

2016-R-007

Property Owner: Friendship Baptist Church

Existing Zoning: R1 (Single Family Residential)

Proposed Zoning: HCD (Highway Commercial Development)

Existing FLUM: Single Family Residential

Proposed FLUM: No Change

Zoning Board Decision: Approval without objection

STAFF ANALYSIS

Part I. General Information:

Applicant: Friendship Baptist Church

Project Location: 5300 Berryhill Road, Milton

Parcel Number(s): 25-2N-29-0000-00114-0000

Parcel Size: 5.03 (+/-) acres

Purpose: Proposed expansion and development of church facilities

Requested Action(s): Amendment of the Land Development Code Official Zoning Map changing the zoning district **from R1 to HCD**

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

Proposed Zoning Descriptions: 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 FLUM: Single Family Residential

Proposed FLUM: No Change

Current Use of Land: Existing Church

Surrounding Zoning: North and East of the property is R1 (Single Family Residential District). Immediate west is AG (Agriculture District). South is RR1 (Rural Residential District). HCD (Highway Commercial District) is located southeast and at the intersection of Berryhill Rd and Anderson Lane.

Rezoning History: The subject property received a conditional use in 2014 for the expansion of a church. The adjacent property to the west received a conditional use in 2008 to allow the expansion of a ministry by allowing the addition of temporary recreational activities. 1.76 acres southeast of the subject was rezoned to HCD in 2013.

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

A. Infrastructure Availability:

(1) Predicted Maximum Roadway Impact:

The intent of the rezoning is to allow the church to expand or make modifications over a period of time without having to continuously repeat the conditional use process. The church has not presented site specific information regarding future expansions and modifications. Berryhill Road is currently rated at a Level of Service (LOS) "C" with an Average Daily Traffic (AADT) of 11,000. Rated at LOS Standard "D", the maximum available capacity of 17,700 trips for Berryhill Road thus indicates capacity is available for the proposed zoning.

(2) Potable Water:

City of Milton

A letter provided by the applicant from the City of Milton. indicates that the existing business is connected to water. The proposed amendment is not expected to create capacity problems for the City of Milton.

(3) Sanitary Sewer:

The applicant indicates that the existing church is connected to a septic system.

City of Milton

A letter provided by the applicant from the City of Milton indicates that sewer service is available along Berryhill Rd. The proposed amendment is not expected to create capacity problems for the City of Milton.

(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.

(5) Parks, Recreation and Open Space:

A rezoning to HCD would not increase demand on recreation facilities.

B. Compatibility:

Several Land Development Code Articles apply with respect to the compatibility and/or suitability of the requested amendment as follows:

Article 6.05.15.A states *"This district is intended to be situated along selected segments of major thoroughfares in the vicinity of major intersections" and "This district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use"*.

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."

North is single family residential. Northwest is 71 acres of wooded vegetation. Immediate west is another church and east is Locklin Tech Center. South across Berryhill Rd is large lot residential and a Dollar General Store. In the past, as the needs of the church dictated, and as funding allowed, additions have been constructed. Each addition or modification has required a conditional use approval be acquired. In order to prevent multiple requests for conditional uses over the long term growth of the facility, the church is requesting the property be rezoned to a proper classification which will meet the expansion needs while maintaining and improving the integrity of the surrounding residential neighborhood.

The future land use designation will remain Single Family Residential which allows churches but does not allow general commercial uses that would otherwise locate in the Highway Commercial Development Zoning.

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."

The 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. No wetlands are located on the property. This request is thus consistent with this policy.

D. Urban Sprawl

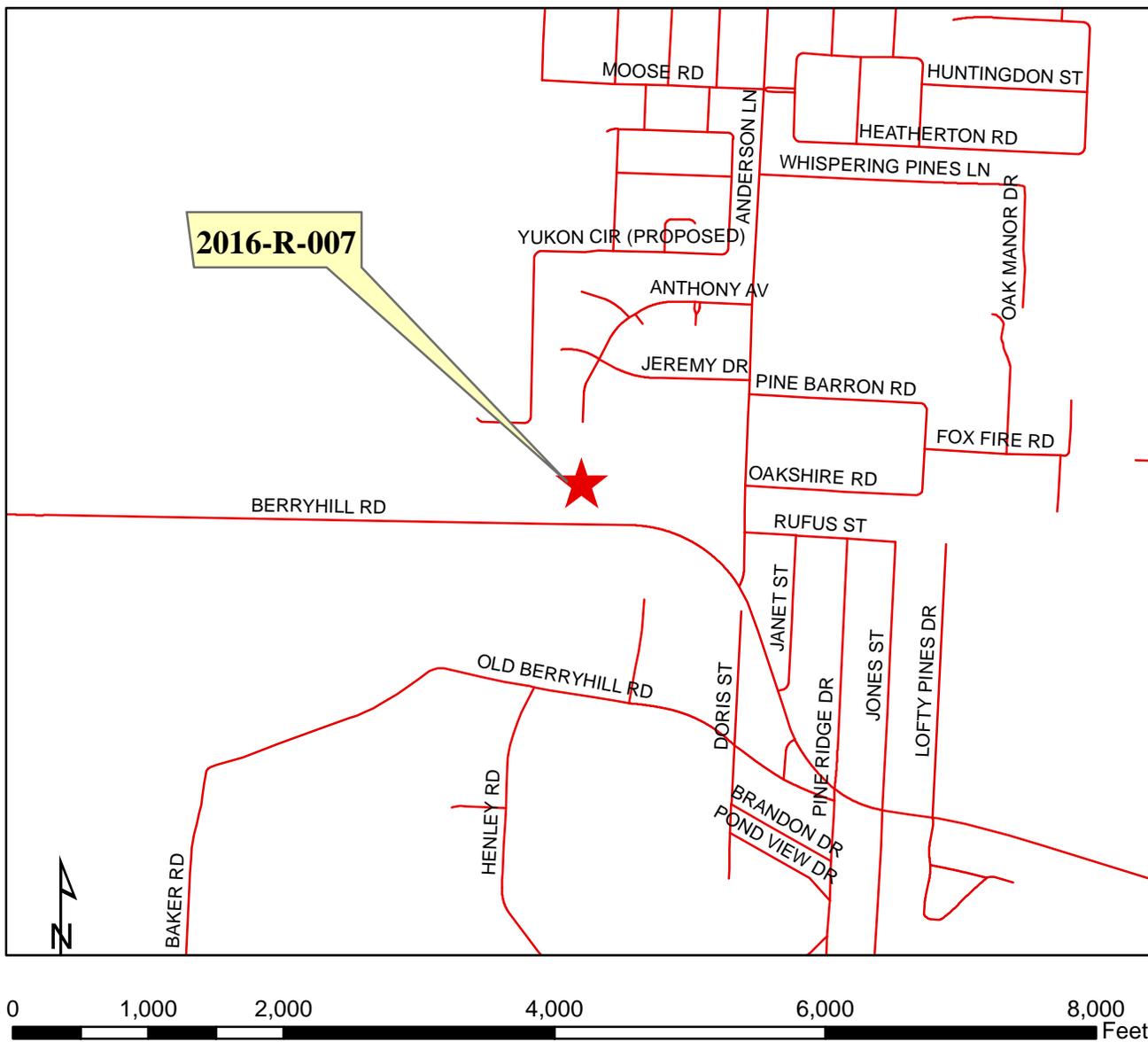
Policy 3.1.G.4 of the Comprehensive Plan states:

"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 rezoning would not result in a finding of urban sprawl and is consistent with this policy.

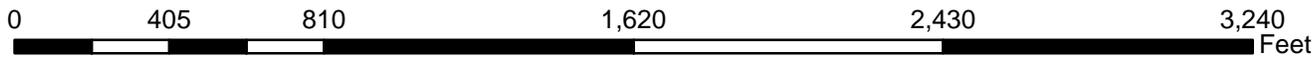
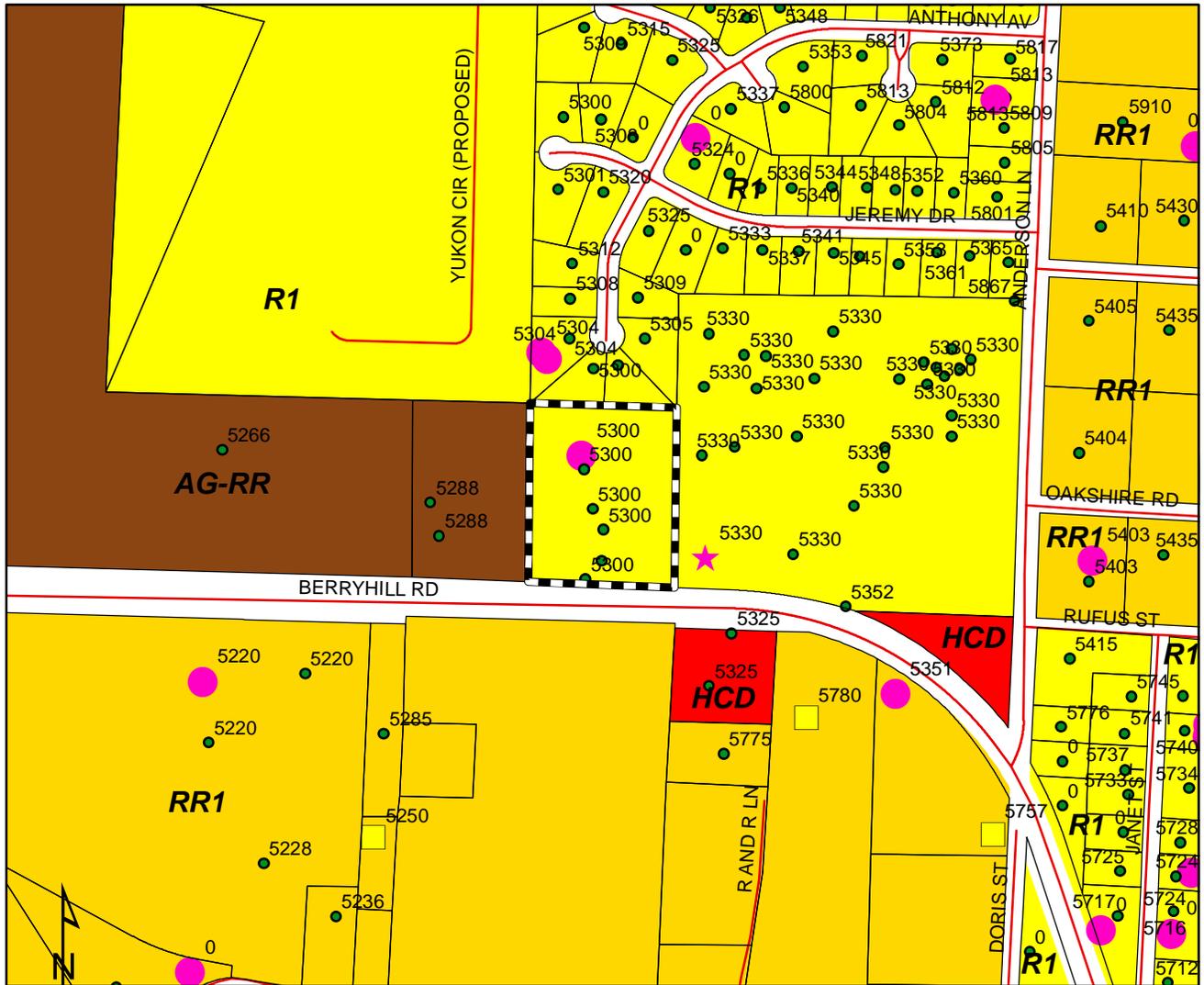
2016-R-007 Location



Legend

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2016-R-007 Zoning

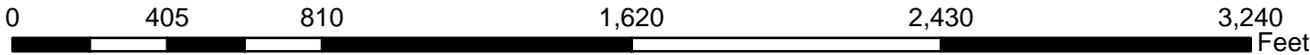
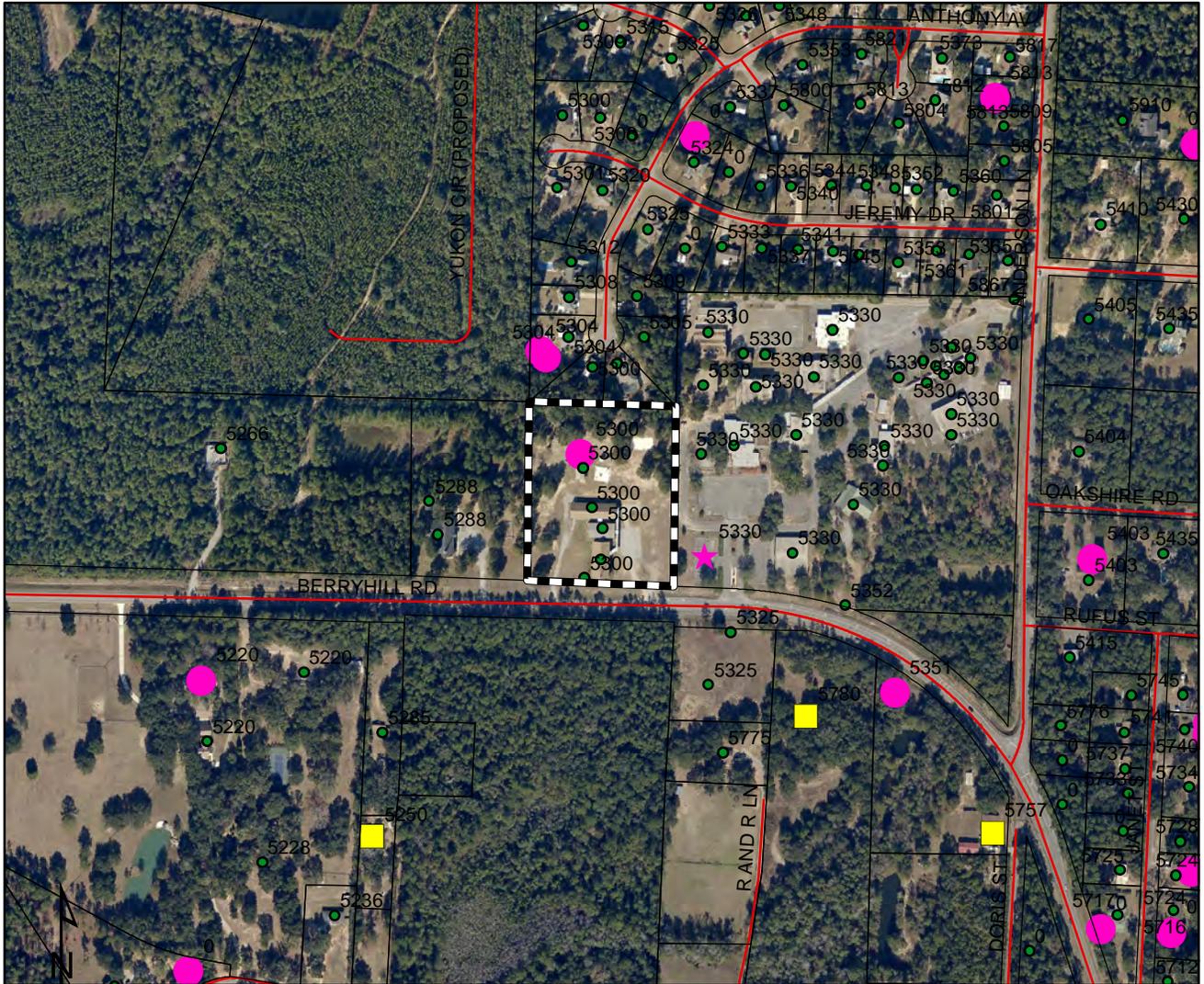


Legend

Pending May ZB	HCD-APZ or CZ	NB-CON/REC	P2-APZ or CZ	R2
Zoning	HCD-HON	NB-HD	P2-HON	R2-APZ or CZ
DISTRICT	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
HCD	NB-C	P2	R1M-HON	WATER

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2016-R-007
2014 Aerial

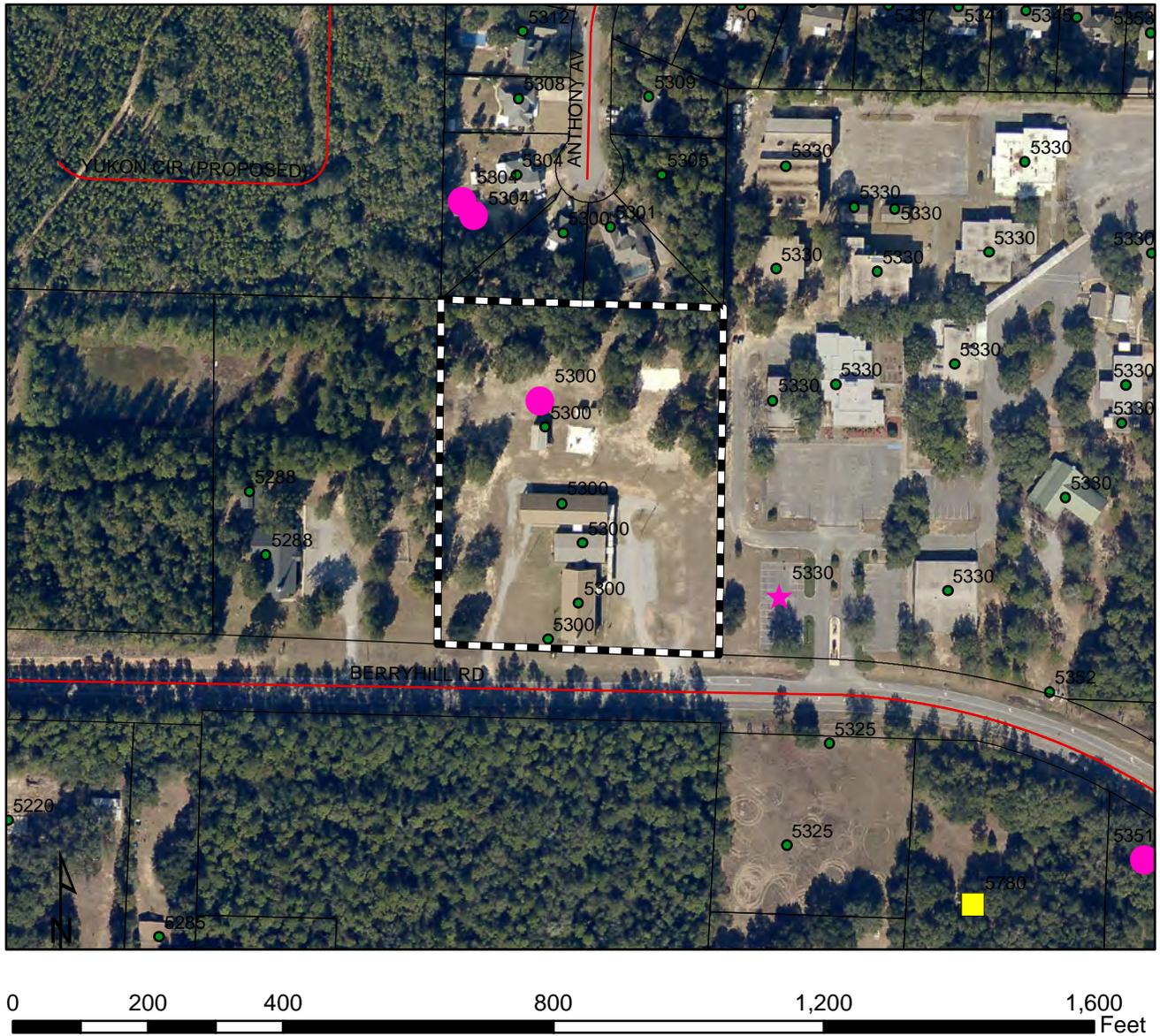


Legend

 Pending May ZB

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2016-R-007 2014 Close Up Aerial



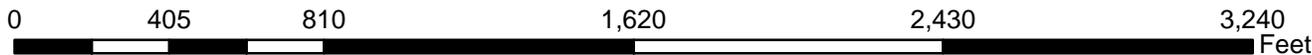
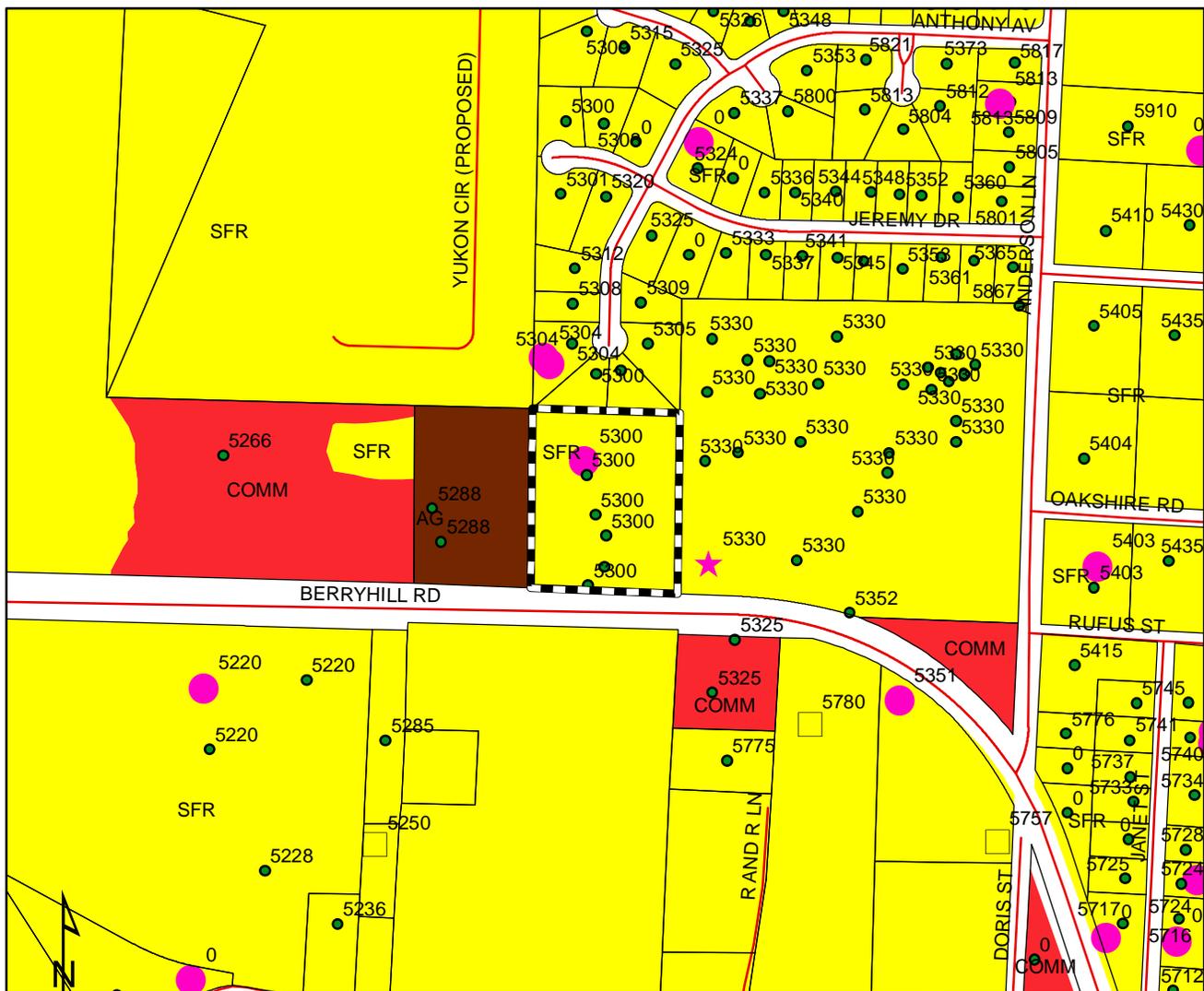
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 Pending May ZB

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2016-R-007 Future Land Use



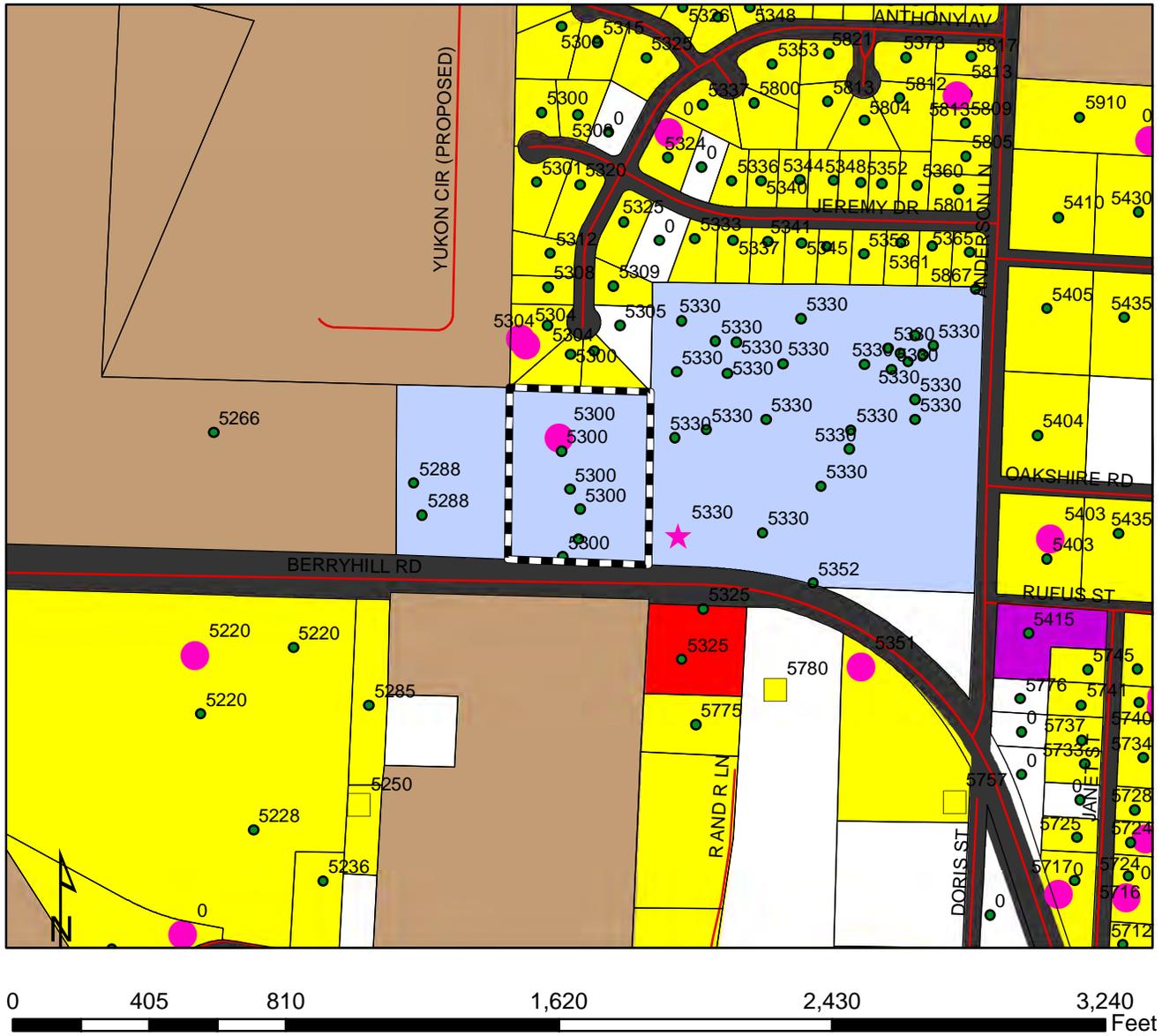
Legend

Pending May ZB	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
AGRICULTURE (AG)	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
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-007 Existing Land Use



Legend

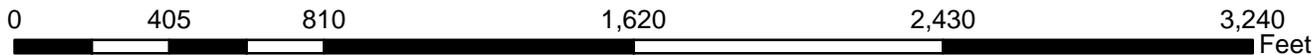
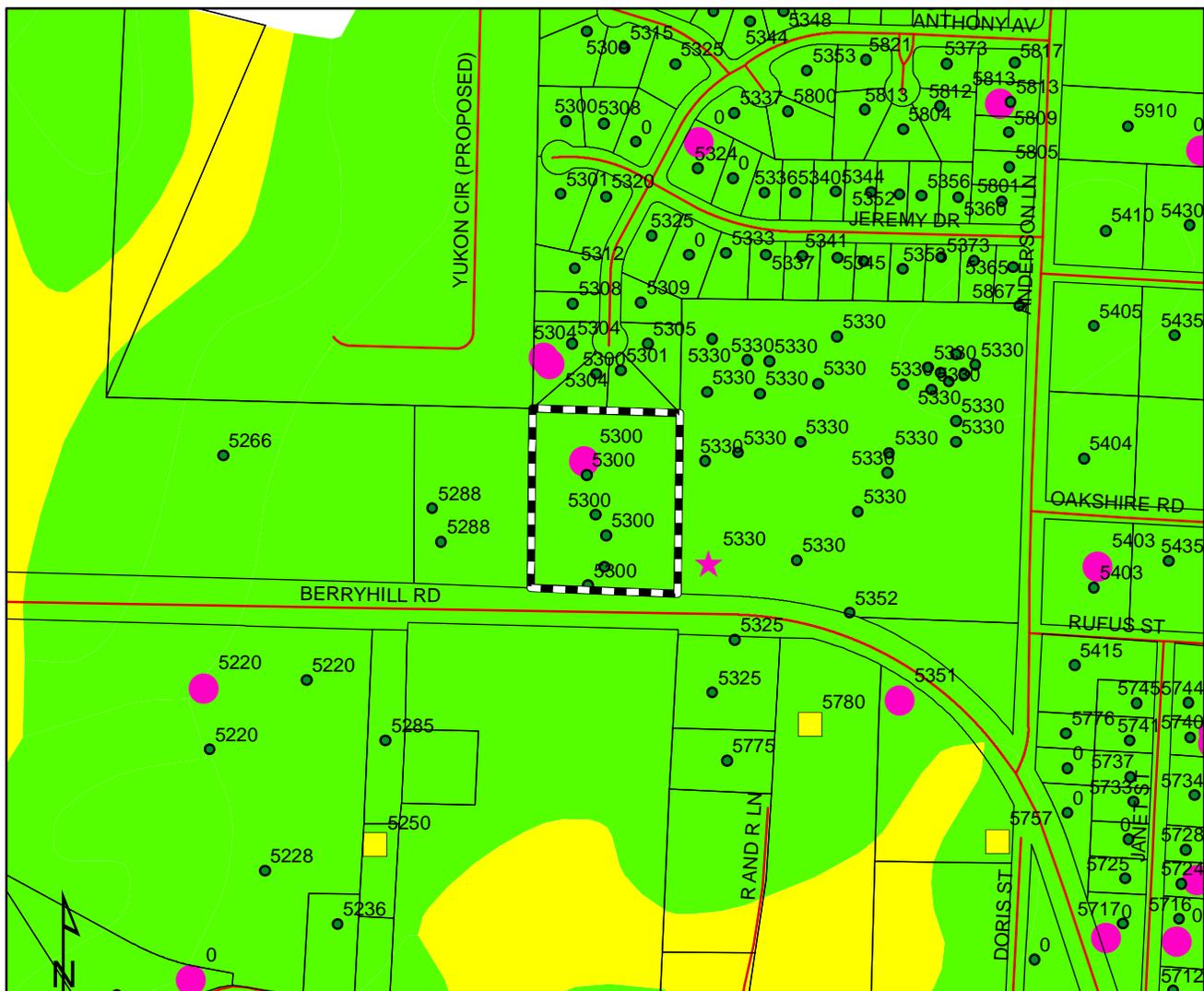
	Pending May ZB		Institutional (INST)		Recreation/Open Space (REC/OS)
Existing Land Use			Multi-Family Residential (MFR <5)		Right of Way (ROW)
Category			Multi-Family Residential (MFR >5)		Single Family Residential (SFR)
	Agriculture (AG)		Military (MIL)		Silviculture (SILVICUL)
	Agriculture, Homestead (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-007

Septic Tank Suitability by Hydric Soils



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Pending May ZB

Potential Wetlands Based on Soils

HYDRIC CLASSIFICATION

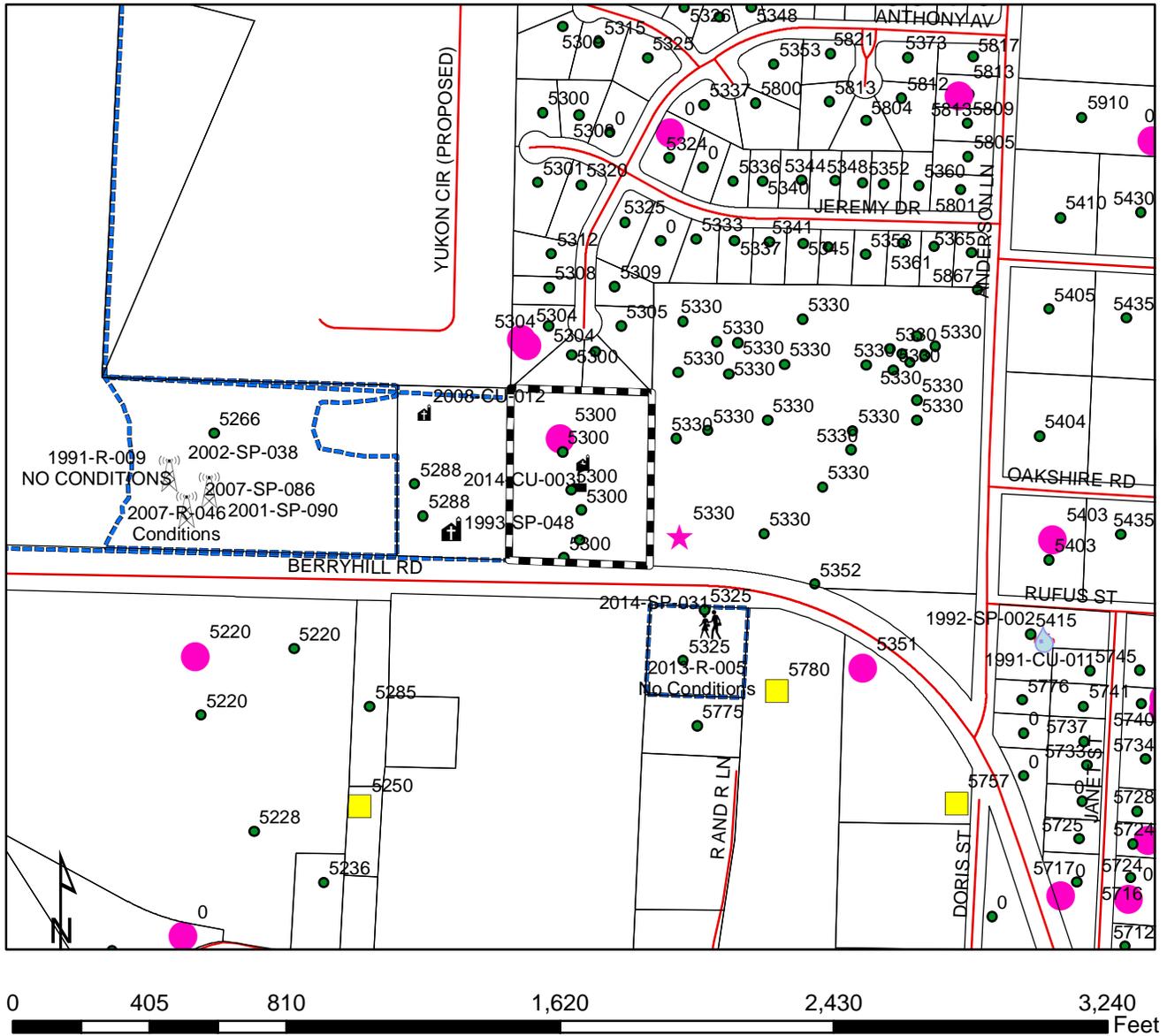
- All hydric
- Partially hydric
- Not hydric

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2016-R-007

Previous Zoning Board Decisions in the Area



Legend

 Pending May ZB

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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
MAR 17 10 51 AM '16
\$1,000

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 - 007</u>	Date Received:	<u>3-17-16</u>
Review Fee:	<u>\$ 1,000 + 44.16</u>	Receipt No.:	<u>77</u>
Zoning District:	<u>R1</u>	Proposed Zoning District:	_____

± 5.03 VD#3

Property Owner Property Owner Name: Friendship Baptist Church
 Address: 5300 Berryhill Road
Milton, FL 32570
 Phone: 850-983-2494 Fax: _____
 Email: office@friendshipchurch.org

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: _____
 Contact Name: _____
 Address: _____

 Phone: _____ Fax: _____
 Email: _____

Property Information

Parcel ID Number(s): 25-2N-29-0000-0014-0000

-OR-

Street Address of property for which the Rezoning is requested:

5300 Berryhill Road, Milton, FL 32570

Subdivision Name (if applicable): _____

Project Details

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

5 ACRES

Existing Zoning: R1 Proposed Zoning: HCD

Existing FLUM: SFR

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
- 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 Sapce:

Certification and Authorization

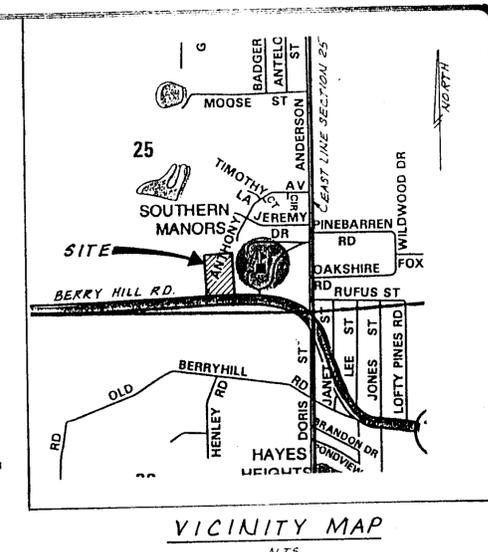
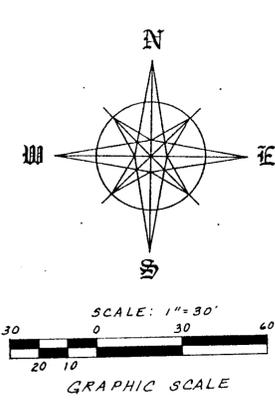
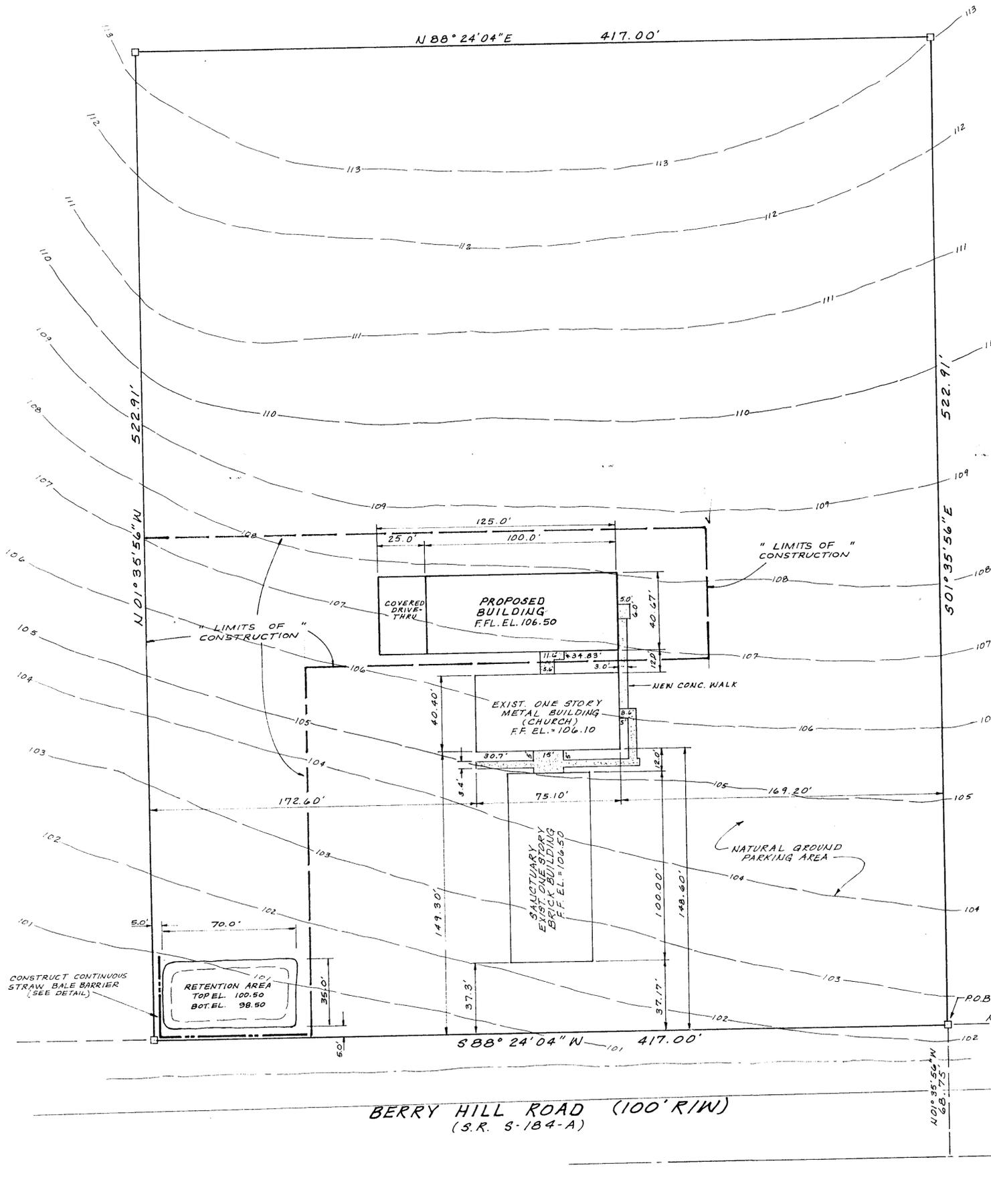
1. By my signature hereto, I do hereby certify that the information contained in this application is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application.
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.

Paul Thornton
Property Owner Name (Type or Print)

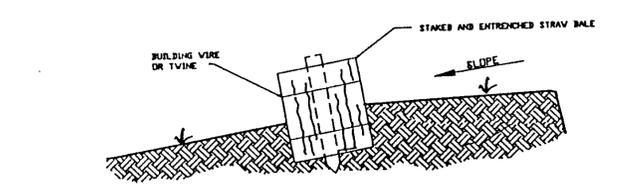
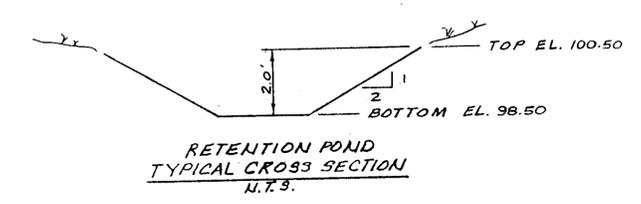
President
Title (if applicable)

Paul Thornton
Property Owner Signature

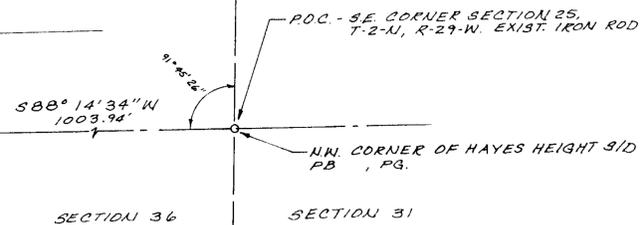
3/9/16
Date



LEGAL DESCRIPTION:
COMMENCE AT AN IRON ROD MARKING THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 29 WEST, (SAID POINT BEING THE NORTHWEST CORNER OF HAYES HEIGHTS AS RECORDED IN PLAT BOOK "B", PAGE 75) SANTA ROSA COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 14 MINUTES 34 SECONDS WEST, ALONG A LINE WHICH IS AT AN INTERIOR ANGLE TO THE LEFT OF 91 DEGREES 45 MINUTES 26 SECONDS FROM THE EAST LINE OF SAID SECTION 25 FOR A DISTANCE OF 1003.94 FEET; THENCE NORTH 1 DEGREE 35 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 68.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SR 84-184-A (BERRYHILL ROAD EXTENSION, 100' R/W); THENCE SOUTH 88 DEGREES 24 MINUTES 04 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 417.00 FEET; THENCE NORTH 1 DEGREE 35 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 522.91 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 417.00 FEET; THENCE GO SOUTH 01 DEGREE 35 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 522.91 FEET TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES MORE OR LESS AND LYING AND BEING IN SECTION 25, TOWNSHIP 2 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA.



STRAW BALE BARRIER CONSTRUCTION
BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER. ALL BALES SHALL BE SECURELY ANCHORED BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY Laid BALE TO FORCE THE BALES TOGETHER. STAKES OR REBARS SHALL BE DRIVEN DEEP ENOUGH INTO THE GROUND TO SECURELY ANCHOR THE BALES. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS NEEDED. STRAW BALE BARRIERS SHALL BE REMOVED AFTER THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UP-SLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED. STRAW BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END PINNS AND UNDERCUTTING BENEATH BALES.



ENGINEERING BY:
GARY S. BISHOP, P.E.
4227 North Davis Hwy., Building A
Pensacola, Florida 32503
Phone: (904) 469-8994

REVISIONS	BY
7/7/94	CONSTRUCTION C.G.

BISHOP ENGINEERING
4227 N. DAVIS HWY., BLDG. "A"
PENSACOLA, FLORIDA 32503
PHONE: (904) 469-8994

SITE PLAN
MT. CALVARY BAPTIST CHURCH

Handwritten signature and date:
7-10-94

DRAWN	GM
CHECKED	
DATE	6-29-94
SCALE	1" = 30'
JOB NO.	M 0127.001
SHEET	



Looking west with Berryhill Road on the left and the subject property, existing church.



Western view of the existing church on the subject property.



Eastern view of the church on the subject property.



Another church located adjacent west of the subject property.



Children's playground located onsite north of the church building



Panning clockwise to the west. Western parking lots of the subject property.



Locklin Tech is located adjacent west of the subject property.



Continuing southwest



East on Berryhill Rd with the Dollar
General southeast across Berryhill Rd.

**CITIZENS
COMMENTS**

2016-R-007

**Received prior to
Zoning Board Meeting**

Darlene Stanhope

From: Dan Miller <ddm1@comcast.net>
Sent: Monday, May 9, 2016 4:24 PM
To: Darlene Stanhope
Subject: Rezoning Application 2016-R-007 for Friendship Baptist Church

Dear Darlene Stanhope,

This email is to support the Rezoning Application referenced above for Friendship Baptist Church from R1 to HCD to allow for future expansion of the church. I am a owner of the property with the Dollar General store located at 5325 Berryhill Road Milton, FL 32570-8179.

Thanks,

*Dan Miller, Mgm Mbr.
DD & GG Miller LLC
246 Island Circle
Sarasota Fl, 34242
Cell: (941)376-7442
Fax: (941) 349-7440
ddm1@comcast.net*