

## 2011-R-004

Property Owner: Helping Hands Mission Inc.

Agent: Dewey Mars

Existing Zoning: R1M (Mixed Residential Subdivision District)

Requested Zoning: AG (Agriculture)

Existing FLUM: Single Family Residential

Requested FLUM: Agriculture

# STAFF ANALYSIS

## Part I. General Information:

**Applicant:** Helping Hands Mission Inc.

**Agent:** Dewey Mars

**Project Location:** 4380 Ponderosa Rd, Milton

**Parcel Number:** 17-1N-28-0000-05079-0000, 17-1N-28-0000-07601-0000  
17-1N-28-0000-08900-0000

**Parcel Size:** 4.55 (+/-) acres

**Purpose:** Establish a boarding house for the Helping Hands Mission Inc. City of Refuge Program.

**Requested Action:** (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from R1M to Ag** and,  
(2) Small scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from Single Family Residential to Agriculture.**

**Existing Zoning Description:** R1M (Mixed Residential Subdivision District) is designed to accommodate single-family detached structures, mobile homes and accessory buildings compatible with a residential environment. It is the express purpose of this zoning district to exclude all buildings or other structures and uses having commercial characteristics except the minimal home occupation and the approved Conditional Use activities (i.e., educational institutions, places of worship recreation and park areas, public and private utilities and public facilities.) Maximum density = 4 dwelling units (du) per acre.

**Proposed Zoning Description:** AG (Agriculture District) 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.

**Existing FLUM:** Single Family Residential

**Proposed FLUM:** Agriculture

**Current Use of Land:** 4380 Ponderosa Road has a single family residential structure and a mobile located on it. Parcels 17-1N-28-0000-05079-0000 and 17-1N-28-0000-08900-0000 are wooded and vacant.

**Surrounding Zoning:** The property is surrounded by R1M District with the exception of M2 District located on the north side of Carroll Road.

**Rezoning History:** No rezonings have occurred in the immediate vicinity of the proposed rezoning.

**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 all of the projected vehicle trips impact Carroll Road, the current zoning would allow approximately 87 average daily vehicle trips onto Carroll Road. The proposed zoning could produce less traffic.

The applicant has indicated the majority of residents residing at the proposed boarding house will not have a vehicle. The location of the proposed rezoning is close public transit which is beneficial for the proposed use.

**(2) Potable Water:**

A letter provided by the applicant from Pace Water System, Inc. indicates that a 2" water main is located on the east side of Ponderosa Rd. The proposed amendment is not expected to create capacity problems for the Pace Water System, Inc.

**(3) Sanitary Sewer:**

The applicant indicates that the development will be on a septic 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 Agriculture with a future land use amendment to Agriculture 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 applicant is proposing a temporary residential living arrangement for persons leaving an institutional setting and in need of a supportive living arrangement in order to readjust to living outside the institution. The property is surrounded by R1M, Mixed Residential Zoning District with M2, General Industrial located on the north side of Carroll Street. The M2 zoned property is owned by FDOT and Santa Rosa County. Currently, the majority of uses surrounding the site are single family residential homes. The proposed use is compatible with the surrounding 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."*

Proposed revisions to the 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. The National Wetlands Inventory Map indicates that no wetlands are present.

**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 for a boarding house on the property is in an area of increasing growth pressure and would not result in a finding of urban sprawl under the proposed classification.

**E. Compatibility with the Land Development Code:**

6.05.02 AG –Agriculture District Item C. identifies that boarding houses are permitted as conditional uses in the Agriculture Zoning District. The applicant has acknowledged that a conditional use will be required prior to use.

## 2011-R-004 Traffic Analysis Append

### Traffic Analysis Append

#### For the R1M estimation:

Single Family Detached Housing (210)

4.55 acre x 4 du's/acre = 18.2 possible units

Average Rate:  $9.57 \times 18.2 = 174.17$  Average Daily Trips

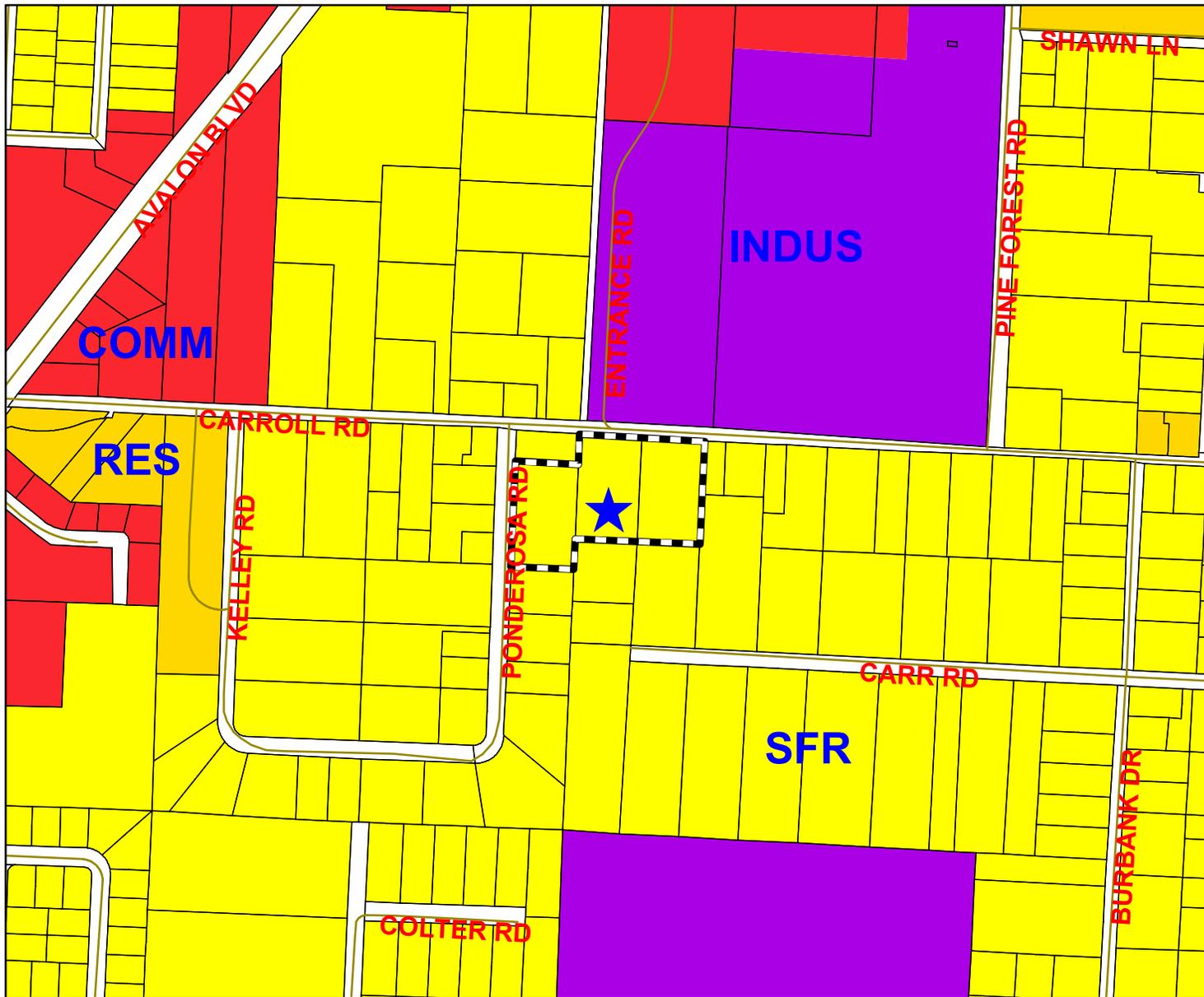
Driveway %:  $0.50 \times 174.17 = 87.08$  Average Daily Trips

New Trip % = 100%;  $87.08 \times 1.00 = 87.08$  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).



# Future Land Use (2011-R-004)



1 inch = 500 feet



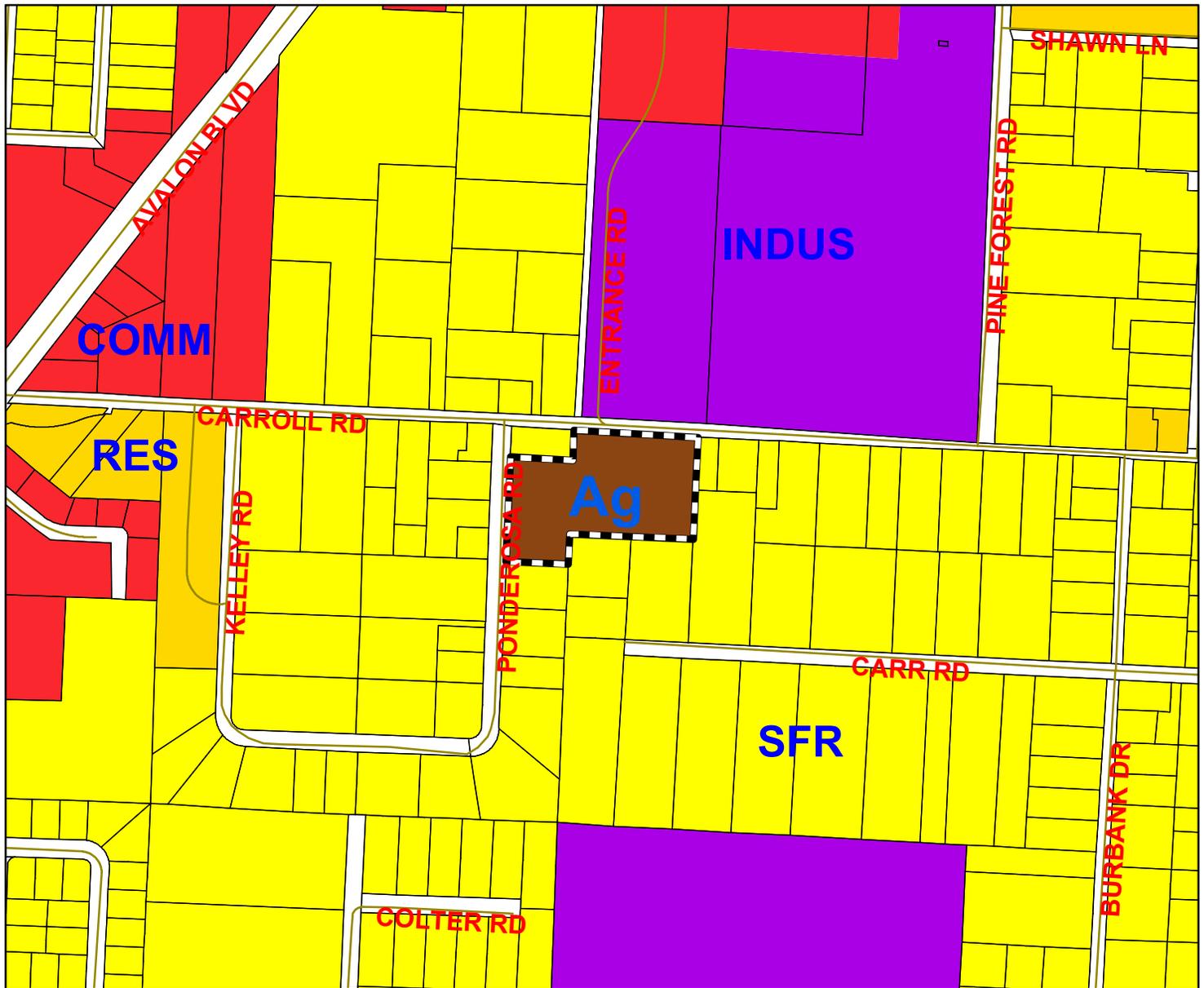
## Legend

2011-R-004 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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# Proposed Future Land Use (2011-R-004)



1 inch = 500 feet



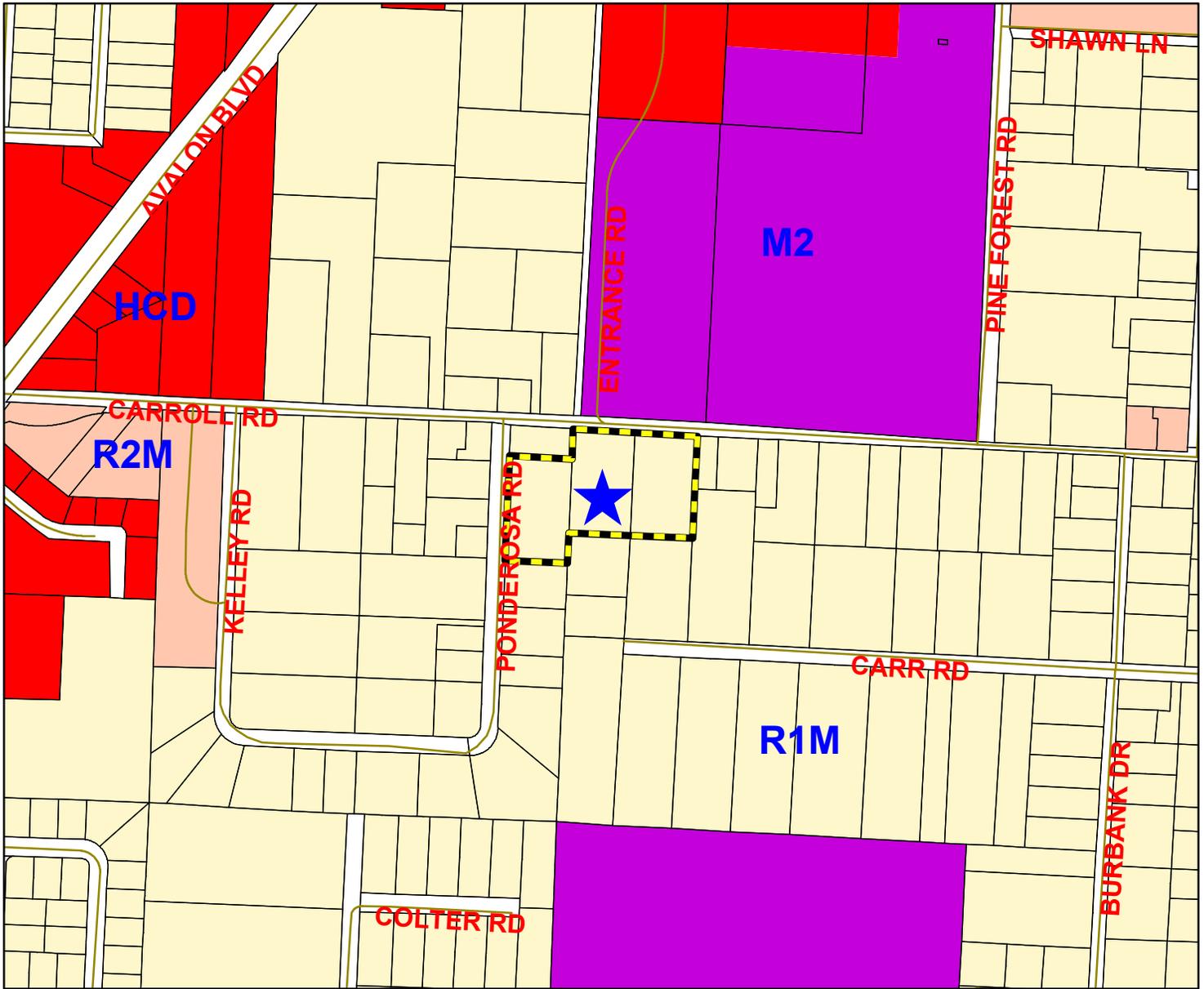
## Legend

2011-R-004 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
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# Current Zoning (2011-R-004)



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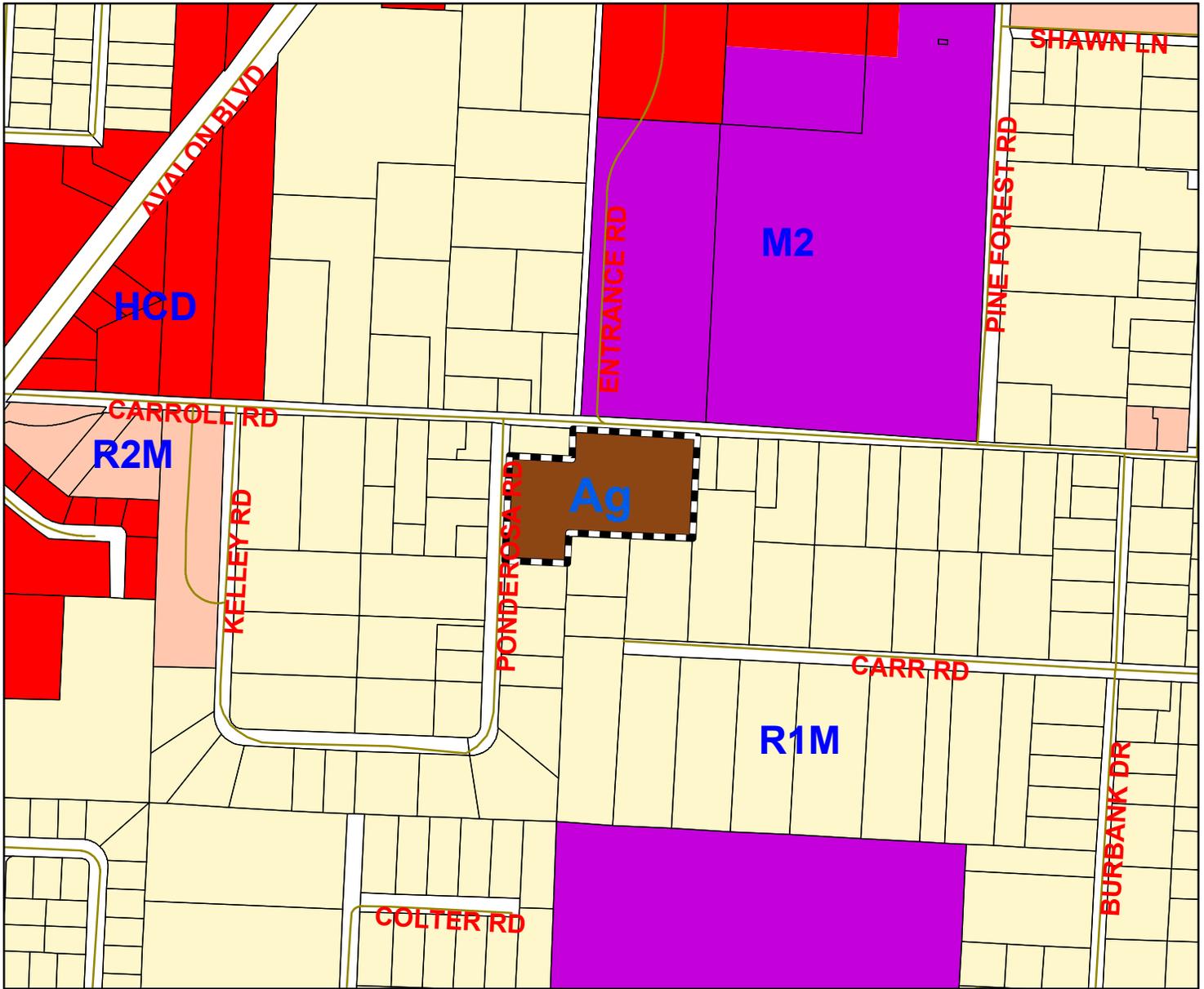
## Legend

2011-R-004 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-004)



1 inch = 500 feet



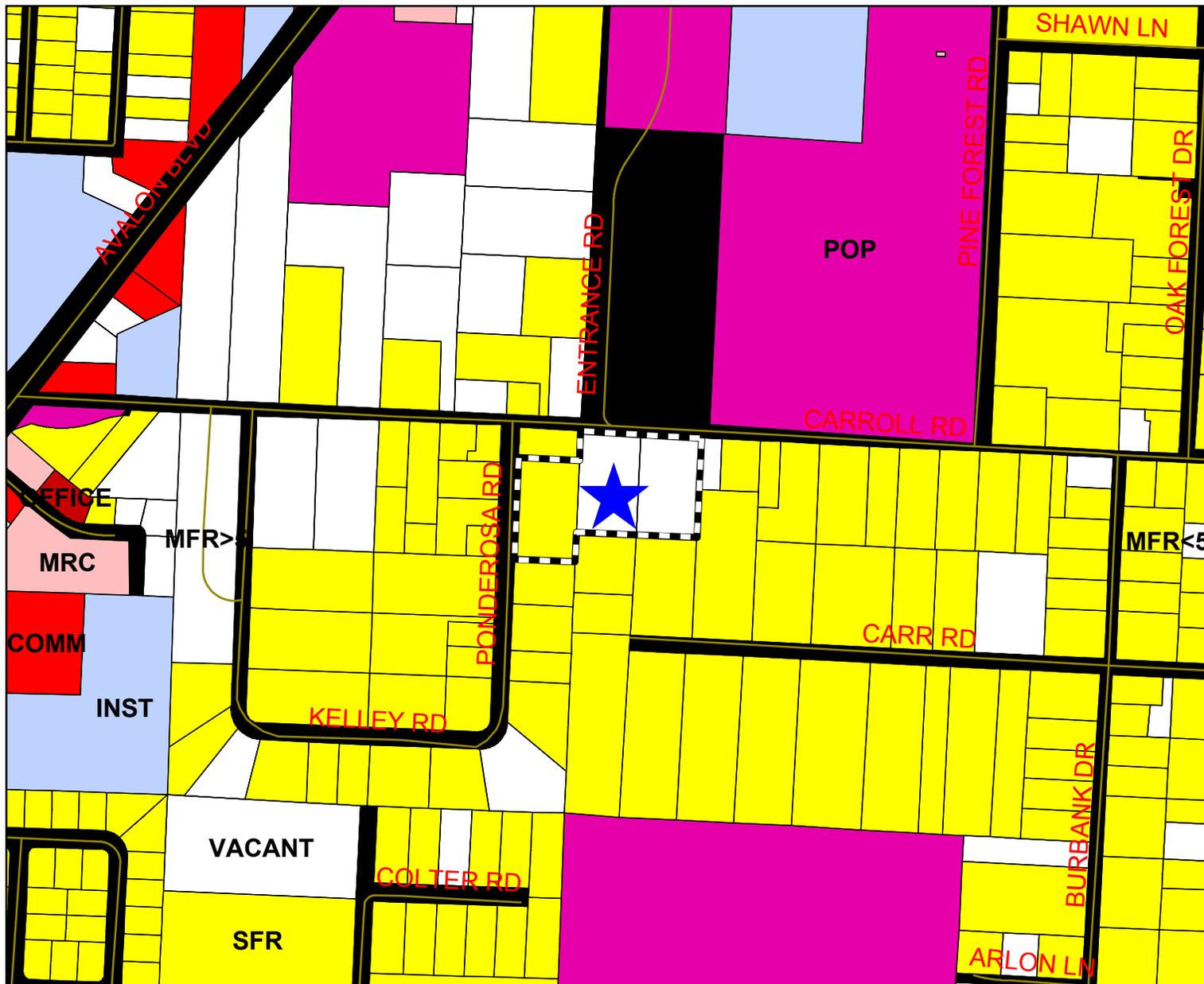
## Legend

- |   |   |   |   |
|---|---|---|---|
| 2011-R-004 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 within 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-004)



1 inch = 500 feet



## Legend

2011-R-004 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-004)



1 inch = 200 feet



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