



**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

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**2016-R-015
Rezoning Large Scale Comp Plan Amendment**

Project Name:	Pullum Properties, Inc.
Applicant and/or Property Owner:	N/A
Representative:	Buddy Page of Professional Growth Management Services, LLC
Existing Zoning:	AG-RR (Agriculture/Rural Residential)
Proposed Zoning:	M1 (Restricted Industrial)
Existing FLU:	AG (Agriculture)
Proposed FLU:	INDUS (Industrial)

Part I. General Information:

Project/Applicant: Pullum Properties, Inc.
Representative: Buddy Page
Location: 8800 block of Highway 87 S, Milton, FL
Parcel(s): 09-1N-27-0000-00100-0000
Existing Zone: **AG-RR (Agriculture/Rural Residential)**
Proposed Zone: **M1 (Restricted Industrial)**
Existing FLU: **AG (Agriculture)**
Proposed FLU: **INDUS (Industrial)**
Parcel Size: 14.50 (+/-) acres
District: Commissioner District #2
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: M1 (Restricted Industrial) allows public and private utilities; business and professional offices; indoor commercial amusement activities; restricted sales and services; general retail sales services; plant nurseries and landscape services; trade services and repair; vehicular service and maintenance subject to conditions; veterinary medical services with conditions; boarding of domestic dogs and cats with conditions; restaurants; wholesale trades and services; wholesaling, warehousing, furniture storage, storage or distribution activities; light manufacturing, fabricating, processing, packaging, assembling of components and similar activities; automotive and other mechanical repairs and services with conditions; service establishment such as auto, heavy machinery or equipment rental, laundry or dry cleaning, home equipment rental; lumber yard, truss manufacturing, storage of construction materials, storage yard; private training facility and vocational schools; one single family dwelling unit occupied by the owner or an employee of the principal use; and accessory uses or structures.

Existing Future Land Use Description: AG (Agriculture District)

Proposed Future Land Use Description: INDUS (Industrial)

Surrounding Zoning: The subject property abuts Restricted Industrial and Rural Residential/Agriculture to the north, Restricted Industrial to the south, Military to the east, and Rural Residential/ Agriculture to the west.

Surrounding Future Land Use: The parcel is surrounded by Restricted Industrial and Rural Residential/Agriculture to the north, Restricted Industrial to the south, Military to the east, and Rural Residential/ Agriculture to the 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 of Highway 87, the approximate 66.99 daily vehicle trips produced by the current zoning would decrease by an additional 65.90 daily vehicle trips. Highway 87 is currently rated at a Level of Service (LOS) “C” with an Average Daily Traffic (AADT) of 11,703. Rated at LOS Standard “C”, the maximum available capacity of 34,000 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:

East Milton Water System

A letter provided by the East Milton Water System indicates that water is available.

(3) Sanitary Sewer:

City of Milton

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 6.05.20 states:

“This district is designed to accommodate intensive industrial uses such as heavy manufacturing, processing, fabrication and other activities. Community facilities and trade establishments which provide needed services to facilities and trade establishments which provide needed services to industrial development also may be accommodated in the district.”

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 industrial to the north, south, and west, and agriculture to the north and east.

C. Suitability:

Policy 2.1.D of the Comprehensive Plan states:

“to maintain an infrastructure system that is capable of sustaining current economic growth as well as attracting future economic growth.”

The proposed development has the necessary infrastructure (water, sanitary sewer, and adequate transportation facilities) to sustain economic growth. The subject site would expand the adjacent industrial park abutting to the south.

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 6.05.20 states:

“This district is designed to accommodate intensive industrial uses such as heavy manufacturing, processing, fabrication and other activities. Community facilities and trade establishments which provide needed services to facilities and trade establishments which provide needed services to industrial development also may be accommodated in the district.”

The proposed development of the property abuts and industrial park to the south and is located on Highway 87 S.

For the Agricultural estimation:

Single Family Detached Housing (210)

14.50 Acres x 1du's/acre = 14 possible units

ITE Average Rate: $9.57 \times 14 = 133.98$ Average Peak Hour Vehicle Trips

Driveway %: $0.50 \times 133.98 = 66.99$ Peak Hour Peak Direction Trips

New Trip % = 100%; $66.99 \times 1.00 = 66.99$ 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 Industrial estimation:

General Heavy Industrial (120)

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.

Building size = 14.50 acres

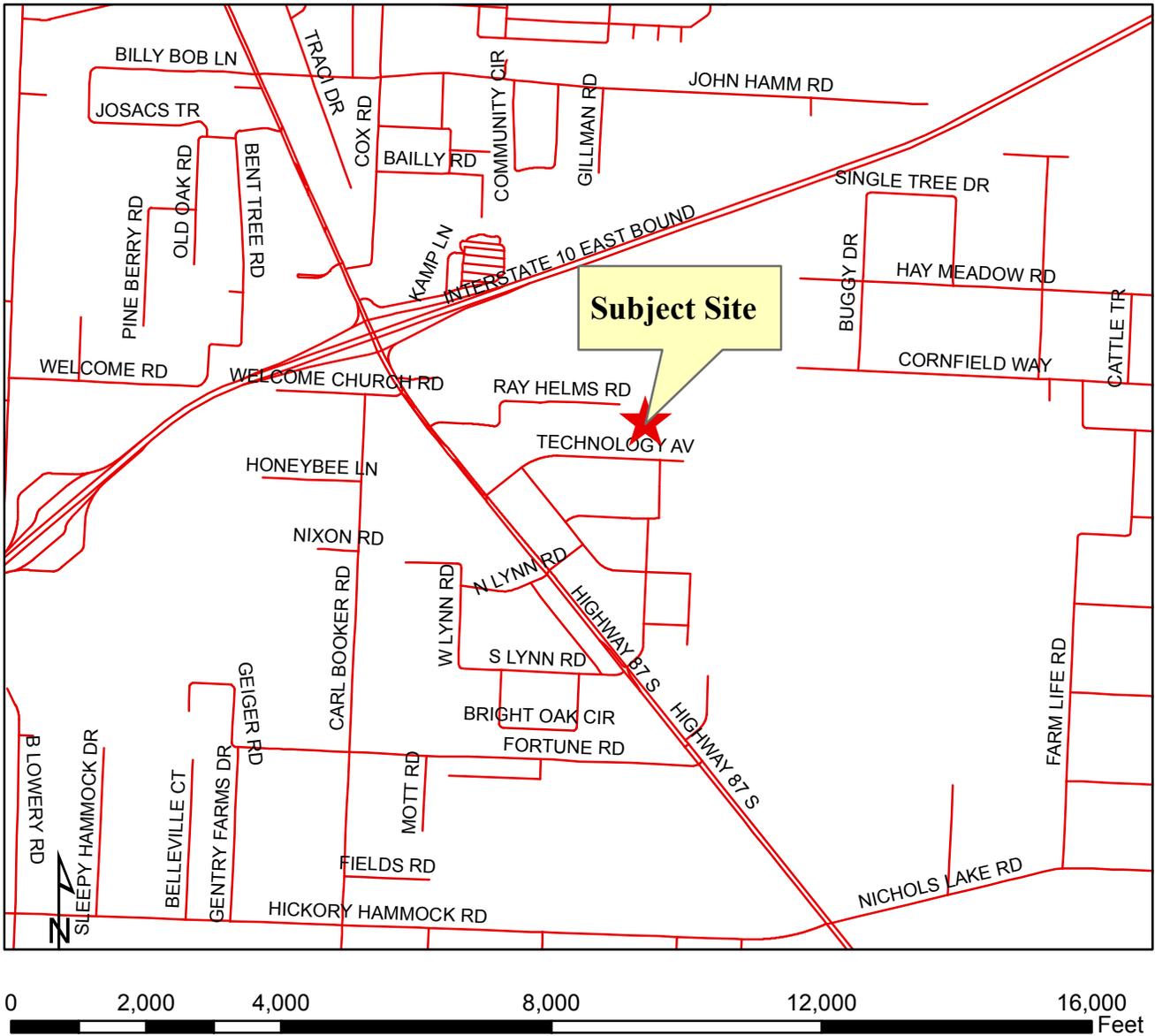
ITE Average Rate: 9.88/acre ($9.88 \times 14.50 = 143.26$ Average Daily Trips)

Driveway Directional Distribution: 50% ($143.26 \times 0.50 = 71.63$ Average Daily Trips)

New Trip % = 92% ($71.63 \times 0.92 = 65.90$ New Daily Trips)

Selection of the ITE data plot (120) for General Heavy Industrial was made because the applicant has provided information as to the type of development proposed. There was not a coefficient of determination for this data; the standard deviation was 8.62; and a there was a small sample size of 3 studies.

2016-R-0 Location

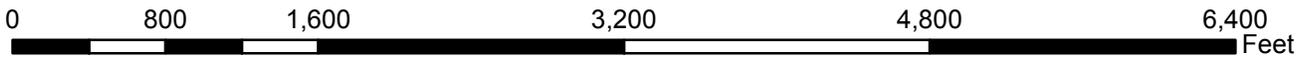
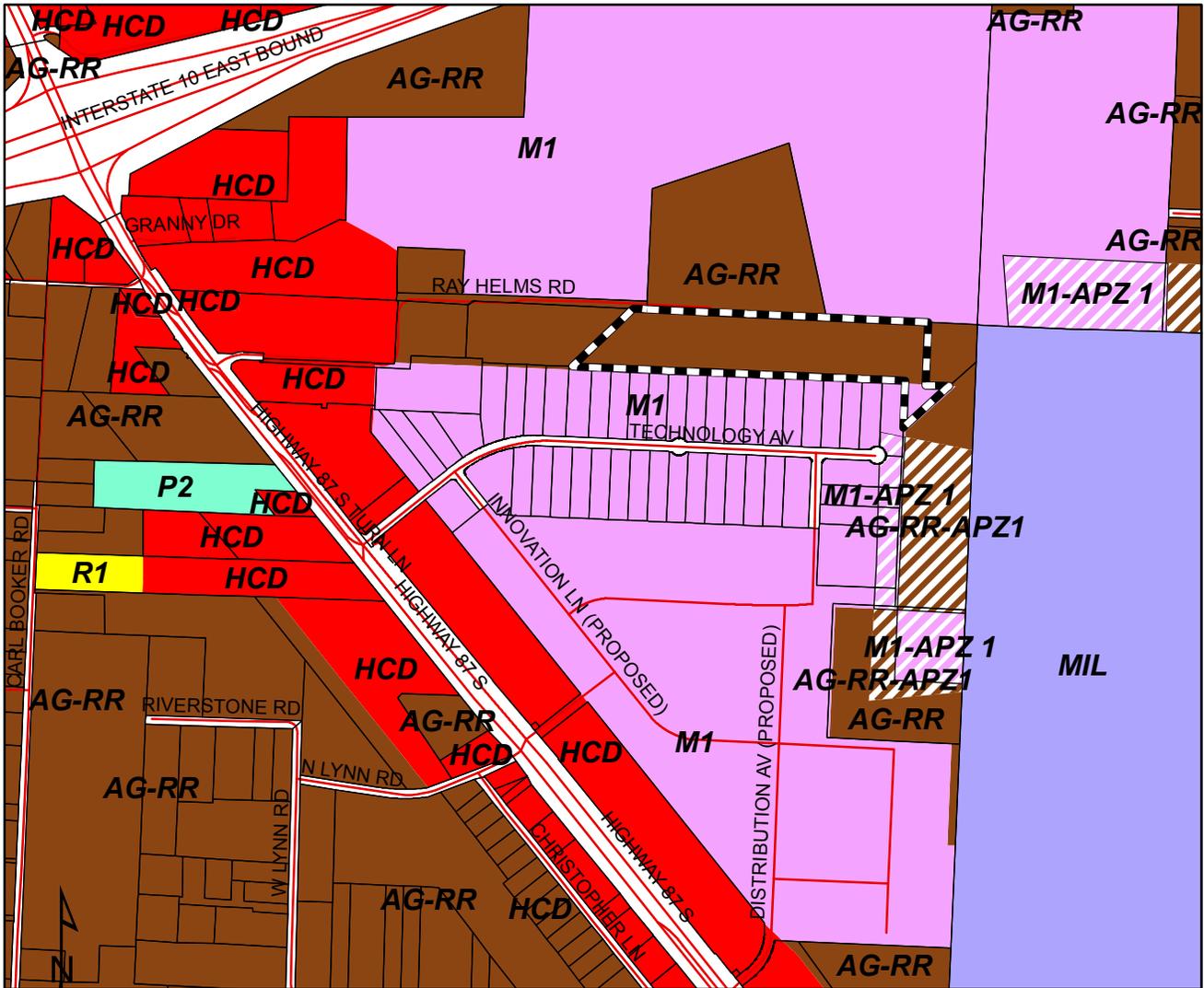


Legend

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2016-R-0 Zoning



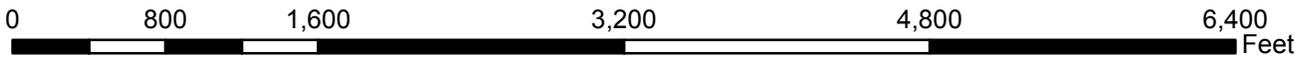
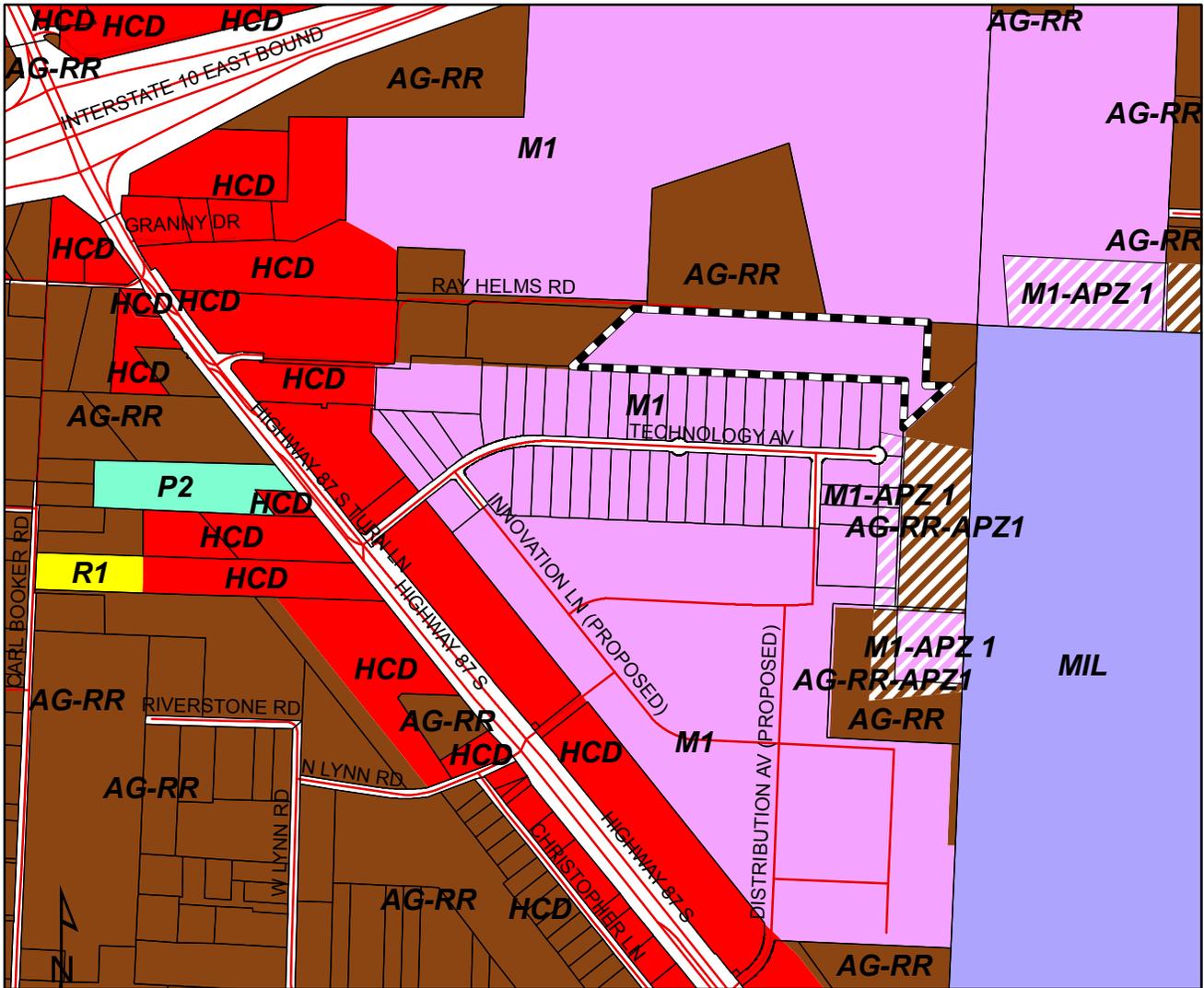
Legend



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

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2016-R-0 Proposed Zoning

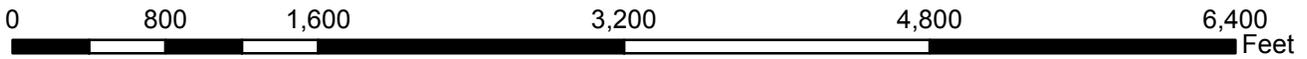


Legend

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

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2016-R-0 Aerial



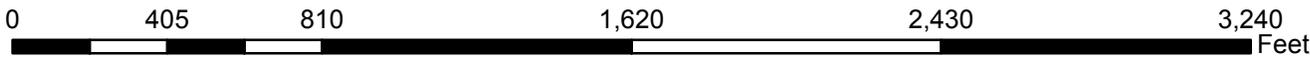
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 Pending Nov ZB

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2016-R-0 Close Up Aerial



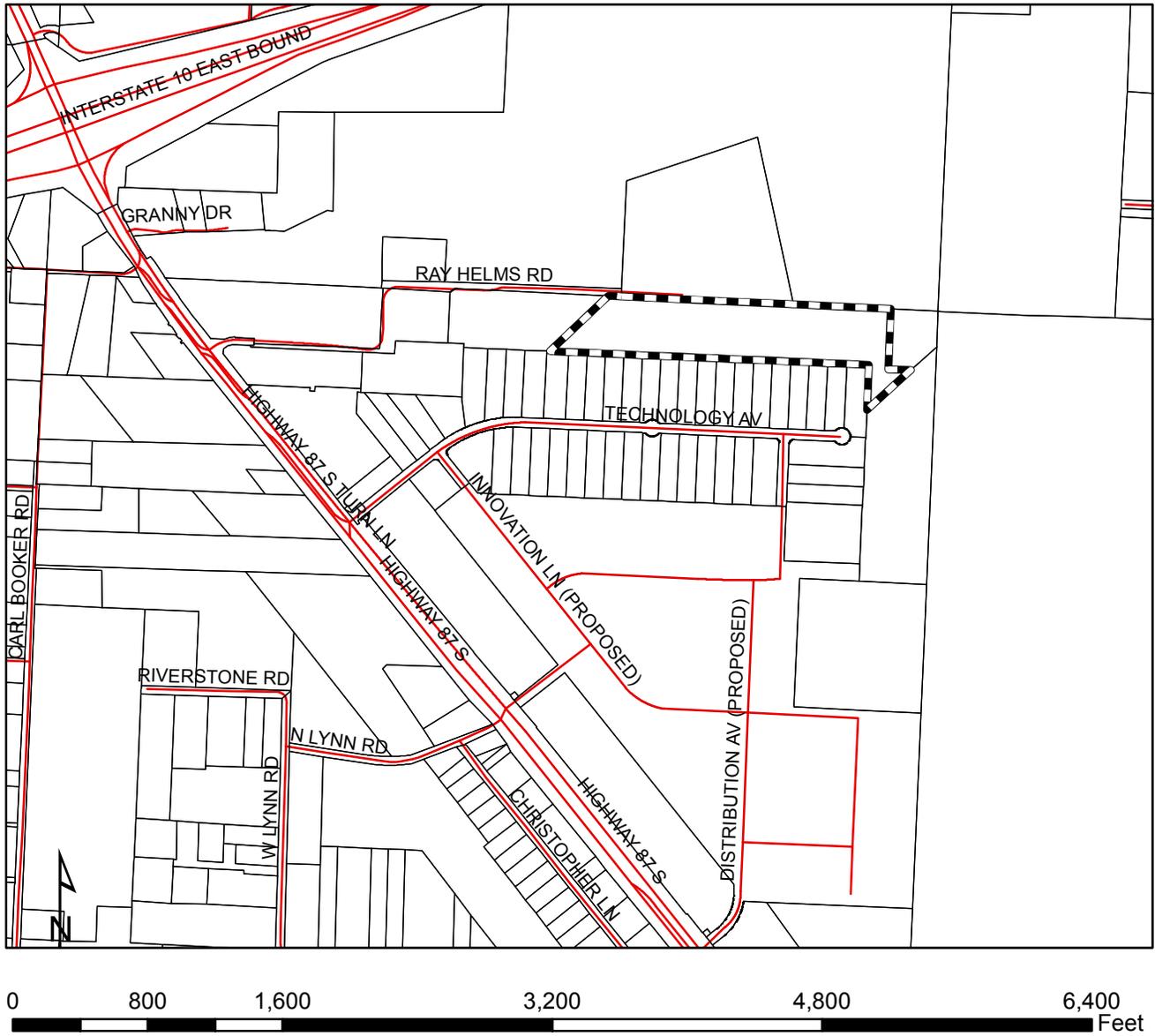
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 Pending Nov ZB

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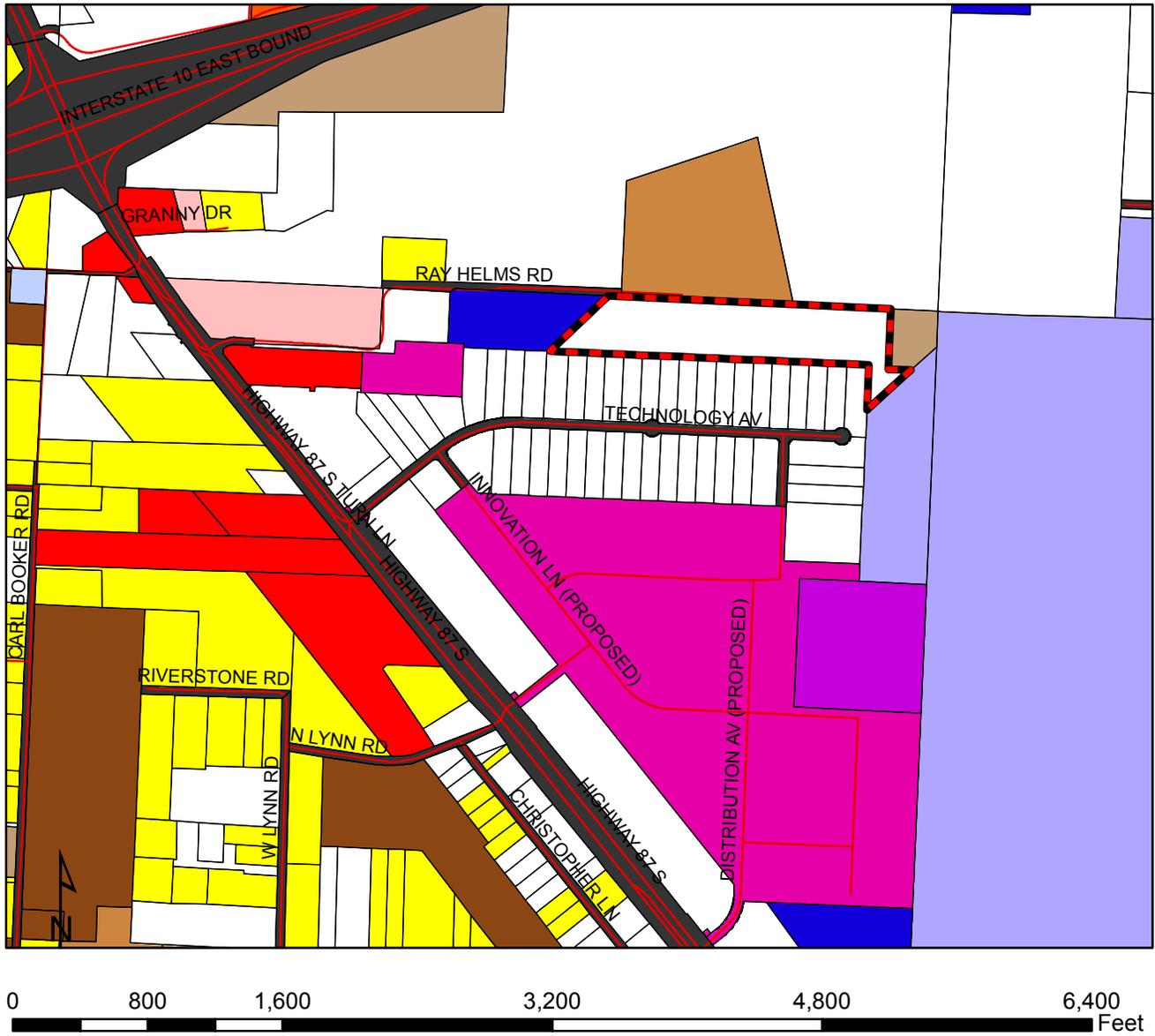
2016-R-0 Biodiversity Hotspots



- Legend**
- Pending Nov ZB
 - <all other values>
 - DESCRIPTIO**
 - 3-4 FOCAL SPECIES
 - 5-6 FOCAL SPECIES
 - 7 OR MORE FOCAL SPECIES
 - BACKGROUND
 - OPEN WATER
 - SPECIES OCCURRENCE RECORD

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2016-R-0 Existing Land Use



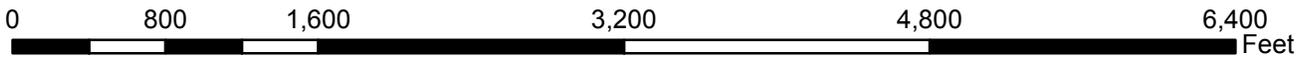
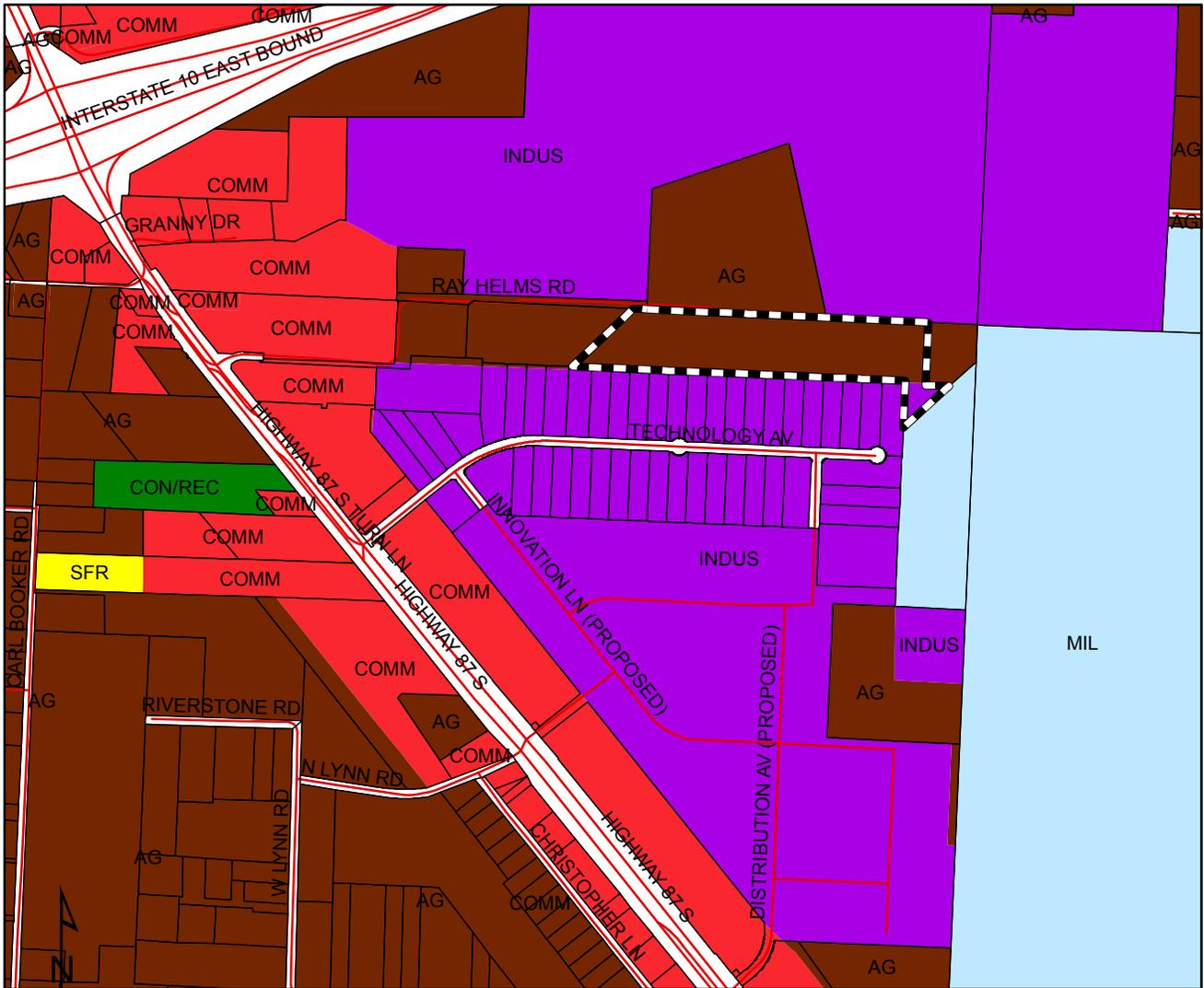
Legend

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

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2016-R-0 Future Land Use



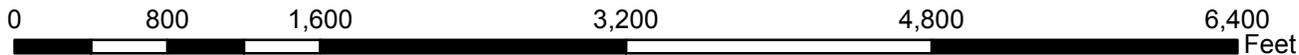
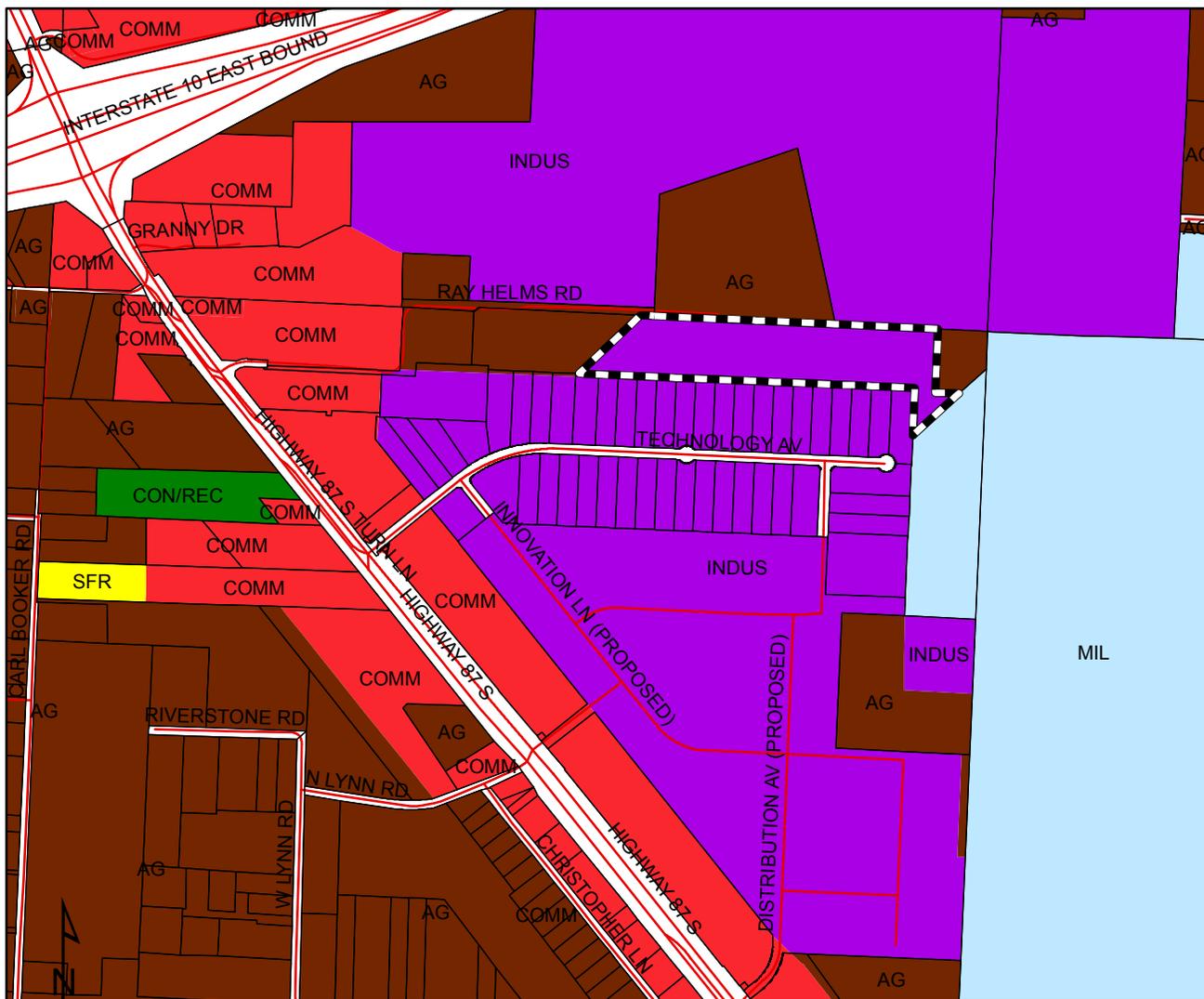
Legend

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

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2016-R-0 Proposed Future Land Use



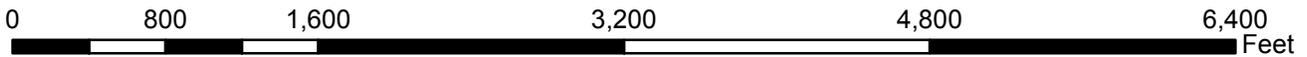
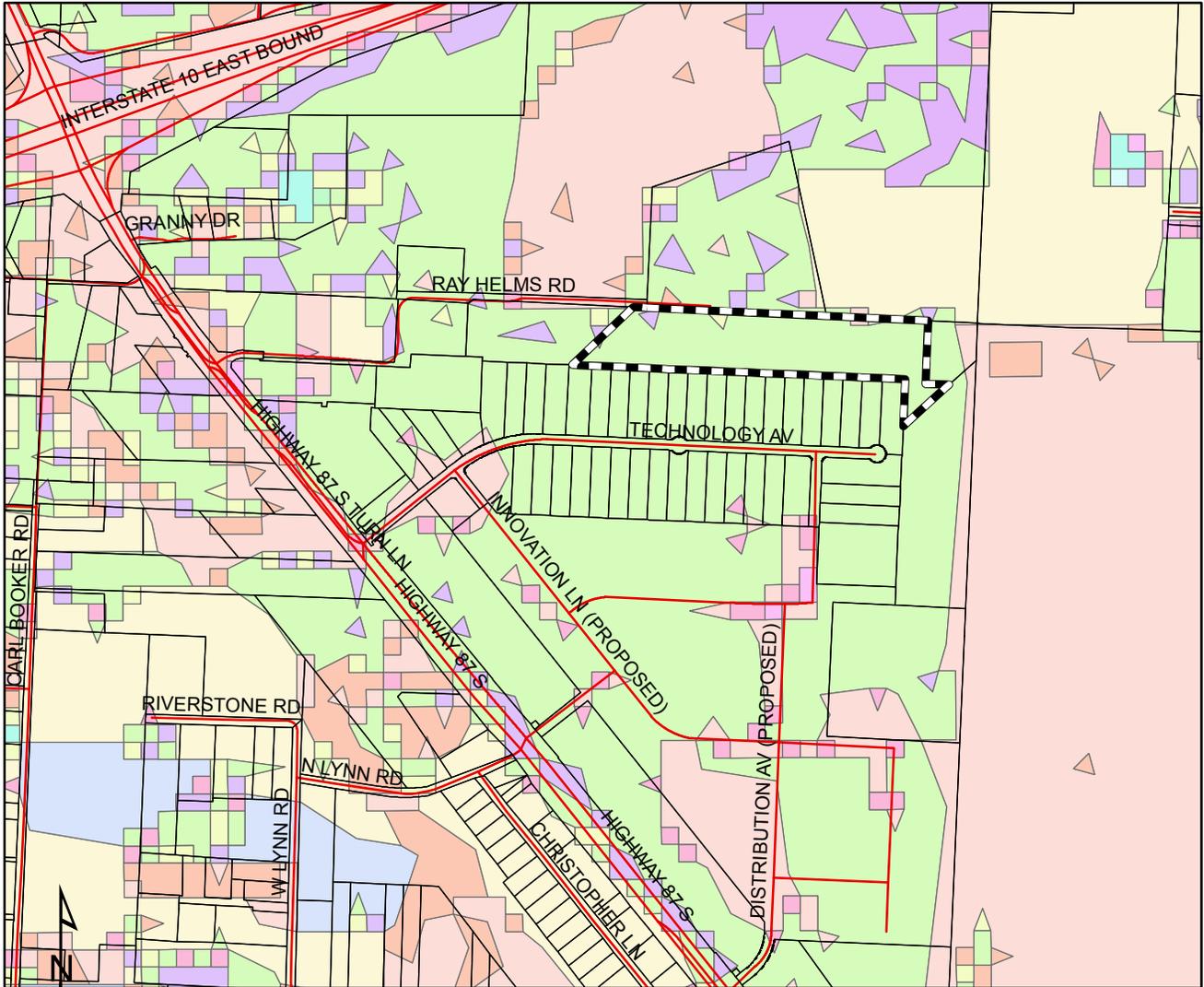
Legend

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

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2016-R-0 Habitat Landcover

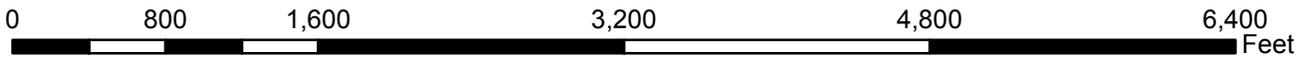
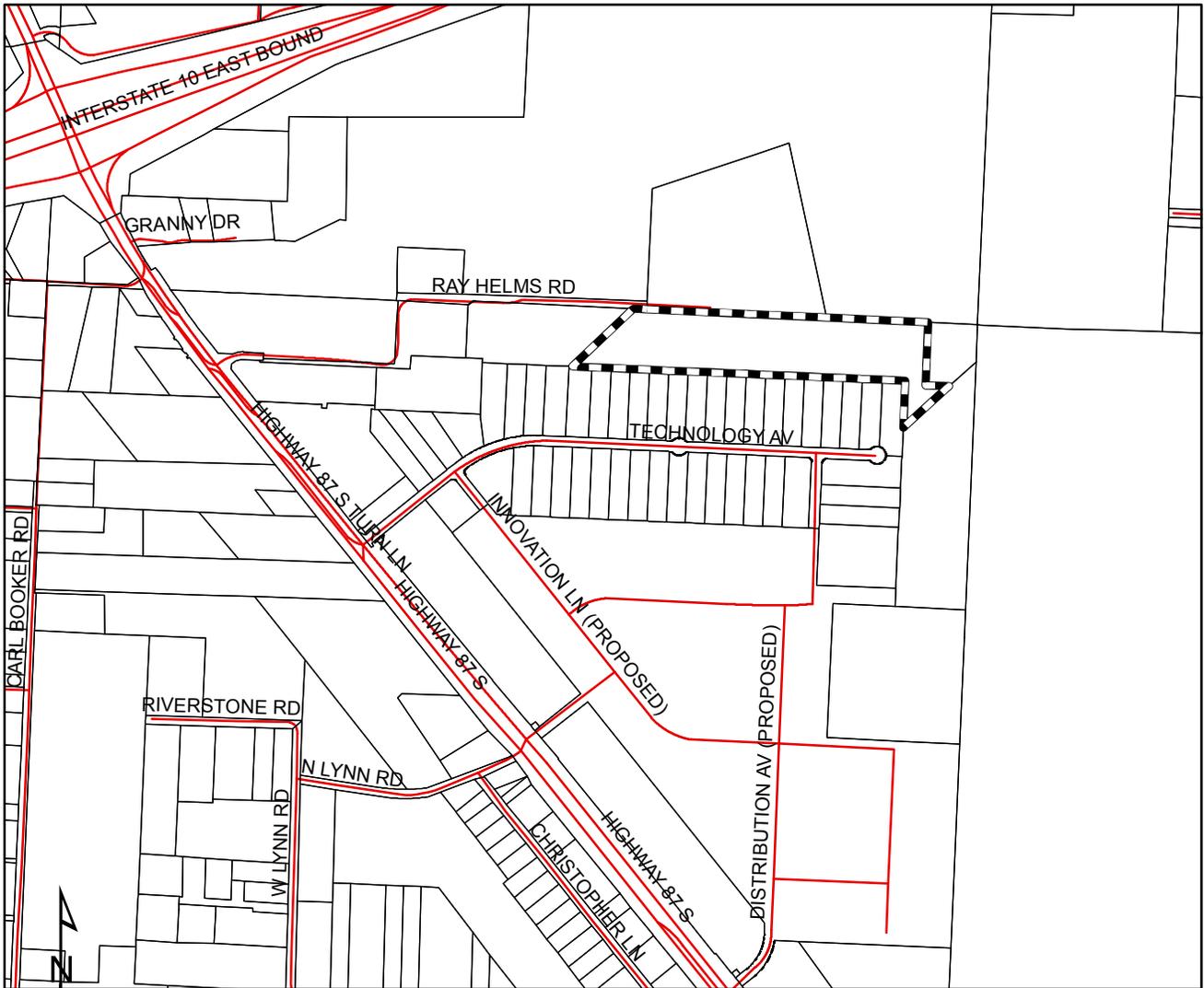


Legend

Pending Nov ZB	<all other values>	Cypress Swamp	Low Impact Urban	Salt Marsh
DESCRIPTIO	Freshwater Marsh and Wet Prairie	Grassland	Mixed Hardwood-Pine Forests	Sand Pine Scrub
Bare soil/Clearcut	Hardwood Hammocks and Forests	Hardwood Swamp	Mixed Wetland Forest	Sandhill
Bay Swamp	High Impact Urban	Open Water	Other Agriculture	Shrub and Brushland
Beach/Sand	Improved Pasture	Pinelands	Row/Field Crops	Tidal Flats
Bottomland Hardwood Forest				Xeric Oak Scrub
Coastal Strand				

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2016-R-0 Strategic Habitat



Legend

- Pending Nov ZB
- <all other values>

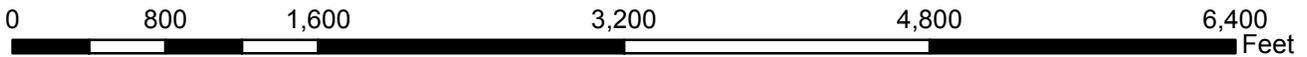
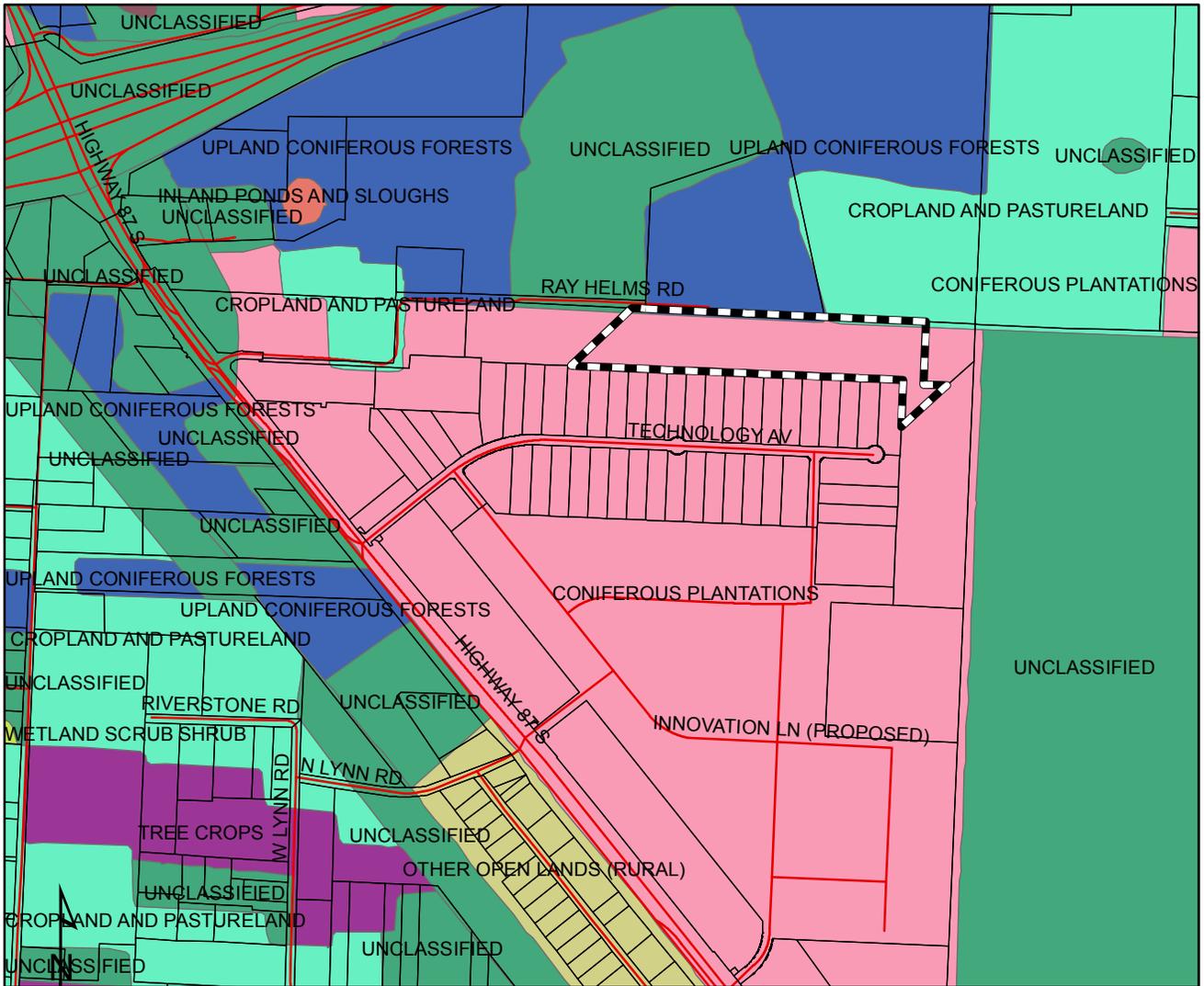
DESCRIPT

- PRIORITY 2: STATE RANK 1 AND GLOBAL RANK 4 - 5 OR STATE RANK 2 AND GLOBAL RANK 2 - 3
- PRIORITY 3: STATE RANK 2 AND GLOBAL RANK 4 - 5 OR STATE RANK 3 AND GLOBAL RANK 3
- PRIORITY 4: STATE RANK 3 AND GLOBAL RANK 4
- PRIORITY 5: STATE RANK 3 AND GLOBAL RANK 5 OR STATE RANK 4 AND GLOBAL RANK 4

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2016-R-0 Vegetative Communities



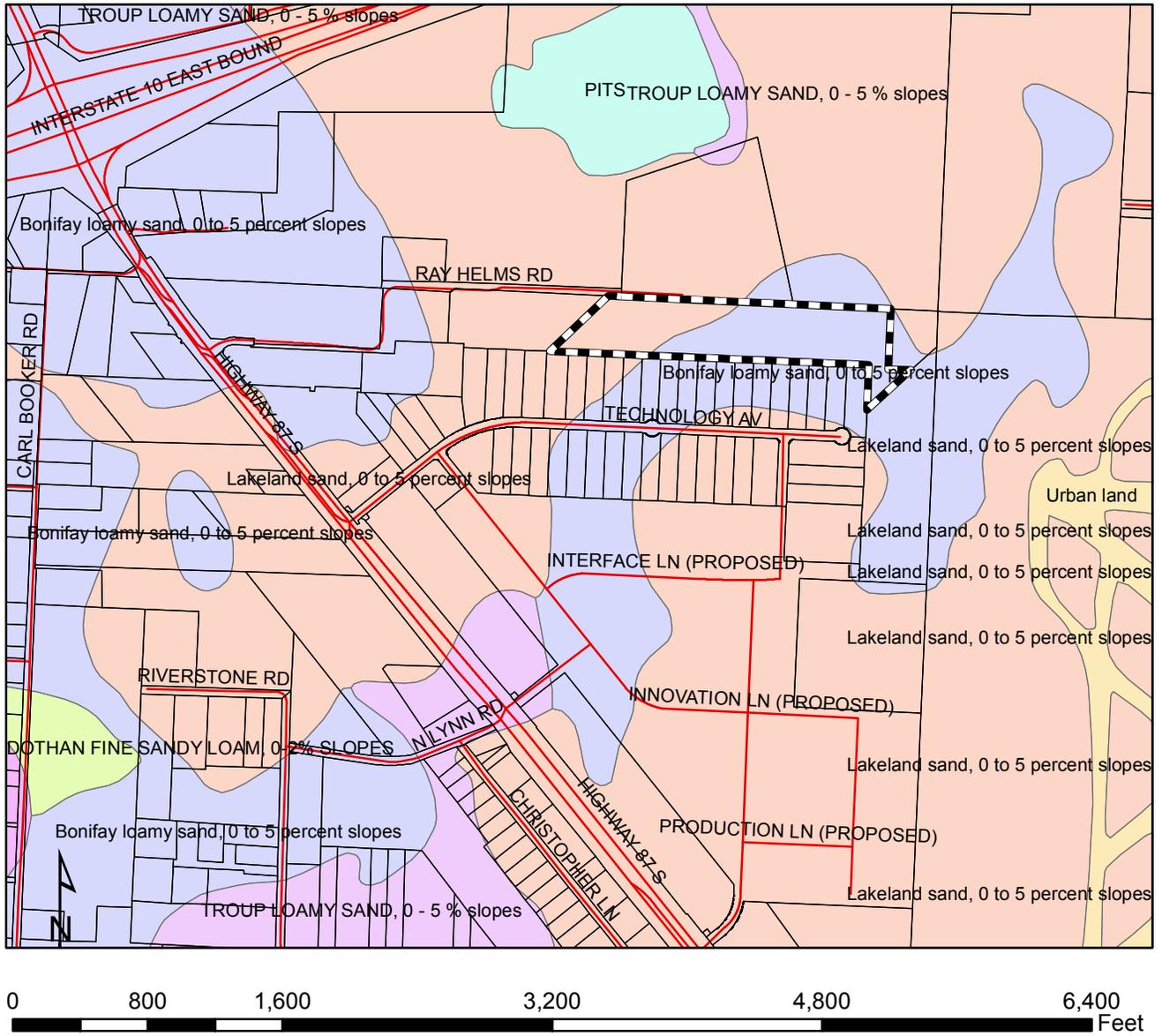
Legend

Pending Nov ZB	<all other values>	EMBAYMENTS NOT OPENING DIRECTLY INTO THE GULF	OUTSIDE STUDY AREA	TREE PLANTATIONS
DESCRIPT	EMBAYMENTS OPENING DIRECTLY INTO THE GULF	RESERVOIRS	UNCLASSIFIED	UPLAND CONIFEROUS FORESTS
ATLANTIC WHITE CEDAR	EMERGENT AQUATIC VEGETATION	RIVERINE SANDBARS	UPLAND HARDWOOD FORESTS	VEGETATED NON-FORESTED WETLANDS
BAY SWAMPS	FOREST REGENERATION AREAS	SALTWATER MARSHES	WETLAND CONIFEROUS FORESTS	WETLAND FORESTED MIXED
BEACHES	FRESHWATER MARSHES	SAND OTHER THAN BEACHES	WETLAND HARDWOOD FOREST	WETLAND HARDWOOD FORESTS
BURNED AREAS	GUM SWAMPS	SAND PINES	WETLAND SCRUB SHRUB	
COASTAL SCRUB	INLAND PONDS AND SLOUGHS	SHRUB AND BRUSHLAND		
CONIFEROUS PLANTATIONS	INTERMITTENT PONDS	SLOUGH WATERS		
CROPLAND AND PASTURELAND	LAKES	STREAM AND LAKE SWAMPS		
CYPRESS	MIXED CONIFEROUS/HARDWOOD	STREAMS AND WATERWAYS		
DISTURBED LAND	MIXED RANGELAND	TIDAL FLATS		
	OTHER OPEN LANDS (RURAL)	TREE CROPS		

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2016-R-0 Soils



Legend

	<all other values>		ESCAMBIA FINE SANDY LOAM, 0-2% SLOPES		LEON SAND, 0-2% SLOPES		RAINS FINE SANDY LOAM
	ALBANY LOAMY SAND, 0-5% SLOPES		ESTO LOAM, 0-2% SLOPES		LUCY LOAMY SAND, 0-5% SLOPES		RED BAY SANDY LOAM, 0-2% SLOPES
	ANGIE VARIANT LOAM		ESTO LOAM, 5-8% SLOPES		LUCY LOAMY SAND, 5-8% SLOPES		RED BAY SANDY LOAM, 2-5% SLOPES
	AREN'TS, MODERATELY WET		FOXWORTH SAND, 0-5% SLOPES		LYNCHBURG FINE SANDY LOAM		RUTLEDGE LOAMY SAND
	BEACHES		FUQUAY LOAMY SAND, 0-5% SLOPES		MAXTON LOAMY FINE SAND, 2-5% SLOPES		TIFTON SANDY LOAM, 0-2% SLOPES
	BIBB-KINSTON ASSOCIATION		FUQUAY LOAMY SAND, 5-8% SLOPES		MEADOWBROOK FINE SAND		TIFTON SANDY LOAM, 2-5% SLOPES
	BOHICKET-HANDBORO		GARCON LOAMY FINE SAND		MULAT LOAMY FINE SAND		TIFTON SANDY LOAM, 5-8% SLOPES
	BONIFAY LOAMY SAND, 0-5% SLOPES		GOLDHEAD FINE SAND		NEWHAN-COROLLA COMPLEX, ROLLING		TROUP LOAMY SAND, 0-5% SLOPES
	CHEWACLA-WAHEE-RIVERVIEW ASSOCIATION		GULLIED LAND		ORANGEBURG SANDY LOAM, 0-2% SLOPES		TROUP LOAMY SAND, 5-8% SLOPES
	COROLLA-DUCKSTON SANDS, GENTLY UNDULATING, FLOODED		JOHNS FINE SANDY LOAM		ORANGEBURG SANDY LOAM, 2-5% SLOPES		TROUP LOAMY SAND, 8-12% SLOPES
	DOROVAN-PAMLICO		KALMIA LOAMY FINE SAND, 2-5% SLOPES		ORANGEBURG SANDY LOAM, 5-8% SLOPES		TROUP-ORANGEBURG-COWARTS, 5-12% SLOPES
	DOTHAN FINE SANDY LOAM, 0-2% SLOPES		KUREB SAND, 0-8% SLOPES		ORTEGA SAND, 0-5% SLOPES		URBAN LAND
	DOTHAN FINE SANDY LOAM, 2-5% SLOPES		LAKELAND SAND, 0-5% SLOPES		ORTEGA SAND, 0-5% SLOPES		WATER
	DOTHAN FINE SANDY LOAM, 5-8% SLOPES		LAKELAND SAND, 12-30% SLOPES		PACTOLUS LOAMY SAND, 0-5% SLOPES		
			LAKELAND SAND, 5-12% SLOPES		PICKNEY LOAMY SAND		
					PITS		

Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.



**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

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

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RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

**Rezoning with Large Scale Future Land
Use Map (FLUM) Amendment Application**

*Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2018 - R - 015</u>	Date Received: <u>9/29/16</u>
Review Fee: <u>\$1,500 + 18.55</u>	Receipt No.: <u>335,336</u>
Zoning District: <u>AG-RR</u>	Proposed Zoning District: <u>M-1</u>
FLUM Designation: <u>AG</u>	Proposed FLUM Designation: <u>INDUS</u>

+ 18.0 (APD)

VD # 2

Property Owner

Property Owner Name: Pullum Properties, Inc
 Address: 8052 Navarre Parkway
Navarre, Florida 32566
 Phone: 850-939-2363 Fax: _____
 Email: bartpullum@gmail.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 and future land use map amendments.

Company: Professional Growth Management Services, LLC
 Contact Name: Wiley C. "Buddy" Page
 Address: 5337 Hamilton Lane
Pace, Florida 32571
 Phone: 850-232-9853 Fax: _____
 Email: budpage1@att.net

Property Information

Parcel ID Number(s): See attached list.

09-1N-27-0000-00100-0000

-OR-

Street Address of property for which the Rezoning is requested:

Hwy 87 Industrial Park - see survey

Subdivision Name (if applicable): _____

Project Details

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

18.60+-

Existing Zoning: Ag - RR Proposed Zoning: M-1

Existing Future Land Use Map Category: Ag

Proposed Future Land Use Map Category: Industrial

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

Industrial related activities.

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.

James D. Cronley

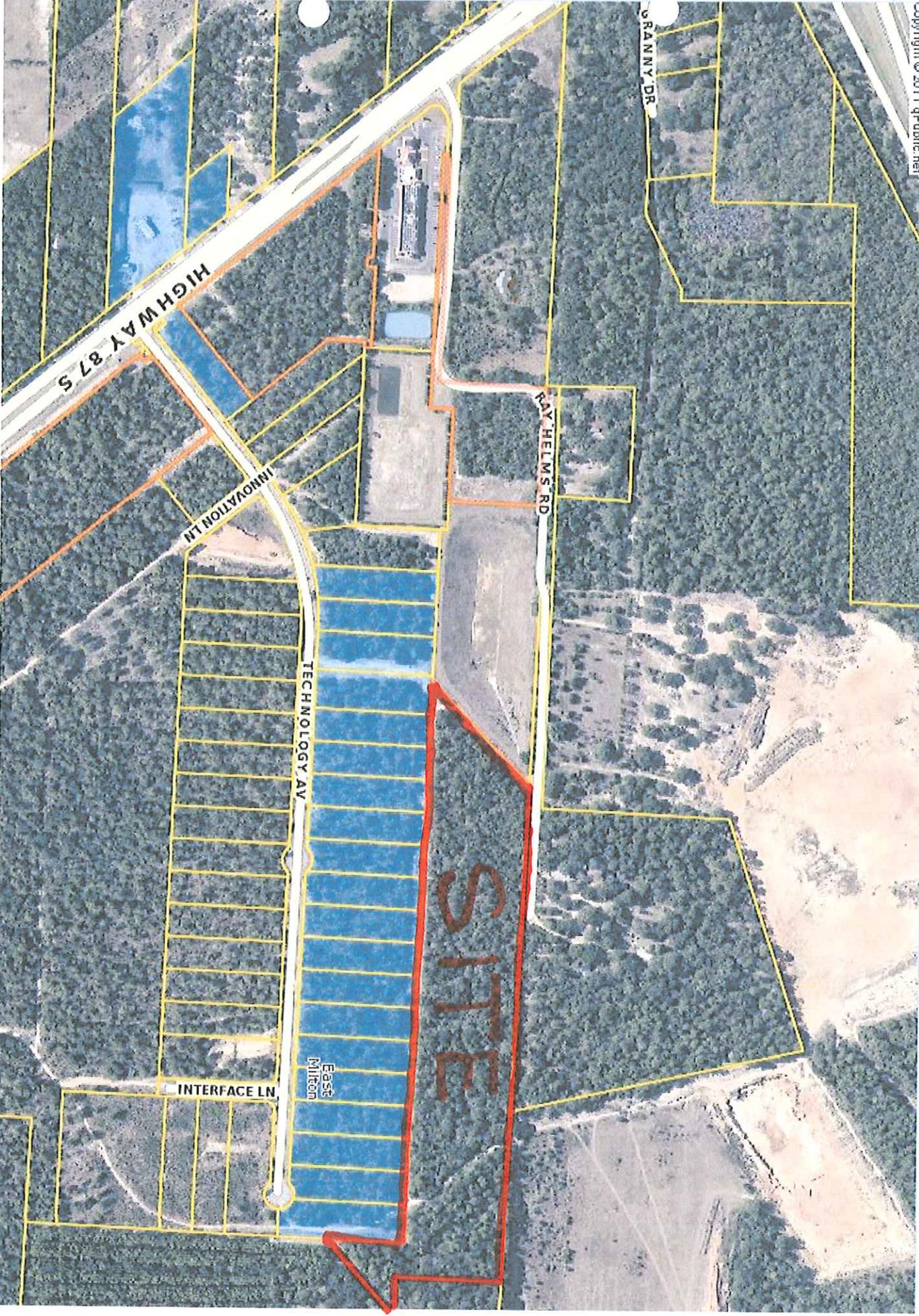
Applicant Name (Type or Print)

Applicant Signature

PARTNER REP PROPERTY CO. LLC
Title (if applicable)

Date

6-29-16



AMENDMENT SUPPORT ANALYSIS AND DOCUMENTATION

The Santa Rosa application "Rezoning with Large Scale Future Land Use Amendment" contains a listing of supportive data required as part of the application submittal package. The following narrative responds to those items listed under Section 3 in the application.

3a. Maps - see attached map package

3b. Compatibility Analysis

As shown on the general location maps, this 18 acre site is located along the northerly edge of the existing Pullum Industrial Park. This industrial park fronts on State Road 87, just south of Interstate 10. East of the site is an existing Navy field (Nolf Santa Rosa) used for pilot training. Two properties are adjacent and north of the site. One is a sixteen acre parcel with an Agricultural zoning designation and a poultry agricultural property assessment. The second is a 149 acre site with split zoning designations which include a Manufacturing M-1 portion together with a Highway Commercial District HCD designated portion. Currently, this entire parcel is vacant and undeveloped. As previously stated the site is located along the northerly edge of the industrial park adjacent to a 21 acre site zoned M-1 currently owned by the applicant. If this request is approved, the combined properties for the two adjacent properties will result in a single parcel zoned M-1 and totaling approximately 39 acres in size.

Generally, agriculturally designated lands have been viewed as being compatible with industrially zoned properties based upon densities. Given the large tract sizes of these properties, compatibility, as defined within the adopted Santa Rosa County Land Development Code will be achievable.

3c. Public Facilities Impacts

3ci Traffic Circulation Analysis

As originally developed, Pullum Industrial Park measured some 142 acres. Several access perimeter roads were proposed, however only one entrance road - Technology Avenue was developed which extends eastward from Highway 87 to property owned by the applicant. When the 39 acre site is developed, traffic ingress and egress will follow Technology Avenue west to Hwy 87.

Highway 87 has recently been upgraded to a divided 4-lane facility terminating about 1.2 miles north at Highway 90 and south to Navarre and Highway 98. With the close proximity of Interstate 10 together with residential development along Hwy 90, trip distribution from the industrial park could be calculated at 70% northbound and 30% southbound.

Santa Rosa County has an existing industrial park located approximately 2 miles

from the Pullum Park which is currently about 80% developed with several hundred additional acres available for possible expansion to the north.

Given current and projected economic development activities in this area of Santa Rosa County, new growth within the Pullum Industrial Park will not likely occur for another 5 to 10 years. This would suggest then, that any traffic circulation pattern changes resulting from this amendment request would be deminimis in the larger picture.

3cii Other Facility Impacts

1) Sanitary Sewer-

This park is within the service boundary area of the City of Milton for sanitary sewer services to this site. When the industrial park was being developed the attached letter dated June 9, 2000 confirming service was provided by the City of Milton. A request has been made to the City for a current verification and will be included in this application as an addendum when received.

2) Potable Water -

With regard to potable water availability, the site is located within the East Milton Water System (EMWS) service area. Again, when the industrial park was being developed the attached letter dated June 12, 2000 confirming service was provided by EMWS. A request has been made to EMWS for a current verification letter and will be included in this application as an addendum when received.

3) Surface Water/Drainage Basins

There are two existing stormwater retention basins nearby. The Florida Department of Transportation owns a four acre site located adjacent and northwest of the park while Santa Rosa County owns a 6.4 acre site immediately adjacent and west of the subject site. Two additional and potential sites are located within the southerly end of the park. Both are county owned and are currently in the form of borrow pits. These facilities suggest then, that adequate retention basins exist to facilitate stormwater treatment needs for a number of years to come.

4) Solid Waste

Solid waste services for the site will be provided by the Santa Rosa County sanitation department or by contract services. Capacity for collected solid waste

products from the site would be delivered to the county operated landfill for burial or recycling. Ample capacity is available at the site for at least the next 10-15 years.

d) Environmental Impacts

The property is relatively flat and contains a significant stand of Pine and oak trees together with a miscellaneous hard and softwood understory. The attached biodiversity hotspots map of the area does not identify any biodiversity locations or concerns.

The attached soils information and map were taken from the USDA Soil Survey of Santa Rosa County. Data from the soil survey indicate that that the site is composed of **Category 5- Bonifay Loamy Sand - 0-5 percent slopes together with Category 21-Lakeland Sand, 0-5 percent Slopes**. In both soil types, the survey does not identify the presence of wetland soil characteristics.

e) Impacts on Historic and/or Archeological Resources

A request has been made to Dr. Philips in the University of West Florida Department of Archeological Studies for a letter concerning whether this site is on the state master list of areas of interest. The letter will be included when received.

f) Internal Consistency with the Santa Rosa Plan

i. This proposal will likely have little impact on the county population projections chiefly because it is not of any significant size by itself. If the site were to be developed as a residential subdivision, for example, a multi-family development could yield 150 units or more, attracting perhaps 300-400 residents, or more. Industrial development on the other hand, would likely employ perhaps a hundred employees, the majority of which would likely come from residents currently residing in Santa Rosa.

ii. Impacts on Goals and Objectives - See attached.

iii. This proposal should have few if any impacts on adjacent governments and their plans. The only government in proximity to the site is the City of Milton and the request for sewer services indicates they have existing capacity to provide this service as their trunk line is already located along Highway 87 at the entranceway into the industrial park.

iv. This proposed plan amendment will not produce or add to urban sprawl. The site is adjacent to an existing county industrial park to the south, currently zoned M-1 while the majority of the property north of the site is currently zoned M-1. This request is to rezone the subject site to M-1.

EVALUATION OF POTENTIAL IMPACTS ON
SANTA ROSA COUNTY COMPREHENSIVE PLAN
GOALS AND OBJECTIVES

Objective 2.1.D • To maintain an infrastructure system that is capable of sustaining current economic growth as well as attracting future economic growth.

RESPONSE- The main infrastructure components for attracting development supportive of economic growth are presently located for use by this plan amendment. Water, sanitary sewer and ample transportation facilities are available not only to support this proposed amendment, but for development of the entire adjacent industrial park as well.

Objective 3.1.A • To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure, efficient use of available energy sources and the reduction of greenhouse gas emissions.

RESPONSE- Existing soil and topography conditions at this site are consistent with this objective. This site is relatively flat, infrastructure is present and soil conditions are ideal for industrial development.

9) Industrial Category: Permitted uses within this category include all uses that are industrial in nature 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.

RESPONSE- Proposed uses at the site will be designed to be consistent with this limitation of impervious coverage of 85 percent and an intensity maximum floor area ratio of 1.07. Site plans will be submitted to all reviewing agencies for review and approval for consistency with these provisions.

Policy 3.1.B.4 • The County shall foster the compatibility of adjacent land uses by requiring buffers designed to protect the lower intensity use from the more intensive use (agriculture from residential, residential from commercial, etc.). The buffer shall function to: 1) Protect each land use, one from the other, from the intrusive effects of adjacent land use activities.

RESPONSE- As shown on the attached zoning maps, the majority of surrounding properties are currently zoned as Industrial while one is zoned as Agricultural. The site has a substantial stand of trees along its northerly property line which will lend itself to the makeup of a natural buffer.

Policy 3.1.E.8 • The County adopts wellhead protection zones of 500 foot radius for Floridan Aquifer and Sand and Gravel Aquifer public supply potable water wells, measured from the center of the wellhead. Within these zones, groundwater is protected by prohibiting those commercial and industrial uses with significant known potential to contaminate the groundwater. Specific prohibited uses are identified in the Land Development Code.

RESPONSE: Adjacent to this site along its easterly property line is a 2 acre site owned by the Holley-Navarre Water System. The site is undeveloped and this area is not located near any known Floridan Aquifer designated protection areas. Any future development plans will be submitted to the requisite governmental agencies for review and approval prior to any on-site development activities.

Policy 3.1.E.9 • The County will coordinate with the Florida Department of State, Division of Historical Resources to ensure the identification and preservation of significant archeological and/or historic sites or structures within the County, including all sites listed on the Florida Master Site File. The County will require the cessation of land disturbing activities any time artifacts with potential historical significance are revealed during construction activities on any site with potential historical significance. The purpose of the cessation is to allow time to determine the significance of any artifact or historical evidence found on the site. The cessation may be lifted upon such determination. Normally, determination will be made by those approved to make such determination by the Office of the Secretary of State, Division of Historical Resources.

RESPONSE: A request has been made for this determination through the University of West Florida Archeological Department who will coordinate with the Florida Department of Historical Resources. When under future construction activities, any discovery of potential historical artifacts will halt further construction until allowed to proceed by the appropriate regulatory offices.

Policy 3.1.G.4 • 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.

RESPONSE: It is unlikely that the Santa Rosa Local Planning Agency (Board) will find that this proposed large scale amendment will promote urban sprawl. Reasoning being that the amendment will allow the site to effectively become a part of the existing industrial park. Ostensibly, this park was developed to help prevent sprawl (industrial) by way of a central location where infrastructure is concentrated thereby discouraging urban sprawl.

Policy 3.3.A.1 • The County hereby establishes military airport zones (MAZ) and public airport zones (PAZ) that will serve as overlay districts, within which growth management policies and regulatory techniques shall guide land use activities and construction in a manner compatible with the long-term viability of airports and military installations and the protection of public health and safety.

RESPONSE: This site is located next to Navy Out Lying Field (NOLF Santa Rosa). As land use spatial relationships are concerned, properties located near these military training fields are best zoned and developed as non residential uses. Agricultural and industrial zones currently surround this training facility thereby supporting the long-term viability of these installations and protecting safety and public health.

Policy 3.3.A.4 • The County shall encourage the location of compatible commercial and industrial uses adjacent to or within MAZ and PAZ boundaries at locations where roads, water, and sewer are available and such uses will not adversely impact existing established residential neighborhoods.

RESPONSE: This site has no nearby established residential neighborhoods. One house is located on a sixteen acre site zoned as agricultural north of the site. Otherwise, roads, water and sewer facilities are available.

Policy 4.1.A.1 • The Land Development Code shall contain regulations that provide for future developments to pay all costs associated with the construction of internal roads. Nothing in this Policy shall be interpreted to preclude the County from requiring the development to pay all costs to the County associated with the construction of any road or roadway improvement made necessary by the development that is not necessarily internal to the development.

RESPONSE: The owners and future developers of this site understand and acknowledge that any and all improvements will be paid for by those responsible for the development.

Policy 6.WW.1.B.5 • Extension of collection system lines made necessary by new development shall be the responsibility of the development.

RESPONSE: The owner and developer of the site will coordinate with service

providers should any modifications or extensions are needed for infrastructure services to the site.

Policy 6.PW.1.B.6 • The County shall encourage growth management practices within the County that promote contiguous compact development through the availability of utility services.

RESPONSE: This policy is evident in that the existing park encourages compact development with all utility services available at curbside.

Policy 6.AR.1.A.1 • The County shall require a minimum of 10% pervious surface area for all new development so that rainfall may reach the aquifer through percolation.

RESPONSE: Once site plans are drawn, they will be submitted to the County for compliance review and approval.

Policy 8.1.A.4 • The County shall use the National Wetlands Inventory Map, the Santa Rosa County Soil Survey, and Digital Ortho- Photography as indicators of the potential presence of wetlands. In reviewing applications for development approval, if a parcel is determined to have wetlands potential, the County will refer the applicant to the Florida Department of Environmental Protection

RESPONSE: As depicted on the attached wetlands inventory map, the site does not appear to contain any wetlands within the property. The attached soils maps also does not identify any wetland soils on the site.

Policy 8.1.D.2 • The protection of critical habitat shall be evaluated on a site development basis For developments on property known to support endangered or threatened species and species of special concern of plants or animals, the developer shall be required to notify the appropriate Federal, State and Regional agencies and must comply with the appropriate guidelines and laws that protect endangered or threatened species and species of special concern.

RESPONSE: The attached map packet provided by Santa Rosa County does not identify the presence of any critical habitat, plants or animals of special concern on the property.