

# 2015-R-015

<b><u>Property Owner:</u></b>	Marie Mancini
<b><u>Agent:</u></b>	N/A
<b><u>Existing FLUM:</u></b>	SFR (Single Family Residential)
<b><u>Requested FLUM:</u></b>	Comm (Commercial)
<b><u>Existing Zoning:</u></b>	R1M(Mixed Residential Subdivision)
<b><u>Requested Zoning:</u></b>	HCD(Highway Commercial Development)

## STAFF ANALYSIS

### Part I. General Information:

**Applicant:** Marie Mancini  
**Agent:** N/A  
**Project Location:** 3208 Hwy 87 S, Holley  
**Parcel Number:** 05-2S-26-0000-02901-0000  
**Parcel Size:** Total acreage requested = 0.49 (+/-) acres  
**Purpose:** Resale

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

**Existing Zoning Description:** R1M (Mixed Residential Subdivision District) allows detached single family residential structures, mobile homes, group homes and accessory structures and facilities. Maximum allowable density = 4 dwelling units (du) per acre.

**Proposed Zoning Description:** HCD (Highway Commercial Development District) allows a variety of commercial uses appropriate and easily accessible to major transportation corridors.

Automobiles and other vehicular service establishments, motels and hotels, funeral homes, business and professional offices, general retail and eating and drinking establishments, primarily characterize the HCD District. Additionally, this district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use. Multiple family residential uses are allowed as a Conditional Use only upon determination by the Zoning Board.

**Existing FLUM:** Single Family Residential

**Proposed FLUM:** Commercial

**Current Use of Land:** The property is vacant.

**Surrounding Zoning:** The subject property has R1M (Mixed Residential Subdivision) on the north, and west R1 (Single Family Residential) to the south and HCD (Highway Commercial Development) to the east.

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

**A. Infrastructure Availability:**

**(1) Traffic:**

Assuming all of the projected vehicle trips impact U.S. Highway 87S, the approximate 4.78 daily vehicle trips produced by the current zoning would increase by an additional 170 daily vehicle trips. Rated at LOS Standard “C” the current road capacity trips for U.S. Highway 90 thus indicates capacity for the proposed zoning is available. Specific traffic computations are provided as an appendix to this analysis.

**(2) Potable Water:**

Holley Navarre Water System

Maximum Capacity: 17.14 million gallons per day  
Average Flow: 1.30 million gallons per day

A letter provided by Holley-Navarre Water System, Inc., indicates that water is available. The proposed amendment is not expected to create capacity problems for the Holley Navarre Water System.

**(2) Sanitary Sewer:**

The proposed amendment will be serviced by septic system.

**(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 6.05.15.A states *“This district is designed to provide for a wide range of uses in appropriate and easily accessible locations adjacent to major transportation corridors and having access to a wide market area. This district is intended to be situated along selected segments of major thoroughfares in the vicinity of major intersections.”*

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, south and west is vacant with public owned property to the east.

**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 not in a flood zone.

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 possible 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 HCD (Highway Commercial Development) would not result in a finding of urban sprawl under the proposed classification.

**For the R1M estimation:**

Single Family Detached Housing (210)

0.49 Acres x 4du's/acre = 1 possible units

ITE Average Rate:  $9.57 \times 1 = 9.57$  Average Daily Vehicle Trips

Driveway %  $0.50 \times 9.57 = 4.785$  Daily Vehicle Trips

New Trip % = 100%;  $4.785 \times 1.00 = 4.785$  New Daily Vehicle Trips

Selection of the ITE data plot (21) 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 was 3.69 for this data plot; and there was a large sample size (350 studies).

**For the HCD estimation:**

Specialty Retail Center (814)

The applicant provided information as to the type of development proposed. However, in case of rezonings it is more acceptable to present a worst case scenario analysis as development plans are not finalized and due to the overall permanence of the situation. Therefore, a possible building size was determined and applied as the independent variable in order to produce a more general trip generation rate. Building square footage is generally selected as the independent variable for commercial and industrial developments.

Given:

Land Size = 0.49 acres or 21,344.0 sq. ft.

Site Plan Requirements – 15% pervious cover required

Parking Requirements = Specialty Retail; 1 space per 250 sq. ft. of gross area (4 spaces/1,000 sq. ft.);

Parking/Driveway/Aisle Estimation = 325 sq. ft. per space

Wetland area = 0

Buildable area = building pad + parking lot

y = sq. ft. gross floor area of building pad in thousands

$$21,344 \times 0.85 = 1,000y + (y \times 4 \times 325)$$

$$18,142.4 = 1,000y + 1,300y$$

$$18,142.4 = 2,300y$$

$$y = 7.888$$

Building size =  $7.888 \times 1,000$  square feet = 7,888.0 square feet gross floor area

ITE Average Rate:  $44.32 \times 7.888 = 349.60$  Average Daily Vehicle Trips

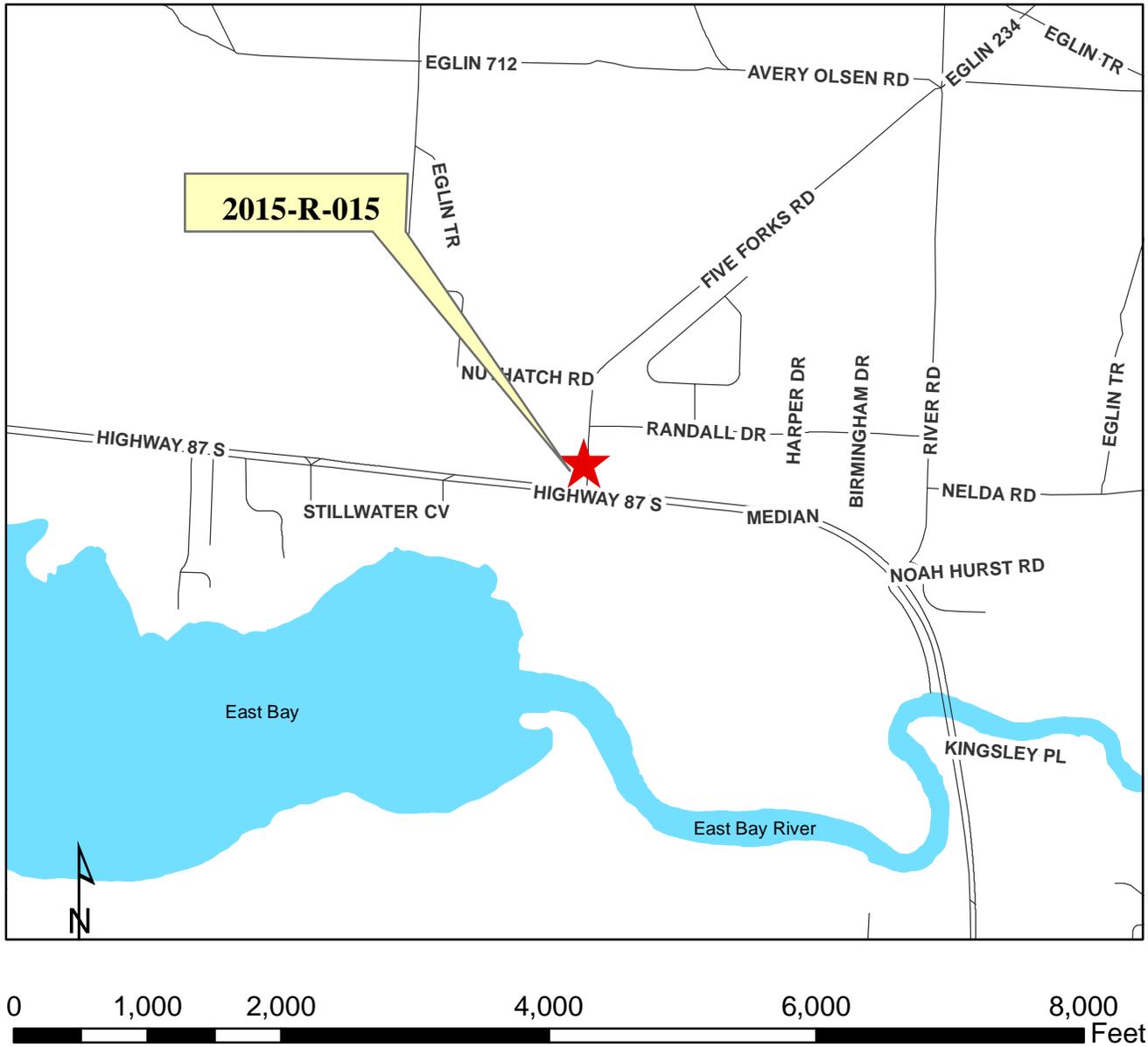
Driveway %  $0.50 \times 349.6 = 174.8$  Daily Vehicle Trips

New Trip % = 100%;  $174.8 \times 1.00 = 174.8$  New Daily Vehicle Trips

Selection of the ITE data plot (814) for specialty retail center was made because it is more acceptable to present a worst case scenario analysis as development plans are not finalized and due to the overall permanence of the situation. The independent variable (1,000 sq. ft. Gross Floor Area) was chosen for reasons described above and in accordance with professionally accepted practices: there was a coefficient

of determination of 0.69 for this data plot; the standard deviation was 15.52; and there was a small sample size (4 studies)

# 2015-R-015 Location

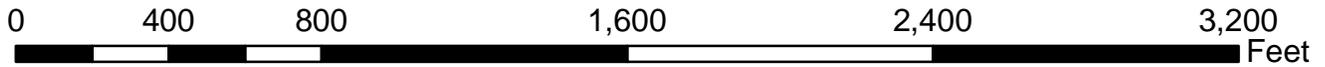
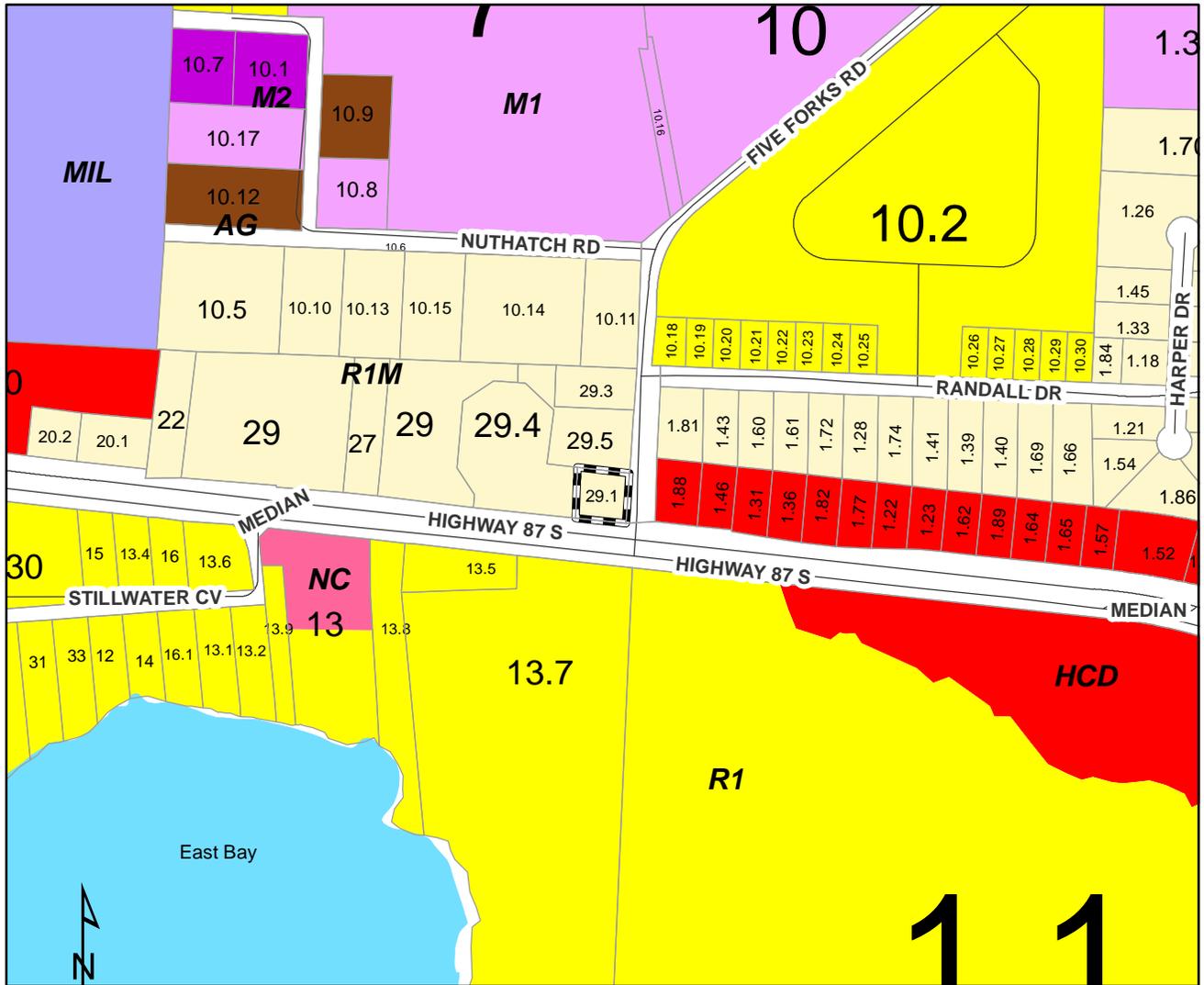


## Legend

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# 2015-R-015 Zoning



### Legend

<ul style="list-style-type: none"> <li> Pending ZB August</li> <li> Agriculture/Rural Residential (AG)</li> <li> AG within an Accident Potential Zone (AG-APZ)</li> <li> Agriculture (AG2)</li> <li> AG2 within an Accident Potential Zone (AG2-APZ)</li> <li> Marina (C-1M)</li> <li> Marina and Yacht Club (C-2M)</li> <li> Historical/Commercial (HC-1)</li> <li> Highway Commercial Development (HCD)</li> <li> HCD within an Accident Potential Zone (HCD-APZ)</li> <li> HCD within the Heart of Navarre (HCD-HON)</li> <li> HCD with the Navarre Town Center (HCD-NTC)</li> <li> Historical/Single Family (HR-1)</li> <li> Historical/Multiple Family (HR-2)</li> <li> Restricted Industrial (M-1)</li> <li> M1 within an Accident Potential Zone (M1-APZ)</li> <li> M1 within the Heart of Navarre (M1-HON)</li> </ul>	<ul style="list-style-type: none"> <li> General Industrial (M-2)</li> <li> M2 within an Accident Potential Zone (M2-APZ)</li> <li> Planned Industrial Development (PID)</li> <li> Neighborhood Commercial (NC)</li> <li> NC-APZ</li> <li> NC within the Heart of Navarre (NC-HON)</li> <li> Passive Park (P-1)</li> <li> P1 within the Heart of Navarre (P1-HON)</li> <li> Active Park (P-2)</li> <li> P2 within an Accident Potential Zone (P2-APZ)</li> <li> P2 within the Heart of Navarre (P2-HON)</li> <li> Planned Business District (PBD)</li> <li> Planned Unit Development (PUD)</li> <li> Single Family Residential (R-1)</li> <li> R1 within an Accident Potential Zone (R1-APZ)</li> <li> R1 within the Heart of Navarre (R1-HON)</li> </ul>	<ul style="list-style-type: none"> <li> Single Family Residential (R-1A)</li> <li> Mixed Residential Subdivision (R-1M)</li> <li> R1M within an Accident Potential Zone (R1M-APZ)</li> <li> R1M within the Heart of Navarre (R1M-HON)</li> <li> Medium Density Residential (R-2)</li> <li> R2 within an Accident Potential Zone (R2-APZ)</li> <li> R2 within the Heart of Navarre (R2-HON)</li> <li> Medium Density Mixed Residential (R-2M)</li> <li> R2M within an Accident Potential Zone (R2M-APZ)</li> <li> R2M-HON</li> <li> Medium High Density Residential (R-3)</li> <li> Rural Residential Single Family (RR-1)</li> <li> RR1 within an Accident Potential Zone (RR1-APZ)</li> <li> Navarre Town Center 1 (TC1)</li> <li> Navarre Town Center 2 (TC2)</li> <li> Navarre Beach - Commercial (NB-C)</li> </ul>	<ul style="list-style-type: none"> <li> Hotel - Navarre Beach (HNB)</li> <li> Navarre Beach - High Density (NB-HD)</li> <li> Navarre Beach - Medium Density (NB-MD)</li> <li> Navarre Beach - Planned Mixed Use Development (NB-PMUD)</li> <li> Navarre Beach - Conservation/Recreation (NB-CON/REC)</li> <li> Navarre Beach - Single Family (NB-SF)</li> <li> Navarre Beach - Medium High Density (NB-MHD)</li> <li> Navarre Beach - Utilities (NB-U)</li> <li> State</li> <li> State within an Accident Potential Zone (STATE-APZ)</li> <li> RAIL</li> <li> Right of Ways (ROAD)</li> <li> Military (MIL)</li> <li> Water</li> <li> Municipal Boundaries (CITY)</li> </ul>
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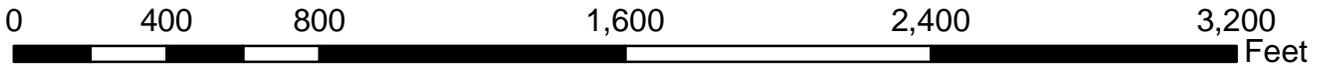
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# 2015-R-015

## Aerial



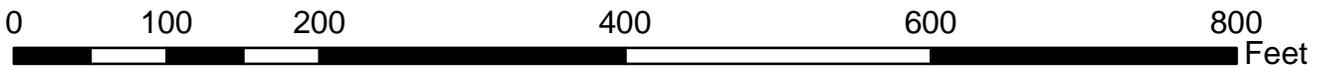
### Legend

 PendingZBAugust

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2015-R-015  
Close Up Aerial



Legend

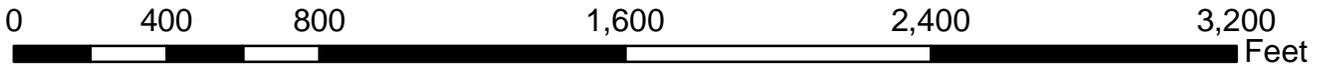
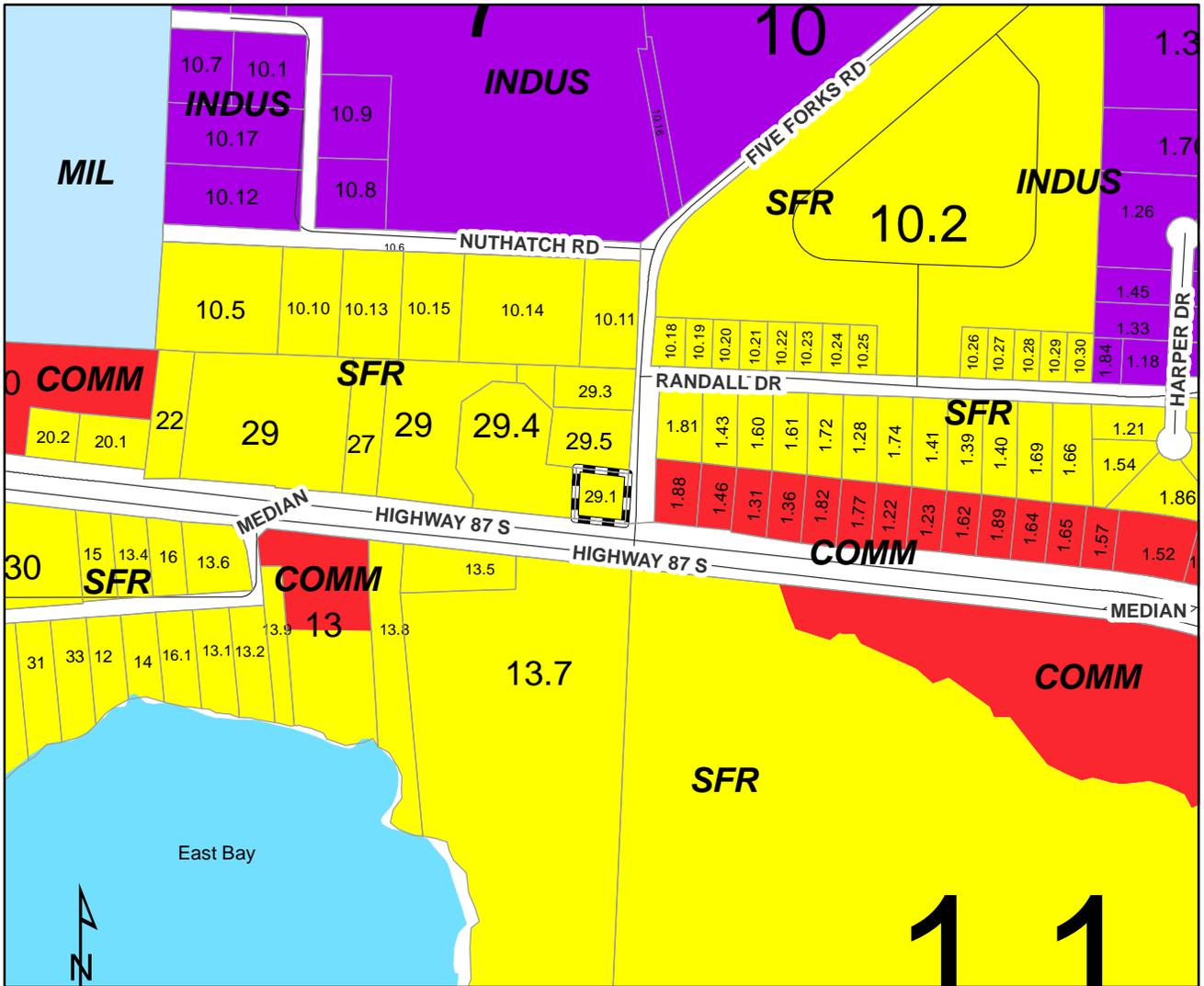
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# 2015-R-015 Future Land Use



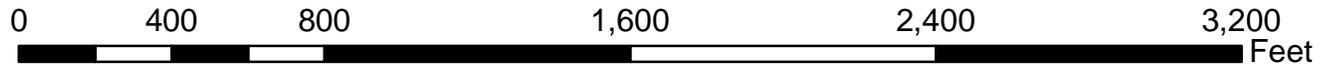
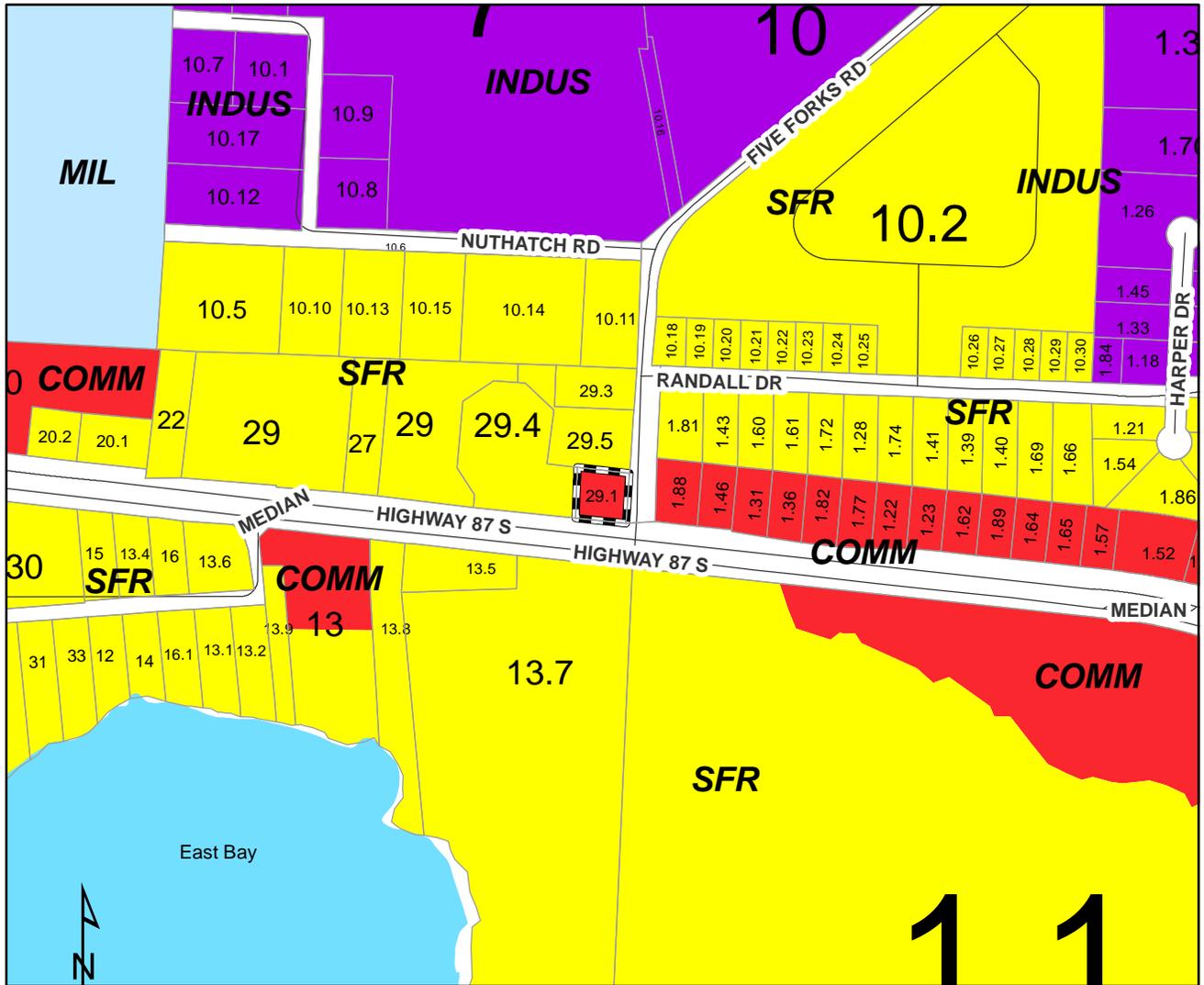
### Legend

Pending ZBA August	AGRICULTURE (AG)	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
SINGLE FAMILY RESIDENTIAL (SFR)	INDUSTRIAL (INDUS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
MEDIUM DENSITY RESIDENTIAL	MARINA (MARINA)	NAVARRE BEACH COMMERCIAL (NBCOMM)	NAVARRE BEACH UTILITIES (NBU)
RESIDENTIAL (RES)	MILITARY (MIL)	CITY	RAIL
COMMERCIAL (COMM)	MIXED RESIDENTIAL COMMERCIAL (MRC)	WATER	
CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH COMMERCIAL (NBCOMM)		
GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)		
GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)		

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# 2015-R-015 Proposed Future Land Use



**Legend**

Pending ZBA August	AGRICULTURE (AG)	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
SINGLE FAMILY RESIDENTIAL (SFR)	INDUSTRIAL (INDUS)	MARINA (MARINA)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
MEDIUM DENSITY RESIDENTIAL	MILITARY (MIL)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRCC)	NAVARRE BEACH UTILITIES (NBU)
RESIDENTIAL (RES)	MIXED RESIDENTIAL COMMERCIAL (MRC)	CITY	RAIL
COMMERCIAL (COMM)	NAVARRE BEACH COMMERCIAL (NBCOMM)	WATER	
CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)		
GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)		
GP RURAL RESIDENTIAL (GPRR)			

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# 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. <u>2015 - R - 015</u>	Date Received: <u>June 30, 2015</u>
Review Fee: \$ <u>4,100 + 33.12</u>	Receipt No.: <u>285</u>
Zoning District: <u>RIM</u>	Proposed Zoning District: <u>HCD</u>
FLUM Designation: <u>SFR</u>	Proposed FLUM Designation: <u>Comm</u>

± 0.485 VD#4

**Property Owner** Property Owner Name: Marie Mancini

Address: 2871 Atoka Tr.  
Crestview, FL 32539

Phone: 689-1115 496-2362 Fax: \_\_\_\_\_

Email: mary.mancini@rocketmail.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): 05-25-26-0000-02901-0000

-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.

0.49 AC

Existing Zoning: R-1M Proposed Zoning: HCD

Existing Future Land Use Map Category: SFR

Proposed Future Land Use Map Category: Comm

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

future resale

**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: Holley Navarre  
(Attach Letter of Certification)

**Sewage Disposal Source (check one):**

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

Provider: \_\_\_\_\_  
Provider: \_\_\_\_\_

*Finish changes to and on this label*

(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

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**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.

MARIE A MANCINI  
Applicant Name (Type or Print)

Marie A Mancini  
Applicant Signature

\_\_\_\_\_  
Title (if applicable)

6-30-15  
Date