

STAFF ANALYSIS

2015-R-017

Property Owner: Billy M. Kimbrough, Paulaiuse Kimbrough, Atwood Kimbrough, Sandra Kimbrough & James C. Kimbrough

Applicant: Locklin, Saba, Locklin & Jones, P.A

Agent: Daniel Saba of Locklin, Saba, Locklin, & Jones, P.A.

Existing FLUM: SFR (Single Family Residential)

Requested FLUM: Comm (Commercial)

Existing Zoning: R1 (Single Family Residential)

Requested Zoning: NC (Neighborhood Commercial)

Rezone 2015-R-017

Part I. General Information:

Property Owner: Billy M. Kimbrough, Paulaiouse Kimbrough, Atwood Kimbrough, Sandra Kimbrough & James C. Kimbrough

Applicant: Locklin, Saba, Locklin & Jones, P.A

Agent: Daniel Saba of Locklin, Saba, Locklin, & Jones, P.A.

Project Location: Unassigned street section between Red Leaf Street and Bridgewater Drive, Pace, FL

Parcel Number: 16-1N-29-2110-00000-0130

Parcel Size: Total acreage requested = (+/-) 0.60 acres

Purpose: Development

Requested Action(s): (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from R1 to NC**; and,
(2) Small scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from SFR to COMM**

Existing Zoning Description: R1 (Single Family Residential) & R1A (Single Family Residential) allows detached single family residential structures, group homes and accessory structures and facilities.

Proposed Zoning Description: NC (Neighborhood Commercial District) allows a limited range of commercial uses appropriate and easily accessible locations adjacent to residential areas and having access to a limited market area. This district is intended to be situated adjacent to residential. Medical services, business and professional offices, financial and banking and personal services, restricted sales, general or specialized retail centers less than 3,000 square feet in total building area, bed and breakfast establishments, live/work uses for artisans, professionals and service providers, neighborhood eateries, cafes, and delis less than 1,000 square feet in total building area not including high turnover sit down restaurants or fast food restaurants with drive through windows, and child care centers.

Existing FLUM: Single Family Residential

Proposed FLUM: Commercial

Current Use of Land: The property is vacant and undeveloped.

Surrounding Zoning: The subject property has NC to the east, HCD to the east and south and R1 to the west and north.

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 90, the approximate 9.57 daily vehicle trips produced by the current zoning would increase by an additional 205 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.

U.S. Hwy 90 has a LOS “D” which would allow 39,800 daily vehicle trips, in 2013 the volume on U.S. Hwy 90 was 28,500 daily trips. The addition of 205 daily vehicle trips would not pose a problem to the function of the roadway.

Specific traffic computations are provided as an appendix to this analysis.

(2) Potable Water:

Pace Water System

Maximum Capacity: 14.82 million gallons per day
Average Flow: 6.10 million gallons per day

A letter provided by Pace Water System indicates that water is available on Red Leaf Road. The proposed amendment is not expected to create capacity problems for the Pace Water System.

(3) Sanitary Sewer:

The proposed amendment will be serviced by Pace Water System and is available on Hwy. 90. Proposed use is not expected to create capacity problems for the Pace Water 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 6.05.14.A states *“This District is designated to provide for a limited range of uses in appropriate and easily accessible locations adjacent to residential areas and having access to a limited market area. This District is intended to be situated adjacent to residential areas.”*

Policy 5.1.C.8 of the Comprehensive Plan states:

“the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods.”

The area is surrounded by NC to the east, HCD to the east and south and R1 to the west and north.

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 Pace Area Plan promotes compact and clustered commercial development. The applicant is requesting NC instead of HCD as a buffer for the residential uses to the north and the commercial uses to the south. The subject site is located less than 1/10 of a mile west of the US 90 and Chumuckla Hwy.

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 wetlands on this site. Based on the hydric soils, the majority of the property is located within slight limitations area for septic tank absorption.

D. Urban Sprawl

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

“no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA.”

The proposed development of the property and a rezoning to NC (Neighborhood Commercial) would not result in a finding of urban sprawl under the proposed classification.

Appendix

For the R1M estimation:

Single Family Detached Housing (210)

0.60 Acres x 4du'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 NC 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 = 0.60 acres or 26,136 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

$$26,136 \times 0.85 = 1,000y + (y \times 4 \times 325)$$

$$22,216.6 = 1,000y + 1,300y$$

$$22,216.6 = 2,300y$$

$$y = 9.659$$

Building size = $9.659 \times 1,000$ square feet = 9,659 square feet gross floor area

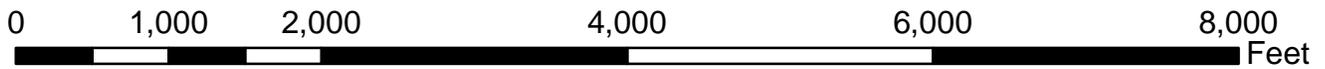
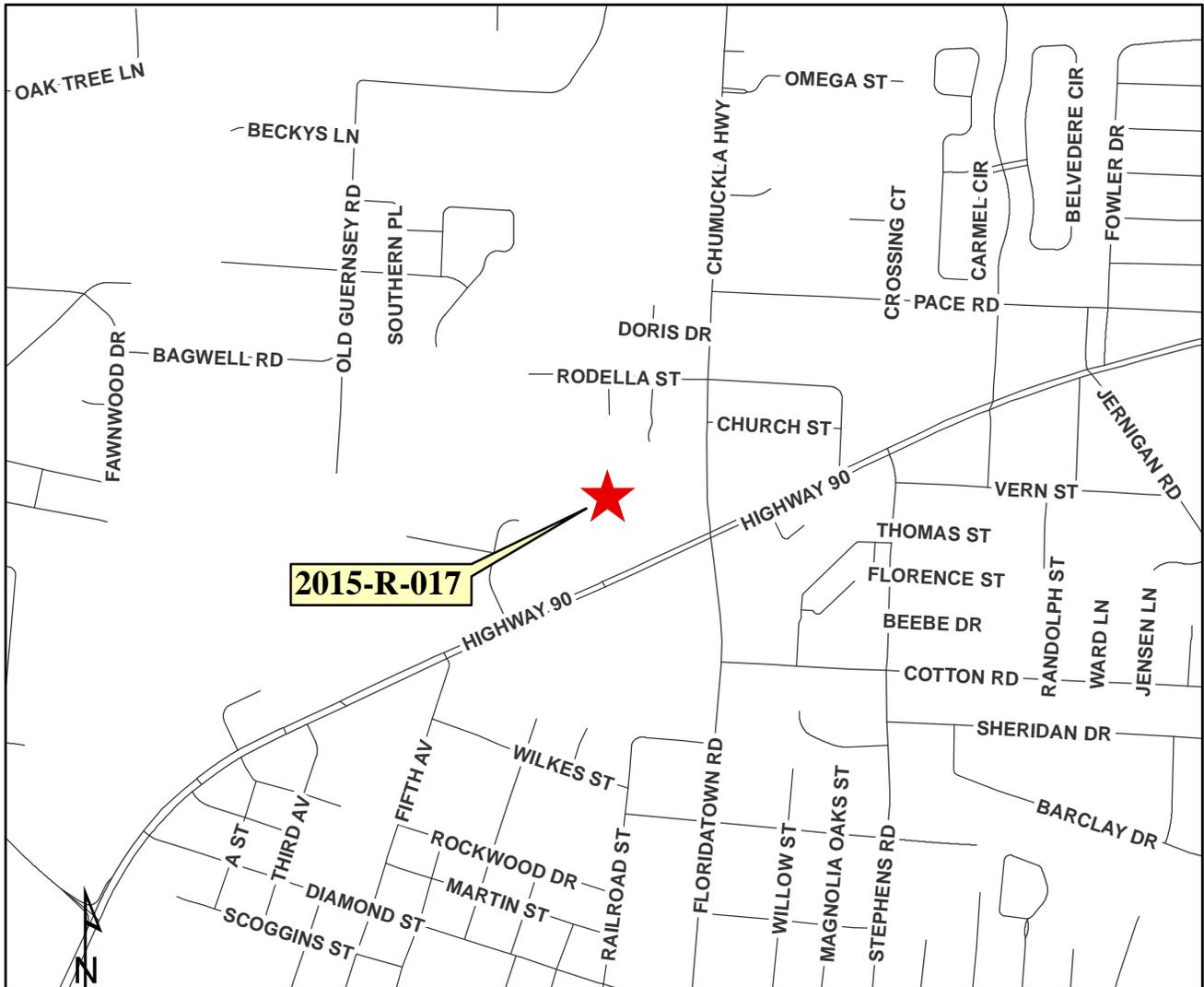
ITE Average Rate: $44.32 \times 9.659 = 428.09$ Average Daily Vehicle Trips

Driveway % $0.50 \times 428.09 = 214.04$ Daily Vehicle Trips

New Trip % = 100%; $214.04 \times 1.00 = 214.04$ 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-017 Location



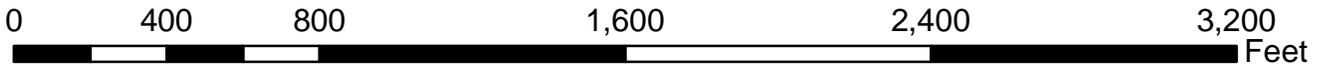
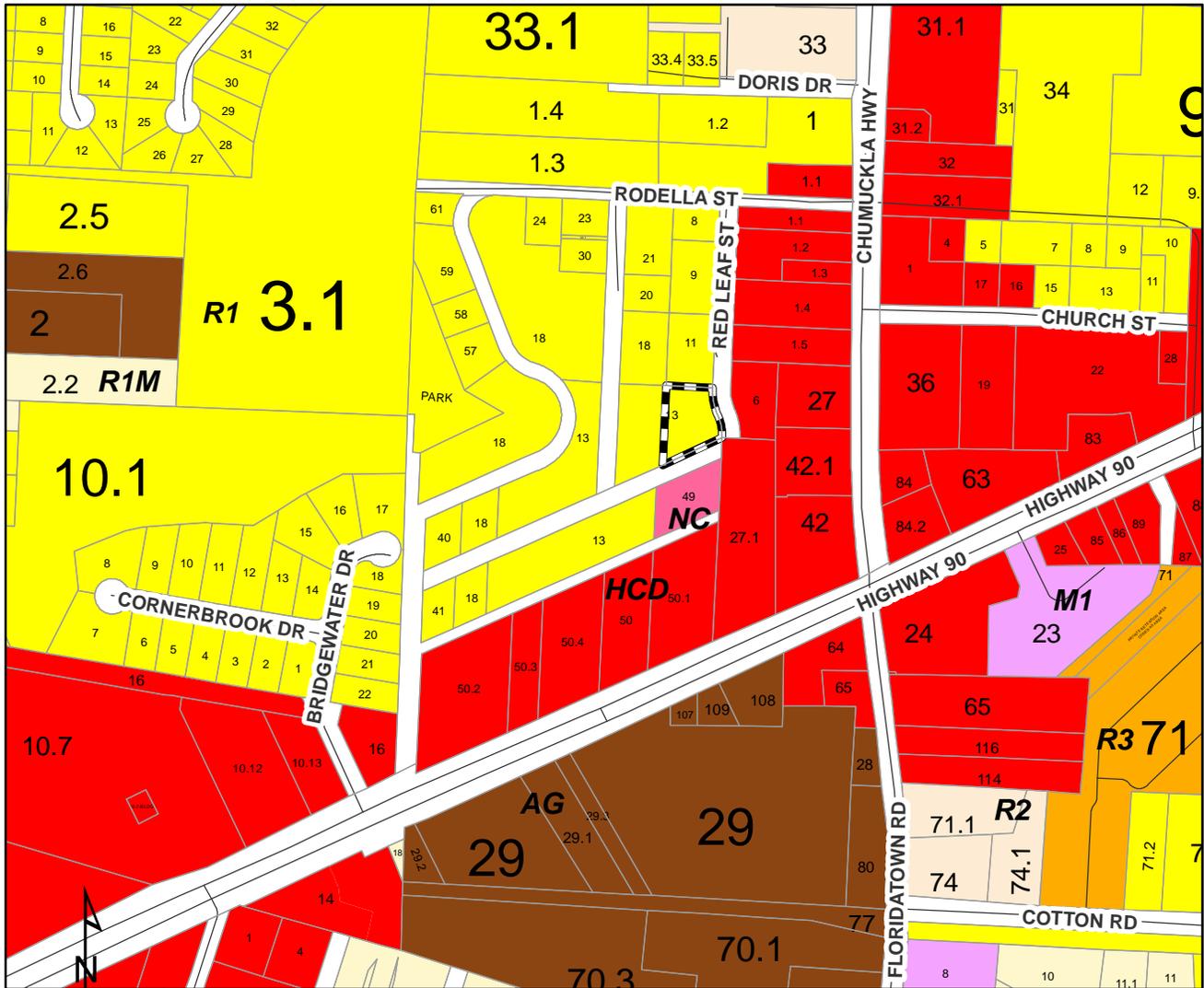
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2015-R-017

Zoning



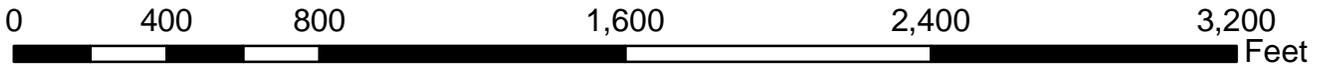
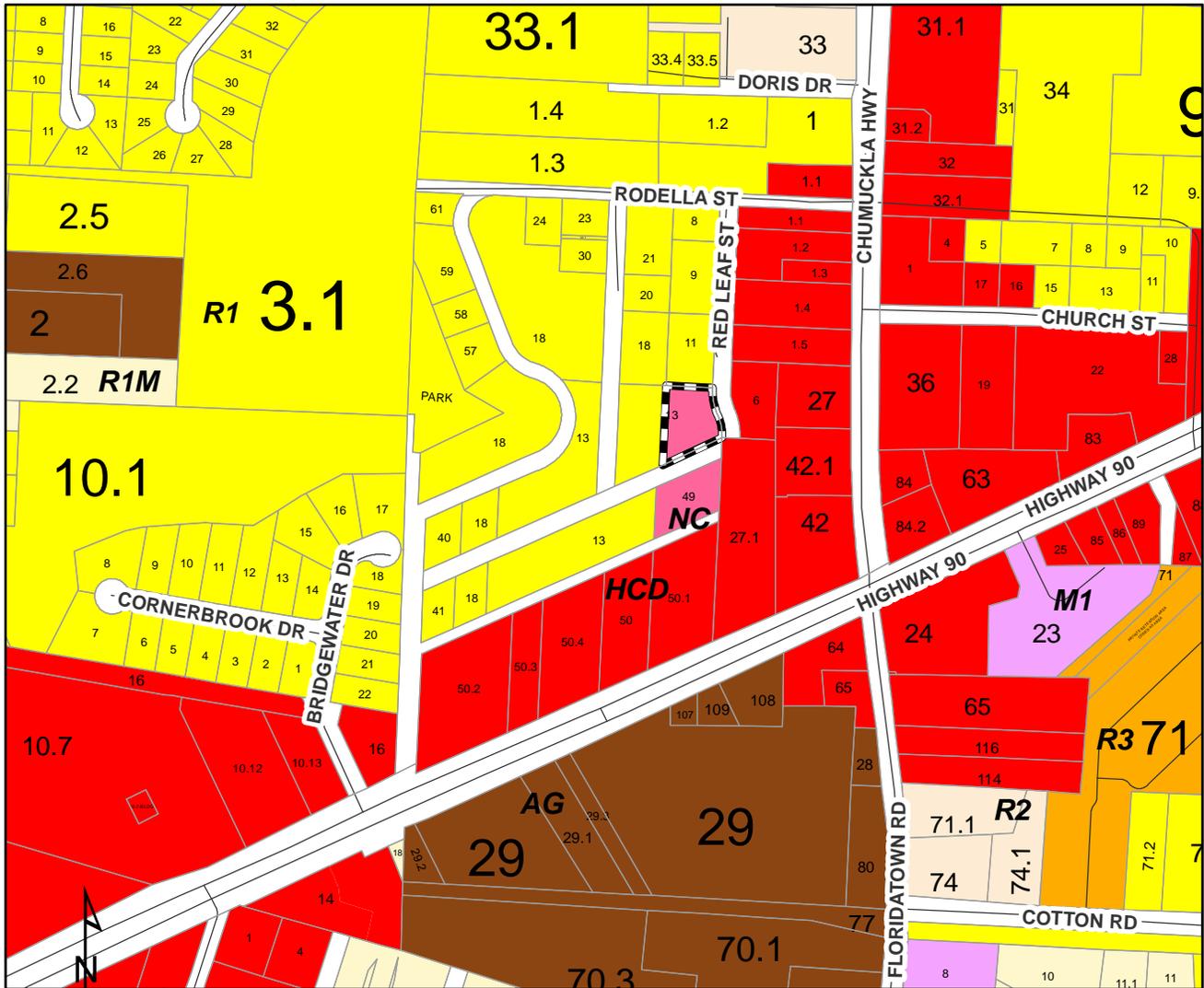
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Pending ZB October	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Planned Industrial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

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2015-R-017 Proposed Zoning



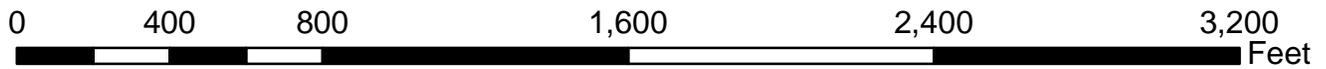
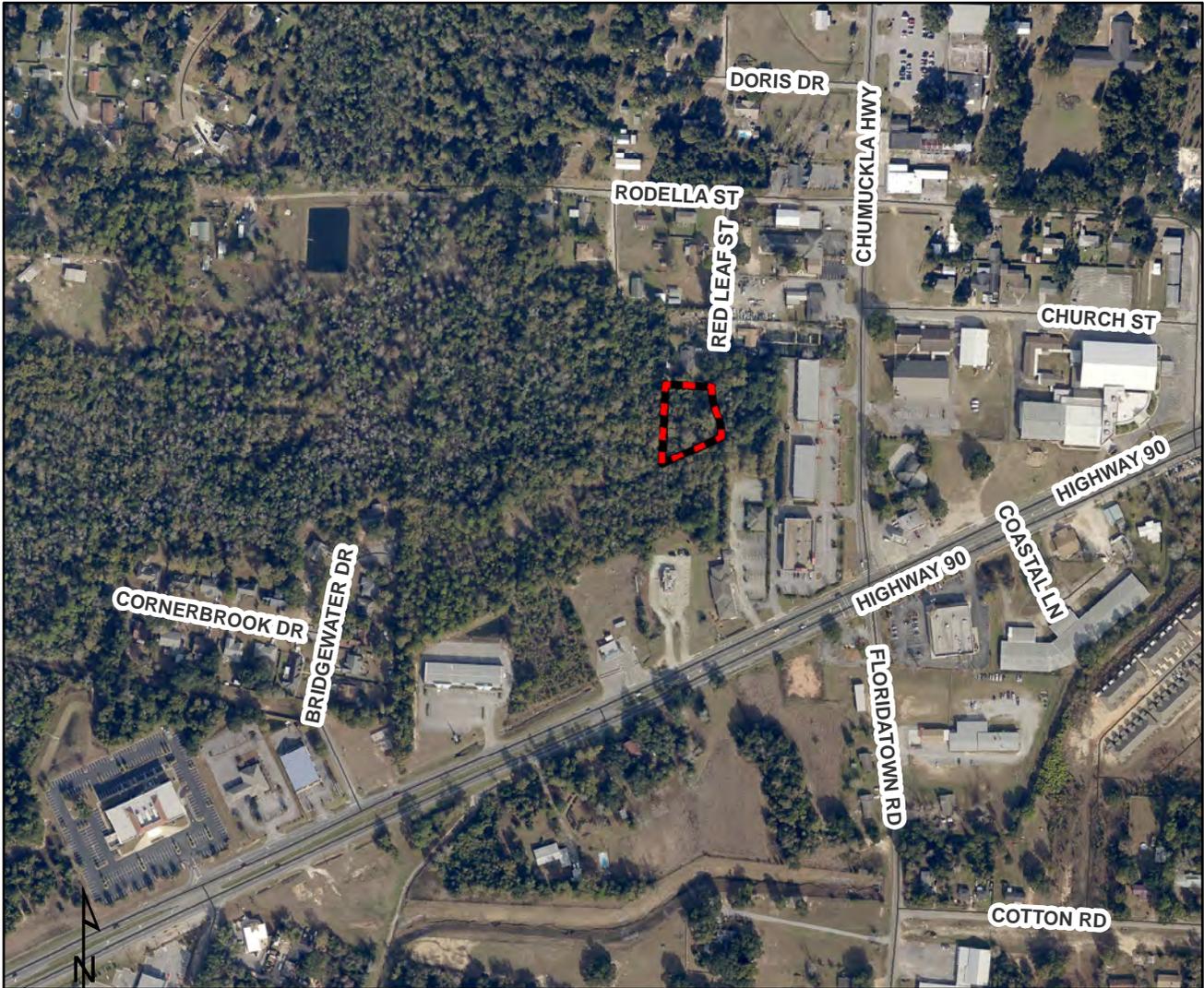
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Pending ZB October	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Planned Industrial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

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2015-R-017
Aerial

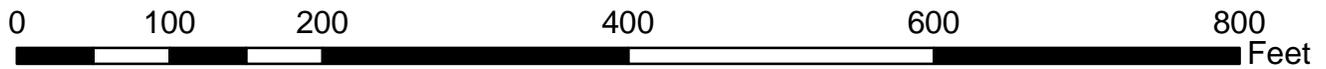


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 PendingZBOctober

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2015-R-017 Close Up Aerial

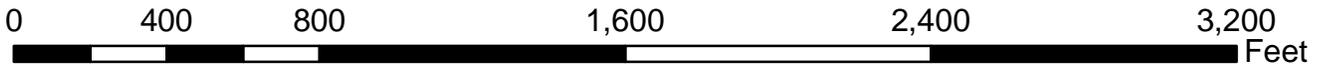
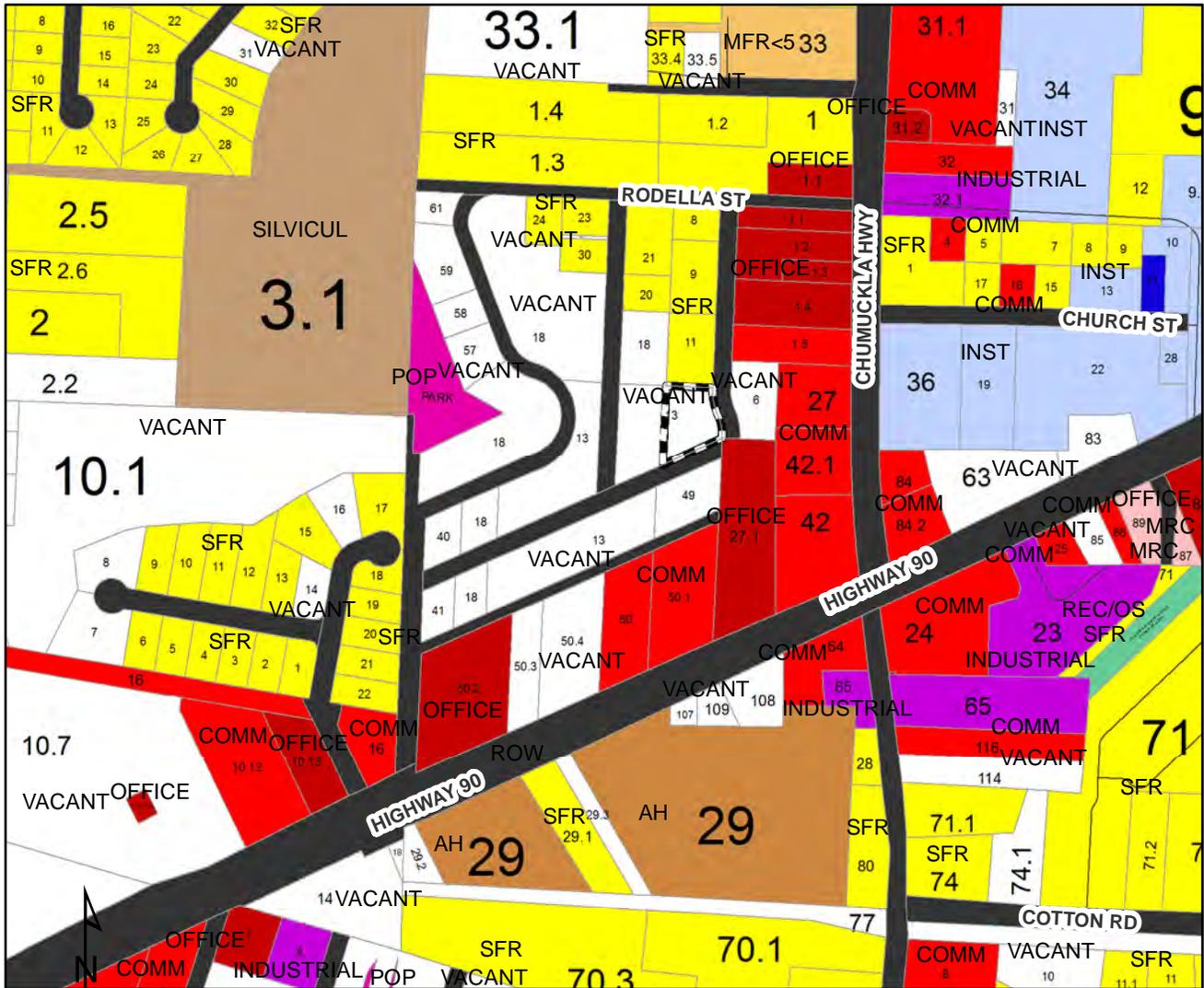


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 Pending ZB October

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2015-R-017 Existing Land Use



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Pending ZBO October

Existing Land Use

CATEGORY

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

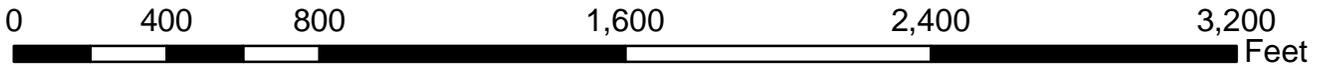
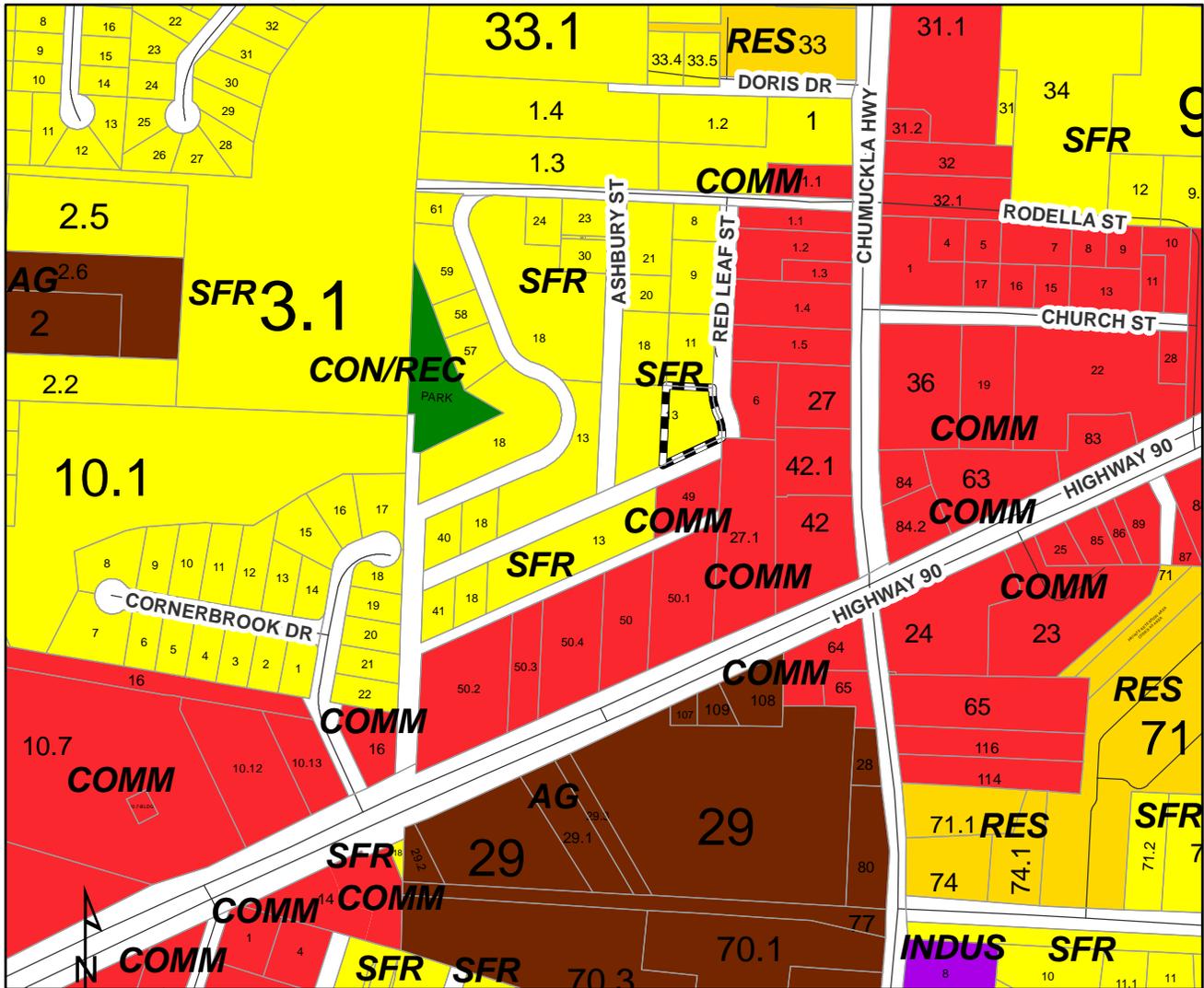
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

- Recreation/Open Space
- Right of Way
- Single Family Residential
- Silviculture
- Uncategorized
- Utilities
- Vacant
- Water

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2015-R-017 Future Land Use

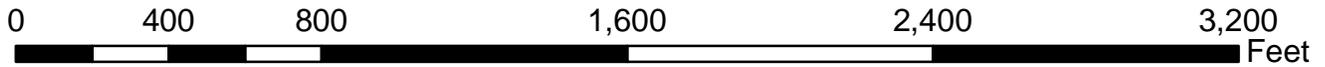
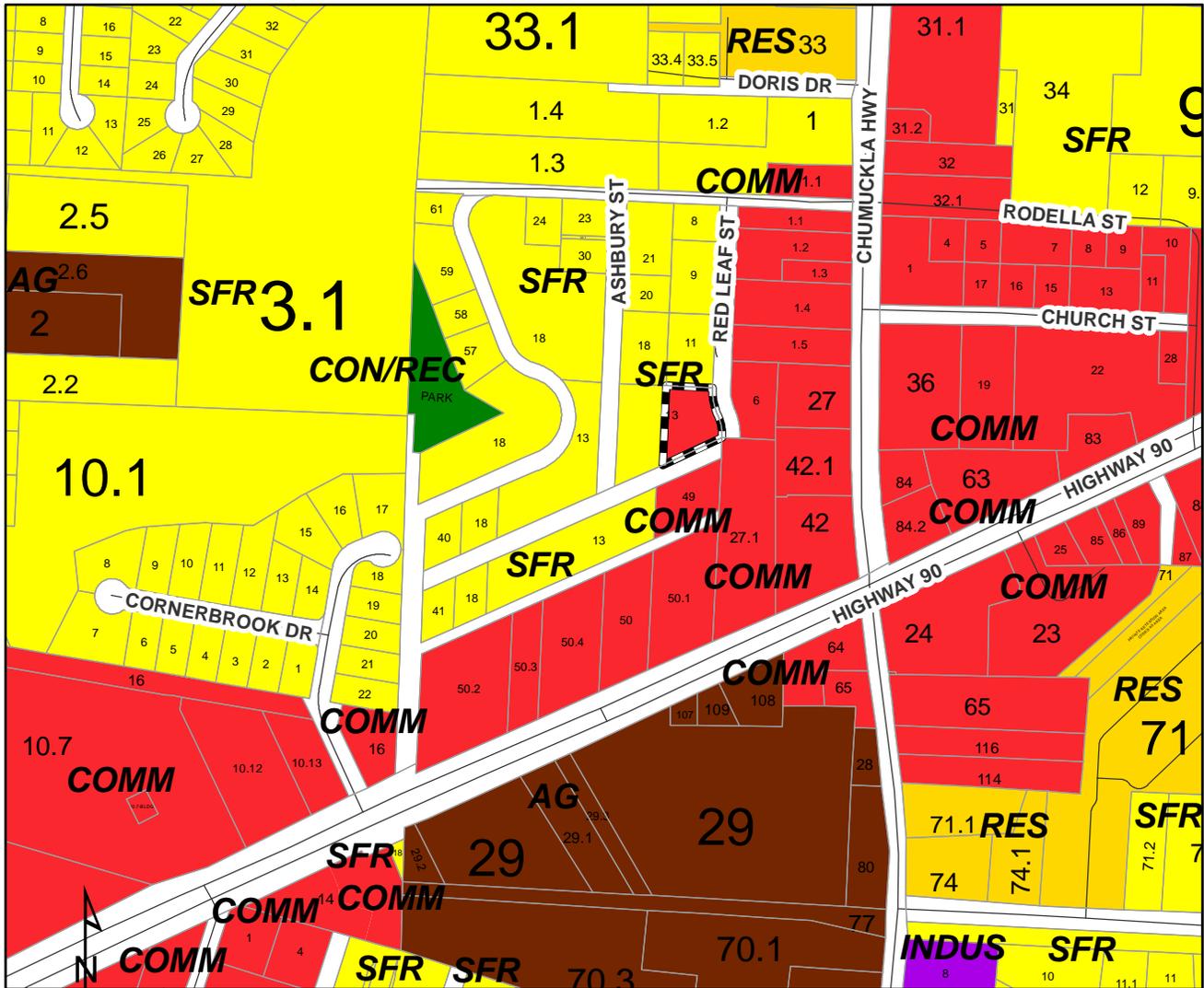


Legend

 Pending ZBOctober	 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)		

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2015-R-017 Proposed Future Land Use

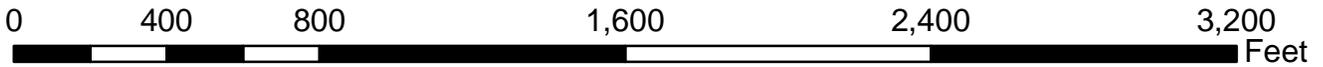


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 Pending ZBOctober	 AGRICULTURE (AG)	 MIXED RESIDENTIAL COMMERCIAL (MRC)
 SINGLE FAMILY RESIDENTIAL (SFR)	 NAVARRE BEACH COMMERCIAL (NBCOMM)	 NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
 MEDIUM DENSITY RESIDENTIAL	 NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (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)	 MILITARY (MIL)	
 GP RURAL RESIDENTIAL (GPRR)		
 BAGDAD HISTORIC DISTRICT (HIS)		
 INDUSTRIAL (INDUS)		
 MARINA (MARINA)		
 MILITARY (MIL)		

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2015-R-017 Potential Wetlands



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Pending ZBOctober **Potential Wetlands**

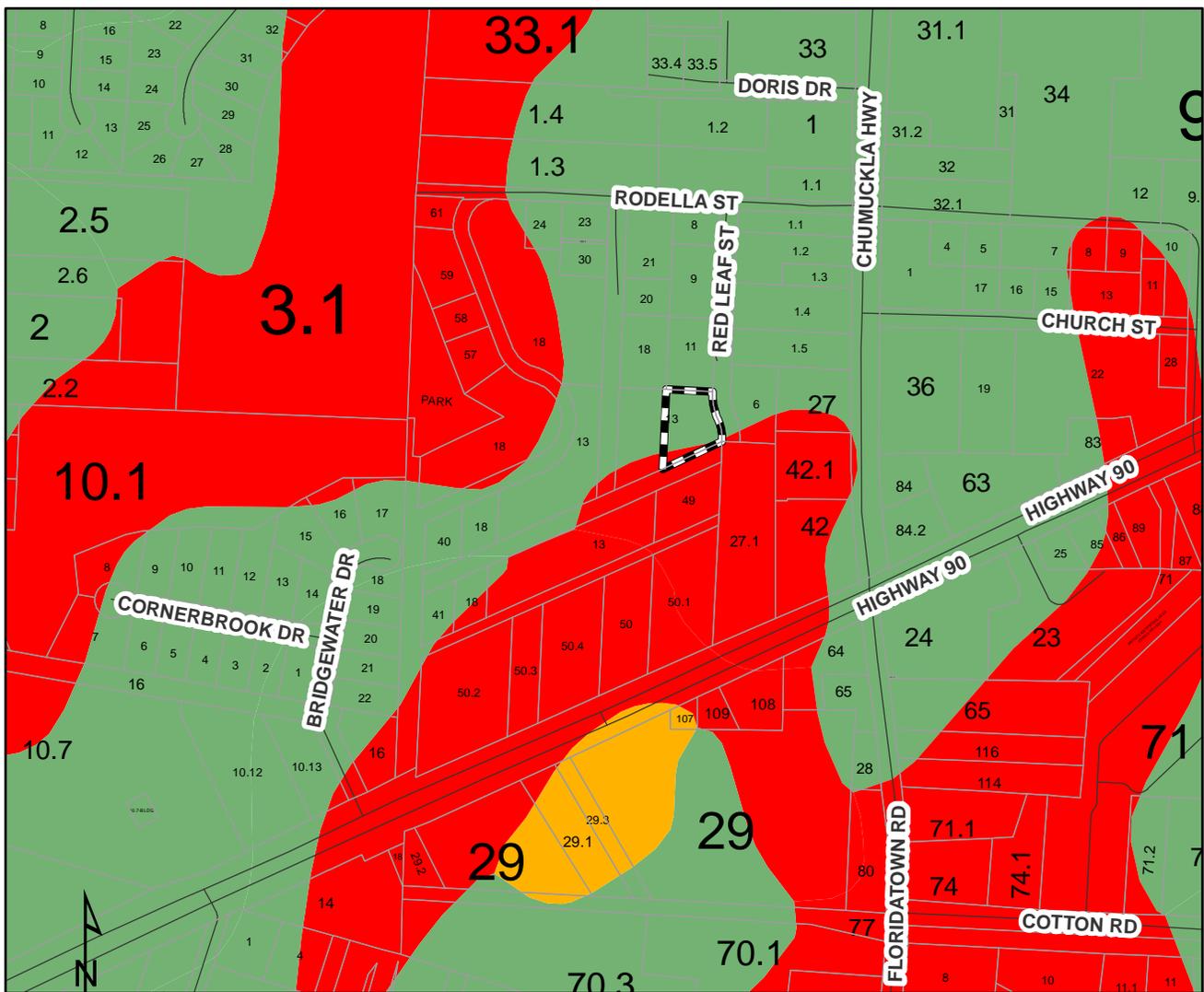
DESCRIPT

- ESTUARINE
- LACUSTRINE
- PALUSTRINE
- RIVERINE
- MARINE

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2015-R-017 Potential Wetlands-Utilizing Hydric Soil Classification

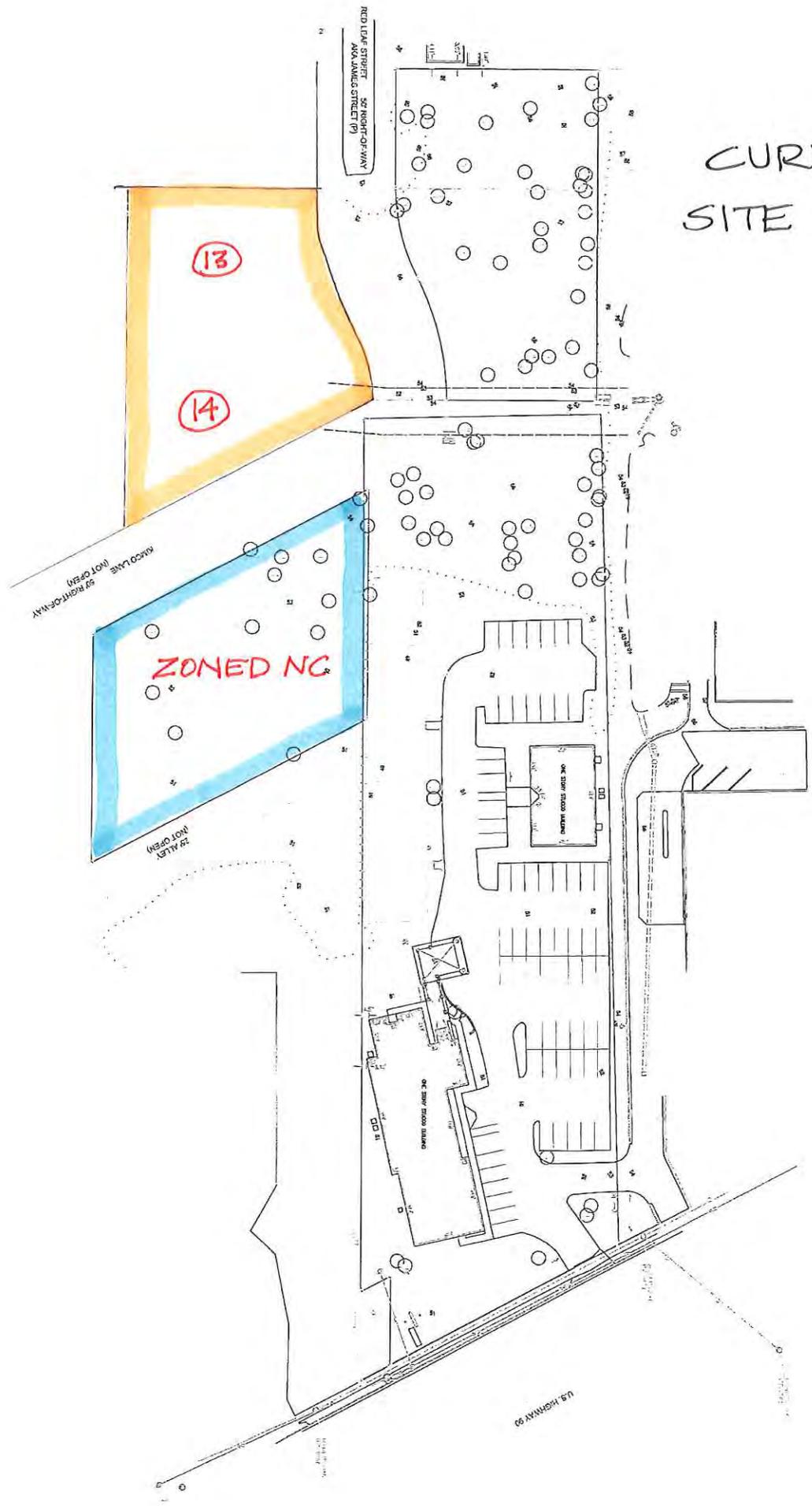


Legend

- PendingZBOctober **gisdata.GISADMIN.SRCSoils**
- Limitations are Moderate for Septic Tank Absorption Fields
- Limitations are Severe for Septic Tank Absorption Fields
- Map Unit Symbol**
- Limitations are Slight for Septic Tank Absorption Fields

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CURRENT SITE PLAN





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 - 017</u>	Date Received:	<u>8-26-15</u>
Review Fee:	<u>\$ 1,100 + 80.96</u>	Receipt No.:	<u>314</u>
Zoning District:	<u>R1</u>	Proposed Zoning District:	<u>NC</u>
FLUM Designation:	<u>SFR</u>	Proposed FLUM Designation:	<u>Comm</u>

APD = \$0.60

VD#1

Property Owner

Property Owner Name: Billy M. Kimbrough, Paulaiouse Kimbrough, Atwood Kimbrough, Sandra Kimbrough, and James C. Kimbrough

Address: 4000 Highway 90, Suite D

Pace, FL 32571

Phone: 982-0992 Fax: _____

Email: akimbrough@pacedatacorp.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: Locklin, Saba, Locklin & Jones, P.A.

Contact Name: Daniel P. Saba

Address: 4557 Chumuckla Highway

Pace, FL 32571

Phone: 850-995-1102 Fax: 850-995-1103

Email: dsaba@ljslawfirm.com

Property Information

Parcel ID Number(s): a portion of 16-1N29-2110-00000-0130
also described as lots 13 and 14 in Kimsho Heights Subdivision

-OR-

Street Address of property for which the Rezoning is requested:

Subdivision Name (if applicable): Kimsho Heights

Project Details

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

approximately 0.6 acres

Existing Zoning: R1 Proposed Zoning: NC

Existing Future Land Use Map Category: SFR

Proposed Future Land Use Map Category: Commercial

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

Medical office building with parking area and retention pond.

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: The Pace Water System
(Attach Letter of Certification)

Sewage Disposal Source (check one):

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

Provider: _____
Provider: The Pace Water System

(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.

Daniel P. Saba
Applicant Name (Type or Print)
Attorney
Title (if applicable)

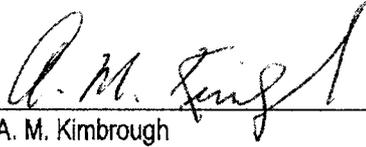

Applicant Signature
08/27/2015
Date

Authorization of Property Owner for Daniel P. Saba to Pursue Rezoning

The undersigned hereby authorizes Daniel P. Saba, Esquire, and Locklin, Saba, Locklin & Jones, P.A. to pursue rezoning approvals and future land use map amendments with Santa Rosa County for the following property located in Santa Rosa County, Florida: a portion of 16-1N-29-2110-00000-0130 also described as Lots 13 and 14 in Kimsho Heights Subdivision.

A copy of this authorization is as valid as the original.

Dated this 27th day of August, 2015.


A. M. Kimbrough



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Building Official

July 31, 2015

Mr. Steve Kalkman

Via email: skalkman@stoaarchitects.com

RE: Pre-Application Meeting on July 29, 2015
Project Name: **Baptist Pace Clinic**
Parcel(s): 161N290000027010000

Dear Mr. Kalkman:

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

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

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

1. The proposed project is the expansion of an existing MOB development which will include the demolition of the northern building, the construction of an addition on the north side of the remaining building, and the renovation of the original footprint. The new project will expand the parking area and provide access from the north as well as relocate the cross access to the commercial development adjacent to the east. The proposed uses within the MOB will be rehab, physician's offices, laboratories, and imaging services.
2. The zoning designation for the portion of the property proposed for immediate development is HCD, Highway Commercial Development. The Future Land Use Map designation is COMM, Commercial. The proposed use is allowed within the zoning district.
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, etc. A tree survey indicating the size, species, and location of all protected trees on the site is required.

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4. Access into the site must be at least 24 feet in width and comply with all other applicable standards for commercial driveways within Santa Rosa County, such as a thermoplastic stop bar, double yellow separator lines, and a stop sign. It is recommended that you contact FDOT to schedule a per-application meeting to determine if they will have additional requirements based upon the increase in size of the development.
5. 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.
6. Interconnectivity to the newly acquired parcels to the west which are now under common ownership will need to be shown.
7. The building setbacks which would apply to the site are: Front = 50 feet, rear = 25 feet, interior side *not* adjacent to a residential zone/use = 5 feet, and interior side adjacent to a residential zone/use = 30 feet.
8. Parking will be based upon the use of the site. For medical offices, it is calculated on the gross floor area of the building at a rate of 1 parking space for every 200 square feet or fraction thereof. 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.
9. Development standards include landscaping in the form of right-of-way (perimeter) landscaping, and parking area vegetation. 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 not be planted within 20 feet of the lines and 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. Existing vegetation may be counted towards these requirements.
10. It is recommended that you seek a vacation of the right-of-way which bisects the properties under common ownership. Please contact Tammy Simmons, Santa Rosa County Administrative Services Manager, at 850-983-1858 to discuss the process for this action.
11. Letters of water and sewer 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, at 850-994-5129 to request this letter.
12. Site plans and building construction plans are reviewed at staff level. Staff has 10 business days to review and issue comments for each submittal. 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.
13. To meet your long-term development goals for expansion/development of the site, the following items will need to be considered:
 - a. Interconnectivity to the parcel to the west/south, otherwise identified as 3960 Hwy 90 and developed as "Taco Bell", will need to be included.
 - b. A vacation of the right-of-ways which bisect the project area should be requested.

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- c. The remaining portion of site will require a rezoning and FLUM amendment, specifically the newly acquired parcels to the northwest of the proposed development.

Engineering – Chris Phillips, (850)981-7100, chrisp@santarosa.fl.gov

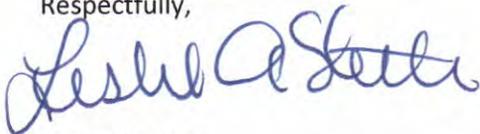
1. Retention ponds shall be designed using composite C factors with no discharge due to downstream flood prone areas.
2. The development should seek the vacation of the Red Leaf Street right of way or construct a roadway to current county standards within said right of way.
3. There is offsite drainage coming to the proposed site. This runoff should be accounted for or routed around the storm water design.

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

1. The proposed construction for a business/medical facility of two story estimated 16,000 sf, fully fire sprinkled building, will be in a Wind Speed Design Criteria of 150mph Category two building. An architectural Design Firm will be submitting plans for construction of the entire project. The project will include the elimination of some existing buildings in a phased construction project and alteration /remodel of other existing office space during the phase of construction for the two story new construction. The existing building remodel will be phased after the completion of the new facility.

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

LS/lf

PANGEA Group Inc.
Via email: thepangaeagroup@aol.com

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