

2012-R-010

| | |
|-------------------------------------|----------------------------|
| Project Name: | n/a |
| Applicant and/or Property Owner: | Kelly Seay |
| Representative: | n/a |
| Existing Zoning: | C-1M (Marina District) |
| Requested Zoning: | P-2 (Public Park District) |
| Existing FLUM: | Marina |
| Requested FLUM: | No Change |

STAFF ANALYSIS

Part I. General Information:

| | |
|--------------------------|--|
| Applicant: | Kelly Seay |
| Representative: | n/a |
| Project Location: | 4109 Driskell Road |
| Parcel Number: | 19-1N-27-0000-03606-0000 |
| Parcel Size: | 1.00 (+/-) |
| Purpose: | RV park and marina |
| Requested Action: | Amendment of the Land Development Code Official Zoning Map changing the zoning district from C-1M (Marina District) to P-2 (Active Park District) . |

Existing Zoning Description: This district is designed to accommodate watercraft and limited commercial services and facilities oriented to users of docks, moorings and watercraft. The marina district is intended to be utilized primarily for the docking, servicing, repairing, and storage of watercraft. Watercraft sales and rentals may also be accommodated in the district. However, major repair involving reconstruction or substantial alterations are not permitted within the district. The district is intended to accommodate a limited number of motel units and restaurants as an adjunct or accessory to the docking and storage of watercraft. The scale of such facilities should be directly proportional to the scale of the primary marine craft docking and storage facility. Community facilities and services, including appropriate utilities, are intended to be accommodated within the district. Bulk Regulations, Performance Standards and other site plan criteria shall regulate marine related activities to protect the public's general health, safety, and welfare. The County Planning and Zoning Division shall consider the rules and regulations governing the following areas in their planning and zoning processes:

1. Aquatic preserves;
2. Outstanding Florida Waters;
3. Class I Waters;
4. Marine Sanctuaries;
5. Estuarine Sanctuaries;
6. Areas approved or conditionally approved by Department of Natural Resources for shellfish harvesting;
7. Other highly productive or unique habitats as determined by Department of Natural Resources, based on vegetation or wildlife species; and
8. Areas designated on the Department of Community Affairs' Oil Spill Sensitivity Atlases as sensitive to oil spills.

Density: Maximum allowable density is not addressed per se; however, it is limited to the residential occupancy of marine craft where adequate on-shore sanitary facilities are provided in accordance with the plumbing requirements within the Florida Building Code.

Proposed Zoning Description: P-2 Park (Active Park District) is 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.

Density: Maximum allowable density is not addressed per se; permanent residential uses are not allowed within this district.

Proposed FLUM: No change

Current Use of Land: Non-conforming RV park

Surrounding Zoning: The subject property is bounded by R-2M (Medium Density Mixed Residential) on the north, east, and west with R-1 (Single Family Residential) approximately 200 feet east. The subject property is located on Blackwater Bay.

Rezoning History: In 06/2003 (2003-R-023), .253 acres of a 4.158 acre parcel was zoned from R-1 (Single Family Residential District) to R-1M (Mixed Residential Subdivision District) approximately 500 feet northeast of the subject property.

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

A. Infrastructure Availability:

(1) Potable Water:

Potable water in the general vicinity is serviced by the East Milton Water.

(2) Sanitary Sewer:

Sanitary sewer is not available at this location. The applicant indicates that sewer will be handled by private septic tanks (subject to required permits from the County Health Department).

(3) Solid Waste:

Although a private hauler will likely be used to transport solid waster material from the site, the applicant has not indicated how the solid waste will be disposed of. The County has adequate solid waste capacity for the next 75 years.

(4) Parks, Recreation and Open Space:

A rezoning to P-2 will 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 site is bounded by R-2M (Medium Density Mixed Residential District) on the north, east, and west. R-1 (Single Family Residential District) is approximately 200 feet to the east. The subject property is located directly on Blackwater Bay.

The site has been a non-conforming RV park. The applicant is seeking the rezoning request to allow the continued use and upgrades to the site.

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 9 BFE and VE 12BFE. 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 applicant has indicated the proposed development will not impact these wetlands.

D. Urban Sprawl

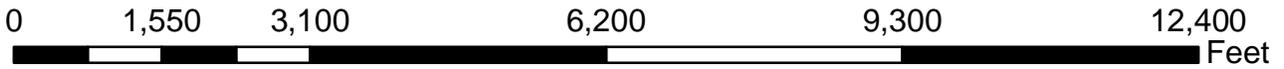
Policy 3.1.G.4 of the Comprehensive Plan states:

“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.”

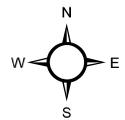
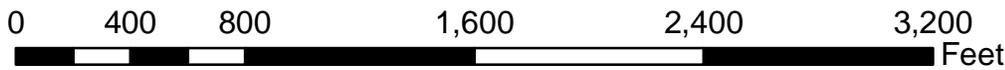
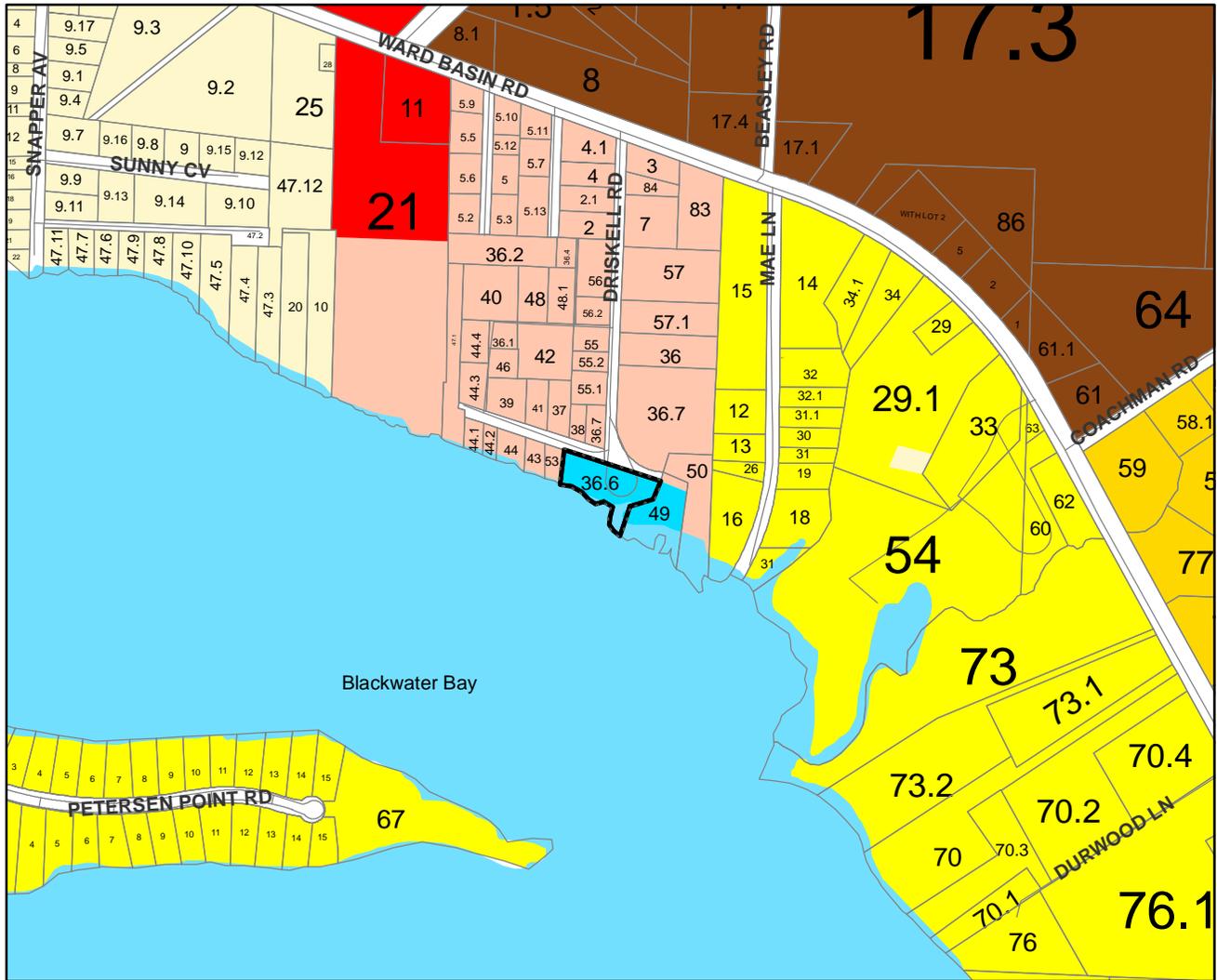
This rezoning application would not result in a finding of urban sprawl under the proposed P-2 (Active Park District) zoning classification. The request is, therefore, consistent with this policy.

2012-R-010 Location Map



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2012-R-010 Current Zoning



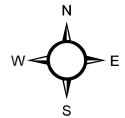
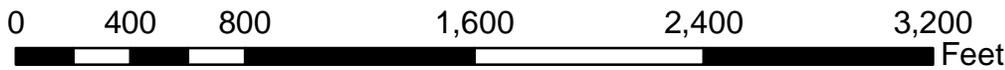
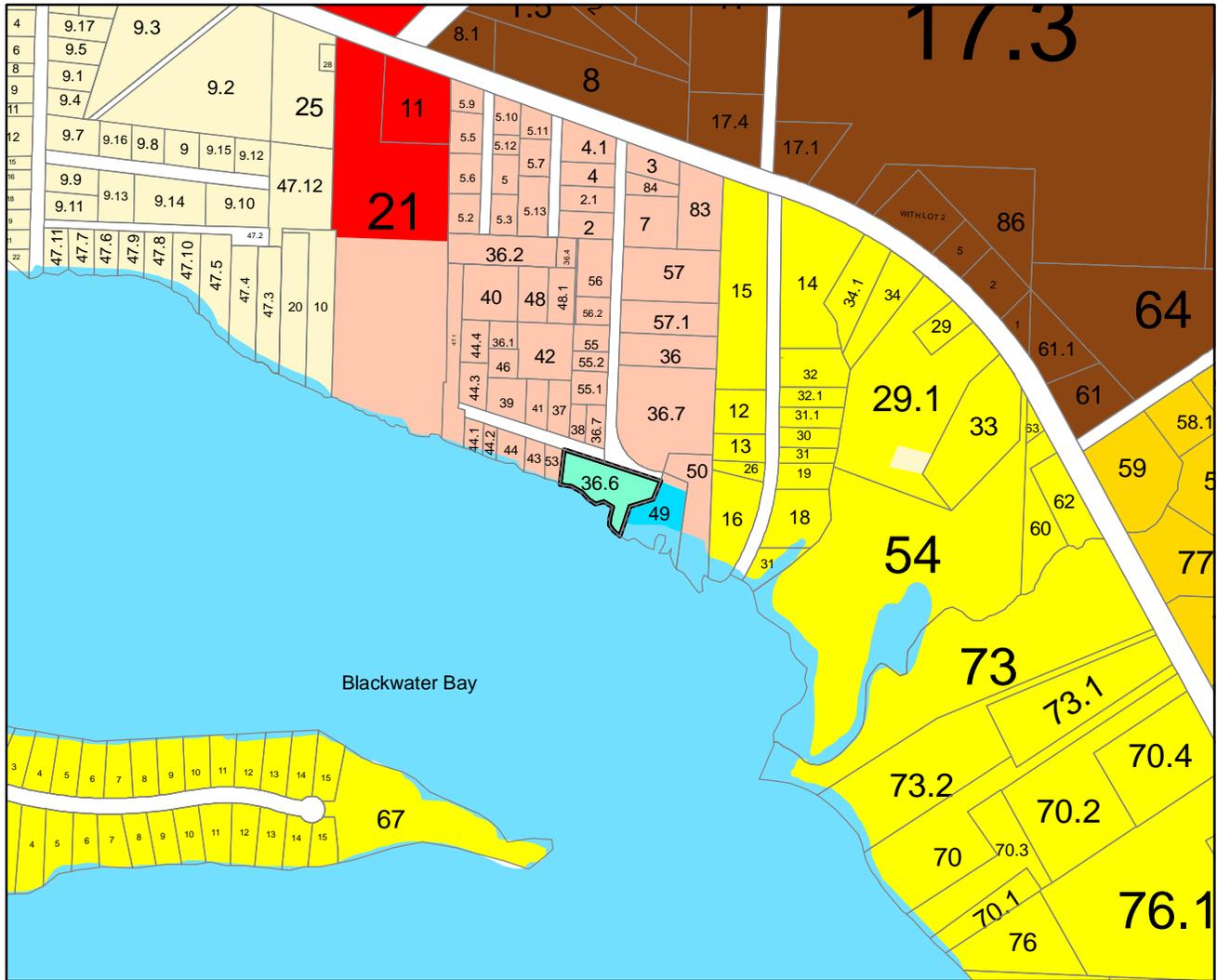
Legend

| | | | |
|---|---|---|---|
| 2012-R-010 | M1 within the Heart of Navarre (M1-HON) | R1 within the Heart of Navarre (R1-HON) | Navarre Beach - Commercial |
| Agriculture/Rural Residential (AG) | General Industrial (M-2) | Single Family Residential (R-1A) | Hotel - Navarre Beach |
| AG within an Accident Potential Zone (AG-APZ) | M2 within an Accident Potential Zone (M2-APZ) | Mixed Residential Subdivision (R-1M) | Navarre Beach - High Density |
| Agriculture (AG2) | Planned Industrial Development (PID) | R1M within an Accident Potential Zone (R1M-APZ) | Navarre Beach - Medium Density |
| AG2 within an Accident Potential Zone (AG2-APZ) | Neighborhood Commercial (NC) | R1M within the Heart of Navarre (R1M-HON) | Navarre Beach - Planned Mixed Use Development |
| Marina (C-1M) | NC-APZ | Medium Density Residential (R-2) | Navarre Beach - Conservation/Recreation |
| Marina and Yacht Club (C-2M) | NC within the Heart of Navarre (NC-HON) | R2 within an Accident Potential Zone (R2-APZ) | Navarre Beach - Single Family |
| Historical/Commercial (HC-1) | Passive Park (P-1) | R2 within the Heart of Navarre (R2-HON) | Navarre Beach - Medium High Density |
| Highway Commercial Development (HCD) | P1 within the Heart of Navarre (P1-HON) | Medium Density Mixed Residential (R-2M) | Navarre Beach - Utilities |
| HCD within an Accident Potential Zone (HCD-APZ) | Active Park (P-2) | R2M within an Accident Potential Zone (R2M-APZ) | State |
| HCD within the Heart of Navarre (HCD-HON) | P2 within an Accident Potential Zone (P2-APZ) | R2M within the Navarre Town Center (R2M-NTC) | State within an Accident Potential Zone (STATE-APZ) |
| HCD with the Navarre Town Center (HCD-NTC) | P2 within the Heart of Navarre (P2-HON) | Medium High Density Residential (R-3) | RAIL |
| Historical/Single Family (HR-1) | Planned Business District (PBD) | Rural Residential Single Family (RR-1) | Right of Ways |
| Historical/Multiple Family (HR-2) | Planned Unit Development (PUD) | RR1 within an Accident Potential Zone (RR1-APZ) | Military |
| Restricted Industrial (M-1) | Single Family Residential (R-1) | Navarre Town Center 1 (TC1) | Water |
| M1 within an Accident Potential Zone (M1-APZ) | R1 within an Accident Potential Zone (R1-APZ) | Navarre Town Center 2 (TC2) | Municipal Boundaries |

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2012-R-010 Proposed Zoning



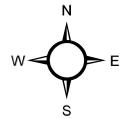
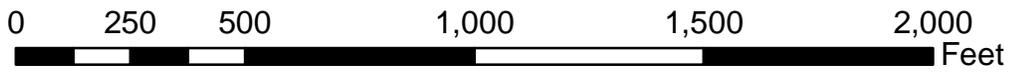
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| Highway Commercial Development (HCD) | P1 within the Heart of Navarre (P1-HON) | Medium Density Mixed Residential (R-2M) | Navarre Beach - Utilities |
| HCD within an Accident Potential Zone (HCD-APZ) | Active Park (P-2) | R2M within an Accident Potential Zone (R2M-APZ) | State |
| HCD within the Heart of Navarre (HCD-HON) | P2 within an Accident Potential Zone (P2-APZ) | R2M within the Navarre Town Center (R2M-NTC) | State within an Accident Potential Zone (STATE-APZ) |
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2012-R-010
Aerial



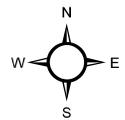
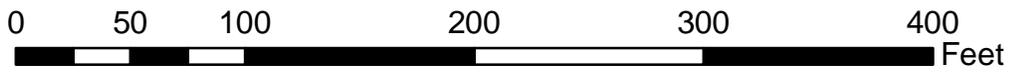
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2012-R-010
2010 Aerial (Enlarged View)



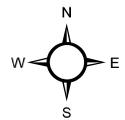
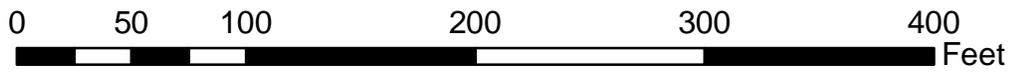
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2012-R-010
2005 Aerial (Enlarged View)



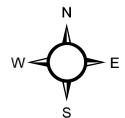
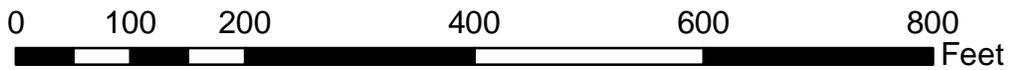
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 2012-R-010

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**2012-R-010
National Wetlands Inventory Map**



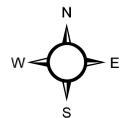
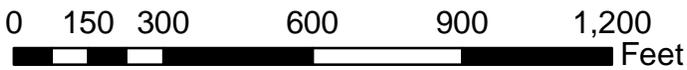
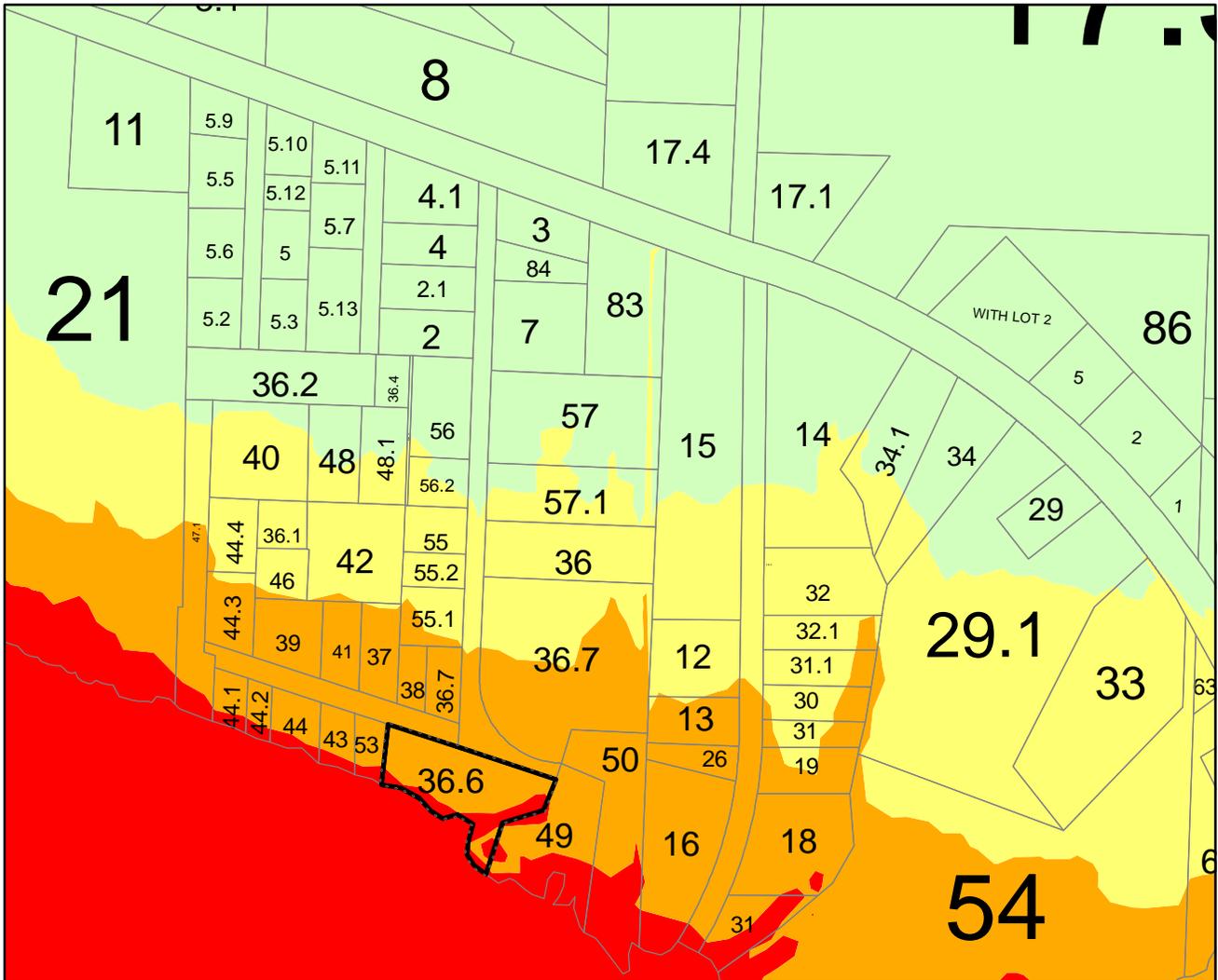
Legend

- 2012-R-010
- Potential Wetlands**
- DESCRIPT**
- ESTUARINE
- LACUSTRINE
- PALUSTRINE
- RIVERINE
- MARINE

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2012-R-010 Storm Surge



Legend

2012-R-010

Santa Rosa County Storm Surge

Category Level

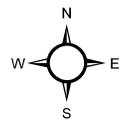
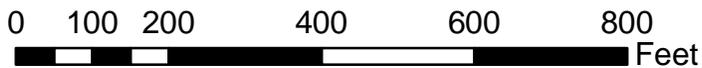
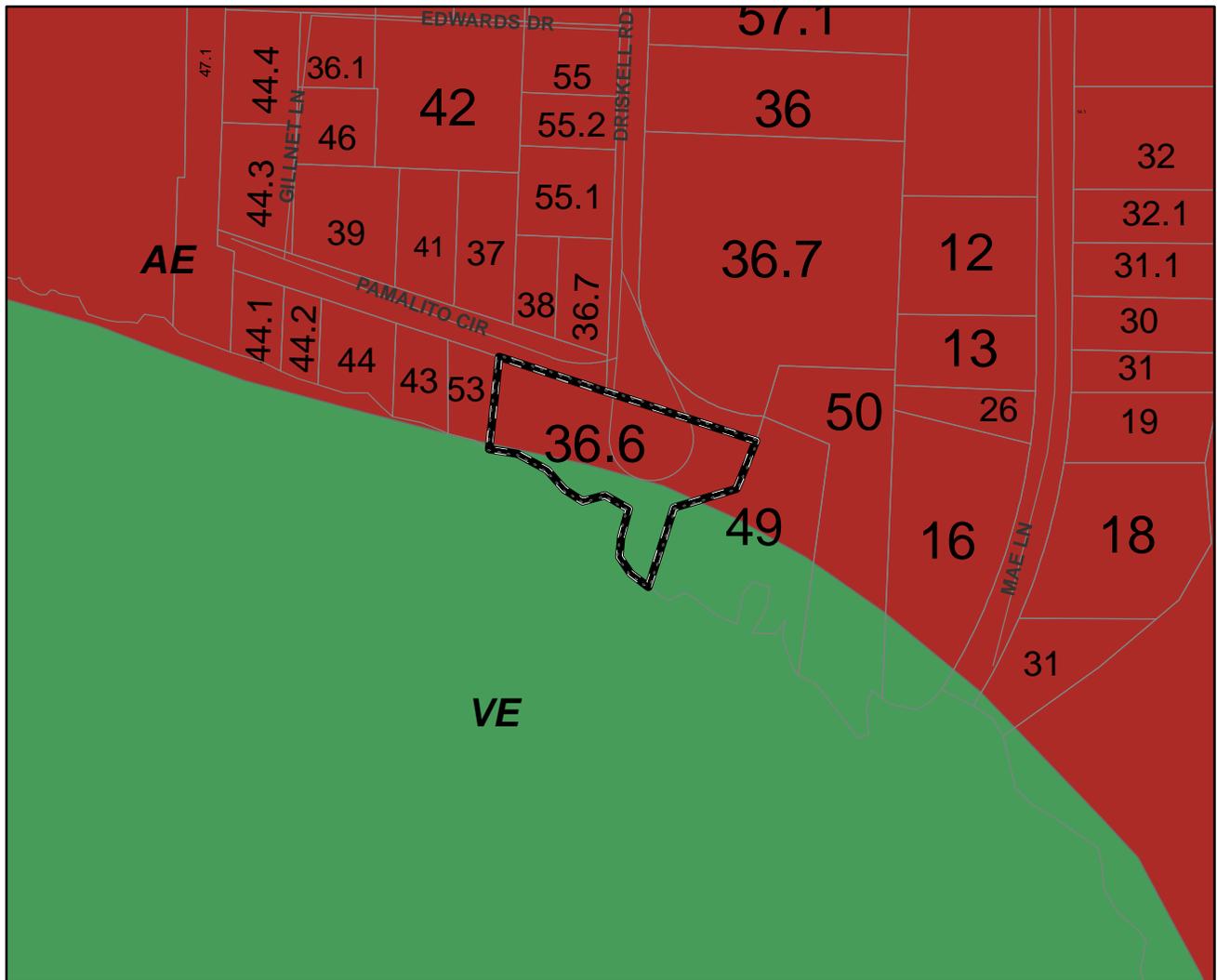
- 1
- 2
- 3
- 4
- 5

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2012-R-010

DFIRM



Legend

2012-R-010

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

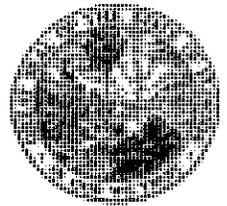
Not in the FloodPlain

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Santa Rosa County Development Services



Community, Planning, Zoning,
and Development Division
Fax: (850) 983-9874

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

Building Inspections
Compliance Division
Fax: (850) 623-1208

~~ONLY~~ Rezoning with ~~Small Scale Future~~ ~~Land Use Amendment~~ Application

* Application Instructions begin on Page 4

See
refund
memo

| ** For Official Use Only ** | | | |
|-----------------------------|--------------------|----------------------------|-----------------|
| Application No. | <u>2012-R-010</u> | Date Received: | <u>5/7/2012</u> |
| Review Fee: | \$ <u>1,149.60</u> | Receipt No.: | <u>86</u> |
| Zoning District: | <u>CIM</u> | Proposed Zoning District: | <u>P2</u> |
| FLUM Designation: | _____ | Proposed FLUM Designation: | _____ |

Property Owner Property Owner Name: Kelly Seay
 Address: 7951 Edwards Pk
Milton FL 32583
 Phone: (850) 221-9587 Fax: _____
 Email: Chapel.Marina.cv.park@gmail.com

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: _____
 Address: _____

 Phone: _____ Fax: _____
 Email: _____

Property Information

Parcel ID Number(s): 19-1N-27-0000-03606-0000

-OR-

Street Address of property for which the Rezoning is requested:

Subdivision Name (if applicable): _____

Project Details

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

1 Acre

Existing Zoning: C1m marine Proposed Zoning: P2

Existing Future Land Use Map Category: Marina

Proposed Future Land Use Map Category: No change

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

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
- Public Water System

Provider: _____

Provider: _____

(Attach Letter of Certification)

Sewage Disposal Source (check one):

- Private Septic Tank(s)
- Private Sewage System
- Public Sewage System

Provider: _____

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 event 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: _____

N/A

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.

Kelly Seay
Applicant Name (Type or Print)

owner
Title (if applicable)

[Signature]
Applicant Signature

5-7-12
Date

