



## DENSITY BONUS PLAN REZONING APPLICATION \*

\* For Density Bonus Rezoning only – no Future Land Use Map (FLUM) Amendment required

Santa Rosa County Community Planning, Zoning & Development Division  
6051 Old Bagdad Highway  
Milton, FL 32583

Phone: (850) 981-7075 Fax: (850) 983-9874

E-Mail: [Planning-Zoning@co.santa-rosa.fl.us](mailto:Planning-Zoning@co.santa-rosa.fl.us) Website: [www.santa-rosa.fl.gov](http://www.santa-rosa.fl.gov)

** FOR OFFICIAL USE ONLY **			
Application No.	_____ -R- _____	Date Received:	_____
		Received by:	_____
FEE:	_____	Receipt #:	_____
Zoning District:	_____	Proposed Zoning District:	_____

**NOTE:** Always obtain a new application from the Community Planning, Zoning & Development Division, as it may have been modified. Most Current Revised Application – June 2008 Please check with the Planning and Development Services Division to verify we are accepting applications.

All items on the application must be completed to prevent a delay of your request. Please include an application fee of \$1,000. This fee includes a review fee, advertising fee, and a \$15 sign fee (1 sign). You will also need to include \$1.52 x each property owner within a 500 feet radius of the property lines. This fee is for the required notification to adjacent property owners to be sent via certificate of mailing (see note below). Please contact the Property Appraiser’s Office (6495 Caroline Street, Ste. K in Milton) (983-1880) to obtain the required printout and mailing labels for surrounding property owners at least one week in advance of your application submittal to ensure you receive them by the posted deadline date.

**NOTE:** Exact fee amounts are determined upon application submittal to avoid excess fees that may result from duplicate mailing labels. Therefore, please do not calculate your fee until Planning & Zoning Staff verifies the specific amount due. Checks made payable to Santa Rosa County are due upon application submittal to the Planning & Zoning Division by close of business on the deadline date posted on the County website at [www.santarosa.fl.gov](http://www.santarosa.fl.gov) for the applicable public hearing.

## DENSITY BONUS PLAN FOR WORKFORCE HOUSING

To meet the needs of Santa Rosa County residents and to provide an incentive for the development of Workforce and/or Affordable housing, the Board of County Commissioners has adopted a Density Bonus on certain land categories. The Board of County Commissioners will determine the appropriateness of a density bonus upon considering all factors associated with an application.

Future Land Use Category	Maximum Dwelling Units Without Density Bonus	Maximum Dwelling Within Workforce Housing Density Bonus	Proposed Zoning District	Housing Uses
*Agriculture	1 unit per acre	3 units per acre	R1 (Single Family Residential)	<u>Single-family Homes</u>
*Single Family Residential	4 units per acre	10 units per acre	R2 (Medium Density Residential)	Single-family Homes, Multi-family Housing
*Medium Density Residential	10 units per acre	18 units per acre	R3 (Medium High Density Residential)	Single-family Homes, Multi-family Housing

\*Density bonus does not apply within the Garcon Point Protection Area, the Navarre Beach Zoning Overlay District, the Bagdad Historic District Overlay, the Garcon Point Protection Area, the Military and Public Airport Zones, Category 3 Storm Surge Boundaries, the Rural Area identified on the adopted impact fee map.

### Development

Developers are encouraged to incorporate functional open recreational and buffer areas to accomplish a more desirable environment than simply applying strict minimum requirements into the development design. Price tiered developments incorporating low-income housing priced under \$141,280; workforce housing priced under \$195,000; and upper-income priced housing into a single project is also encouraged and will receive consideration accordingly.

Detailed information concerning the number of qualified Affordable/Workforce housing units to be completed in the project and specifics of the project design is required.

### Sales Price Limitation

25% of the units in the development must meet the criteria of affordable housing. The maximum sales price, adjusted annually, is established under the affordable housing criteria as set forth by the Florida Housing Finance Corporation for the local area. In addition, the maximum sales price can not exceed the local housing assistance program limit. The current maximum sales price is \$195,000.

### Rental Set Aside Requirements

25% of the units must be set aside for persons at or below 80% of Area Median Income (AMI).

#### 2008 Maximum Rents by Number of Bedrooms in Unit

<u>Number of Bedrooms</u>	<u>2008 Maximum Rents</u>
1	\$838
2	\$1,006
3	\$1,162
4	\$1,296



Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Future Land Use Map (FLUM) Category: \_\_\_\_\_

Size of Property (acres) requested for Rezoning: \_\_\_\_\_

If the amendment is granted, the property will be used for:

\_\_\_\_\_  
(Please be as specific as possible.)

**IV. 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. Further, if you are proposing residential development of more than ten (10) acres or more than ten (10) dwelling units per acre, you must provide written correspondence from the School District that provides a school capacity waiver or other accommodation.

**A. Potable Water** (Check One)

Source:

Private Water Well(s) \_\_\_\_\_

Private Community System \_\_\_\_\_

Public Water System \_\_\_\_\_

(Attach Letter of Certification)

Provider \_\_\_\_\_

Provider \_\_\_\_\_

**B. Sewage Disposal** (Check One)

Source:

Private Septic Tank(s) \_\_\_\_\_

Private Sewage System \_\_\_\_\_

Public Sewage System \_\_\_\_\_

(Attach Letter of Certification)

Provider \_\_\_\_\_

Provider \_\_\_\_\_

**C. Solid Waste Disposal** (Check One)

Source:

Private Hauler \_\_\_\_\_

Government Hauler \_\_\_\_\_

**D. Stormwater Control**

Describe how stormwater will be controlled and treated.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

E. Traffic Capacity

Describe the potential impacts to affected roadways.

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F. 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)

NOTE: 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.

G. Recreation/Open Space

**\*\*\*IMPORTANT NOTES\*\*\***

(1) *Your application is not considered complete until ALL required information is received.*

V. Notice Requirements:

The Planning Department will post a sign on the property prior to the public hearings. Letters stating the requested action(s) to be considered at the Local Planning Board and Board of County Commissioners' meetings will be sent via certificate of mailing by the Planning Department to all property owners within 500 feet of the subject property. As noted previously herein, the applicant is responsible for obtaining a printout and mailing labels from the Property Appraiser's Office indicating all property owners within 500 feet of the property. The printout and labels must be submitted to the Planning & Zoning Office with this application. **Please note the Property Appraiser's Office only provides this information; other questions about the application or the process must be directed to the Planning and Zoning Office.**

VI. Review Procedure:

- A. Once an application has been deemed complete, County staff will review the application for consistency with the Comprehensive Plan and Land Development Code.
- B. The Local Planning Board will consider the request at a public hearing and make a recommendation to the Board of County Commissioners (BCC). The BCC will consider the Planning Board's recommendation at a subsequent public hearing. The applicant (or his/her representative) will be notified as to the date of the meetings and is strongly encouraged to attend.
- C. If approved by the BCC, the rezoning becomes effective upon the effective date of the ordinance which is filed in the office of the Secretary of State within ten (10) days of enactment and takes effect upon said filing.

- D. Depending upon the specific proposed use, the applicant may be required to undergo Conditional Use Approval prior to submitting for site plan review. If Conditional Use approval is given or is not required, the applicant must apply for site plan review prior to obtaining any building permits.

**VII. Certification and Authorization**

- A. 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.
- B. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.
- C. I do hereby authorize the placement of a public notice sign(s) on my property at a location(s) to be determined by County staff.
- D. If applicable, I do hereby authorize the Agent described in Part II of this application to act on my behalf in all matters pertaining to this Rezoning petition.

\_\_\_\_\_  
Applicant Name (Type or Print)

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Title (if applicable)

\_\_\_\_\_  
Date

**APPLICATION CHECKLIST**  
**REZONING**

1. \_\_\_\_ Owner(s) Name, Home Address and Telephone Number
2. \_\_\_\_ Proof of Ownership
3. \_\_\_\_ Authorized Agent(s) Name, Address, and Telephone Number
4. \_\_\_\_ Agent Authorization
5. \_\_\_\_ Legal Description of Property (for parcel and/or specific portion thereof requested for change):
  - Legal Description Attached \_\_\_\_\_
  - Street Address \_\_\_\_\_
  - Parcel ID Number \_\_\_\_\_
  - Intended Use of Property \_\_\_\_\_
6. \_\_\_\_ Certified boundary survey of all property requested for rezoning (optional)
7. \_\_\_\_ Conceptual site plan of proposed development demonstrating compatibility with existing land uses \* (\*If rezoning to PUD or PBD, a master plan meeting the checklist requirements of LDC Article 6 is *required*).
8. \_\_\_\_ Jurisdictional Wetlands Survey (If applicable)
9. \_\_\_\_ Copy of covenants and restrictions (if property is located in a platted subdivision).
10. \_\_\_\_ Signature of owner and agent (if applicable)
11. \_\_\_\_ Application Fee (calculated at the time of application submittal)
12. \_\_\_\_ Certified list of property owners within 500 ft. radius
13. \_\_\_\_ Labels with the surrounding property owners' addresses (2 sets)
14. \_\_\_\_ Availability Letters from Water and Sewer Provider
15. \_\_\_\_ Detailed information concerning the number of qualified Affordable/Workforce housing units to be completed in the project.