

ORDINANCE NUMBER 06-2024

AN ORDINANCE OF THE CITY OF GULF BREEZE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF GULF BREEZE, FLORIDA (AS UPDATED AND ADOPTED AUGUST 1, 2022), WHICH ADDRESSES FUTURE LAND USE, GUIDES PUBLIC FACILITIES, AND PROTECTS NATURAL RESOURCES PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR REVISIONS TO THE FUTURE LAND USE MAP OF THE CITY OF GULF BREEZE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR CORRECTION OF SCRIVENOR'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Chapter 166 empowers the City Council of the City of Gulf Breeze, Florida, to prepare, amend, and enforce plans for the development of the City;

WHEREAS, the City proposes to adopt Small Scale Comprehensive Plan Amendment 23-1 to amend the City's comprehensive plan (adopted November 17, 2014), and has held a public adoption hearing for such purposes, provided the public with due notice of the adoption hearing, and has provided for all necessary revisions to the Small Scale Comprehensive Plan Amendment 23-1;

WHEREAS, the City Council of Gulf Breeze finds it desirable to adopt and does hereby adopt Small Scale Comprehensive Plan Amendment 23-1, for the purposes of encouraging the most appropriate use of land, water, and resources in the City of Gulf Breeze, consistent with public interests, and thereby effectively address future problems that may result from the use and development of land within the City of Gulf Breeze.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Gulf Breeze, Florida, as follows:

SECTION 1 - RECITALS

The foregoing recitals are hereby ratified and confirmed as true and correct and are incorporated herein by this reference.

SECTION 2 - PURPOSE AND INTENT

This ordinance is enacted to fulfill the purpose and intent of, and exercise the authority set forth in, the Community Planning Act, as set forth in Florida Statutes, Sections 163.3161 through 163.3217. This comprehensive plan amendment of the City of Gulf Breeze, Florida shall be entitled "City of Gulf Breeze Small Scale Comprehensive Plan Amendment 23-1".

SECTION 3 - FINDINGS

The City of Gulf Breeze hereby makes the following findings with respect to this Small Scale Comprehensive Plan Amendment 23-1.

- (a) the proposed amendment involves use of fifty (50) acres of land or less;
- (b) the amendment does not involve a text change to the goals, policies, and objectives of the City of Gulf Breeze's Comprehensive Plan, but only proposes a land use change to the future land use map for a site-specific small-scale development activity;
- (c) the property that is the subject of this amendment is not located within an area of critical state concern;
- (d) the amendment maintains internal consistency between elements of the comprehensive plan.

SECTION 4 - ADOPTION OF COMPREHENSIVE PLAN AMENDMENT

The City of Gulf Breeze does hereby adopt and approve the "City of Gulf Breeze Small Scale Comprehensive Plan Amendment 23-1", a true and correct copy of which is attached hereto as Exhibit "A". The element of the City's comprehensive plan being amended is the map showing future land uses.

SECTION 5 - SEVERABILITY

If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no manner effect the validity of the remaining portions of this Ordinance.

SECTION 6 - CONFLICT

The provisions of this Ordinance shall be deemed to control, prevail over, and repeal any ordinance or portion thereof in conflict with the terms hereof.

SECTION 7 - CORRECTION OF SCRIVENER'S ERRORS

Correction of typographical errors in this Ordinance and the Comprehensive Plan Amendment adopted hereunder, which do not affect the intent, may be authorized by the City Manager or their designee without the need of a public hearing by filing a corrected copy of the same with the City Clerk.

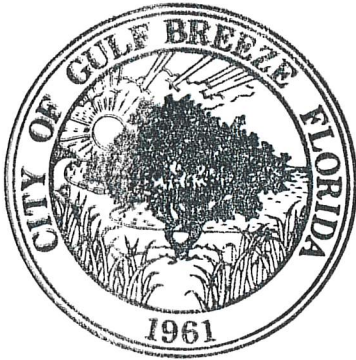
SECTION 8 - EFFECTIVE DATE

This Ordinance shall become effective thirty-one (31) days after adoption if no challenge is filed or as otherwise provided in Florida Statutes Section 163.3187(5)(c).

PASSED ON THE FIRST READING ON THE 16TH DAY OF SEPTEMBER, 2024.

ADVERTISED ON THE 19TH DAY OF SEPTEMBER 2024.

PASSED ON THE SECOND READING ON THE 7TH DAY OF OCTOBER, 2024.



CITY OF GULF BREEZE, FLORIDA

By: *Cherry Fitch*
Cherry Fitch, Mayor

ATTESTED TO BY:

Leslie A. Guyer
Leslie A. Guyer, CMC, City Clerk

Exhibit "A"
Ordinance No. 06-2024

City of Gulf Breeze, Florida

**SMALL-SCALE
COMPREHENSIVE PLAN AMENDMENT NO. 23-1**

**APPLICANT:
BBRW, LLC**

July 27, 2023

Prepared For:

**Rebol-Battle & Associates, LLC
Pensacola, FL**

Prepared By:



*HSA Columbia
1101 Gulf Breeze Pkwy
Gulf Breeze, FL 32561*

SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT 23-1

This amendment revises the Future Land Use Map of the City of Gulf Breeze to designate as Commercial (C) a parcel totaling 1.044 acres located on the west side of US 98, north of the vacant property used by the Santa Rosa School Board for recreation. The parcel is presently designated as Public Facilities / Institutional (PF/I). **Attachment A**, the adopted (2014) Future Land Use Map depicts the location of the subject parcel. The zoning for the parcel is also proposed to be amended, from Public (P) to Commercial District (C-1).

APPLICANT: BBWR, LLC

PARCEL I.D. NUMBER:

04-3S-29-0000-00501-0000

BACKGROUND:

The subject property is delineated in the attached **Figure 1**. The land use change being requested is to allow the potential construction of a commercial development in lieu of the public uses currently allowed. There is an existing office building of 1945 sq ft located on the site, formerly utilized by the Gulf Breeze Chamber of Commerce. The specific commercial use planned for the property is an 11,681 sq ft spa / retail project. For this analysis, a 4000 sq ft fast-food restaurant with drive-through window is being assumed, as this is likely the most intense allowable commercial use with regard to traffic and other facilities. (4000 sq ft is the approximate maximum building area for a fast-food restaurant considering parking and setback requirements.)

FIGURE 1 – Location of Subject Parcel



ANALYSIS:

The property in question is owned by BBWR, LLC, and has a Future Land Use classification of Public Facilities / Institutional (PF/I). The Applicant is requesting to change the land use to Commercial (C). The property is bounded by School Board property to the south, a vacant commercial site to the north, US 98 to the east, and professional office buildings to the west. The requested change will provide for land uses compatible with surrounding property and will be consistent with the previously existing use of the property.

Demand for the following facilities anticipated by the land use change (and the maximum potential development of a 4000 sq ft fast-food restaurant with drive-through), based on the adopted level of service standards, is given below. Demand data is based on the City's Annual Statement of Available Capacity.

POTABLE WATER: Estimated potable water demand will be 3000 gallons per day. Available system capacity is 121,330 gallons per day (.12133 MGD), based on figures in the Annual Statement of Available Capacity. Post-development available capacity would therefore be 118,330 gallons per day

SANITARY SEWER: The estimated sewage flow for the proposed development is also 3000 gallons per day. Based on figures in the Annual Statement of Available Capacity, the available system treatment capacity is 327,430 gallons per day (.32743 MGD). Post-development available capacity would therefore be 324,430 gallons per day.

SOLID WASTE: According to the Santa Rosa County Comprehensive Plan (Infrastructure Element supporting documentation, Section 4.2.5), the Central Landfill will be sufficient to meet the projected needs of the County (including the City of Gulf Breeze) through the year 2065. The solid waste generated by this development will not affect the ability of the landfill to meet the City's long-term needs, and adopted level of service standard.

RECREATION: As a commercial development, the proposed use will not create any demand for recreational resources. Recreation availability is therefore not applicable.

TRAFFIC: Based on the potential development of a 4000 sq ft fast-food restaurant with drive-through, there will be a total of 942 new daily trips generated (based on Land Use Code 934 in Trip Generation, 10th ed., which has a daily trip rate of 470.195 per 1000 sq ft, and a new trip percentage of 50%, as per the Trip Generation Handbook). These trips were distributed onto the roadway network using professional judgment. For each roadway segment, the available capacity far exceeds the anticipated demand from this potential project.

US 98 (City Limits to Fairpoint Drive)

New Trips Generated by Proposed Amendment	47
Pre-Amendment Available Capacity	12283 trips

US 98 (Fairpoint Drive to SR 399)

New Trips Generated by Proposed Amendment	471
Pre-Amendment Available Capacity	13612 trips

US 98 (SR 399 to E. Boundary of Naval Live Oaks)

New Trips Generated by Proposed Amendment	94
Pre-Amendment Available Capacity	6224 trips

SR 399 (US 98 to Escambia County line)

New Trips Generated by Proposed Amendment	94
Pre-Amendment Available Capacity	5790 trips

Fairpoint Drive

New Trips Generated by Proposed Amendment	236
Pre-Amendment Available Capacity	3616 trips

Shoreline Drive

New Trips Generated by Proposed Amendment	141
Pre-Amendment Available Capacity	6457 trips

The above data utilizes 2022 FDOT traffic counts, and accounts for all reserved and committed trips. The maximum volumes from the most recent ART-PLAN analyses for US 98 segments

were also utilized. The data shows that sufficient transportation capacity is available to accommodate any additional demands associated with the amendment.

STORMWATER: The development review process will ensure that these requirements are met concurrent with the impacts related to the development of the parcel. As required by the City's Stormwater Management Ordinance, the City will require that the owner of any development proposal provide a stormwater management plan for the site consistent with state requirements, stormwater management regulations and adopted LOS standards.

CONSISTENCY WITH PLAN: The future land use change is consistent with the goals, objectives, and policies of the Comprehensive Plan. Specifically, the future land use change is compatible with surrounding existing land uses, and designated future land uses.

Based on the anticipated intensity of the use and on the analysis provided previously in this section, the amendment is consistent with Infrastructure, Traffic Circulation and Recreation Elements in that sufficient capacity exists to accommodate the proposed use at the adopted level of service standards.

RECOMMENDATION:

Changing the future land use designation of this property meets the requirements for consistency with the Comprehensive Plan goals, objectives and policies. Furthermore, based on the maximum intensity of development (4000 sq ft fast-food restaurant with drive-through window) on the 1.044 acres, this analysis has shown that this amendment will not result in any level of service deficiencies for city facilities. The amendment is recommended for adoption. **Attachment B** shows the Future Land Use Map with the amended parcel.

SUPPORT DOCUMENTATION:

A boundary survey with legal description of the subject parcel is provided as **Attachment C**.

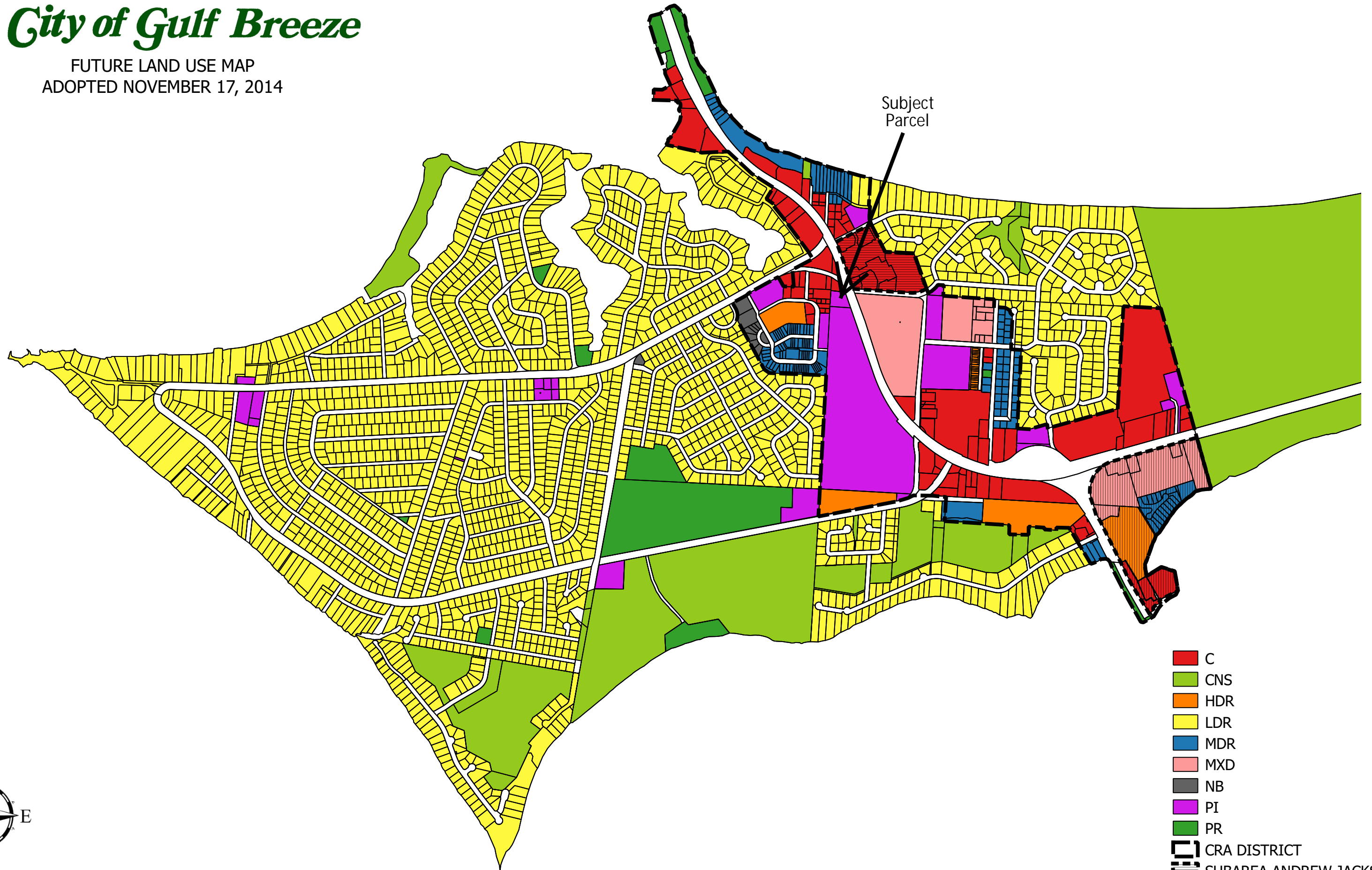
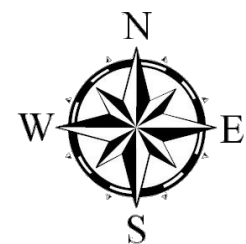
ATTACHMENT A

ADOPTED FUTURE LAND USE MAP















City of Gulf Breeze

FUTURE LAND USE MAP
ADOPTED NOVEMBER 17, 2014



Subject
Parcel

-  C
-  CNS
-  HDR
-  LDR
-  MDR
-  MXD
-  NB
-  PI
-  PR
-  CRA DISTRICT
-  SUBAREA ANDREW JACKSON
-  SUBAREA LIVE OAK

ATTACHMENT B

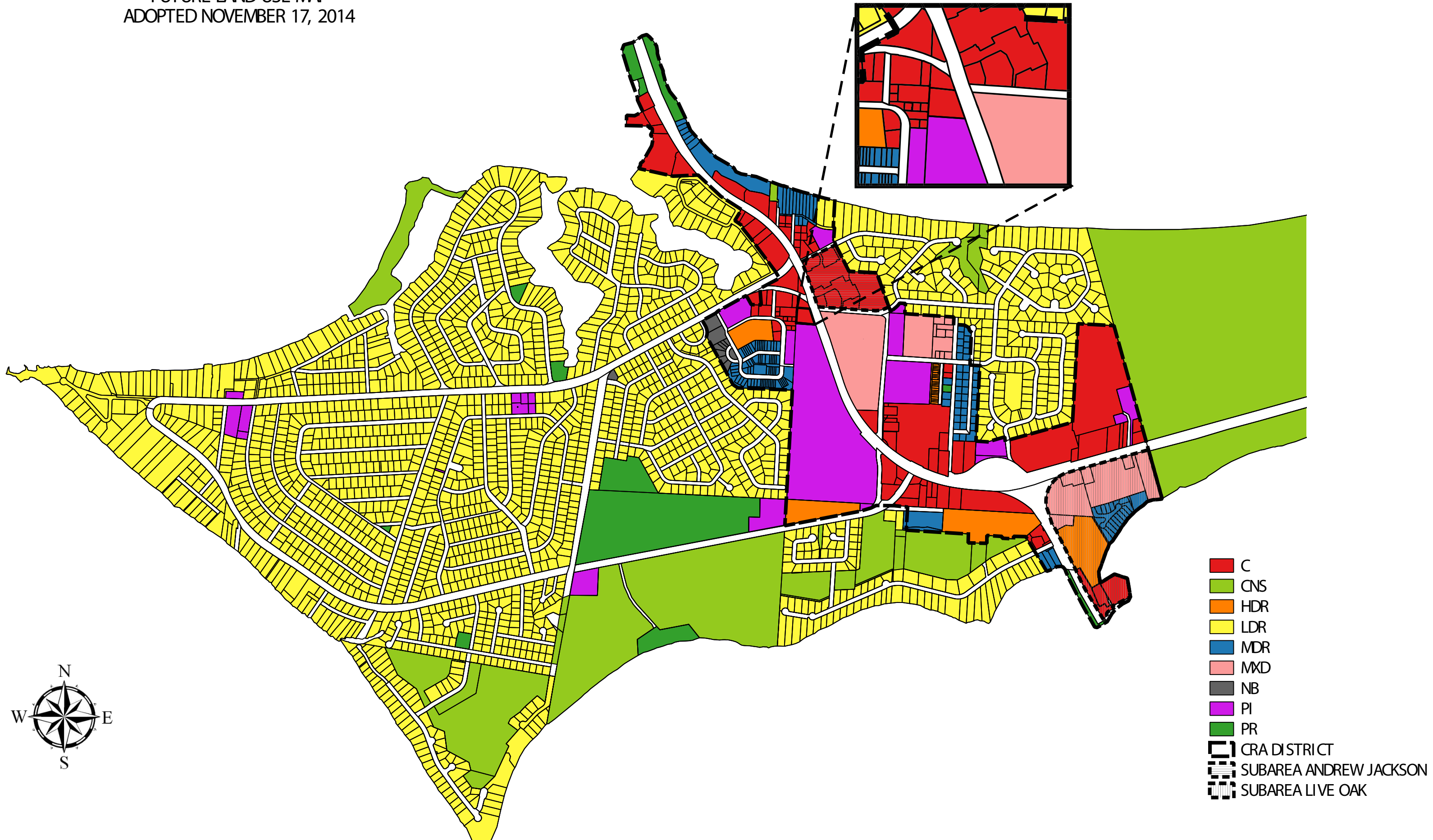
FUTURE LAND USE MAP WITH PROPOSED AMENDMENT



City of Gulf Breeze

FUTURE LAND USE MAP
ADOPTED NOVEMBER 17, 2014

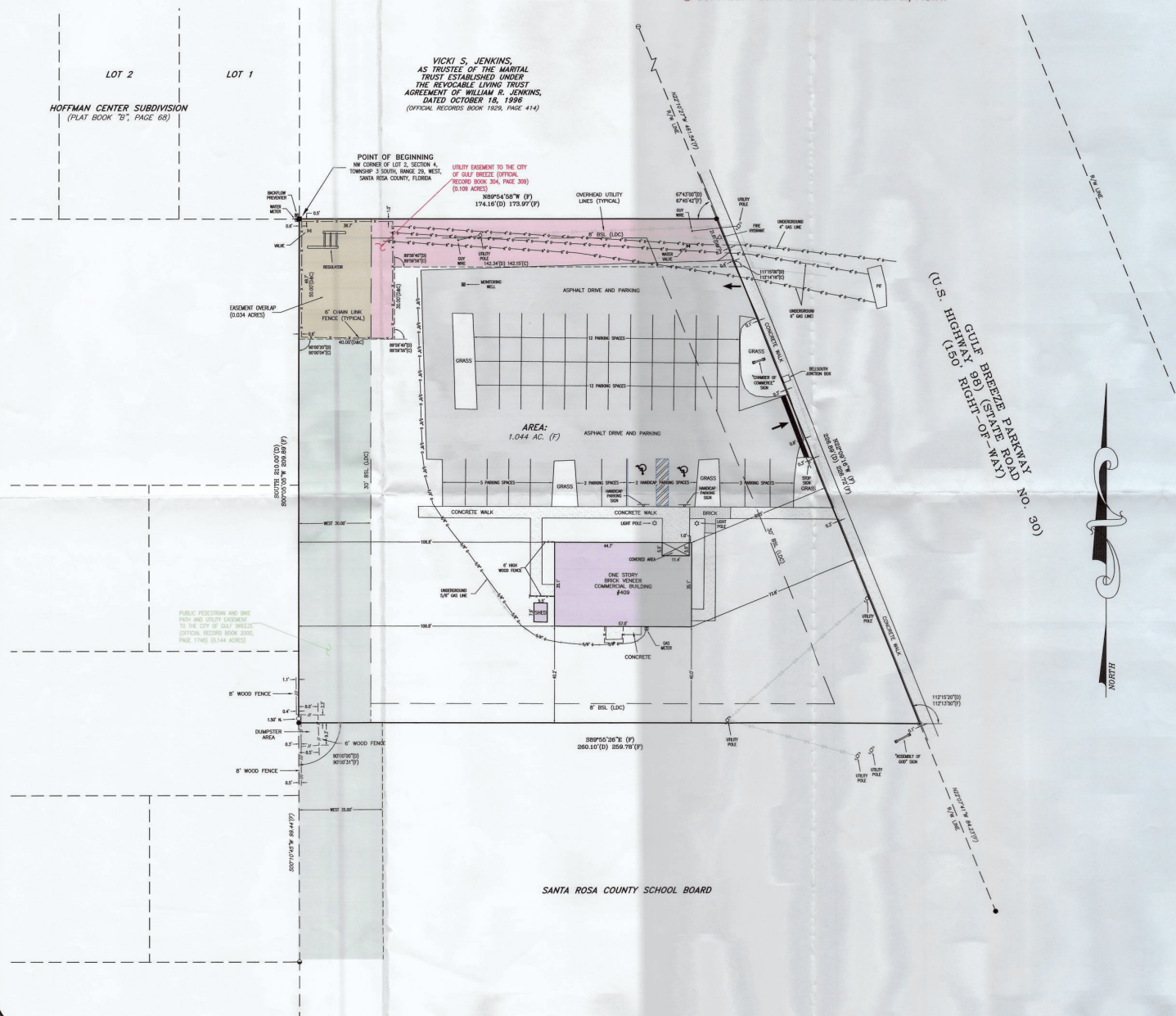
Proposed Small-Scale Comprehensive Plan Amendment 23-1
1.044 acres (change from PI to C)



ATTACHMENT C
BOUNDARY SURVEY

BOUNDARY SURVEY

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LEGAL DESCRIPTION

FROM "DEED OF REALTY" RECORDED IN OFFICIAL RECORDS BOOK 243, AT PAGE 217, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA:
 BEGIN AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2, SECTION 4, TOWNSHIP 3 SOUTH, RANGE 29 WEST, THENCE GO SOUTH ALONG THE WEST LINE OF AFORESAID LOT 2 A DISTANCE OF 210.00 FEET, THENCE GO AT AN ANGLE TO THE LEFT OF 90 DEGREES 00 MINUTES A DISTANCE OF 260.10 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 30 (150' R/W), THENCE GO AT AN ANGLE TO THE LEFT OF 112 DEGREES 15 MINUTES 20 SECONDS ALONG AFORESAID RIGHT-OF-WAY A DISTANCE OF 226.89 FEET, THENCE GO AT AN ANGLE TO THE LEFT OF 67 DEGREES 45 MINUTES A DISTANCE OF 174.16 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

1. NORTH AND THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 00 DEGREES 05 MINUTES 05 SECONDS WEST ALONG THE WEST LINE OF THE SUBJECT PARCEL.
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
3. NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, STATE AND/OR FEDERAL JURISDICTIONAL AREAS RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
4. THE SURVEY DATUM SHOWN HEREON IS REFERENCED TO THE LEGAL DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
5. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
6. IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE, ANY ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER.
7. THE STRUCTURE DIMENSIONS IF ANY DO NOT INCLUDE THE EAVES OR OVERHANG OR THE FOUNDATION FOOTINGS.
8. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR AND MAPPER THAT THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X". BASE FLOOD ELEVATION NOT APPLICABLE, AS DETERMINED BY SCALE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF SANTA ROSA COUNTY, FLORIDA NUMBERED 12112C000 G, DATED DECEMBER 19, 2006.
9. ABOVE-GROUND UTILITIES AND EVIDENCE OF SUBTERRANEAN UTILITIES ARE SHOWN HEREON. THERE MAY BE ADDITIONAL SUBTERRANEAN UTILITIES WHICH ARE NOT SHOWN HEREON.

LEGEND:

- R/W --- RIGHT OF WAY
- F --- FIELD
- D --- DESCRIPTION
- BSL --- BUILDING SETBACK LINE
- LDC --- CITY OF GULF BREEZE LAND DEVELOPMENT CODE
- --- 1/2" CAPPED IRON ROD #0340 (FOUND)
- --- 1/2" CAPPED IRON ROD #7174 (FOUND)
- --- 1/2" CAPPED IRON ROD #3724 (FOUND)
- --- 1/2" IRON PIPE, UNNUMBERED (FOUND)
- --- ALLOY CAP # FLEXIBLE (FOUND)
- --- 4" x 4" CONCRETE MONUMENT, UNNUMBERED (FOUND)



SURVEYOR'S CERTIFICATE:

TO: BEWR, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSSE, P.A.
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTERS 63-17.050, 63-17.051 AND 63-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

RONALD E. RUBEN II, P.S.M. # 5791

DATE

JOB NO. 15108-12
SHEET 1 OF 1

REVISION:

APPROVED BY:

DATE:

NOT VALID WITHOUT SIGNATURE OF SURVEYOR OR LICENSED MAPPING ENGINEER



JOB NO.:	15108-12	FIELD DATE:	07/21/20	PAGE:	07
PROPERTY ADDRESS:	409 GULF BREEZE PARKWAY, GULF BREEZE, FLORIDA	FIELD BOOK:	702	ENCROACHMENTS:	AS SHOWN
SCALE:	1"=20'	DRAWN BY:	RAM	CRS	

BOUNDARY SURVEY

A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA



CITY OF GULF BREEZE
1070 Shoreline Drive
Gulf Breeze, Florida 32561
Ofc: 850.934.5109
Fax: 850.934.5114

August 12, 2024

**RE: Notice of Public Hearing for a Rezoning and Small-Scale Comprehensive Plan Amendment
409 Gulf Breeze Parkway**

Dear Resident:

An application has been submitted to the City of Gulf Breeze for a Rezoning and Small-Scale Comprehensive Plan Amendment for the property located at 409 Gulf Breeze Parkway (please see the attached map). The applicant is requesting a zoning change from P (Public) to C-2 (Limited Commercial) and a future land use designation change from PI (Public/Institution) to C (Commercial).

You are receiving this notice because your property is within 500 feet of the subject property. A public hearing has been scheduled for October 7, 2024, at 5:30 p.m. to consider these requests. The meeting will take place at Gulf Breeze City Hall, 1070 Shoreline Drive, Gulf Breeze, Florida 32561.

You are invited to attend and provide comments. If you are unable to attend the public hearing, you may also submit written comments, which will be presented at the meeting. All written comments can be mailed to City of Gulf Breeze, Attn: City Clerk, Post Office Box 640, Gulf Breeze, Florida 32562-0640, or emailed to cityclerks@gulfbreezefl.gov. Please note that any information submitted will become part of the public record and will not be returned.

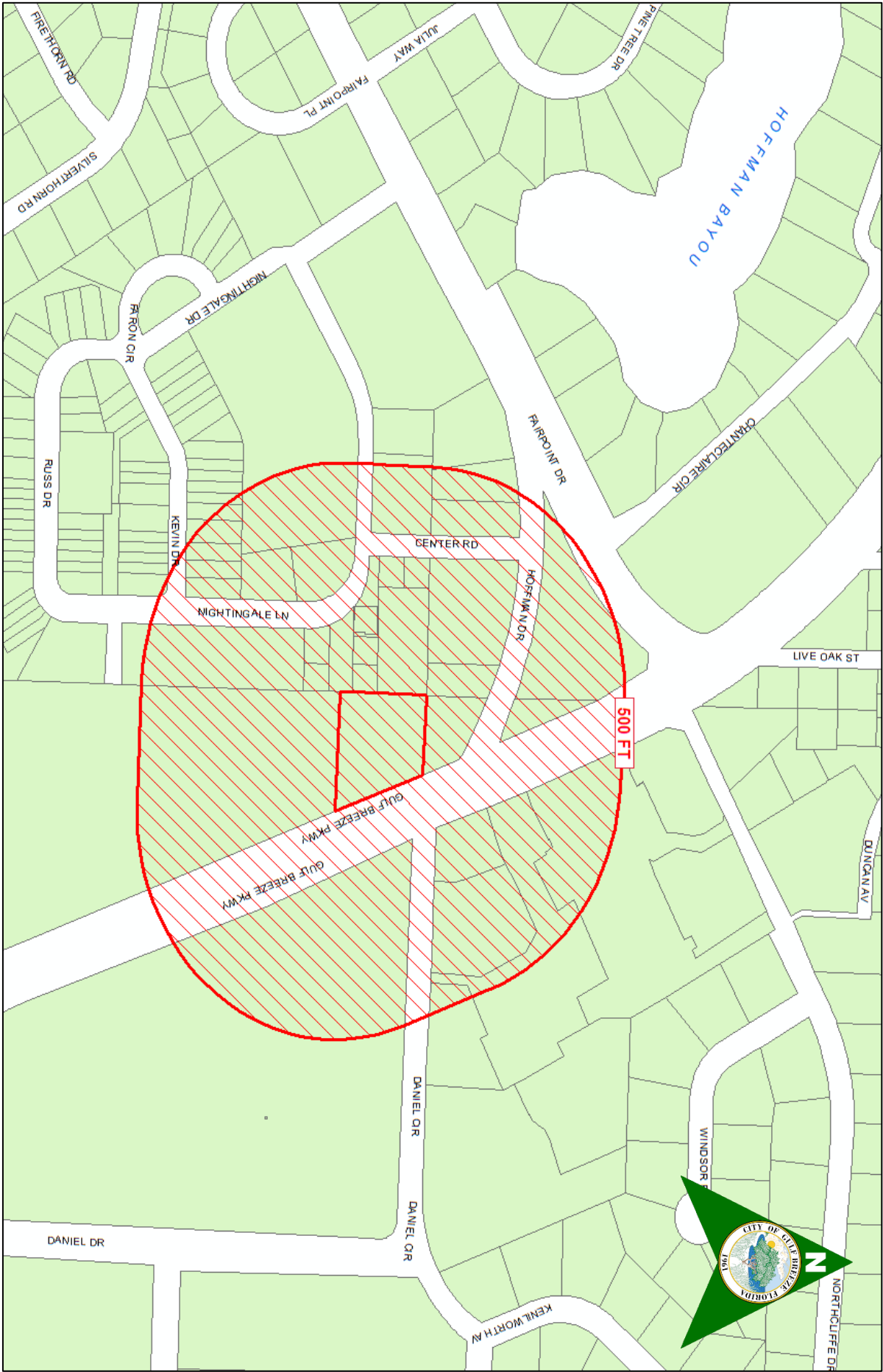
All documentation concerning this request may be inspected during regular business hours (Monday through Friday, 7:30 a.m. to 4:00 p.m.) at Gulf Breeze City Hall, 1070 Shoreline Drive, Gulf Breeze, Florida 32561. If you have any questions regarding this request, please contact the Department of Community Services at (850) 934-5109.

Sincerely,

Craig S. Carmichael
Director of Community Services

CSC
Attachment - Map

***"Gulf Breeze will preserve and enhance its hometown character and
natural environment to foster a high quality of family life."***





Memorandum

To: Samantha D. Abell, City Manager
From: Craig S. Carmichael, Director of Community Services
Date: August 22, 2024
Subject: Ordinance No. 06-2024 Small Scale Comprehensive Plan Amendment and Amending the City's Future Land Use Map - 409 Gulf Breeze Pkwy

REQUEST:

That the City Council consider a Small Scale Comprehensive Plan Amendment (SSCPA) Amendment 23-1 by BBWR, Inc. to change the future land use designation of 409 Gulf Breeze Parkway from "PI" (Public Institution) to "C" (Commercial). If the City Council is inclined to consider the request, then the City Council will conduct the First Reading of Ordinance No. 06-2024 Changing the Future Land Use Designation for a 1.004-acre parcel from "PI" (Public Institution) to "C" (Commercial) and amending the City's Future Land Use Map on September 16, 2024, and schedule the Second Reading and Quasi-Judicial Public Hearing for October 7, 2024.

BACKGROUND:

On July 27, 2024, city staff received an SSCPA Packet from BBWR, LLC, seeking to change the future land use designation of 409 Gulf Breeze Parkway from "PI" (Public Institution) to "C" (Commercial). The property, previously a branch office of the Santa Rosa County Health Department until it relocated to Midway in 2000, retained its public zoning and future land use designations. After the health department's move, the City leased the property, utilizing it for various purposes, including as an office location for the City's Capital Trust Agency, the Gulf Breeze Chamber of Commerce, and a Gulf Breeze Natural Gas Showroom. In 2020, the Santa Rosa County School Board sold the property to BBWR, LLC, which now plans to demolish the

(850) 934-5100 • FAX (850) 934-5114
POST OFFICE BOX 640 • 1070 SHORELINE DRIVE • GULF BREEZE, FLORIDA 32562-0640

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NATURAL ENVIRONMENT TO FOSTER A HIGH QUALITY OF FAMILY LIFE."

existing building and replace it with a new single-story structure that will conform to the Community Redevelopment Area design standards.

On September 6, 2023, City staff received an email from Jason Rebol, the engineer of record with Rebol-Battle & Associates, LLC, stating that the owner requested to table the SSCPA request until a later date. Subsequently, on February 14, 2024, staff received a letter from Patrick Jehle, Jr., Regional Manager with McKim & Creed, Inc., indicating that they were now the new engineers of record and wished to move the tabled request forward.

In a related development, on May 6, 2024, the City Council approved Ordinance 01-2024, which expanded the acceptable uses in the C-2 zoning district to include apparel stores, personal service shops, home décor and furnishings, and limited-service eateries, by way of a Special Exception.

Due to the busy summer vacation schedules of the applicant and their agent, along with the City's budget calendar, all parties were unavailable for the necessary meetings until the September 16 and October 7 meeting cycle.

DISCUSSION:

Under § 163.3187 F.S., because this project involves 50 acres or less, only involves changing the future land use designation on the City's Future Land Use Map, is not located within an area of critical state concern, and maintains internal consistency between elements of the comprehensive plan, it can be processed as an SSCPA Amendment. Amendments adopted under this section require only one public hearing before the governing board, and the local government is invited to transmit a copy of the adopted small-scale amendment to the State Land Planning Agency.

It is important to note that the amendment only becomes effective 31 days after adoption if no challenge is filed. If challenged within 30 days after adoption, small-scale development amendments do not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance.

RECOMMENDATION:

That the City Council consider Small Scale Comprehensive Plan Amendment (SSCPA) Amendment 23-1 by BBWR, Inc. to change the future land use designation of 409 Gulf Breeze Parkway from "PI" (Public Institution) to "C" (Commercial). If the City Council is inclined to consider the request, then the City Council will conduct the First Reading of Ordinance No. 06-2024 Changing the Future Land Use Designation for a 1.004-acre parcel from "PI" (Public Institution) to "C" (Commercial) and amending the City's Future Land Use Map on September 16, 2024, and schedule the Second Reading and Quasi-Judicial Public Hearing for October 7, 2024.

ATTACHED:

[Ordinance No. 06-2024 Small Scale Comp Plan Amendment 409 Gulf Breeze Pkwy Final SSCPA 23-1](#)

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[Staff Report Updated 08-23-24](#)
[Concurrency Report](#)

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WHEREAS, the City proposes to adopt Small Scale Comprehensive Plan Amendment 23-1 to amend the City’s comprehensive plan (adopted November 17, 2014), and has held a public adoption hearing for such purposes, provided the public with due notice of the adoption hearing, and has provided for all necessary revisions to the Small Scale Comprehensive Plan Amendment 23-1;

WHEREAS, the City Council of Gulf Breeze finds it desirable to adopt and does hereby adopt Small Scale Comprehensive Plan Amendment 23-1, for the purposes of encouraging the most appropriate use of land, water, and resources in the City of Gulf Breeze, consistent with public interests, and thereby effectively address future problems that may result from the use and development of land within the City of Gulf Breeze.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Gulf Breeze, Florida, as follows:

SECTION 1 - RECITALS

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Correction of typographical errors in this Ordinance and the Comprehensive Plan Amendment adopted hereunder, which do not affect the intent, may be authorized by the City Manager or their designee without the need of a public hearing by filing a corrected copy of the same with the City Clerk.

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PASSED ON THE FIRST READING ON THE 16TH DAY OF SEPTEMBER, 2024.

ADVERTISED ON THE _____ DAY OF _____, 2024.

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CITY OF GULF BREEZE, FLORIDA

By: _____
Cherry Fitch, Mayor

ATTESTED TO BY:

Leslie A. Guyer, CMC, City Clerk

City of Gulf Breeze, Florida

**SMALL-SCALE
COMPREHENSIVE PLAN AMENDMENT NO. 23-1**

**APPLICANT:
BBRW, LLC**

July 27, 2023

Prepared For:

**Rebol-Battle & Associates, LLC
Pensacola, FL**

Prepared By:



*HSA Columbia
1101 Gulf Breeze Pkwy
Gulf Breeze, FL 32561*

SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT 23-1

This amendment revises the Future Land Use Map of the City of Gulf Breeze to designate as Commercial (C) a parcel totaling 1.044 acres located on the west side of US 98, north of the vacant property used by the Santa Rosa School Board for recreation. The parcel is presently designated as Public Facilities / Institutional (PF/I). **Attachment A**, the adopted (2014) Future Land Use Map depicts the location of the subject parcel. The zoning for the parcel is also proposed to be amended, from Public (P) to Commercial District (C-1).

APPLICANT: BBWR, LLC

PARCEL I.D. NUMBER:

04-3S-29-0000-00501-0000

BACKGROUND:

The subject property is delineated in the attached **Figure 1**. The land use change being requested is to allow the potential construction of a commercial development in lieu of the public uses currently allowed. There is an existing office building of 1945 sq ft located on the site, formerly utilized by the Gulf Breeze Chamber of Commerce. The specific commercial use planned for the property is an 11,681 sq ft spa / retail project. For this analysis, a 4000 sq ft fast-food restaurant with drive-through window is being assumed, as this is likely the most intense allowable commercial use with regard to traffic and other facilities. (4000 sq ft is the approximate maximum building area for a fast-food restaurant considering parking and setback requirements.)

FIGURE 1 – Location of Subject Parcel



ANALYSIS:

The property in question is owned by BBWR, LLC, and has a Future Land Use classification of Public Facilities / Institutional (PF/I). The Applicant is requesting to change the land use to Commercial (C). The property is bounded by School Board property to the south, a vacant commercial site to the north, US 98 to the east, and professional office buildings to the west. The requested change will provide for land uses compatible with surrounding property and will be consistent with the previously existing use of the property.

Demand for the following facilities anticipated by the land use change (and the maximum potential development of a 4000 sq ft fast-food restaurant with drive-through), based on the adopted level of service standards, is given below. Demand data is based on the City's Annual Statement of Available Capacity.

POTABLE WATER: Estimated potable water demand will be 3000 gallons per day. Available system capacity is 121,330 gallons per day (.12133 MGD), based on figures in the Annual Statement of Available Capacity. Post-development available capacity would therefore be 118,330 gallons per day

SANITARY SEWER: The estimated sewage flow for the proposed development is also 3000 gallons per day. Based on figures in the Annual Statement of Available Capacity, the available system treatment capacity is 327,430 gallons per day (.32743 MGD). Post-development available capacity would therefore be 324,430 gallons per day.

SOLID WASTE: According to the Santa Rosa County Comprehensive Plan (Infrastructure Element supporting documentation, Section 4.2.5), the Central Landfill will be sufficient to meet the projected needs of the County (including the City of Gulf Breeze) through the year 2065. The solid waste generated by this development will not affect the ability of the landfill to meet the City's long-term needs, and adopted level of service standard.

RECREATION: As a commercial development, the proposed use will not create any demand for recreational resources. Recreation availability is therefore not applicable.

TRAFFIC: Based on the potential development of a 4000 sq ft fast-food restaurant with drive-through, there will be a total of 942 new daily trips generated (based on Land Use Code 934 in Trip Generation, 10th ed., which has a daily trip rate of 470.195 per 1000 sq ft, and a new trip percentage of 50%, as per the Trip Generation Handbook). These trips were distributed onto the roadway network using professional judgment. For each roadway segment, the available capacity far exceeds the anticipated demand from this potential project.

US 98 (City Limits to Fairpoint Drive)

New Trips Generated by Proposed Amendment	47
Pre-Amendment Available Capacity	12283 trips

US 98 (Fairpoint Drive to SR 399)

New Trips Generated by Proposed Amendment	471
Pre-Amendment Available Capacity	13612 trips

US 98 (SR 399 to E. Boundary of Naval Live Oaks)

New Trips Generated by Proposed Amendment	94
Pre-Amendment Available Capacity	6224 trips

SR 399 (US 98 to Escambia County line)

New Trips Generated by Proposed Amendment	94
Pre-Amendment Available Capacity	5790 trips

Fairpoint Drive

New Trips Generated by Proposed Amendment	236
Pre-Amendment Available Capacity	3616 trips

Shoreline Drive

New Trips Generated by Proposed Amendment	141
Pre-Amendment Available Capacity	6457 trips

The above data utilizes 2022 FDOT traffic counts, and accounts for all reserved and committed trips. The maximum volumes from the most recent ART-PLAN analyses for US 98 segments

were also utilized. The data shows that sufficient transportation capacity is available to accommodate any additional demands associated with the amendment.

STORMWATER: The development review process will ensure that these requirements are met concurrent with the impacts related to the development of the parcel. As required by the City's Stormwater Management Ordinance, the City will require that the owner of any development proposal provide a stormwater management plan for the site consistent with state requirements, stormwater management regulations and adopted LOS standards.

CONSISTENCY WITH PLAN: The future land use change is consistent with the goals, objectives, and policies of the Comprehensive Plan. Specifically, the future land use change is compatible with surrounding existing land uses, and designated future land uses.

Based on the anticipated intensity of the use and on the analysis provided previously in this section, the amendment is consistent with Infrastructure, Traffic Circulation and Recreation Elements in that sufficient capacity exists to accommodate the proposed use at the adopted level of service standards.

RECOMMENDATION:

Changing the future land use designation of this property meets the requirements for consistency with the Comprehensive Plan goals, objectives and policies. Furthermore, based on the maximum intensity of development (4000 sq ft fast-food restaurant with drive-through window) on the 1.044 acres, this analysis has shown that this amendment will not result in any level of service deficiencies for city facilities. The amendment is recommended for adoption. **Attachment B** shows the Future Land Use Map with the amended parcel.

SUPPORT DOCUMENTATION:

A boundary survey with legal description of the subject parcel is provided as **Attachment C**.

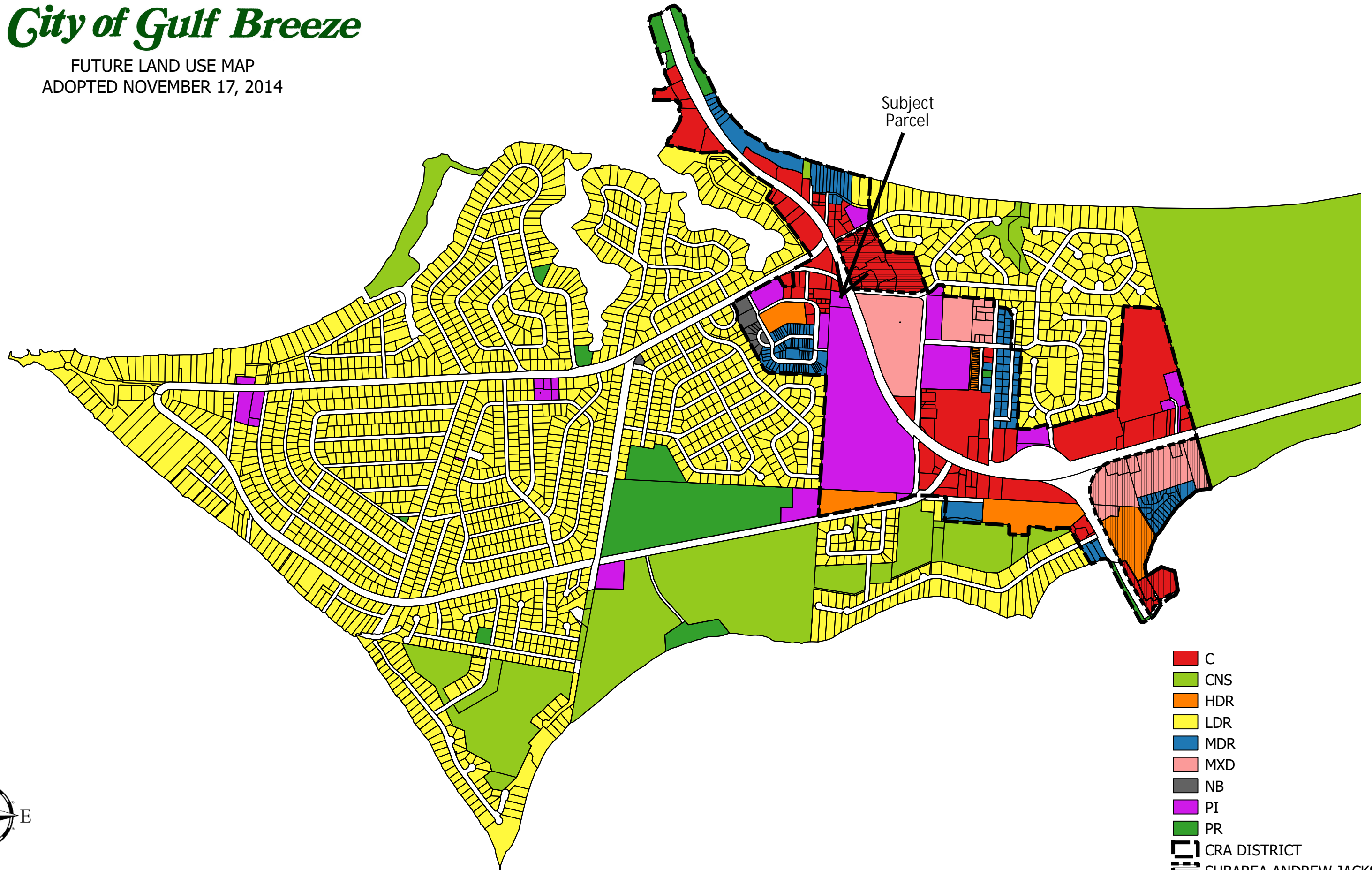
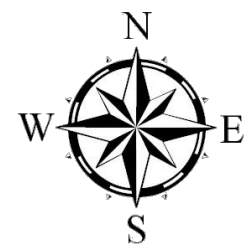
ATTACHMENT A

ADOPTED FUTURE LAND USE MAP















City of Gulf Breeze

FUTURE LAND USE MAP
ADOPTED NOVEMBER 17, 2014



Subject
Parcel

-  C
-  CNS
-  HDR
-  LDR
-  MDR
-  MXD
-  NB
-  PI
-  PR
-  CRA DISTRICT
-  SUBAREA ANDREW JACKSON
-  SUBAREA LIVE OAK

ATTACHMENT B

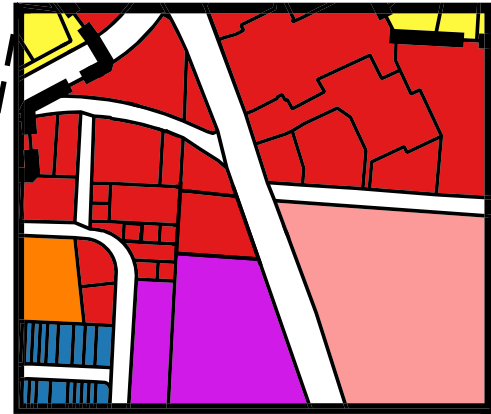
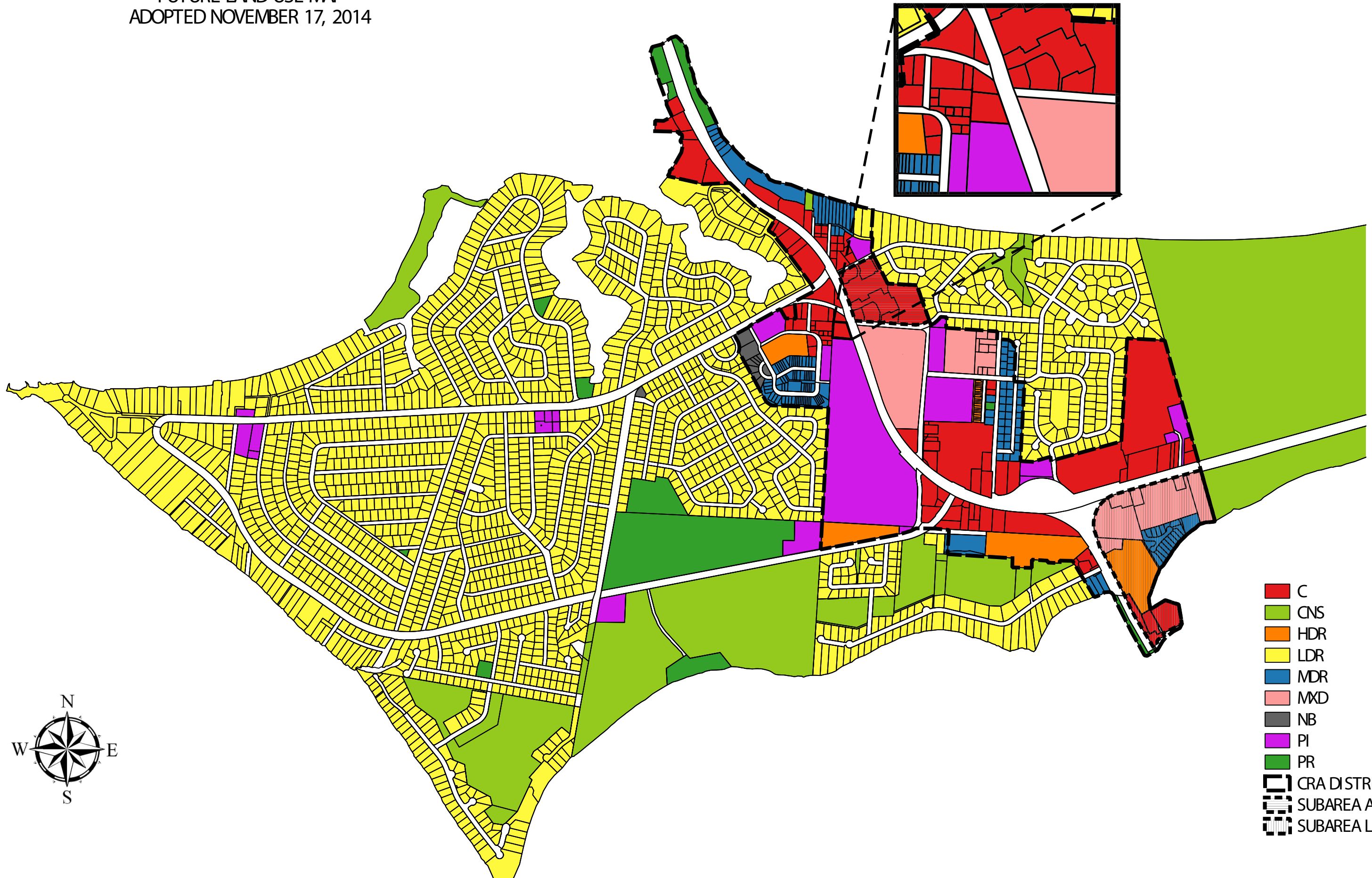
FUTURE LAND USE MAP WITH PROPOSED AMENDMENT






City of Gulf Breeze

FUTURE LAND USE MAP
ADOPTED NOVEMBER 17, 2014

Proposed Small-Scale Comprehensive Plan Amendment 23-1
1.044 acres (change from PI to C)

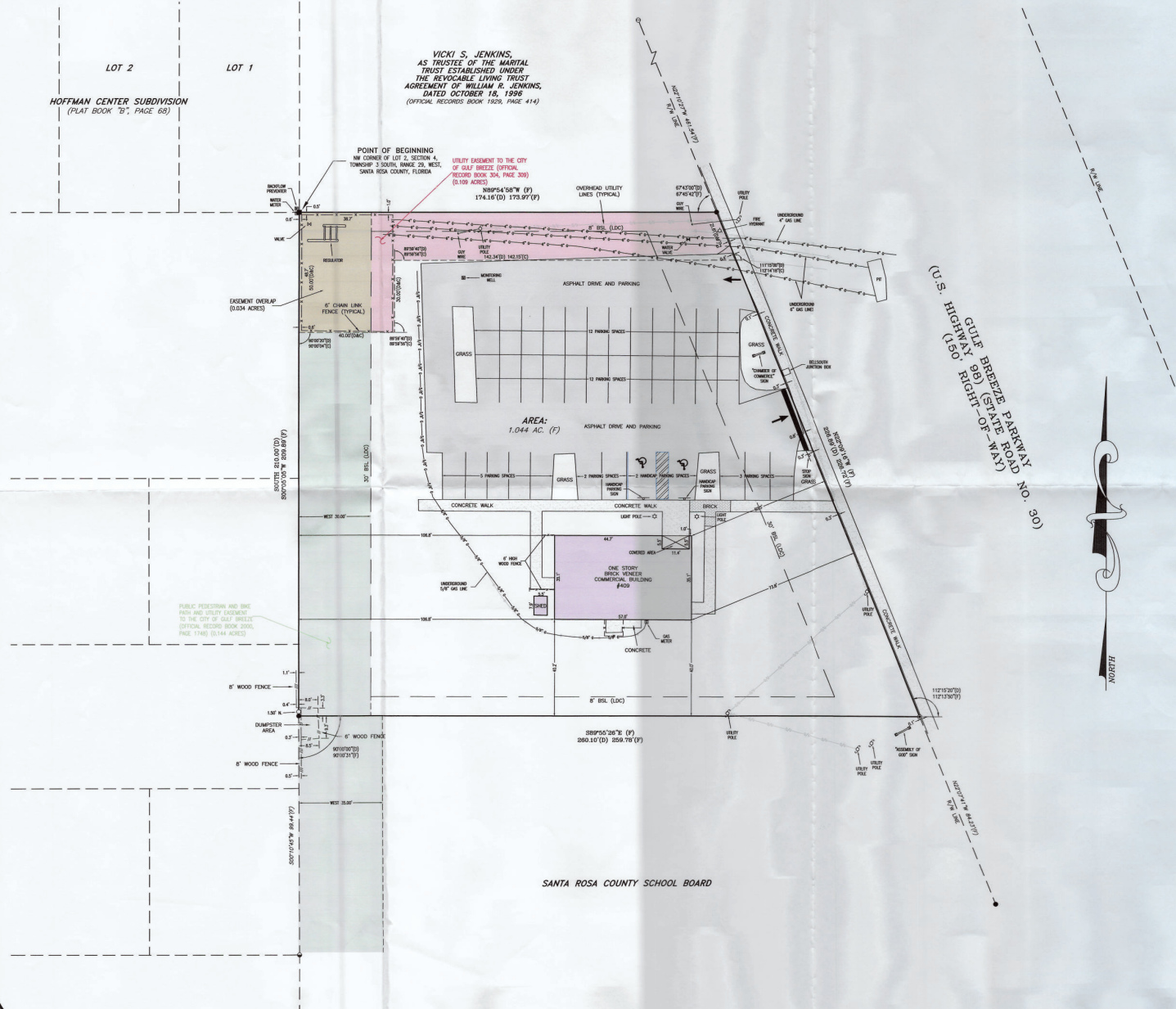


- C
- CNS
- HDR
- LDR
- MDR
- MXD
- NB
- PI
- PR
-  CRA DISTRICT
-  SUBAREA ANDREW JACKSON
-  SUBAREA LIVE OAK

ATTACHMENT C
BOUNDARY SURVEY

BOUNDARY SURVEY

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LEGAL DESCRIPTION
 FROM "DEED OF REALTY" RECORDED IN OFFICIAL RECORDS BOOK 243, AT PAGE 217, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA:
 BEGIN AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2, SECTION 4, TOWNSHIP 3 SOUTH RANGE 29 WEST, THENCE GO SOUTH ALONG THE WEST LINE OF AFORESAID LOT 2 A DISTANCE OF 210.00 FEET, THENCE GO AT AN ANGLE TO THE LEFT OF 90 DEGREES 00 MINUTES A DISTANCE OF 260.10 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 30 (150' R/W), THENCE GO AT AN ANGLE TO THE LEFT OF 112 DEGREES 15 MINUTES 20 SECONDS ALONG AFORESAID RIGHT-OF-WAY A DISTANCE OF 226.89 FEET, THENCE GO AT AN ANGLE TO THE LEFT OF 67 DEGREES 45 MINUTES A DISTANCE OF 174.16 FEET TO THE POINT OF BEGINNING.

- GENERAL NOTES:**
1. NORTH AND THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 00 DEGREES 05 MINUTES 05 SECONDS WEST ALONG THE WEST LINE OF THE SUBJECT PARCEL.
 2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
 3. NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, STATE AND/OR FEDERAL JURISDICTIONAL AREAS RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
 4. THE SURVEY DATUM SHOWN HEREON IS REFERENCED TO THE LEGAL DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
 5. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
 6. IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE, ANY ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER.
 7. THE STRUCTURE DIMENSIONS IF ANY DO NOT INCLUDE THE EAVES OR OVERHANG OR THE FOUNDATION FOOTINGS.
 8. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR AND MAPPER THAT THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X". BASE FLOOD ELEVATION NOT APPLICABLE, AS DETERMINED BY SCALE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF SANTA ROSA COUNTY, FLORIDA NUMBERED 12118C001G, DATED DECEMBER 19, 2006.
 9. ABOVE-GROUND UTILITIES AND EVIDENCE OF SUBTERRANEAN UTILITIES ARE SHOWN HEREON. THERE MAY BE ADDITIONAL SUBTERRANEAN UTILITIES WHICH ARE NOT SHOWN HEREON.

LEGEND:

R/W	RIGHT OF WAY
F	FIELD
D	DESCRIPTION
BSL	BUILDING SETBACK LINE
LDC	CITY OF GULF BREEZE LAND DEVELOPMENT CODE
○	1/2" CAPPED IRON ROD #0340 (FOUND)
○	1/2" CAPPED IRON ROD #7174 (FOUND)
○	1/2" CAPPED IRON ROD #3724 (FOUND)
○	1/2" IRON PIPE, UNNUMBERED (FOUND)
○	ALLOY CAP # FLEXIBLE (FOUND)
■	4" x 4" CONCRETE MONUMENT, UNNUMBERED (FOUND)



SURVEYOR'S CERTIFICATE.
 TO: BEWR, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUS, P.A.
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTERS 63-17.050, 63-17.051 AND 63-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

RONALD E. RUBEN II, P.S.M. # 5791

DATE

JOB NO. 15108-12	REVISION	APPROVED BY:	DATE:	NO.
SHEET 1 OF 1				
NOT VALID WITHOUT SIGNATURE OF SURVEYOR OR LICENSED MAPPING ENGINEER OF FLORIDA				
PAGE 07	FIELD BOOK 702	FIELD DATE 07/21/20	ENCROACHMENTS AS SHOWN	SCALE 1"=20'
BOUNDARY SURVEY A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA				



CITY OF GULF BREEZE
1070 Shoreline Drive
Gulf Breeze, Florida 32561
Ofc: 850.934.5109
Fax: 850.934.5114

REZONING & SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT

STAFF REPORT

PROJECT NO: JSSL3-23-0001 APPLICATION DATE: 06/16/2023

PROJECT INFORMATION: REQUEST TO CHANGE THE ZONING DESIGNATION FROM P (PUBLIC) TO C-2 (LIMITED COMMERCIAL) AND TO CHANGE THE FUTURE LAND USE CLASSIFICATION FROM PI (PUBLIC INSTITUTION) TO C (COMMERCIAL)

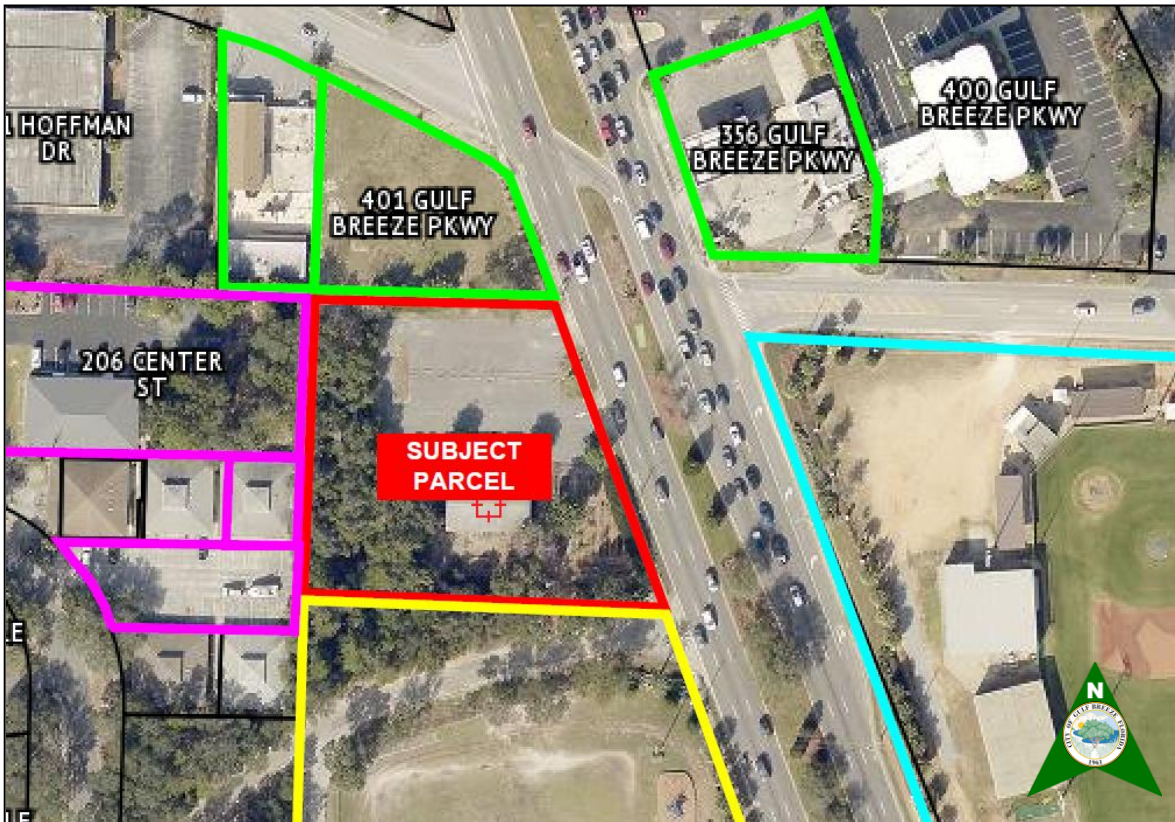
PROJECT LOCATION: 409 GULF BREEZE PKWY



LOT INFORMATION:			
ADDRESS:	409 GULF BREEZE PKWY	AREA (ACRES):	1.09
SRCPA ID #:	04-3S-29-0000-00501-0000	MISC:	CRA DISTRICT
LAT/LONG:	30.363557°, -87.169830°	ZONING:	P - PUBLIC
SUBDIVISION:	N/A	FLU:	PI – PUBLIC INSTITUTION
LOT / BLOCK:	N/A	FLOOD ZONE:	X:100%

OWNER:	AGENT:
BBWR LLC 2779 GULF BREEZE PKWY GULF BREEZE, FL 32561	PATRICK JEHLE, JR. MCKIM & CREED, INC. 1206 N. PALAFOX ST PENSACOLA, FL 32501

LAND USE TABLE:	ZONING	FLU
SUBJ PARCEL EXISTING	P (PUBLIC)	PI (PUBLIC INSTITUTION)
SUBJ PARCEL PROPOSED	C-2 (LIMITED COMMERCIAL)	C (COMMERCIAL)
PARCELS TO NORTH	C-1 (COMMERCIAL)	C (COMMERCIAL)
PARCEL TO EAST	P (PUBLIC)	PI (PUBLIC INSTITUTION)
PARCEL TO SOUTH	P (PUBLIC)	PI (PUBLIC INSTITUTION)
PARCELS TO WEST	C-1 (COMMERCIAL)	C (COMMERCIAL)



STAFF ANALYSIS:

The applicant is requesting to change the zoning designation of 409 Gulf Breeze Pkwy from “P” (public) to “C-2” (limited commercial) and the future land use classification from “PI” (public institution) to “C” (commercial). This particular lot was formally a branch office of the Santa Rosa County Health Department until the office was relocated to Midway in 2000 and is the reason for its public zoning and future land use designations. After the health department moved, the property was leased by the City and, over the years, used as an office location for CTA, the Gulf Breeze Chamber of Commerce, and a Gulf Breeze Natural Gas Showroom. In 2020 the Santa Rosa County School Board sold the property to BBWR. BBWR desires to demolish the existing building and replace it with a new single-story building that will conform to the Community Redevelopment Area design standards.

Standards for Review

- A. Whether the proposed rezoning is in conflict with any applicable provisions of the Code:

The applicant has sufficiently addressed concurrency provisions. The application, as submitted, is not in conflict with any provisions of the Code, aside from the Official Zoning Map and Future Land Use Map, which necessitates the request for rezoning and Small-Scale Comprehensive Plan Amendment (SSCPA).

- B. Whether the proposed rezoning is consistent with all elements of the Gulf Breeze Comprehensive Plan:

Both the “PI” and “P” FLU elements and the “C-1” and “P” zoning designations are very similar in nature. Sec. 21-211 of the LDC stipulates that “public buildings located within the P district shall be subject to the zoning requirements for the C-1 district except in the case of a public gymnasium which may be up to 45 feet in height.” In this case, they are opting to change the zoning designation to “C-2”, which is limited commercial and is a less intense commercial use that allows for business offices and/or professional offices. Additionally, specialty retail shops, such as flower shops, bakery shops, and gift shops, are allowed where such shops are determined to be compatible with and enhance the general character of the district.

- C. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses:

As shown in the Land Use Table above, properties in the immediate area of the subject parcel are characterized by commercial uses; to the north and west are commercial uses, to the east by Highway 98 and to the south are public uses. The C-2 rezoning will result in a transitional zoning buffer for an orderly and logical development pattern as it is located in an area designated for commercial density and will be a transition from low-density commercial to commercial activity.

- D. Whether there have been changed conditions that justify a rezoning and SSCPA:

When the School Board sold the property, it transitioned from a public use to private use. Additionally, when the City leased the property, it had the option to purchase it from the School Board, which would have preserved its public use; however, the City Council at the time declined to do so.

- E. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools and fire and emergency medical facilities:

Since commercial uses are contemplated under the "PI" FLU element and "P" zoning designation, there would be little to no difference in the level of service standards if the FLU element and zoning designation were changed to "C" and "C-2." Additionally, staff concurs with HSA Columbia's finding that based on a theoretical maximum intensity of development analysis (4000 sq ft fast-food restaurant with drive-through window) on the 1.044 acres, it would not result in any level of service deficiencies for city facilities.

- F. Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment:

The parcel is currently developed, and the proposed use is similar in nature with no significant adverse impacts on the natural environment.

- G. Whether, and the extent to which, the proposed rezoning would affect the property values in the area:

The parcel currently has a vacant outdated 1970s-era public-style building on it. The applicant's proposed plan calls for its removal and replacing it with a new CRA-compatible building which will exceed the value of the existing building, thereby increasing property values in the area.

- H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern:

The proposed rezoning would be an orderly and logical development pattern of the area, as it will create a transitional buffer between public and commercial uses.

- I. Whether the proposed rezoning would be in conflict with the public interest and in harmony with the purpose and intent of these Regulations:

The proposed rezoning does not appear to be in conflict with the public interest and would be in harmony with the general intent of the Comprehensive Plan and LDR.

- J. Any other matters that may be deemed appropriate by the City Council, in review and consideration of the proposed rezoning:

N/A

FINDING OF FACT:

Staff has reviewed the proposed rezoning and found:

1. Both the “PI” and “P” FLU elements and the “C-1” and “P” zoning designations are very similar in nature. Sec. 21-211 of the LDC stipulates that “public buildings located within the P district shall be subject to the zoning requirements for the C-1...”
2. The request for C-2 zoning is similar to the density and intensity of the PI Land Use Category.

STAFF RECOMMENDATION:

Therefore, based on these findings of fact, staff recommends **APPROVAL**, and recommends a public hearing and second reading of the two ordinances for the Rezoning and SSCPA be set for October 7, 2024.

Submitted by: Samantha Abell, City Manager
Craig S. Carmichael, Director of Community Services

Attachments: Applicant’s Rezoning Request
HSA Columbia’s SSCPA

MEMORANDUM

To: Mr. Shane Carmichael
City of Gulf Breeze

From: Mick Cleland
HSA Columbia

Date: July 7, 2023

Subject: Concurrency Determination, The Lark

This analysis addresses availability of traffic, sanitary sewer, potable water, and solid waste facilities for the proposed development of The Lark, a spa / retail development at 409 Gulf Breeze Pkwy. The Lark will include a 7239 sq ft spa and 4442 sq ft of retail space. Drainage level of service requirements will be met by adherence to the City's stormwater management regulations. Available capacity data was obtained from the most recent Annual Statement of Available Capacity developed for the City. Subtractions have been made for demand from recently approved developments.

TRANSPORTATION

Trip Generation and Distribution – Based on the trip rates provided in Trip Generation (ITE, 10th Edition), the proposed development will generate 401 total daily trips. The ITE Trip Generation Handbook does not provide applicable data related to pass-by trip percentage for this use. No pass-by trips were assumed.

The daily trips were distributed onto the roadway network using professional judgment, knowledge of area traffic patterns, and previous developments in the vicinity. Distributions to the roadway segments in the City are shown below.

Available Capacity - The number of available trips depends on the maximum allowable traffic volume for each segment's adopted level of service standard, and the 2022 Average Annual Daily Traffic count. The maximum allowable volume for the three US 98 segments were obtained from ART-PLAN analyses conducted for the Hospital project, the Moulton shopping center project, and AppRiver, respectively. The available capacity of each segment also includes deductions for vested and committed development.

HSA COLUMBIA

The data utilized in the transportation analysis are presented below:

<u>US 98 (City Limits to Fairpoint Drive)</u>	
Pre-Development Available Capacity	12,283 trips
New Trips Generated by Proposed Development	<u>60</u>
Post-Development Available Capacity	12,223 trips
<u>US 98 (Fairpoint Drive to SR 399)</u>	
Pre-Development Available Capacity	13,612 trips
New Trips Generated by Proposed Development	<u>141</u>
Post-Development Available Capacity	13,471 trips
<u>US 98 (SR 399 to E. Boundary of Naval Live Oaks)</u>	
Pre-Development Available Capacity	6,224 trips
New Trips Generated by Proposed Development	<u>100</u>
Post-Development Available Capacity	6,124 trips
<u>SR 399 (US 98 to Escambia County line)</u>	
Pre-Development Available Capacity	5,790 trips
New Trips Generated by Proposed Development	<u>40</u>
Post-Development Available Capacity	5,750 trips
<u>Fairpoint Drive</u>	
Pre-Development Available Capacity	3,616 trips
New Trips Generated by Proposed Development	<u>80</u>
Post-Development Available Capacity	3,536 trips
<u>Shoreline Drive</u>	
Pre-Development Available Capacity	6,457 trips
New Trips Generated by Proposed Development	<u>40</u>
Post-Development Available Capacity	6,417 trips

The data shows that the proposed development would meet all transportation-related concurrency requirements.

HSA COLUMBIA

POTABLE WATER

Estimated potable water demand will be 500 gallons per day. Available system capacity is 121,330 gallons per day (.12133 MGD), based on figures in the Annual Statement of Available Capacity. Post-development available capacity would therefore be 120,830 gallons per day.

SANITARY SEWER

The estimated sewage flow for the proposed development is 500 gallons per day. Based on figures in the Annual Statement of Available Capacity, the available system treatment capacity is 327,430 gallons per day (.32743 MGD). Post-development available capacity would therefore be 326,930 gallons per day.

SOLID WASTE

Available capacity for solid waste facilities is difficult to calculate, due to the fact that several jurisdictions are utilizing the Santa Rosa Central Landfill. However, according to the City of Gulf Breeze Comprehensive Plan, the Central Landfill will be sufficient to meet the projected needs of the City and the County. The amount of solid waste generated by this development will not affect the ability of the landfill to meet the City's long-term needs, and adopted level of service standard.

OVERALL FINDING

All necessary facilities are currently available to accommodate the impacts associated with the proposed development at the adopted level of service standards, assuming that the drainage level of service standard is met, as required by the City's Land Development Regulations.