



**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-014
Rezoning Small Comp Plan Amendment**

Project Name:	N/A
Applicant and/or Property Owner:	Dorothy Dunning
Representative:	N/A
Existing Zoning:	AG-RR (Agriculture/Rural Residential)
Proposed Zoning:	HCD (Highway Commercial Development)
Existing FLU:	AG (Agriculture)
Proposed FLU:	COMM (Commercial)

Part I. General Information:

Project/Applicant:	Dorothy Dunning
Representative:	N/A
Location:	6168 Stewart Street, Milton, FL
Parcel(s):	28-2N-28-0000-00800-0000
Existing Zone:	AG-RR (Agriculture/Rural Residential)
Proposed Zone:	HCD (Highway Commercial Development)
Existing FLU:	AG (Agriculture)
Proposed FLU:	COMM (Commercial)
Parcel Size:	2.99 (+/-) acres
District:	Commissioner District #3
Current Conditions:	Vacant

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: Highway Commercial Development (HCD) District allows for a wide range of uses appropriate and easily accessible to major transportation corridors.

Automobiles and other vehicular service establishments, motels and hotels, 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 of Adjustment.

Existing Future Land Use Description: AG (Agriculture District) allows detached single family residential structures, mobile homes, accessory structures, facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations.

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 Highway Commercial to the north, south and west, and Rural Residential Agriculture District to the north and east.

Surrounding Future Land Use: The parcel is surrounded by Commercial to the north, south, and west, and agriculture to the north 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 of Highway 87, the approximate 6.39 daily vehicle trips produced by the current zoning would increase by an additional 39.20 daily vehicle trips. Highway 87 is currently rated at a Level of Service (LOS) “D” with an Average Daily Traffic (AADT) of 12,647. Rated at LOS Standard “D”, the maximum available capacity of 39,800 trips for Highway 87 thus indicates capacity is available for the proposed zoning. Specific traffic computations are provided as an appendix to this analysis.

(2) Potable Water:

City of Milton

A letter provided by the City of Milton indicates that water is available.

(3) Sanitary Sewer:

A letter provided by the City of Milton indicates that the site does not have sewer services.

(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 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 6.05.15.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.”*

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 property is Commercial to the north, south, and west, and agriculture to the north and east.

C. Suitability:

Policy 3.1.A.2 of the Comprehensive Plan states:

“the maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drainfield systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Santa Rosa County Soils Map, the Department of Health, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects.”

The National Wetlands Inventory Map indicates there are no wetlands on this site.

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 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 residential zone property to the north and east, and commercial to the south and west.

For the Agricultural estimation:

Single Family Detached Housing (210)

2.99 Acres x 1du's/acre = 2 possible units

ITE Average Rate: $9.57 \times 2 = 19.14$ Average Peak Hour Vehicle Trips

D Factor: $0.53 \times 19.14 = 10.1442$ Peak Hour Direction Trips

Driveway %: $0.63 \times 10.1442 = 6.39$ Peak Hour Peak Direction Trips

New Trip % = 100%; $6.39 \times 1.00 = 6.39$ New Peak Hour Peak Direction 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 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 worst case scenario analysis as development plans are not finalized and due to the overall permanence of the situation. Therefore, a possible building size was determined and applied as the independent variable in order to produce a more general trip generation rate. Building square footage is generally selected as the independent variable for commercial and industrial developments.

Given:

Land Size = 2.99 acres or 130,244.4 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

$130,244.4 \times .85 = 1,000y + (y \times 4 \times 325)$

$130,244.4 = 1,000y + 1300y$

$130,244.4 = 2,300y$

$y = 56.628$

Building size = $56.628 \times 1,000$ square feet = 56,628 square feet gross floor area.

ITE Average Rate: $2.71 \times 56.628 = 153.46188$ Average Peak Hour Vehicle Trips

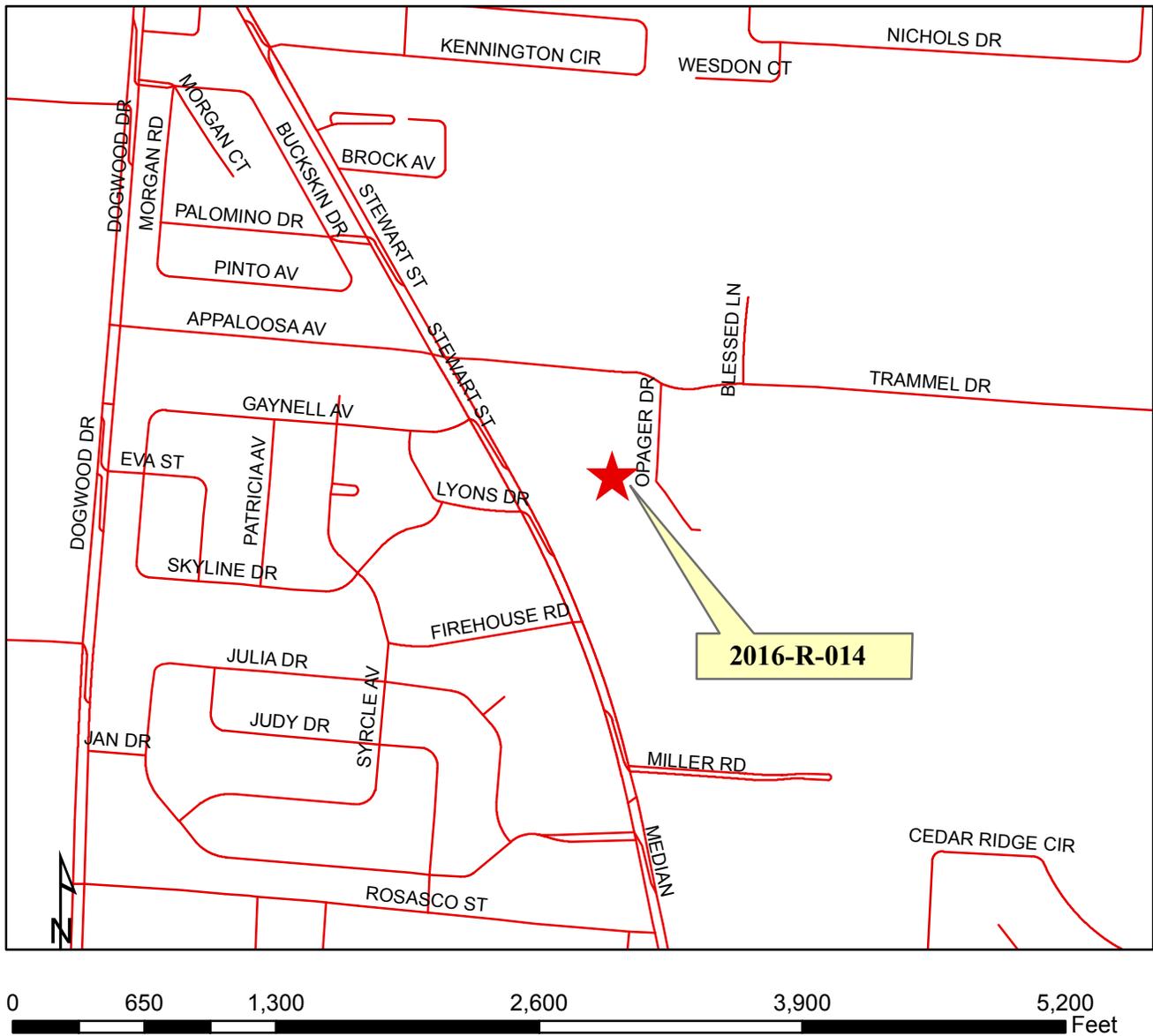
D-factor: $0.53 \times 153.46188 = 81.335$ Peak Hour Peak Direction Trips

Driveway %: $0.56 \times 81.335 = 45.55$ Peak Hour Peak Direction Trips

New Trip % = 88%; $45.55 \times 0.88 = 39.20$ 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).

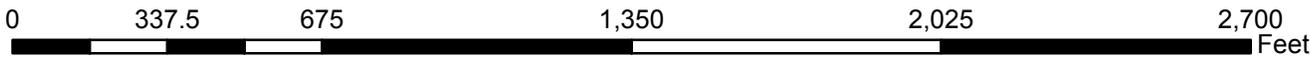
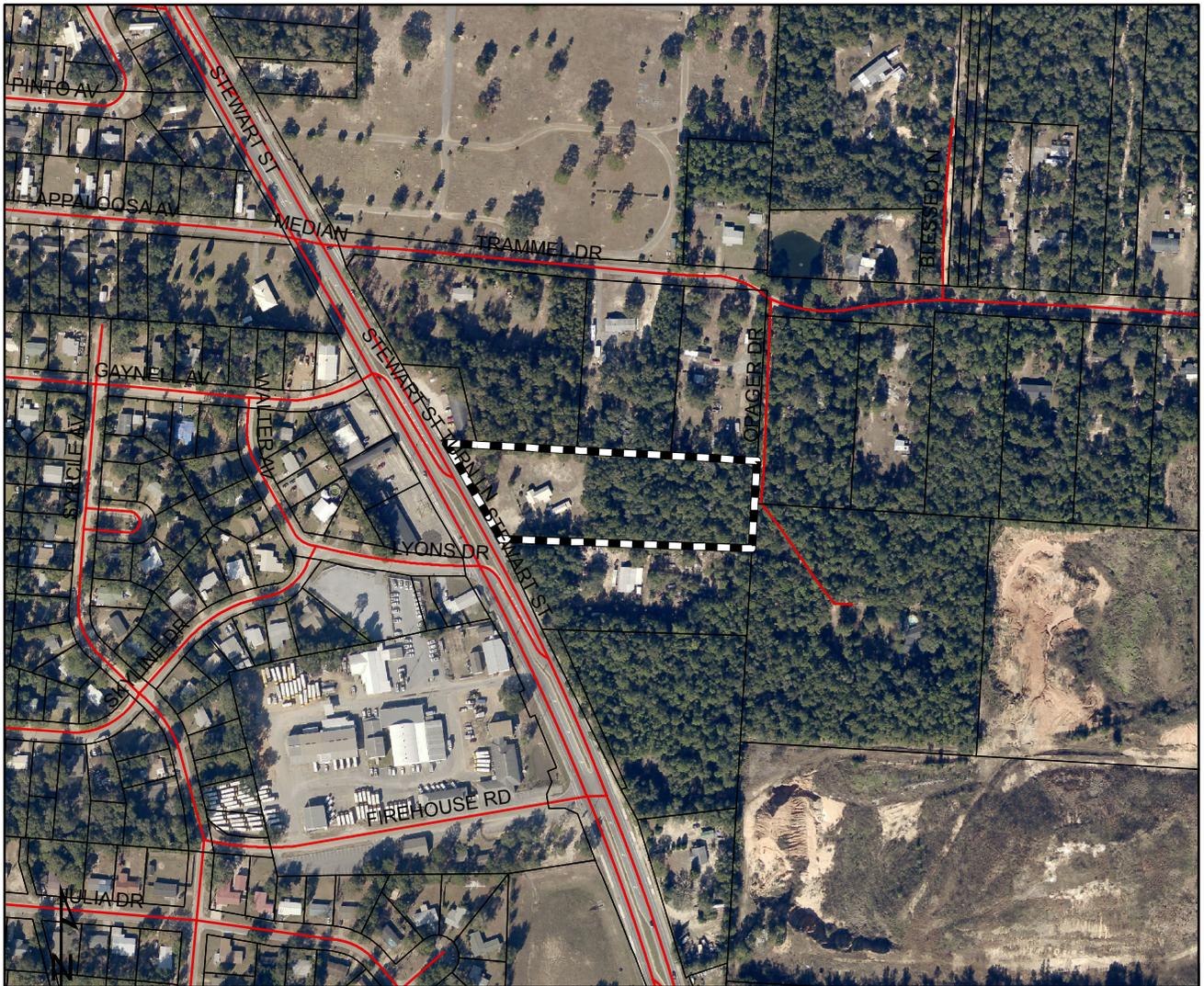
2016-R-014 Location



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2016-R-014
2014 Aerial

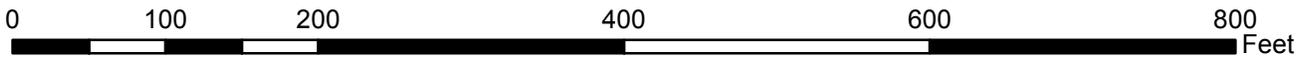


Legend

 Pending Sep ZB

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2016-R-014 Closeup Aerial

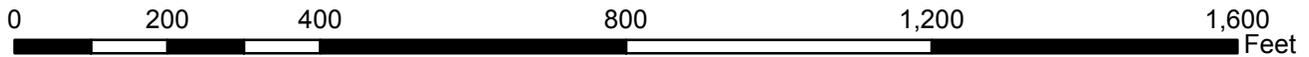
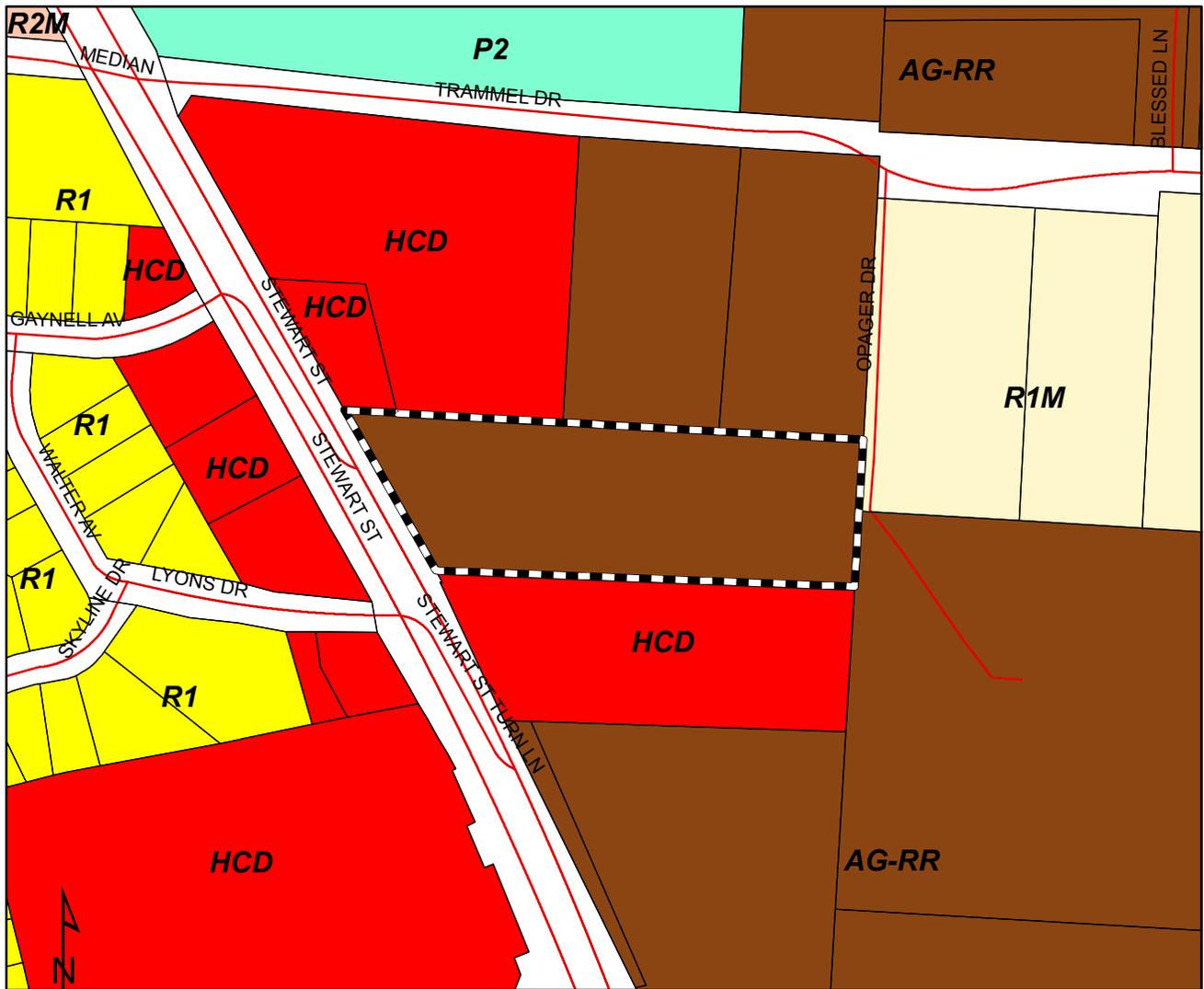


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2016-R-014 Zoning



Legend



Pending Sep ZB **Zoning**

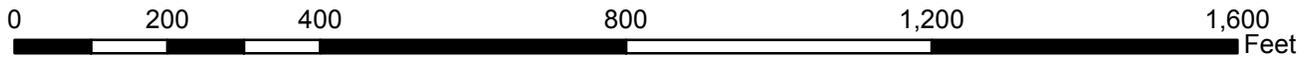
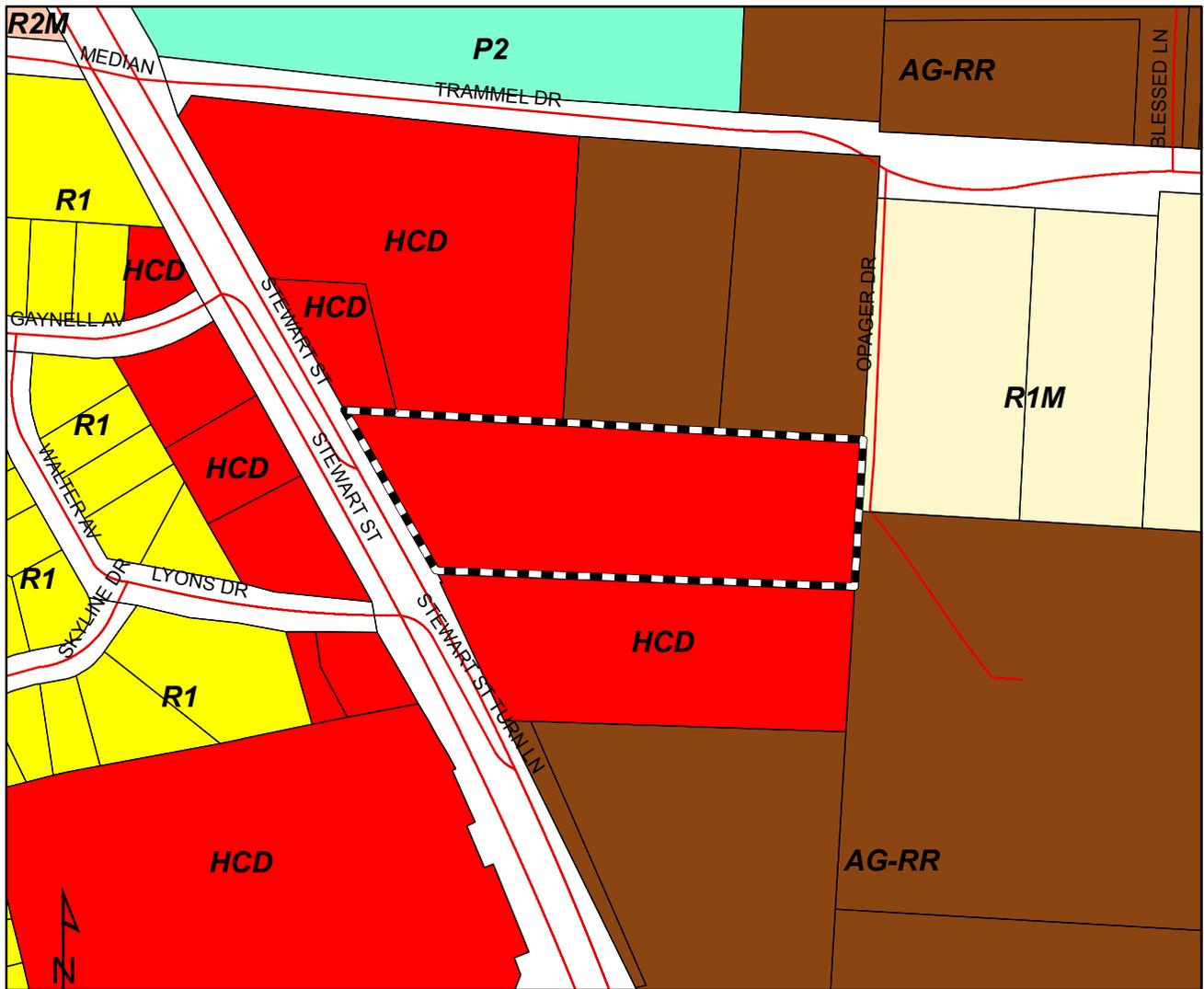
DISTRICT

- 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

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2016-R-014 Proposed Zoning



Legend



Pending Sep ZB **Zoning**

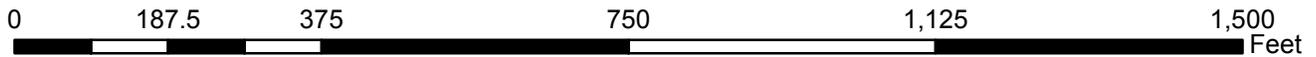
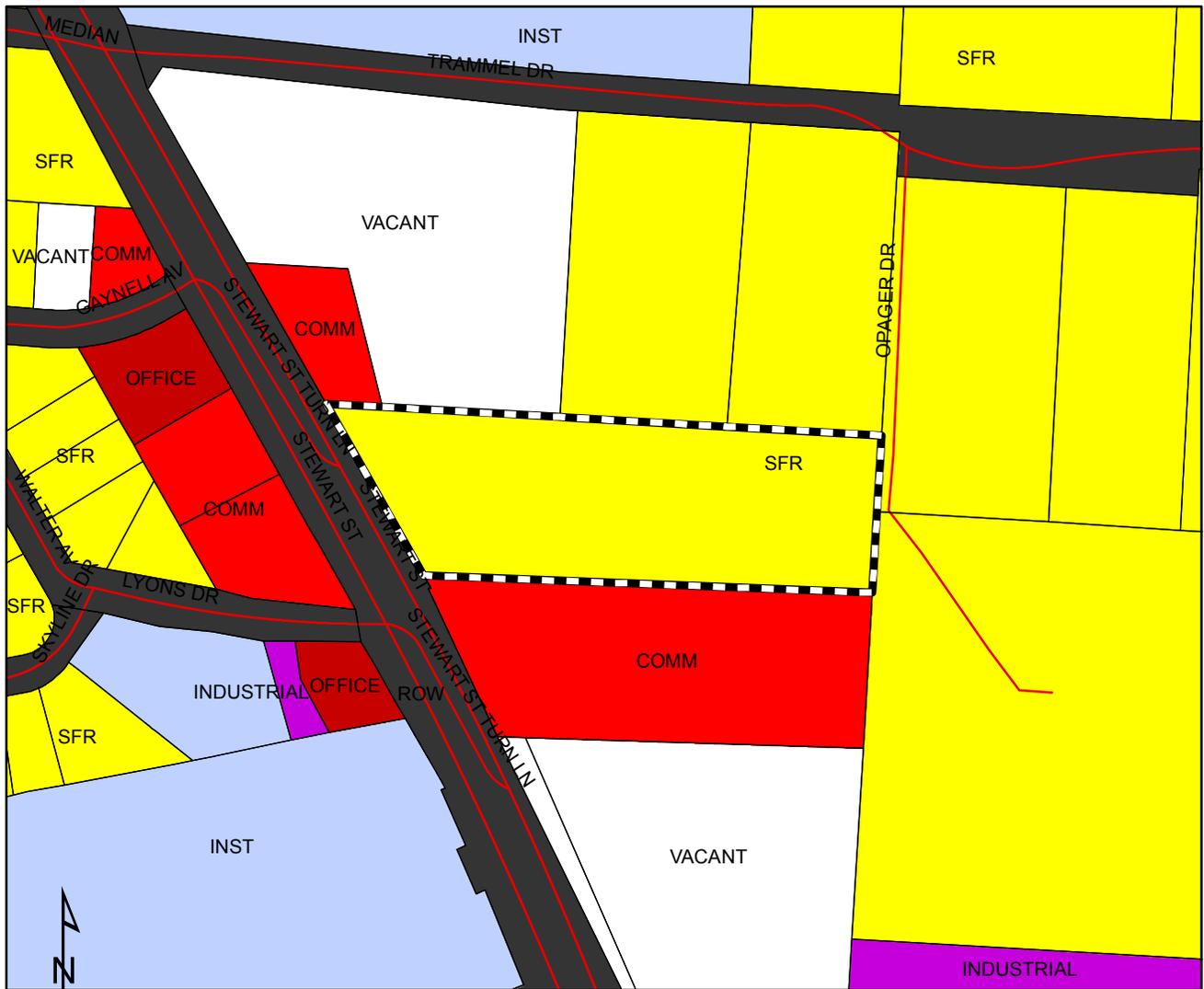
DISTRICT

- 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

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2016-R-014 Existing Land Use



Legend



Pending Sep ZB

Existing Land Use

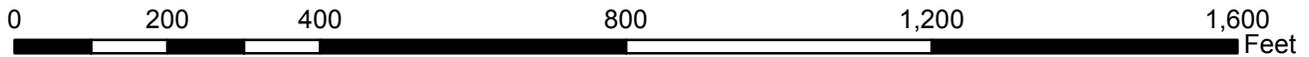
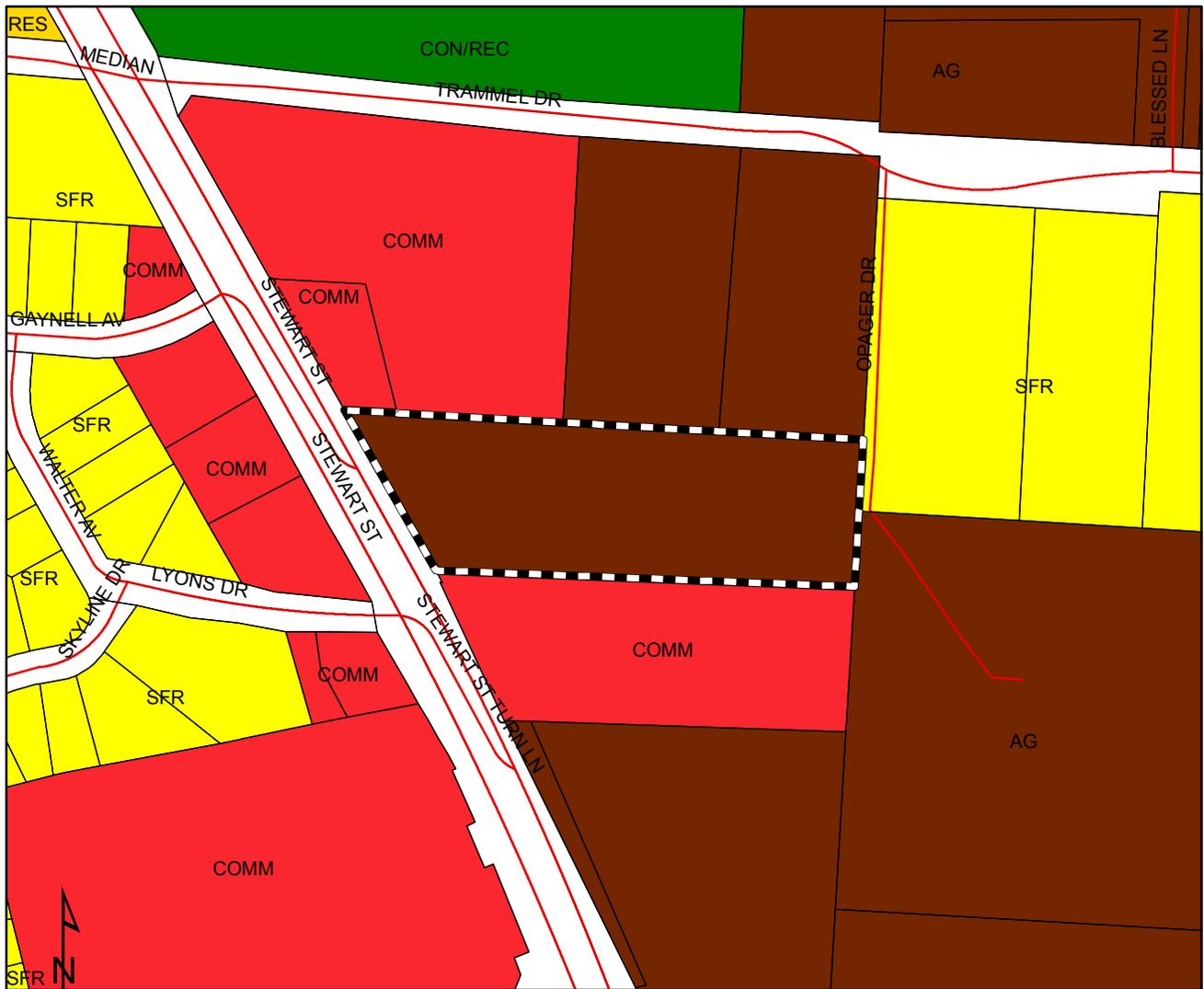
Category

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

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2016-R-014 Future Land Use

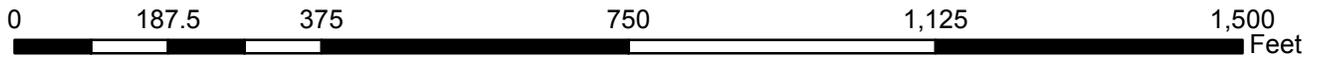
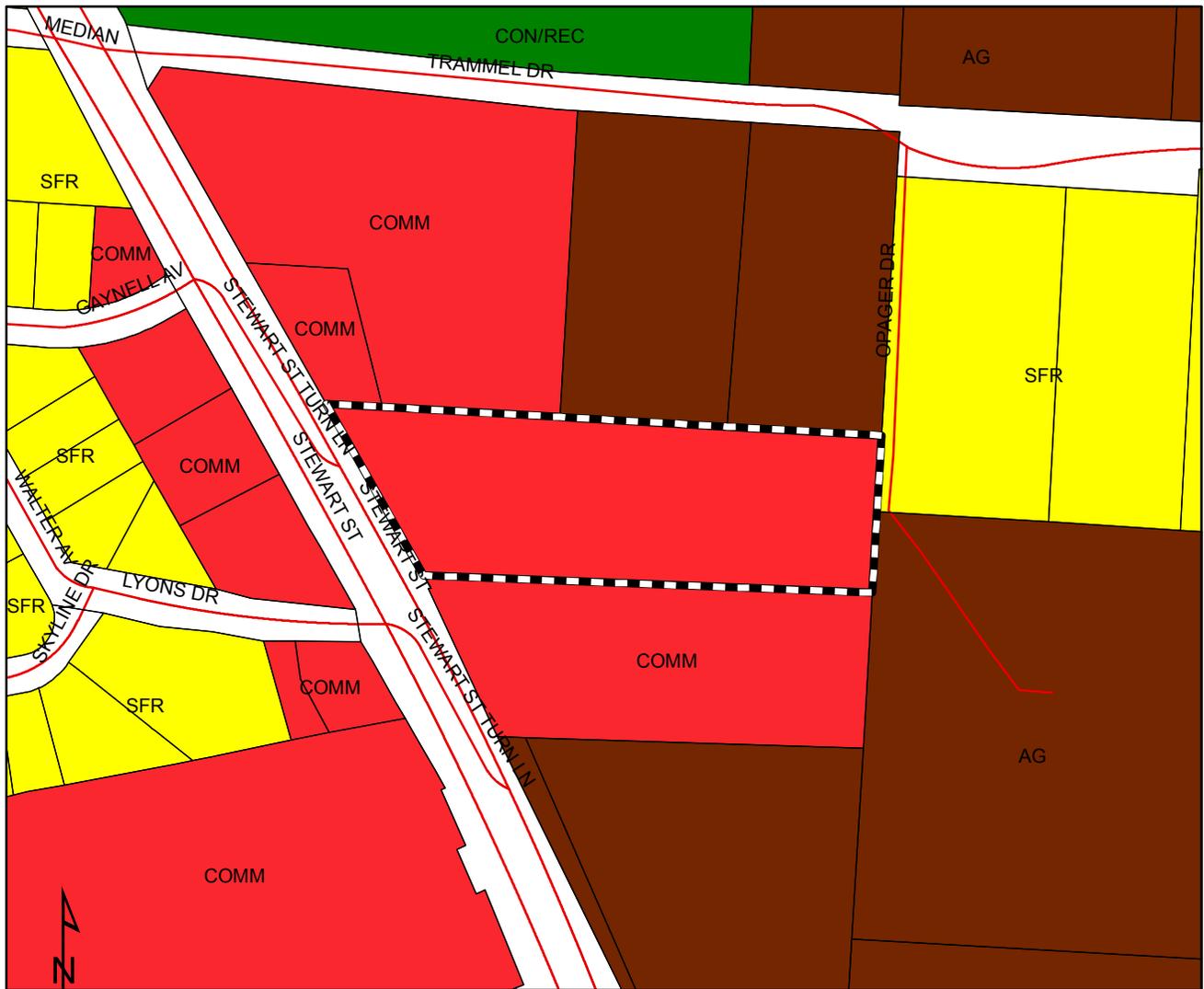


Legend

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

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2016-R-014 Proposed Future Land Use



Legend

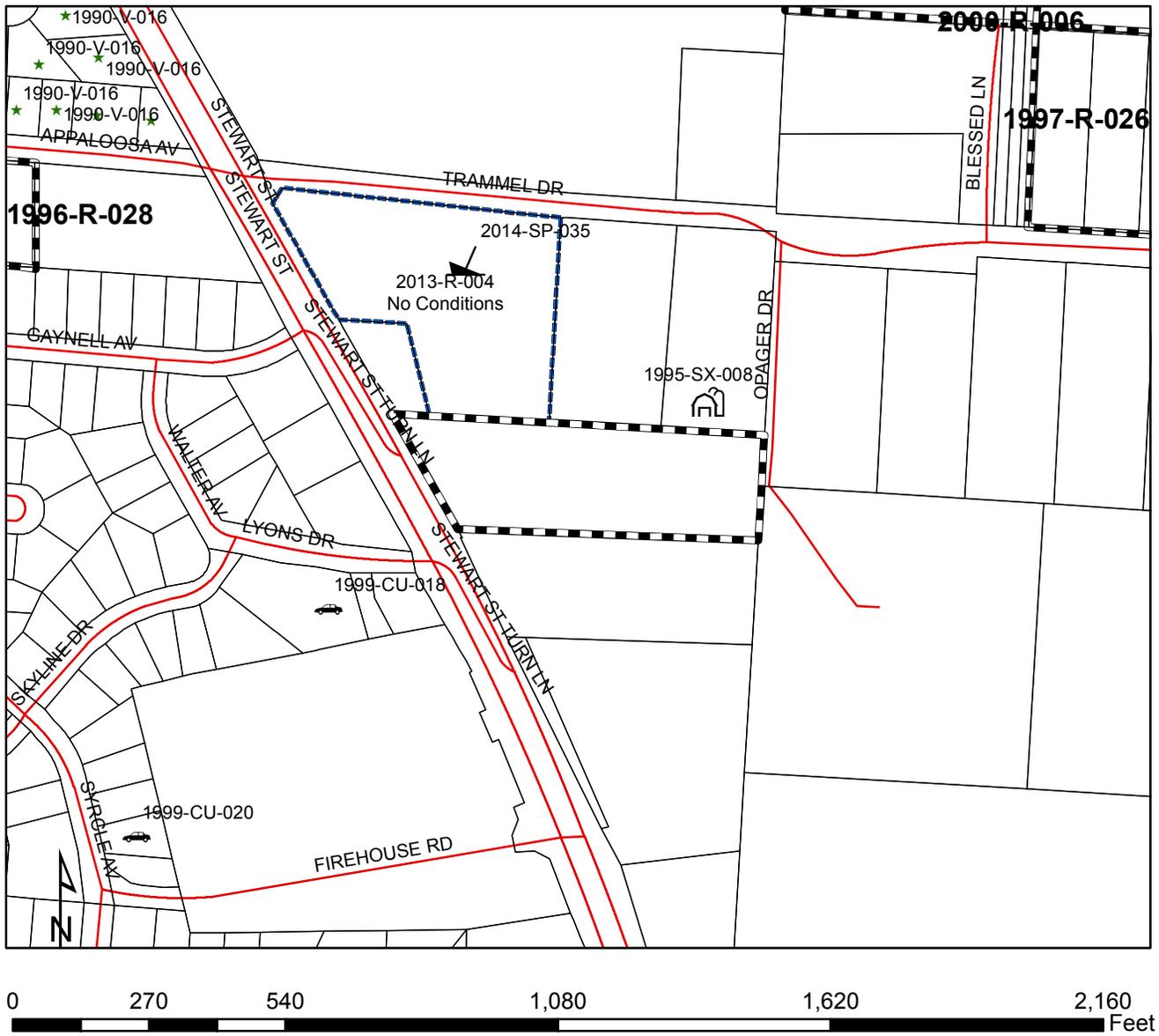
 Pending Sep ZB	 AGRICULTURE (AG)	 MIXED RESIDENTIAL COMMERCIAL (MRC)
 SINGLE FAMILY RESIDENTIAL (SFR)	 COMMERCIAL (COMM)	 NAVARRE BEACH COMMERCIAL (NBCOMM)
 MEDIUM DENSITY RESIDENTIAL	 CONSERVATION/RECREATION (CON/REC)	 NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
 RESIDENTIAL (RES)	 GP SINGLE FAMILY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

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2016-R-014

Previous Zoning Board Decisions in the Area



Legend

 Pending Sep ZB

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**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

**Rezoning with Small Scale Future
Land Use Amendment Application**

* Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2016 - R - 014</u>	Date Received: <u>8/2/16</u>
Review Fee: <u>\$1,100 + 60.18</u>	Receipt No.: <u>263</u>
Zoning District: <u>AG-RR</u>	Proposed Zoning District: <u>HCD</u>
FLUM Designation: <u>AG</u>	Proposed FLUM Designation: <u>Comm</u>

VD: 3

**Property
Owner**

Property Owner Name: Dorothy Dunning

Address: 5617 Columbia Avenue

Milton, FL 32570

Phone: (850) 983-8444 Fax: _____

Email: dunningracing@att.net

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: _____

Contact Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Property Information

Parcel ID Number(s): 28-2N-28-0000-00800-0000

-OR-

Street Address of property for which the Rezoning is requested:

6168 Stewart Street, Milton, FL 32570

Subdivision Name (if applicable): _____

Project Details

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

2.99 acres

Existing Zoning: AG-RR Proposed Zoning: HCD

Existing Future Land Use Map Category: AG

Proposed Future Land Use Map Category: COM

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

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: City of Milton
(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. 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.

Dorothy Dunning

Applicant Name (Type or Print)

Dorothy Dunning

Applicant Signature

Title (if applicable)

8-2-16

Date