



**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

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

BECKIE CATO
Planning and Zoning Director
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RHONDA C. ROYALS
Building Official
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**2016-R-010
Rezoning Small Comp Plan Amendment**

Project Name: Crystal Shores Realty

**Applicant and/or
Property Owner:** Terry & Karen Paulson

Representative: Bob Hartley, Amity Nowling

Existing Zoning: R1 (Single Family Residential) –HON
(Heart of Navarre Overlay District)

Proposed Zoning: HCD (Highway Commercial Development)

Existing FLU: SFR (Single Family Residential)

Proposed FLU: Comm (Commercial)

Part I. General Information:

Project/Applicant: Crystal Shores Realty
Representative: Bob Hartley, Amity Nowling
Location: 1877 Blue Tip Drive, Navarre, FL 32566
Parcel(s): 20-2S-26-5770-00900-0080
Existing Zone: R1 (Single Family Residential)-HON (Heart of Navarre Overlay District)
Proposed Zone: HCD (Highway Commercial Development)
Existing FLU: SFR (Single Family Residential)
Proposed FLU: Comm (Commercial)
Parcel Size: 0.25 (+/-) acres
District: Commissioner District #4
Current Conditions: Vacant

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

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: SFR (Single Family Residential) is designed to accommodate single-family residential, group homes, institutional uses, and public and private utilities Maximum density = 4 dwelling units (du) per acre.

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 south and west, and Single Family Residential to the north and east.

Surrounding Future Land Use: The parcel is surrounded by Commercial to the south and west, and Single Family Residential 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 Blue Tip Drive, the approximate 0.50 peak hour peak direction vehicle trips produced by the current zoning would increase by an additional 23.26 peak hour peak direction vehicle trips. Blue Tip Drive is located near U.S. HWY 98, which is currently rated at a Level of Service (LOS) “D” with a Peak Hour Peak Direction of 1,915. Rated at LOS Standard “D”, the maximum available capacity of 2,000 trips for U.S. HWY 98 thus indicates capacity is available for the proposed zoning. Specific traffic computations are provided as an appendix to this analysis.

(2) Potable Water:

Holley Navarre Water System

A letter provided by Holley-Navarre Water System, Inc., indicates that water is available. The proposed amendment is not expected to create capacity problems for the Holley Navarre Water System.

(3) Sanitary Sewer:

A letter provided by Holley-Navarre Water System, Inc., indicates that sanitary sewer is connected to 1877 Blue Tip Drive.

(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 majority of surrounding property west and south is commercial, and property to the north and east is residential.

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 commercially zoned property to the west.

For the Single Family Residential estimation:

Single Family Detached Housing (210)

0.25 acres x 4 du's/acre = 1 possible unit
Average Rate: 1.01 x 1 = 1.01 Average Annual Daily Trips
Driveway %: 0.50 x 1.01 = .50 Average Annual Daily Trips
New Trip % = 100%; .50 X 1.00 = .50 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 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 worse 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 = 0.25 acres or 10,890 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

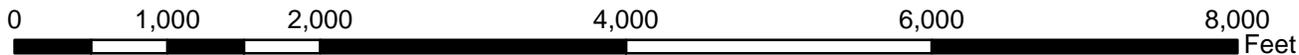
y = sq. ft. gross floor area of building pad in thousands

$$10,890 \times .85 = 1,000y + (y \times 4 \times 325)$$
$$9,256.5 = 1,000y + 1300y$$
$$9,256.5 = 2,300y$$
$$y = 0.24847405$$

Building size = 0.024847 x 1,000 square feet = 248.47 square feet gross floor area.
ITE Average Rate: 2.71 x 0.024847 = 0.06734 Average Peak Hour Vehicle Trips
D-factor: 0.53 x 0.06734 = 0.03569 Peak Hour Peak Direction Trips
Driveway %: 0.56 x 0.03569 = 0.0199864 Peak Hour Peak Direction Trips
New Trip % = 88%; 118.87 X 0.0199864 = 23.76 New Peak Hour Peak Direction Trips

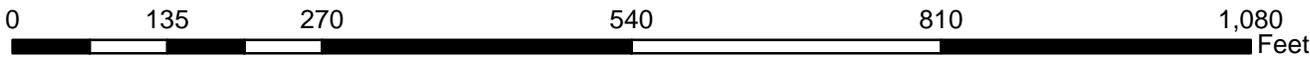
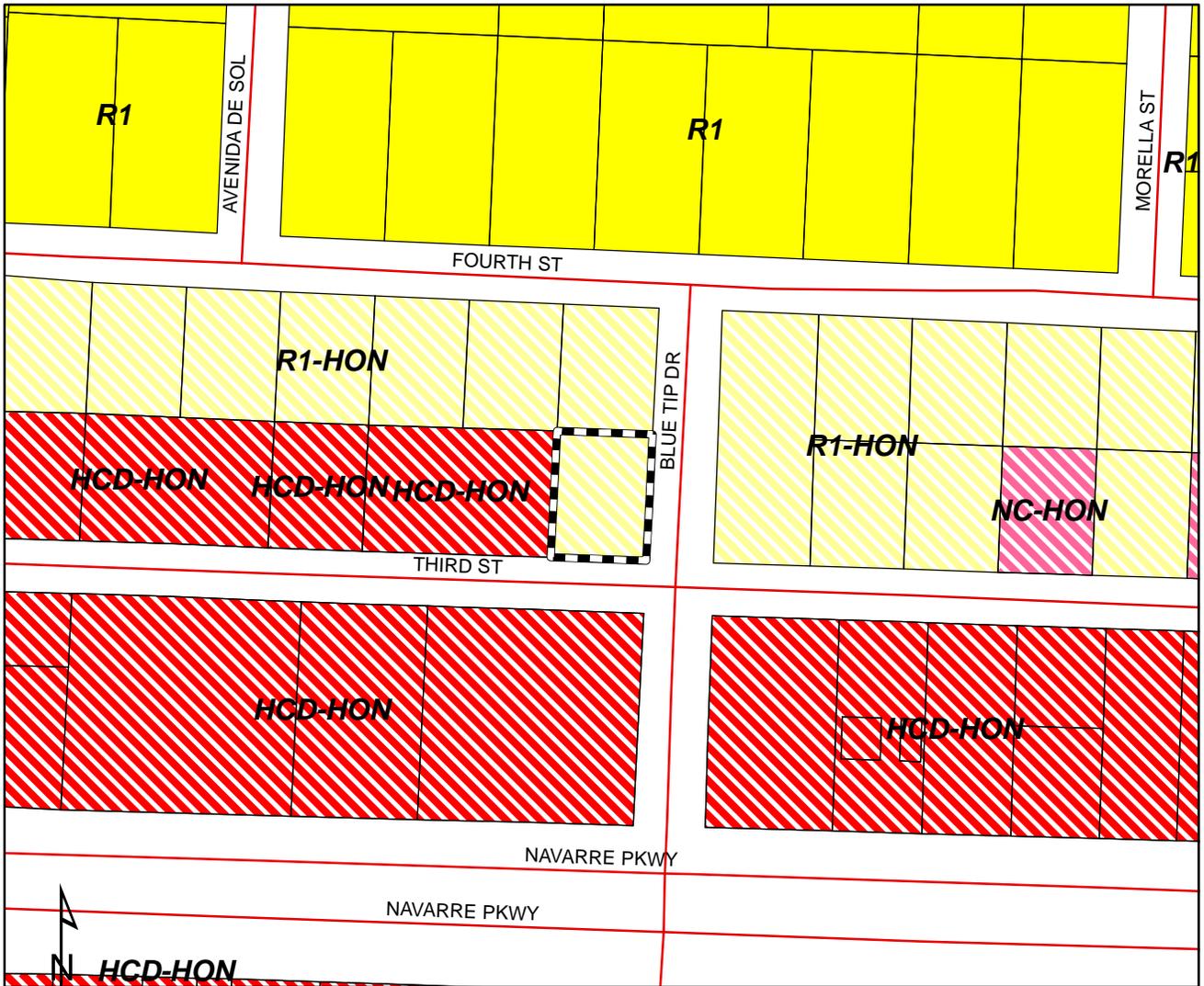
2016-R-010

Location



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2016-R-010 Zoning



Legend



Pending Jul 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-HD
- NB-MD
- NB-MHD
- NB-PMUD
- NB-SF
- NB-U

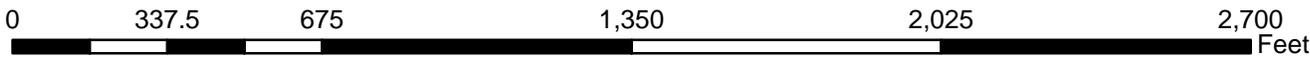
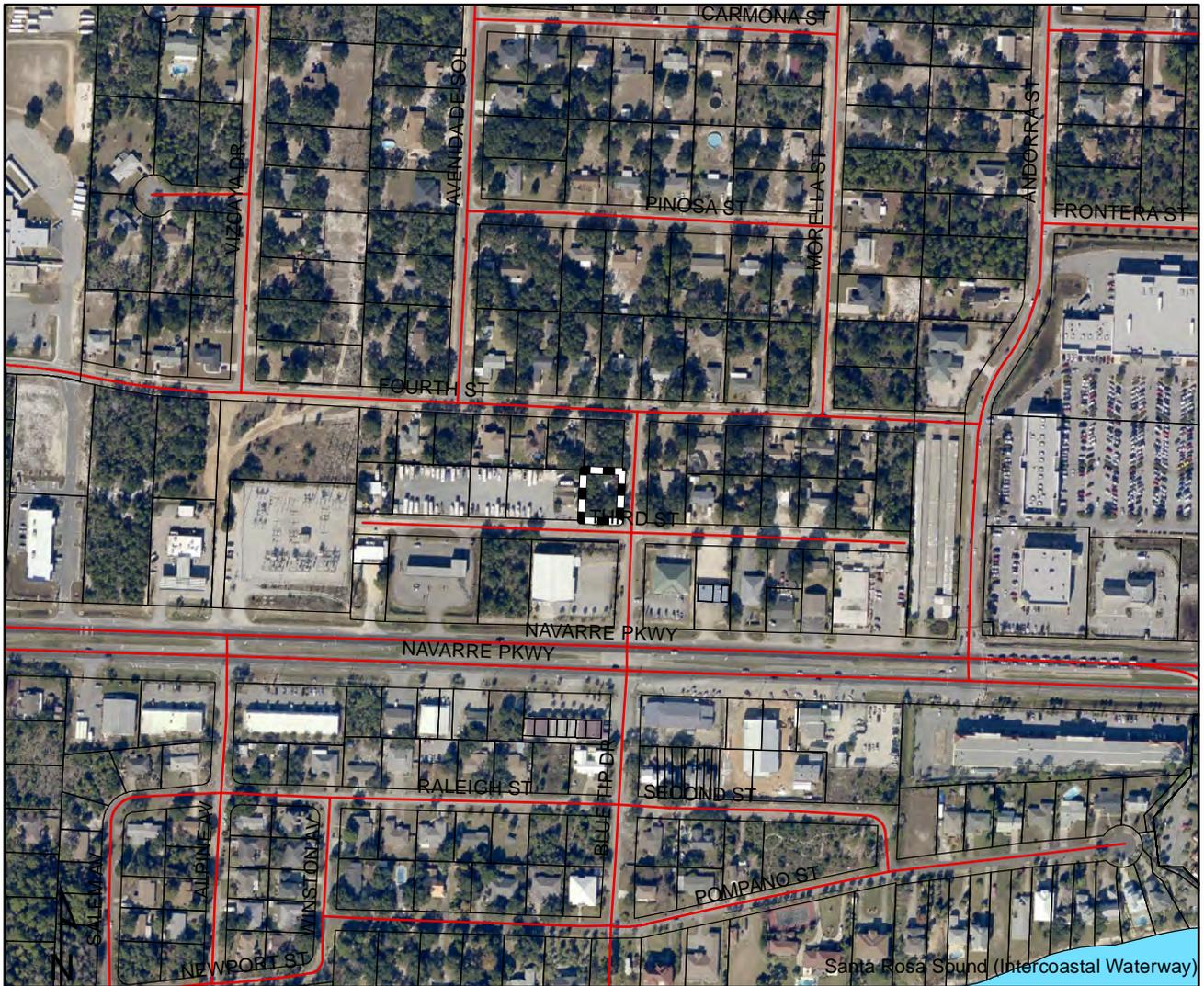
- NC
- NC-APZ or CZ
- NC-HON
- P1
- P1-HON
- P2
- P2-APZ or CZ
- P2-HON
- PBD
- PID
- PUD
- R1
- R1-APZ or CZ
- R1-HON
- R1A
- R1A-HON

- 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-010
2014 Aerial

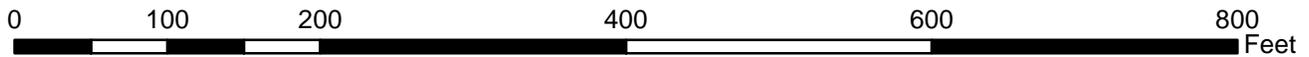


Legend

 Pending Jul ZB

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2016-R-010 Close up Aerial



Legend

 Pending Jul ZB

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2016-R-010 Existing Landuse



Legend



Pending Jul ZB **Existing Land Use**

Category

- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial (INDUS)

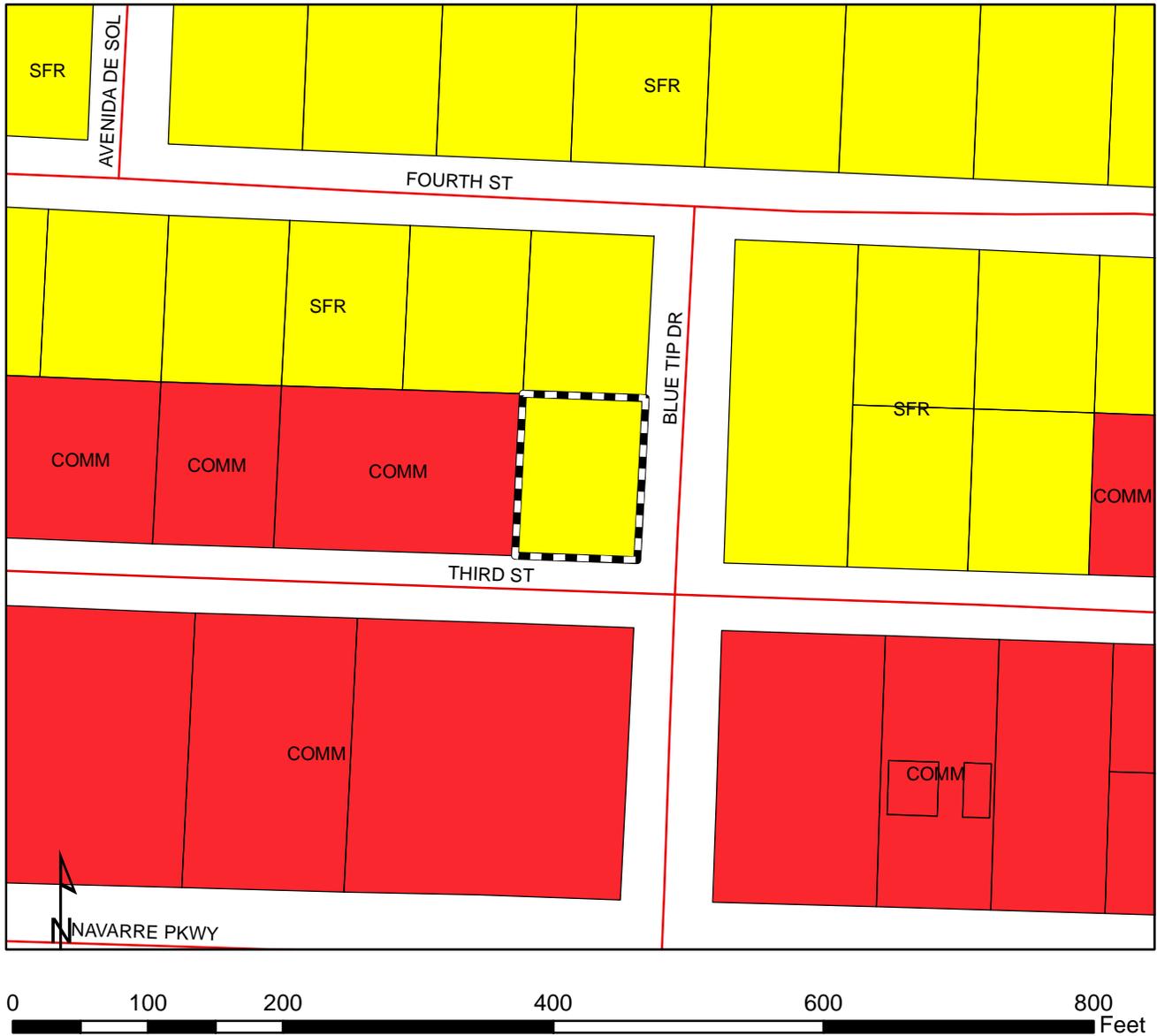
- Institutional (INST)
- Multi-Family Residential (MFR <5)
- Multi-Family Residential (MFR >5)
- Military (MIL)
- Mixed Residential/Commercial (MRC)
- Office
- Public Owned Property (POP)
- Rail
- Recreation/Commercial (REC/COMM)

- Recreation/Open Space (REC/OS)
- Right of Way (ROW)
- Single Family Residential (SFR)
- Silviculture (SILVICUL)
- Uncategorized (UNCAT)
- Utilities
- Vacant
- Water

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2016-R-010 Future Landuse



Legend

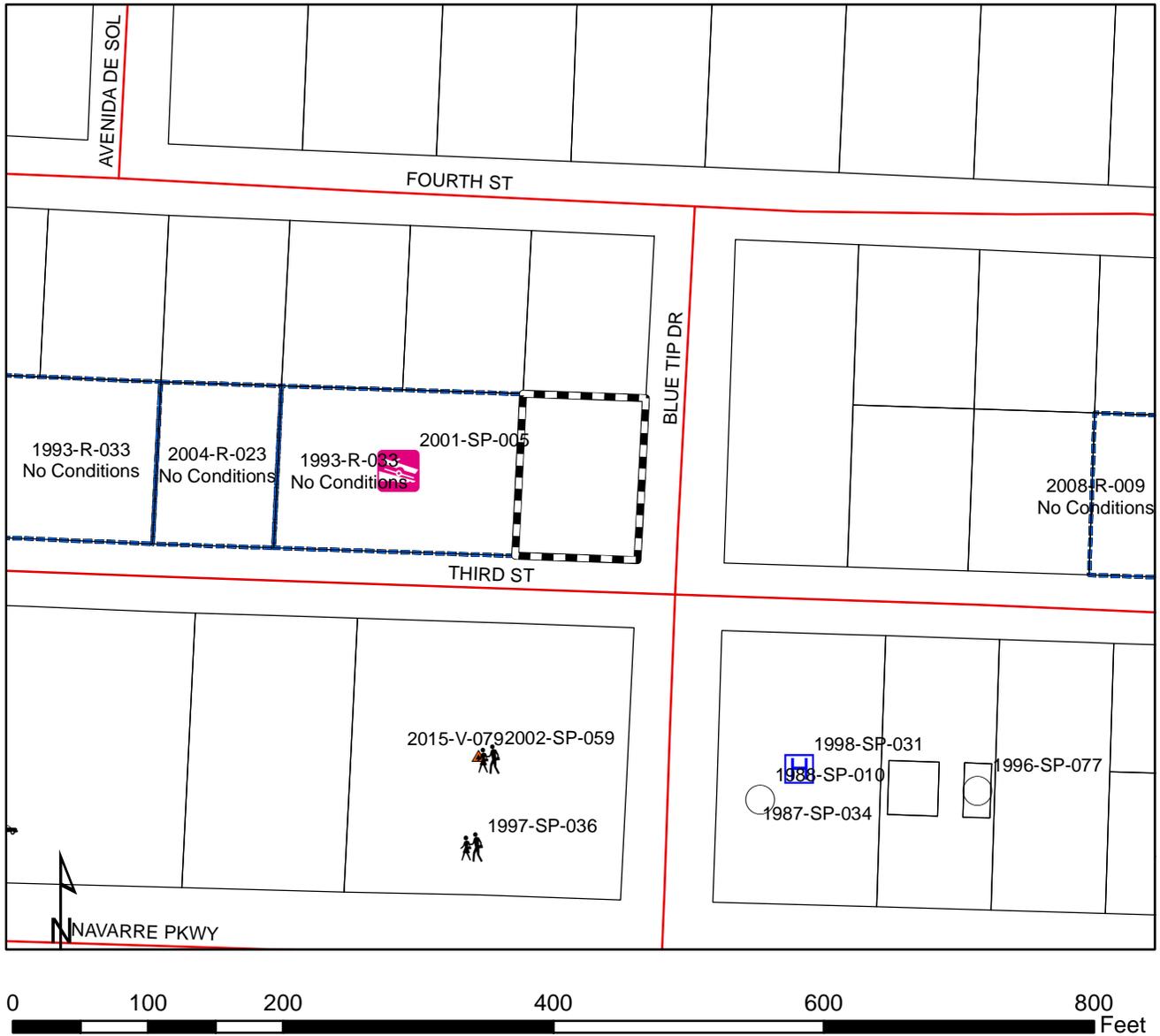
 Pending Jul ZB	 AGRICULTURE (AG)	 MIXED RESIDENTIAL COMMERCIAL (MRC)
 SINGLE FAMILY RESIDENTIAL (SFR)	 NAVARRE BEACH COMMERCIAL (NBCOMM)	 NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
 MEDIUM DENSITY RESIDENTIAL	 NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)	 NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (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-010

Previous Zoning Board Decisions in the Area



Legend

 Pending Jul 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

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 - 010</u>	Date Received: <u>5/4/16</u>
Review Fee: <u>\$1000.00 + 88.50</u>	Receipt No.: <u>142, 176</u>
Zoning District: <u>R1-HON</u>	Proposed Zoning District: <u>HCD</u>

± 0.25

VD # 4

Property Owner Property Owner Name: TERRY & KAREN PAULSON

Address: 8131 FOURTH STREET

NAVARRE FL 32566

Phone: 850-865-7489 Fax: _____

Email: _____

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: CRYSTAL SHORES REALTY

Contact Name: BOB HARTLEY / AMITY NOWLING

Address: 2313 HWY 87

NAVARRE, FL 32566

AMITY: 850-293-6455

Phone: BOB: 850-939-3887 Fax: 850-939-6477

AMITYNOWLING@GMAIL.COM

Email: BOB HARTLEY@MCHGI.COM

Property Information

Parcel ID Number(s): 20 - 25 - 26 - 5770 - 00900 - 0080

-OR-

Street Address of property for which the Rezoning is requested:

1877 BLUE TIP DR. NAVARRE FL 32566

Subdivision Name (if applicable): WEST NAVARRE

Project Details

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

.25 ACRES

Existing Zoning: RI Proposed Zoning: HCD

Existing FLUM: _____

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

BOAT & RV STORAGE

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: HNWS
(Attach Letter of Certification)

Sewage Disposal Source (check one):

- Private Septic Tank
- Private Sewage System
- Public Sewage System

Provider: _____
Provider: HNWS
(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.

TERRY PAULSON
Property Owner Name (Type or Print)

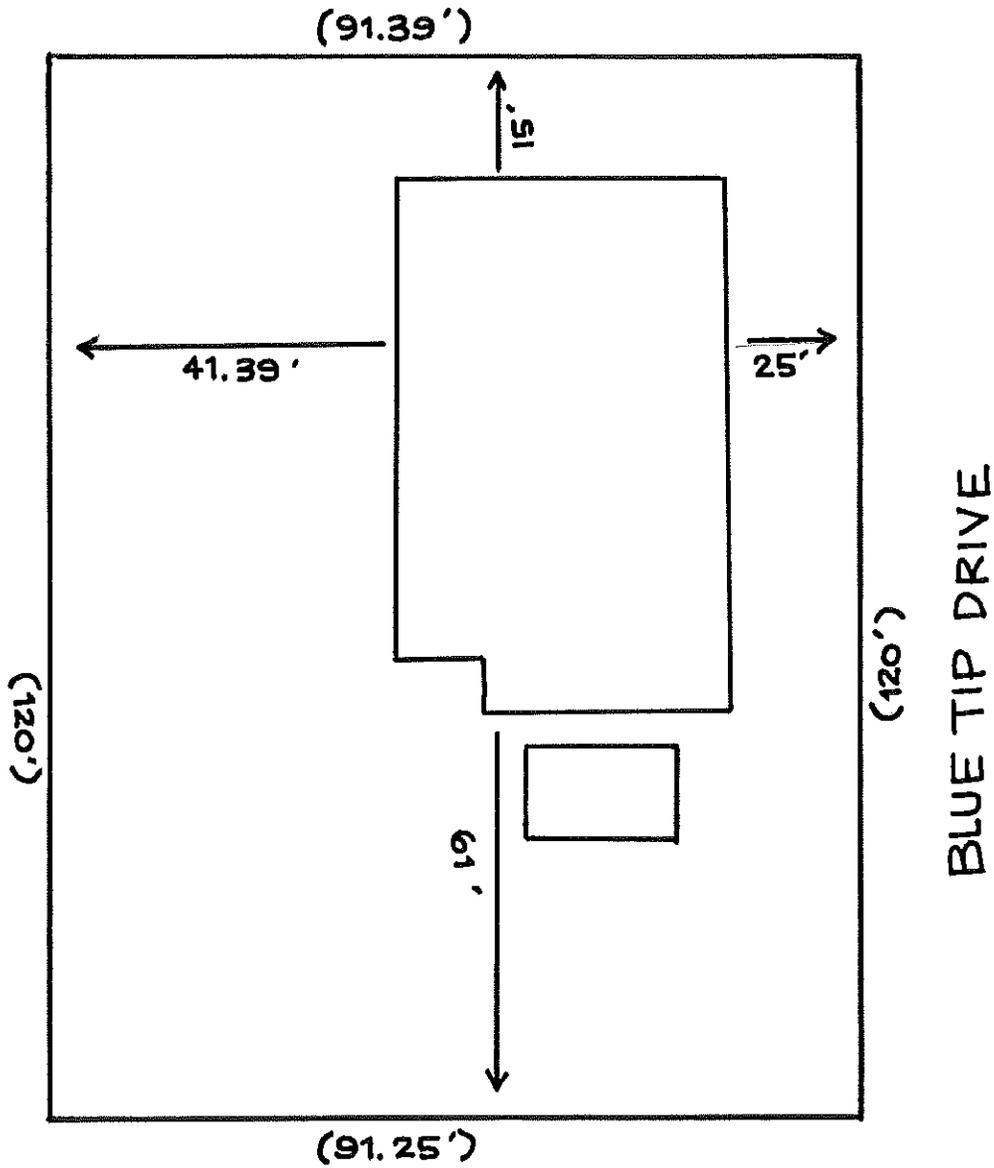
Title (if applicable)

Terry Paulson
Property Owner Signature

4-21-16
Date

PLOT PLAN FOR : (20-26-26-5110-00900-0080)

1877 BLUE TIP DRIVE NAVARRE FL





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Controls

Available Layers

- Parcels
- Parcel Numbers
- Dimensions
- Lots
- Yearly Sales
- MLS Listings
- Sec-Twn-Rng
- Commissioners Voting Distr
- Voting Precincts
- Fire Districts
- Fire Hydrants
- Sewer Franchise Areas
- Water Franchise Areas
- Flood Map
- Soils (click for info)
- Roads
- Aerial Photos (2014)
 - Airfield Layers
 - School Layers
 - Above Sea Level Lines
 - Base Layers
 - Lakes & Rivers
 - Railroads
 - Area Landmarks
 - Point Landmarks
 - Military Lands
 - City and Town Areas

Santa Rosa County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll. Greg Brown Santa Rosa County Property Appraiser.