



**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

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

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**2016-R-009
Rezoning No FLU Change**

Project Name:	N/A
Applicant and/or Property Owner:	Harrell Downey
Representative:	N/A
Existing Zoning:	AG2 (Agriculture 2)
Proposed Zoning:	PIT (Borrow Pit and Debris Disposal Facility)
Existing FLU:	Agriculture
Proposed FLU:	No Change

Part I. General Information:

Project/Applicant:	Harrell Downey
Representative:	N/A
Location:	2000 block of Wallace Lake Road
Parcel(s):	APO 10-2N-30-0000-00109-0000
Existing Zone:	AG2 (Agriculture 2)
Proposed Zone:	PIT (Borrow Pit and Debris Disposal Facility)
Existing FLU:	Agriculture
Proposed FLU:	No Change
Parcel Size:	25 acres +/-
District:	Commissioner District #3
Current Conditions:	Vacant

Existing Zoning Description: AG2 (Agricultural District-2) allows detached single family residential structures and mobile homes. Also allows accessory structures, 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. Maximum allowable density = 1 dwelling unit (du) per 15 acres.

Proposed Zoning Description: PIT (Borrow Pit and Debris Disposal Facility District) allows gravel, dirt or earth material excavation, mining, borrow pits, construction and demolition debris (C&D) and land clearing (LCD) disposal facilities, a single family dwelling unit to be occupied by the owner or employee for security reasons.

Existing Future Land Use Description: Agriculture allows routine agricultural and silvacultural activities, residential uses, commercial activities limited to commercial activities that are ancilliary to agricultural or silvacultural pursuits.

Surrounding Zoning: The subject property has Agriculture 2 to the north, west and south and Agriculture Rural Residential to the east.

Surrounding Future Land Use: The parcel is surrounded by Agriculture to the north, east, south and west.

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 Quintette Road., the approximate 4.79 daily vehicle trips produced by the current zoning would increase by an additional 147 daily vehicle trips. Quintette Road is currently rated at a Level of Service (LOS) “B” with an Average Daily Traffic (AADT) of 7,000. Rated at LOS Standard “C”, the maximum available capacity of 17,300 trips for Quintette thus indicates capacity is available for the proposed zoning. Specific traffic computations are provided as an appendix to this analysis.

(2) Potable Water:

The applicant has indicated that there will not be any facilities located on the site.

(3) Sanitary Sewer:

The applicant has indicated that there will not be any facilities located on the site.

(4) Solid Waste:

The applicant has indicated that there will not be any solid waste facilities located on the site.

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 proposed rezoning is located in a sparsely populated area and it is not anticipated that the residential neighborhoods will be significantly impacted.

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 no wetlands on this site. There are potential wetlands to the south and west but they are not part of the proposed rezoning.

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)

6.05.26 PIT – Borrow Pit and Debris Disposal Facility District

H. Zoning Location Criteria: *All requests to rezone to the PIT zoning district must meet the following criteria. The intent of these location criteria are to ensure the compatibility of the site with adjacent properties and with the surrounding general area while imposing appropriate performance standards (i.e. setbacks, buffering, etc) to allow suitable development of the site. For the purposes of this section, “sites” shall be defined as the entire property, or specified portion thereof, for which this zoning district is requested or applied.*

1. Sites shall be located no closer than one thousand (1000) feet to the nearest recorded or approved residential subdivision. For purposes of this section, an approved subdivision is a subdivision that has received construction plan approval.

The proposed site is not located within 1,000 feet of the nearest recorded or approved residential subdivision.

2. Sites shall be located no closer than one thousand (1000) feet to the nearest residential structure unless the owner of said structure indicates in writing that he has no objections.

There are 2 residences within 1,000 feet of the proposed rezoning. The applicant has provided letters of no objections.

3. Sites shall be located no closer than one thousand (1000) feet to the nearest residential zoning district. For the purposes of this section AG and AG2 are not considered residential zoning districts.

The proposed rezoning is further than 1,000 feet from the nearest residential zoning district.

4. Rezoning requests approved for properties within any Military Airport Zone (MAZ) or Public Airport Zone (PAZ) shall be specifically conditioned to allow only borrow pit facilities and to prohibit future conversions of these borrow pit facilities to any type of disposal facility, with the exception of that portion of NOLF Choctaw MAZ located east of Highway 87S.

The proposed rezoning is not located within a Military Airport Zone (MAZ) or Public Airport Zone (PAZ).

5. Sites shall be located no less than one thousand (1000) feet from any public potable water well, as measured from the center of the wellhead. Similar protection is provided to private potable water wells via the locational criteria in 1, 2, and 3 above.

The proposed rezoning is not within 1,000 feet of any public potable water well.

6. Sites shall not be located within the 5 year wellhead capture zone of any public potable water well if a capture zone has been identified.

The proposed rezoning is not within the 5 year wellhead capture zone of any public potable water well.

I. Size: The site must be a minimum of twenty (20) acres.

The proposed rezoning is approximately 25 acres.

J. Lot Size: The minimum width of any lot developed for a borrow pit, C&D, or LCD disposal facility shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress and egress.

The proposed rezoning exceeds the minimum width of 100 feet.

K. Access: The operation shall not utilize ingress and egress through any recorded subdivision. Routes shall be chosen so as to have the least impact on residential areas. The Public Works and Engineering Departments shall review the ingress and egress routes to determine if they are suitable for the vehicles and loads to be used and if there are any adverse impacts on County rights-of-way or roadways. The County shall also coordinate with FDOT, as necessary, regarding any adverse impacts to federal or state roadways.

The proposed rezoning will not utilize ingress and egress through any recorded subdivision.

L. Setbacks: Minimum setbacks from borrow pit, C&D and LCD disposal facility activities shall be as follows:

1. All activity shall be setback a minimum of 100 feet from any property boundary, LCD and C&D debris disposal activities setback from property boundary shall be measured from the toe of the proposed final cover slope.

2. All activity shall be located no less than one thousand (1,000) feet from any public potable water well, as measured from the center of the wellhead.

3. All activity shall not be located within the 5 year wellhead capture zone of any public potable water well if a capture zone has been identified.

Compliance with the above criteria will be addressed through the site plan, development and enforcement process.

M. Fences and Gates: The outer perimeter of any gravel, dirt, earth material excavation/mining activity, borrow pit, C&D or LCD disposal facility shall be surrounded by a fence and/or wall measuring at least five (5) feet in height above finished grade. Fences and walls shall be constructed, erected and maintained in accordance with the provisions established by Section 7.01.10. Required access gates connected to fences or walls shall provide a continuous effective barrier. Access gates shall be locked at all times during non-operating hours. Vegetation overgrowth adjacent to perimeter fences, walls, and access gates shall be adequately cleared and/or maintained a minimum of fifteen (15) feet in width to provide a safe pathway for inspections thereof.

Compliance with the above criteria will be addressed through the site plan, development and enforcement process

N. Screening Buffers: *All disposal facilities shall be screened from view from adjacent right-of-ways and adjacent properties using a combination of existing vegetation, planted landscaping and landscaped berms.*

- 1. The minimum width of the buffer area shall be fifty (50) feet.*
- 2. The screening buffer shall achieve at least seventy-five percent (75%) opacity within two (2) years.*
- 3. All existing vegetation shall be preserved within this buffer area. However, if the existing vegetation is not sufficient to provide the required visual opacity, additional landscaping and berms shall be installed. The minimum height of a berm shall be four (4) feet and landscaping shall be installed on and along the front of the berm in a manner to achieve the required opacity.*
- 4. Any type of facility operations, activities or vehicle/equipment storage shall not be permitted within the required buffer areas.*
- 5. This screening requirement is intended to supersede all other landscape and buffer requirements located elsewhere in this code.*

Compliance with the above criteria will be addressed through the site plan, development and enforcement process.

O. Debris vertical height limit: *Debris disposed at C&D and LCD disposal facilities may exceed ground level, but shall not be viewable from any single family residentially zoned properties (ER, RR-1, R-1, R-1M, R-1A, or HR-1)*

Compliance with the above criteria will be addressed through the site plan, development and enforcement process

P. Drainage and Stormwater Management: *Stormwater shall be retained on-site. Drainage and stormwater control measures for uses incidental to debris disposal operations (e.g. parking, accessory buildings and the like) shall prevent soil erosion and comply with Article 4.*

Compliance with the above criteria will be addressed through the site plan, development and enforcement process

Q. Regulation of Nuisances: *Nuisances such as noise, air pollution, odor, dust, etc., typically associated with excavation/mining, borrow pit, and/or disposal facility operations shall be retained on-site as reasonably possible per the provisions established by Section 7.01.14, "Standards Regulating Nuisances".*

Compliance with the above criteria will be addressed through the site plan, development and enforcement process

R. Reclamation: *A reclamation plan meeting the following minimum criteria must be submitted with the site plan and shall be implemented within 12 months of cessation of excavation activity.*

- 1. All upland areas disturbed by excavation operations must be revegetated in quantities and densities necessary to prevent and control erosion and to provide stability to the slope. Unvegetated, vertical slopes may remain so long as the slopes are stable and required safety fencing is maintained. Topsoil or natural organic material shall be placed in all planting areas to provide soils enrichment necessary for healthy plant growth.*
- 2. The littoral zone, or zone of fluctuation, or reclaimed lakes shall be vegetated with native wetland species. Lakes shall be stocked with native freshwater fish in order to more quickly establish a wildlife habitat.*

Compliance with the above criteria will be addressed through the site plan, development and enforcement process

For the Single Family Residential estimation:

Single Family Detached Housing (210)

25 acres x 1 du's/15 acres = 1 possible units

Average Rate: $9.57 \times 1 = 9.57$ Average Annual Daily Trips

Driveway %: $0.50 \times 9.57 = 4.79$ Average Annual Daily Trips

New Trip % = 100%; $4.79 \times 1.00 = 4.79$ Average Annual Daily 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 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).

For the Borrow Pit estimation:

General Industrial (110)

Area of Site: 25 acres

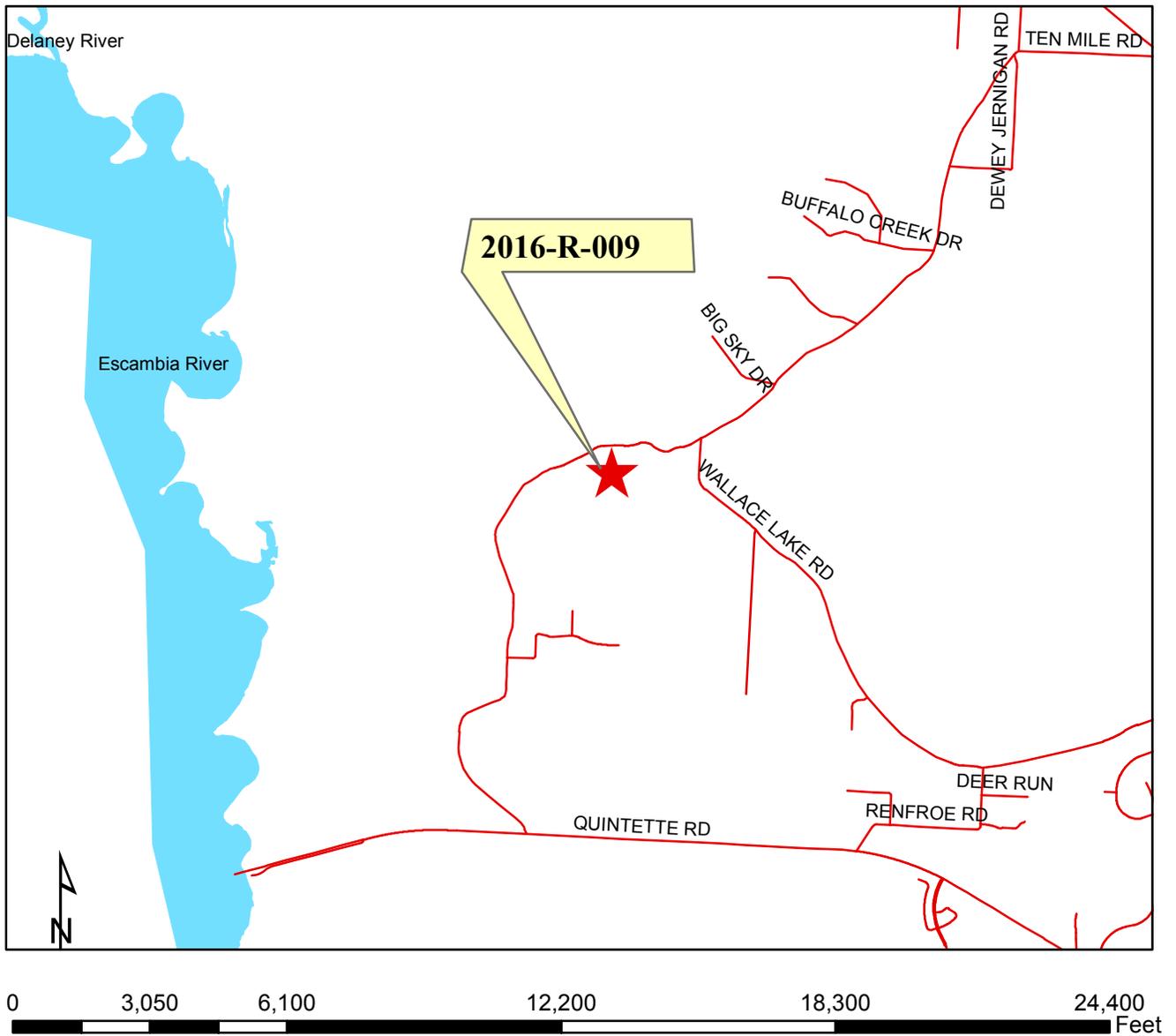
ITE Average Rate: 25/acre ($25 \times 7.96 = 199$ Average Daily Trips)

Driveway %: $0.83 \times 199 = 165.17$ Average Daily Trips

New Trip % = 92% ($165.17 \times .92 = 151.95$ Average Daily Trips)

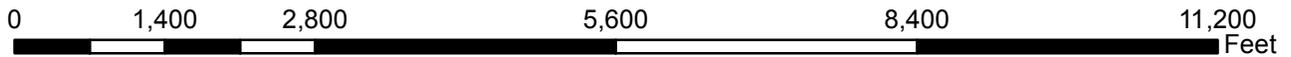
Trip Generation for General Light Industrial (110) was made because the applicant provided information as to the type of development proposed. There was a coefficient of determination of 0.57 for this data; the standard deviation was 6.46; and there was a small sample size of 19 studies.

2016-R-009 Location



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2016-R-009 Zoning



Legend

Pending Jun ZB

Zoning

DISTRICT

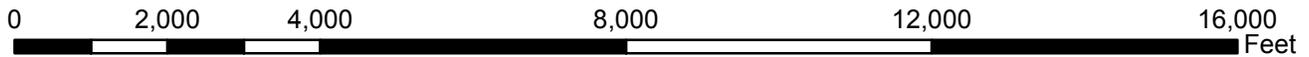
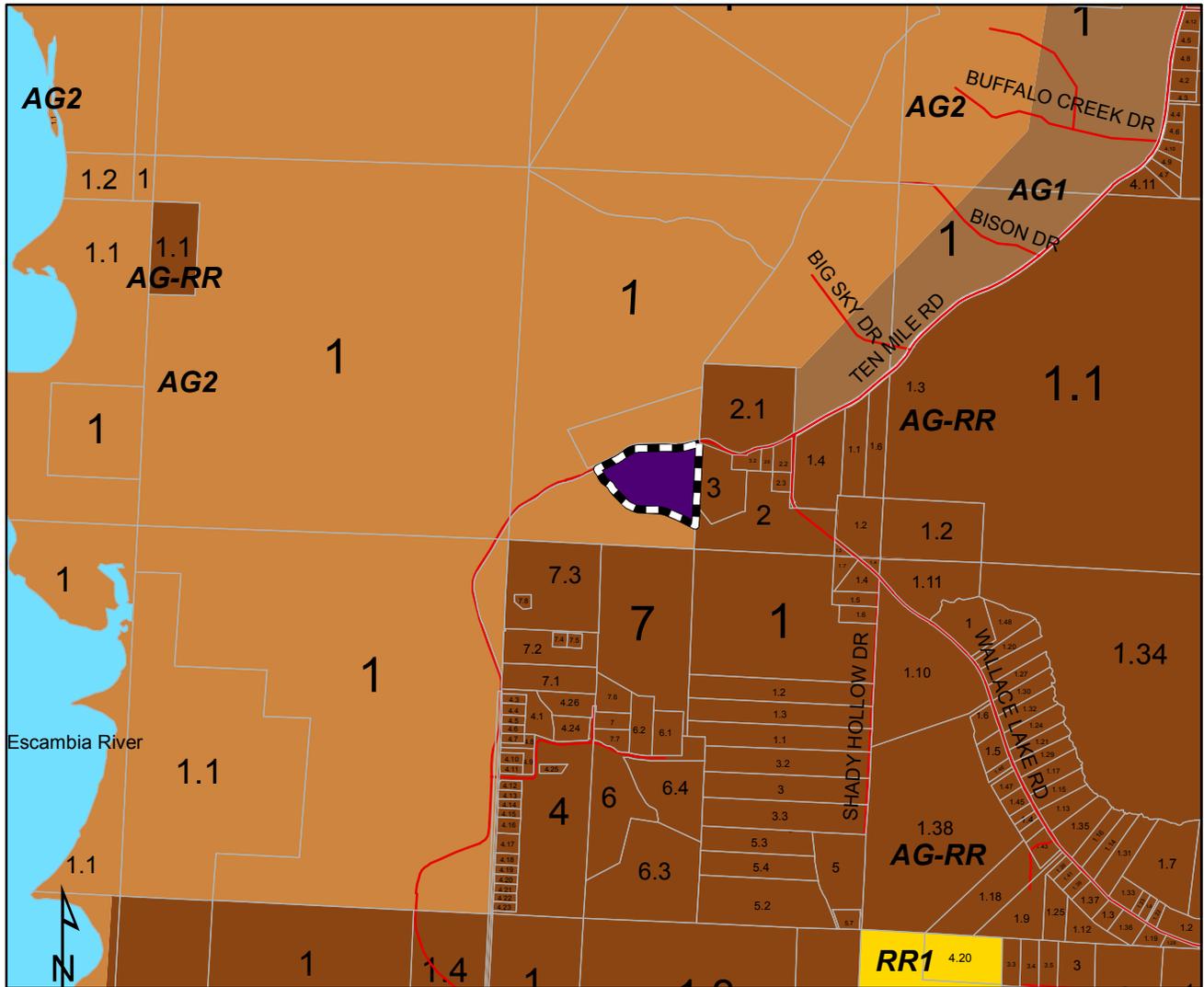
- AG-RR
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY

- | | | | | |
|---------------|--------------|--------------|---------------|-----------------|
| HC1 | M2-APZ or CZ | NC | R1 | R2M |
| HCD | MID | NC-APZ or CZ | R1-APZ or CZ | R2M-APZ or CZ |
| HCD-APZ or CZ | MIL | NC-HON | R1-HON | R3 |
| HCD-HON | NB-C | P1 | R1A | RAIL |
| HNB | NB-CON/REC | P1-HON | R1A-HON | RR1 |
| HR1 | NB-HD | P2 | R1M | RR1-APZ or CZ |
| HR2 | NB-MD | P2-APZ or CZ | R1M-APZ or CZ | STATE |
| M1 | NB-MHD | P2-HON | R1M-HON | STATE-APZ or CZ |
| M1-APZ or CZ | NB-PMUD | PBD | R2 | TC1-HON |
| M1-HON | NB-SF | PID | R2-APZ or CZ | WATER |
| M2 | NB-U | PUD | R2-HON | |

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2016-R-009 Proposed Zoning

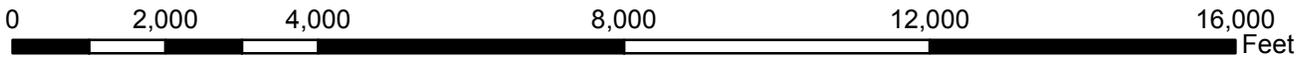


Legend

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

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2016-R-009
2014 Aerial



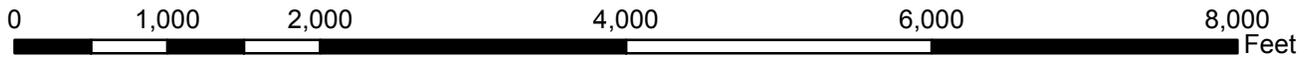
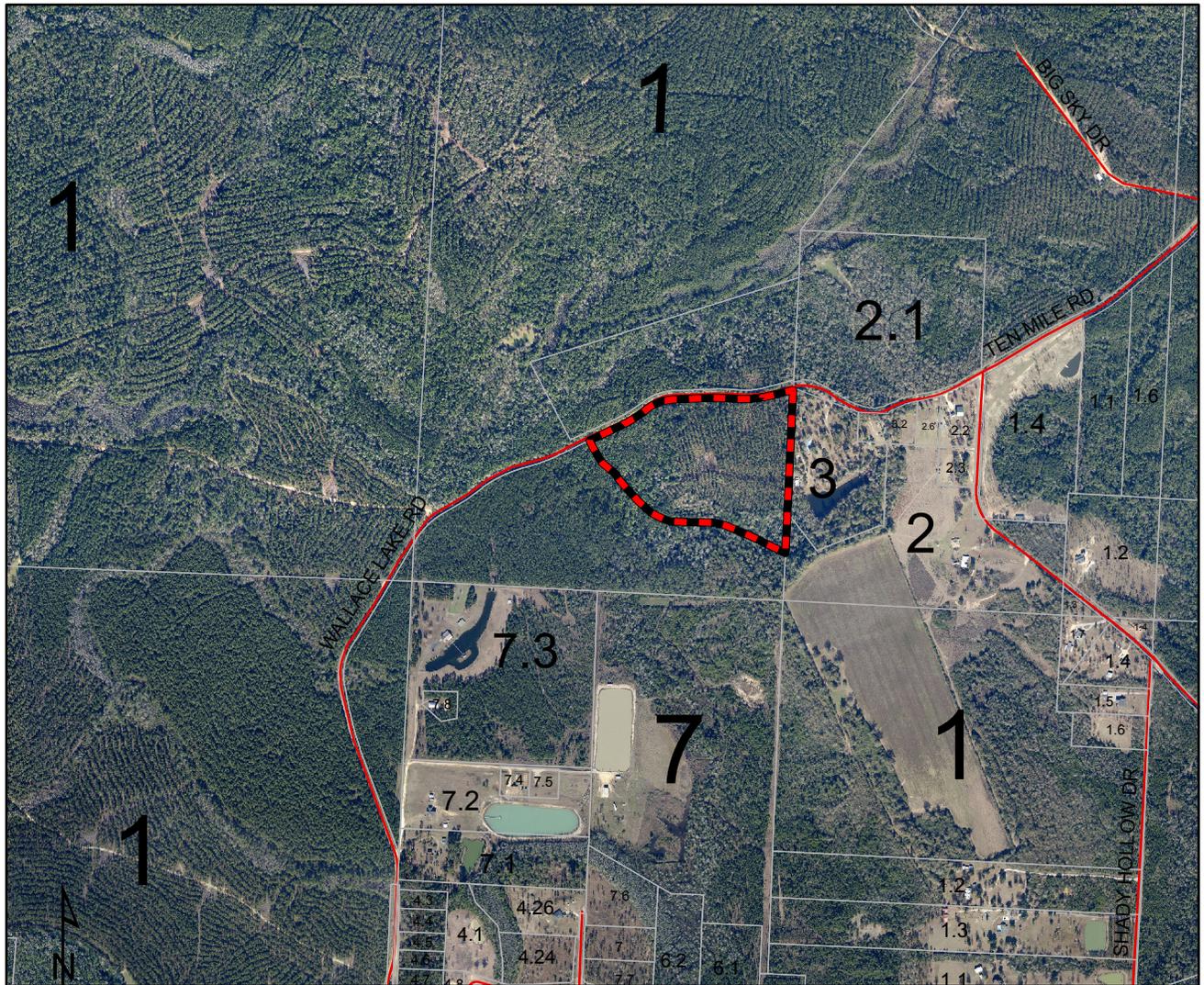
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 Pending Jun ZB

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2016-R-009 2014 Close Up Aerial



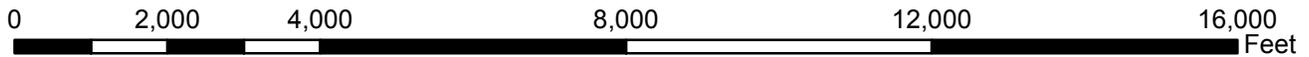
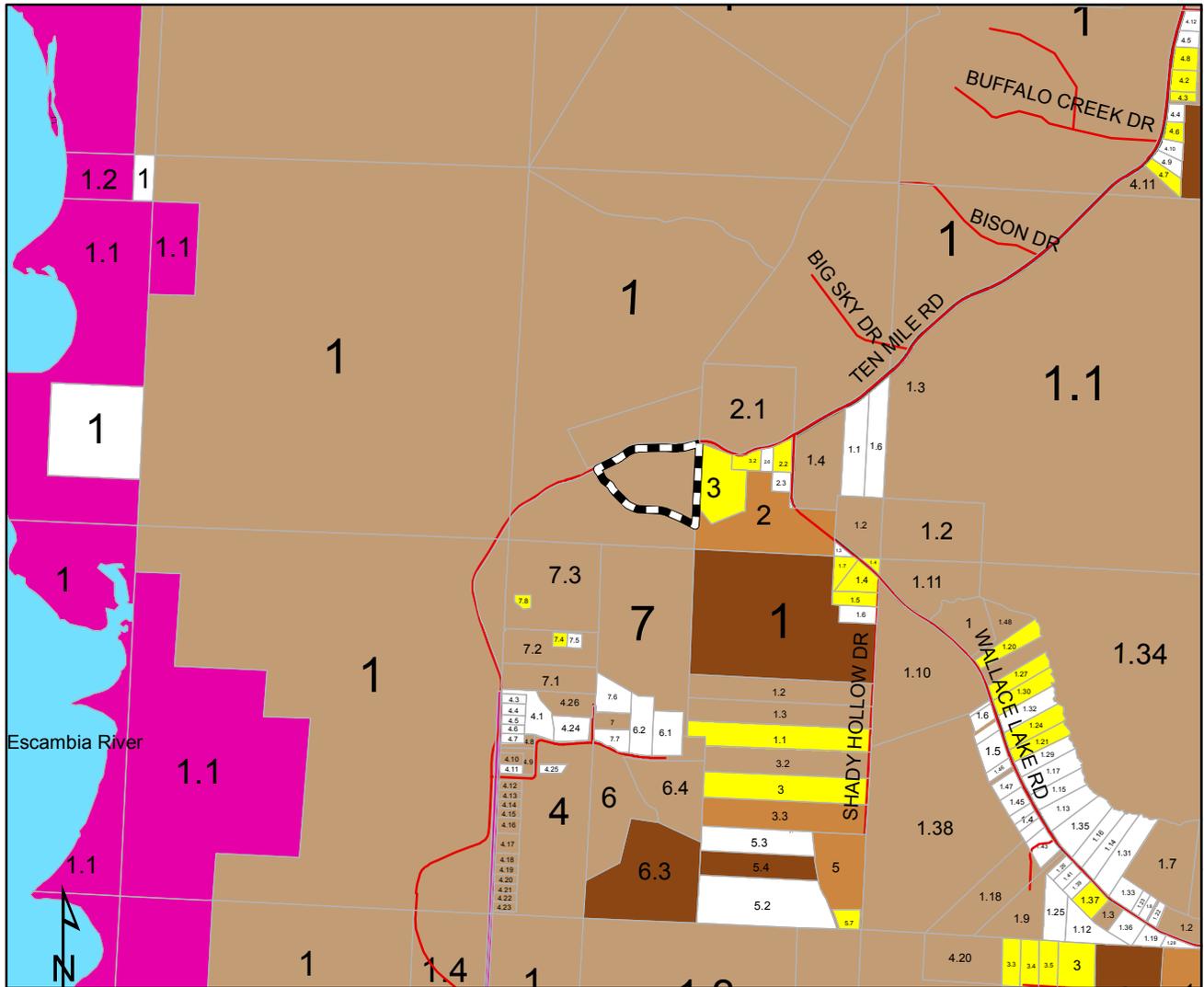
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 Pending Jun ZB

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2016-R-009 Existing Land Use



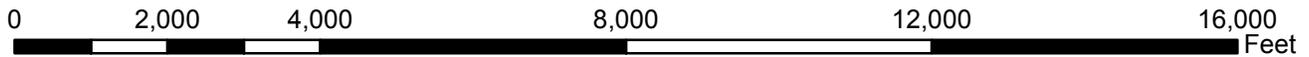
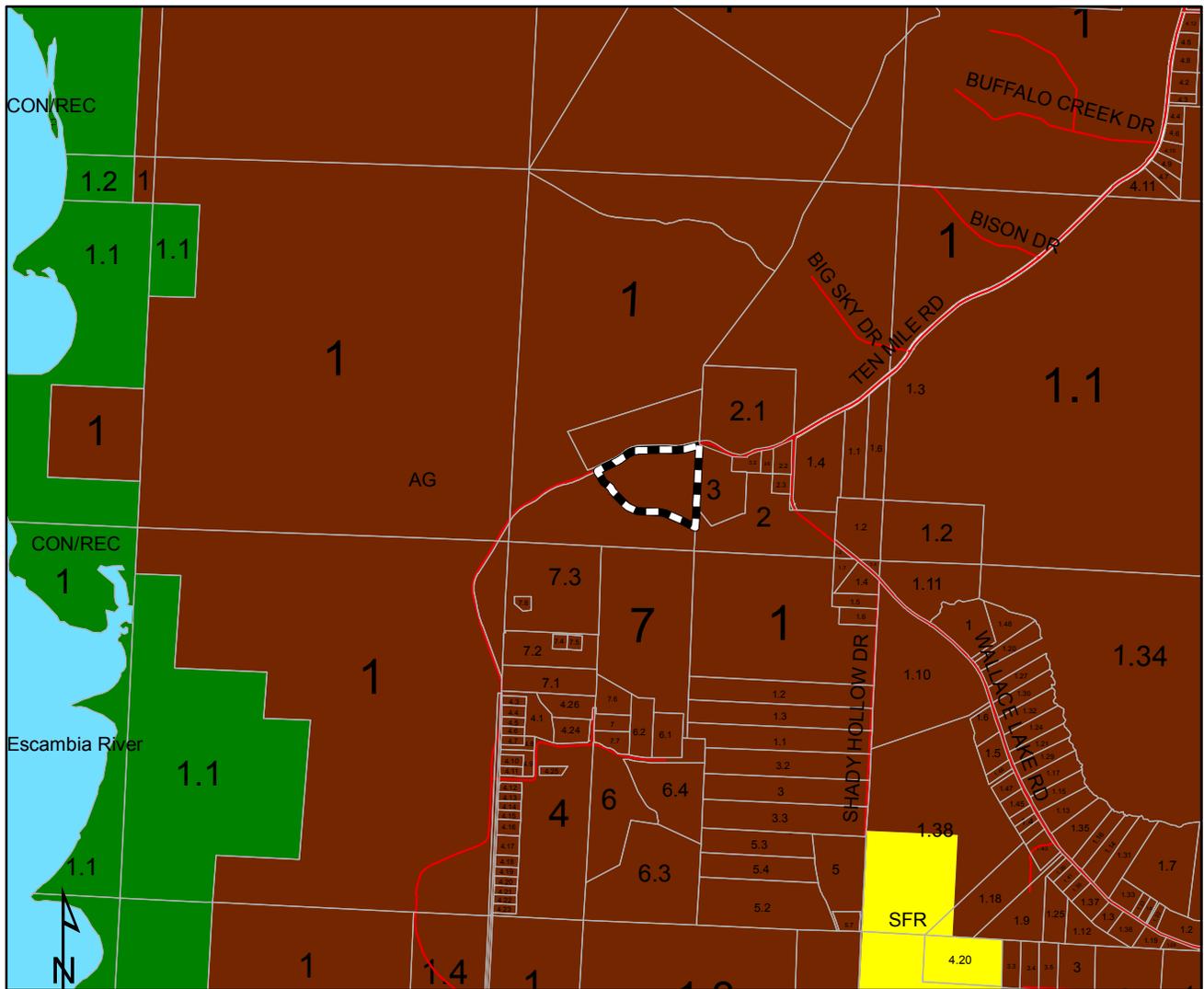
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Pending Jun ZB	Commercial (COMM)	Office	Silviculture (SILVICUL)
Existing Land Use	Industrial (INDUS)	Public Owned Property (POP)	Uncategorized (UNCAT)
Category	Institutional (INST)	Rail	Utilities
Agriculture (AG)	Multi-Family Residential (MFR <5)	Recreation/Commercial (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-009 Future Land Use



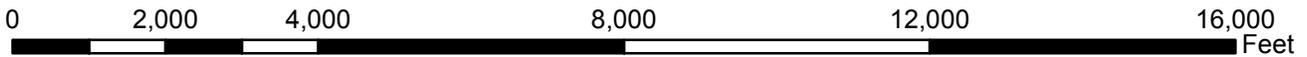
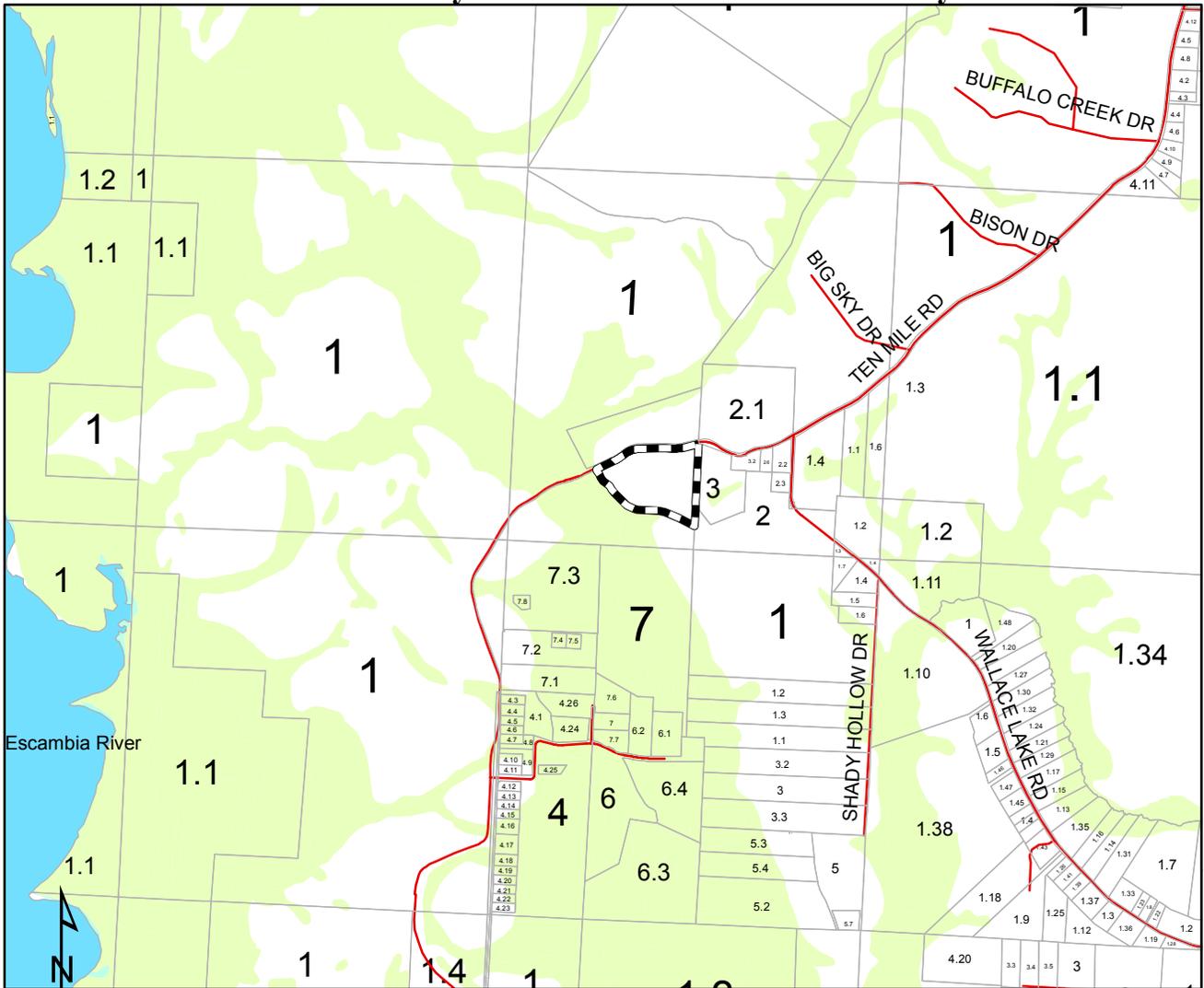
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- | | | |
|--------------------------------------|---|---|
| Pending Jun ZB | GP RURAL RESIDENTIAL (GPRR) | NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR) |
| AGRICULTURE (AG) | BAGDAD HISTORIC DISTRICT (HIS) | NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMDR) |
| SINGLE FAMILY RESIDENTIAL (SFR) | INDUSTRIAL (INDUS) | NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR) |
| MEDIUM DENSITY RESIDENTIAL | MARINA (MARINA) | NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMR) |
| 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-009

Potential Wetlands
as indicated by the National Wetlands Inventory



Legend

Pending Jun ZB

Potential Wetlands Nat'l Wetlands Inventory

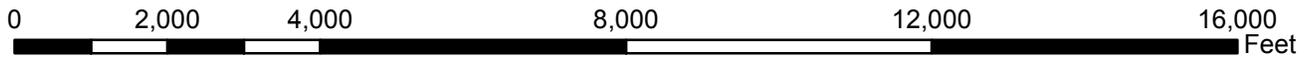
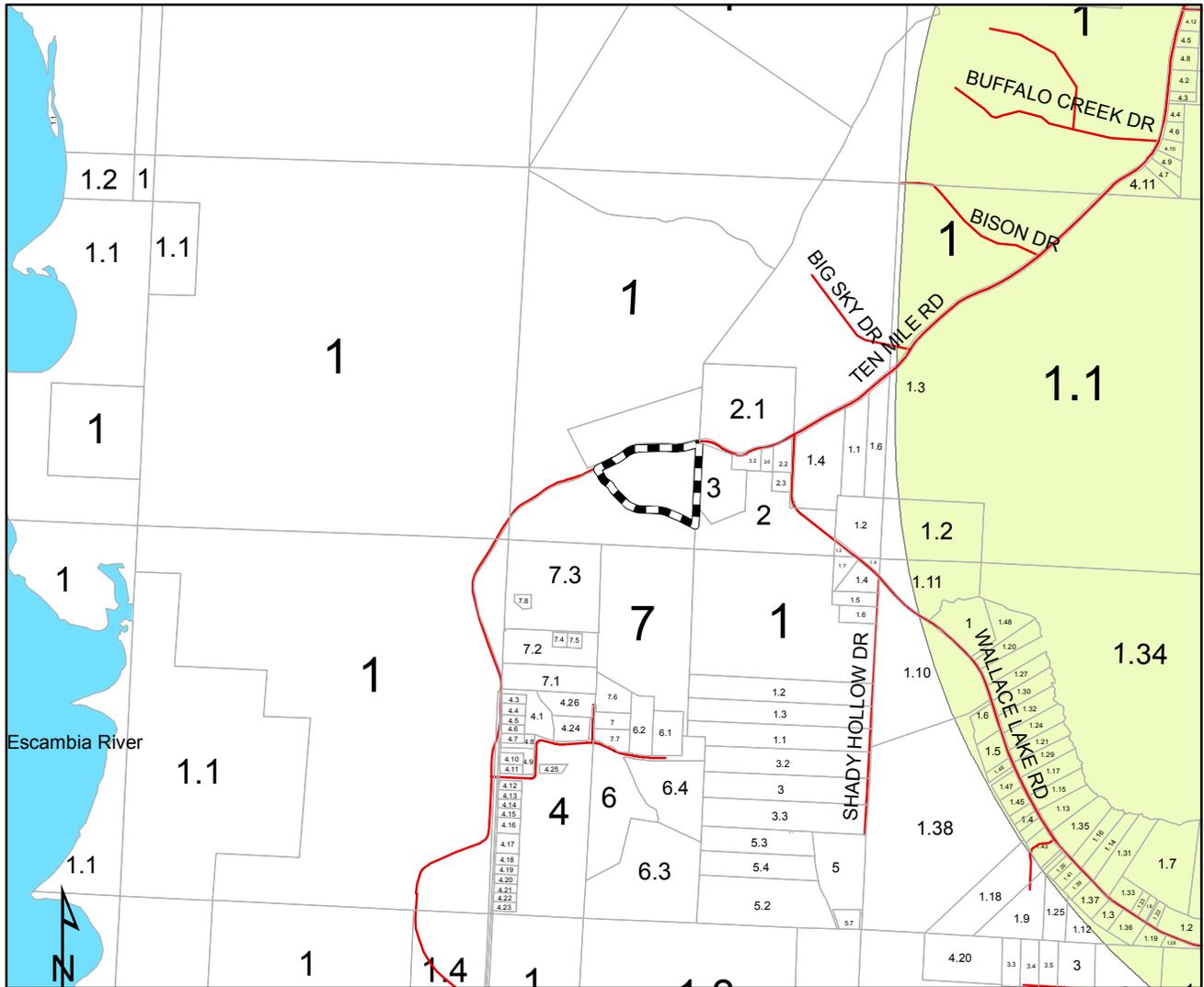
DESCRIPT

- ESTUARINE
- LACUSTRINE
- PALUSTRINE
- RIVERINE
- MARINE

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2016-R-009 Military Airport Influence Area



Legend

- Pending Jun ZB
- Private/Military Airport Influence Area

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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 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 - 009</u>	Date Received: <u>4-28-16</u>
Review Fee: <u>\$1000 + 10.62</u>	Receipt No.: _____
Zoning District: <u>AG-2</u>	Proposed Zoning District: <u>P17</u>

± 25.0

VD #3

Property Owner Property Owner Name: Buffaloo Creek Estates, LLC

Address: PO 189

Jay FL 32565

Phone: 850 982 8873 Fax: _____

Email: harrelldowney@yahoo.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.

Company: Harrell Downey

Contact Name: Harrell Downey

Address: PO Box 11219

Pensacola, FL 32524

Phone: (850) 982 8873 Fax: _____

Email: harrelldowney@yahoo.com

Property Information

Parcel ID Number(s): 10-2N-30-0000-00109-0000

-OR-

Street Address of property for which the Rezoning is requested:

Subdivision Name (if applicable):

N/A

Project Details

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

± 2.7 acres

Existing Zoning: AG 2

Proposed Zoning: PLT

Existing FLUM: _____

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: _____
(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.

Harrell Dowrey
Property Owner Name (Type or Print)

Title (if applicable)

James Dowrey
Property Owner Signature

4-28-16
Date

Date 5-25-16

Santa Rosa County Development Services
6051 Old Bagdad Hwy., Room 202
Milton, FL 32583

Subject: Mr. Toby Daniel White
C/O 2013 Wallace Lake Rd
Pace, FL 32571
Parcel: 10-2N-30-0000-00302-0000

To Planning and Zoning:

Buffalo Creek Estates, LLC is applying for a rezoning to allow for a borrow pit in an area of the property I own fitting the property description in the subject of this letter.

I understand that the rezoning will allow the operation of a borrow pit. I have no objection to the change in zoning to allow for a zoning classification that would allow borrow pits.

Sincerely,

Signed Ty A. White

Name Toby D. White

Address 2013 WALLACE LK RD
PACE, FL 32571

Date 5/25/16

Santa Rosa County Development Services
6051 Old Bagdad Hwy., Room 202
Milton, FL 32583

Subject: Ms. Elsie Belle White
2013 Wallace Lake Rd
Pace, FL 32571
Parcel: 10-2N-30-0000-00300-0000

To Planning and Zoning:

Buffalo Creek Estates, LLC is applying for a rezoning to allow for a borrow pit in an area of the property I own fitting the property description in the subject of this letter.

I understand that the rezoning will allow the operation of a borrow pit. I have no objection to the change in zoning to allow for a zoning classification that would allow borrow pits.

Sincerely,

Signed ELSIE BELLE WHITE

Name Elsie B. White

Address 2013 Wallace Lake Rd
Milton, FL 32571