



**SANTA ROSA COUNTY  
DEVELOPMENT SERVICES**

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO  
Planning and Zoning Director  
beckiec@santarosa.fl.gov

RHONDA C. ROYALS  
Building Official  
rhondar@santarosa.fl.gov

**2016-R-008**

**Rezoning & Small Scale FLU Change**

**Project Name:** N/A

**Applicant and/or  
Property Owner:** Parker Properties

**Representative:** Angela Jones,  
Locklin, Saba, Locklin & Jones

**Existing Zoning:** R1 (Single Family Residential)

**Proposed Zoning:** HCD (Highway Commercial Development)

**Existing FLU:** SFR (Single Family Residential)

**Proposed FLU:** Comm (Commercial)



**Part I. General Information:**

<b>Project/Applicant:</b>	Parker Properties
<b>Representative:</b>	Angela Jones, Locklin, Saba, Locklin & Jones
<b>Location:</b>	2500 block of Hwy 87S, Navarre
<b>Parcel(s):</b>	APO 09-2S-26-0000-00200-0000
<b>Existing Zone:</b>	R1 (Single Family Residential)
<b>Proposed Zone:</b>	HCD (Highway Commercial Development)
<b>Existing FLU:</b>	SFR (Single Family Residential)
<b>Proposed FLU:</b>	Comm (Commercial)
<b>Parcel Size:</b>	9.18 acres +/-
<b>District:</b>	Commissioner District #4
<b>Current Conditions:</b>	Vacant

**Existing Zoning Description:** R1 (Single Family Residential) allows detached single family residential structures, group homes and accessory structures and facilities Maximum allowable density = 4 dwelling units (du) per acre.

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

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

**Existing Future Land Use Description:** SFR (Single Family Residential) is designed to accommodate single-family residential, group homes, institutional uses, and public and private utilities Maximum density = 4 dwelling units (du) per acre.

**Proposed Future Land Use Description:** Comm (Commercial) District Permitted uses within this category include all uses that are commercial in nature as well as live/work uses and public and private utilities. The intensity of use within this category shall be further defined by limiting the maximum amount of impervious cover allowed to 85 percent. Also, the intensity of use shall be regulated by a floor area ratio of 1.07

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

**Surrounding Future Land Use:** The parcel is surrounded by Commercial to the north and west and Single Family Residential to the south and east.

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

**A. Infrastructure Availability:**

**(1) Traffic**

Assuming all of the projected vehicle trips impact State Highway 87S, the approximate 12.14 daily vehicle trips produced by the current zoning would increase by an additional 92 daily vehicle trips. Rated at LOS Standard “D” the current road capacity trips for State Highway 87S thus indicates capacity for the proposed zoning is available. Specific traffic computations are provided as an appendix to this analysis.

**(2) Potable Water:**

Holley-Navarre Water System

Water service is available via a 10” water line located on the west side of State Highway 87S. The proposed amendment is not expected to create capacity problems for the Holley-Navarre Water System.

**(3) Sanitary Sewer:**

A letter provided by Holley-Navarre Water System indicates that sanitary sewer is not available.

**(4) 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 Comprehensive Plan Policies that apply with respect to the compatibility and/or suitability of the requested amendment are as follows:

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 surrounding area is a mixture of commercial and single family residential, most of which is currently vacant.

**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 located within a FEMA Zone “X”, which means an area determined to be outside 500- year flood plain.

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 potential wetlands on this site.

**D. Urban Sprawl**

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

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

The proposed development of the property and a small comprehensive plan amendment to Commercial would not result in a finding of urban sprawl under the proposed classification.

**Part III. Data and Analysis : (Consistency with the Land Development Code)**

Article 6.05.15.A states:

*“This district is designed to provide for a wide range of uses in appropriate and easily accessible locations adjacent to major transportation corridors and having access to a wide market area. This district is intended to be situated along selected segments of major thoroughfares in the vicinity of major intersections. Automobiles and other vehicular service establishments, motels and hotels, business and professional offices, general retail and eating and drinking establishments, primarily characterize this district. This district should be situated in the vicinity of existing general commercial uses and should be buffered from residential areas. Additionally, this district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use. Bulk regulations and site plan criteria within the district are designed to maximize compatibility with lesser intense use of land and buildings in the district and provide for smooth transition in areas where activities of varying intensity exist. Similarly, it is intended that the site plan criteria assist in evaluating economic implications with a view toward generating a stable economy and efficient, timely and economical delivery of needed public facilities and services.”*

The proposed development of the property abuts commercially zoned property to the west. That property has frontage along State Highway 87S.

**For the Single Family Residential estimation:**

Single Family Detached Housing (210)

9.18 acres x 4 du's/acre = 36 possible units

Average Rate: 1.01 x 36 = 36.36 Average Peak Hour Vehicle Trips

D Factor: 0.53 x 36.36 = 19.27 Peak Hour Direction Trips

Driveway %: 0.63 x 19.27 = 12.14 Peak Hour Peak Direction Trips

New Trip % = 100%; 12.14 X 1.00 = 12.14 New Peak Hour Peak Direction Trips

Selection of the ITE data plot (210) 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 0.91 for this data plot; the standard deviation of 1.05; and there was a large sample size (354 studies).

**For the Commercial 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 worse 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 = 9.18 acres or 399,880.8 sq. ft.

Site Plan Requirements = 15% pervious cover required.

Parking Requirements = Equipment service: 1 space for every 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

$$399,880.8 \times .85 = 1,000y + (y \times 4 \times 325)$$

$$339,898.68 = 1,000y + 1300y$$

$$339,898.68 = 2,300y$$

$$y = 147.78$$

Building size = 147.78 x 1,000 square feet = 147,782.04 square feet gross floor area.

ITE Average Rate: 2.71 x 147.78 = 400.49 Average Peak Hour Vehicle Trips

D-factor: 0.53 x 400.49 = 212.26 Peak Hour Peak Direction Trips

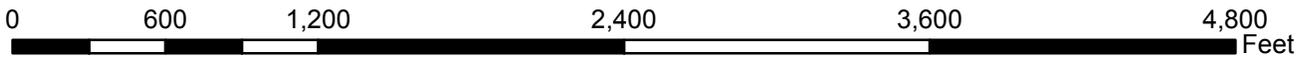
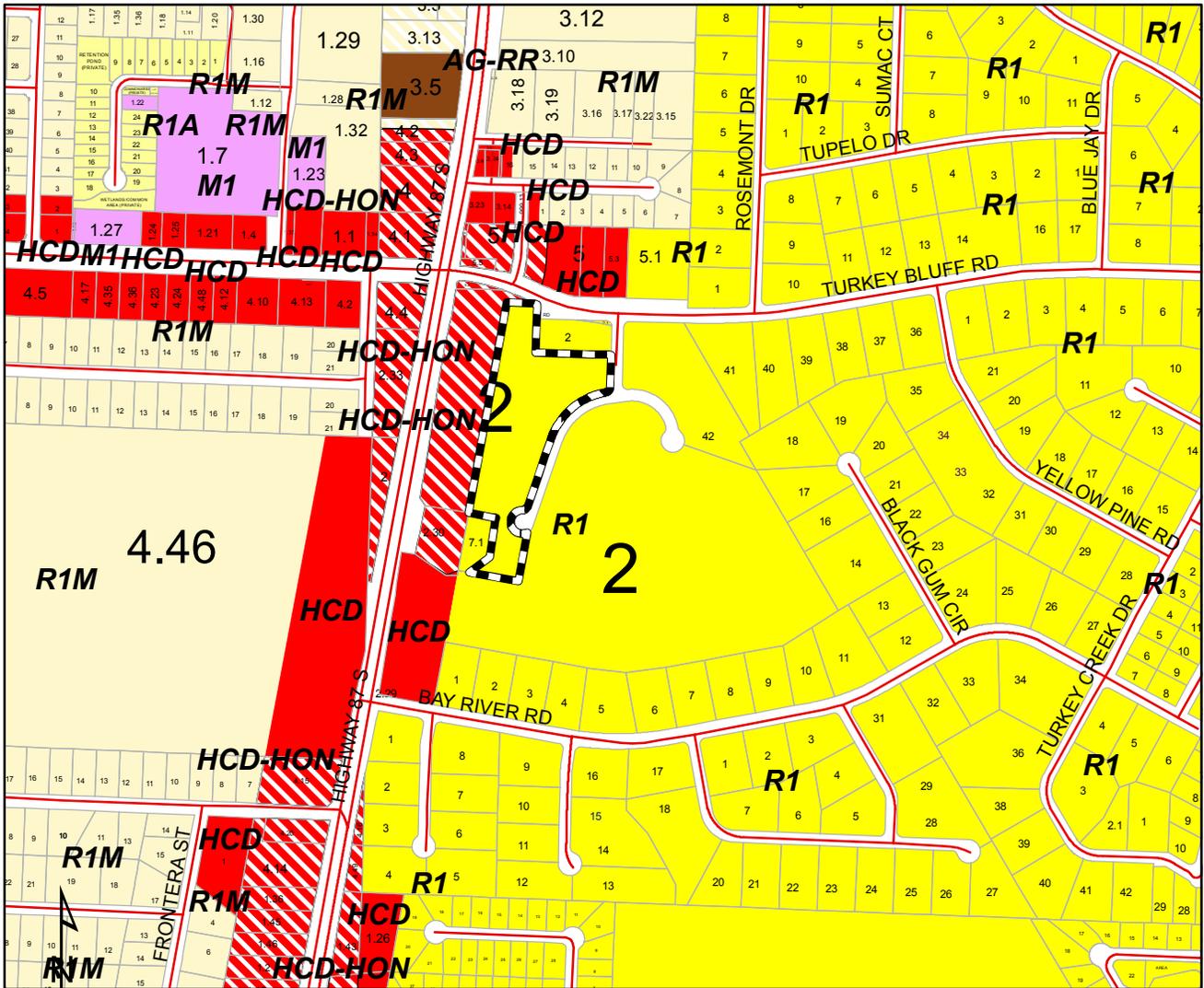
Driveway %: 0.56 x 212.26 = 118.87 Peak Hour Peak Direction Trips

New Trip % = 88%; 118.87 X 0.88 = 104.60 New Peak Hour Peak Direction Trips

Selection of the ITE data plot (814) for specialty retail center was made because the applicant did not indicate the requested use for the rezoning. 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 0.98 for this data plot; the standard deviation was 1.83; and there was a small sample size (5 studies).



# 2016-R-008 Zoning

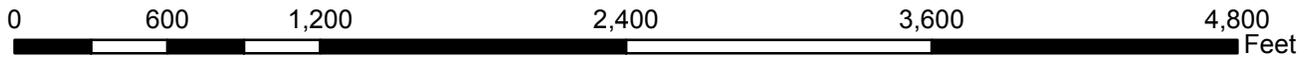
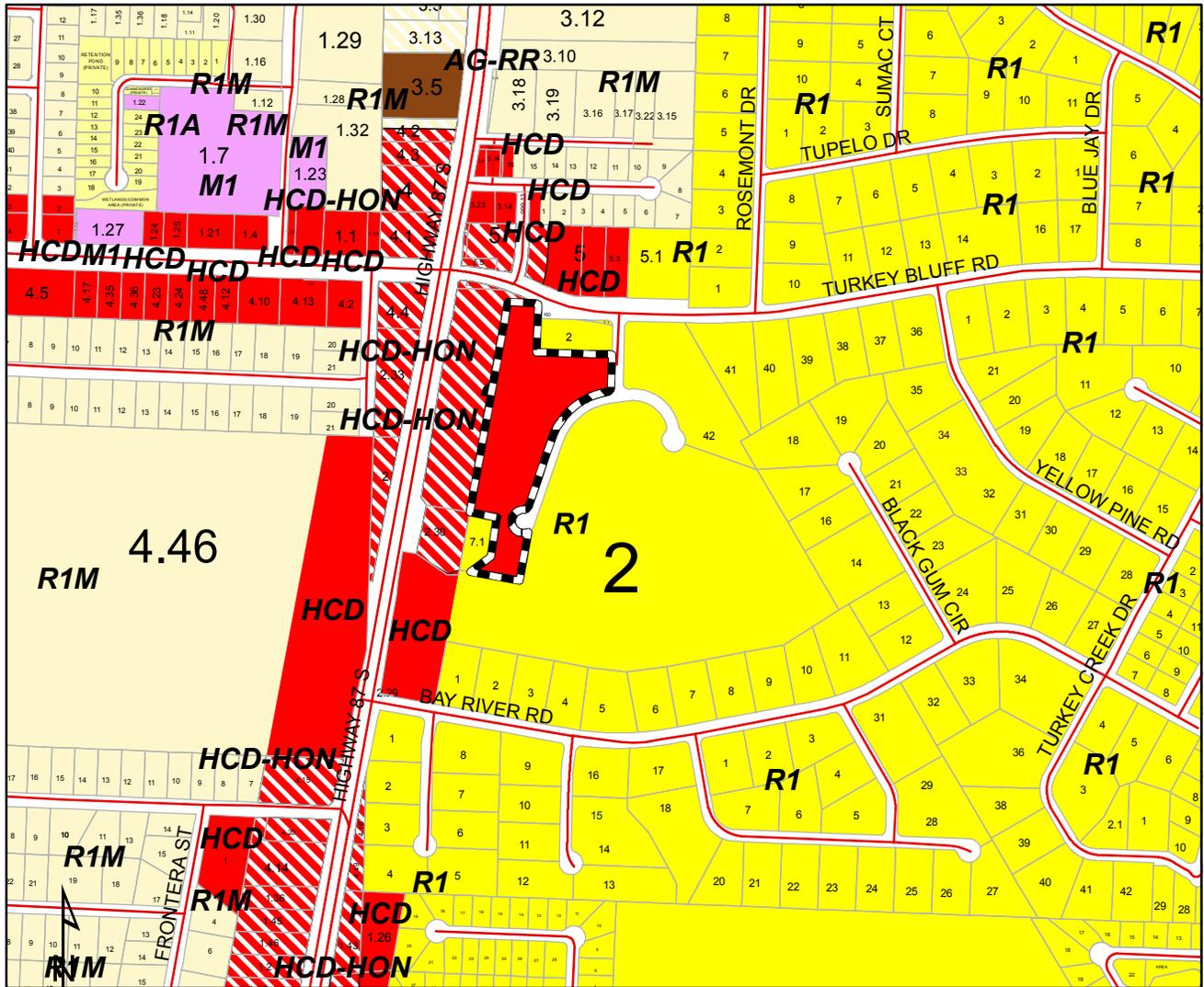


**Legend**

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

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# 2016-R-008 Proposed Zoning

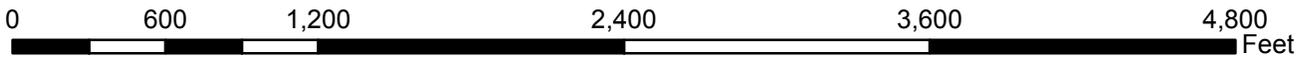
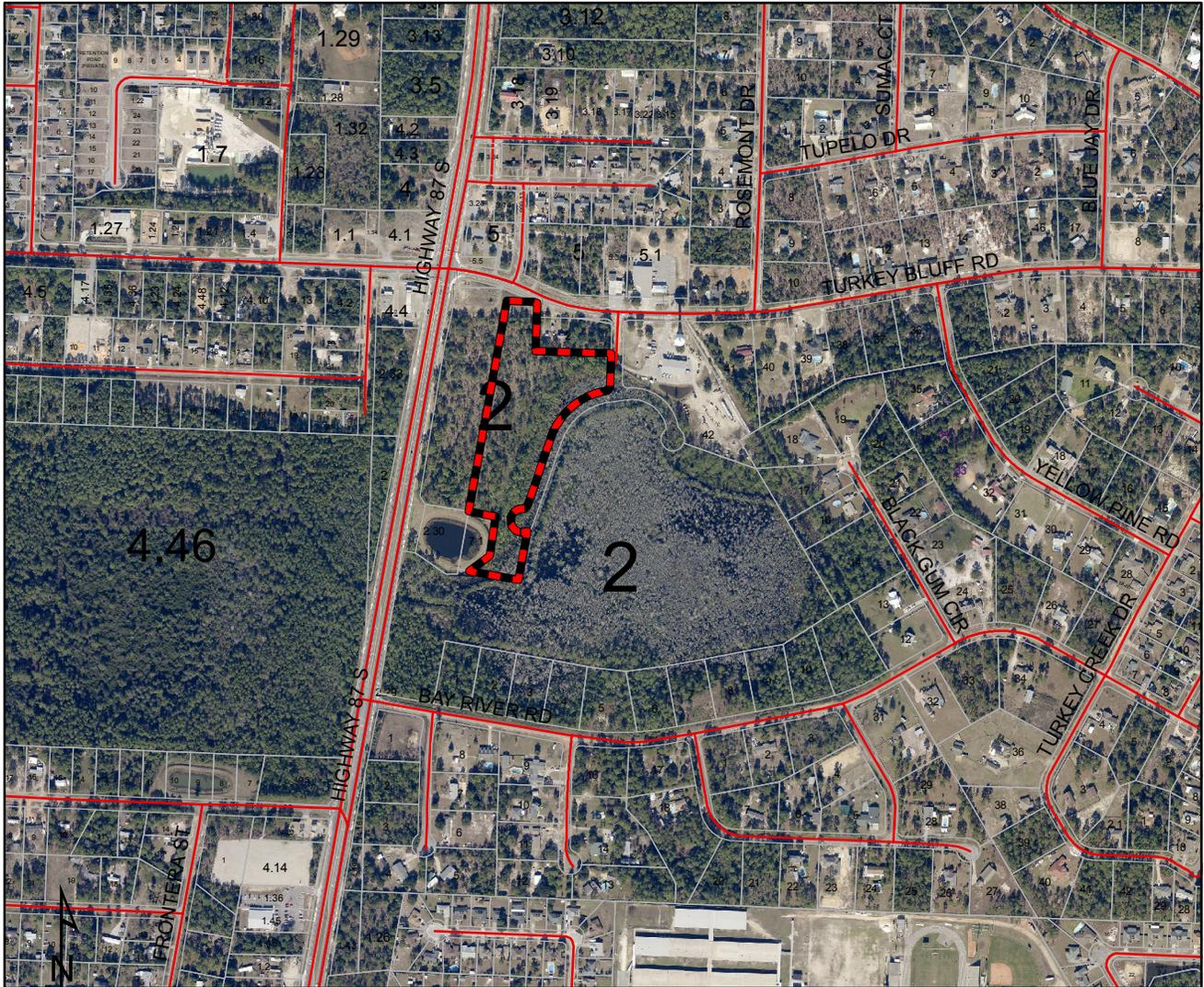


**Legend**

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

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2016-R-008  
2014 Aerial



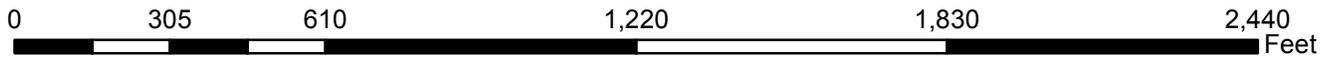
Legend

 Pending Jun ZB

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# 2016-R-008 2014 Close Up Aerial



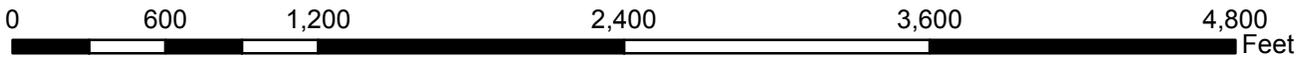
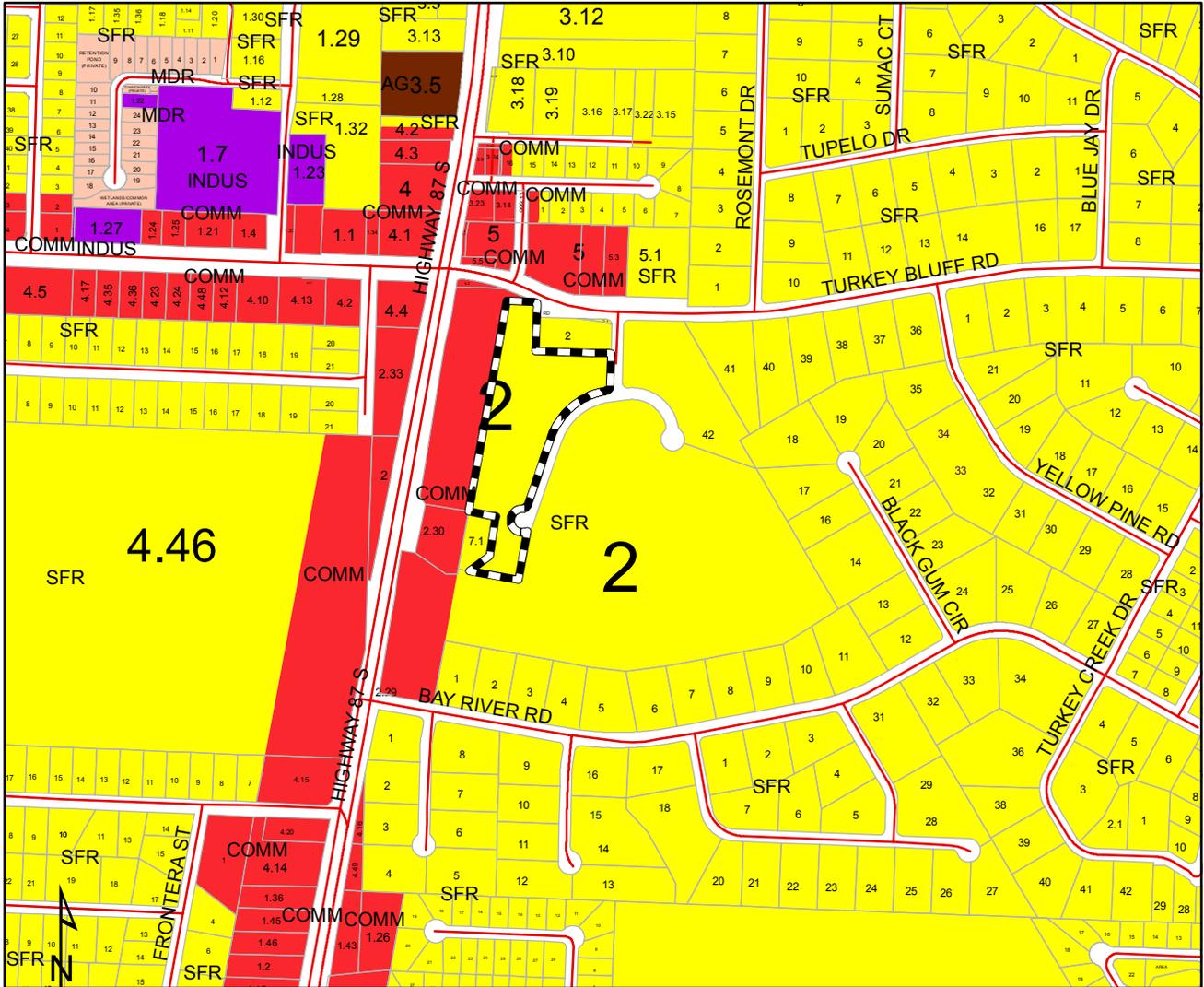
### Legend

 Pending Jun ZB

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# 2016-R-008 Future Land Use

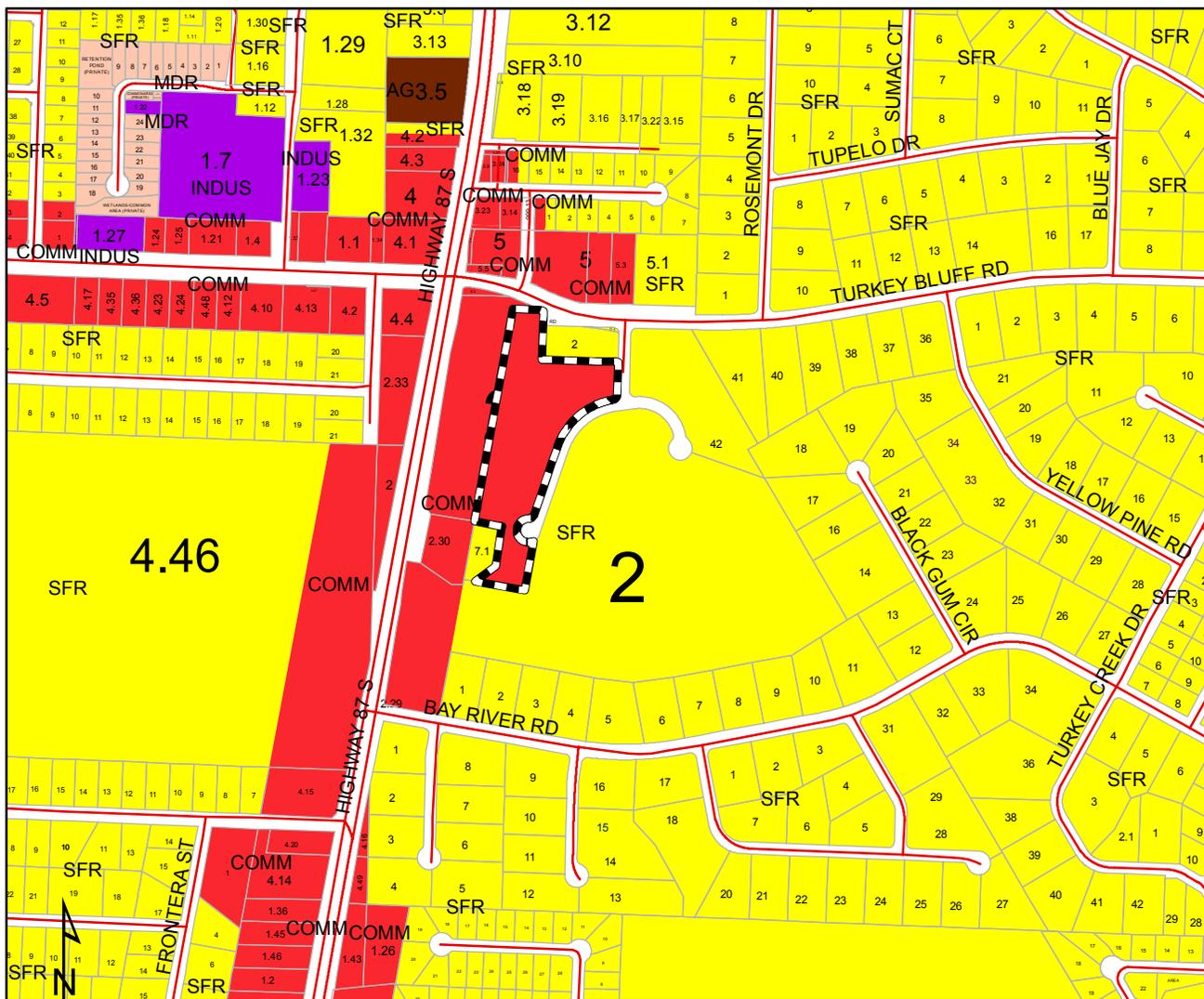


**Legend**

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

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# 2016-R-008 Proposed Future Land Use



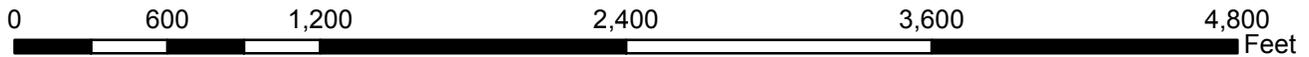
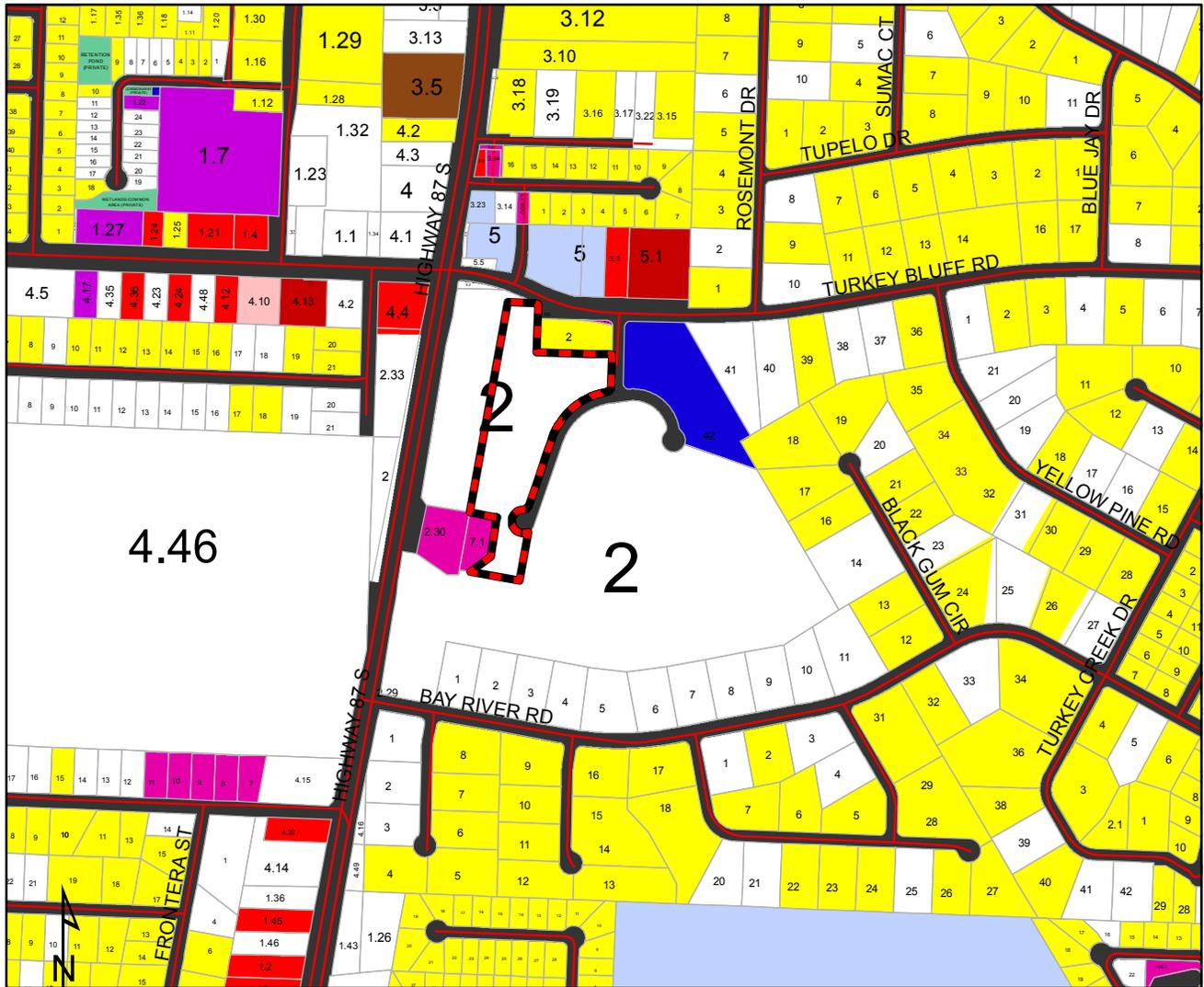
### Legend

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

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# 2016-R-008 Existing Land Use



### Legend

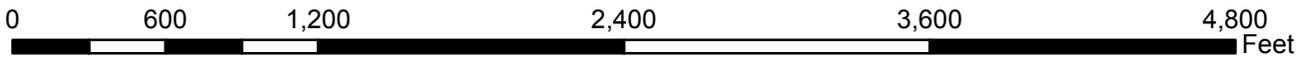
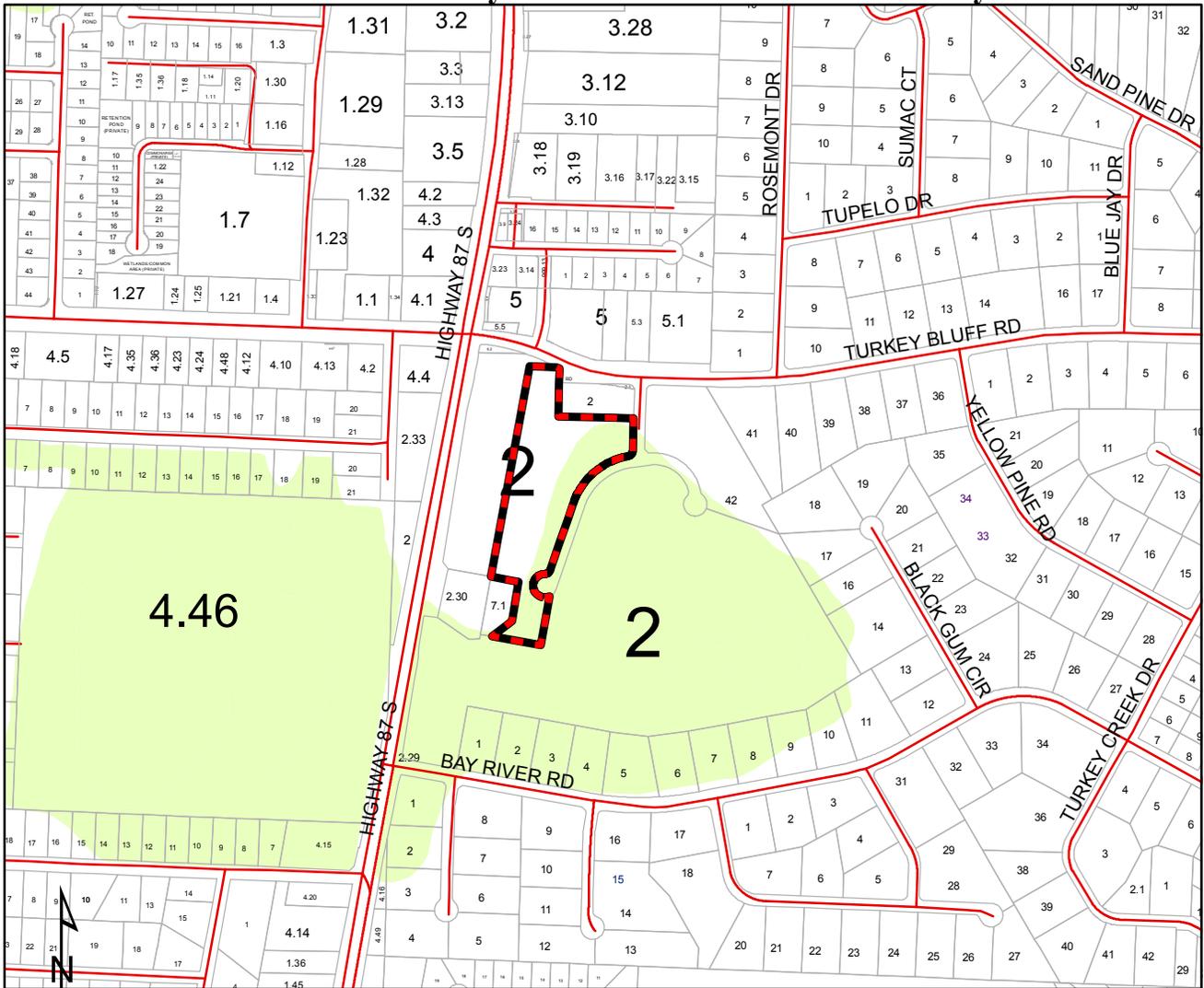
Pending Jun ZB	Commercial (COMM)	Office	Silviculture (SILVICUL)
<b>Existing Land Use</b>	Industrial (INDUS)	Public Owned Property (POP)	Uncategorized (UNCAT)
<b>Category</b>	Institutional (INST)	Rail	Utilities
Agriculture (AG)	Multi-Family Residential (MFR <5)	Recreation/Commercial (REC/COMM)	Vacant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

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2016-R-008

Potential Wetlands  
as indicated by the National Wetlands Inventory



Legend

 Pending Jun ZB

Potential Wetlands Nat'l Wetlands Inventory

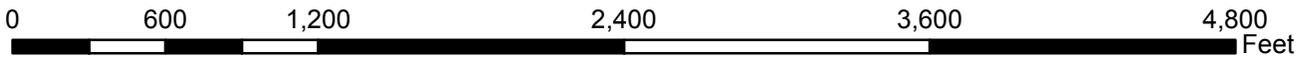
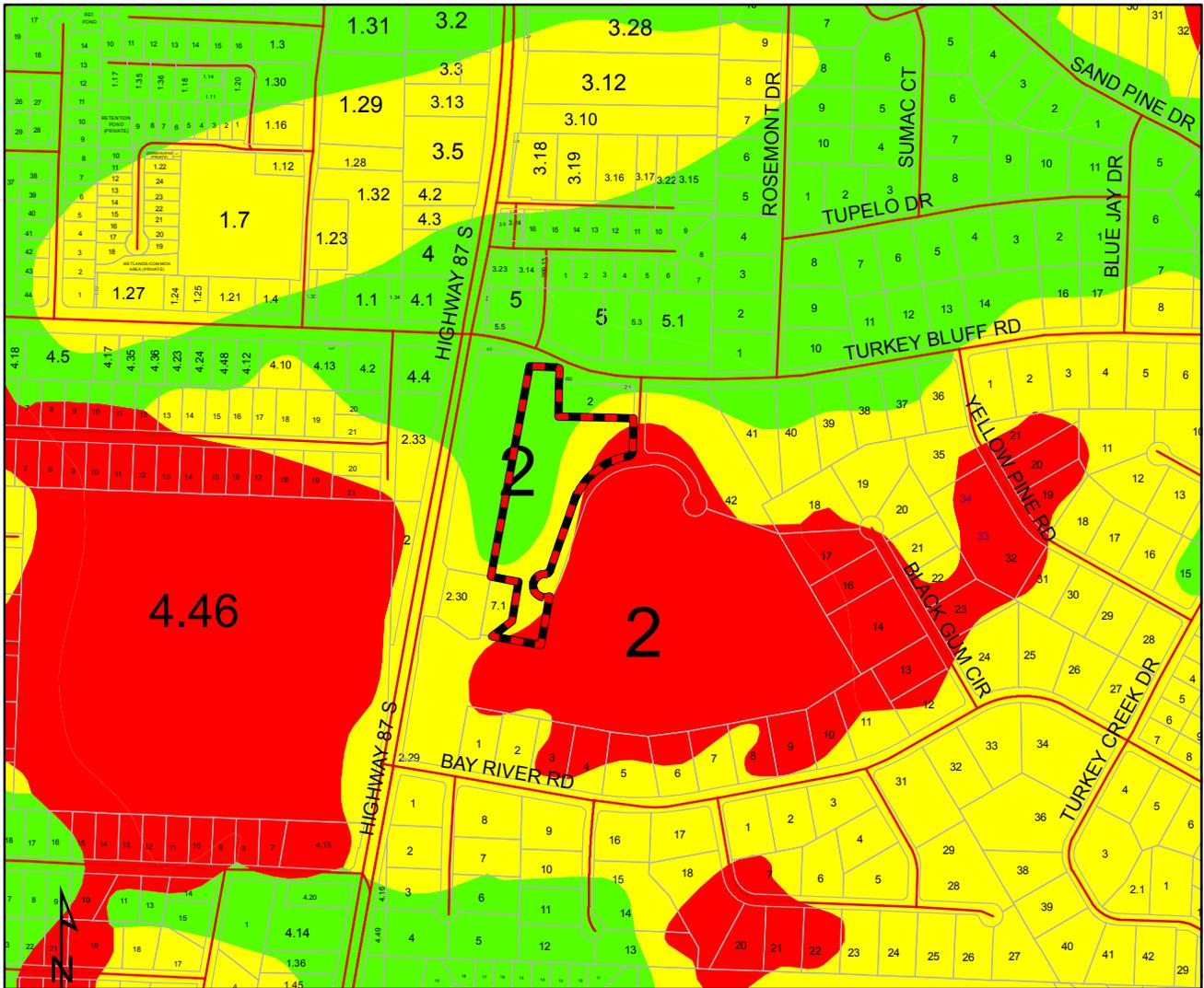
DESCRIPT

-  ESTUARINE
-  LACUSTRINE
-  PALUSTRINE
-  RIVERINE
-  MARINE

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# 2016-R-008 Potential Wetlands Based on Soil Type



### Legend

Pending Jun ZB

### Potential Wetlands Based on Soils

#### HYDRIC CLASSIFICATION

- All hydric
- Partially hydric
- Not hydric

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# Santa Rosa County Development Services



Beckie Cato, AICP  
Planning and Zoning Director

Santa Rosa County Public Service Complex  
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583  
www.santarosa.fl.gov  
Office: (850) 981-7000

Rhonda C. Royals  
Building Official

## Rezoning with Small Scale Future Land Use Amendment Application

\* Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2016 - R - 008</u>	Date Received: <u>4-18-16</u>
Review Fee: <u>\$ 1100 + 38.64</u>	Receipt No.: <u>134,135</u>
Zoning District: <u>R-1</u>	Proposed Zoning District: <u>HCO</u>
FLUM Designation: <u>SFR</u>	Proposed FLUM Designation: <u>Comm</u>

I 9.18

VD#4

**Property Owner** Property Owner Name: Parker Properties  
 Address: PO Box 945  
Niceville, FL 32588  
 Phone: 850-598-1494 Fax: \_\_\_\_\_  
 Email: sthompson1251@gmail.com

**Applicant**  Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue rezoning approvals and future land use map amendments.

Company: Angela J. Jones, Locklin, Saba, Locklin & Jones, PA  
 Contact Name: \_\_\_\_\_  
 Address: 4557 Chumuckla Highway  
Pace, FL 32571  
 Phone: 850-995-1102 Fax: 850-995-1103  
 Email: ajjones@ljslawfirm.com

**Property Information**

Parcel ID Number(s): portion of 09-2S-26-0000-00200-0000

-OR-

Street Address of property for which the Rezoning is requested:

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

**Project Details**

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

9.18 acres (approximately)

Existing Zoning: R1 Proposed Zoning: HCD

Existing Future Land Use Map Category: SFR

Proposed Future Land Use Map Category: COMM

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

commercial development

**Facility Capacity Analysis**

You must provide information concerning the site's access to potable water, sewage disposal, solid waste disposal, roads, and stormwater control. If potable water and/or sewage are to be provided by a utility, you must attach a letter from the servicing utility provider that certifies adequate capacity is available to serve the site requested for rezoning.

**Potable Water Source(check one):**

- Private Water Well(s)
- Private Community System
- Public Water System

Provider: \_\_\_\_\_  
Provider: Holley Navarre Water  
(Attach Letter of Certification)

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

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

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

(Attach Letter of Certification)

**School Capacity** (for rezoning requests involving more than 10 acres of property or proposed for residential development of more than 10 dwelling units per acre):

Staff will submit a school impact analysis to the Santa Rosa County School Board requesting a determination of student capacity. In the event that there is not adequate capacity available as calculated, the School Board shall entertain proportionate share mitigation; and, if the proposed mitigation is accepted, enter into an enforceable and binding agreement with the affected local government and the developer.

**Recreation/Open Space:** in compliance with SRC development standards

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**Certification and Authorization**

1. By my signature hereto, I do hereby certify that the information contained in this application is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application.
2. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.
3. I do hereby authorize the placement of a public notice sign(s) on my property at a location(s) to be determined by the County staff.
4. If applicable, I do hereby authorize the Agent shown as the applicant on this application to act on my behalf in all matters pertaining to this Rezoning application.

Angela J. Jones

Applicant Name (Type or Print)

**Attorney/Agent**

Title (if applicable)



Applicant Signature

**4-4-2016**

Date

