

2016-R-005

Project Name:	n/a
Applicant and/or Property Owner:	Principle Properties Inc., Ruth Esser
Agent:	n/a
Existing Zoning:	AG-RR (Rural Residential Agriculture)
Requested Zoning:	M1 (Restricted Industrial)
Existing FLU:	AG (Agriculture)
Requested FLU:	INDUS (Industrial)

Rezoning 2016-R-005

Part I. General Information:

Project/Applicant: Principle Properties Inc., Ruth Esser
Representative: n/a
Location: In the 4100 block of Ward Basin Road, Milton, FL
Parcel(s): 19-1N-27-0000-00800-0000
Existing Zone: AG-RR (Rural Residential Agriculture)
Proposed Zone: M1 (Restricted Industrial)
Current FLU: AG (Agriculture)
Proposed Change to FLU: INDUS (Industrial)
Area Size: (+/-) 3.4 acres
District: Commissioner District #2
Current Conditions: Vacant land
Proposed use: Utility contractor construction office and storage yard

Requested Action(s):

1. Amendment of the Land Development Code Official Zoning Map changing the zoning district **from AG-RR to M1.**
2. Small scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from AG to INDUS**

Staff Recommended Action(s):

Existing Zoning Description: AG-RR (Rural Residential Agriculture District) allows detached single family residential structures and mobile homes. Accessory structures and facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings.

Proposed Zoning Description: M1 (Agriculture) is intended for limited range industrial uses such as general assembly, warehousing, and distribution activities. The activity within this district is primarily within an

enclosed building. Residential development is excluded from this district. All activities should conform to a high level of Performance Standards.

Existing FLUM: AG (Agriculture)

Proposed FLUM: INDUS (Industrial)

Surrounding Zoning: The subject property is surrounded by AG-RR (Rural Residential Agriculture) and R2M (Medium Density Mixed Residential) parcels. The surrounding properties are a mixture of vacant land and single family residences.

Rezoning History: There is no rezoning history for this property.

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

A. Infrastructure Availability:

The requested rezoning is not expected to create infrastructure capacity problems for water, sewer, traffic, and solid waste.

(1) Predicted Maximum Roadway Impact:

Ward Basin Road is currently rated at a Level of Service (LOS) "B" with an Average Daily Traffic (AADT) of 3,600. Rated at LOS Standard "C", the maximum available capacity of 17,300 trips for Ward Basin Road thus indicates capacity is available for the proposed zoning.

(2) Potable Water:

A letter provided by the applicant from East Milton Water System, Inc. indicates water service is available to the site. The proposed amendment is not expected to create capacity problems for the East Milton Water System, Inc.

(3) Sanitary Sewer:

A letter provided by the applicant from City of Milton indicates that sewer service is currently available to the site.

(4) Solid Waste:

The applicant has not indicated the means by which solid waste will be disposed from the site. It is anticipated that either a private hauler will be used to transport solid waste from the site or the applicant will dispose of solid waste material directly to the landfill. 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.

(5) Parks, Recreation and Open Space:

A rezoning to M1 with a future land use amendment to Industrial would not increase demand on recreation facilities.

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 6.05.19.A states:

“This district is designed to accommodate a limited range of industrial and related uses which conform to a high level of Performance Standards. Industrial activity of this type is intended to be carried out within completely enclosed buildings where ever practical, and outdoor storage must be visually screened from adjacent residential areas. The uses which this district is designed to accommodate include general assembly, warehousing and distribution activities. In addition, major repair and service activities, as well as limited impact manufacturing activities meeting Performance Standards are intended to be accommodated in this district. Finally, commercial trade and service activities not compatible with activities adaptive to more restrictive districts, but which satisfy site plan criteria and performance criteria of the "M-1" district, should be accommodated in the "M-1" district. Residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the preservation of adequate areas for industrial development. Community facilities and trade establishments which provide needed services to industrial development also are intended to be accommodated in this district. Refer to Section 6.03.04.”

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 property appraiser’s assessment of the existing land use in the vicinity of the subject property indicates a variety of commercial, vacant, and single family residences. The immediately surrounding area is single family residences on lots ranging in size from 0.34-acre to 5 acres and greater. Industrial uses would not be compatible with the existing uses within the vicinity.

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 partially located within an “X” flood zone which means an area determined to be outside 500- year flood plain. The request is thus consistent with this policy.

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.”

Although the National Wetlands Inventory Map indicates there are no wetlands on this site, the hydric soils within the site indicate the possibility of wetlands.

D. Urban Sprawl

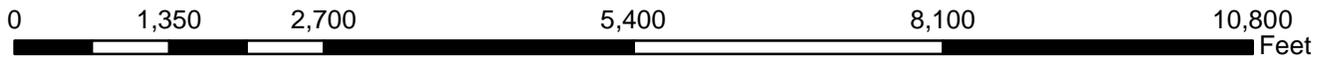
Policy 3.1.G.4 of the Comprehensive Plan states:

“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 zoning would not result in a finding of urban sprawl under the proposed classification.

2016-R-005

Location

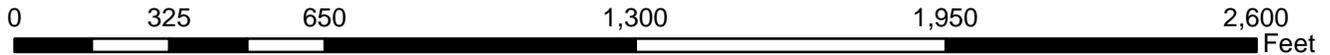
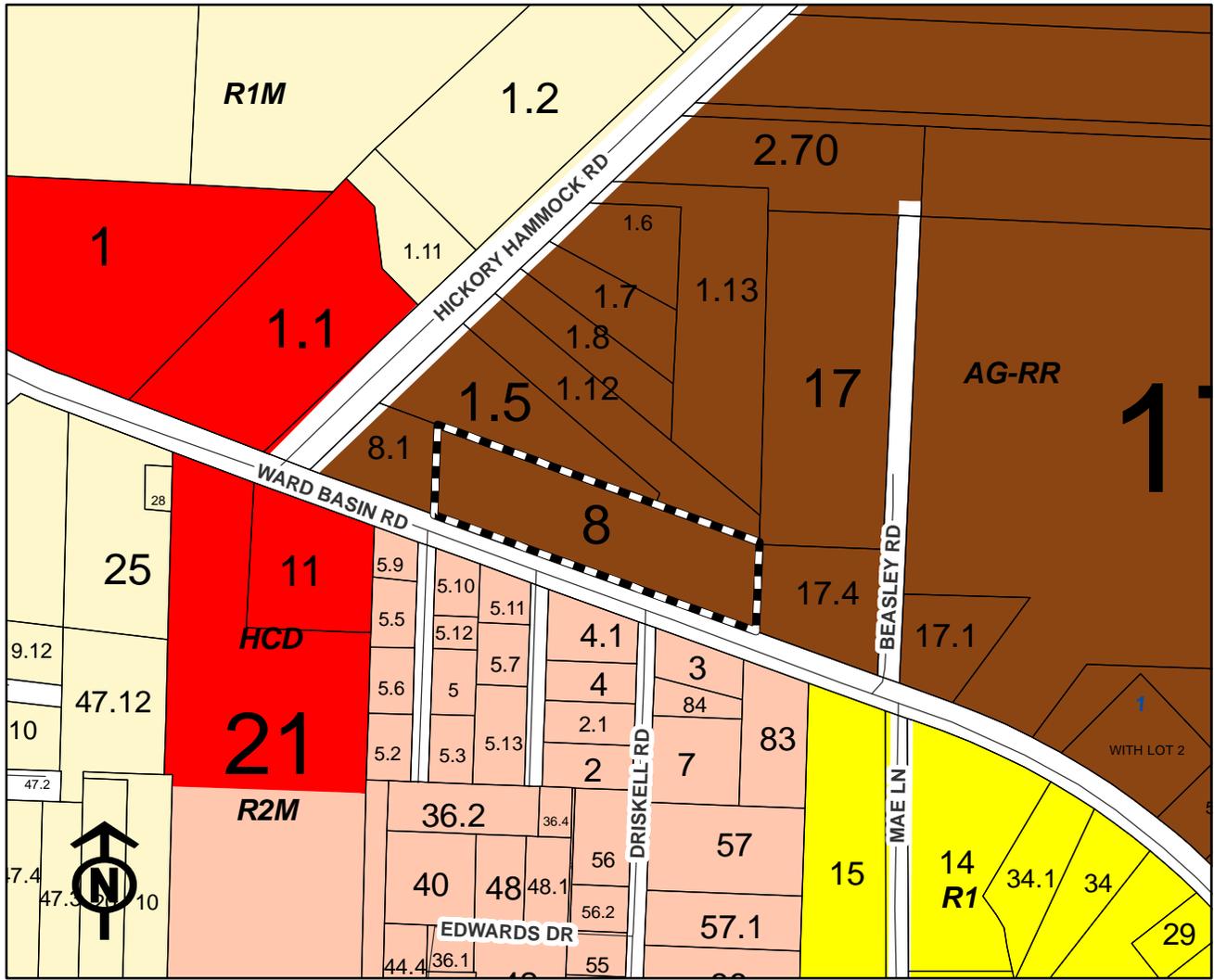


Legend

-  Pending Apr ZB
-  Streets
-  Sidewalks

Disclaimer:
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2016-R-005 Zoning

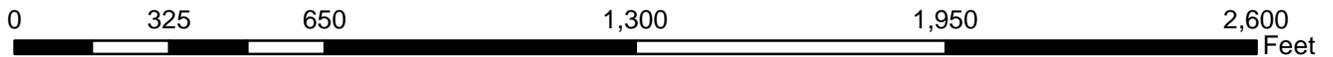
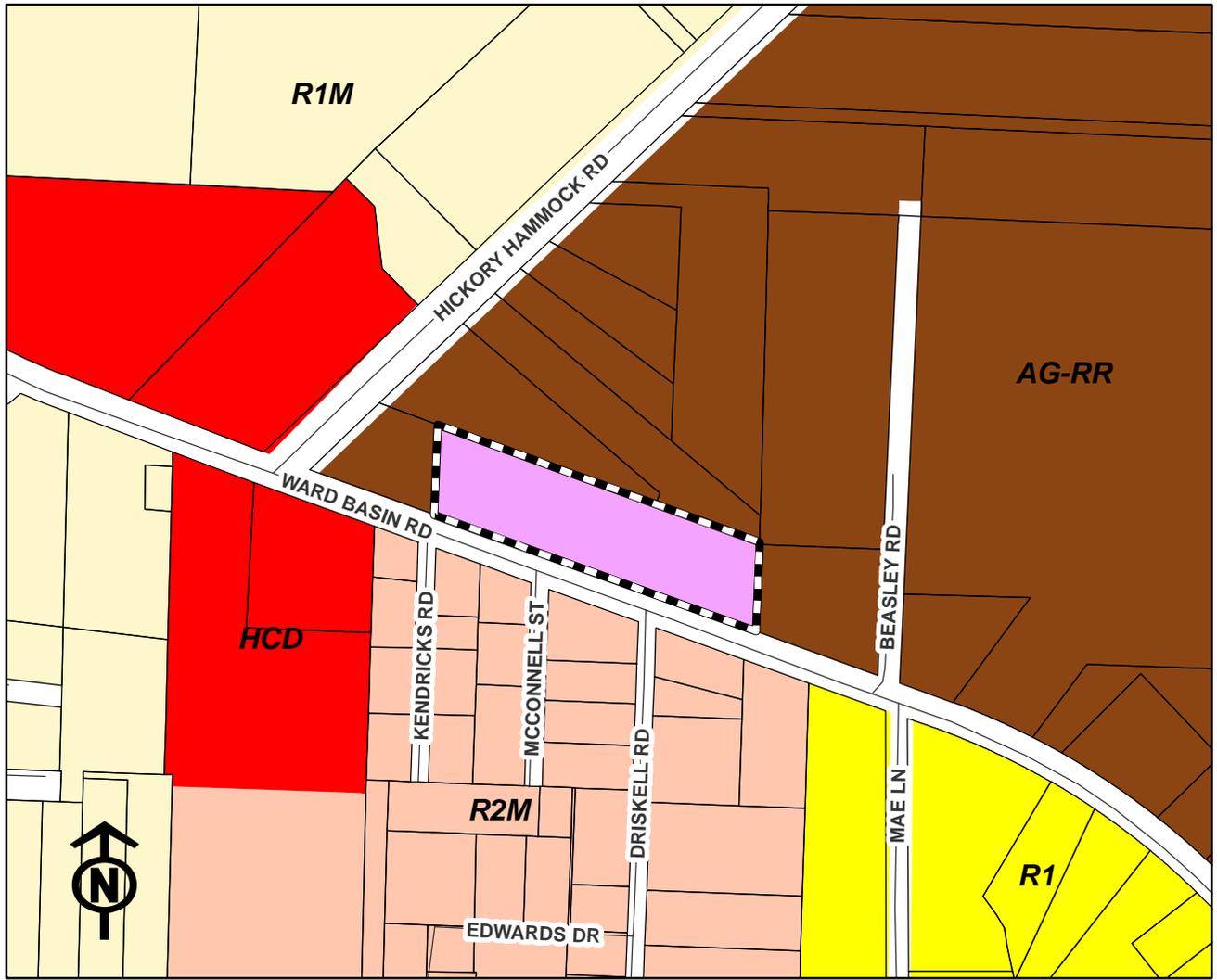


Legend

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

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2016-R-005 Proposed Zoning

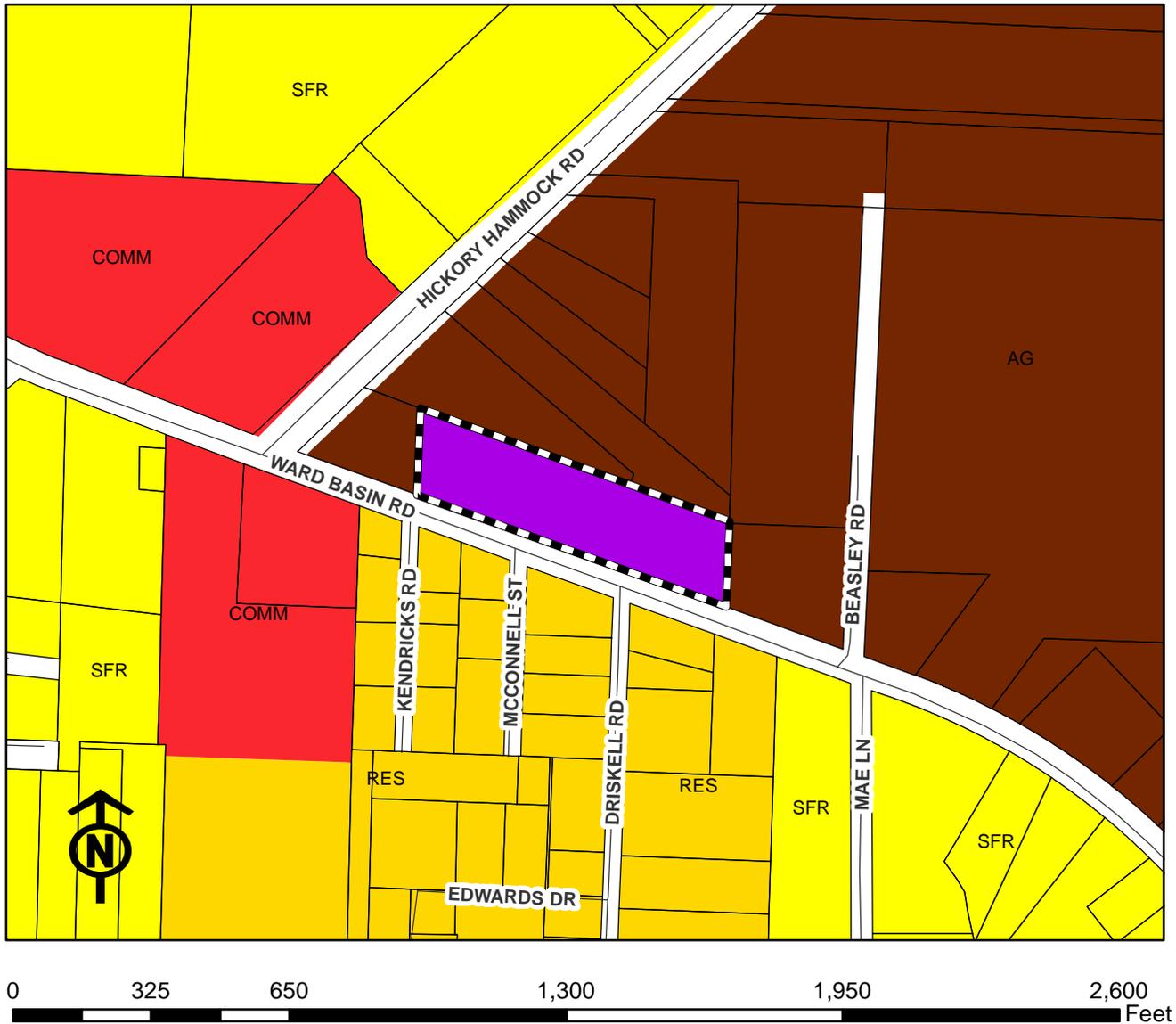


Legend

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

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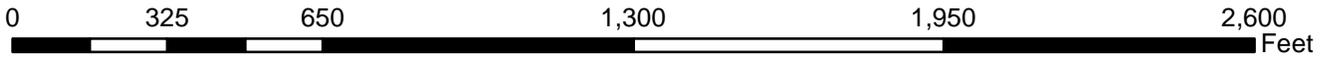
2016-R-005 Proposed FLUM



Legend

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

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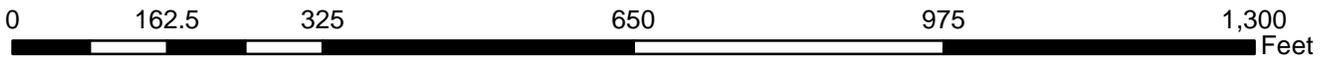
Legend

-  Pending Apr ZB
-  Parcel Lines
-  Streets
-  Sidewalks

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2016-R-005
Aerial, Closer View

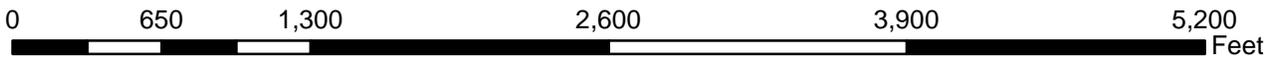


Legend

-  Pending Apr ZB
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2016-R-005
Aerial, Extended View



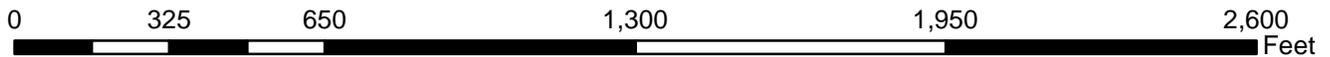
Legend

-  Pending Apr ZB
-  Parcel Lines
-  Streets
-  Sidewalks

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Access Management & Stormwater Problem Area Data



Legend

-  Pending Apr ZB
-  Parcel Lines
-  Streets
-  Sidewalks
-  Principle Arterial - Interstate
-  Major Arterial
-  Minor Arterial
-  Major Collector
-  Major Collector w/Additional Restrictions
-  Minor Collector
-  Stormwater Problem Area
-  Minor Subdivision Snapshot

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Property Information

Parcel ID Number(s): 19-1N-27-0000-00800-0000

-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.

3.4 acres per survey

4.35 ac

Industrial

Existing Zoning: Residential/A9 Proposed Zoning: Commercial (M-1)

AQ-RR

Existing Future Land Use Map Category: _____

A9

Proposed Future Land Use Map Category: _____

INDUS

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

Company Site to Run Construction Company. It will build 50x30 office + 75x40 Shop to do inspections of Equipment + Store Supplies for Projects

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: East Milton Water
Provider: City of Milton
(Attach Letter of Certification)

Sewage Disposal Source (check one):

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

Provider: _____
Provider: City of Milton

(Attach Letter of Certification)

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

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

Recreation/Open Space: _____

Certification and Authorization

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

Ruth D Essen
Applicant Name (Type or Print)

[Handwritten Signature]
Applicant Signature

President Pringle Properties Inc
Title (if applicable)

1/1/2016
Date



City of Milton

January 26, 2016

RE: Parcel # 19-1N-27-0000-00800-0000

To Whom It May Concern:

This letter is to confirm that the above property does indeed have sewer available to this location. Please feel free to contact me should you have any further questions at 850-983-5410.

Sincerely,

A handwritten signature in black ink, appearing to read "George Riats", written in a cursive style.

George Riats
Public Works Director



8175 SOUTH AIRPORT ROAD
MILTON, FL 32583
Ph: 850-623-8750
Fx: 850-623-1413

January 26, 2016

Ruth DuPont Esser
Principle Properties, Inc.
3471 Marilyn Ct
Gulf Breeze, FL 32563

Service Address: Ward Basin Road
Parcel # 19-1N-27-0000-00800-0000

To Whom It May Concern:

This letter is to certify that potable water service is available at the parcel number above in Santa Rosa County, Florida. **Water service will be guaranteed when all deposits and tap fees have been received in full by East Milton Water System, Inc.**

Sewer is not provided by East Milton Water System, Inc. you will need to contact the City of Milton Public Works at 850-983-5400. Properties that are on a septic tank system will need to contact the Santa Rosa County Health Department 850-983-1877.

If you have any questions or need additional information, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink that reads "Jill Schwitzerlett". The signature is written in a cursive, flowing style.

Jill Schwitzerlett
Front Desk Clerk
Billing Clerk II

: Jms



Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Development Services



Rhonda C. Royals
Building Official

January 29, 2016

Ms. Ruth Dupont Esser
Via email: rdesser007@gmail.com

RE: Pre-Application Meeting on January 27, 2016
Project Name: **Principle Properties Inc.**
Parcel(s): 191N270000008000000

Dear Ms. Esser:

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

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

Proposed Use - The proposed project is a new 4,700 square foot office and shop building for a construction company that leases out dump truck services for local projects.

Site/Land Use – Jason McLarty, (850) 981-7065, jasonm@santarosa.fl.gov

1. Zoning Map designation: AG-RR
Future Land Use Map designation: AG
The proposed use is not allowed in this district. You may request a rezoning to **M1** which would allow the proposed use. Rezoning requests are approved by the Zoning Board and Board of County Commissioners. An application for rezoning was provided at the meeting along with instructions to meet the deadline for the March meeting agendas.
2. A site plan prepared by a Florida registered civil engineer is required to demonstrate consistency of the project with the Land Development Code. A site plan application can be found online at

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

<http://www.santarosa.fl.gov/developmentservices/documents/Site%20Plan%20Editable.pdf>.

The primary Land Development Code (LDC) sections that apply to this project will be 4.04.00 - 4.04.10; 6.05.19, and 7.00.00 - 7.01.12.

3. M1 Zone Performance Standards:
 - a. All outdoor storage shall be effectively screened by a solid wall; fence or planting so that such stored materials will not be visible from a public way or residential area.
 - b. All activity within 200 feet of a residential district boundary shall be conducted within completely enclosed buildings.
4. Setbacks: Building setbacks for this site are: Front = 50 feet, rear = 50 feet, and sides = 50 feet.
5. Architectural Style: In the meeting it was discussed that a metal façade would not be allowed facing Ward Basin Road. That requirement was under the premises that you were going to need to rezone to HCD, however, since a rezone to M1 is going to be required, the metal façade regulation will not apply.
6. Tree protection: A tree survey, tree protection, and mitigation for tree removal is required per LDC Section 7.01.06.
7. Buffers: Landscape buffers are required per LDC 7.01.05. For this use, the minimum buffer requirements will be buffer zones “D” or “E”.
8. Landscaping: Right-of-way and parking area landscaping is required per LDC Sections 7.01.03 and 7.01.04.
9. Access Management: This property is on a Major Collector road and must meet the driveway and interconnectivity requirements of LDC Section 4.04.02.D. Only a single 2-way access point will be allowed from Ward Basin Road.
10. Off-Street Parking and Loading: Parking and loading areas must meet the requirements of LDC Section 7.01.08. For parking calculations, the proposed use will be categorized as a Manufacturing Warehouse or Similar Activity. Although standard parking spaces must be 18 feet in length and 9 feet in width, we have noticed that spaces 20 feet in length and 10 feet in width work well within our community.
11. Signage: Freestanding and wall signage is permitted per LDC Article 8.
12. Water and Sewer: Letters of water and sewer service availability are required. Your project is located in the following service areas.
 - A. Water = East Milton Water System, Dink Helms; 623-8750.
 - B. Sewer = No Sewer Franchise Available

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

1. No turn lane required.
2. Due to high groundwater table in the area, a wet detention pond may be likely.
3. There is a fire hydrant located across Ward Basin Road.

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

1. Plans must be provided for construction details for wind speed compliance for 150. Must also provide ADA compliance for restroom and accessible route from ADA parking to

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

building entrance. Interior wall construction details, including wall finish, ceiling height and finish and exit access from all areas of the building. Plans must be prepared by a licensed design professional.

Review Process:

1. Site plans and construction plans are reviewed and comments are issued within 10 days.
2. A Development Order is (DO) issued upon approval of a site plan. Building permits are issued upon approval of construction plans.
3. Concurrent review of site and construction plans is allowed; however, building permits may not be issued before issuance of the DO.
4. Site work may not commence prior to the issuance of the DO; construction may not commence prior to issuance of building permits.

In closing, our hope is that you found the pre-application meeting to be a helpful tool so that you can make informed decisions about your project. As the County's project manager for your project, please feel free to contact me with any questions that you may have. In addition, you may contact the staff listed above if you have questions specific to their area of expertise. Also, I will be in contact with you periodically to assess the status of your project and provide assistance.

Respectfully,

Tambre L. Lee

Tambre L. Lee
Development Review Supervisor
(850)981-7042
TambreL@santarosa.fl.gov

TL/lf

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

