Milton Water System regulations. If development plans are approved, the proposed is not expected to create capacity problems for the servicing water provider.

(3) Sanitary Sewer:

Sanitary sewer is not available or located in the vicinity. The applicant indicates that sanitary sewer will be handled by private septic tank 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 M-2 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 appraiser's assessment of the existing land use within the area indicates a variety of highway commercial, churches, publicly owned properties and a small number of single family residences.

A utility pole production operation very similar to (and even more intensive than) the proposed use had been conducted on this property for quite some time but had ceased operation approximately 10 years ago (per the property owner, Mr. Wilson). The property has been zoned M-1 since zoning was instituted in that portion of the County (1989-1990), and it appears that the M-1 zoning was applied to this property to accommodate the utility pole production use on the property.

Until 2003, the M-1 zoning district allowed sawmills and similar raw material processing activity. However, in 2003, the Board of County Commissioners considered and approved an ordinance (Ordinance 2003-28) that revised the allowed uses in the industrial districts to limit the more intensive uses, including sawmills and similar raw material processing activities, to the M-2 zoning district.

Proposed general industrial use of the site as proposed is generally compatible with these existing uses and is thus consistent with this policy.

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. 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.

2011-R-015 Traffic Analysis Append

For the M1 estimation:

General Industrial (110)

Area of Site: 17.87 acres

ITE Average Rate: 17.87/acre ($17.87 \times 7.96 = 142.24$ Average Daily Trips)

D Factor: 0.594: $142.24 \times 0.594 = 84.49$ Peak Hour Direction Trips

Driveway %: $0.83 \times 84.49 = 70.12$ Peak Hour Direction Trips

New Trip % = 92% ($70.12 \times .92 = 64.51$ New Peak Hour Direction Trips)

Trip Generation for General Light Industrial (110) was made because the applicant provided information as to the type of development proposed. There was a coefficient of determination of 0.57 for this data; the standard deviation was 6.46; and there was a small sample size of 19 studies.

For the M2 estimation:

General Heavy Industrial (120)

Area of Site: 17.87 acres

ITE Average Rate: 17.87/acre ($17.87 \times 4.22 = 75.41$ Average Daily Trips)

D Factor: 0.594: $75.41 \times 0.594 = 44.79$ Peak Hour Direction Trips

Driveway %: $0.50 \times 44.79 = 22.39$ Peak Hour Direction Trips

New Trip % = 92% ($22.39 \times .92 = 20.60$ New Peak Hour Direction 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 4.18; and there was a small sample size of 3 studies.

Y:\PlanZone\Zoning Board\2011 Zoning Board\2011 Rezoning - Amendment Cases\2011-R-015; Gary Wilson; Rezone M1 to M2 (17.87 acres)\2011-R-015 Traffic Analysis Append.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

Ownership Information	
Owner	WILSON JAMES GARY &
Name2/Address	WILSON MARY FAYE
Address	5875 MILLER BLUFF RD
City, State, Zip	MILTON, FL 32583

Parcel ID	19-2N-26-0000-00102-0000	Exempt Code		Show Parcel Map
Phys. Loc		Tax District Number	17	
Tax District Name	Harold	Millage Rate	13.8663	

2010 Certified Values	
Land Value	14,992
Building Value	0
Misc Value	0
Just Value*	14,992
Assessed Value	14,992
Exempt Value	0
Taxable Value	14,992

General Information	
DOR Code	004000
BLDG CNT	0
XF/OB CNT	0
ACRES	5.010

[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
COM NE CORN OF SW4 OF SE4 THN	
W 660.4 FT TO POB & CONT 467	
FT THN S 467 THN E 467 THN N	

**** 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
1964/856	11/01/2001	58,000	WD	V	U
997/312	12/01/1988	34,768	WD	V	U
733/651	11/01/1984	9,500	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	004000	VAC INDUST	M1 *	467	467	0000005.010	AC	2992.415	14992

[Show Zoning](#)

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Name2/Address	WILSON MARY FAYE
Address	5875 MILLER BLUFF RD
City, State, Zip	MILTON, FL 32583

Parcel ID	19-2N-26-0000-00101-0000	Exempt Code		Show Parcel Map
Phys. Loc	HWY 90	Tax District Number	17	
Tax District Name	Harold	Millage Rate	13.8663	

2010 Certified Values	
Land Value	32,985
Building Value	0
Misc Value	6,935
Just Value*	39,920
Assessed Value	39,920
Exempt Value	0
Taxable Value	39,920

General Information	
DOR Code	004110
BLDG CNT	0
XF/OB CNT	3
ACRES	12.860

[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
E 660.4 FT OF SW4 OF SE4 LYING	
N OF L & N R/R AS DES IN OR	
1964 PG 856 LESS ALL MINERAL	

**** 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
1964/856	11/01/2001	58,000	WD	I	U
1011/53	12/01/1988	100	CD	I	U
557/812	08/01/1981	25,000	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	004000	VAC INDUST	M1 *	0	0	0000012.860	AC	2564.930	32985

[Show Zoning](#)

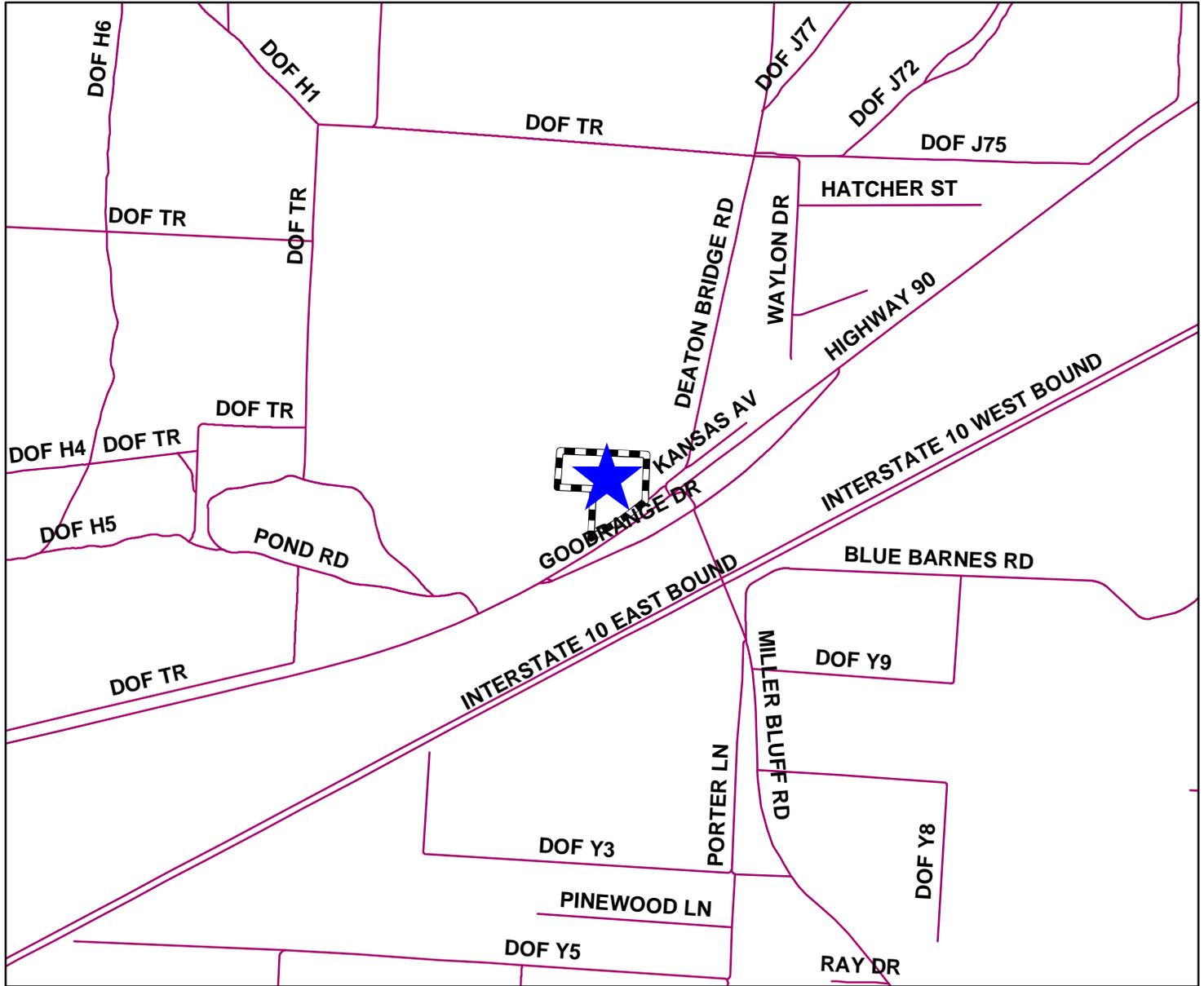
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Location Map (2011-R-015)



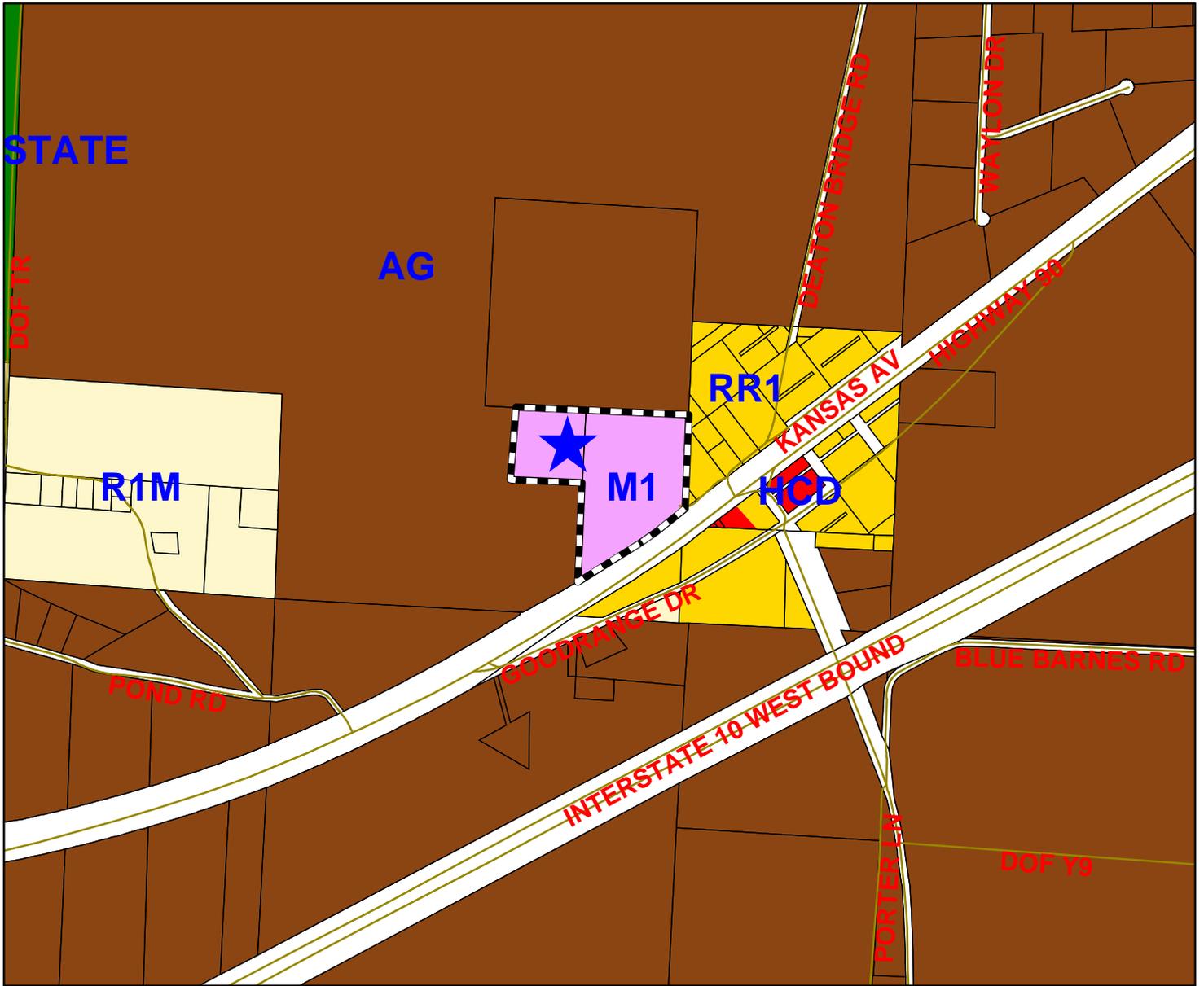
1 inch = 2,000 feet



TextDisclaimer:

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Current Zoning (2011-R-015)



1 inch = 1,000 feet



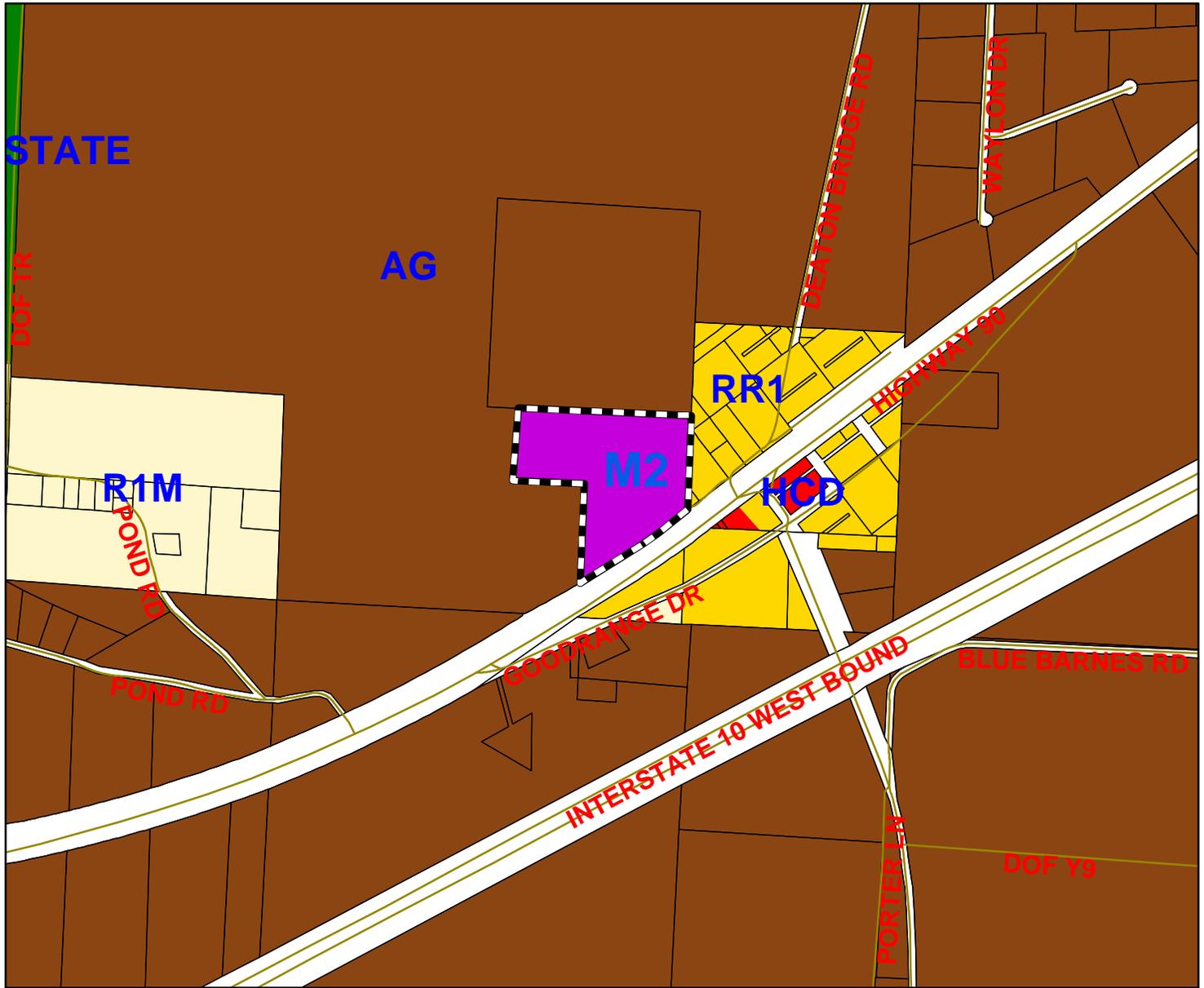
Legend

11-R-015 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)	R2M within an Accident Potential Zone (R2M-APZ)	State
Historical/Commercial (HC-1)	P1 within the Heart of Navarre (P1-HON)	R2M within the Navarre Town Center (R2M-NTC)	State within an Accident Potential Zone (STATE-APZ)
Highway Commercial Development (HCD)	Active Park (P-2)	Medium High Density Residential (R-3)	RAIL
HCD within an Accident Potential Zone (HCD-APZ)	P2 within an Accident Potential Zone (P2-APZ)	Rural Residential Single Family (RR-1)	Right of Ways
HCD within the Heart of Navarre (HCD-HON)	P2 within the Heart of Navarre (P2-HON)	RR1 within an Accident Potential Zone (RR1-APZ)	Military
HCD with the Navarre Town Center (HCD-NTC)	Planned Business District (PBD)	Navarre Town Center 1 (TC1)	Water
Historical/Single Family (HR-1)	Planned Unit Development (PUD)	Navarre Town Center 2 (TC2)	Municipal Boundaries
Historical/Multiple Family (HR-2)	Single Family Residential (R-1)		

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Proposed Zoning (2011-R-015)



1 inch = 1,000 feet



Legend

- | | | | |
|---|---|---|---|
| 11-R-015 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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Future Land Use (2011-R-015)



1 inch = 1,000 feet



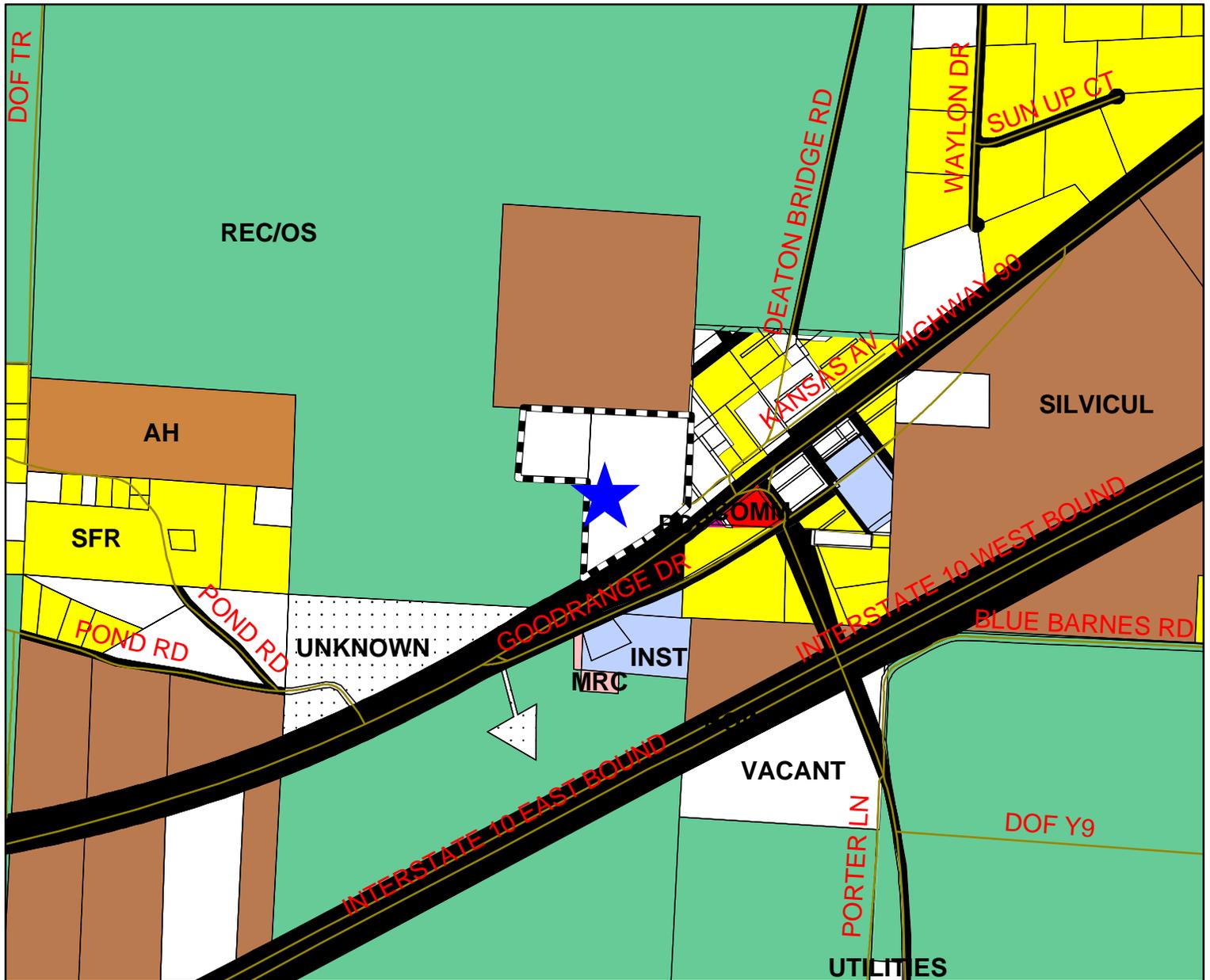
Legend

11-R-015 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)
FLUM	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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Existing Land Use Map (2011-R-015)



1 inch = 1,000 feet



Legend

11-R-015 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-015)



1 inch = 500 feet



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Comments
Support & Opposition

2011-R-015

Shawn Ward

From: Roy Andrews [rva@lal-law.com]
Sent: Tuesday, July 12, 2011 10:59 AM
To: Shawn Ward; rhowell@lal-law.com
Subject: rezoning application 2011-R-015 James Gary Wilson

Shawn- I am writing on behalf of my mother, Lucille Andrews, who owns the property across highway 90 from the applicant. I have a durable power of attorney to represent her interests. We strongly support the proposed change and agree that M-2 is appropriate for the property. Please make the Board aware of our support.