2016-R-003

Property Owner:	Gregory L. Parkes, Bishop of the Diocese of Pensacola-Tallahassee
Agent:	Kerry Anne Schultz
Existing Zoning:	R1 (Single Family Residential)
Requested Zoning:	PBD(Planned Business District)
Existing FLUM:	SFR (Single Family Residential)

Zoning Board Decision: Approval with a vote of 5-0

Rezoning 2016-R-003

Part I. General Information:

Applicant:	Gregory L. Parkes, Bishop of the Diocese of Pensacola-Tallahassee
Agent:	Kerry Anne Schultz
Project Location:	7600 Block of East Bay Blvd., Navarre
Parcel Number:	12-2S-27-0000-01200-0000
Existing Zone:	R1 (Single Family Residential)
Proposed Zone:	PBD (Planned Business District)
Current FLU:	SFR (Single Family Residential)
Proposed Change to FLU:	**No change to FLU**
Parcel Size:	Total acreage requested = 20.57 (+/-) acres
District:	Commissioner District #4
Current Conditions:	Vacant Land
Purpose:	Private school
Requested Action(s):	Amendment of the Land Development Code Official Zoning Map changing the zoning district **from R1 to PBD**
Staff Recommended Action(s):	

Existing Zoning Description: R1 (Single Family Residential) is intended for low density residential development and is characterized by single-family detached dwellings and applicable accessory structures. Group homes are permissible. Mobile homes are prohibited. Maximum allowable density = 4 dwelling units (du) per acre.

Proposed Zoning Description: PBD (Planned Business District) allows a variety of commercial and residential uses appropriate and easily accessible to major transportation corridors. This district encourages flexible and creative concepts of site planning in order to preserve natural amenities and encourage functional open areas. Single and multi family dwellings, churches, schools, community or club buildings, non residential uses including commercial and retail offices, clinics and professional uses are allowed.

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

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 East Bay Blvd., the approximate 392 daily vehicle trips produced by the current zoning would increase by an additional 352 daily vehicle trips. East Bay Blvd. is currently rated at a Level of Service (LOS) "C" with an Average Daily Traffic (AADT) of 7,100. Rated at LOS Standard "D", the maximum available capacity of 17,700 trips for East Bay Blvd thus indicates capacity is available for the proposed zoning. Specific traffic computations are provided as an appendix to this analysis.

(2) Potable Water:

Holley Navarre Water System

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

(2) Sanitary Sewer:

A letter provided by Holley-Navarre Water System, Inc. indicates that sanitary sewer is available via a 12" low pressure sewer line located on the south side of East Bay Blvd.

(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 6.05.13.B states *"It is the purpose of this article to permit Planned Business developments along major arterials and to encourage the development of this land with highway frontage as planned communities, and business and commercial centers; encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging functional open areas; accomplish a more desirable environment that would not be possible through the strict application of the minimum requirements of these regulations; provide for an efficient use of land resulting in smaller networks of streets and utilities where*

access to regional systems is impractical and thereby lowering development and housing costs; and providing a stable environmental character compatible with surrounding areas; limit access on to major arterials to central locations in order to reduce safety hazards posed by unlimited or uncontrolled access."

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 east and south is single family residential with vacant to the north and west.

The property is partially located within an Accident Potential Zoned for Navy Outlying Landing Field (NOLF) Holley and located within the Military Airport Zone for NOLF Holley Field. The Department of the Navy has stated that they have no objection to this proposed use. The Department of the Navy is closing NOLF Holley and has ceased all flight operations.

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 possible wetlands on this site. The applicant is not requesting to rezone the potential wetlands.

D. Urban Sprawl

Policy 3.1.G.4 of the Comprehensive Plan states:
"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

The proposed development of the property and a rezoning to PBD (Planned Business District) would not result in a finding of urban sprawl under the proposed classification.

For the R1 estimation:

Single Family Detached Housing (210)

20.57 Acres x 4du's/acre = 82 possible units
ITE Average Rate: 9.57 x 82 = 784.74 Average Daily Vehicle Trips
Driveway % 0.50 x 784.74 = 392.37 Daily Vehicle Trips
New Trip % = 100%; 392.37 x 1.00 = 392.37 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 PBD estimation:

Private School (K-12) (536)

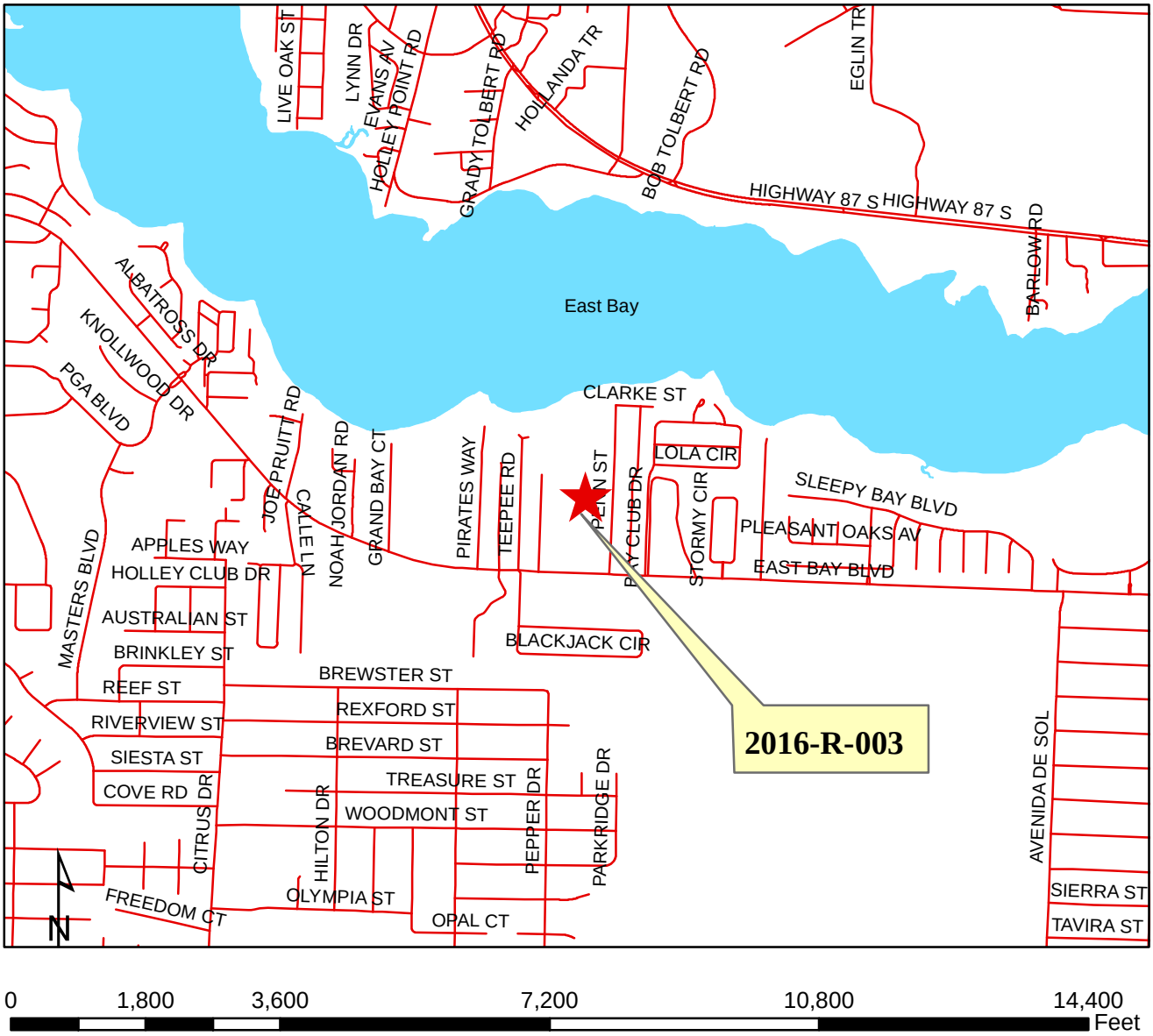
The applicant provided information as to the type of development proposed. The applicant is proposing to construct a private school that will serve Kindergarten through 12th grade. The applicant has stated that the maximum number of students would be 600.

Given:

Number of students = 600
ITE Average Rate: 2.48 x 600 = 1,488 Average Daily Vehicle Trips
Driveway % 0.50 x 1,488 = 744 Daily Vehicle Trips
New Trip % = 100%; 744 x 1.00 = 744 New Daily Vehicle Trips

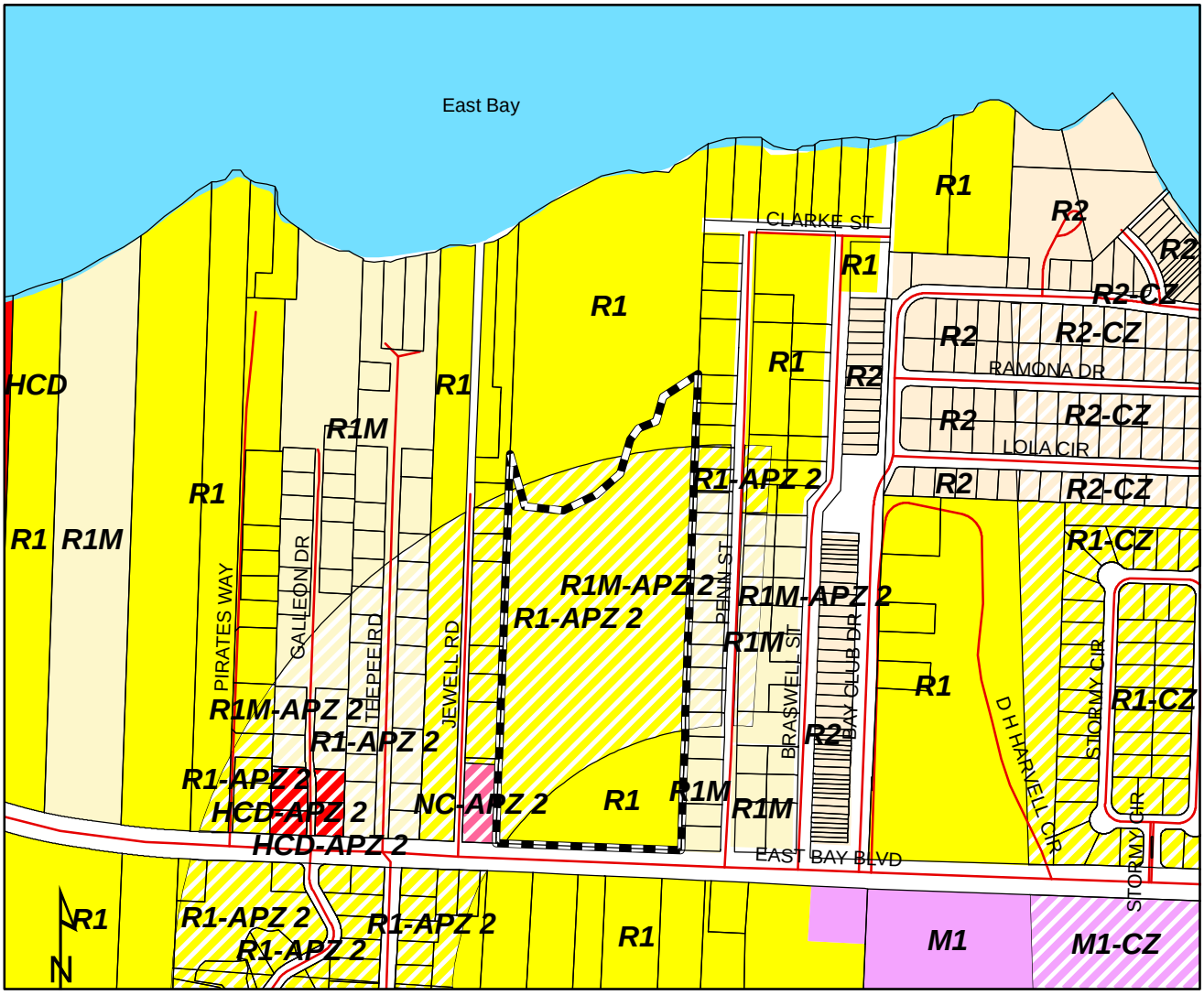
Selection of the ITE data plot (536) for Private School (K-12) was made the applicant has stated that they intend to rezone the property for a private school. The independent variable (students) was chosen for reasons described above and in accordance with professionally accepted practices: the standard deviation was *; and there was a small sample size (2 studies)

2016-R-003
Location



Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2016-R-003
Zoning



0 500 1,000 2,000 3,000 4,000 Feet

Legend

Pending May ZB

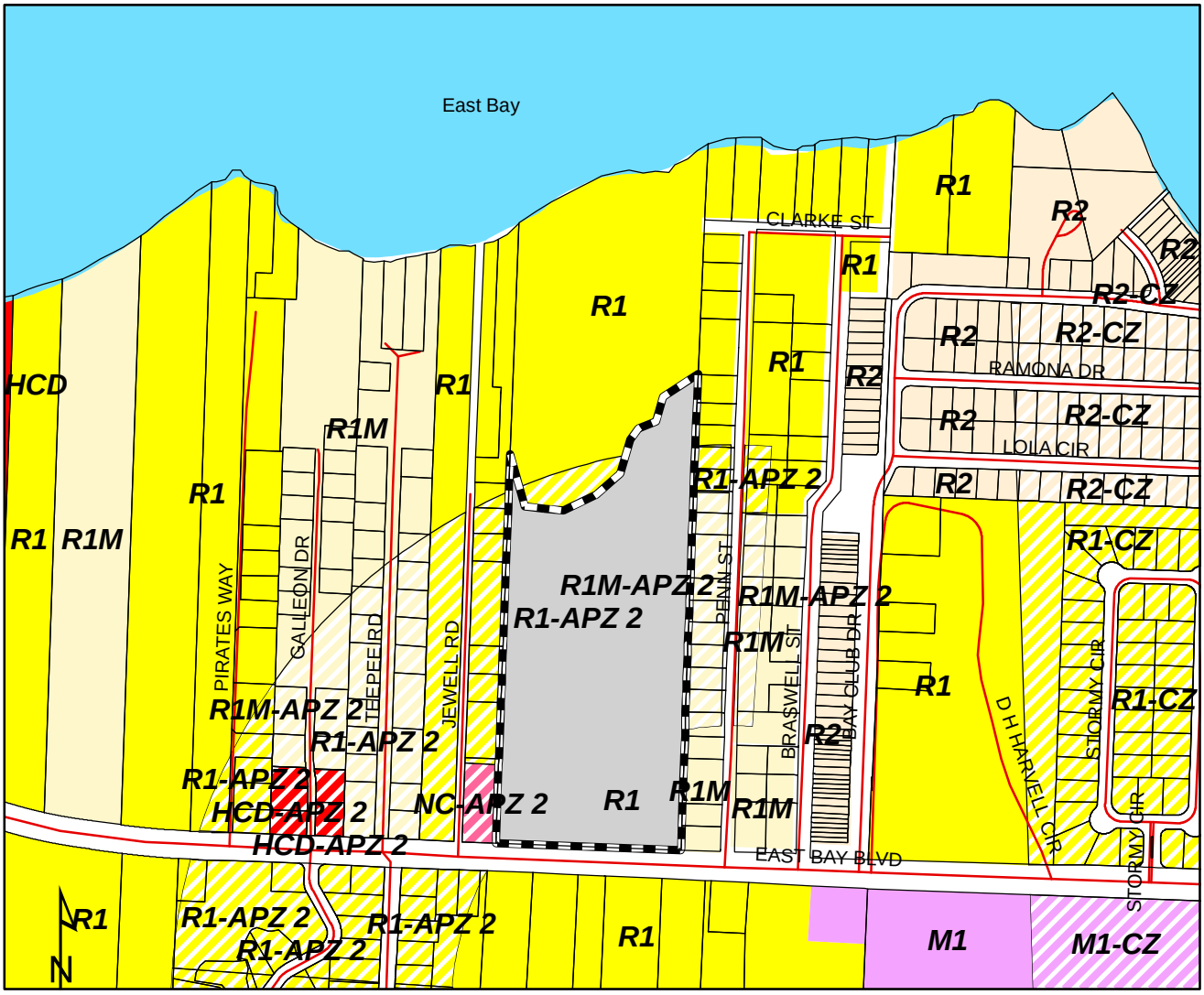
Zoning

DISTRICT

AG-RR
AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
AG1
AG2
AG2-APZ or CZ
C1M
C2M
CITY
HC1
HCD
HCD-APZ or CZ
HCD-HON
HNB
HR1
HR2
M1
M1-APZ or CZ
M1-HON
M2
M2-APZ or CZ
MID
MIL
NB-C
NB-CON/REC
NB-HD
NB-MD
NB-MHD
NB-PMUD
NB-SF
NB-U
NC
NC-APZ or CZ
NC-HON
P1
P1-HON
P2
P2-APZ or CZ
P2-HON
PBD
PID
PUD
R1
R1-APZ or CZ
R1-HON
R1A
R1A-HON
R1M
R1M-APZ or CZ
R1M-HON
R2
R2-APZ or CZ
R2-HON
R2M
R2M-APZ or CZ
R3
RAIL
RR1
RR1-APZ or CZ
STATE
STATE-APZ or CZ
TC1-HON
WATER

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2016-R-003
Proposed Zoning



0 500 1,000 2,000 3,000 4,000 Feet

Legend

Pending May ZB

Zoning

DISTRICT

AG-RR
AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
AG1
AG2
AG2-APZ or CZ
C1M
C2M
CITY
HC1
HCD
HCD-APZ or CZ
HCD-HON
HNB
HR1
HR2
M1
M1-APZ or CZ
M1-HON
M2
M2-APZ or CZ
MID
MIL
NB-C
NB-CON/REC
NB-HD
NB-MD
NB-MHD
NB-PMUD
NB-SF
NB-U
NC
NC-APZ or CZ
NC-HON
P1
P1-HON
P2
P2-APZ or CZ
P2-HON
PBD
PID
PUD
R1
R1-APZ or CZ
R1-HON
R1A
R1A-HON
R1M
R1M-APZ or CZ
R1M-HON
R2
R2-APZ or CZ
R2-HON
R2M
R2M-APZ or CZ
R3
RAIL
RR1
RR1-APZ or CZ
STATE
STATE-APZ or CZ
TC1-HON
WATER

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2016-R-003
2014 Aerial

0 500 1,000 2,000 3,000 4,000 Feet

Legend

Pending May ZB

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

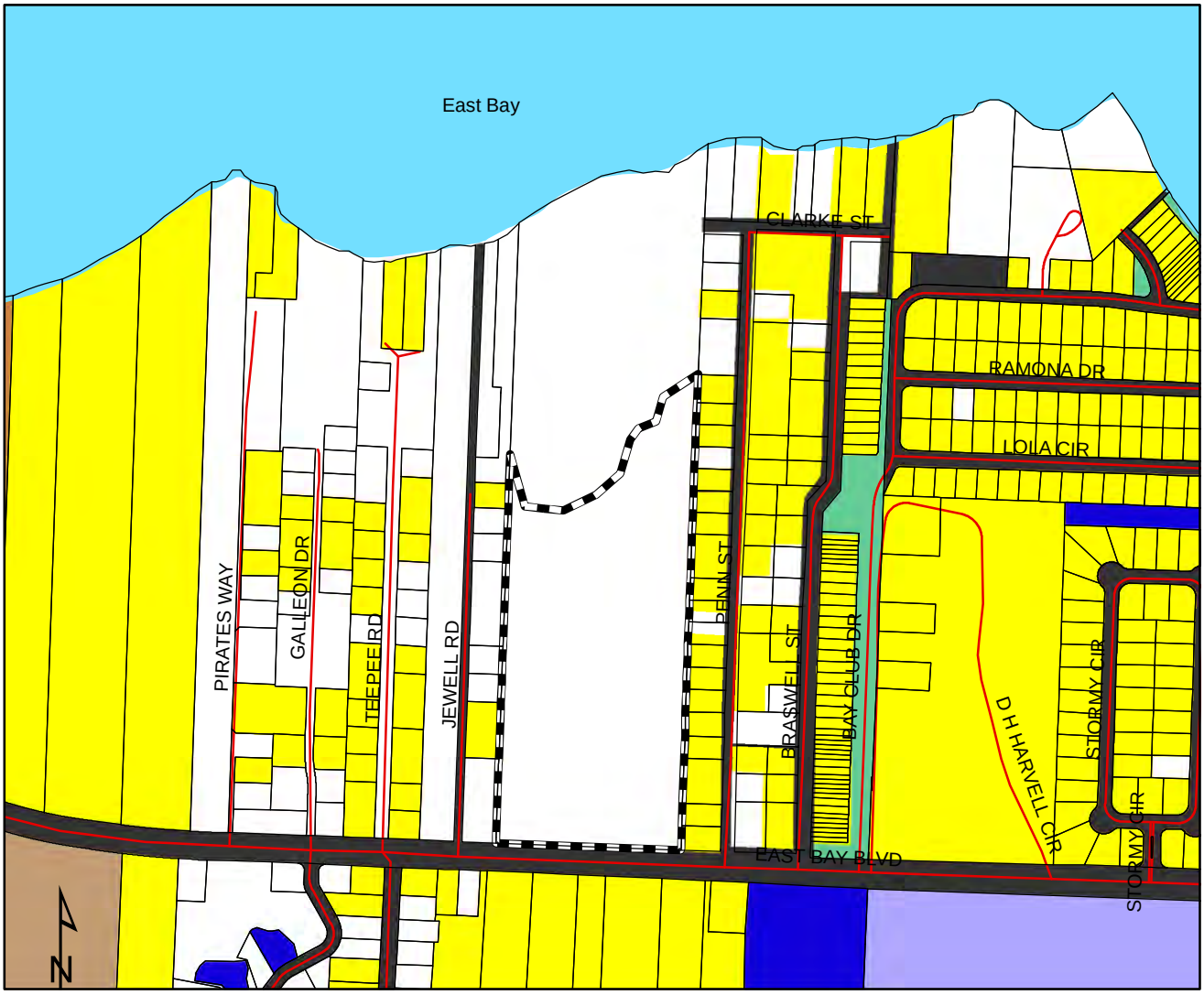
2016-R-003
Close Up 2014 Aerial

Legend

Pending May ZB

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2016-R-003
Existing Land Use



0 500 1,000 2,000 3,000 4,000 Feet

Legend

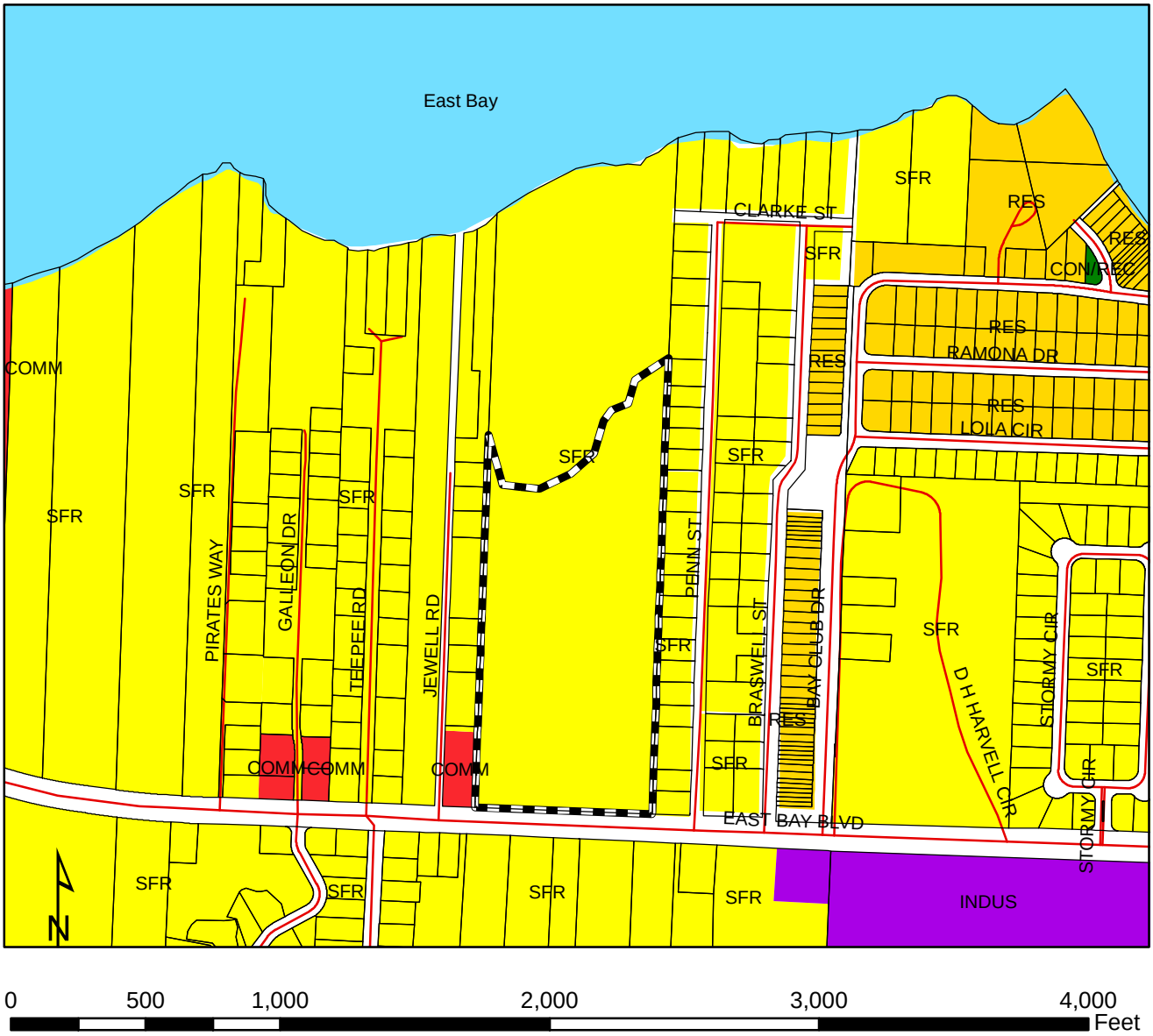
- Pending May ZB

Existing Land Use Category

- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial (INDUS)
- Institutional (INST)
- Multi-Family Residential (MFR <5)
- Multi-Family Residential (MFR >5)
- Military (MIL)
- Mixed Residential/Commercial (MRC)
- Office
- Public Owned Property (POP)
- Rail
- Recreation/Commercial (REC/COMM)
- Recreation/Open Space (REC/OS)
- Right of Way (ROW)
- Single Family Residential (SFR)
- Silviculture (SILVICUL)
- Uncategorized (UNCAT)
- Utilities
- Vacant
- Water

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2016-R-003
Future Land Use



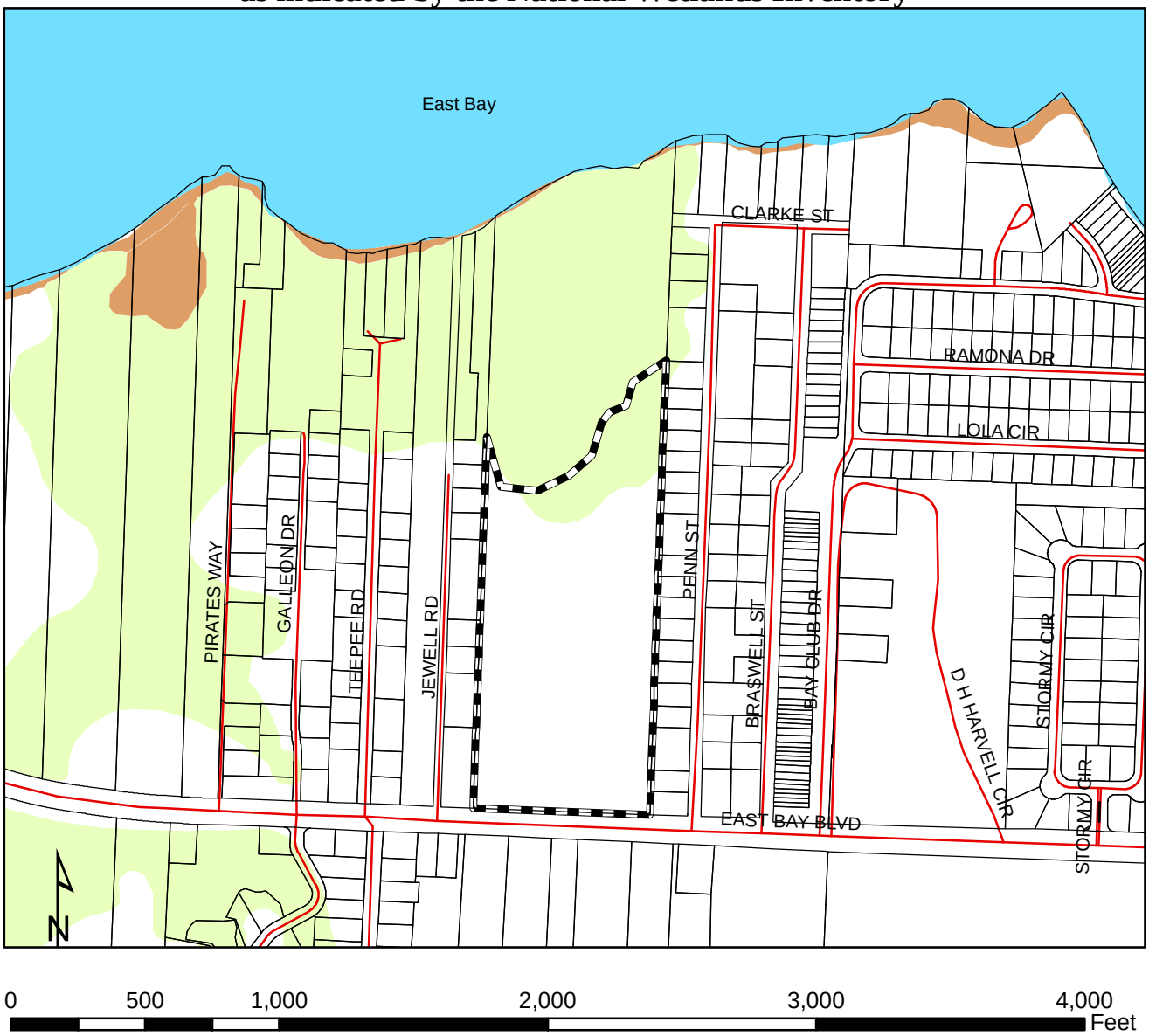
Legend

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

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2016-R-003

Potential Wetlands
as indicated by the National Wetlands Inventory



Legend

Pending May ZB

Potential Wetlands Nat'l Wetlands Inventory

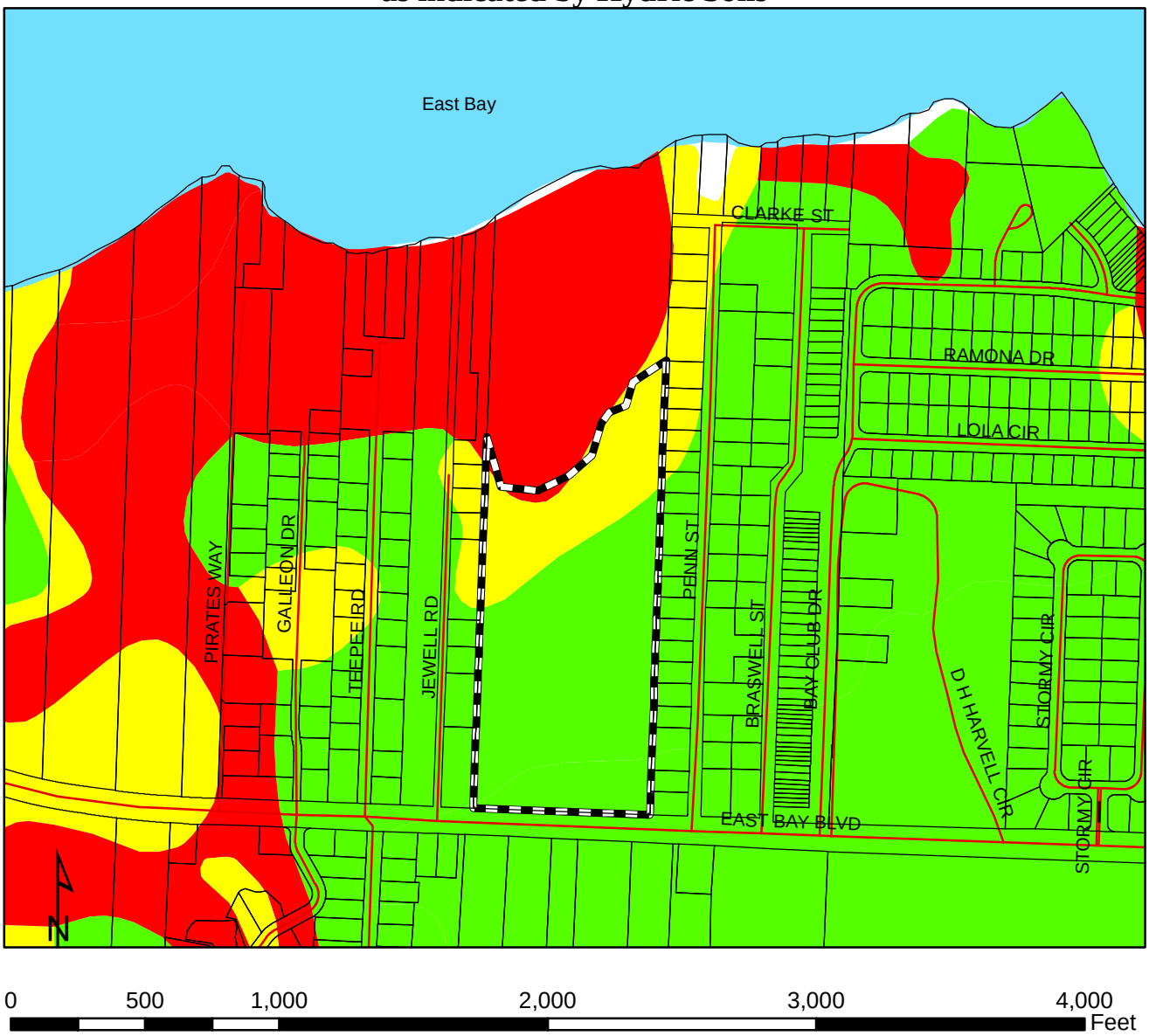
DESCRIPT

- ESTUARINE
- LACUSTRINE
- PALUSTRINE
- RIVERINE
- MARINE

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2016-R-003

Septic Tank Suitability
as indicated by Hydric Soils



Legend

Pending May ZB

Potential Wetlands Based on Soils

HYDRIC CLASSIFICATION

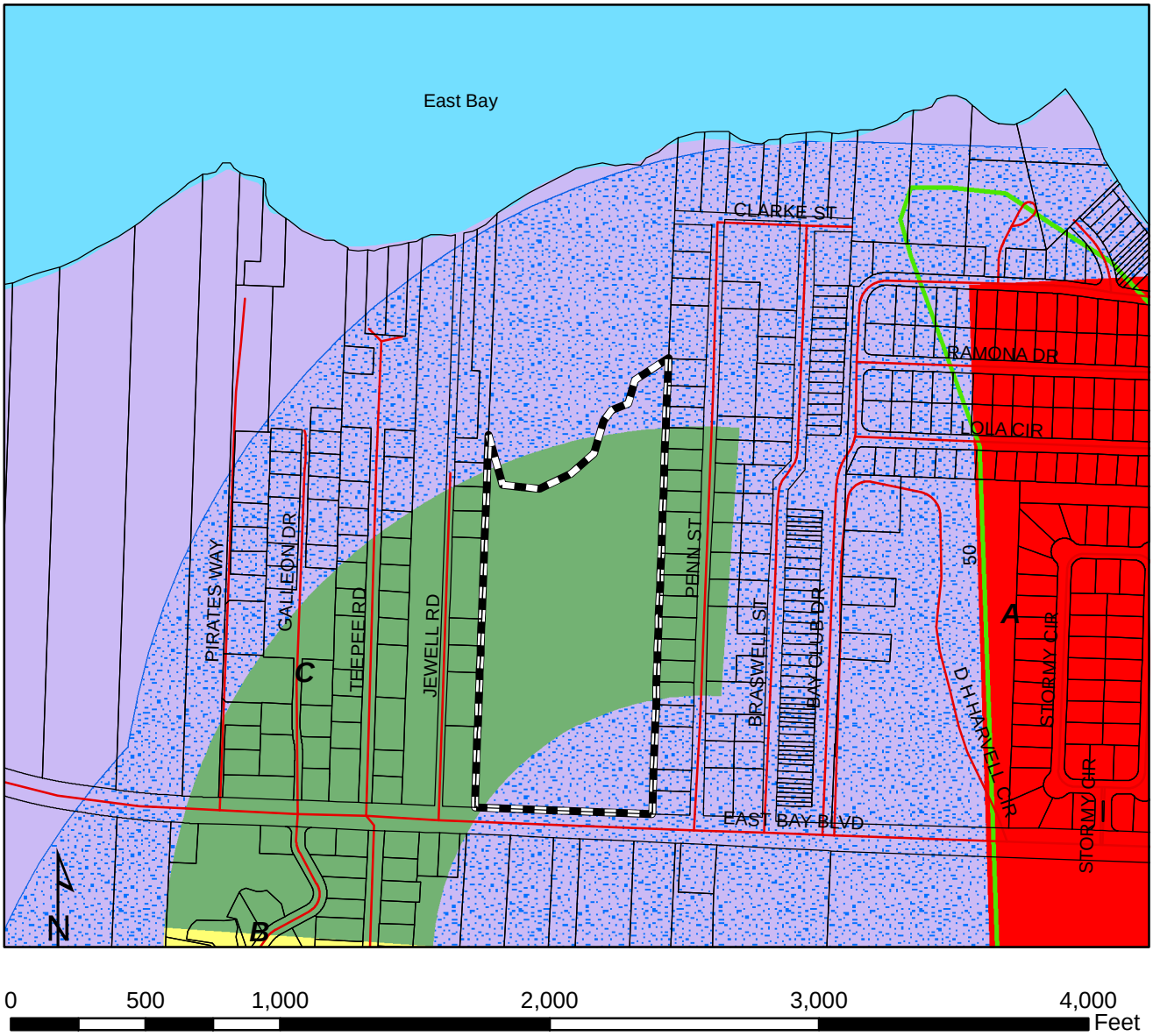
All hydric

Partially hydric

Not hydric

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2016-R-003
Military Airport Zones

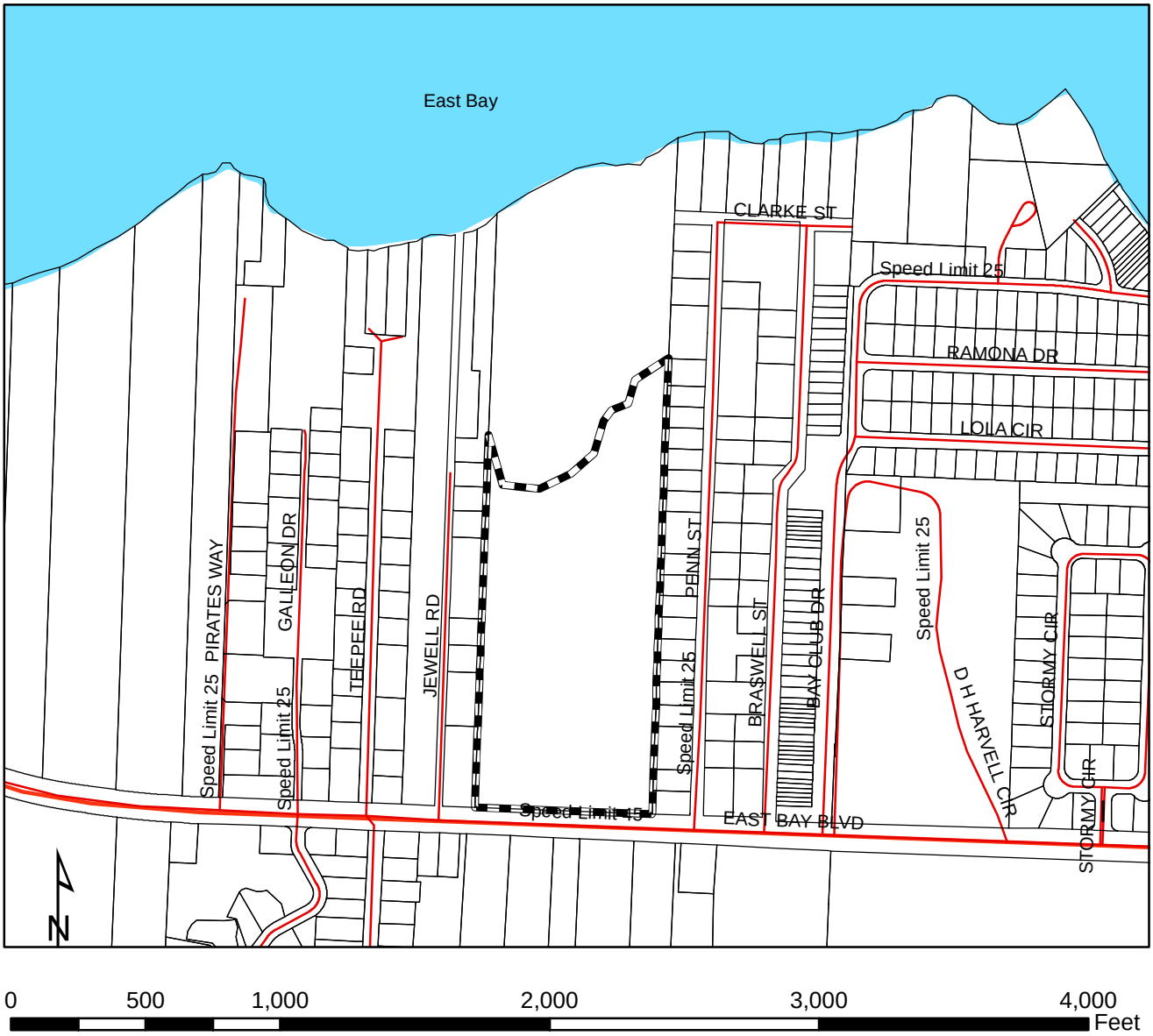


Legend

- Pending May ZB
- A - Clear Zone - High Accident Potential
- B - APZ 1 - Significant Accident Potential
- C - APZ 2 - Measurable Accident Potential
- Approach Surface
- Military/Private Airport Zone
- Airfield Notification Zones
- Private/Military Airport Influence Area

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2016-R-003
Access Management Roadways



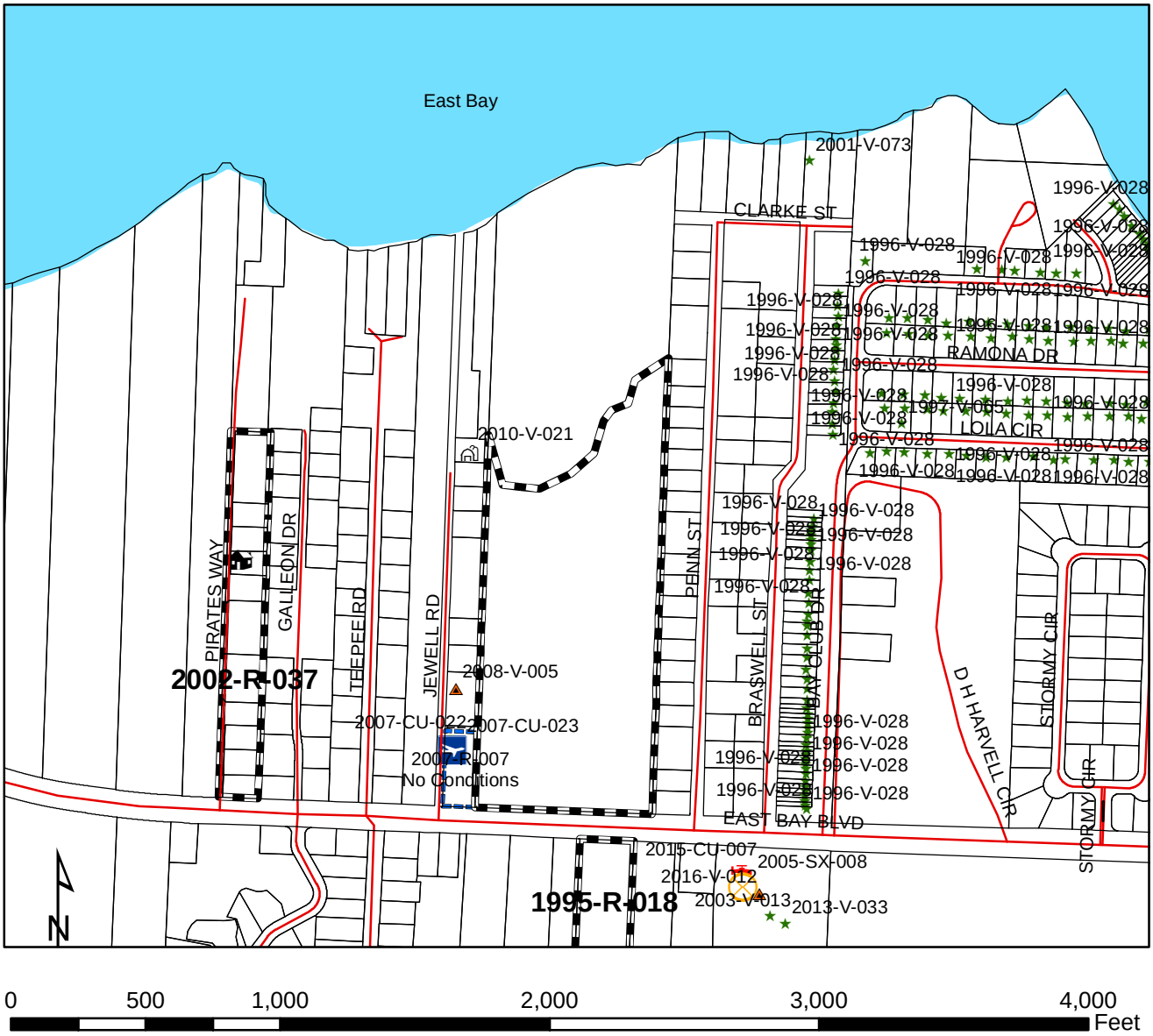
Legend

- Pending May ZB
- Principle Arterial - Interstate
- Major Arterial
- Minor Arterial
- Major Collector
- Major Collector w/Additional Restrictions
- Minor Collector

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2016-R-003

Previous Zoning Board Decisions in the Area



Legend

Pending May ZB

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

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 Application

* For Rezoning only – no Future Land Use Map (FLUM) Amendment required

** Application Instructions begin on Page 4

** For Official Use Only **			
Application No.	2016 - R - 003	Date Received:	12/4/15
Review Fee:	$ 1,000 + 633.85	Receipt No.:	406, 413
Zoning District:	R1, R1-AP22	Proposed Zoning District:	PBD

±35.517 ID #4

Property Owner

Property Owner Name: Gregory L. Parkes, as Bishop of the Diocese of Pensacola-Tallahassee, a corporation sole

Address: 11 North "B" Street, Pensacola, Florida 32502

Phone: 850-433-6581 ext.3845 Fax: 850-433-6162

Email: rge@esclaw.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.

Company: GPLS LLC

Contact Name: Kerry Anne Schultz, Esquire

Address: 2045 Fountain Professional Court, Suite A, Navarre, Florida 32566

Phone: 850-939-3535 Fax: 850-939-3539

Email: kaschultz@fountainlaw.com

Property Information

Parcel ID Number(s): 12-2S-27-0000-01200-0000

"See Exhibit A attached"

-OR-

Street Address of property for which the Rezoning is requested:

7600 Block of East Bay Blvd, Navarre, FL 32566

Subdivision Name (if applicable): _____

Project Details

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

Approximately 20.53 acres

Existing Zoning: R-1 Proposed Zoning: PBD

Existing FLUM: N/A

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

Private School

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 ☐ Provider: _____

Public Water System ☐ Provider: _____

(Attach Letter of Certification)

**SEE ATTACHED LETTER

Sewage Disposal Source (check one):

Private Septic Tank ☐

Private Sewage System ☐ Provider: _____

Public Sewage System ☐ Provider: _____

(Attach Letter of Certification)

**SEE ATTACHED LETTER

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 Sapce: _____

_____

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.

Gregory L Parkes,
Property Owner Name (Type or Print)

Property Owner Signature

Bishop
Title (if applicable)

12/1/15
Date

FULL BUILD OUT SUMMARY

Buildings:

8 Classroom Buildings @ 9,000 sf	72,000 sf
Administration Building	8,000 sf
Library	8,000 sf
Multipurpose Bldg.	19,000 sf
Facilities Maintenance	1,000 sf
Recreation Storage	2,000 sf
Chapel	6,000 sf
Performing Arts Center	20,000 sf
Pool Lockeroom/ Showers	2,000 sf
Central Plant	5,000 sf
Special Use Classroom	7,000 sf
Outbuilding	5,000 sf
Concessions/ Restrooms	1,000 sf
TOTAL	156,000 sf

Other amenities and improvements:

- Competition Soccer Field
- Bleachers
- Practice Field
- Campus Green
- Parking - 182 spaces
- Amphitheater
- Basketball court
- Gazebo
- Playgrounds
- Monument sign
- Natural landscaped areas
- Walking Trails
- Service Drive
- Pool
- Soccer Practice Field
- Field Lights
- Bleachers
- Tennis Courts
- Central Plant
- Walking Trails

STATEMENT OF OBJECTIVES

General Purpose

The purpose of this rezoning application is to modify the current use of uplands portion of the property from R-1 Residential zoning to a single parcel Planned Business District (PBD) for use as a private Christian school, grades pre-K through 12th grade. The development is intended to be phased over 10 years starting as soon as a Final Development Plan can be approved. The school prides itself on a high quality traditional Christian curriculum with class sizes averaging just 13 students.

The school currently operates out of two locations in Gulf Breeze and Navarre, Florida, and has successfully grown to 135 preschool through 4th grade students. The school seeks to secure use of the property to serve their long term institutional needs which will result in the build out of a neighborhood-like assemblage of buildings around a campus green surrounded by trees, walking paths, and a strong connection to the outdoors.

The property is a 37 acre parcel of waterfront land on East Bay Boulevard of which approximately 20 contiguous acres are uplands with the remaining areas being designated wetlands. The rezoning application applies only to the upland 22 acres - the remaining wetland areas will remain R-1.

This use of property for schools is generally considered compatible with residential use and in many counties is an acceptable land use within residential zoning districts without requiring conditional use or rezoning. It is our hope and intention to be good stewards to the neighborhood, environment, and community.

STATEMENT OF OBJECTIVES

General Character and Architectural Style

The school's master plan, grounds, and architecture are based on historical patterns for similar small scale planned development of educational and residential buildings. It is conceived as a coastal 'hamlet' or grouping of buildings smaller than a village. Unlike the appearance and institutional character of a single large structure, the school and its grounds will be laid out much like a small residential community with smaller 1 and two story buildings. The centerpiece of the development is a Campus Green lined with 2 story Classroom Buildings on the east and west sides and anchored at the ends by the Administration Building/ Library to the south and the Chapel to the north. The resulting landscape between the buildings creates a walkable outdoor amenity for recreation, gathering, and outdoor instruction. An amphitheater will be designed into the Campus Green at the north end of the lawn creating a unique venue for outdoor performance against the backdrop of the chapel and a gazebo is planned for the center to create a smaller scale place for gathering. Covered walkways will connect several of the buildings together and help reinforce the cohesive architectural appearance facing the lawn.

This primary grouping of buildings will be sited toward the front and center of the property allowing greater landscape buffers along the side property lines and creating a smaller scale more residential appearance from the street.

Flanking the lawn on either side toward the rear of the property will be the school's two larger buildings - a multipurpose gym and a performing arts center. These buildings will be taller and more institutional in appearance due to their size and type of construction. The multipurpose gym will be sized for basketball with retractable bleachers, locker rooms, restrooms, and kitchen for dual use as a cafeteria. The performing arts center will be the future marquis building on the property with a strong architectural appearance and specialized design to accommodate musical and theatrical performances.

To reinforce the residential character of the development, traditional residential exterior materials such as brick, clapboard siding, and cement board trim will be used with mostly pitched roofs, covered porches, and traditional style doors, windows, and other details.

MASTER PLAN INFORMATION

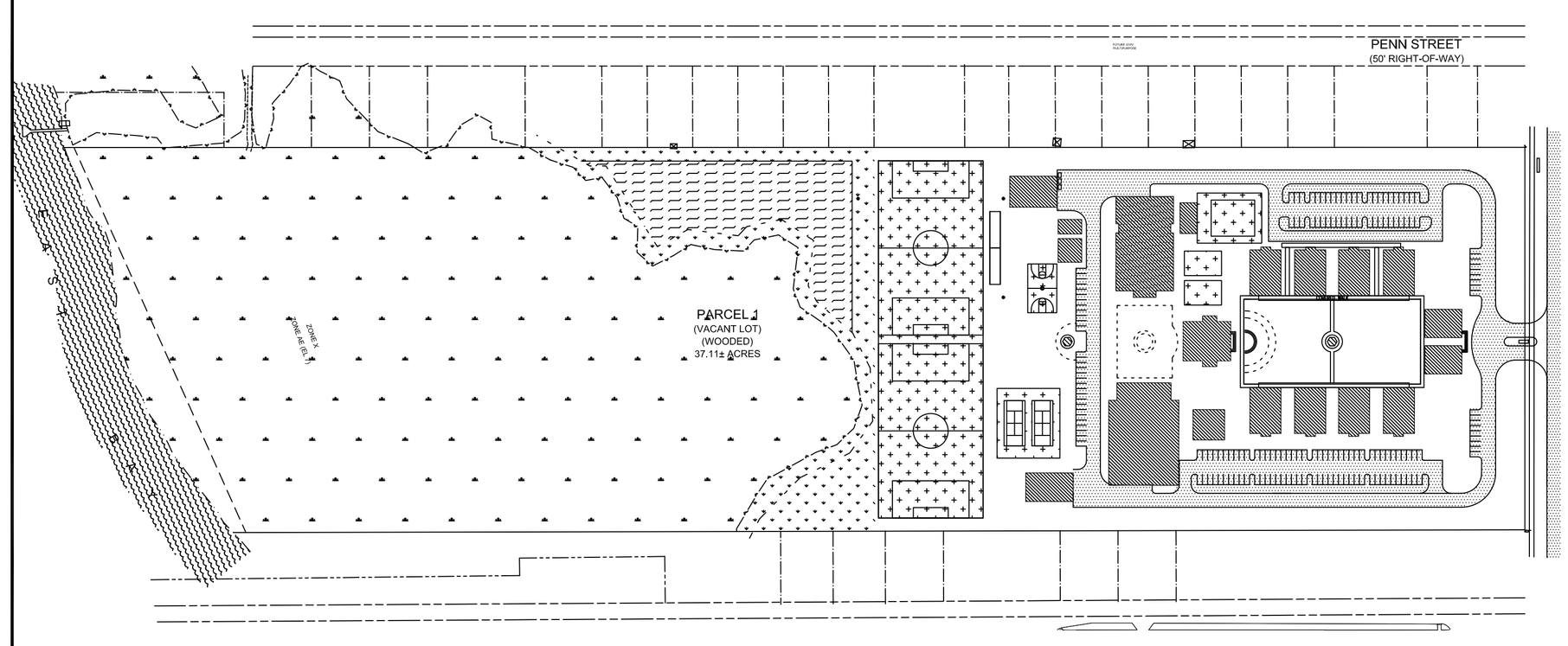
PROPOSED LAND USE:	K-12 SCHOOL
LOT SIZE:	20.01 ACRES
BUILDING SETBACKS:	60' FRONT
	20' SIDE
	25' REAR FROM WETLAND AREA
MAX. HEIGHT OF BUILDINGS:	50'
LANDSCAPE BUFFER	
AT EAST BAY:	25' (TYPE C)
ADJ. TO RESIDENTIAL:	20' (TYPE C)
OPEN SPACE MINIMUM	15%
OPEN SPACE SHOWN	36%

UTILITY PROVIDERS

SANITARY SEWER:	HOLLEY-NAVARRE WATER SYSTEM
POTABLE WATER:	HOLLEY-NAVARRE WATER SYSTEM
ELECTRICITY:	GULF POWER
COMMUNICATIONS:	MEDIACOM, AT&T

AREA CALCULATIONS

TOTAL PARCEL AREA:	37.11 ACRES
TOTAL PBD AREA PROPOSED (UPLANDS):	20.01 ACRES
TOTAL R1 AREA TO REMAIN (WETLANDS):	17.09 ACRES
TOTAL VEHICULAR AND PEDESTRIAN AREAS:	152,000 SF
TOTAL DEVELOPED RECREATION AREA:	148,000 SF
TOTAL COMMON OPEN SPACE:	313,000 SF
TOTAL NATURAL AREAS:	82,300 SF
TOTAL STORMWATER MANAGEMENT AREA:	58,000 SF



OFF STREET PARKING SUMMARY

ELEMENTARY/ MIDDLE SCHOOL CLASSROOMS:	**54**
HIGH SCHOOL CLASSROOMS:	**11**
AUDITORIUM CAPACITY:	**1000 SEATS**
RATIO OF STUDENTS	
HIGH SCHOOL STUDENTS	**16%**
ELEMENTARY/ MIDDLE SCHOOL	**84%**
ELEMENTARY PARKING REQ'TS:	
THE GREATER OF	
1 PER 10 SEATS IN AUDITORIUM	
AUDITORIUM SPACES = 84% OF 1000 = 840 =	**84 SPACES**
OR 1 SPACE PER CLASSROOM = 1X54 =	**54 SPACES**
USE GREATER NUMBER	**84 REQUIRED SPACES**
PLUS	
HIGH SCHOOL PARKING REQ'TS	
THE GREATER OF	
1 PER 8 SEATS IN THE AUDITORIUM	
AUDITORIUM SPACES = 16% OF 1000 = 160 =	**20 SPACES**
OR 3 SPACES PER CLASSROOM = 3X11 =	**33 SPACES**
USE GREATER NUMBER	**33 REQUIRED SPACES**
TOTAL	**84+33 = 117 REQUIRED SPACES**
TOTAL SHOWN	**182 SPACES**

1 AREA CALCULATIONS PLAN

1" = 50'-0"

PROJECT ISSUE:

PRELIMINARY MASTER PLAN SUBMITTAL	03-31-2016
REV 1	04-19-2016

CONSULTANTS:

CIVIL ENGINEERING
REBOL BATTLE ASSOCIATES
2301 N. NINTH AVENUE
PENSACOLA, FL 32502
(850) 438-0400

PROJECT:

GULF POINTE ACADEMY
PRELIMINARY
MASTER PLAN

8851 NAVARRE PARKWAY
NAVARRE, FL 32566

CALDWELL ASSOCIATES
ARCHITECTURE • PLANNING • INTERIOR DESIGN
116 NORTH TARRAGONA STREET
PENSACOLA, FLORIDA 32502
850•432•9500
LICENSE NO. AA 26000721
LICENSE NO. IB 0000995

ARCHITECT'S SEAL

NOT FOR CONSTRUCTION

H. MILLER CALDWELL, JR
AR 7462

PROJECT NO. : 9215

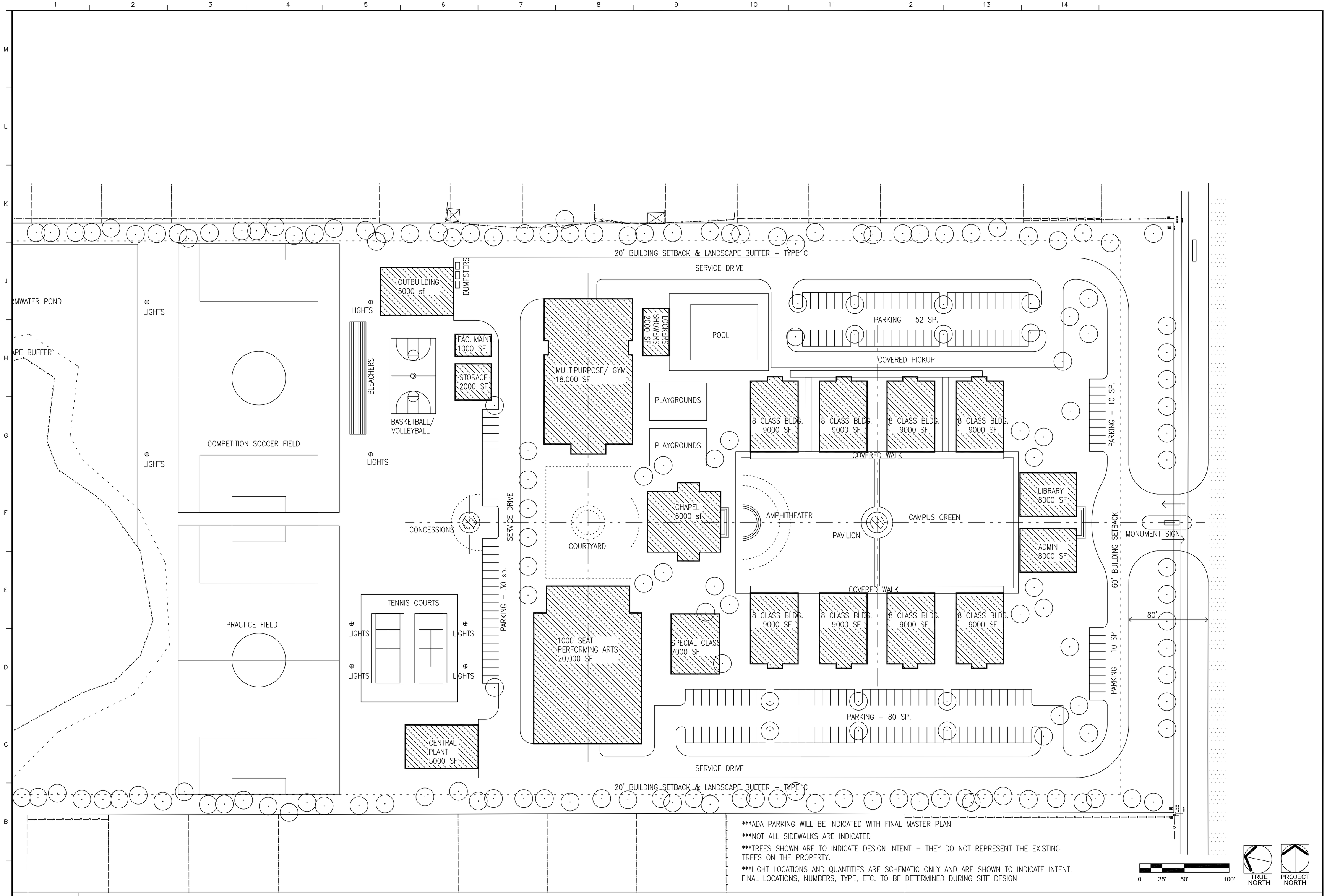
SHEET TITLE:

NARRATIVE AND DATA

SHEET NUMBER:

A001

© 2013 CALDWELL ASSOCIATES ARCHITECTS, INC



***ADA PARKING WILL BE INDICATED WITH FINAL MASTER PLAN

***NOT ALL SIDEWALKS ARE INDICATED

***TREES SHOWN ARE TO INDICATE DESIGN INTENT – THEY DO NOT REPRESENT THE EXISTING TREES ON THE PROPERTY.

***LIGHT LOCATIONS AND QUANTITIES ARE SCHEMATIC ONLY AND ARE SHOWN TO INDICATE INTENT. FINAL LOCATIONS, NUMBERS, TYPE, ETC. TO BE DETERMINED DURING SITE DESIGN

1 PRELIMINARY MASTER PLAN

1" = 50'-0"

PROJECT ISSUE:

PRELIMINARY MASTER PLAN SUBMITTAL	03-31-2016
REV 1	04-19-2016

CONSULTANTS:

CIVIL ENGINEERING
REBOL BATTLE ASSOCIATES
2301 N. NINTH AVENUE
PENSACOLA, FL 32502
(850) 438-0400

PROJECT:

GULF POINTE ACADEMY
PRELIMINARY
MASTER PLAN

8851 NAVARRE PARKWAY
NAVARRE, FL 32566

CALDWELL ASSOCIATES
ARCHITECTURE • PLANNING • INTERIOR DESIGN
116 NORTH TARRAGONA STREET
PENSACOLA, FLORIDA 32502
850•432•9500
LICENSE NO. AA 26000721
LICENSE NO. IB 0000995

ARCHITECT'S SEAL

NOT FOR CONSTRUCTION

H. MILLER CALDWELL, JR
AR 7462

PROJECT NO. : 9215

SHEET TITLE:

PRELIMINARY MASTER PLAN

SHEET NUMBER:

A002

© 2013 CALDWELL ASSOCIATES ARCHITECTS, INC

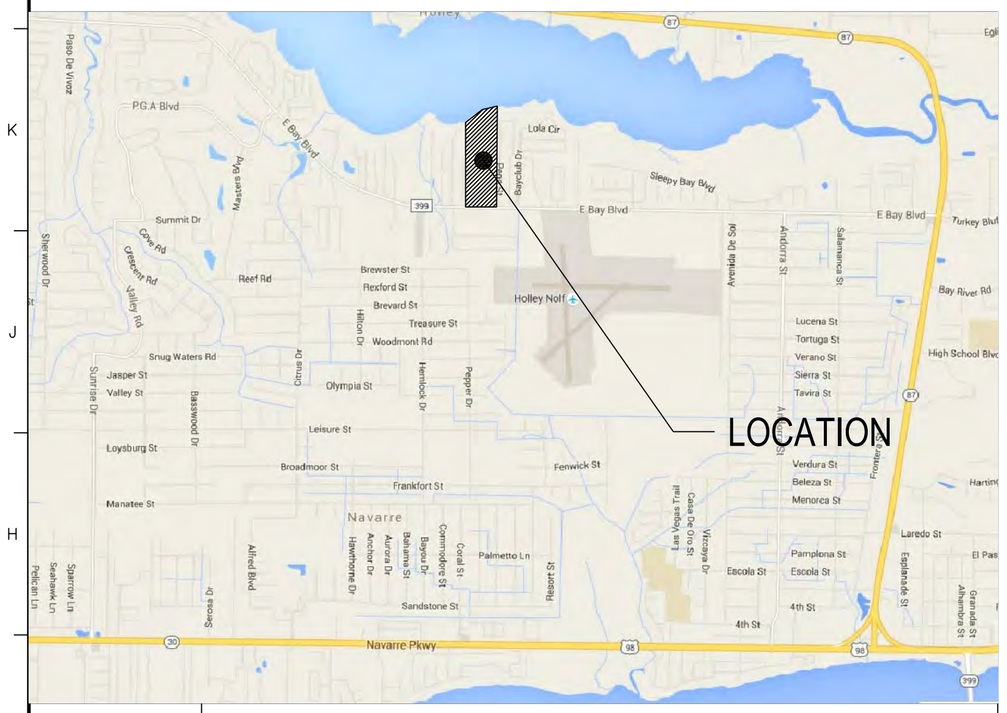
PRELIMINARY MASTER PLAN

FOR A PRIVATE CHRISTIAN SCHOOL
AT

EAST BAY BOULEVARD
NAVARRE, FLORIDA 32566

SANTA ROSA COUNTY
SECTION 12
TOWNSHIP 2 SOUTH
RANGE 27 WEST

APPLICATION FOR REZONING R-1 TO PBD

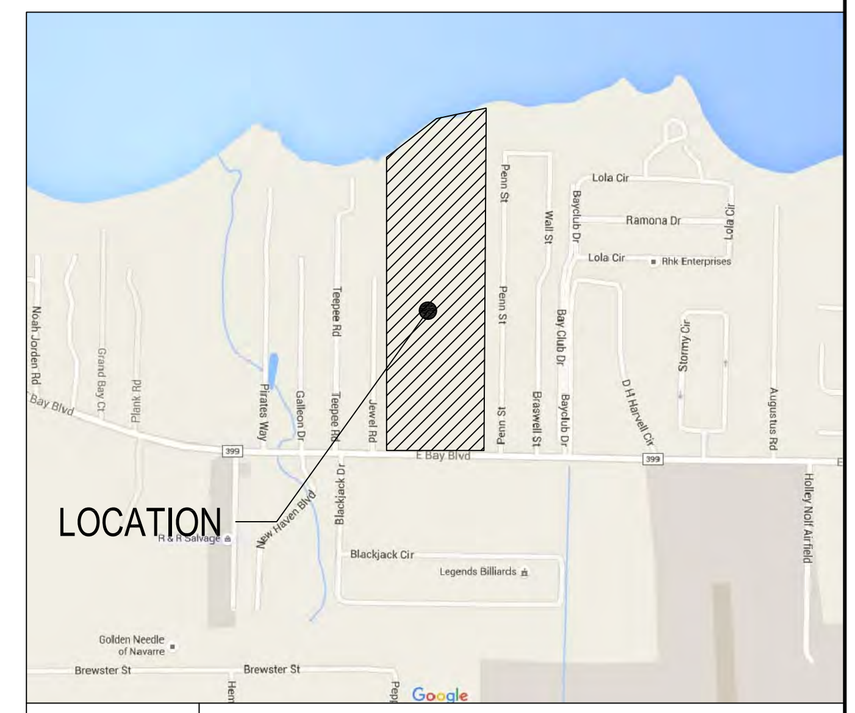


1 VICINITY PLAN

N.T.S.

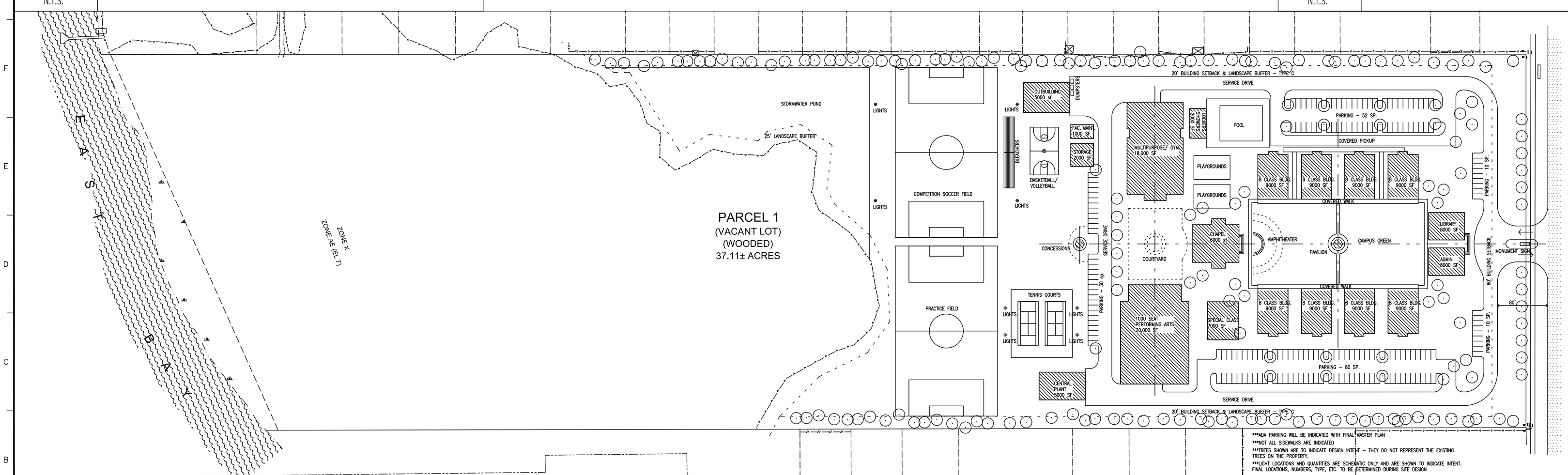
INDEX OF DRAWINGS

T001 - TITLE SHEET
A001 - NARRATIVE AND DATA
A002 - PRELIMINARY MASTER PLAN



1 AREA SITE PLAN

N.T.S.



1 PRELIMINARY MASTER PLAN

1" = 100'-0"

PROJECT ISSUE:

PRELIMINARY MASTER PLAN SUBMITTAL	03-31-2016
REV 1	04-19-2016

CONSULTANTS:

CIVIL ENGINEERING
REBOL BATTLE ASSOCIATES
2301 N. NINTH AVENUE
PENSACOLA, FL 32502
(850) 438-0400

PROJECT:

GULF POINTE ACADEMY
PRELIMINARY
MASTER PLAN

8851 NAVARRE PARKWAY
NAVARRE, FL 32566

CALDWELL ASSOCIATES
ARCHITECTURE • PLANNING • INTERIOR DESIGN
116 NORTH TARRAGONA STREET
PENSACOLA, FLORIDA 32502
850•432•9500
LICENSE NO. AA 26000721
LICENSE NO. IB 0000995

ARCHITECT'S SEAL

NOT FOR CONSTRUCTION

H. MILLER CALDWELL, JR
AR 7462

PROJECT NO. : 9215
SHEET TITLE:
PRELIMINARY MASTER PLAN

SHEET NUMBER:

T001

© 2013 CALDWELL ASSOCIATES ARCHITECTS, INC

East on East Bay Blvd with the subject site on the left.

Panning clockwise – southeast across East Bay Blvd.

Single Family Residential - South across East Bay Blvd.

West on East Bay Blvd. With the subject property on the right.

Jewel Road located adjacent west of the site.

East at the intersection of Jewel Rd and East Bay Blvd.

Again panning clockwise from the intersection of Jewel Rd and East Bay Blvd.

Single family residential on the north side of East Bay Blvd.

Looking south and west

Single Family residential construction on Jewel Rd. This SFR will abut the subject site.

Looking south on Jewel Rd towards East Bay Blvd.

Looking north on Penn Street. Penn Street is adjacent east of the site. With SFR and mobile homes located on the eastern boundary of the suject site.

South on Penn Street toward East Bay Blvd.

Single family residential on the east side of Penn Street.

West at the intersection of Penn Street and East Bay Blvd with the subject property on the right.

CITIZENS COMMENTS

2016-R-003

Received prior to Zoning Board Meeting

Darliene Stanhope

From: bamagirl4 <bamagirl4@yahoo.com>
Sent: Wednesday, May 4, 2016 8:02 PM
To: Darliene Stanhope
Subject: Rezoning Application 2016-R-003

My name is Anita McKibben and my husband, Don, and I live next to the property for the proposed private school on Highway 399. We live at 2719 Penn Street. We don't especially have a problem with the building of the school, it's just a shame that every piece of vacant or wooded land has to be built on. Eventually there won't be anymore land left.

One concern is will there be a privacy fence or possibly a concrete wall built behind our property? We looked at the architect drawing and noticed a 20 foot building setback and landscape buffer. Will they still have a privacy fence built? What will be the hours of the school? Will there be late night sports events? We are concerned about the amount of traffic this school will create. Highway 399 is already as bad as Highway 98. Really don't need more cars and buses.

These are some our concerns.

Thank you for your considerations about our concerns.

I can be contacted at 850-217-0455 or by email if you need.

Thanks,
Anita

Darliene Stanhope

From: Lynn <spankyd4d@hotmail.com>
Sent: Wednesday, May 11, 2016 10:54 AM
To: Darliene Stanhope
Subject: Rezoning Application 2016-R-003 for Gregory L. Parks, Bishop of the Diocese of Pensacola-Tallahassee

While we are not apposed to the school we do have a big concern regarding the fencing of the property. We were told that at this point you intend to put chain-link around the school. We own the two properties directly south of East Bay (Hwy. 399) and chain link would do nothing to provide us with the privacy we now enjoy.

Because there will be hundreds of people coming and going throughout the weekdays we would like to see a more substantial wall, such as "block" be used. The parking lot will be directly behind our property which means we will lose the serenity and enjoyment of our home. I understand that there will be landscaping done around the school but the noise will be constant. This type of wall would at least muffle the noises of slamming doors and conversations not wanting to be heard. While we understand that this is an expense not anticipated, without it we have absolutely no privacy and that was the biggest reason we bought on Jewel Road.

While we are unable to attend this hearing we will have an agent to speak for us. Ms. Bradley will be there to voice our concerns.

We hope the board will understand the complete loss of privacy and reconsider the type of fencing used.

Thank you,
Steve Schindel
S. Lynn McClure

Re: 2728 Jewel Rd.
Navarre, Florida 32566
520-705-3855

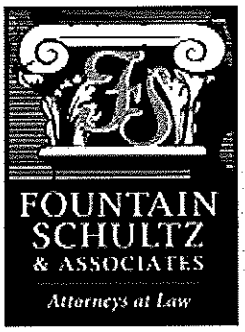
Darliene Stanhope

From: Kerry Anne Schultz <kaschultz@fountainlaw.com>
Sent: Thursday, May 12, 2016 6:09 AM
To: Darliene Stanhope
Subject: RE: Rezoning Application 2016-R-003 for Gregory L. Parks, Bishop of the Diocese of Pensacola-Tallahassee

HI, Darliene! I am sure that you know the response to this email. However, please note the following:

1. Complaining lot has been cleared of almost all vegetation.
2. Commercial business is currently run from (R-1) lot
3. Current zoning of R-1 for our lot would allow for more building density with no fence or landscaping

Thank you for your consideration. Best regards, Kerry Anne



Kerry Anne Schultz, Esquire
FOUNTAIN, SCHULTZ & ASSOCIATES, P.L.
Attorneys at Law
2045 Fountain Professional Ct., Ste. A
Navarre, Florida 32566
(850) 939-3535
(850) 939-3539 Fax
www.FountainLaw.com
KASchultz@FountainLaw.com

CONFIDENTIALITY NOTICE: This e-mail and any files transmitted with it are confidential and are intended solely for the use and benefit of the individual or entity to which they are addressed. This communication may contain material protected by the attorney-client privilege. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this e-mail in error, and that any use, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited. If you received this e-mail in error, please immediately notify Kerry Anne Schultz at Fountain, Schultz & Associates, P.L. by return e-mail or at telephone number (850) 939-3535. You will be reimbursed for the reasonable costs of notifying the sender.

.....

Pursuant to federal regulations imposed on practitioners who render tax advice ("Circular 230"), we are required to advise you that any tax advice contained herein is not intended or written to be used for the purpose of avoiding tax penalties that may be imposed by the Internal Revenue Service. If this advice is or is intended to be used or referred to in promoting, marketing or recommending a partnership or other entity, investment plan or arrangement, the regulations under Circular 230 require that we advise you as follows: (1) this writing is not intended or written to be used, and it cannot be used, for the purpose of avoiding tax penalties that may be imposed on a taxpayer; (2) the advice was written to support the promotion or marketing of the transaction(s) or matter(s) addressed by the written advice; and (3) the taxpayer should seek advice based on the taxpayer's particular circumstances from an independent tax advisor.

From: Darliene Stanhope [mailto:DarlieneS@santarosa.fl.gov]
Sent: Wednesday, May 11, 2016 10:59 AM
To: Kerry Anne Schultz <kaschultz@fountainlaw.com>
Subject: FW: Rezoning Application 2016-R-003 for Gregory L. Parks, Bishop of the Diocese of Pensacola-Tallahassee

See below

Darliene Stanhope
Planner III
Santa Rosa County Development Services Center
6051 Old Bagdad Hwy, Suite 202 | Milton, Florida 32583
P: 850.981.7081 | F: 850.983.9874
Santarosa.fl.gov | Facebook | Twitter | Instagram

Help us improve our customer service with this short survey.

From: Lynn [mailto:spankyd4d@hotmail.com]
Sent: Wednesday, May 11, 2016 10:54 AM
To: Darliene Stanhope <DarlieneS@santarosa.fl.gov>
Subject: Rezoning Application 2016-R-003 for Gregory L. Parks, Bishop of the Diocese of Pensacola-Tallahassee

While we are not apposed to the school we do have a big concern regarding the fencing of the property. We were told that at this point you intend to put chain-link around the school. We own the two properties directly south of East Bay (Hwy. 399) and chain link would do nothing to provide us with the privacy we now enjoy.

Because there will be hundreds of people coming and going throughout the weekdays we would like to see a more substantial wall, such as "block" be used. The parking lot will be directly behind our property which means we will lose the serenity and enjoyment of our home. I understand that there will be landscaping done around the school but the noise will be constant. This type of wall would at least muffle the noises of slamming doors and conversations not wanting to be heard. While we understand that this is an expense not anticipated, without it we have absolutely no privacy and that was the biggest reason we bought on Jewel Road.

While we are unable to attend this hearing we will have an agent to speak for us. Ms. Bradley will be there to voice our concerns.

We hope the board will understand the complete loss of privacy and reconsider the type of fencing used.

Thank you,
Steve Schindel
S. Lynn McClure

Re: 2728 Jewel Rd.
Navarre, Florida 32566
520-705-3855