

# 2015-R-016

**Property Owner:** White Development Company  
**Agent:** William Gross  
**Existing FLUM:** AG (Agriculture/Rural Residential)  
**Requested FLUM:** Comm (Commercial)  
**Existing Zoning:** AG (Agriculture/Rural Residential)  
**Requested Zoning:** HCD(Highway Commercial  
Development)

***Zoning Board  
Recommendation:***

***Recommended Approval***

***Voting Result: 8 – 0***



## STAFF ANALYSIS 2015-R-016

### Part I. General Information:

**Applicant:** White Development Company  
**Agent:** William Gross  
**Project Location:** 5603 Chumuckla Highway, Pace, FL  
**Parcel Number:** 32-2N-29-0000-00900-0000  
**Parcel Size:** Total acreage requested = 2.07 (+/-) acres  
**Purpose:** Development

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

**Existing Zoning Description:** AG (Agriculture District) allows detached single family residential structures, mobile homes, accessory structures, facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations.

**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:** Agriculture

**Proposed FLUM:** Commercial

**Current Use of Land:** The property has been used as single family residence.

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

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

**A. Infrastructure Availability:**

**1. Traffic:**

- a. The current zoning will allow approximately 9.57 daily vehicle trips while the proposed zoning would increase the daily vehicle trips by 732. Because of the location of the project approximately 50% of the trips will access Chumuckla Hwy. and 50% will access Woodbine Road. This would mean that approximately 366 daily vehicle trips would be accessing Chumuckla Hwy. and 366 daily vehicle trips would be accessing Woodbine Rd..
- b. Chumuckla Hwy. has a LOS “D” which would allow 17,700 daily vehicle trips, in 2013 the volume on Chumuckla Hwy. was 10,200 daily trips. The addition of 366 daily vehicle trips would not pose a problem to the function of the roadway.
- c. Woodbine Rd. has a LOS “D” which would allow 17,700 daily vehicle trips, in 2013 the volume on Woodbine Road was 14,300 daily trips. The addition of 366 daily vehicle trips would not pose a problem to the function of the roadway.
- d. Specific traffic computations are provided as an appendix to this analysis.

**2. Potable Water:**

- a. Pace Water System
- b. Maximum Capacity: 14.82 million gallons per day
- c. Average Flow: 6.10 million gallons per day
- d. The proposed amendment is not expected to create capacity problems for the Pace Water System.

**3. Sanitary Sewer:**

- a. The proposed amendment will be serviced by Pace Water System and is not expected to create capacity problems for the Pace Water System.

**4. Solid Waste:**

- a. 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 HCD with residential property to the east.

The Pace Area Plan policies that apply are:

*Goal 1, Task 1: Promote compact, clustered commercial development by clarifying Highway Commercial District (HCD) locational requirements to include more specific guidance for the location of HCD zoning. For example, HCD zoning should be encouraged within ½ mile of the intersection of arterial and major collector roadways.*

The application site is located less than ¼ mile south of the 5-Points Intersection.

**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 AG estimation:**

Single Family Detached Housing (210)

2.08 Acres x 1du's/acre = 2 possible units

ITE Average Rate:  $9.57 \times 2 = 19.14$  Average Daily Vehicle Trips

Driveway %  $0.50 \times 19.14 = 9.57$  Daily Vehicle Trips

New Trip % = 100%;  $9.57 \times 1.00 = 9.57$  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 = 2.08 acres or 90,604.8 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

$90,604.8 \times 0.85 = 1,000y + (y \times 4 \times 325)$

$77,014.08 = 1,000y + 1,300y$

$77,014.08 = 2,300y$

$y = 33.484$

Building size =  $33.484 \times 1,000$  square feet = 33,484.0 square feet gross floor area

ITE Average Rate:  $44.32 \times 33.484 = 1,484.01$  Average Daily Vehicle Trips

Driveway %  $0.50 \times 1,484.01 = 742.01$  Daily Vehicle Trips

New Trip % = 100%;  $742 \times 1.00 = 742$  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).

## STAFF ANALYSIS 2015-R-016 & 2015-V-069

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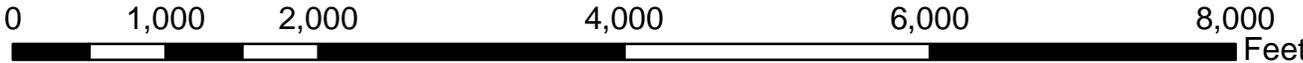
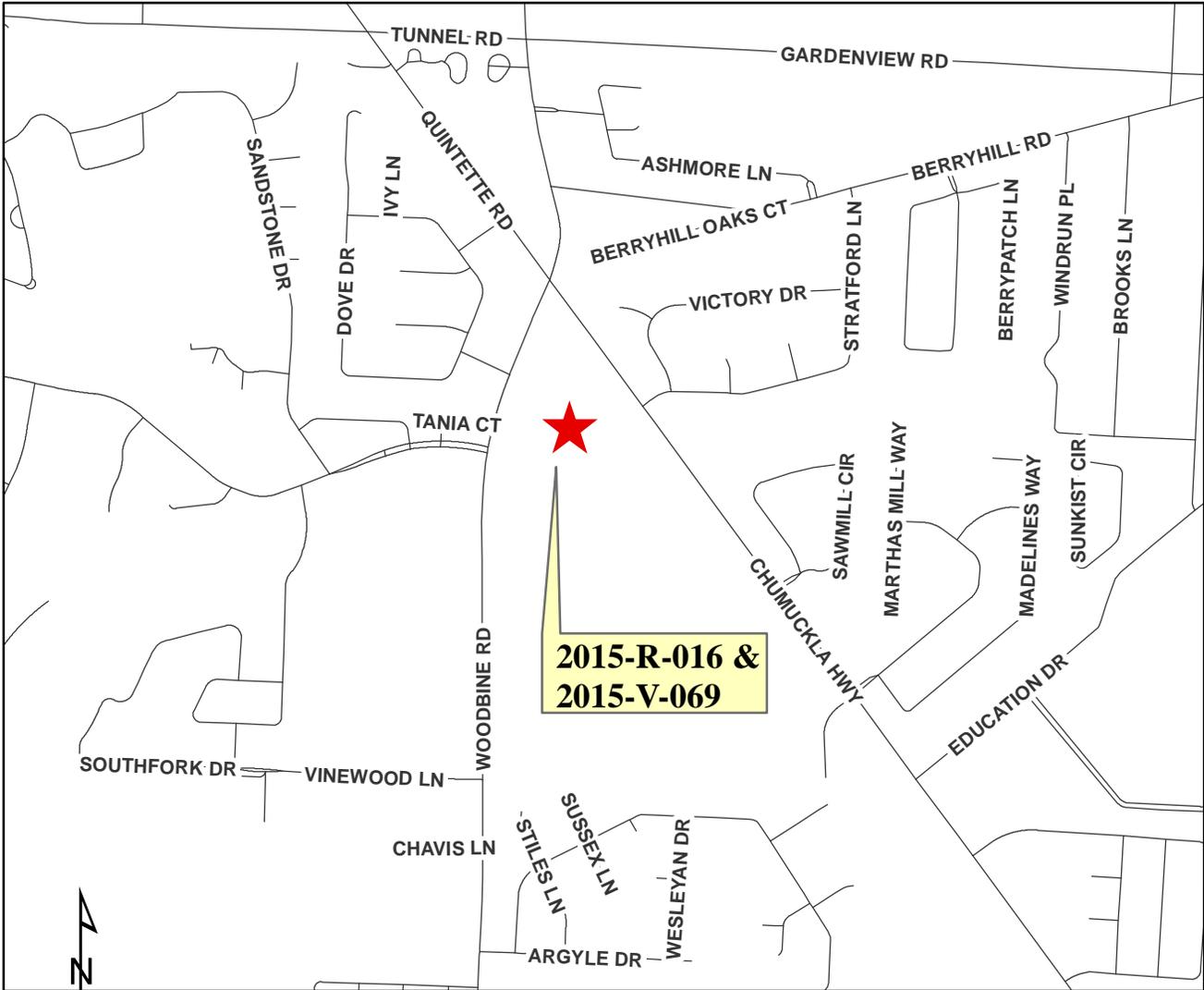
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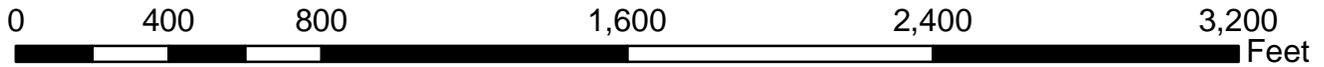
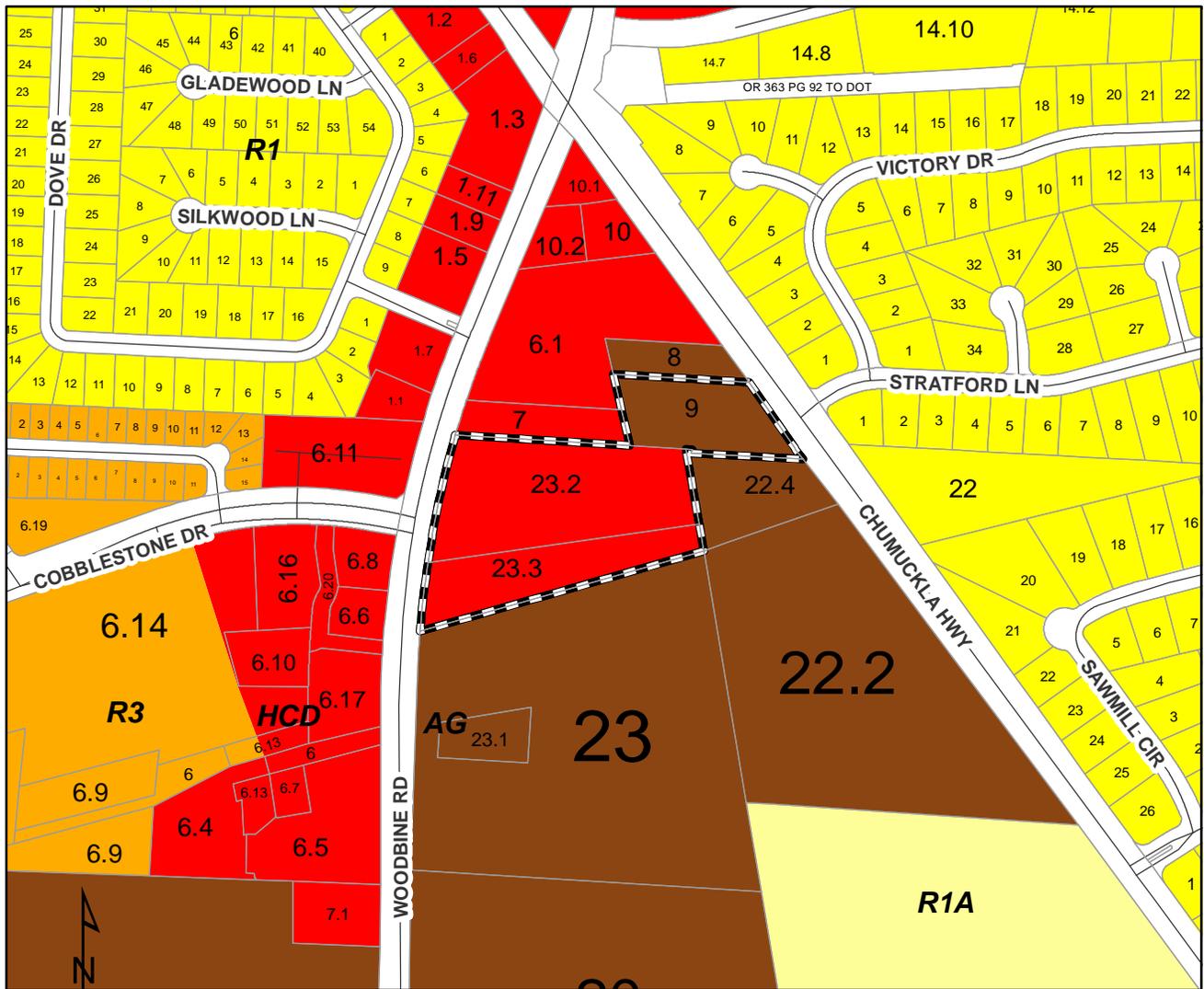


**2015-R-016 & 2015-V-069  
Location**



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# 2015-R-016 & 2015-V-069 Zoning



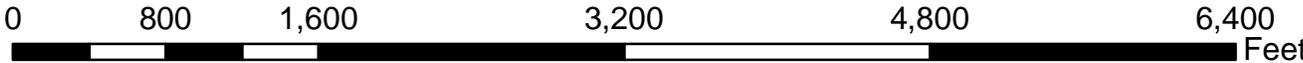
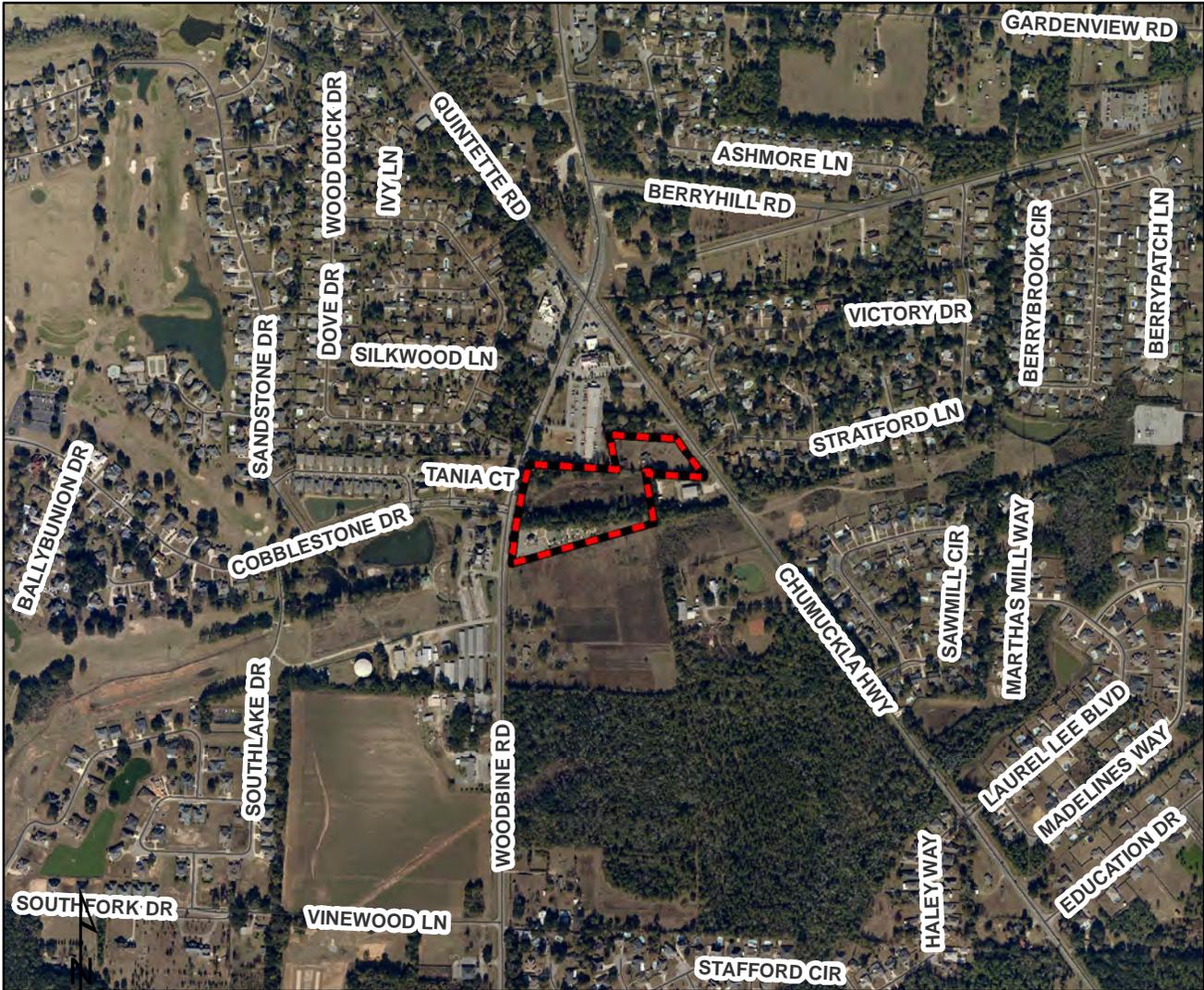
### Legend

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

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2015-R-016 & 2015-V-069  
Aerial

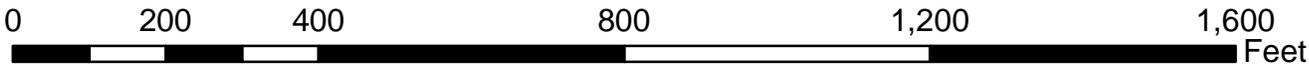


Legend

 Pending ZBAugust

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2015-R-016 & 2015-V-069  
Close Up Aerial

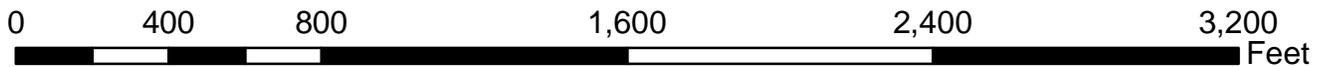
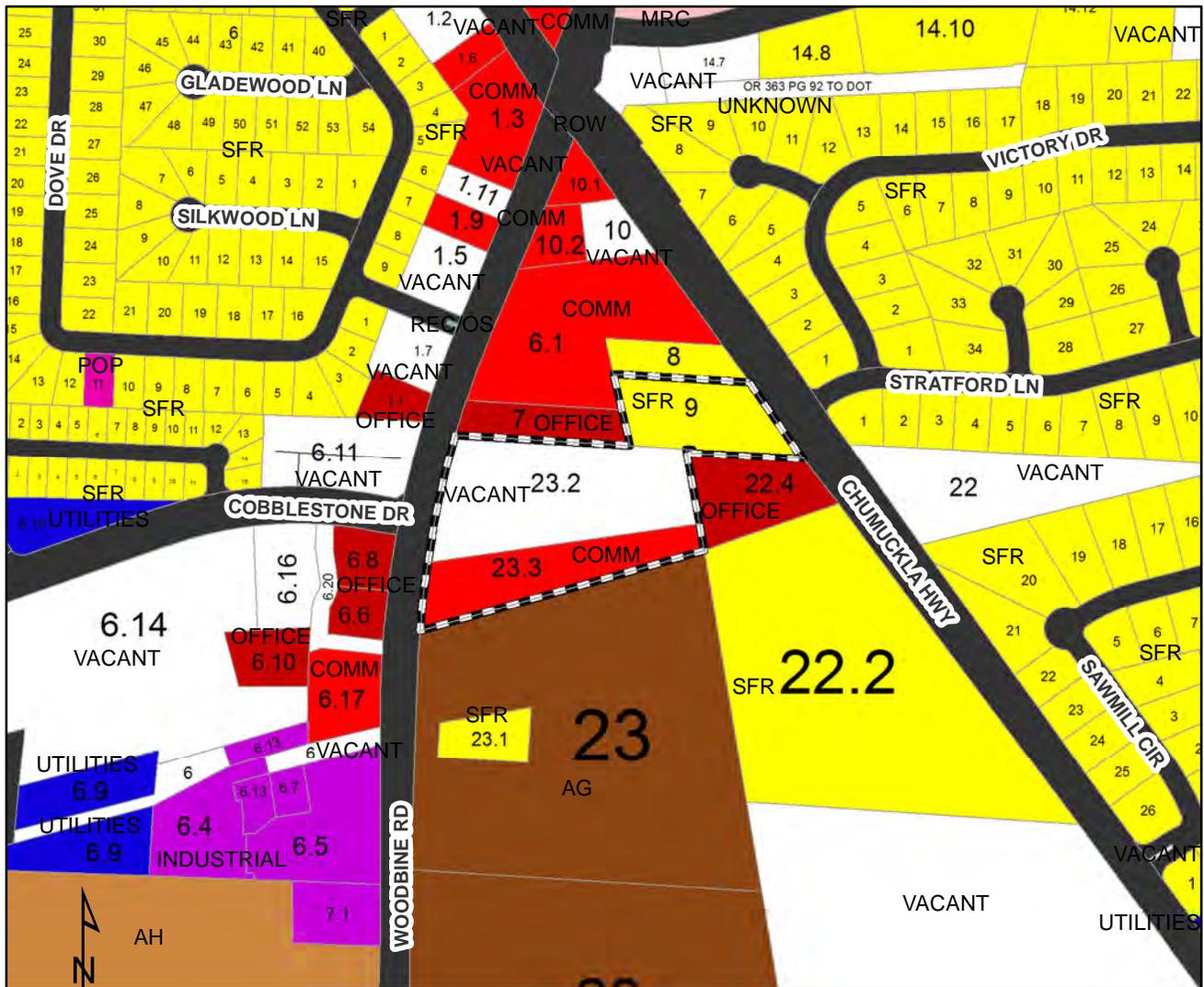


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## 2015-R-016 & 2015-V-069 Existing Land Use



### Legend



Pending ZBA August

#### Existing Land Use

##### CATEGORY

- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial
- Institutional

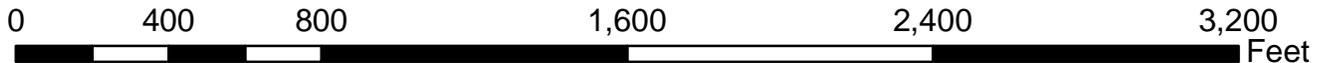
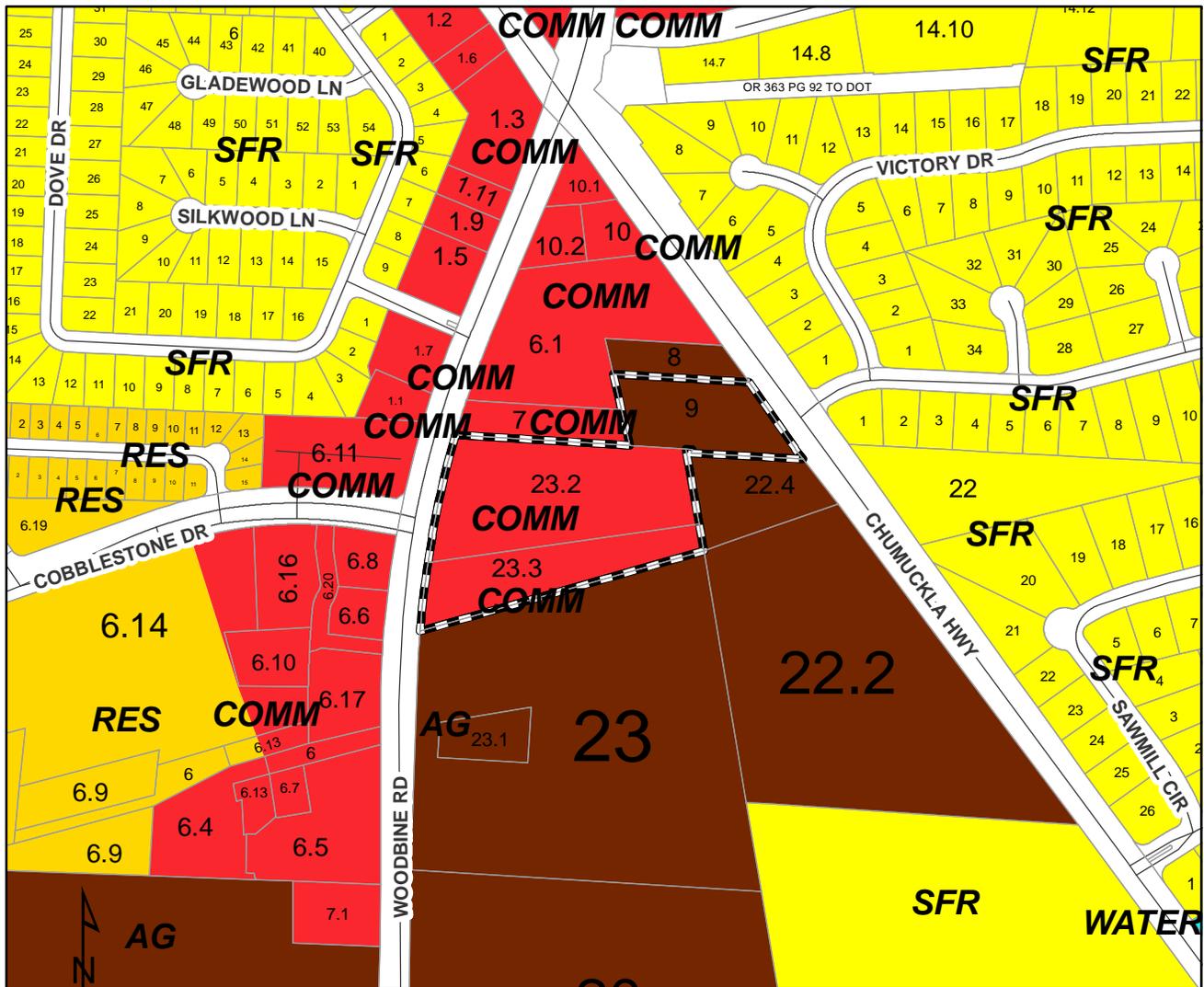
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial
- Recreation/Open Space

- Right of Way
- Single Family Residential
- Silviculture
- Uncategorized
- Utilities
- Vacant
- Water

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# 2015-R-016 & 2015-V-069 Current Future Land Use

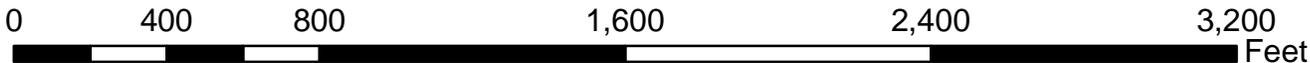
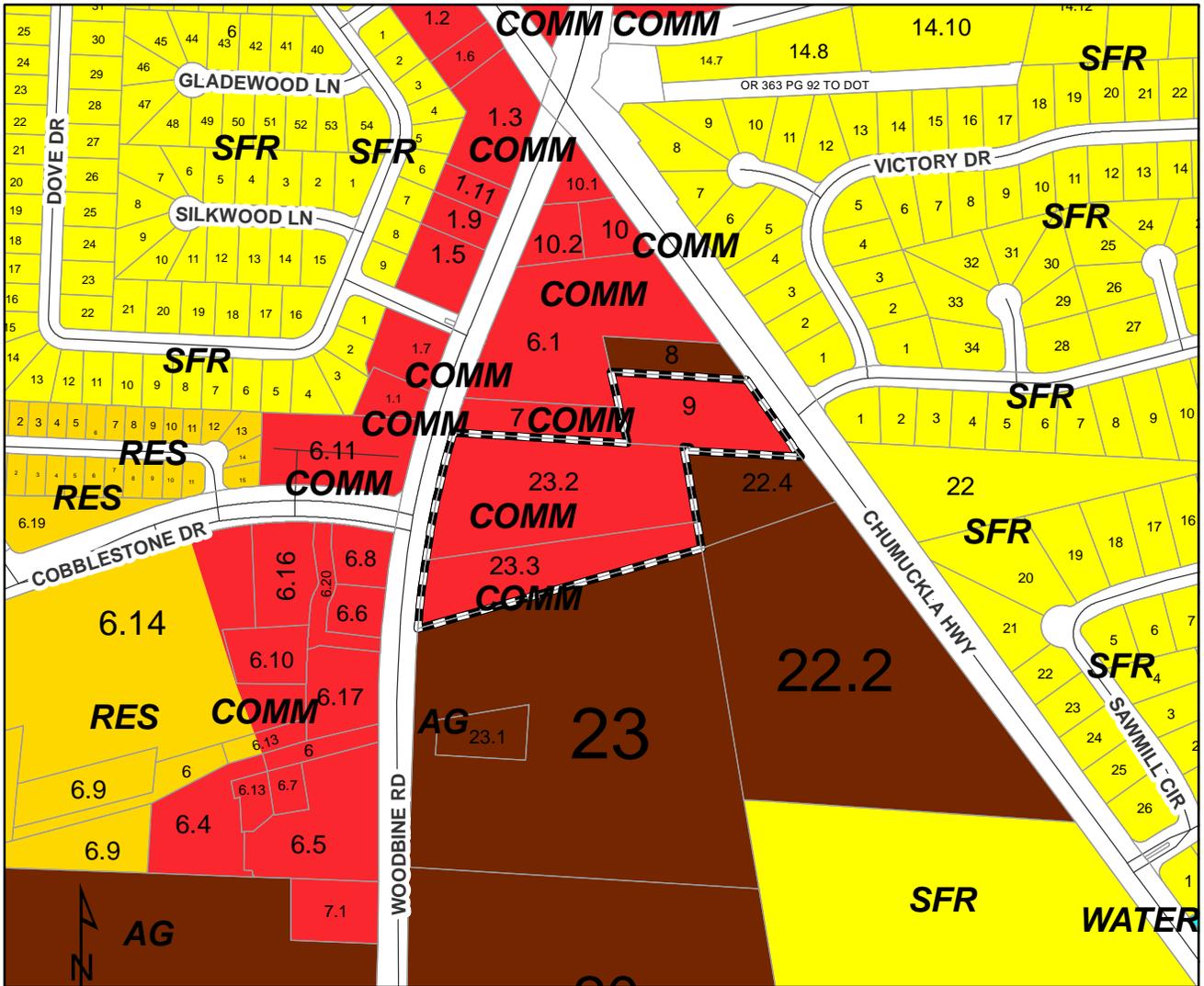


**Legend**

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

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# 2015-R-016 & 2015-V-069 Proposed Future Land Use



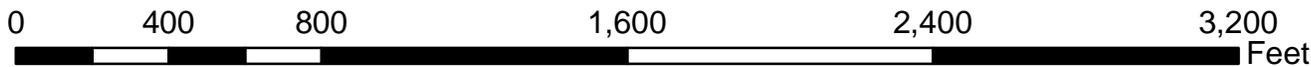
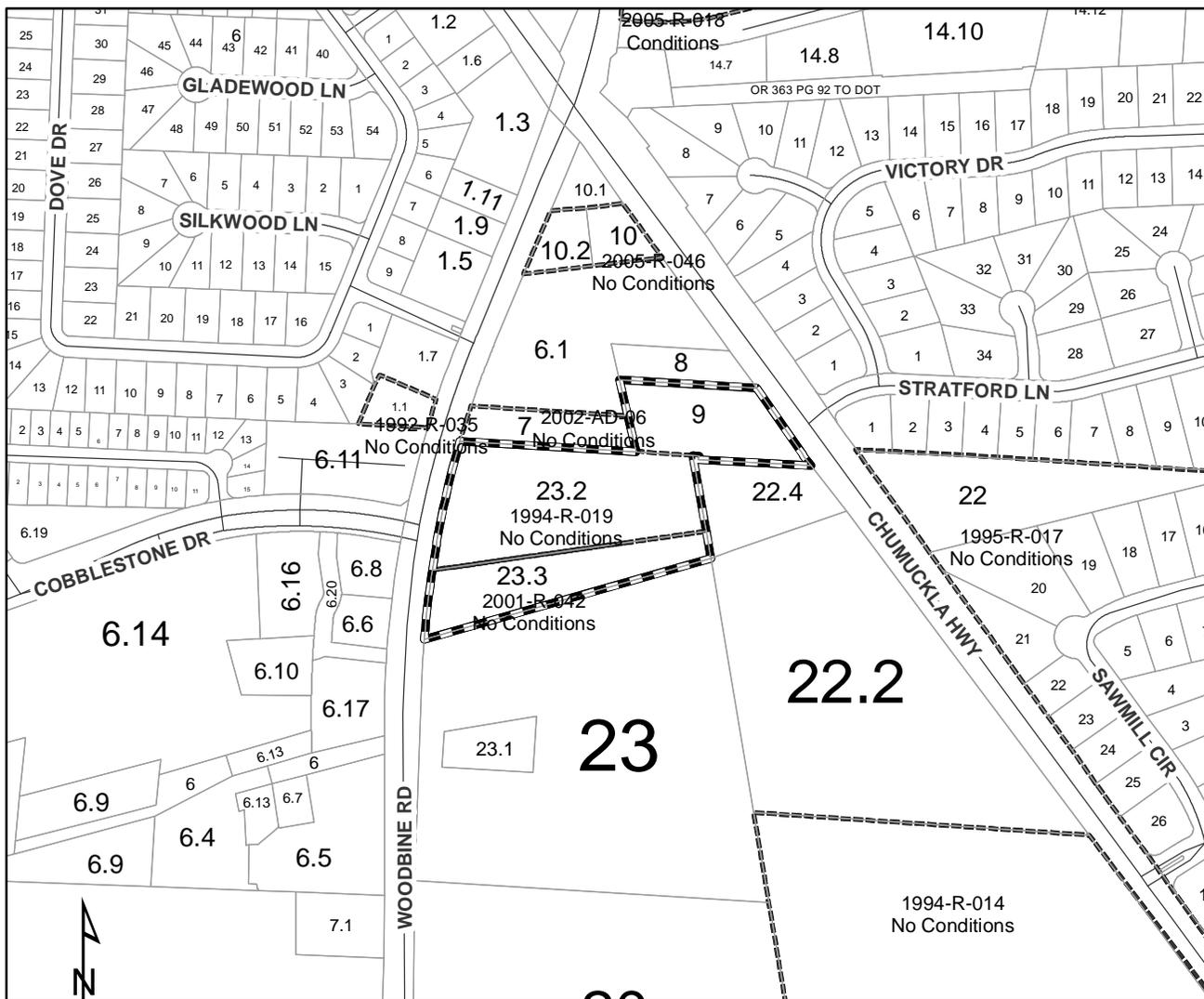
**Legend**

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

**Disclaimer:**  
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## 2015-R-016 & 2015-V-069 Rezoning in Area



### Legend



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Looking north on Woodbine Road, subject site is on our right

169



Looking southwest, subject site behind us.

170



Looking west at the entrance to Cobblestone Drive, the subject site is behind us.

171



Looking south down Woodbine Road, the subject site is to our left.

172



Looking north on Woodbine Road, subject site is behind us.



Looking at the adjacent property to the north of the Woodbine Road parcel.



Looking into the subject site from Woodbine Road.



Another view of the subject site from Woodbine Road.



Looking northwest up Chumuckla Hwy towards Five Points intersection, the subject site is to our left.



Looking southeast down Chumuckla Hwy, the subject site is to the right.



Looking into the subject site from Chumuckla Hwy.



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. <u>2015 - R - 016</u>	Date Received: <u>7/16/15</u>
Review Fee: \$ <u>1,100 + 02.56</u>	Receipt No.: <u>244, 252</u>
Zoning District: <u>AG</u>	Proposed Zoning District: <u>HCD</u>
FLUM Designation: <u>AG</u>	Proposed FLUM Designation: <u>Comm</u>

± 2.07

VD #1

**Property Owner**

Property Owner Name: HAROLD E. MARCUS JR & PATRICIA H. MARCUS

Address: 10100 HILVIEW DR  
PENSACOLA, FL 32514

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: HARMARCUS56@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: WHITE DEVELOPMENT COMPANY

Contact Name: WILLIAM W GROSS

Address: 1801 SOUTH KEENE ROAD (South Keene)  
OCEANWATER, FLORIDA 33756

Phone: 727-533-8884 Fax: \_\_\_\_\_

Email: WGROSS@WHITEDEVCO.NET

**Property Information**

Parcel ID Number(s): # 322 N 29 000000 9 000000

**-OR-**

Street Address of property for which the Rezoning is requested:

5603 CHUMUCKLA HWY, PACE, FL

Subdivision Name (if applicable): \_\_\_\_\_

**Project Details**

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

2.08

Existing Zoning: AG Proposed Zoning: HCP

Existing Future Land Use Map Category: AG

Proposed Future Land Use Map Category: COMMERCIAL

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

PROPERTY IS PART OF A LARGER ASSEMBLAGE.  
PLANNED GROCERY ANCHORED RETAIL CENTER

**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: PACE WATER

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

(Attach Letter of Certification)

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

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

Provider: PACE WATER

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:** \_\_\_\_\_  
\_\_\_\_\_

**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.

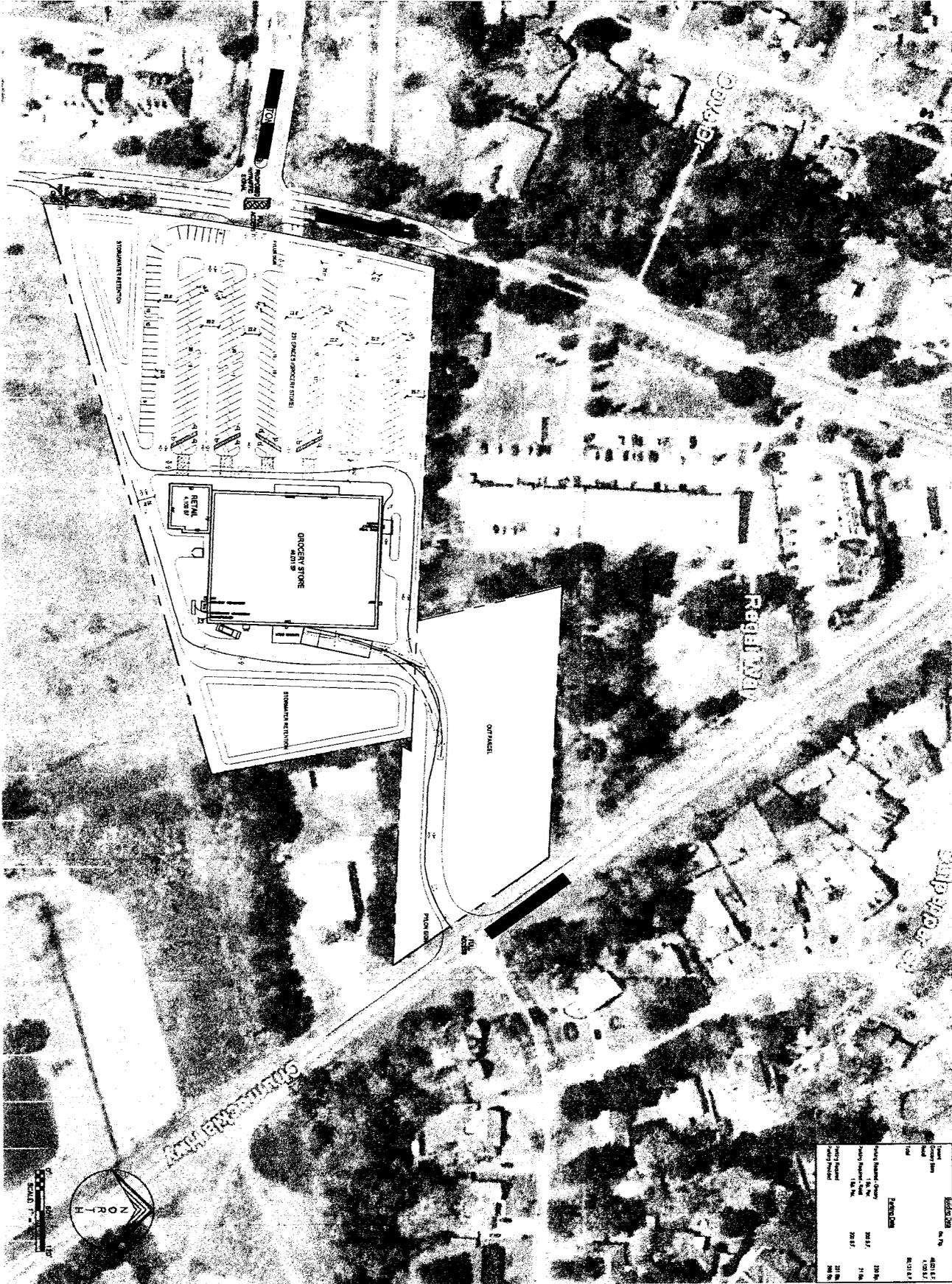
WILLIAM V BROSS  
Applicant Name (Type or Print)

[Handwritten Signature]  
Applicant Signature

VIP DEVELOPMENT  
Title (if applicable)  
WHITE DEVELOPMENT CO

JULY 16, 2015  
Date

[Handwritten Signature]  
7/16/15  
OWNER, HAROLD MARCUS



REVISIONS	
NO.	DATE
1	08/11/08
2	08/11/08
3	08/11/08
4	08/11/08
5	08/11/08
6	08/11/08
7	08/11/08
8	08/11/08
9	08/11/08
10	08/11/08

SP-1

PROJECT NO.	RELEASE
05-0271	
DATE	
OWNER	
DESIGNER	
CHECKER	
DATE	

PROJECT NAME:  
**Retail @ Woodbine & Cobblestone**  
 Woodbine Plaza  
 Palm, Florida

CLIENT NAME:  
**White Development**  
 CLIENT-STREET-ADDRESS  
 CLIENT-CITY-STATE-ZIP  
 CLIENT-ASSOC.

SHEET TITLE:  
**SITE PLAN**

James D. Brown  
 P.L.P.A. '08

**Culaci & Peterson**  
 Architects Engineers Planners

1925 Prospect Ave.  
 Orlando, FL 32814  
 P (407) 661-9100  
 P (407) 661-9101  
[www.csp.com](http://www.csp.com)  
Florida Corporate Certificate #AA-00000000



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Rhonda C. Royals  
Building Official

## Variance Application

\* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2015 -V- 069</u>	Date Received: <u>8/14/15</u>
Review Fee: <u>on 2015-R-016</u>	Receipt No.: _____
Zoning District: <u>AG</u>	FLUM Designation: <u>AG</u>

± 9.846

VD#1

**Property Owner** Property Owner Name: THREE (3) PROPERTY OWNERS.

Address: SEE ATTACHED PURCHASE AGREEMENTS

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

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 variance approvals.

Company: WHITE DEVELOPMENT COMPANY LLC

Contact Name: WILLIAM W GROSS

Address: 1801 SOUTH KEENE ROAD  
CLEARWATER, FLORIDA

Phone: 727-533-8884 Fax: \_\_\_\_\_

Email: WGROSS@WHITEDEVCO.NET

**Property Information** Parcel ID Number(s): \_\_\_\_\_  
-OR-

Street Address of property for which the Variance is requested:

3 PARCEL (S. 236 1) 32-21N-29-0000-02302-0000  
2.54 2) 32-21N-29-0000-02303-0000  
2.07 3) 32-21N-29-000000 9 000000

**Variance Request**

What is the present use of the property? 1) BATTERED BOX  
2) VACANT  
3) RESIDENTIAL

Please describe the requested variance, including exact dimensions and purpose of the variance.  
SEE ATTACHED DESCRIPTION OF VARIANCES

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.  
SEE ATTACHED

Are the special conditions or circumstances described above the result of a proposed or prior action of the applicant? Yes \_\_\_ No X

Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.  
SEE ATTACHED

**Variance Provisions And Criteria**

Do you currently have a Code Enforcement Violation which pertains to this Variance request?  Yes  No

I understand that all decisions made by the Zoning Board of Adjustment are subject to appeal and that their decision does not become effective until the appeal time has successfully passed.  Yes  No

I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required.  Yes  No

I understand that determinations by the Zoning Board of Adjustment are valid for 36 months.  Yes  No

**Certification and Authorization**

By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials 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. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

WILLIAM W. GROSS  
Applicant Name (Type or Print)

[Signature]  
Applicant Signature

VICE PRESIDENT OF DEVELOPMENT  
Title (if applicable)

AUGUST 7, 2015  
Date

## Description of Requested Variances

### Variance #1: Building Setback

The required building setback at the north east corner of the planned development, north property line off Chumuckla, is 30'. The setback is 30' because the parcel is adjacent to a residential zone/use. Applicant is requesting a variance of 25', reducing the setback from 30' to 5'.

Why the variance request is a special circumstance. In order to provide the proper circulation in and out of the planned retail center the drive will be lined up with the existing entrance drive to Cross Roads subdivision. The drive into the center is serpentine resulting in limited area on the remainder of the north east corner out lot.

Even though the adjacent lot is residential zone/use, there is high probability that the parcel will be rezoned to commercial and be in compliance with the surrounding parcels. When the adjacent parcel is rezoned to commercial the setback will be 5', the same as our request.

### Variance #2: Driveway Spacing

Santa Rosa County requires that driveway spacing on Woodbine be 440'. Our planned development has a main drive aligning with Cobblestone (Stonebrook) and a second right in right out drive at the South end of the development. The distance between the two planned drive is 240'. Accordingly, Applicant is requesting a 200' variance.

The special circumstance is the fact that our main drive entrance is required to align with Cobblestone. The proposed drive bisects the total 560' of frontage, limiting the distance between drives. The second drive will be a right in right out which will have limited impact on the proposed traffic signal at Cobblestone.

### Variance #3: Request To Eliminate Buffer

The variance relates to the property line at the north east corner of the planned development. The adjacent parcel zoning/use is residential. Because this adjacent parcel will eventually be rezoned to commercial, Applicant is requesting that the 30' buffer be eliminated, a variance of 30'. There is an existing 25' high line of pines on the Thomas Duke property which already acts as a screen and buffer. This screening will remain on the property as long as Thomas Duke lives on the property.

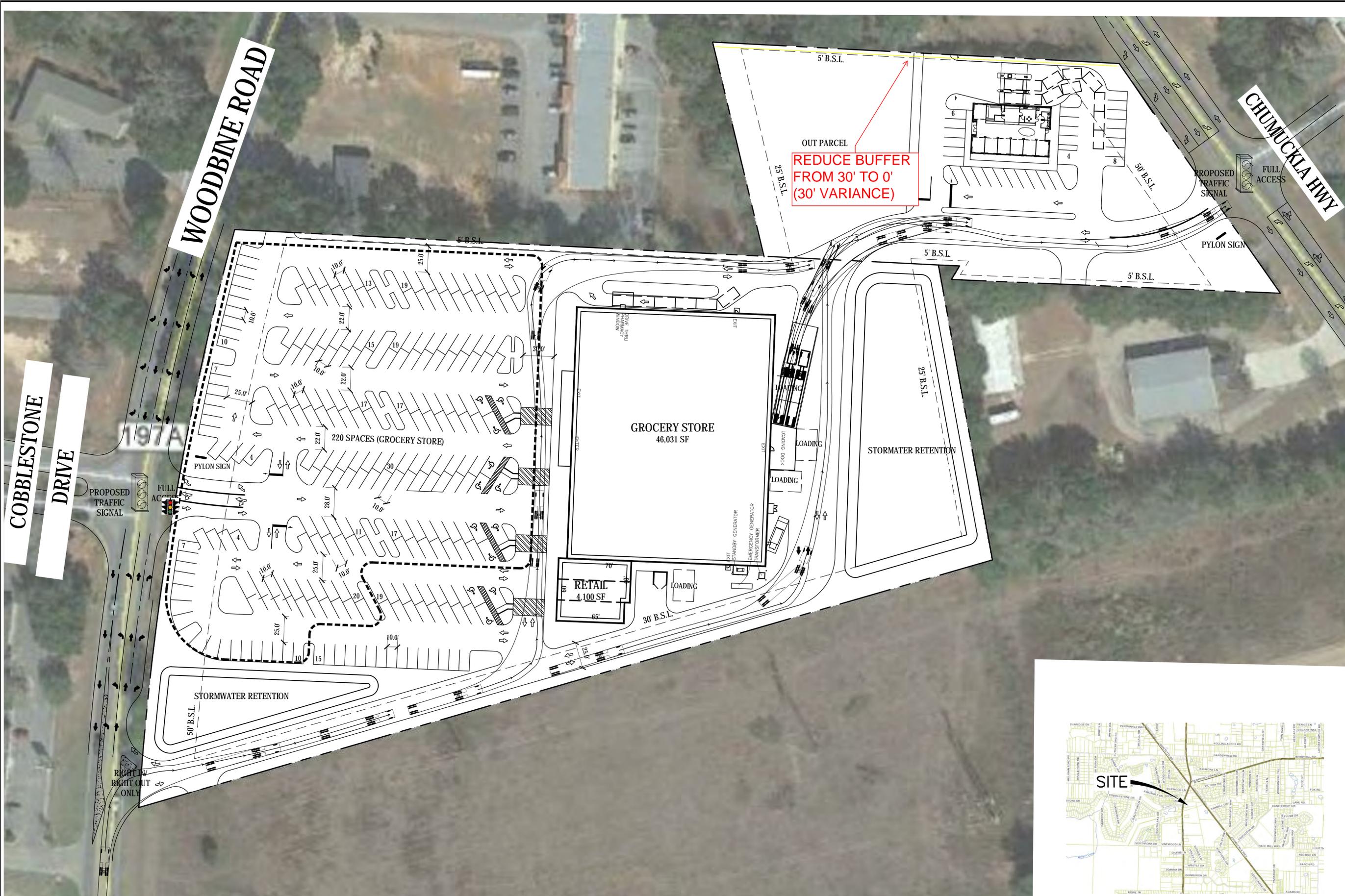
### Variance #4; Throat Length

Per, LDC 4.04.03 for developments less than 100,000 sf at a signalized driveway, the throat length is 75'. Applicant is requesting a 10' variance to allow for a 65' drive throat length and still meet parking requirements. Please see site plan.









**SITE PLAN**  
 40' 20' 0' 40' 80'



VICINITY MAP



**jhi** jehe-halstead, inc.  
 Civil Engineering and Surveying  
 9414 Highway 90 • Maithe, Florida 32871  
 (800) 994-5953 • Fax: (800) 994-9004  
 www.jhehe-halstead.com  
 Surveying License Number: 12488

**PUBLIX  
 PACE**  
 SANTA ROSA COUNTY, FLORIDA

**SITE  
 PLAN**

Valid only with embossed seal

Revisions	
Date	Description

Designed By: **DPJ**  
 Drawn By: **DPJ**  
 Checked By: **DPJ**  
 Job No.: **150030**  
 Date: **AUG., '15**  
 Scale: **1" = 40'**

Sheet No.: **00**







# Santa Rosa County Development Services



**Beckie Cato, AICP**  
Planning and Zoning Director

**Tony Gomillion**  
Public Service Director

**Rhonda C. Royals**  
Building Official

August 5, 2015

Mr. William Gross  
Via email: [wgross@whitedevco.com](mailto:wgross@whitedevco.com)

RE: Pre-Application Meeting on July 16, 2015  
Project Name: **Five Points Retail**  
Parcel(s): 322N290000023020000; 322N290000023030000; 322N290000009000000

Dear Mr. Gross:

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](mailto:leslies@santarosa.fl.gov)

1. The proposed project involves the development of a retail site consisting of a 46,000 sf grocery store with an additional 4,100 sf retail building. There would also be an outparcel located on the east side of the development of approximately 2 acres.
2. The zoning designation for this property is HCD, Highway Commercial Development, and AG, Agriculture. The Future Land Use Map (FLUM) designation is COMM, Commercial, and AG, Agriculture. The proposed use would require a land use change with FLUM amendment. Small-Scale Rezoning 2015-R-016 has been submitted and will be considered during the September meeting cycle; Zoning Board recommendation = September 10, 2015; Board of County Commissioner's final determination = September 24, 2015. Since this a Small-Scale FLUM Amendment, the State will also review the application. If approved, the changes would be effective 30 days after the BOCC determination.
3. Based upon the scope of work proposed and size of the building, a site plan package prepared by a Florida registered civil engineer must be submitted for review and approval. The site plan will detail the site construction proposed and demonstrate consistency with County code for issues related to access, circulation, parking, landscaping, buffering, density, uses, stormwater,

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[www.santarosa.fl.gov](http://www.santarosa.fl.gov)  
Office: (850) 981-7000

Inspections/Compliance Division Fax: (850) 623-1208 • Planning/Zoning Division Fax: (850) 983-9874 • Commercial Review Fax: (850) 623-1381

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- etc. As suggested, you should consider creating somewhat of a “master plan” for the mixed uses and future development of the site. Since the intent is to clear most of the site for use, a tree survey will be required to identify the size and location of the protected species of trees currently on the site and proposed for removal.
4. The building setbacks which would apply to the site are: Front (Woodbine Road/Chumuckla Highway) = 50 feet, rear = 25 feet, sides adjacent to residential zone/use = 30 feet, and sides *not* adjacent to residential zone/use = 5 feet. As discussed, a Variance may be requested to reduce the building setback along the northeast side of the property.
  5. Variance requests are considered through a public hearing process with a single public hearing during which the Zoning Board will make the final determination. During this process, all property owners within 150 feet will be notified via mail and a sign will be posted on the property. The staff coordinator for the Zoning Board is Darliene Stanhope, Planner III. Darliene may be reached at 981-7065.
    - a. The application will need to be submitted to our office no later than close of business on August 14, 2015, to be considered in tandem with 2015-R-016.
    - b. Since this will be considered in tandem with 2015-R-016, no additional fees will be due.
  6. The driveway spacing for this roadway is 440 feet between connections. This includes driveway located on your property as well as the adjacent properties. An offset distance of 300 feet is also required. A Variance can be requested in tandem with the Rezoning request to allow the secondary/truck entrance south of the main entrance on Woodbine Road.
  7. The internal circulation on the site should be 16 feet in width for one-way traffic and 24 feet in width for two-way traffic.
  8. Interconnectivity to the adjacent properties to the northeast, northwest, south, and east will be required at this time. Since these properties do not have an approved and /or planned connection point in place, you may choose the locations to provide the interconnectivity.
  9. Parking is based upon the use of the site. For general retail, the rate is 1 space for every 250 sf or fraction thereof. For restaurants, it is typically calculated on the gross floor area of the building at a rate of 1 parking space for every 100 square feet or fraction thereof. For strip centers, the rate is 1 space per every 200 sf or fraction thereof. Drive-thru windows are required to have 6 waiting spaces for a total length of 108 linear feet. One handicap parking space is required for every 25 parking spaces required for the development. Although standard parking spaces must be 18 feet in length and 9 feet in width, we have noticed that spaces 20 feet in length and 10 feet in width work well within our community. Handicap parking spaces must be 18 feet in length and 12 feet in width with an access aisle 5 feet in width adjacent to either side of the spaces. Additionally, loading spaces are required for the proposed use at a rate of 1 space for every 10,000 square feet or fraction thereof. Loading spaces must be 35 feet in length, 12 feet in width, and 14 feet in height.
  10. Development standards include landscaping in the form of right-of-way (perimeter) landscaping, parking area vegetation, and landscape buffers between incompatible uses. Landscaping along the right-of-way must consist of a vegetative strip at least 10 feet in width with 1 canopy tree per every 40 linear feet or fraction thereof exclusive of the driveway connection. If overhead power lines are present, the trees may be moved to the interior of the site. The parking area landscaping must include 1 canopy tree for every 12 parking spaces. They are not required to be planted every 12 spaces; however they must be planted around the parking area to fulfill the intent of the Ordinance and provide shade for the expanse of concrete or asphalt. Landscape

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buffers are required between incompatible uses such as the residential property which abuts the lot on the northeast side. This buffer may be chosen from buffer options "Standard C" or "Standard E". Existing vegetation may be counted towards these requirements. Fences may be used in lieu of shrubs within landscape buffers. As discussed, a Variance may be requested to modify the buffer to allow an alternative buffer such as "Standard A" or to eliminate the requirement altogether. This could also be considered by the Zoning Board in tandem with the Variance mentioned in previous comments # 4 and # 6.

11. Letters of service availability will be required with the site plan application and prior to the issuance of any applicable permits. Please contact Rachel Lee, Pace Water System, 850-994-5129 to request these letters.
12. If an outparcel without road frontage is desired, a Special Exception to create a lot which does not meet the road frontage requirements may be requested per LDC 2.04.00.C.7 in tandem with 2015-R-016. Special Exception requests follow the same public hearing process as Variances. (see previous comment #5)
13. Site plans and building construction plans are reviewed at staff level. Staff has 10 business days to review and issue comments. Upon resubmittal, staff again has 10 business days for review. Once complete, the project is issued a Development Order (DO). Although we encourage concurrent review of site and construction plans by staff, building permits may not be issued until the issuance of the DO. Additionally, no work may commence on the site until the issuance of the DO.
14. As discussed, Santa Rosa County has suspended their Transportation Impact Fee for projects which are issued a building permit within the third quarter of 2015. The Board of County Commissioners will review this suspension prior to this date to determine if they should remain suspended or be re-inactivated. The fees which might likely apply would be: commercial retail (under 100,000 sf) is \$2,833.00 per 1,000 sf; for quality restaurants is \$5,668.00 per 1,000 sf; for high-turnover sit-down restaurants is \$6,677.00 per 1,000 sf; and/or fast-food restaurant is \$8,684.00 per 1,000 sf.

**Engineering** – Chris Phillips, (850)981-7100, [chrisp@santarosa.fl.gov](mailto:chrisp@santarosa.fl.gov)

1. Both right and left turn lanes will be required at both the Woodbine (main) entrance and Chumuckla Hwy entrance. There should be left turn lanes into your site and left turn lanes into the neighborhoods across the road. The turn lanes should be designed for 35 miles per hour. All striping in the County r/w will be thermoplastic.
2. A signal warrant study should be performed not only for a signal at Cobblestone but at Stratford Lane as well (Chumuckla Hwy). These new signals must be coordinated with the signals at 5 Points and not affect them adversely. There will be a maintenance agreement with an associated fee to be approved by the BOCC. Staff will notify you of the amount of said fee at a near future date.
3. Chapter 4 of the LDC includes specific throat width and driveway orientation based on the amount of trips said driveway will carry. There are categories for signalized and non-signalized driveways that should be followed (LDC 4.04.03.C.6.J). For less than 100,000 sf development at a signalized driveway, the throat length is 75 feet.
4. The "right in" access off of Woodbine for truck traffic will require a variance to meet driveway spacing. A concrete barrier will be required on Woodbine to discourage using this drive for an exit.

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5. Per LDC 4.04.03.C.6.d, Driveways that enter the public thoroughfare at traffic signals must have at least two outbound lanes (one for each turning direction) of at least 12 feet wide, and one inbound with a 12 feet width. There is no concrete separator required to separate the directions as was erroneously mentioned in the meeting (that requirement was removed in 2008).
6. On-site striping that is integral to traffic flow (stop bars, divider stripes, arrows) shall be thermoplastic.
7. Recommend obtaining a geotechnical boring as early as possible due to the lack of percolation found in surrounding areas.
8. Provide a conveyance system to move the runoff that reaches the ditch the runs across the site. This analysis should take into account the contributing area to the ditch from the east and convey said runoff across your site. An emergency maintenance easement to the county will be required.
9. If sand chimneys are required, you do not have to use a safety factor of 2 for the percolation rate for the soil strata in which your chimney is keyed into. Otherwise, a SF of 2 is required for you design percolation rate.
10. The pre-development runoff rate may be discharged from your retention system.

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  
(850)981-7086  
[leslies@santarosa.fl.gov](mailto:leslies@santarosa.fl.gov)

LS/lf

Jim White, White Development Co  
Via Email: [WhiteDevCo@aol.com](mailto:WhiteDevCo@aol.com)

Jason Powers, White Development Co  
Via email: [WhiteDevCo@aol.com](mailto:WhiteDevCo@aol.com)

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**CITIZENS  
COMMENTS**

**2015-R-016**

**Received after  
packets mailed**





**Darlene Stanhope**

---

**From:** Commissioner Jayer Williamson  
**Sent:** Wednesday, September 9, 2015 8:46 AM  
**To:** Darlene Stanhope; Beckie Cato  
**Subject:** FW: Stonebrook Development

Sent from my Windows Phone

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**From:** Chuck Brewster  
**Sent:** 9/4/2015 2:09 PM  
**To:** Commissioner Jayer Williamson  
**Subject:** Stonebrook Development

Commissioner

I am out of town and cannot attend the meeting next week but I want to say that I am on the Board of Directors at Stonebrook Golf Community and I reside on Firestone. My family and I are very excited at the potential of a Publix outside our entrance of Stonebrook.

Everyone that I have spoken with in Stonebrook are also very excited and can't wait. The sooner the better.

Chuck Brewster  
50-293-3615

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Florida has a very broad Public Records Law. Virtually all written communications to or from Santa Rosa County Personnel are public records available to the public and media upon request. E-mail sent or received on the county system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.



**Darlene Stanhope**

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**From:** Commissioner Jay Williamson  
**Sent:** Wednesday, September 9, 2015 8:45 AM  
**To:** Beckie Cato; Darlene Stanhope  
**Subject:** FW: our support for the proposed Publix across the street from Stonebrook

Sent from my Windows Phone

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**From:** Maryann Livanos  
**Sent:** 9/5/2015 10:34 AM  
**To:** Commissioner Jay Williamson  
**Subject:** our support for the proposed Publix across the street from Stonebrook

We would like to express our support for the proposed Publix across the street from Stonebrook Village. We believe it will be successful and an asset to our community and surrounding areas. We would welcome a stoplight but do not feel the need for access by golf carts.

Thank you.

Maryann and Marc Livanos

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**Darliene Stanhope**

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**From:** Commissioner Jay Williamson  
**Sent:** Wednesday, September 9, 2015 8:44 AM  
**To:** Beckie Cato; Darliene Stanhope  
**Subject:** FW: Five Points Zoning

Sent from my Windows Phone

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**From:** Jim Gray  
**Sent:** 9/6/2015 6:23 PM  
**To:** Commissioner Jay Williamson  
**Subject:** Five Points Zoning

Jayer, my name is Jim Gray president of Stonebrook HOA. Myself and most of the board members are in favor of the zoning changes at five points as long as a traffic light is installed. I have received mostly positive feedback. Thank you for the work you have completed for this project. Thanks Jim Gray. 776-4583

Sent from my iPhone

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**Jason McLarty**

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**From:** Dave Hill <dhill1952@gmail.com>  
**Sent:** Wednesday, September 09, 2015 4:28 PM  
**To:** Jason McLarty  
**Cc:** Leslie Statler; whitedevco@aol.com  
**Subject:** Five Points Retail

Jason:  
Thank you again for taking the time last week to discuss with me the reasons for the Public Hearing Notice sign located at the site of the proposed Publix off Chumuckla Highway. As I stated to you at that time, my major concern with this project is that there will be a high volume of traffic using Stratford Lane to reach the site from Berryhill Road.

I have lived in this neighborhood (Cross Roads) for almost twenty six years. The street in question was not designed nor built for anything but residential traffic. It is getting to the point now that it is already reaching the end of its lifetime just from the local traffic. With this being a residential street it is also used by the people who live in the neighborhood to walk, run, ride bikes, walk dogs and there are also children that play basketball in the streets at times. On top of all this there is a day care home located on Stratford Lane that has children walking around the neighborhood every day with their caregiver.

After talking with you I also read an article in the Pensacola New Journal about the project. In that article it is stated by the developer that 'The possibility of a second traffic signal at Chumuckla Highway and Stratford Lane is also being studied, White said.' It also says 'White said community feedback has been positive so far, and he plans to go above and beyond to ensure the store enhances the area.' Also stating 'We don't ever try to force a project in a location that it doesn't fit, he said. We normally try to exceed the local officials expectations with regard to the quality of the development, with regard to landscaping, building appearance, OFF SIGHT IMPROVEMENTS THAT MIGHT BE REQUIRED.' I have capitalized the last part to make a point later.

I have also looked at the information available online at the County website and in the staff analysis, traffic section, it states that 'This would mean that approximately 366 daily vehicle trips would be accessing Chumuckla Highway, and 366 daily vehicle trips would be accessing Woodbine Road.' It is my position that this is totally unacceptable if a large amount of the traffic is entering from Chumuckla Highway via Stratford Lane.

It is the County's responsibility to ensure the safety of the residents of Cross Roads. It is also my position that a signal at Stratford Lane should not be permitted, as that would further encourage the use of Stratford Lane and that the DEVELOPER SHOULD DO ANYTHING NEEDED TO PREVENT THE USE OF STRATFORD LANE AS AN ARTERIAL STREET TO ACCESS THIS SITE. I am sure that the County staff has a recommendation on how to handle that. If this issue is resolved then I have no problem with the County granting the rezoning requests and the other variances being requested.

Please see that the Zoning Board receives a copy of my comments before the meeting tomorrow as you said they would. Thank you for all your help.

David L. Hill  
3560 Victory Drive  
Pace, Florida 32571  
850-529-0349



**Darliene Stanhope**

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**From:** Commissioner Jayer Williamson  
**Sent:** Thursday, September 10, 2015 7:40 AM  
**To:** Beckie Cato; Darliene Stanhope  
**Subject:** FW: Stonebrook: Publix BOCC Meeting

Sent from my Windows Phone

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**From:** Chuck Brewster  
**Sent:** 9/10/2015 7:30 AM  
**To:** Commissioner Jayer Williamson  
**Subject:** Fwd: Stonebrook: Publix BOCC Meeting

Another resident of Stonebrook

Chuck Brewster  
850-293-3615

Begin forwarded message:

**From:** Eugene RAY <eray8662@bellsouth.net>  
**Date:** September 10, 2015 at 8:26:22 AM EDT  
**To:** "Stonebrook@myHomeSpot.com" <Stonebrook@myHomeSpot.com>  
**Subject:** **Re: Stonebrook: Publix BOCC Meeting**  
**Reply-To:** Eugene RAY <eray8662@bellsouth.net>

Betty and I "STRONGLY" support the Publix Shopping center and especially a red light at the entrance to Stonebrook. I will volunteer to help direct traffic when they install the red light. I cannot believe anyone in Stonebrook would object to either proposal.

Eugene Ray 850-712-5054

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**From:** "Stonebrook@myHomeSpot.com" <Stonebrook@myHomeSpot.com>  
**To:** eray8662@bellsouth.net  
**Sent:** Tuesday, September 8, 2015 12:09 PM  
**Subject:** Stonebrook: Publix BOCC Meeting

Residents and Members:

The President of the Board has asked that I send you this notice regarding the rezoning of the Woodbine property potentially for the purposes of a Publix shopping center in the land adjacent to

the Cobblestone entrance.

The Board of Directors is requesting your feedback and attendance to the upcoming Santa Rosa County Zoning Board meeting on Thu, Sept 10, 2015 at 6:00pm so you may express your concerns and be directly informed.

*Santa Rosa County Administrative Complex  
Commissioner's Board Room  
6495 Caroline St, Milton*

This is item #12 on the agenda:

<http://www.santarosa.fl.gov/agendas/agendadocs/2015r016.pdf>

To unsubscribe from this group and stop receiving emails from it, send an email to [stonebrook+unsubscribe@myhomespot.com](mailto:stonebrook+unsubscribe@myhomespot.com).

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**Darlene Stanhope**

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**From:** Commissioner Jay Williamson  
**Sent:** Thursday, September 10, 2015 7:20 AM  
**To:** Beckie Cato; Darlene Stanhope  
**Subject:** FW: Stonebrook resident interested in Publix

Sent from my Windows Phone

-----Original Message-----

From: "Brenda Westfall" <[missbrenw@yahoo.com](mailto:missbrenw@yahoo.com)>  
Sent: 9/10/2015 6:12 AM  
To: "Commissioner Jay Williamson" <[JayerWilliamson@santarosa.fl.gov](mailto:JayerWilliamson@santarosa.fl.gov)>  
Subject: Stonebrook resident interested in Publix

Dear Commissioner,

I am writing to you to express my concern about the Publix going in across the street from Stonebrook. I do support this development, but I am very concerned about the appearance. I hope that they will build an upscale appearance like in Gulf Breeze. Another concern that I have is, the lighting in the parking lot. I hope the polls are not so high that I can see them from my property. The night skies out here are beautiful. I would hate to see that change.

Also, I am very interested in the possibility of using my golf cart to shop across the street. That is a part of many neighborhoods. I think that would be a great way to pull the community together. Thank you for your attention and all of your hard work on this project.

Sincerely,  
Brenda Westfall

Sent from my iPad

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**Darlene Stanhope**

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**From:** Commissioner Jayer Williamson  
**Sent:** Thursday, September 10, 2015 11:10 AM  
**To:** Beckie Cato; Darlene Stanhope  
**Subject:** FW: Proposed Publix at Five Points

Sent from my Windows Phone

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**From:** [jan.chiareello@gmail.com](mailto:jan.chiareello@gmail.com)  
**Sent:** 9/10/2015 10:00 AM  
**To:** [Commissioner Jayer Williamson](#)  
**Subject:** Proposed Publix at Five Points

Hello,

Just want to go on record as highly supporting the proposed supermarket (Publix) at Five Points.

As a resident of the Stonebrook community, this would be a much needed asset to the community and surrounding areas.

We do not have a golf cart and I hope the request for a golf cart path to the supermarket does not become a stumbling block for the approval of building the supermarket, but if does not prove problematic I know others in the community would appreciate having a golf cart path.

Thank you for your consideration of this email.

John, Jan and Casey Chiarello  
5468 Champions Drive  
Pace

Sent from my iPod

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**Darlene Stanhope**

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**From:** Sharlene Monforton <shar.monforton@gmail.com>  
**Sent:** Thursday, September 10, 2015 1:01 PM  
**To:** Darlene Stanhope  
**Cc:** Commissioner Jayer Williamson  
**Subject:** Rezoning 2015-R-016 and Variance 2015-V-069  
**Attachments:** Rezoning letter to County.docx

Dear Santa Rosa County Development Services,

Attached is a letter explaining my concerns about the upcoming Re-zoning request for 2015-R-016 and Variance 2015-V-069.

Sincerely,  
Sharlene Monforton



Sharlene Monforton  
3517 Victory Drive  
Pace, FL 32571  
850-293-8775

To Santa Rosa County Development Services:

Regarding Amendment for Rezoning 2015-R-016 and Variance 2015-V-069

I received a letter regarding the rezoning application for property at 5603 Chumuckla Hwy. and connecting property on Woodbine Rd. I live in Cross Roads neighborhood and have some real concerns with this rezoning and what it would mean for the quality of life for me and the surrounding residents with a commercial retail business being developed there.

One concern is the traffic flow. With a stop light being added in front of Stone Brook which is such a very short distance from the intersection at 5 Points, and one possibly needed at the entrance to Cross Roads subdivision, I see traffic getting backed up and creating a hazardous condition in all directions from the 5 Points intersection. Has there been a traffic study done along with a proposed method of programming the "timed" stop lights? If so, I would like to see it. I think that building a retail store there will not only attract the present drivers that go by, but it will give reason for additional drivers to come to the area; thereby adding congestion to an already heavily trafficked area especially at peak hours of the day. For example, during "rush hour" when commuters are going to/returning from work and there are 3 schools en route (Dixon Intermediate, Sims Middle and Pace High School) with buses and car riders traveling on Woodbine and Chumuckla Hwy. It would make more sense to build this type of development at least 1 mile further down from the 5 Points intersection so that traffic could be more easily directed instead of being a congestion burden to an already very busy area.

My second concern is that drivers leaving this commercial area by way of Chumuckla Hwy. that want to go to Berryhill Rd. will go straight across and through our neighborhood to avoid going thru 2 stoplights. This increase in non-residents of Cross Roads driving through our neighborhood creates true safety hazards to the residents and destroys our quality of living environment.

My third concern is with the requested variance to eliminate the required landscape buffer. Any retail development there will increase the level of light and noise pollution to the highly residential area, further decreasing the resident's standard of living. I think that a landscape buffer SHOULD be required to maintain, instead of burdening the current residents with increased light and noise.

I have lived here for 25 years and have always enjoyed my Cross Roads neighborhood because it is a peaceful place to live. I sincerely want it to stay that way and I hope that you will thoroughly consider my concerns and consider a different location for this commercial development.

Sincerely,

Sharlene Monforton  
shar.monforton@gmail.com



**Darlene Stanhope**

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**From:** Commissioner Jayer Williamson  
**Sent:** Thursday, September 10, 2015 12:37 PM  
**To:** Beckie Cato; Darlene Stanhope  
**Subject:** FW: Potential Pace Publix

Sent from my Windows Phone

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**From:** Gillespie, Allison R.  
**Sent:** 9/10/2015 11:48 AM  
**To:** Commissioner Jayer Williamson  
**Subject:** Potential Pace Publix

Good Morning!

I am unable to attend the meeting this evening regarding the rezoning for the new Publix. However, I would like to express my opinion and hope that you will take it into consideration along with your other constituents. I fully support a Publix being brought to the 5 Points area of Pace. However, I would like to request that we prevent the esthetics of this new development from appearing to look too much like a strip mall. Because there are so many beautiful neighborhoods surrounding this area, I'd love to see Publix have a design of something other than the Publix currently next to Target. I'd like this one to appear to have more of a local appeal, like a local Market almost, with outside seating to enjoy the deli lunches and not too much of "industrialized" appearance. I completely support growth in Pace; however, I'd love to keep the esthetic feel of small town suburbia. This is what drew my family to build in Pace rather than Cantonment, and I'm sure many others feel the same way.

Thank you so much for your time!

**Allison Gillespie**

Gulf Power Company  
Customer Operations Support  
One Energy Place  
Bin 300  
Pensacola, FL 32520  
Internal: 8-420-6349  
External: (850) 444-6349  
Cell: (850) 288-0248  
Fax: 8-420-6308; (850) 444-6308  
[arbryant@southernco.com](mailto:arbryant@southernco.com)

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**Darliene Stanhope**

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**From:** Commissioner Jayer Williamson  
**Sent:** Thursday, September 10, 2015 12:29 PM  
**To:** Beckie Cato; Darliene Stanhope  
**Subject:** FW: Concerned Pace citizen

Sent from my Windows Phone

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**From:** Nichole Colony  
**Sent:** 9/10/2015 12:01 PM  
**To:** Commissioner Jayer Williamson  
**Subject:** Concerned Pace citizen

Good afternoon Mr Jayer,

Please know that I am excited for Publix to come in Pace, but please build a Publix that fits in our neighborhood. One with sidewalks, bike path/lanes and golf cart parking. One that has seating outside for people to enjoy what they might buy from the deli. We need to let him know that we want the Publix to make both entrances with a certain look that fits Pace.

Have you ever been to the Publix on Hwy 90 in pace and the one at the University Town Center in Pensacola right across the bridge? Have you notice the difference inside between the two? So let's raise our expectations.

Thank you!

*Have a great day,  
Nichole Colony  
Stonebrook Residence*

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**Darlene Stanhope**

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**From:** Commissioner Jayer Williamson  
**Sent:** Thursday, September 10, 2015 1:58 PM  
**To:** Beckie Cato; Darlene Stanhope  
**Subject:** FW: Property across from Stonebrook

Sent from my Windows Phone

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**From:** Patricia Findley  
**Sent:** 9/10/2015 1:26 PM  
**To:** Commissioner Jayer Williamson  
**Subject:** Property across from Stonebrook

I am a resident of Stonebrook Village. I look forward to having a Publix Grocery across the street and having a traffic light to help with the flow of traffic. From what I've seen in drawings the store will face Woodbine.  
Just wanted to share my opinion .

Pat Findley

Sent from my iPad

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**CITIZENS  
COMMENTS**

**2015-R-016**

**Prior to BOCC  
packets mailed**





**Darlene Stanhope**

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**From:** Commissioner Jayer Williamson  
**Sent:** Thursday, September 10, 2015 2:44 PM  
**To:** Beckie Cato; Darlene Stanhope  
**Subject:** FW: Potential supermarket abeam Stonebrooke Village

Sent from my Windows Phone

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**From:** Steve Turner  
**Sent:** 9/10/2015 2:23 PM  
**To:** Commissioner Jayer Williamson  
**Subject:** Potential supermarket abeam Stonebrooke Village

Commissioner Williamson,

On behalf of my family, and multiple friends throughout Santa Rosa County please allow me to relay the elation when we heard of a potential supermarket looking at land off of Woodbine Rd.  
I am more than confident that the county will find a way to sequence lights, so as not to back up traffic on Woodbine.  
With that being said, this is some of the best news I have heard since moving here three years ago.  
I would really hate to see the possibility of such a positive improvement to the community not be approved due to a small minority of naysayers complaining of traffic that already exists with or without a supermarket.  
This is definitely something that this part of the county needs, and will serve as a catalyst I believe for other businesses to partake in this area of Pace.  
I sincerely hope the county makes the right call on this.

Regards,  
Steve Turner

Sent from my iPhone

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