2015-R-013

Property Owner:	Tammy Lunsford
Agent:	n/a
Existing FLUM:	Medium Density Residential
Requested FLUM:	Commercial
Existing Zoning:	R2(Medium Density Residential)
Requested Zoning:	NC (Neighborhood Commercial)
Zoning Board Recommendation:	***Recommended Approval without objection***

STAFF ANALYSIS

Part I. General Information:

Applicant: Tammy Lunsford

Agent: n/a

Project Location: 5976 Fairlands Road, Milton

Parcel Number: 17-1N-28-0000-08000-0000

Parcel Size: Total acreage requested = 1.40 (+/-) acres

Purpose: Neighborhood Commercial use

Requested Action(s): (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from R2 to NC**; and,
(2) Small scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from Medium Density Residential to Commercial.**

Existing Zoning Description: R2 (Medium Density Residential District) allows detached single family residential structures, zero lot line, patio homes, cluster homes, duplexes, attached and detached multiple family residential structures, and accessory structures.

Proposed Zoning Description: NC (Neighborhood Commercial District) allows a limited range of commercial uses appropriate and easily accessible locations adjacent to residential areas and having access to a limited market area. This district is intended to be situated adjacent to residential.

Medical services, business and professional offices, financial and banking and personal services, restricted sales, general or specialized retail centers less than 3,000 square feet in total building area, bed and breakfast establishments, live/work uses for artisans, professionals and service providers, neighborhood eateries, cafes, and delis less than 1,000 square feet in total building area not including high turnover sit down restaurants or fast food restaurants with drive through windows, and child care centers.

Existing FLUM: Medium Density Residential

Proposed FLUM: Commercial

Current Use of Land: The property is currently vacant.

Surrounding Zoning: The subject property is surrounded by R1M (Mixed Residential Subdivision) on the north and west and R2M (Medium Density Mixed Residential) and M1 (Restricted Industrial) to the south and R2 (Medium Density Residential) to the east.

Rezoning History: The subject site was rezoned in 2007 from R1M (Mixed Residential Subdivision) to R2 (Medium Density Residential) with the condition that sewer be provided. The adjacent parcel to the east was rezoned in 2002 from R1M (Mixed Residential Subdivision) to M1 (Restricted Industrial) and in 2008 from M1 (Restricted Industrial) to R2 (Medium Density Residential).

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

A. Infrastructure Availability:

(1) Potable Water:

Pace Water System

Pace Water System has indicated that water service is available.

(2) Sanitary Sewer:

Pace Water System

Pace Water System has indicated that sewer service is not available. The closest line is at the corner of Trump Blvd. and Commerce Rd.

(3) 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.

B. Compatibility:

The Land Development Code Articles and Comprehensive Plan Policies that apply with respect to the compatibility and/or suitability of the requested amendment are as follows:

Article 6.05.14.A states *"This district is designated to provide for a limited range of uses in appropriate and easily accessible locations adjacent to residential areas and having access to a limited market area. This district is intended to be situated adjacent to residential areas"*.

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 majority of surrounding property north, east west and south is residential. The property to the southeast is zoned M1 (Restricted Industrial). The subject property is currently vacant. The existing land uses to the west is single family residential, with vacant to the north, east and south

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 "X", which means an area determined to be outside 500- year flood plain.

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."

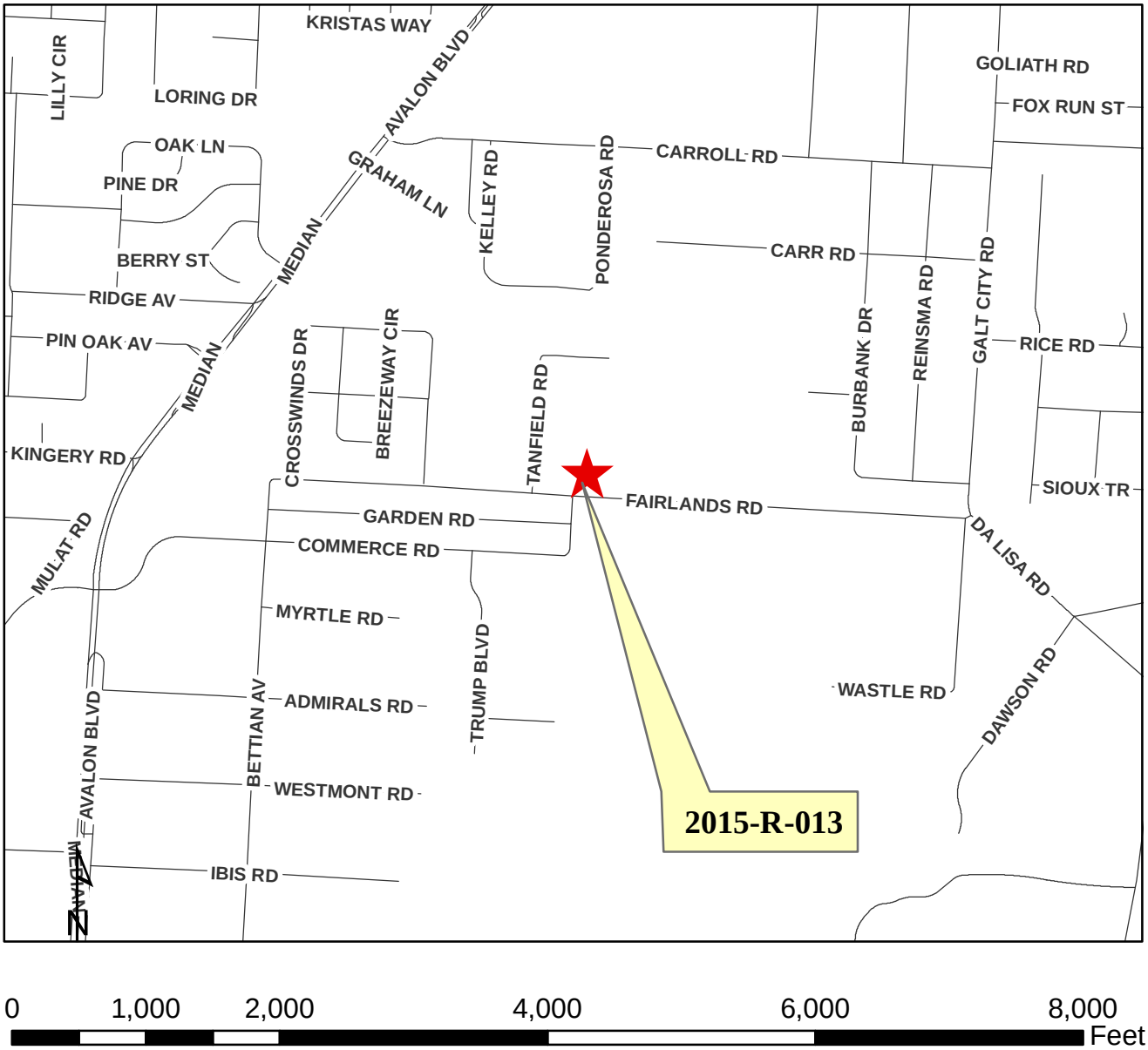
The National Wetlands Inventory Map indicates there are no wetlands on this site.

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 NC (Neighborhood Commercial) would not result in a finding of urban sprawl under the proposed classification.

2015-R-013
Location



0 1,000 2,000 4,000 6,000 8,000 Feet

Legend

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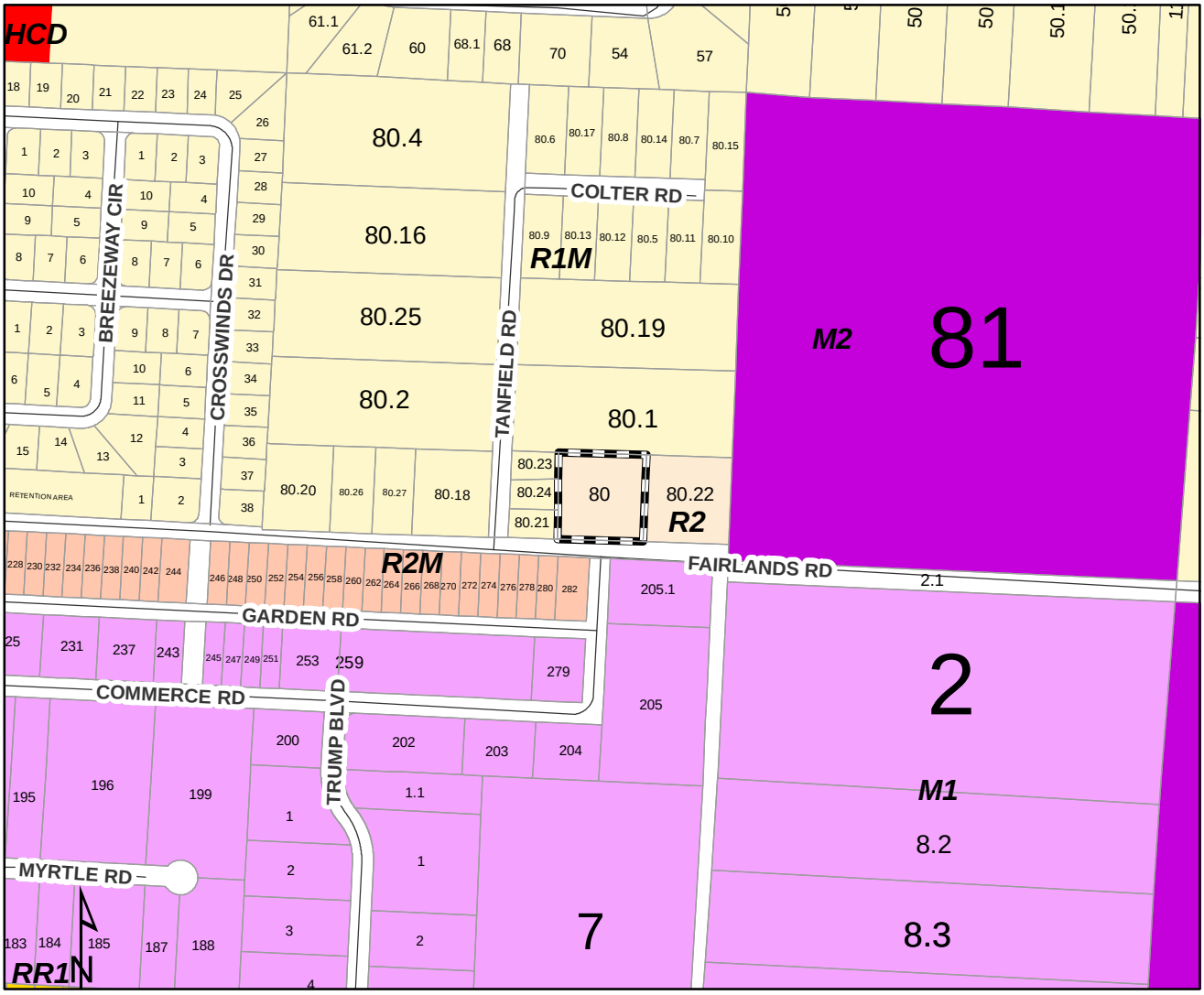
2015-R-013
Zoning



0 400 800 1,600 2,400 3,200 Feet

Legend

PendingZBMay

- Agriculture/Rural Residential (AG)
- AG within an Accident Potential Zone (AG-APZ)
- Agriculture (AG2)
- AG2 within an Accident Potential Zone (AG2-APZ)
- Marina (C-1M)
- Marina and Yacht Club (C-2M)
- Historical/Commercial (HC-1)
- Highway Commercial Development (HCD)
- HCD within an Accident Potential Zone (HCD-APZ)
- HCD within the Heart of Navarre (HCD-HON)
- HCD with the Navarre Town Center (HCD-NTC)
- Historical/Single Family (HR-1)
- Historical/Multiple Family (HR-2)
- Restricted Industrial (M-1)
- M1 within an Accident Potential Zone (M1-APZ)
- M1 within the Heart of Navarre (M1-HON)
- General Industrial (M-2)
- M2 within an Accident Potential Zone (M2-APZ)
- Planned Industrial Development (PID)
- Neighborhood Commercial (NC)
- NC-APZ
- NC within the Heart of Navarre (NC-HON)
- Passive Park (P-1)
- P1 within the Heart of Navarre (P1-HON)
- Active Park (P-2)
- P2 within an Accident Potential Zone (P2-APZ)
- P2 within the Heart of Navarre (P2-HON)
- Planned Business District (PBD)
- Planned Unit Development (PUD)
- Single Family Residential (R-1)
- R1 within an Accident Potential Zone (R1-APZ)
- R1within the Heart of Navarre (R1-HON)
- Single Family Residential (R-1A)
- Mixed Residential Subdivision (R-1M)
- R1M within an Accident Potential Zone (R1M-APZ)
- R1M within the Heart of Navarre (R1M-HON)
- Medium Density Residential (R-2)
- R2 within an Accident Potential Zone (R2-APZ)
- R2 within the Heart of Navarre (R2-HON)
- Medium Density Mixed Residential (R-2M)
- R2M within an Accident Potential Zone (R2M-APZ)
- R2M-HON
- Medium High Density Residential (R-3)
- Rural Residential Single Family (RR-1)
- RR1 within an Accident Potential Zone (RR1-APZ)
- Navarre Town Center 1 (TC1)
- Navarre Town Center 2 (TC2)
- Navarre Beach - Commercial (NB-C)
- Hotel - Navarre Beach (HNB)
- Navarre Beach - High Density (NB-HD)
- Navarre Beach -Medium Density (NB-MD)
- Navarre Beach - Planned Mixed Use Development (NB-PMUD)
- Navarre Beach - Conservation/Recreation (NB-CON/REC))
- Navarre Beach - Single Family (NB-SF)
- Navarre Beach - Medium High Density (NB-MHD)
- Navarre Beach - Utilities (NB-U)
- State
- State within an Accident Potential Zone (STATE-APZ)
- RAIL
- Right of Ways (ROAD)
- Military (MIL)
- Water
- Municipal Boundaries (CITY)

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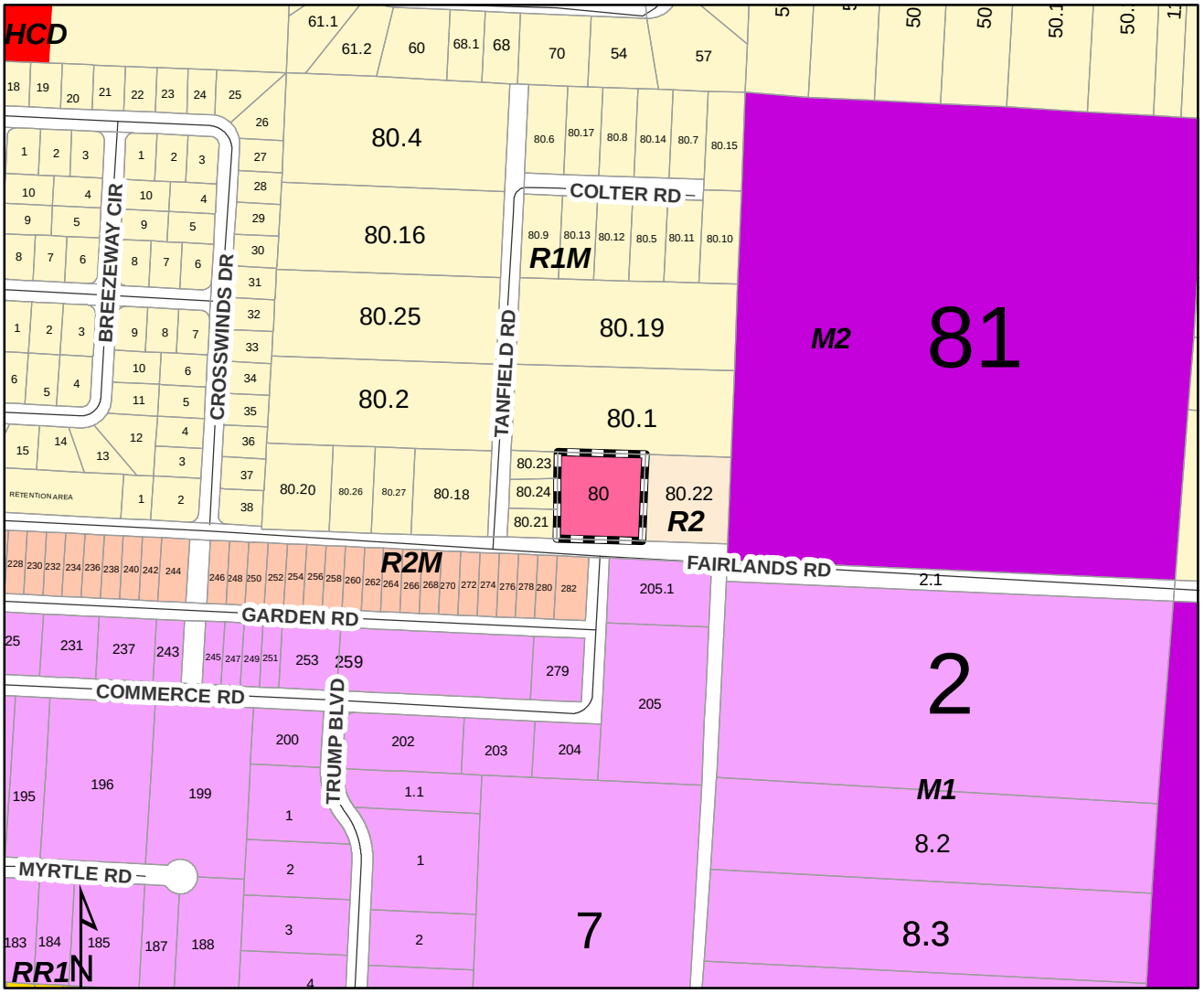
2015-R-013
Proposed Zoning



0 400 800 1,600 2,400 3,200 Feet

Legend

- PendingZBMay
- Agriculture/Rural Residential (AG)
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- R2 within the Heart of Navarre (R2-HON)
- Medium Density Mixed Residential (R-2M)
- R2M within an Accident Potential Zone (R2M-APZ)
- R2M-HON
- Medium High Density Residential (R-3)
- Rural Residential Single Family (RR-1)
- RR1 within an Accident Potential Zone (RR1-APZ)
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2015-R-013
Aerial

Legend

PendingZBMay

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2015-R-013
Close Up Aerial

0 200 400 800 1,200 1,600 Feet

Legend

PendingZBMay

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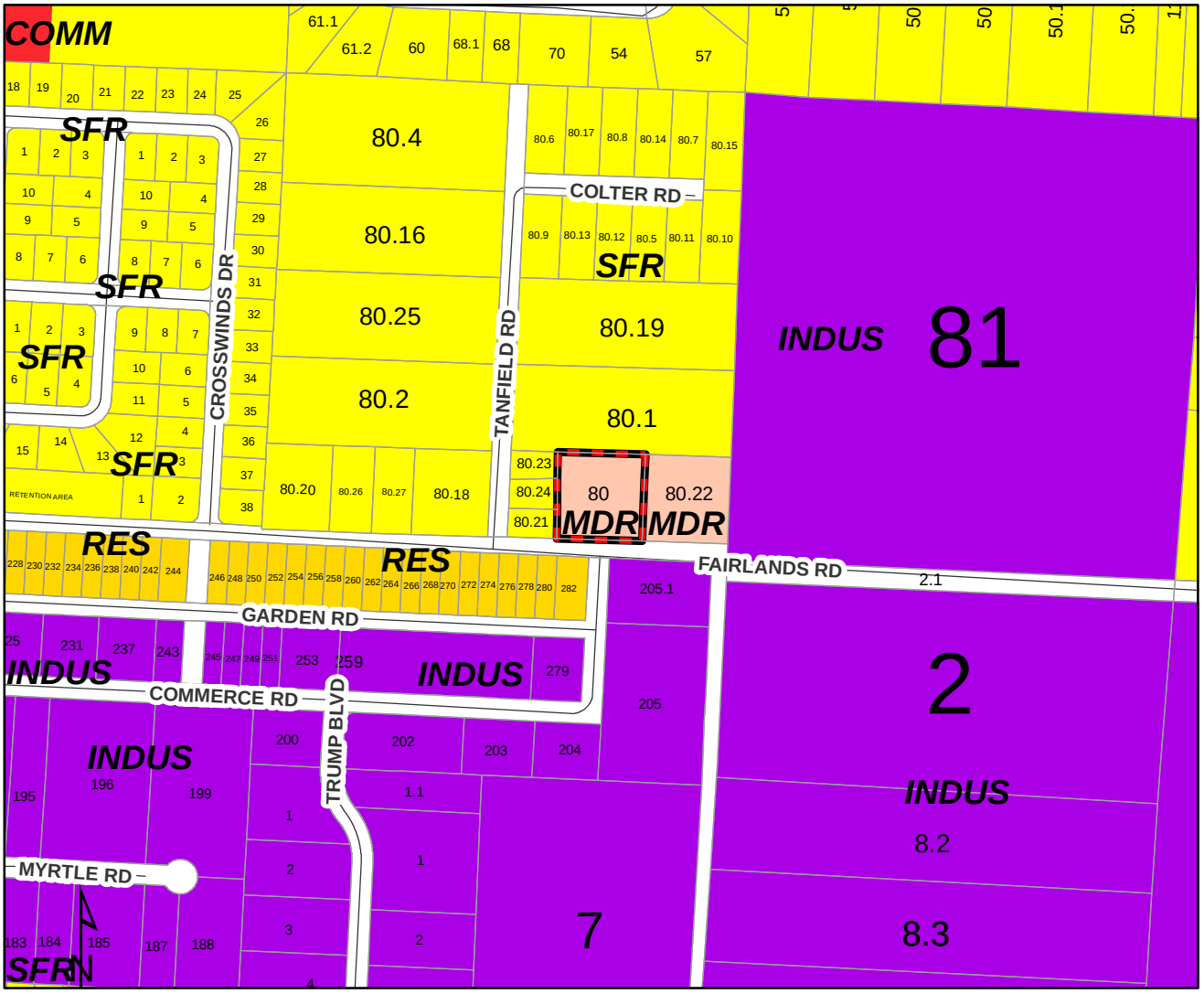
2015-R-013
Future Land Use



0 400 800 1,600 2,400 3,200 Feet

Legend

- PendingZBMay
- 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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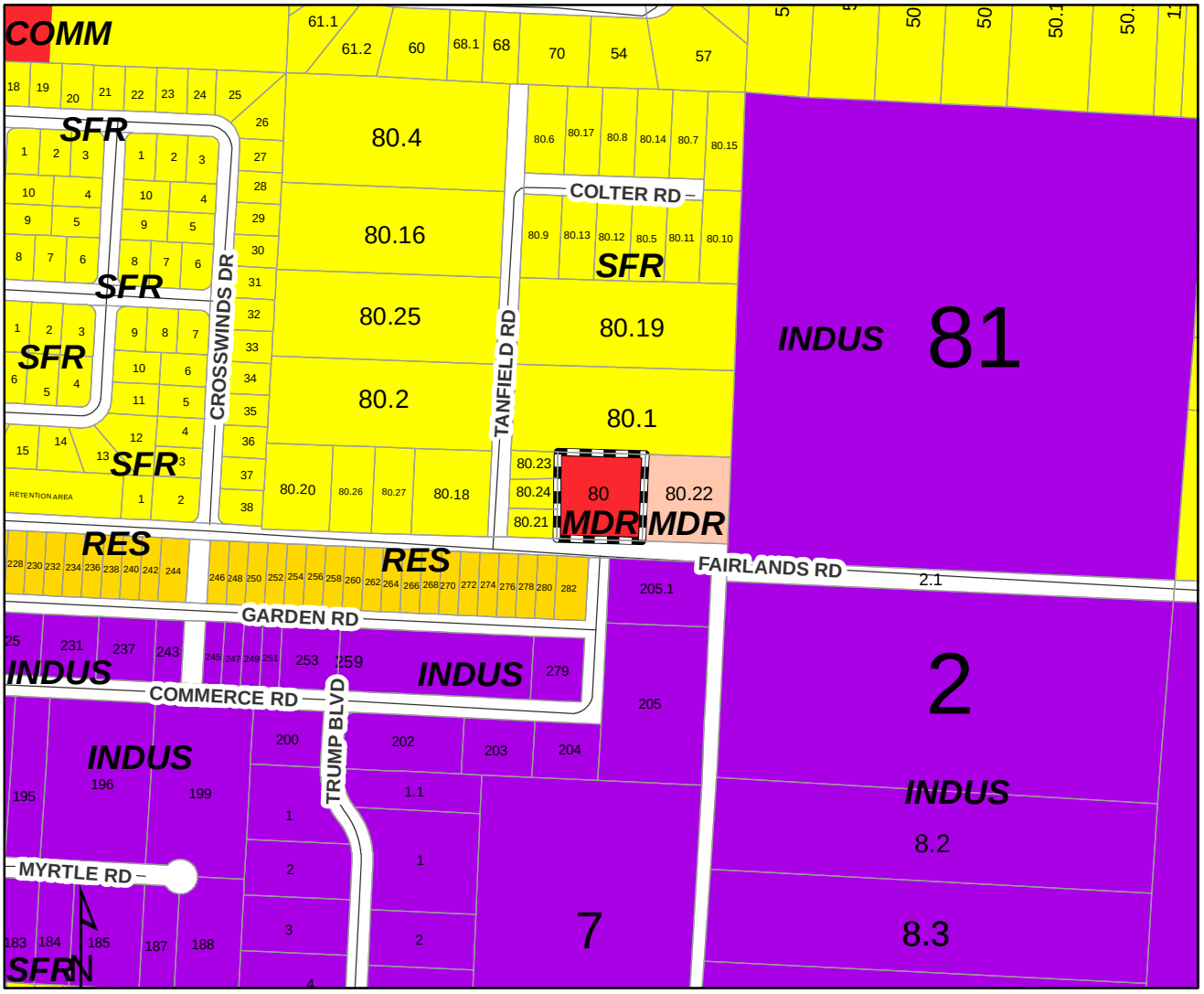
2015-R-013
Proposed Future Land Use



Legend

- PendingZBMay
- AGRICULTURE (AG)
- SINGLE FAMILY RESIDENTIAL (SFR)
- MEDIUM DENSITY RESIDENTIAL
- RESIDENTIAL (RES)
- COMMERCIAL (COMM)
- CONSERVATION/RECREATION (CON/REC)
- GP SINGLE FAMILY RESIDENTIAL (GPSFR)
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- NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
- NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
- NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
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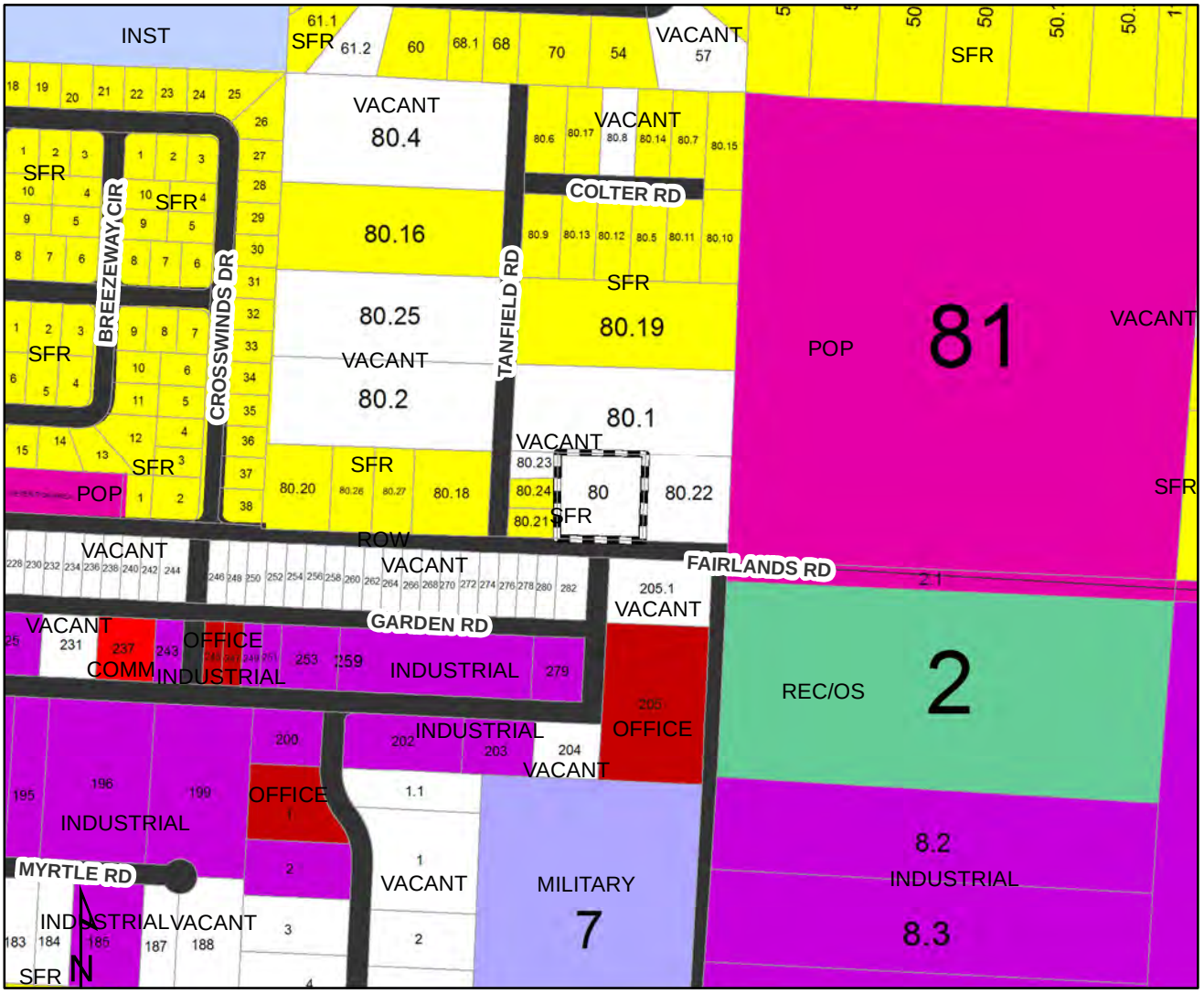
2015-R-013
Existing Land Use



0 400 800 1,600 2,400 3,200 Feet

Legend

PendingZBMay

Existing Land Use

CATEGORY

- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial
- Recreation/Open Space
- Right of Way
- Single Family Residential
- Silviculture
- Uncategorized
- Utilities
- Vacant
- Water

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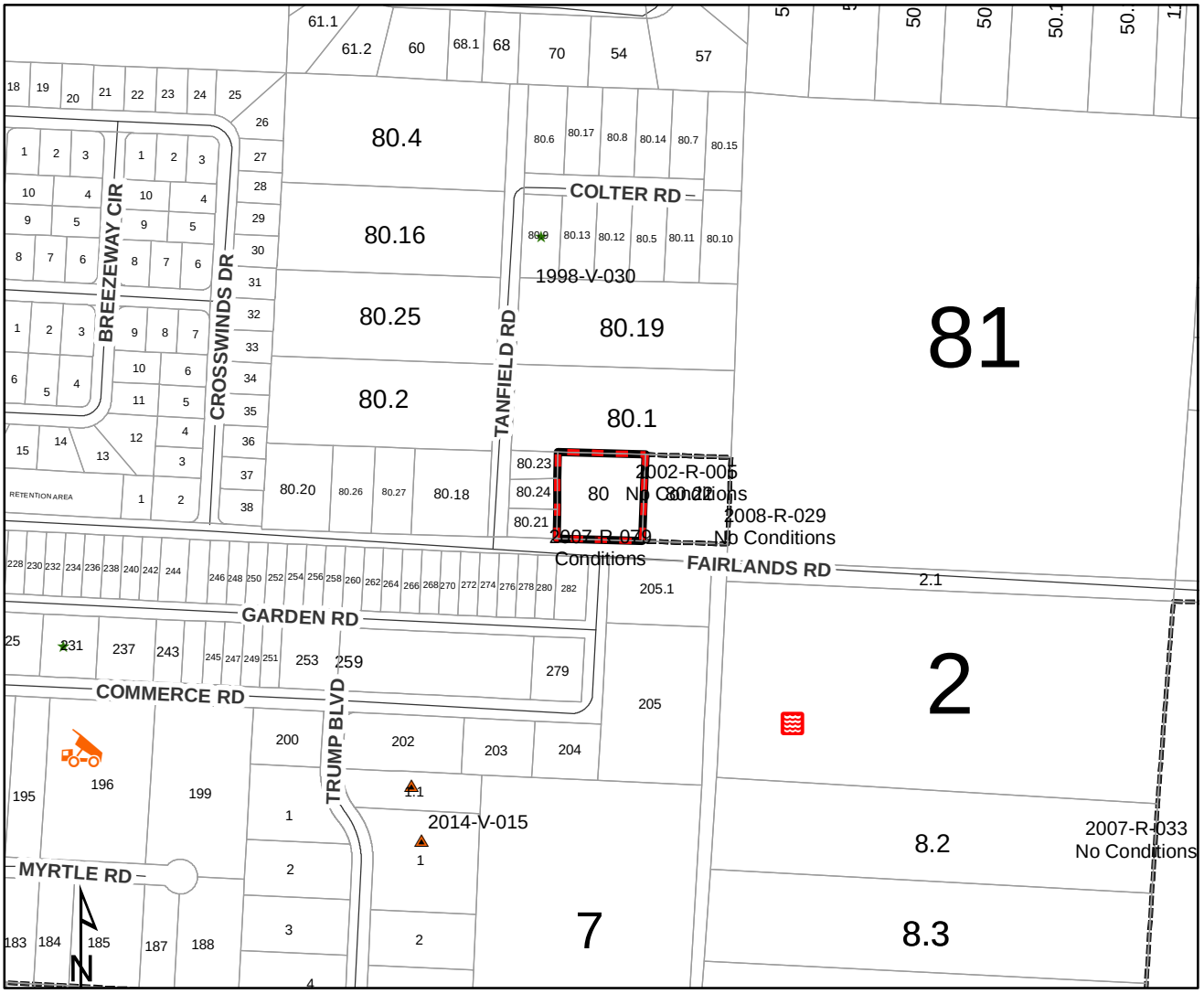
2015-R-013
Previous Zoning Board Decisions in the Area



Legend

PendingZBMay

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Looking west down Fairlands, subject site is to our right

Looking south and west, subject site is behind us

Looking south, subject site is behind us

Looking south and east, subject site is behind us

Looking east, subject site is to our left

Looking at the adjacent parcel to the east, subject site is to our left

Looking into the subject site.

Another view of the subject site.

Santa Rosa County
Development Services

Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000

Rhonda C. Royals
Building Official

Rezoning with Small Scale Future Land Use Amendment Application

* Application Instructions begin on Page 4

** For Official Use Only **			
Application No.	2015 - R - 013	Date Received:	9-2-15
Review Fee:	$ 1100.00 + 34.01	Receipt No.:	118
Zoning District:	R-2	Proposed Zoning District:	NC
FLUM Designation:	MDR	Proposed FLUM Designation:	Comm
	±1.393		VD#2

Property Owner

Property Owner Name: Charles Chandler

Address: 5951 Coulter Rd

Milton, Fl 32583

Phone: 850-626-8225 Fax: 850983-2525

Email:

Applicant

☐ Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue rezoning approvals and future land use map amendments.

Company:

Contact Name: Tammy Lunsford

Address: 4210 Tanfield Rd

Milton, Fl 32583

Phone: 850 525-8240 Fax: 850 981-0863

Email: dennielsew@aol.com

Property Information

Parcel ID Number(s): 17-1N-28-0000-08000-0000

-OR-

Street Address of property for which the Rezoning is requested:

5976 Fairlands Rd. Milton, Fl. 32583

Subdivision Name (if applicable): _____

Project Details

Size of parcel (in acres or square footage) to be considered for the Rezoning.

1.4 acres

Existing Zoning: R2 Proposed Zoning: Neighborhood Commercial

Existing Future Land Use Map Category: _____

Proposed Future Land Use Map Category: Commercial

If the amendment is granted, the property will be used for (Please be as specific as possible):

Embroidery Bussiness & eventually a house next to it.

Facility Capacity Analysis

You must provide information concerning the site's access to potable water, sewage disposal, solid waste disposal, roads, and stormwater control. If potable water and/or sewage are to be provided by a utility, you must attach a letter from the servicing utility provider that certifies adequate capacity is available to serve the site requested for rezoning.

Potable Water Source(check one):

Private Water Well(s)	☐	
Private Community System	☐	Provider: _____
Public Water System	☐	Provider: _____
		(Attach Letter of Certification)

Sewage Disposal Source (check one):

Private Septic Tank(s)	☐	
Private Sewage System	☐	Provider: _____
Public Sewage System	☐	Provider: _____

(Attach Letter of Certification)

School Capacity (for rezoning requests involving more than 10 acres of property or proposed for residential development of more than 10 dwelling units per acre):

Staff will submit a school impact analysis to the Santa Rosa County School Board requesting a determination of student capacity. In the evant that there is not adequate capacity available as calculated, the School Board shall entertain proportionate share mitigation; and, if the proposed mitigation is accepted, enter into an enforceable and binding agreement with the affected local government and the developer.

Recreation/Open Space: _____

_____

Certification and Authorization

1. By my signature hereto, I do hereby certify that the information contained in this application is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application.
2. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.
3. I do hereby authorize the placement of a public notice sign(s) on my property at a location(s) to be determined by the County staff.
4. If applicable, I do hereby authorize the Agent shown as the applicant on this application to act on my behalf in all matters pertaining to this Rezoning application.

Tammy Lunsford
Applicant Name (Type or Print)

Tammy Lunsford
Applicant Signature

_____
Title (if applicable)

1 Apr. 15
Date

Santa Rosa County
Development Services

Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Building Official

EMAILED 5/22/13 TH

May 22, 2013

Joshua & Tammy Lunsford
Via email: countrygirlt2@hotmail.com

RE: Pre-Application Meeting on May 21, 2013
Project Name: **Denniel Monogramming**

Dear Mr. & Mrs. Lunsford:

Thank you for attending the above referenced pre-application meeting with the Santa Rosa County Development Services staff. Below you will find a recap of the information discussed at the meeting and the requirements for you to proceed with the project.

The purpose of a pre-application meeting is to provide you with a thorough understanding of the regulations and requirements applicable to your proposed project and to address any questions that you may have. However, pre-application meetings are informal and do not replace the need for a formal review. Therefore, please understand that the requirements presented below are based solely on the information presented by you at the meeting and is subject to change. Also, additional requirements may be applicable to your project based on information received at a later date or at the time of formal review.

Site/Land Use – Leslie Statler, (850)981-7086, leslies@santarosa.fl.gov

1. The subject property is located within an R2, Medium Density Residential, zoning district and has a Future Land Use Map (FLUM) designation of MDR, Medium Density Residential. The proposed use of the property is a single family residence with an embroidery shop approximately 1200 sf in size. The proposed use is not a permitted use within this zoning district. A rezoning to NC, Neighborhood Commercial, with a FLUM designation change to MRC, Mixed Residential Commercial, will be required.
2. This request is referred to as a "Rezoning with a Small-Scale Future Land Use Amendment" and requires 2 public hearings. The Zoning Board will consider the request initially and make a recommendation; the Board of County Commissioners will then make a final determination. Property owners within a 500' radius of the property will be notified and a public notice sign will be placed in front of the property. The staff coordinator for this process is Darliene Stanhope, Planner III. Ms. Stanhope may be reached at 981-7065 or via email to darlienes@santarosa.fl.gov. The deadline for the July meeting cycle is May 29, 2013. The meeting dates for the July meeting cycle are: Zoning Board, July 11, 2013; and Board of County Commissioners, July 25, 2013. You are not required to have a site plan for this process.
3. Since the property will be located within a zoning district which allows for live/work situations, both uses will be allowed in conjunction with one another. Although the residence will not be required to have an engineered site plan, the portion of the site to be developed for commercial purposes will

need to be designed by a Florida registered engineer and submitted for review with the applicable performance standards for commercial development.

4. Another option would be to request a rezoning for only the half of the lot where the business will be located rather than the entire parcel. The remainder of the lot will retain the zoning designation of R2.
5. If the entire parcel is rezoned to NC, all buildings, whether residential or commercial, located on the site shall observe the following setbacks: front = 50 feet, sides = 30 feet, and rear = 25 feet. If you choose to rezone only the area where the business is to be located, the residence will observe the following setbacks: front = 25 feet, sides = 15 feet (or 10% of the lot width when measure at the front setback line), and rear = 25 feet. Residential accessory buildings located further than 10 feet from the main dwelling may be located no closer than 5 feet from the rear and side property lines; they must observe the same front building setback as the residence.
6. Per the conditions of the previous rezoning 2007-R-079, sewer must be provided to the development on the site.
7. The entrance into the site shall be a commercial driveway 24 feet in width with double yellow dividing lines, stop sign and thermoplastic stop bar at the connection to Fairlands Road. Internal drive aisles shall be a minimum of 24 feet in width for two-way traffic and 16 feet in width for one-way traffic.
8. The parking requirements for the proposed embroidery business will be based upon the greater of the two ratios: one parking space for each 400 sf of gross floor area; or one parking space for each employee, plus one space for each vehicle owned or used by the establishment. Standard parking stalls are 18 feet in length and 9 feet in width; handicap parking stalls are 18 feet in length and 12 feet in width with an access aisle along one side which is 5 feet in width. With the exception of handicap parking stalls, parking areas are not required to be paved. Bumper blocks, or wheel stops, are required for spaces located adjacent to landscaped areas.
9. Landscaping will be required around the commercial development in the following manners: (a) along the right-of-way, (b) between the business and adjacent residentially zoned properties, and (c) within the paved parking area. One tree per 40 linear feet of frontage excluding the driveway will be required along Fairlands Road. The buffer between the commercial site and the adjacent residential zoning district to the north may be chosen from the "Standard C" or "Standard E". The buffer between the commercial site and the adjacent residential zoning district to the east may be chosen from the "Standard B" or "Standard E". Landscaping is required within the paved parking area at the terminus of parking rows and no further apart than every 12 spaces.
10. Signage will be allowed on the embroidery building as well as in the form of a free-standing sign. The free-standing sign may not exceed 32 square feet in size. The attached building signage may not exceed 10% of the building's street front elevation.

Building – Bruce Teston, (850)981-7017, brucet@santarosa.fl.gov

1. Plans will be required for the proposed 1200 sf building of wood-frame construction for use as an embroidery shop (light commercial business). The plans must be sealed by a Florida registered engineer and be designed to withstand a minimum wind speed of 150 mph.
2. ADA requirements for the building include 1 handicapped ADA parking space and ADA compliant restroom.
3. The property and business owner may qualify their own contractor.
4. A residential home is also planned as part of the project on the parcel.

In closing, our hope is that you found the pre-application meeting to be a helpful tool so that you can make informed decisions about your project. As the County's project manager for your project, please feel free to

contact me with any questions that you may have. In addition, you may contact the staff listed above if you have questions specific to their area of expertise. Also, I will be in contact with you periodically to assess the status of your project and provide assistance.

Respectfully,

Leslie Statler
Planner III
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leslies@santarosa.fl.gov

LS/lf