

# STAFF ANALYSIS

## Conditional Use 2016-CU-002

### General Information:

<b>Project/Applicant:</b>	Pace Water System
<b>Represented By:</b>	Daniel Saba, Esquire, of Locklin, Saba, Locklin, and Jones P.A.
<b>Project Location:</b>	7768 Tidwell Road, Pace, FL
<b>Parcel Number:</b>	APO 05-2N-29-0000-00100-0000 & APO 06-2N-29-0000-00200-0000
<b>Conditional Use Request:</b>	Conditional Use to allow public utilities and facilities, specifically a rapid infiltration basin system for water management within an AG-RR (Agricultural/Rural Residential) zoning district.  (LDC 6.09.02.J)
<b>Zoning District:</b>	AG-RR (Agriculture/Rural Residential)
<b>Current Conditions:</b>	Vacant



**Land Development Code Criteria:**

6.09.02 Criteria Regulating Conditional Uses: All approved conditional uses shall be developed and maintained as approved by the Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional use shall be permitted by the Board of County Commissioners provided the Board finds that the proposed conditional use complies with the following requirements:

J. Public and Private Utilities and Public Facilities (AG-RR, AG-1, AG-2, ER, RR-1, R-1, R-1A, R-1M, R-2, R-2M, R-3, NC, HCD, PID and C-1M)

**Conditional Use Criteria:**

**6.09.00 CONDITIONAL USES**

6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be reviewed by the Zoning Board of Adjustment and a recommendation for approval made to the Board of County Commissioners provided the Board finds that the use:

A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected;

**Is this criterion met?                      Yes**

**Staff Analysis: It is anticipated that the proposed use will be designed, located and operated so that the public health, safety, and welfare will be protected.**

**The applicant is requesting to construct rapid infiltration basins for reclaimed water management. The proposed location provides the most effective service for the area without creating unreasonable nuisances or hazards to the surrounding properties.**

B. Will not unduly adversely affect other property in the impacted area which it is located;

**Is this criterion met?                      Yes**

**Staff Analysis: It is not anticipated that the proposed use will unduly or adversely affect other property in the impacted area in which it is located.**

**The subject site is currently used for silviculture and has silviculture to the west and east, single family residential to the south and west and agriculture north.**

C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;

**Is this criterion met?                      Yes**

**Staff Analysis: According the Santa Rosa County Future Land Use Map (FLUM) the subject area for the proposed Conditional Use is located within an AG (Agriculture) and land use category. The request is consistent with the Goals, Objectives and Policies of the Santa Rosa Comprehensive Plan.**

D.        Satisfies criteria stipulated for similar uses as described in the following section.

6.09.02            Criteria Regulating Conditional Uses: All approved conditional uses shall be developed and maintained as approved by the Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional use shall be permitted by the Board of County Commissioners provided the Board finds that the proposed conditional use complies with the following requirements:

J.        Public and Private Utilities and Public Facilities (AG-RR, AG-1, AG-2, ER, RR-1, R-1, R-1A, R-1M, R-2, R-2M, R-3, NC, HCD, PID and C-1M)

1. The location of such facility shall be situated on a site providing the most effective service to such area. The applicant shall demonstrate that such proposed sites are located effectively relative to the service area and that the site proposed is at least equal to the effectiveness of other alternative sites.

**Is this criterion met?                      Yes**

**Staff Analysis: The proposed use will be rapid infiltration basins. It is anticipated that the scale, intensity and operation of the basins will not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to surrounding residential properties.**

**The applicant is requesting to construct rapid infiltration basins for reclaimed water management. The proposed location provides the most effective service for the area without creating unreasonable nuisances or hazards to the surrounding properties.**

2. The location of such facility shall not unreasonably increase traffic on streets in the impacted area.

**Is this criterion met?                      Yes**

**Staff Analysis: The conditional use request will not unreasonably increase traffic in the impacted area.**

3. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.

**Is this criterion met?                      Yes**

**Staff Analysis: It is not anticipated that the proposed use will not generate unreasonable noise, traffic, congestions or other potential nuisances or hazards to contiguous residential properties.**

4. General office facilities of a utility shall be located in commercial districts.

**Is this criterion met?            Yes**

**Staff Analysis: The request is not for a general office facility.**

5. County facilities shall be allowed in any district.

**Is this criterion met?            Yes**

**Staff Analysis: This request is not for a county facility.**

6. There shall be no time limit placed upon the approval of the Board of Adjustments for public and private utilities.

**Is this criterion met?            Yes**

**Staff Analysis: If this request is approved the applicant plans to move forward fairly quickly with this project.**

7. No height variance is required for a conditional use approval for a water tower.

**Is this criterion met?            Yes**

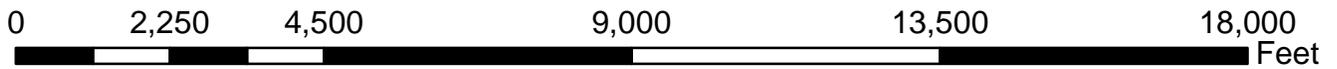
**Staff Analysis: The applicant is not applying for a conditional use for a water tower.**

**If the Conditional Use is approved, are there any potential building code issues?**

It is not anticipated that there will be any potential building code issues. The site will have to go through commercial site plan review.



# 2016-CU-002 Location



## Legend

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# 2016-CU-002 Zoning



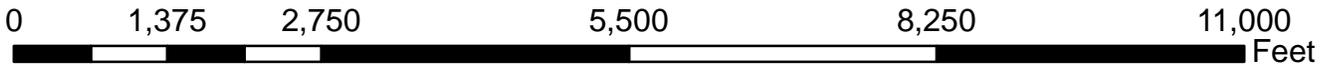
### Legend

Pending Jan ZB	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	Navarre Beach - Medium Density (NB-MD)
Agriculture (AG2)	Planned Industrial Development (PID)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Planned Mixed Use Development (NB-PMUD)	Navarre Beach - Conservation/Recreation (NB-CON/REC)
AG2 within an Accident Potential Zone (AG2-APZ)	Neighborhood Commercial (NC)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Single Family (NB-SF)	Navarre Beach - Medium High Density (NB-MHD)
Marina (C-1M)	NC-APZ	Medium Density Residential (R-2)	Navarre Beach - Utilities (NB-U)	State
Marina and Yacht Club (C-2M)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	State within an Accident Potential Zone (STATE-APZ)	RAIL
Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Right of Ways (ROAD)	Military (MIL)
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Water	Municipal Boundaries (CITY)
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)		
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M-HON		
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	Medium High Density Residential (R-3)		
Historical/Single Family (HR-1)	Planned Business District (PBD)	Rural Residential Single Family (RR-1)		
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	RR1 within an Accident Potential Zone (RR1-APZ)		
Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 1 (TC1)		
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 2 (TC2)		
M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - Commercial (NB-C)		

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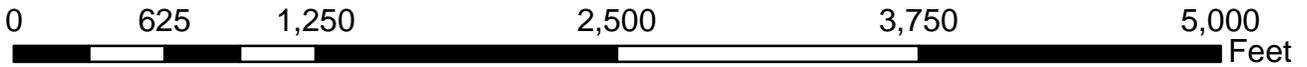
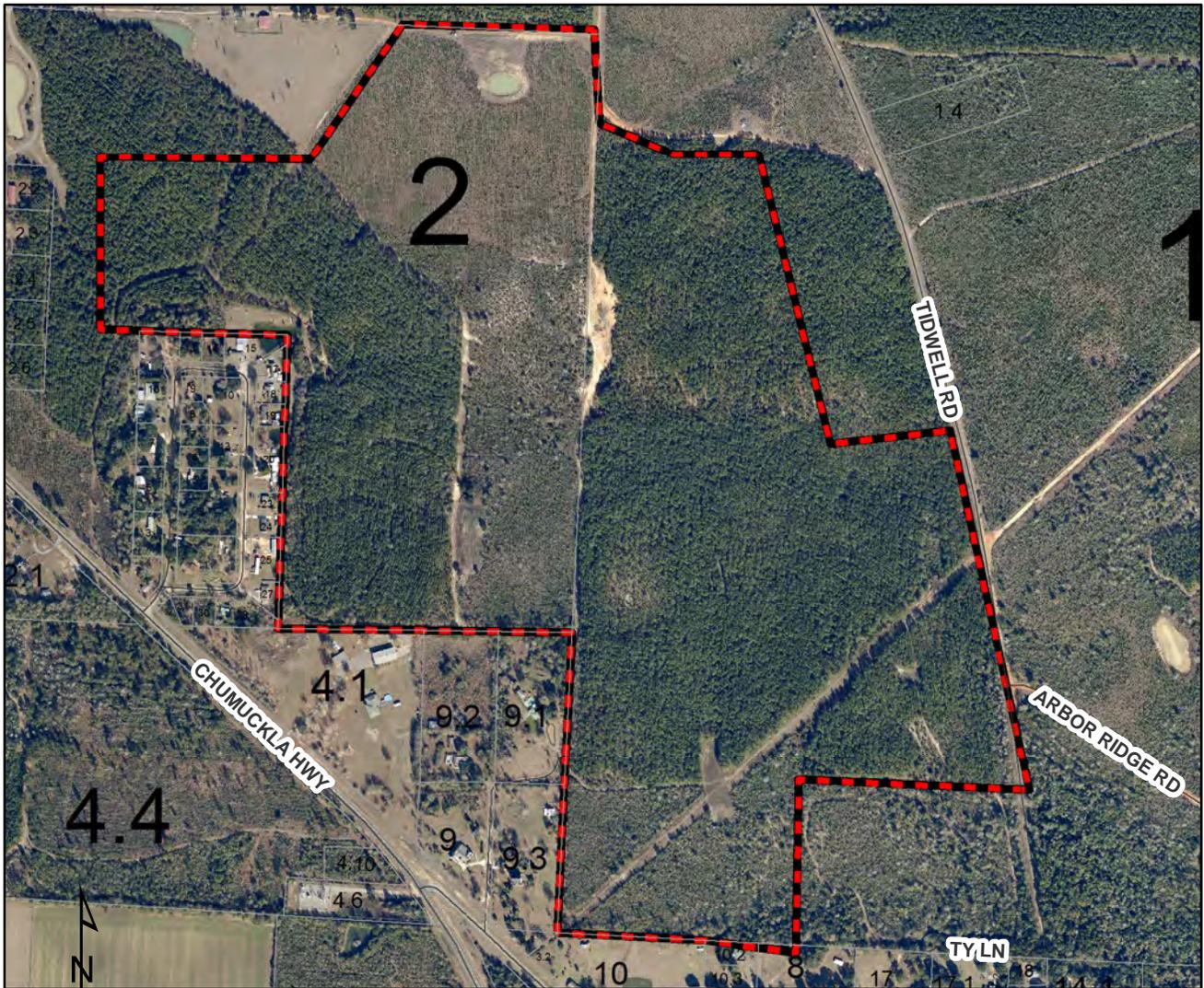
2016-CU-002  
2014 Aerial



**Legend**  
 Pending Jan ZB

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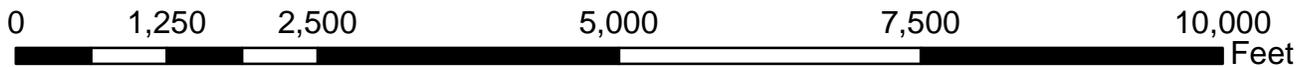
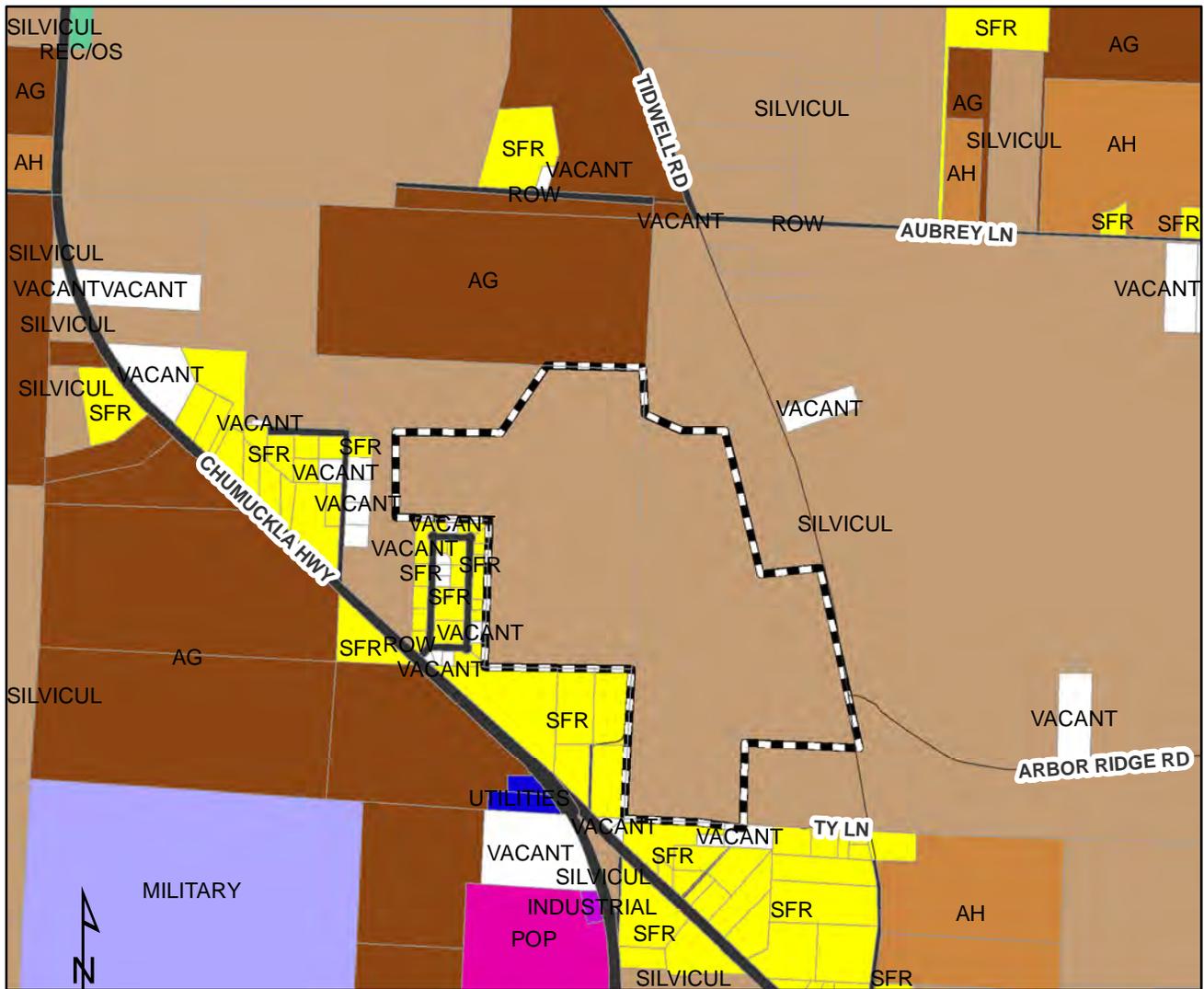
2016-CU-002  
2014 Close Up Aerial



Legend  
 Pending Jan ZB

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# 2016-CU-002 Existing Land Use



## Legend



Pending Jan ZB

### Existing Land Use

#### CATEGORY

- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial

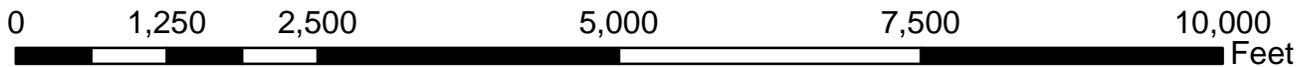
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

- Recreation/Open Space
- Right of Way
- Single Family Residential
- Silvicul
- Uncategorized
- Utilities
- Vacant
- Water

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# 2016-CU-002 Future Land Use



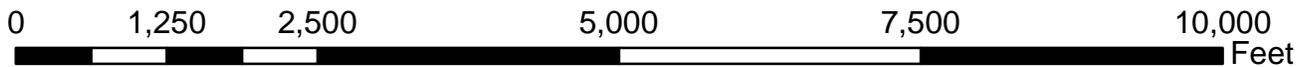
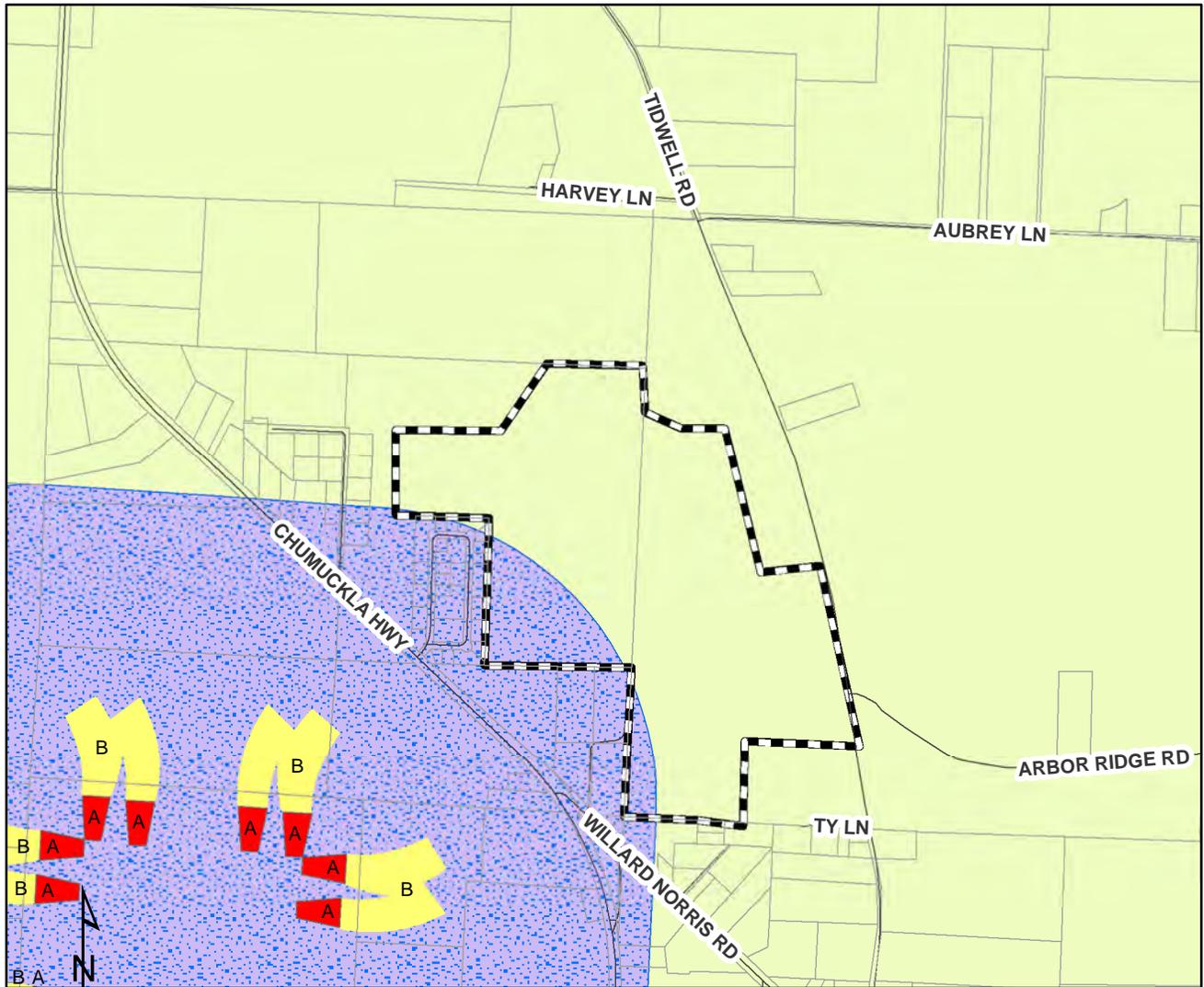
### Legend

Pending Jan 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-CU-002 Airfield Influence



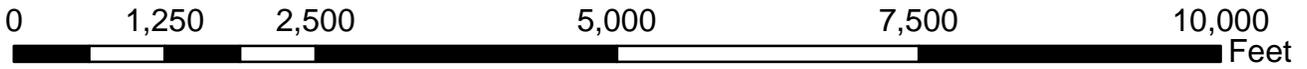
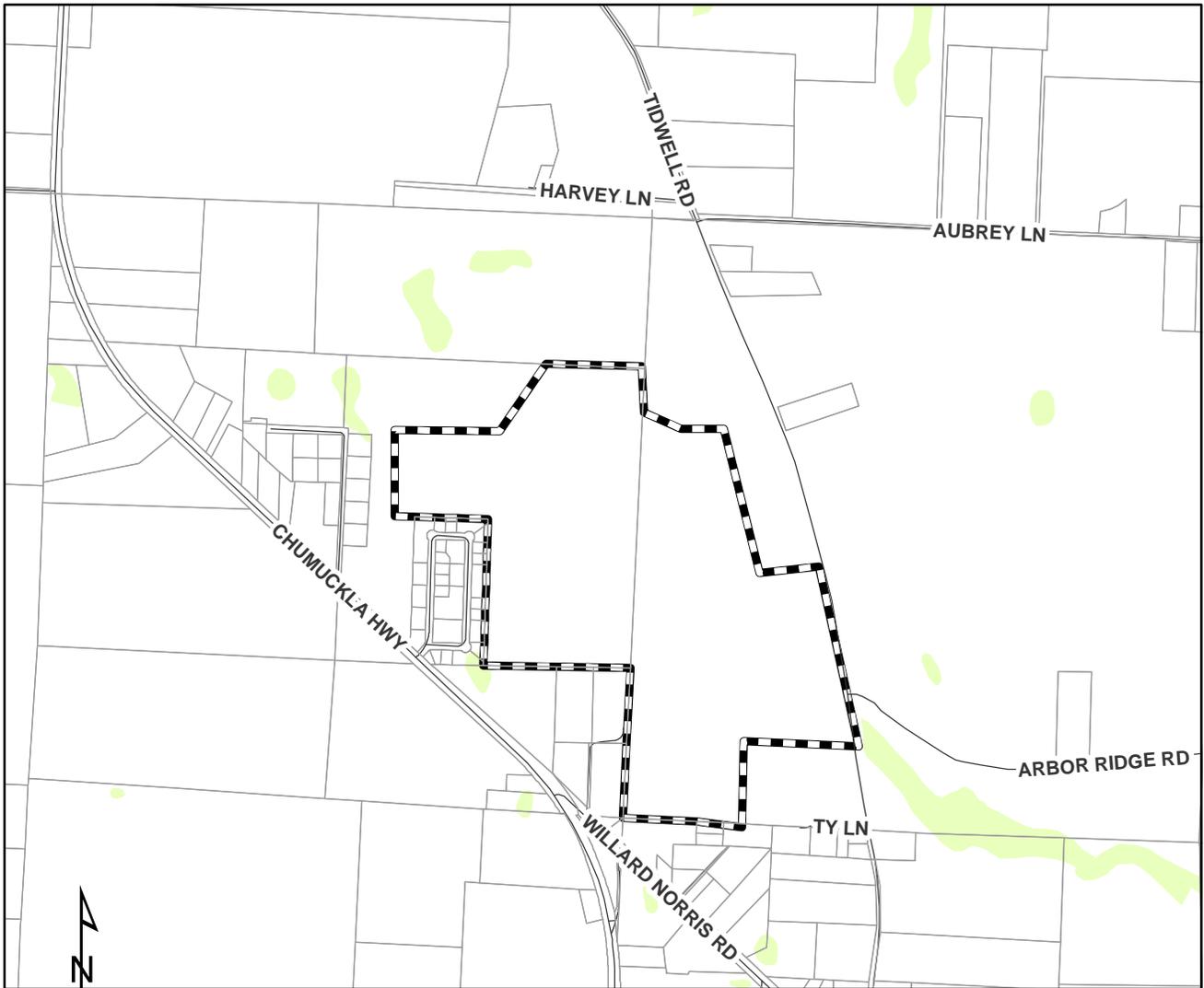
### Legend

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

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# 2016-CU-002 Potential Wetlands



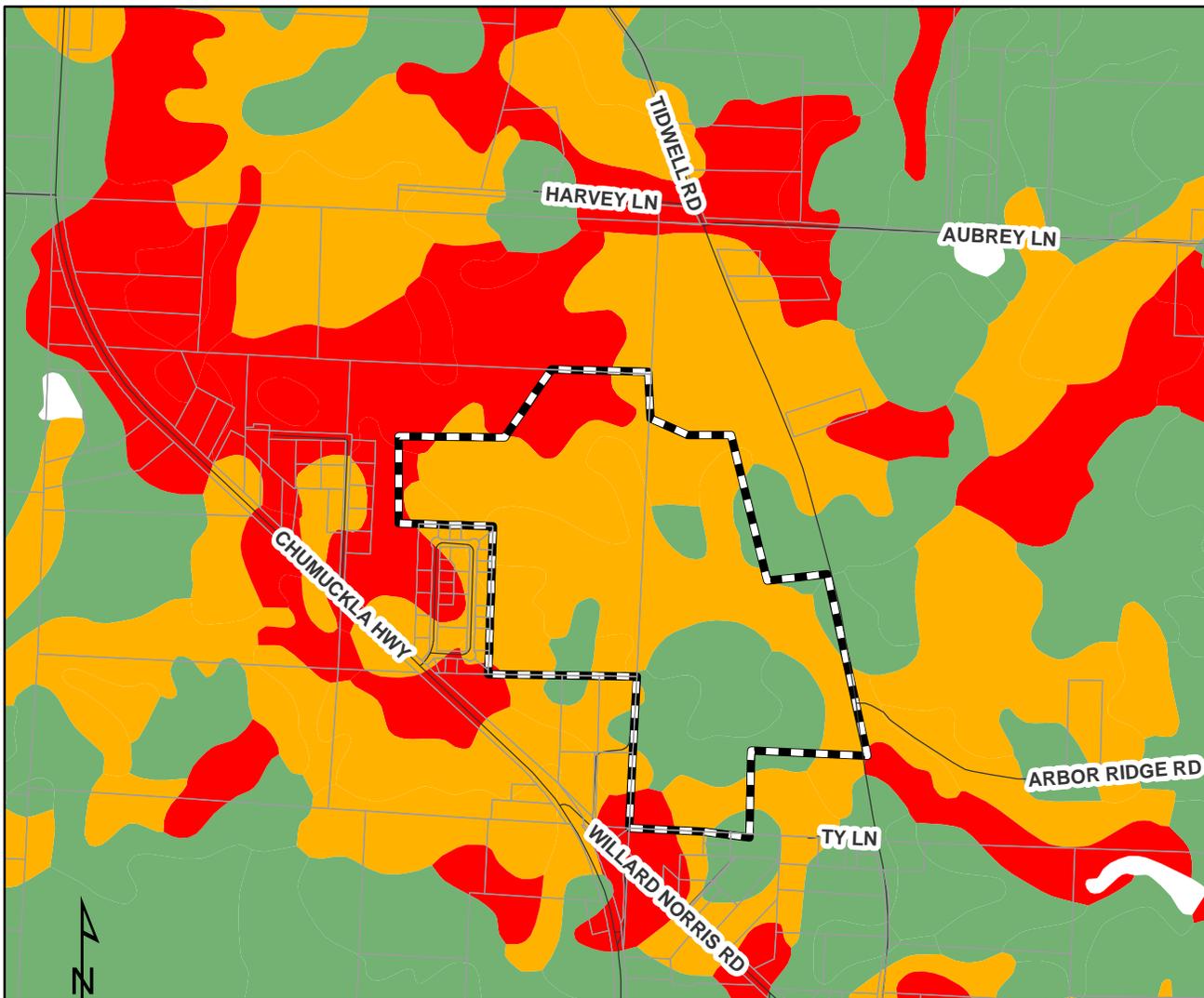
**Legend**

	Pending Jan ZB	<b>Potential Wetlands</b>
<b>DESCRIPT</b>		
	ESTUARINE	
	LACUSTRINE	
	PALUSTRINE	
	RIVERINE	
	MARINE	

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# 2016-CU-002 Potential Wetlands - Utilizing Hydric Soils Classification



**Legend**

Pending Jan ZB **gisdata.GISADMIN.SRCSOils**

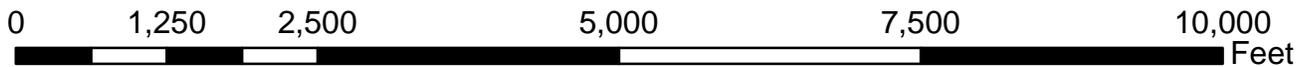
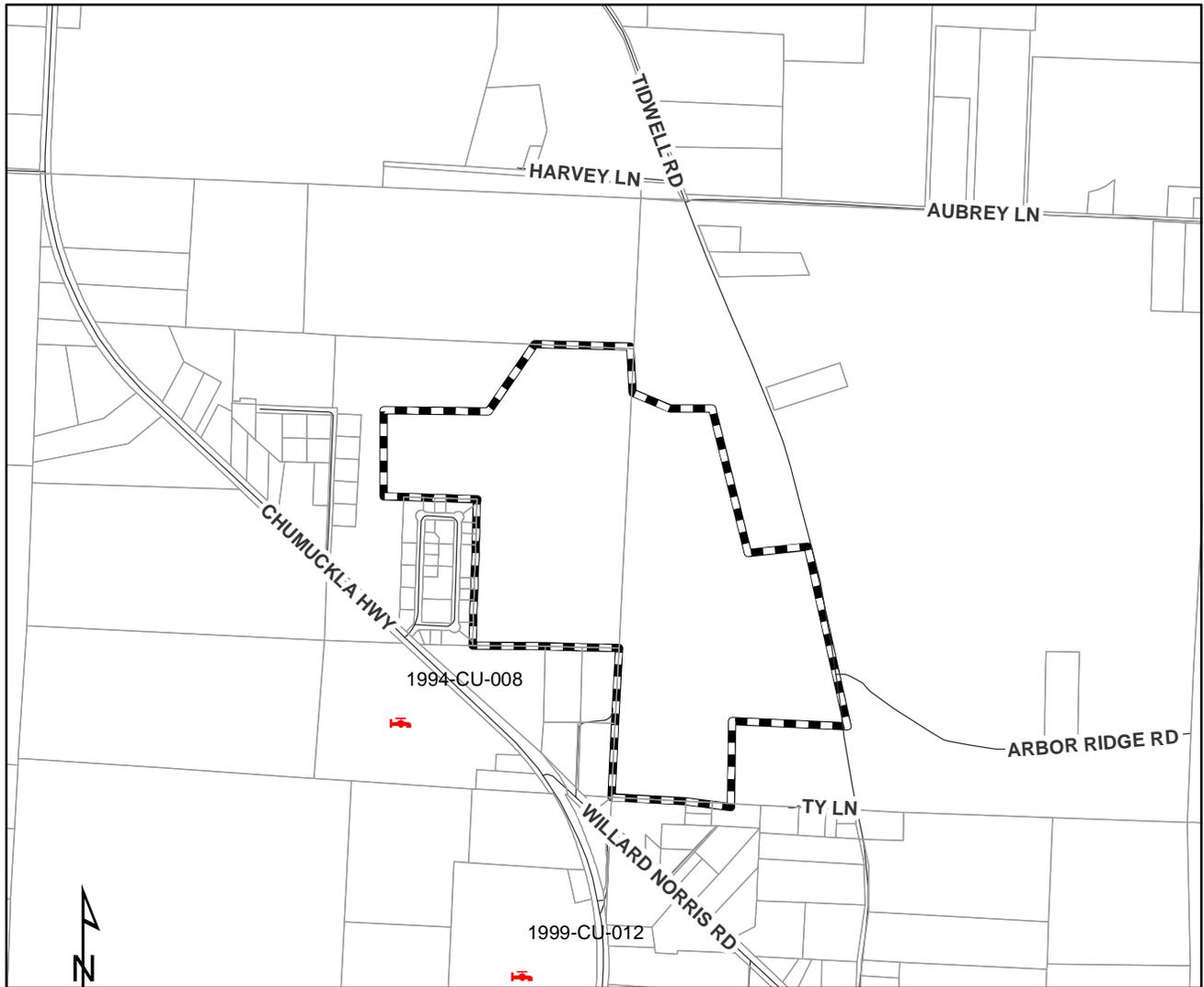
**Map Unit Symbol**

- Limitations are Slight for Septic Tank Absorption Fields
- Limitations are Moderate for Septic Tank Absorption Fields
- Limitations are Severe for Septic Tank Absorption Fields

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# 2016-CU-002

## Zoning Board Issues - Conditional Use



**Legend**

	<b>Conditional Uses</b>		
<b>Type</b>			
	Accessory Building		<b>Rs</b> Restricted Sales & Service
	Accessory Parking Lots		
	Administrative Services		
	Airport Environs		
	Child Care Services		
	Civic or Cultural Activities		
	Commercial Outdoor Amusement Activities		
	Educational Institutions		
	Golf Courses		

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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

## Conditional Use Application

\*Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2016 -CU- 002</u>	Date Received: <u>12/3/15</u>
Review Fee: <u>235 + 90.16</u>	Receipt No.: <u>404</u>
Zoning District: <u>AG-RR</u>	Conditional Use
FLUM Designation: <u>AG</u>	Request: 6.09.02. _____

**Property** APD ± 190 ab 601.705 VD# 3  
**Owner** Property Owner Name: Tidwell Place LLC  
 Address: 5924 Last Chance Road, Milton, FL 32570

Phone: 850-995-1102 Fax: 850-995-1103

Email: per owner authorization, contact Daniel P. Saba, Esquire at dsaba@jlslawfirm.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 conditional use approvals.

Company: The Pace Water System, Inc.

Contact Name: Daniel P. Saba, Esquire

Address: Locklin, Saba, Locklin & Jones, P.A., 4557 Chumuckla Highway, Pace, FL 32571

Phone: 850-995-1102 Fax: 850-995-1103

Email: dsaba@jlslawfirm.com

### Property Information

Parcel ID Number(s): 05-2N-29-0000-00100-0000 APD # APD 06-2N-29-0000-00200-0000  
-OR-

Street Address of property for which the Conditional Use is requested:  
off Tidwell Road, Pace, FL 7768 Tidwell Rd, Pace fl

Parcel Size (acres): 190 acres more or less

**Conditional Use Request** Please describe the requested conditional use. Attach a site plan showing the proposed development in as much detail as necessary to demonstrate that your request meets the criteria found in Section 6.09.02 (attached).

Installation of rapid infiltration basins for water management

**Conditional Use Criteria** I understand that all decisions made by the Zoning Board of Adjustments are subject to appeal and that their decision does not become effective until the appeal time has successfully passed.

Yes  No

I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required.

Yes  No

I understand that determinations by the Zoning Board of Adjustments are valid for 36 months.

Yes  No

Please read the attached conditional use information pertaining to your request and describe how your request meets the pertinent criteria. Attach additional sheets if necessary. \_\_\_\_\_

The Pace Water System meets the criteria of public and private utilities.

The location of the site provides most effective service for the area, does not increase traffic in impacted area, and shall not generate unreasonable noise, traffic or any other nuisance or hazard for the surrounding properties.

**Certification and Authorization**

By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials 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. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

Daniel P. Saba

Applicant Name (Type or Print)

Attorney for The Pace Water System, Inc.

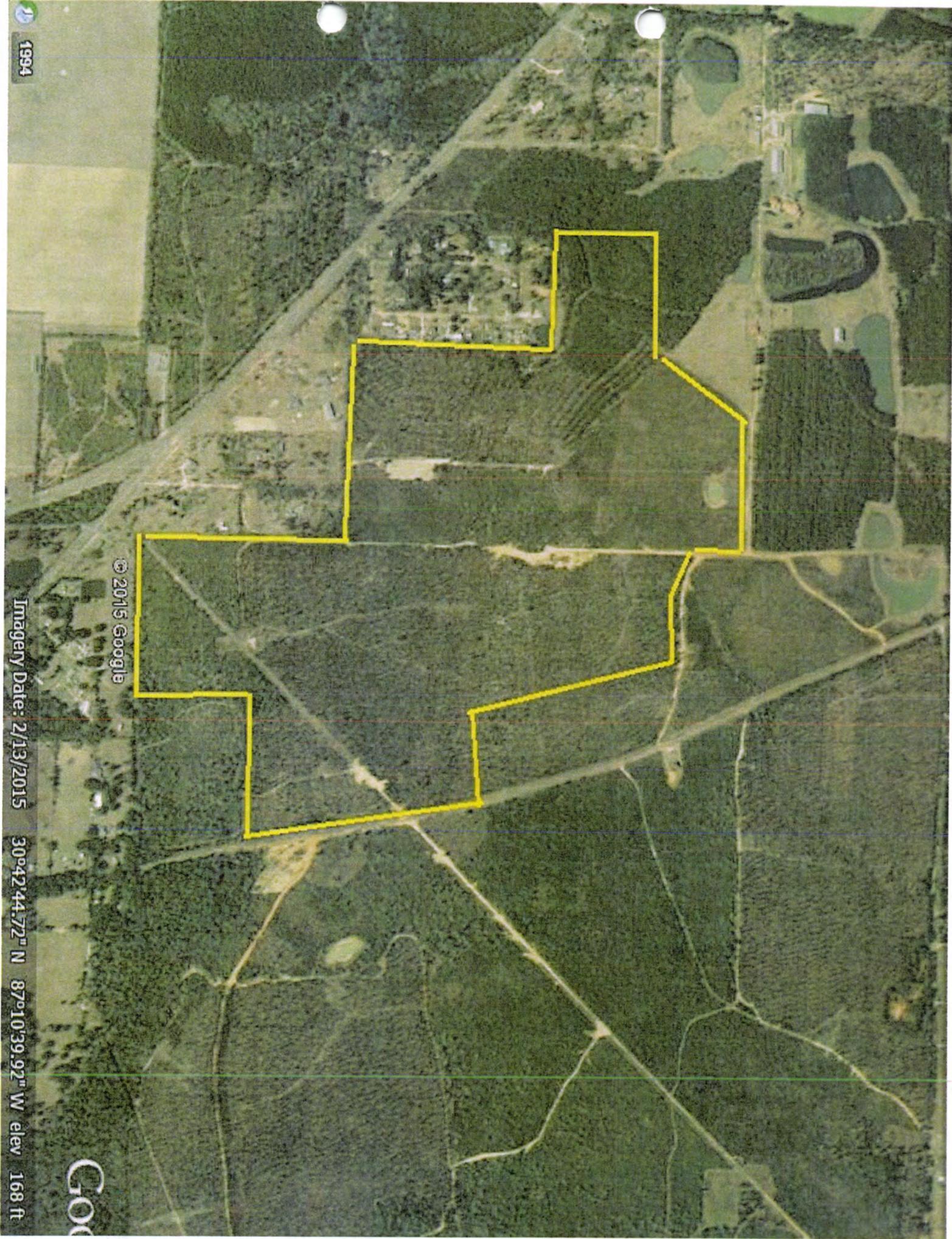
Title (if applicable)



Applicant Signature

12/3/15

Date



© 2015 Google

Imagery Date: 2/13/2015 30°42'44.72" N 87°10'39.92" W elev 168 ft

GOO

**Authorization of Property Owner**  
**for Daniel P. Saba to Pursue Conditional Use Rezoning**

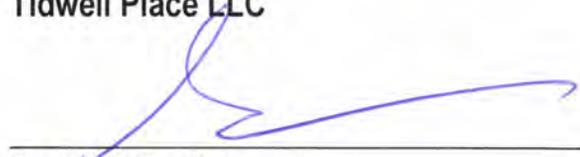
The undersigned hereby authorizes Daniel P. Saba, Esquire, and Locklin, Saba, Locklin & Jones, P.A. to pursue conditional use rezoning approvals and future land use map amendments with Santa Rosa County for the following property located in Santa Rosa County, Florida:

An approximately 190 acre portion of that real property in Official Records Book 3312, Page 1101, in the public records of Santa Rosa County, Florida having Parcel Identification Number 05-2N-29-0000-00100-0000. The actual size and location of the real property shall be determined by a survey.

A copy of this authorization is as valid as the original.

Dated this 3<sup>rd</sup> day of December, 2015.

**Tidwell Place LLC**

  
\_\_\_\_\_  
By: Scott English  
Its: Manager