

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)

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 (Neighborhood 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: $9.57 \times 82 = 784.74$ Average Daily Vehicle Trips

Driveway % $0.50 \times 784.74 = 392.37$ Daily Vehicle Trips

New Trip % = 100%; $392.37 \times 1.00 = 392.37$ 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: $2.48 \times 600 = 1,488$ Average Daily Vehicle Trips

Driveway % $0.50 \times 1,488 = 744$ Daily Vehicle Trips

New Trip % = 100%; $744 \times 1.00 = 744$ 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)

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Single Family Detached Housing (210)

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Driveway % $0.50 \times 784.74 = 392.37$ Daily Vehicle Trips

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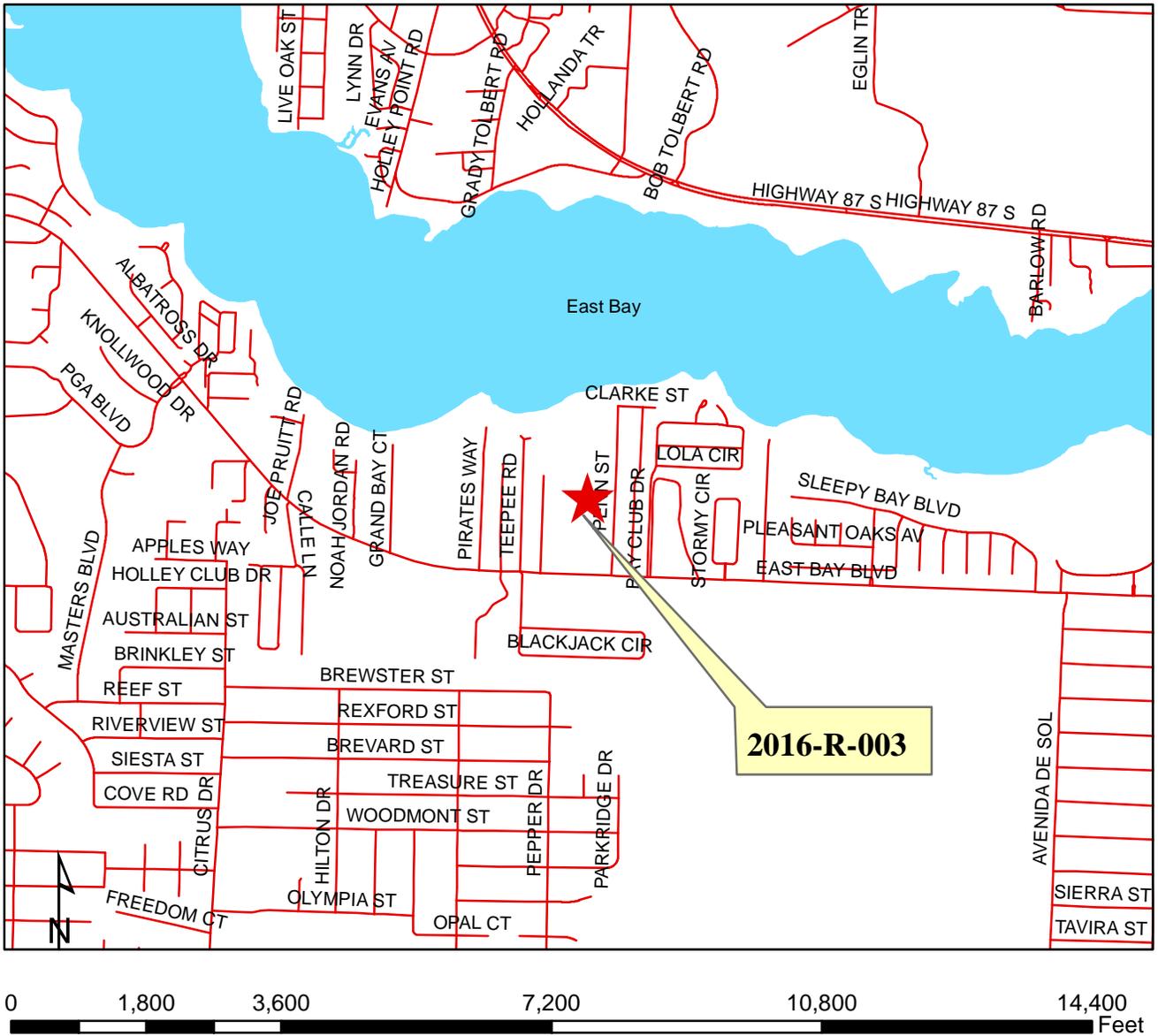
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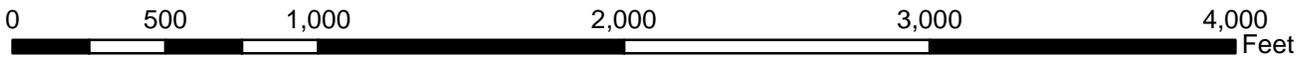
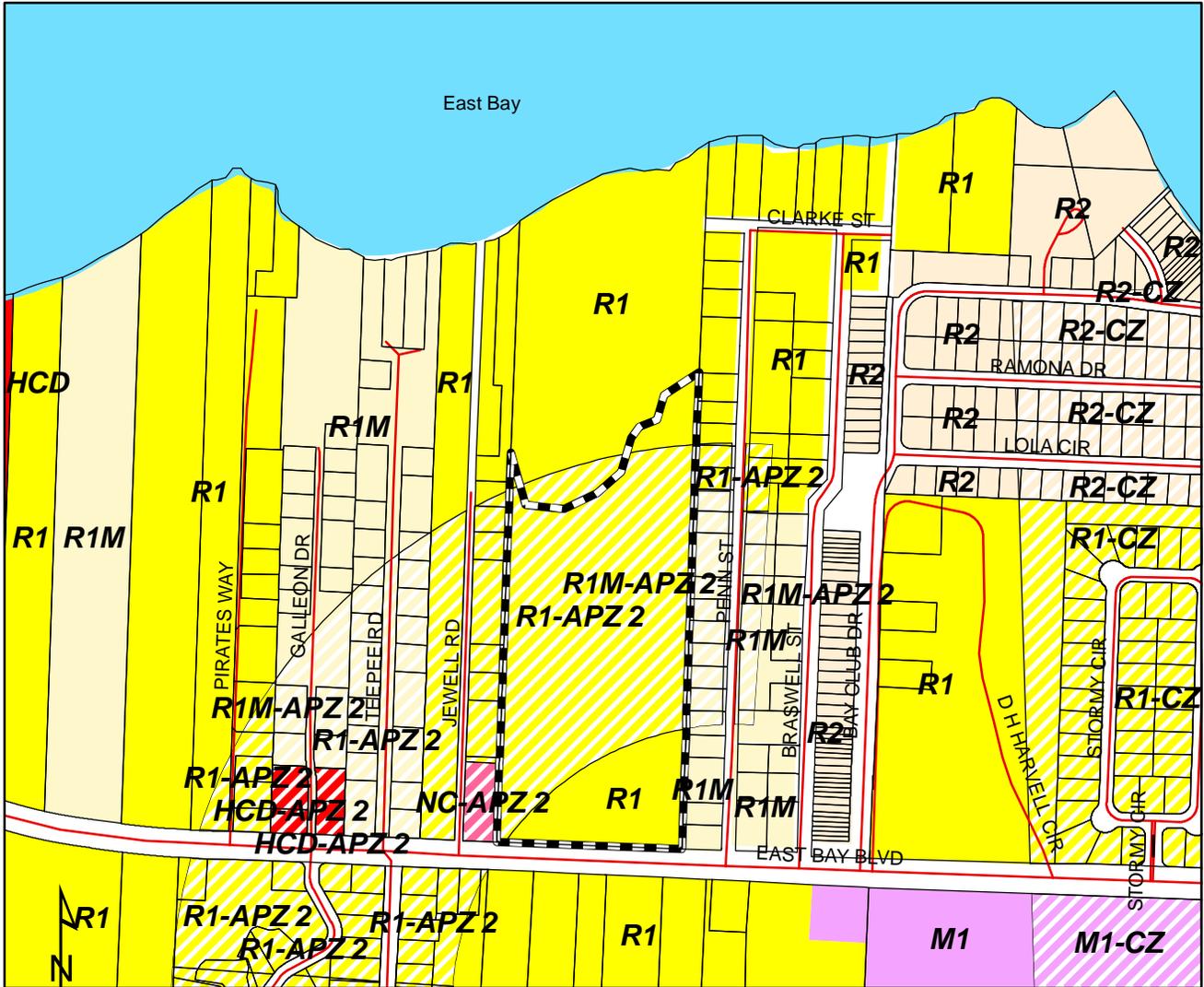
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2016-R-003 Location



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2016-R-003 Zoning



Legend

Pending May ZB

Zoning

DISTRICT

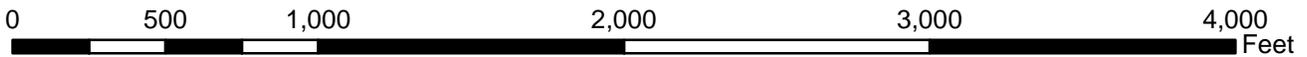
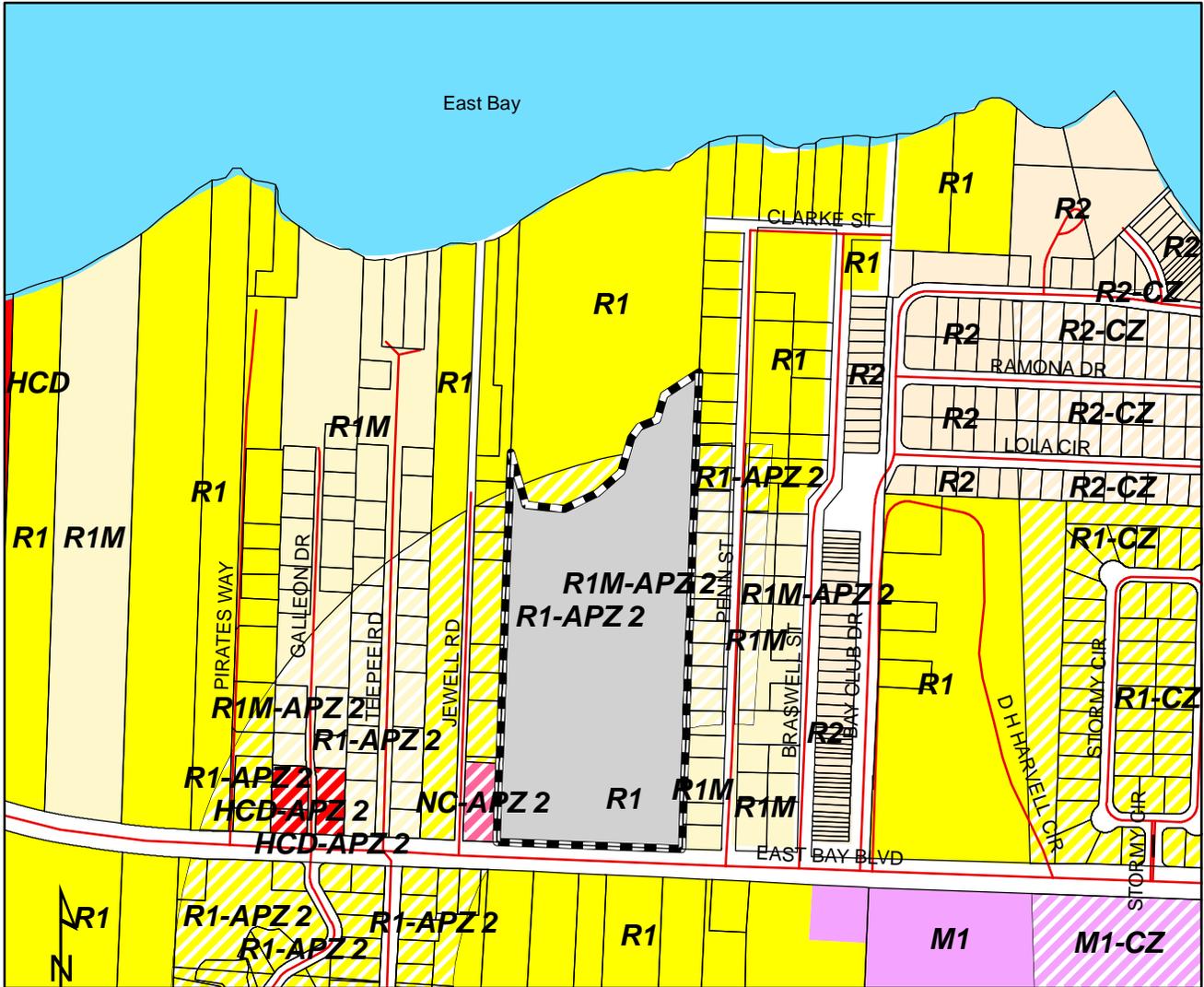
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB

- | | | |
|--------------|--------------|-----------------|
| HR1 | NB-U | R1A-HON |
| HR2 | NC | R1M |
| M1 | NC-APZ or CZ | R1M-APZ or CZ |
| M1-APZ or CZ | NC-HON | R1M-HON |
| M1-HON | P1 | R2 |
| M2 | P1-HON | R2-APZ or CZ |
| M2-APZ or CZ | P2 | R2-HON |
| MID | P2-APZ or CZ | R2M |
| MIL | P2-HON | R2M-APZ or CZ |
| NB-C | PBD | R3 |
| NB-CON/REC | PID | RAIL |
| NB-HD | PUD | RR1 |
| NB-MD | R1 | RR1-APZ or CZ |
| NB-MHD | R1-APZ or CZ | STATE |
| NB-PMUD | R1-HON | STATE-APZ or CZ |
| NB-SF | R1A | TC1-HON |
| | | WATER |

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2016-R-003 Proposed Zoning

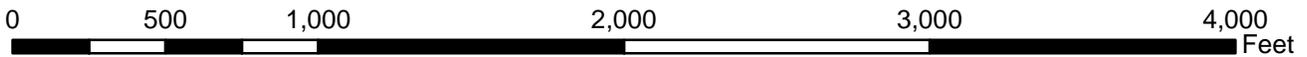
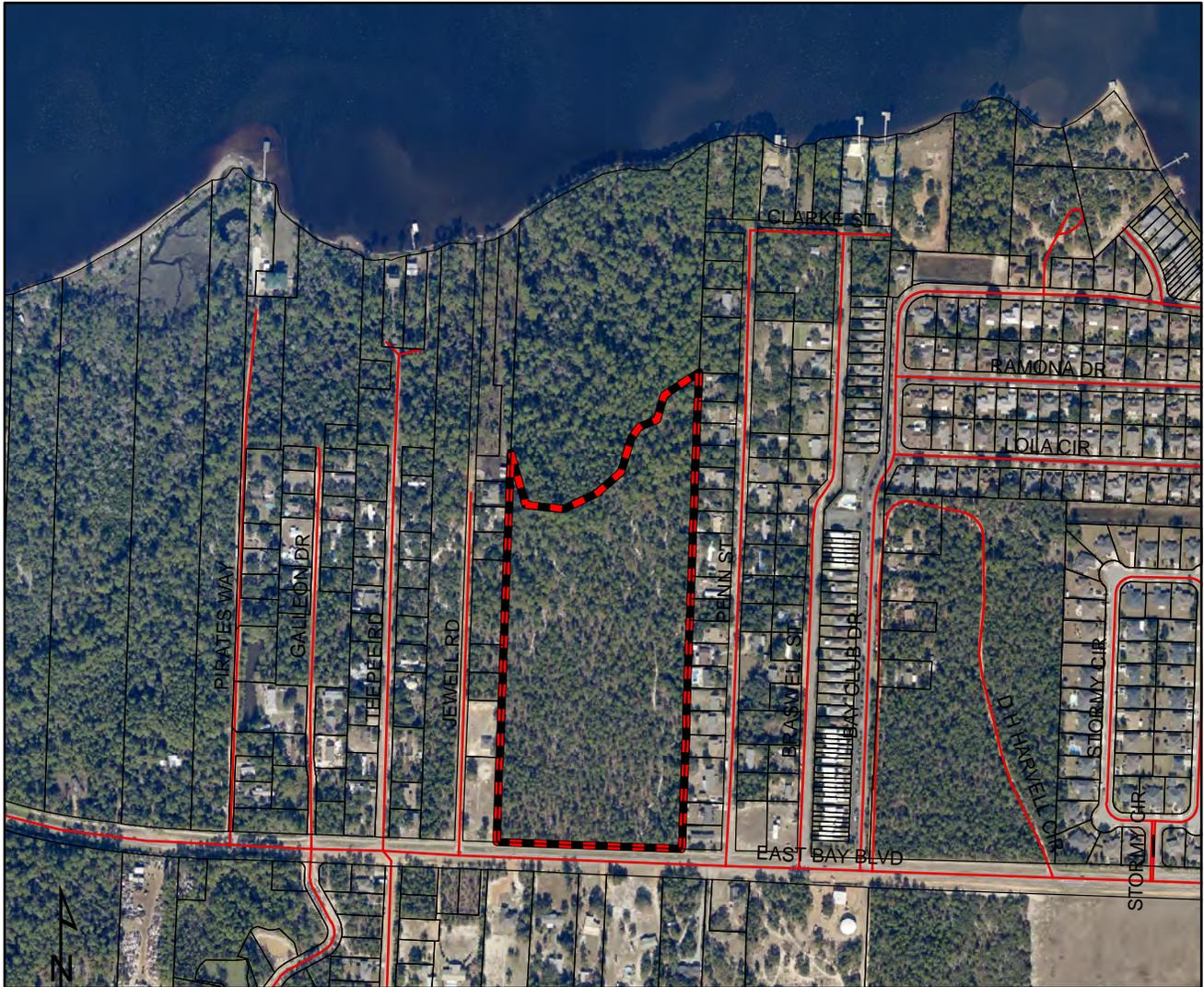


Legend

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

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2016-R-003
2014 Aerial

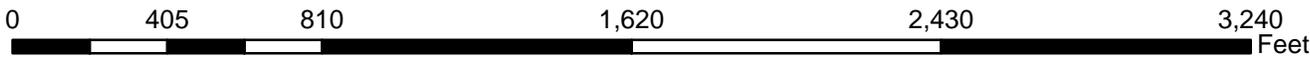


Legend

 Pending May ZB

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2016-R-003
Close Up 2014 Aerial

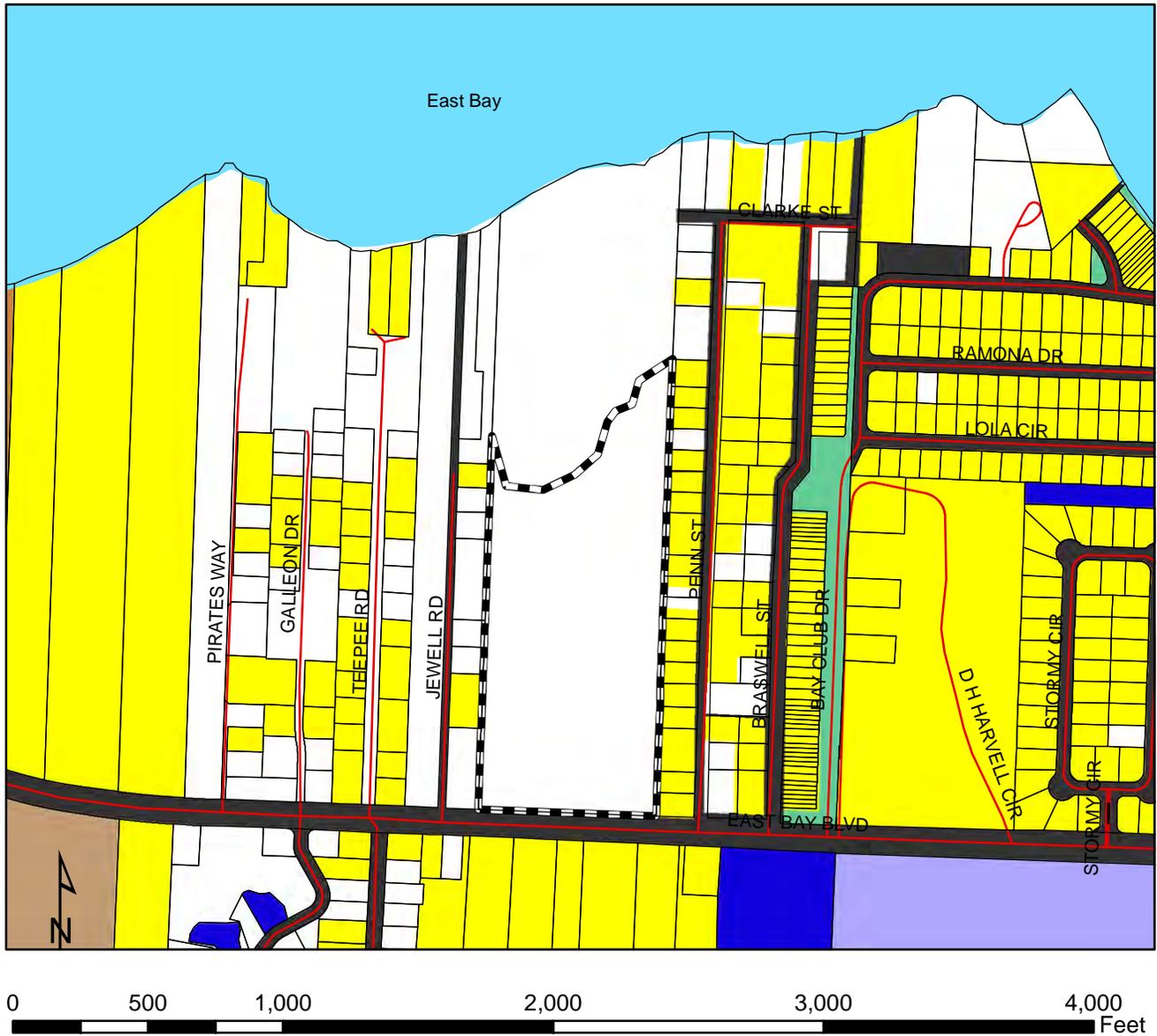


Legend

 Pending May ZB

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2016-R-003 Existing Land Use

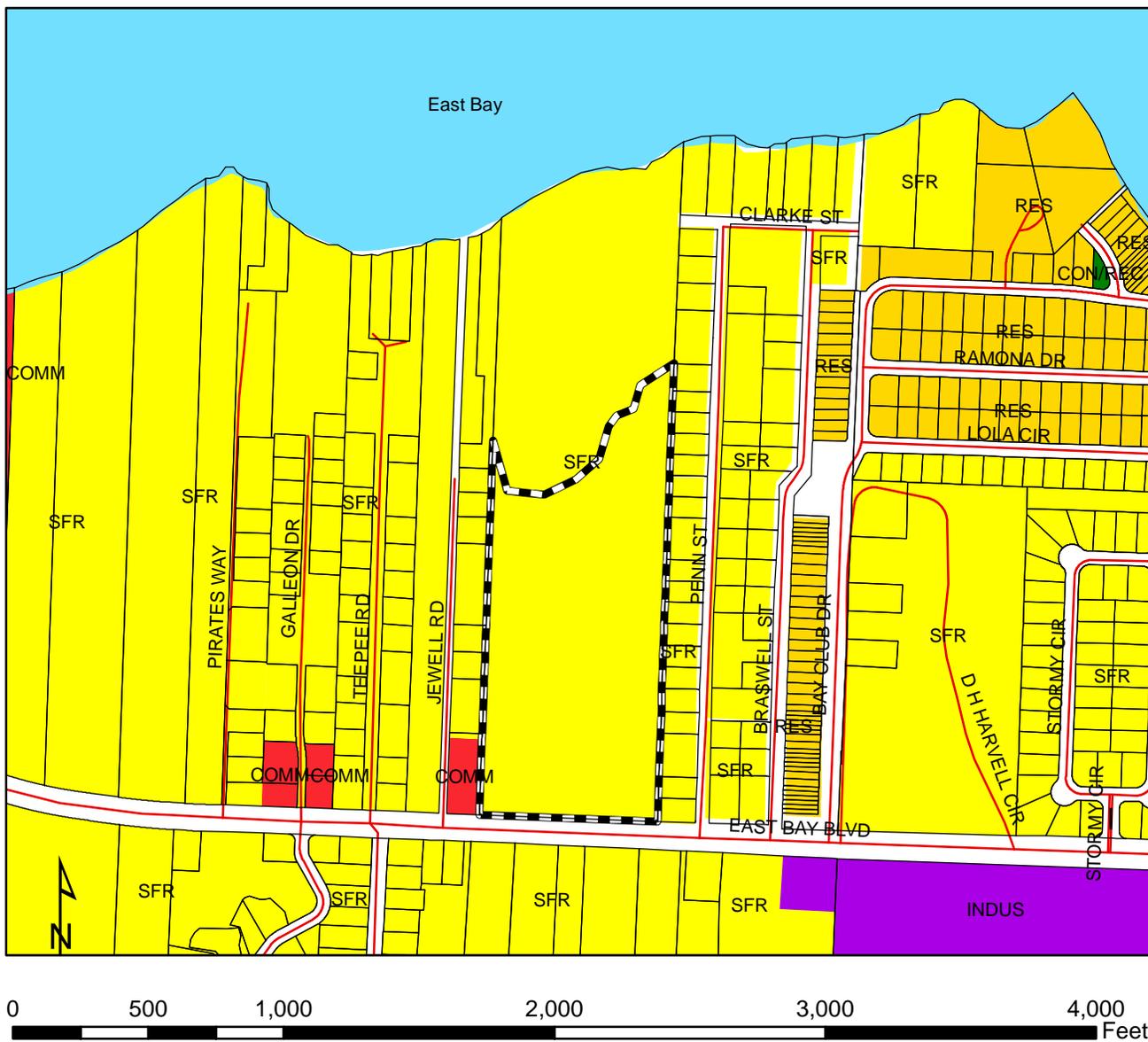


Legend

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

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2016-R-003 Future Land Use



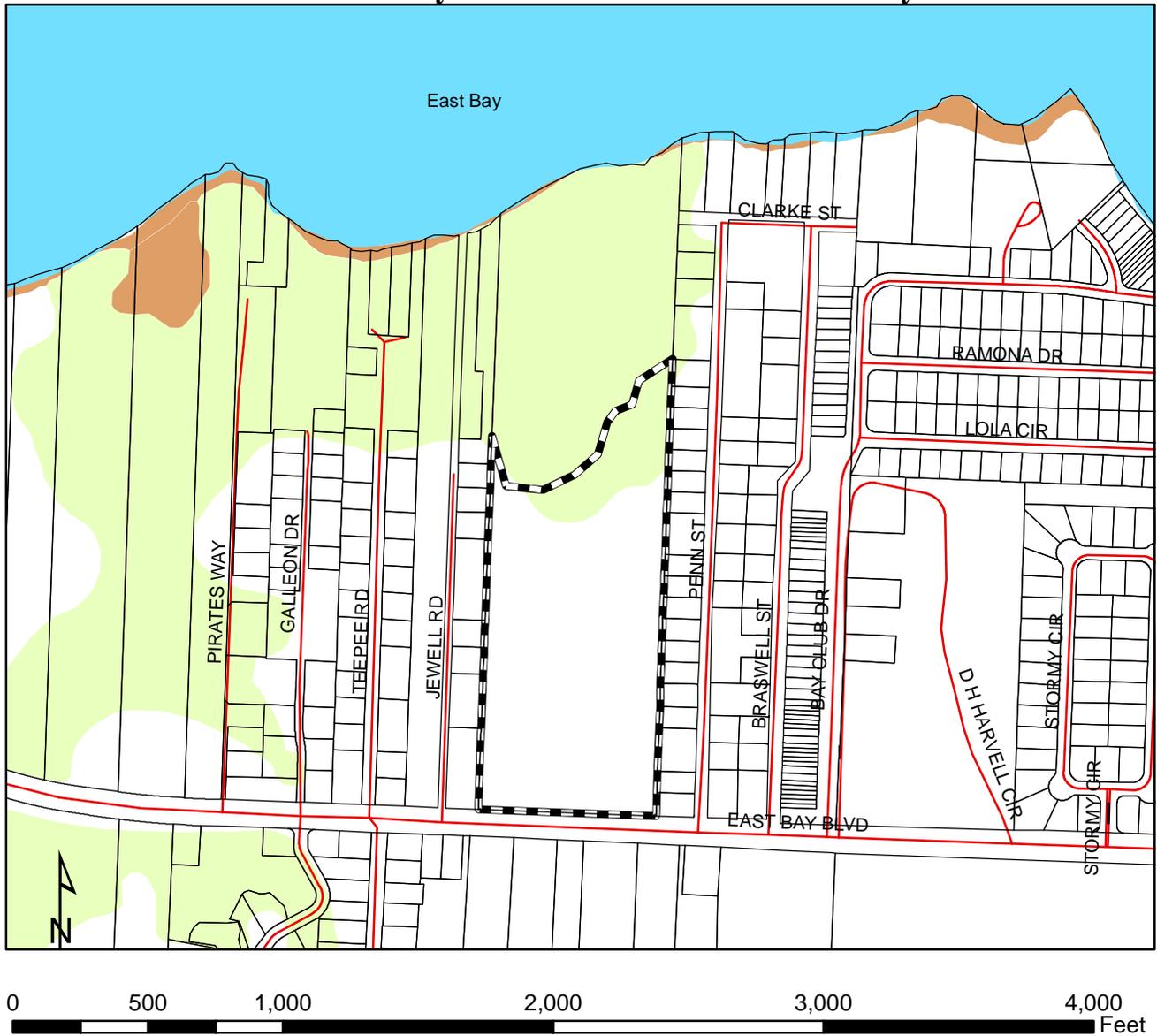
Legend

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

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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

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2016-R-003

Septic Tank Suitability as indicated by Hydric Soils



Legend

 Pending May ZB

Potential Wetlands Based on Soils

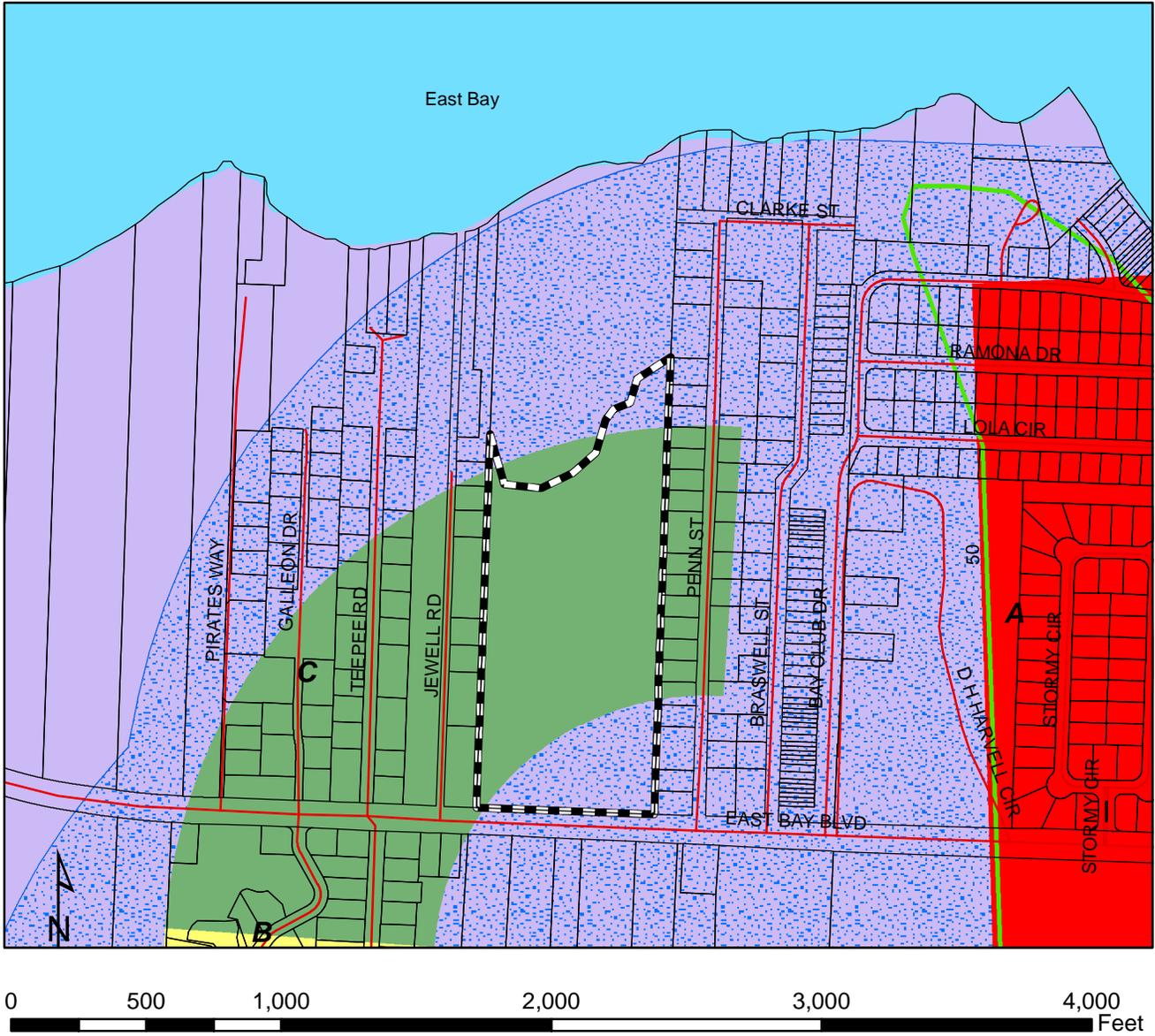
HYDRIC CLASSIFICATION

-  All hydric
-  Partially hydric
-  Not hydric

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2016-R-003 Military Airport Zones



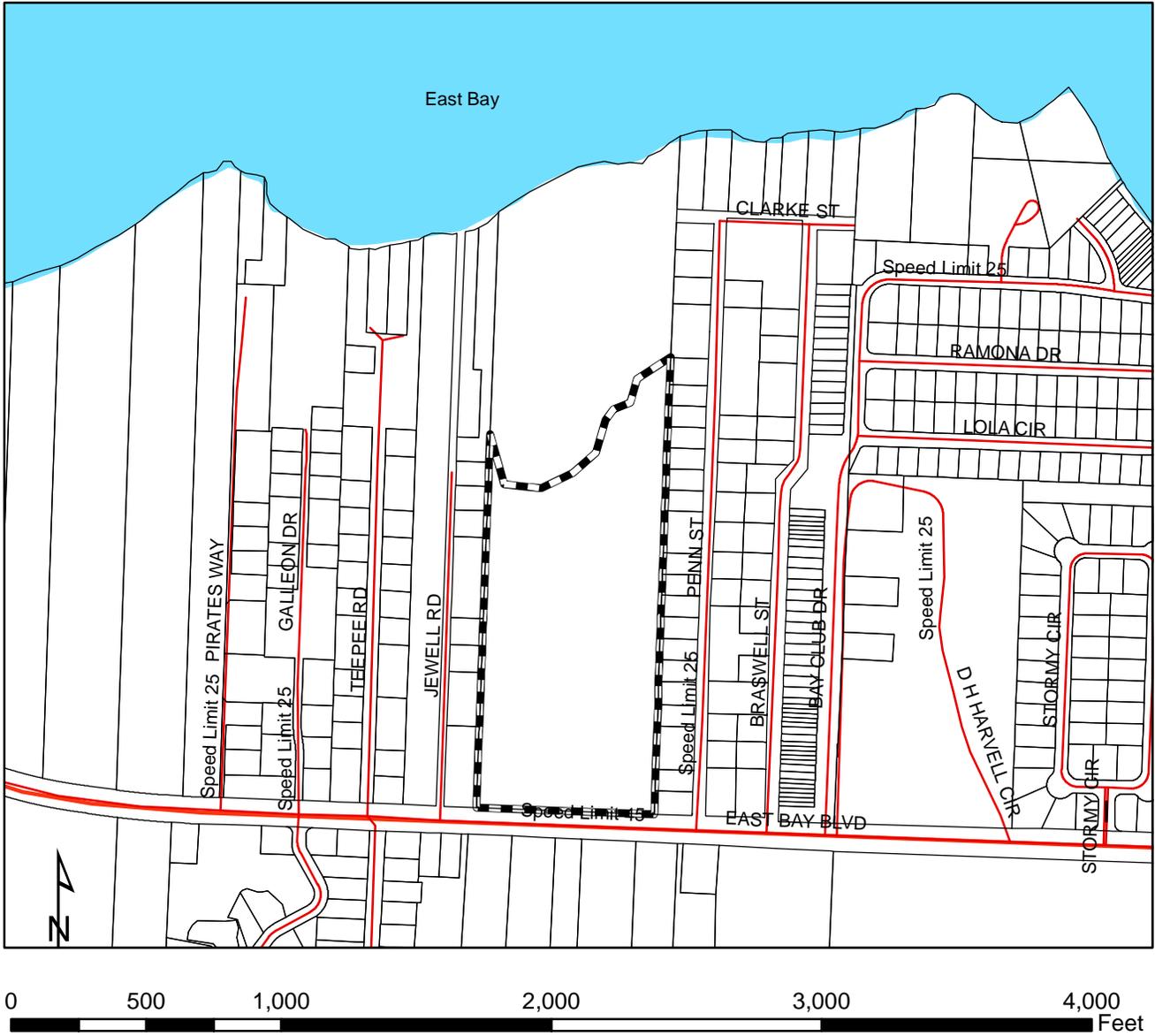
Legend

-  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

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2016-R-003 Access Management Roadways



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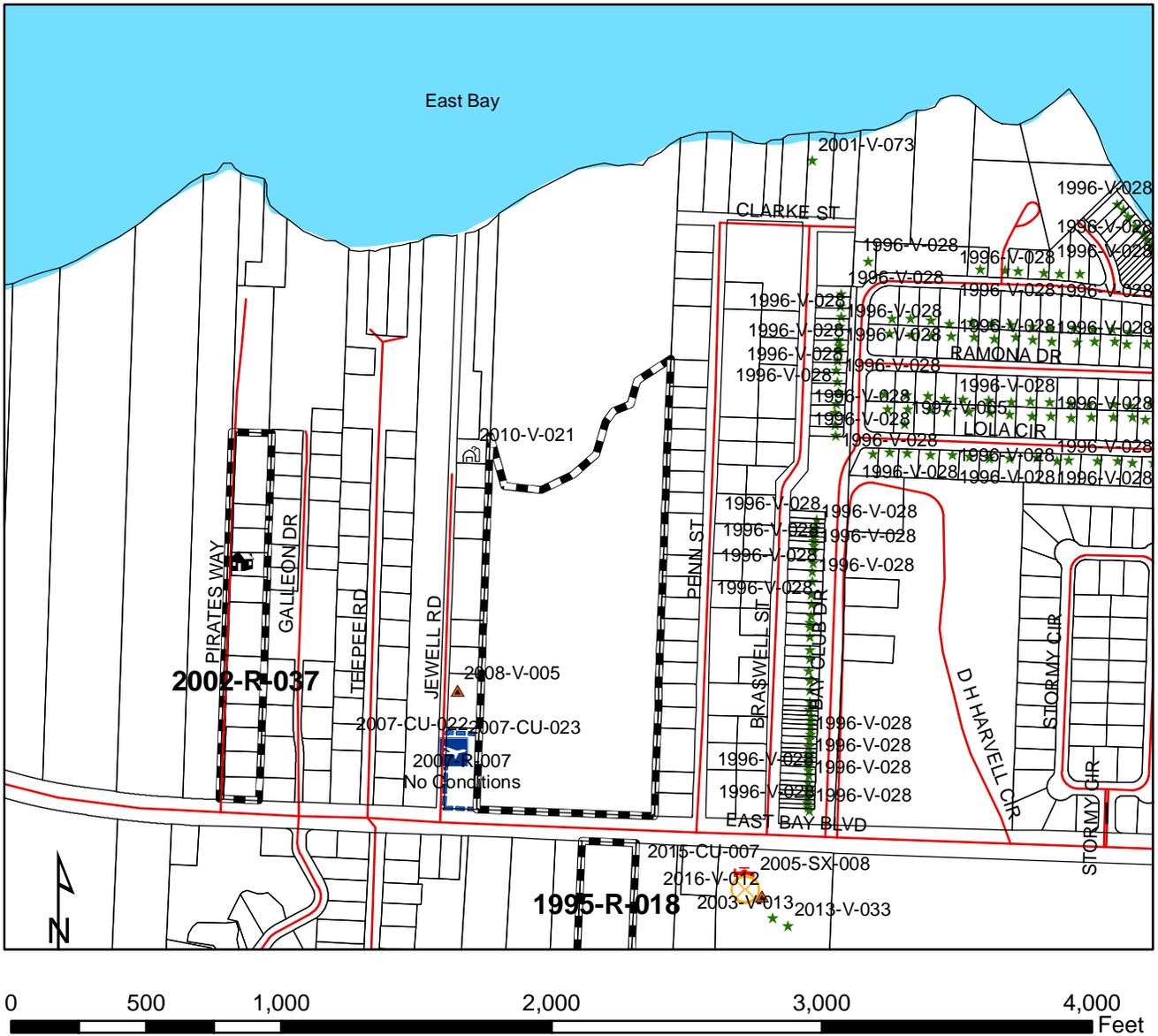
-  Pending May ZB
-  Principle Arterial - Interstate
-  Major Arterial
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Major Collector w/Additional Restrictions
-  Minor Collector

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2016-R-003

Previous Zoning Board Decisions in the Area



Legend

 Pending May ZB

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Beckie Cato, AICP
 Planning and Zoning Director

Santa Rosa County Development Services

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. <u>2016 - R - 003</u>	Date Received: <u>12/4/15</u>
Review Fee: <u>\$ 1,000 + 633.85</u>	Receipt No.: <u>406, 413</u>
Zoning District: <u>R1, R1-AP22</u>	Proposed Zoning District: <u>PBD</u>

± 35.517

VD #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 20.5 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 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.

Gregory L Parkes,
Property Owner Name (Type or Print)
Bishop
Title (if applicable)

[Signature]
Property Owner Signature
12/1/15
Date

FULL BUILD OUT SUMMARY

<p>Buildings:</p> <ul style="list-style-type: none"> 8 Classroom Buildings @ 9,000 sf Administration Building Library Multipurpose Bldg. Facilities Maintenance Recreation Storage Chapel Performing Arts Center Pool Lockerroom/ Showers Central Plant Special Use Classroom Outbuilding Concessions/ Restrooms TOTAL 	<p>72,000 sf</p> <p>8,000 sf</p> <p>8,000 sf</p> <p>19,000 sf</p> <p>1,000 sf</p> <p>2,000 sf</p> <p>6,000 sf</p> <p>20,000 sf</p> <p>2,000 sf</p> <p>5,000 sf</p> <p>7,000 sf</p> <p>5,000 sf</p> <p>1,000 sf</p> <p>156,000 sf</p>	<p>Other amenities and improvements:</p> <ul style="list-style-type: none"> 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
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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 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

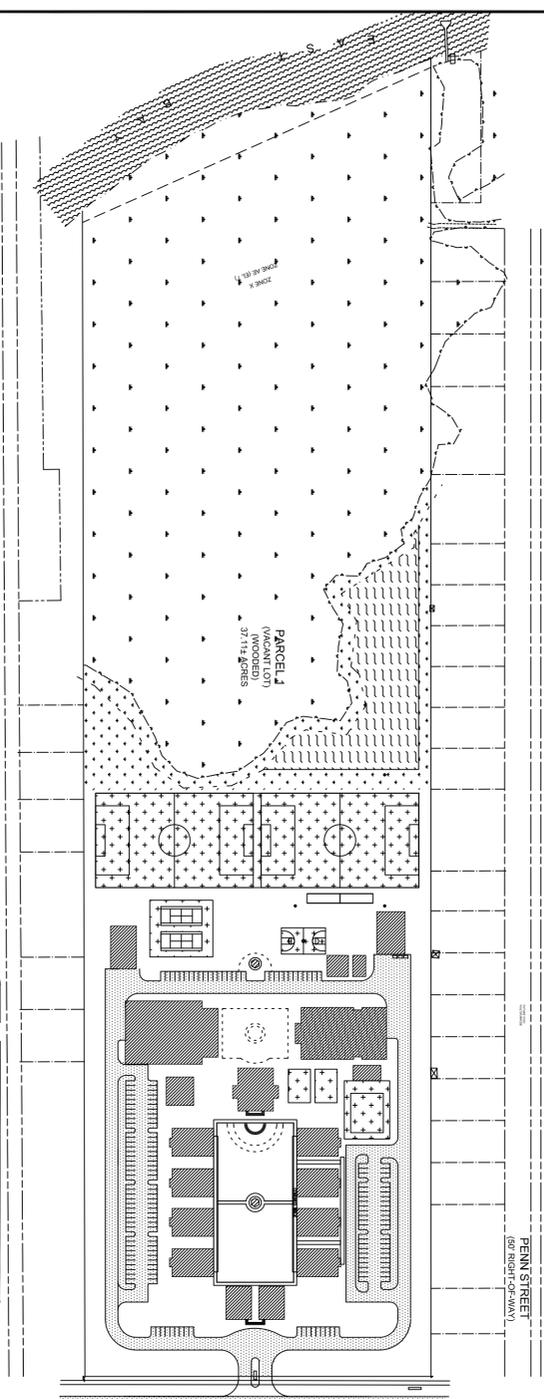
AREA CALCULATIONS

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

AREA CALCULATIONS PLAN



1" = 50'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14

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

CONSULTANTS:
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 2201 N. NINTH AVENUE
 PENSACOLA, FL 32502
 (850) 498-0400

PROJECT:
 GULF POINTE ACADEMY
 PRELIMINARY
 MASTER PLAN

8851 NAVARRE PARKWAY
 NAVARRE, FL 32566



CALDWELL ASSOCIATES
 ARCHITECTURE • PLANNING • INTERIOR DESIGN
 116 NORTH TARPAGONA STREET
 PENSACOLA, FLORIDA 32502
 LICENSE NO. A-260000261
 LICENSE NO. A-432-9500
 LICENSE NO. IS 08059893

ARCHITECT'S SEAL
 NOT FOR CONSTRUCTION
 H. MILLER CALDWELL, JR.
 AR 7462
 PROJECT NO.: 9215
 SHEET TITLE:
 NARRATIVE AND DATA

SHEET NUMBER:
A001

CONSULTANTS:
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PROJECT:
 GULF POINTE ACADEMY
 PRELIMINARY
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8851 NAVARRE PARKWAY
 NAVARRE, FL 32566



CALDWELL ASSOCIATES
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 LICENSE NO. IS 93939393

ARCHITECT'S SEAL

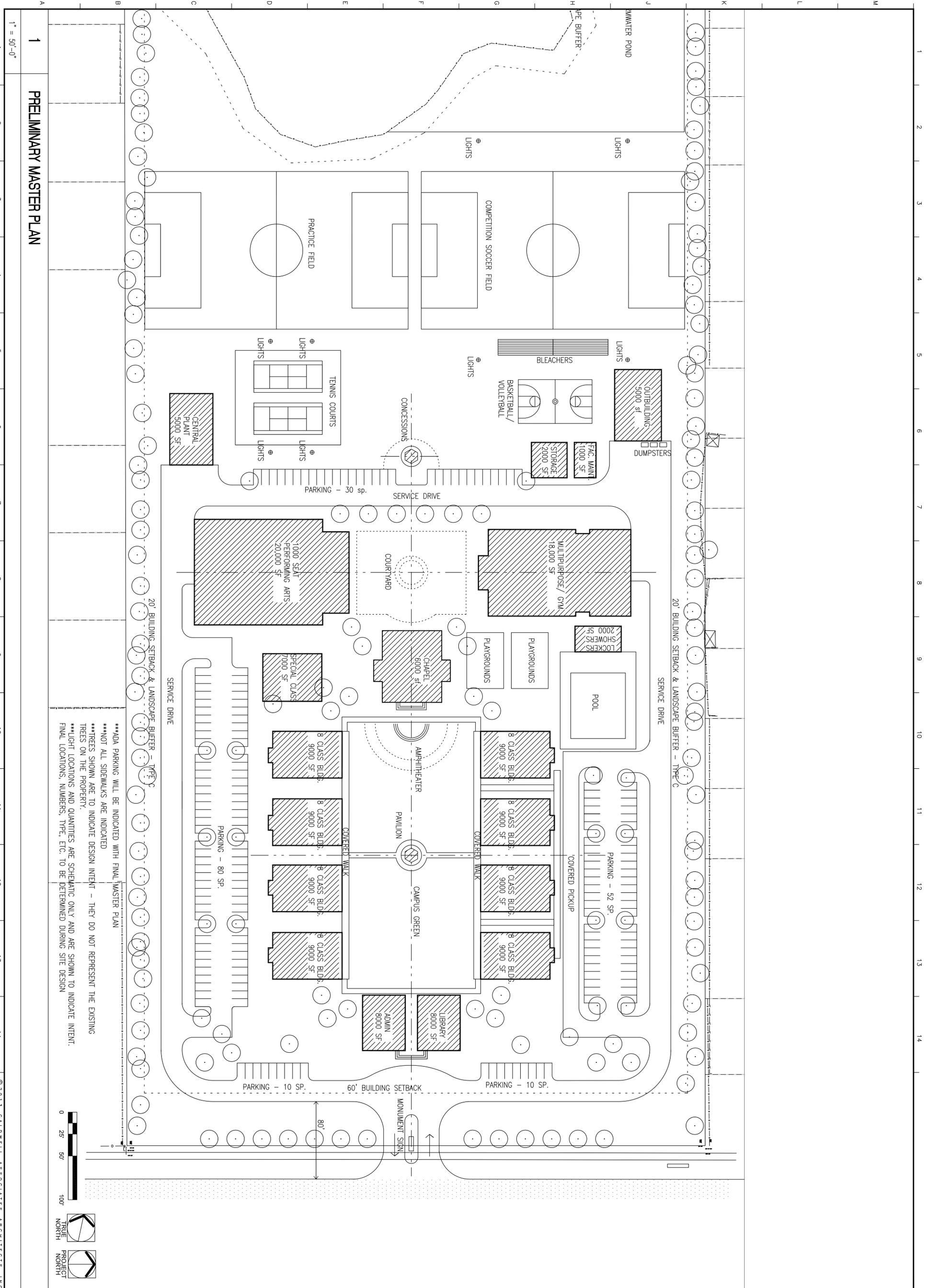
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H. MILLER CALDWELL, JR.
 AR 7462

PROJECT NO.: 9215

SHEET TITLE:
 PRELIMINARY MASTER PLAN

SHEET NUMBER:
A002



1 PRELIMINARY MASTER PLAN

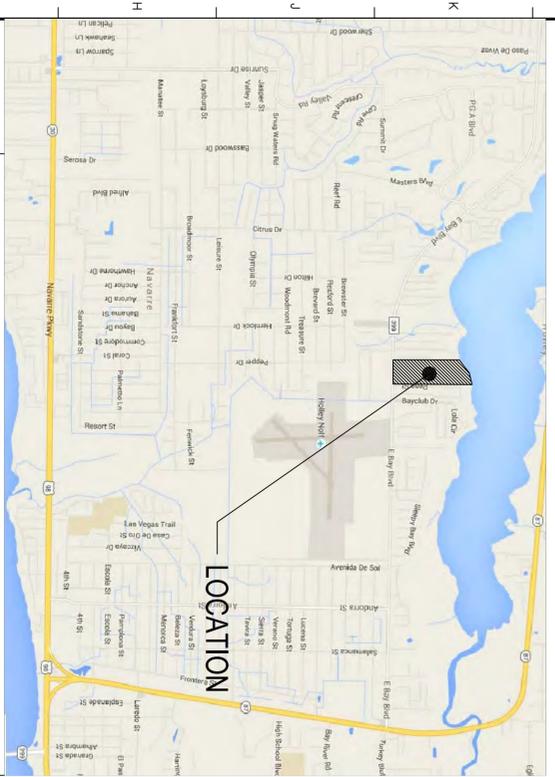
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PRELIMINARY MASTER PLAN

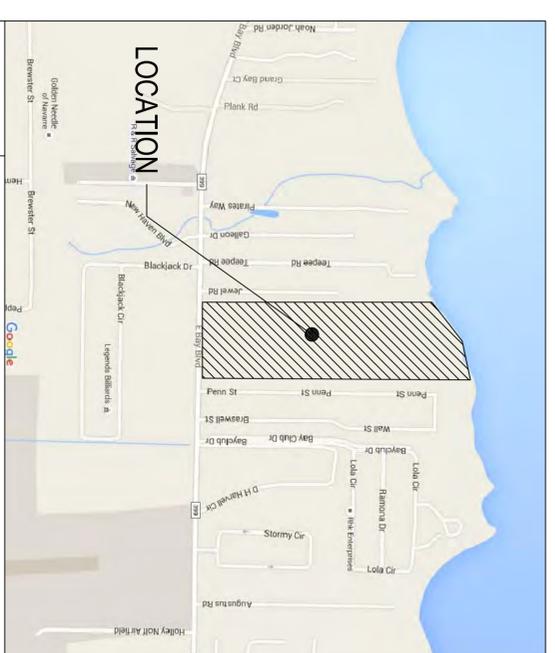
FOR A PRIVATE CHRISTIAN SCHOOL
 AT
EAST BAY BOULEVARD
NAVARRE, FLORIDA 32566

SANTA ROSA COUNTY
 SECTION 12
 TOWNSHIP 2 SOUTH
 RANGE 27 WEST

APPLICATION FOR REZONING R-1 TO PBD

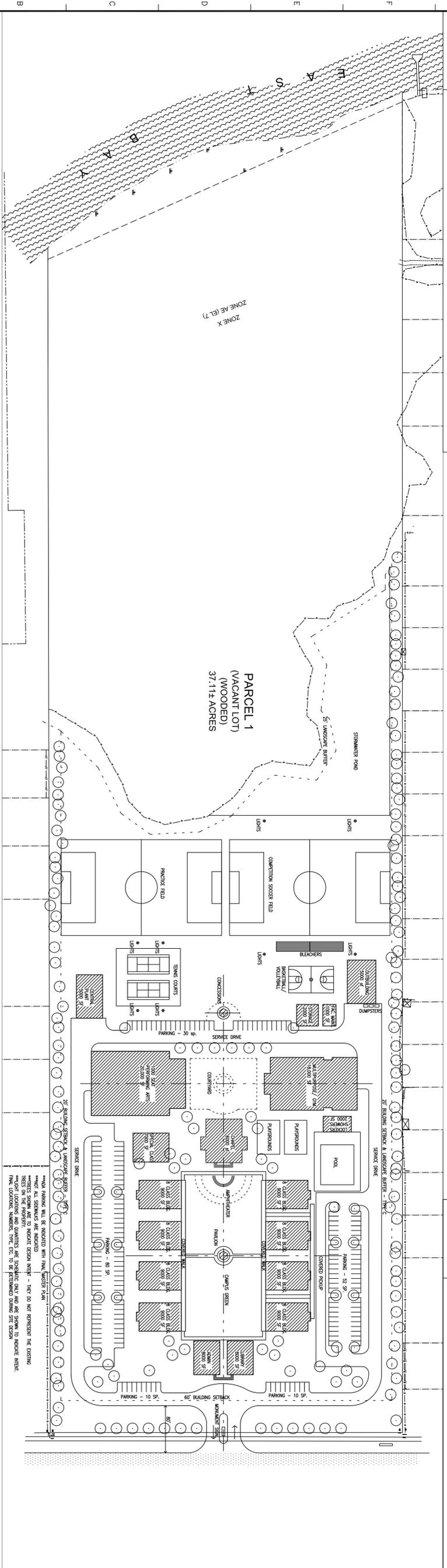


1 VICINITY PLAN



1 AREA SITE PLAN

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



PARCEL 1
 (VACANT LOT)
 (WOODED)
 37.114 ACRES

NOT FOR CONSTRUCTION

H. MILLER CALDWELL, JR.
 AR 7462

PROJECT NO.: 9215
 SHEET TITLE: PRELIMINARY MASTER PLAN

SHEET NUMBER: T001



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 LICENSE NO. A-43249500
 LICENSE NO. A-20000021
 LICENSE NO. IS 09099993

8851 NAVARRE PARKWAY
 NAVARRE, FL 32566

PROJECT: GULF POINTE ACADEMY
 PRELIMINARY MASTER PLAN

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