

**2015-CU-018 & 2015-V-037**

**Project Name:** n/a

**Applicant and/or Property Owner:** Eager Beaver Professional Tree Care

**Representative:** Howard Jacques III

**Request 1:** Conditional Use to allow limited manufacturing, specifically splitting and cutting of wood for firewood within HCD (Highway Commercial Development) zoning district.

**Request 2:** Variance Request to allow activities to be located not within a fully enclosed building.

**Request 3:** Variance Request to allow outside storage of goods.

**Request 4:** Variance to allow activities that create noise to not be located within a fully enclosed soundproof building.

(LDC 6.09.02.Y)

**Zoning District:** HCD (Highway Commercial Development)



**Conditional Use & Variance 2015-CU-018 & 2015-V-037**

**General Information:**

**Applicant:** Eager Beaver Professional Tree Care

**Representative:** Howard Jacques

**Project Location:** 5205 Gulf Breeze Pkwy., Gulf Breeze

**Parcel Number:** 24-2S-28-1150-00100-0100

**Request 1:** Conditional Use to allow limited manufacturing, specifically splitting and cutting of wood for firewood within HCD (Highway Commercial Development) zoning district.

**Request 2:** Variance to allow activities to be located not within a fully enclosed building.

**Request 3:** Variance to allow outside storage of goods.

**Request 4:** Variance to allow activities that create noise to not be located within a fully enclosed soundproof building.

**Current Conditions:** There is an existing Tree Care business operating on the site. This is a code compliance case.

**Land Development Code Criteria:**

**6.09.00      CONDITIONAL USES**

6.09.01      General Provisions Regulating Conditional Uses: A conditional use shall be reviewed by the Zoning Board of Adjustment and a recommendation for approval made to the Board of County Commissioners provided the Board finds that the use:

A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected;

**Is this criterion met?**      No

**Staff Analysis: It is not anticipated that the proposed use will be designed, located and operated so that the public health, safety, and welfare will be protected.**

**The applicant is requesting to develop a wood splitting and cutting business within**

**an HCD (Highway Commercial Development) zoning district.**

B. Will not unduly adversely affect other property in the impacted area which it is located;

**Is this criterion met? No**

**Staff Analysis: It is anticipated that the proposed use will unduly or adversely affect other property in the impacted area in which it is located.**

**The subject site has vacant uses to the north, south and east, commercial uses to the west.**

C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;

**Is this criterion met? Yes**

**Staff Analysis: According the Santa Rosa County Future Land Use Map (FLUM) the subject area for the proposed Conditional Use is located within a COM (Commercial) land use category. The request is consistent with the Goals, Objectives and Policies of the Santa Rosa Comprehensive Plan.**

D. Satisfies criteria stipulated for similar uses as described in the following section.

Y. Limited Manufacturing and assembly (HCD)

1. All activities in manufacturing and assembly shall be limited to:
  - a. All activities shall be contained in a fully enclosed building.

**Is this criterion met? No**

**Staff Analysis: The applicant is requesting a variance to this condition.**

- b. If noise is associated with the operation, then the operation must be housed in a fully enclosed soundproof building.

**Is this criterion met? No**

**Staff Analysis: The applicant is requesting a variance to this condition.**

- c. Gross floor area of the manufacturing and assembly area shall not exceed five thousand (5,000) square feet. Storage area shall not exceed three thousand (3,000) square feet. Office and administrative areas shall not be restricted by

square footage.

**Is this criterion met?                      Yes**

**Staff Analysis: The proposed manufacturing area does not exceed 5,000 square feet and the storage area does not exceed 3,000 square feet.**

- d. There shall be no adverse visual effects to adjoining properties.

**Is this criterion met?                      No**

**Staff Analysis: The operation could have adverse visual effects from the adjoining properties.**

- e. It shall be buffered from adjoining properties at the discretion of the Community Planning, Zoning and Development Division, in order to eliminate any adverse impact to the area.

**Is this criterion met?                      No**

**Staff Analysis: The applicant will need to provide buffering from the adjoining properties.**

- f. Loading and unloading docks shall be to the rear of the building.

**Is this criterion met?                      Yes**

**Staff Analysis: There are no proposed loading and unloading docks.**

- g. No outside storage of any kind.

**Is this criterion met?                      No**

**Staff Analysis: The applicant is requesting a variance to this condition.**

- h. There shall be no more shipping and receiving activities than normally expected with a general retail sales and service business.

**Is this criterion met?                      Yes**

**Staff Analysis: The applicant does not intend to have more shipping and receiving activities than are normally expected.**

- i. The activity shall be free from danger of fire, explosions, toxic and noxious matter, radiation, smoke, dust, or other particulate matter, and other hazards from offensive noise, vibration, odorous matter, glare and other objectionable influences.

**Is this criterion met?                      No**

**Staff Analysis: The proposed activity could produce offensive noise, dust, and particulate matter.**

- j. Truck or bus terminal facilities are prohibited.

**Is this criterion met?                      N/A**

**Staff Analysis: The proposed use does not include a truck or bus terminal facility.**

- k. Building and facilities shall not be of design to be incompatible with other building designs.

**Is this criterion met?                      N/A**

**Staff Analysis: There are no buildings proposed.**

**If the Conditional Use is approved, are there any potential building code issues?**

It is not anticipated that there will be any potential building code issues. The site will have to go through commercial site plan review.

## **Land Development Code Criteria**

### **Y. Limited Manufacturing and assembly (HCD)**

1. All activities in manufacturing and assembly shall be limited to:
  - a. All activities shall be contained in a fully enclosed building.
  - b. If noise is associated with the operation, then the operation must be housed in a fully enclosed soundproof building.
  - c. Gross floor area of the manufacturing and assembly area shall not exceed five thousand (5,000) square feet. Storage area shall not exceed three thousand (3,000) square feet. Office and administrative areas shall not be restricted by square footage.
  - d. There shall be no adverse visual effects to adjoining properties.
  - e. It shall be buffered from adjoining properties at the discretion of the Community Planning, Zoning and Development Division, in order to eliminate any adverse impact to the area.
  - f. Loading and unloading docks shall be to the rear of the building.
  - g. No outside storage of any kind.
  - h. There shall be no more shipping and receiving activities than normally expected with a general retail sales and service business.
  - i. The activity shall be free from danger of fire, explosions, toxic and noxious matter, radiation, smoke, dust, or other particulate matter, and other hazards from offensive noise, vibration, odorous matter, glare and other objectionable influences.
  - j. Truck or bus terminal facilities are prohibited.
  - k. Building and facilities shall not be of design to be incompatible with other building designs.

### **2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES:**

The BOA shall have the following duties and powers:

- B. No variances shall be authorized under this provision unless the Board finds that all of the following conditions exist:
  1. The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to

other land or buildings in the vicinity.

**Is this criterion met? No**

**Staff Analysis: Staff has determined that there are no special circumstances regarding the land or building in question, and that this parcel does not possess unique qualities with respect to size or exceptional shallowness that are peculiar to such property and not to other lots within the area.**

**The applicant is seeking relief from the section of the Ordinance which regulates activities within a fully enclosed building, outside storage of goods and activities creating noise to be located within a fully enclosed soundproof building. The applicant is currently using the site for his Tree Care business and is splitting and cutting wood. This is a code compliance case.**

2. The variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant.

**Is this criterion met? No**

**Staff Analysis: This Variance request is not necessary for the preservation and enjoyment of a substantial property right and is merely a convenience to the property owner.**

3. The authorization of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of Santa Rosa County.

**Is this criterion met? Yes and No**

**Staff Analysis: It is not anticipated that the authorization of this Variance will impair an adequate supply of light and air to adjacent property, increase congestion to public streets, or impair the public safety.**

**It is anticipated that the authorization of this Variance may unreasonably diminish or impair established property values within the surrounding area.**

4. The variance will not impair the intent of the zoning ordinance or zoning district map.

**Is this criterion met? No**

**Staff Analysis: If authorized, a Variance without special circumstances would impair the intent of the zoning ordinance.**

5. To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

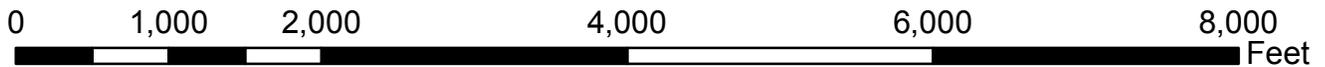
**Is this criterion met? N/A**

**Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.**

**If the Variance is approved, are there any potential building code issues?**

It is not anticipated that there will be any potential building code issues.

# 2015-CU-018 Location

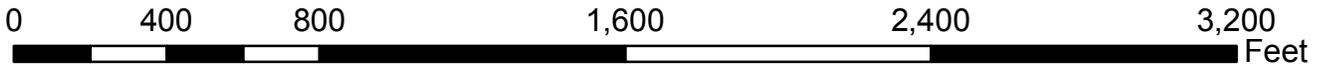
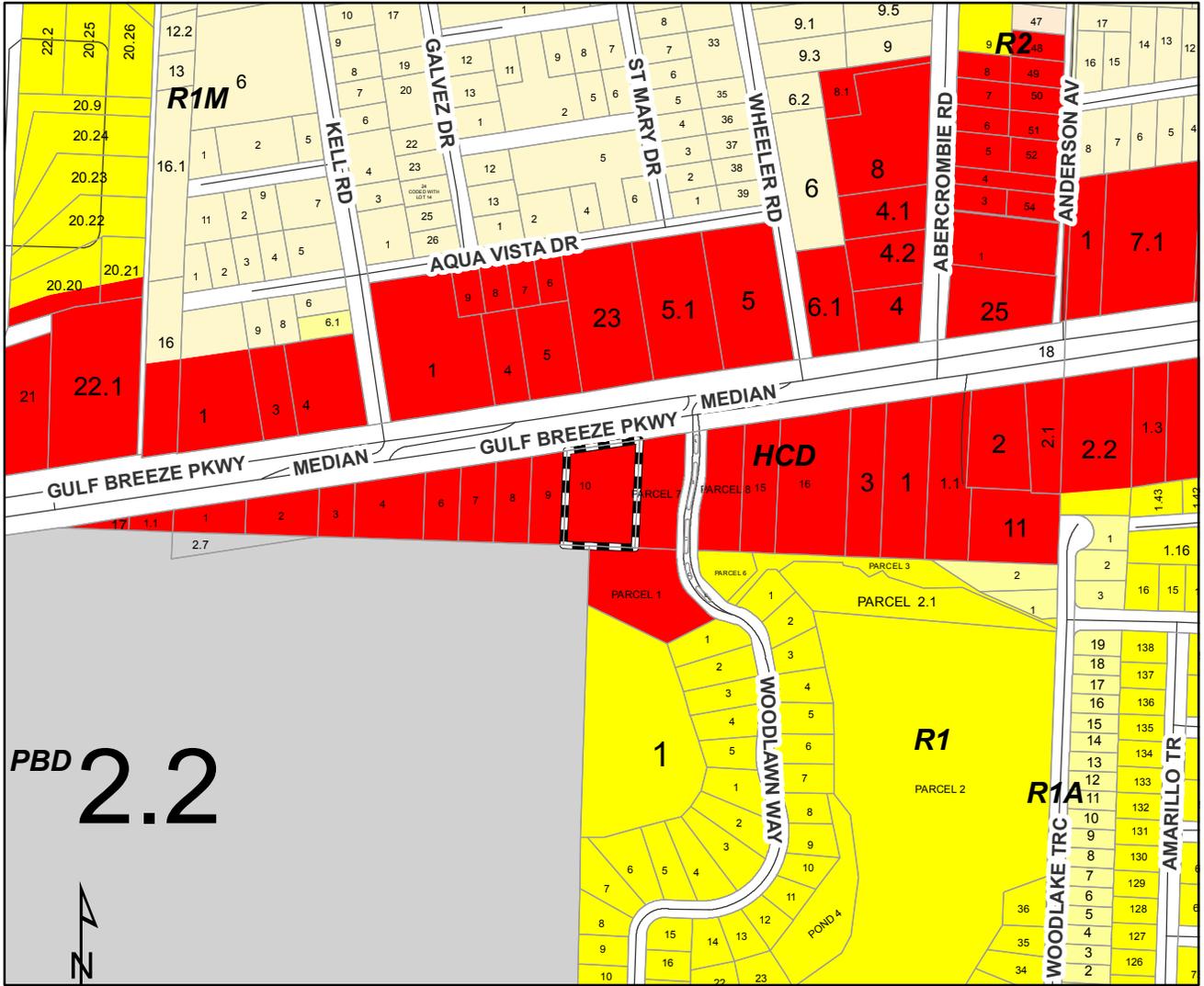


## Legend

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# 2015-CU-018 Zoning



**Legend**

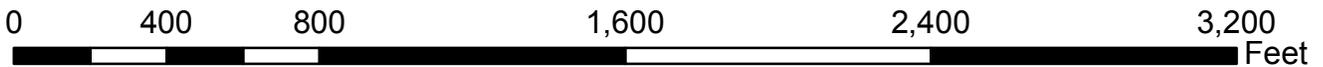
Pending ZB May	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	Navarre Beach - Medium Density (NB-MD)
Agriculture (AG2)	Planned Industrial Development (PID)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Planned Mixed Use Development (NB-PMUD)	Navarre Beach - Conservation/Recreation (NB-CON/REC)
AG2 within an Accident Potential Zone (AG2-APZ)	Neighborhood Commercial (NC)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Single Family (NB-SF)	Navarre Beach - Medium High Density (NB-MHD)
Marina (C-1M)	NC-APZ	Medium Density Residential (R-2)	Navarre Beach - Utilities (NB-U)	State
Marina and Yacht Club (C-2M)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	State within an Accident Potential Zone (STATE-APZ)	RAIL
Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Right of Ways (ROAD)	Military (MIL)
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Water	Municipal Boundaries (CITY)
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)		
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M-HON		
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	Medium High Density Residential (R-3)		
Historical/Single Family (HR-1)	Planned Business District (PBD)	Rural Residential Single Family (RR-1)		
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	RR1 within an Accident Potential Zone (RR1-APZ)		
Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 1 (TC1)		
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 2 (TC2)		
M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - Commercial (NB-C)		

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# 2015-CU-018

## Aerial



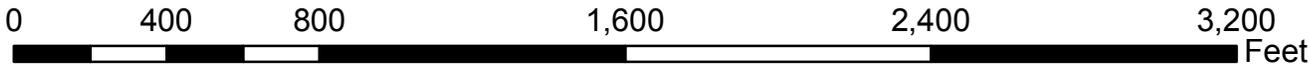
### Legend

 PendingZBMay

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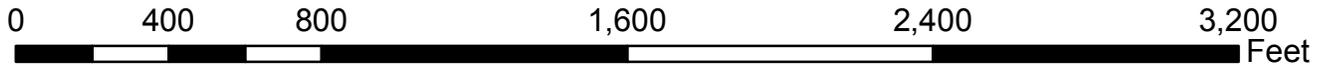
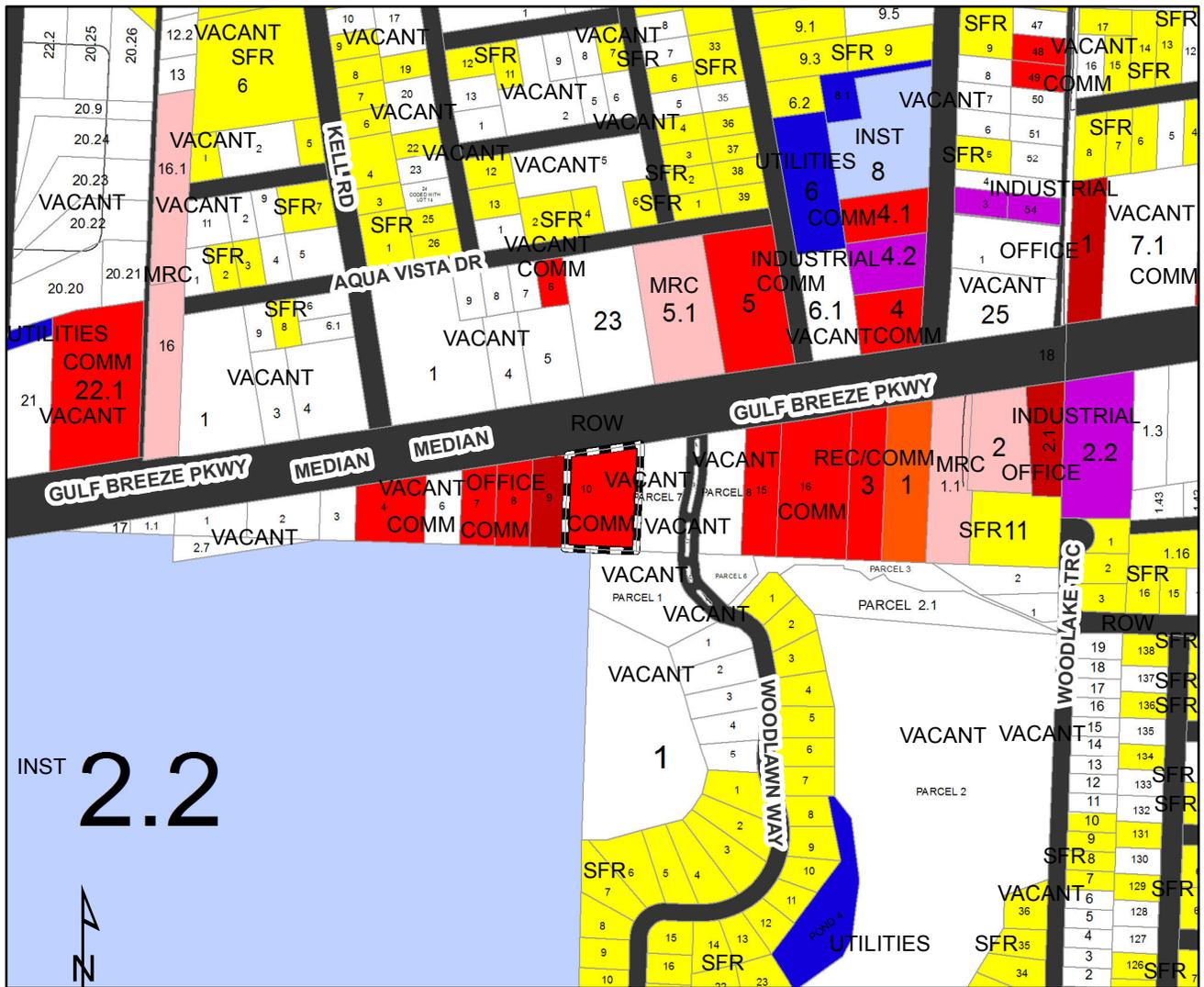
# 2015-CU-018 Close Up Aerial



**Legend**  
 PendingZBMay

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# 2015-CU-018 Existing Land Use



### Legend



Pending ZB May

#### Existing Land Use

##### CATEGORY

- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial

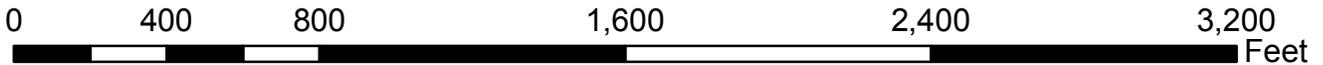
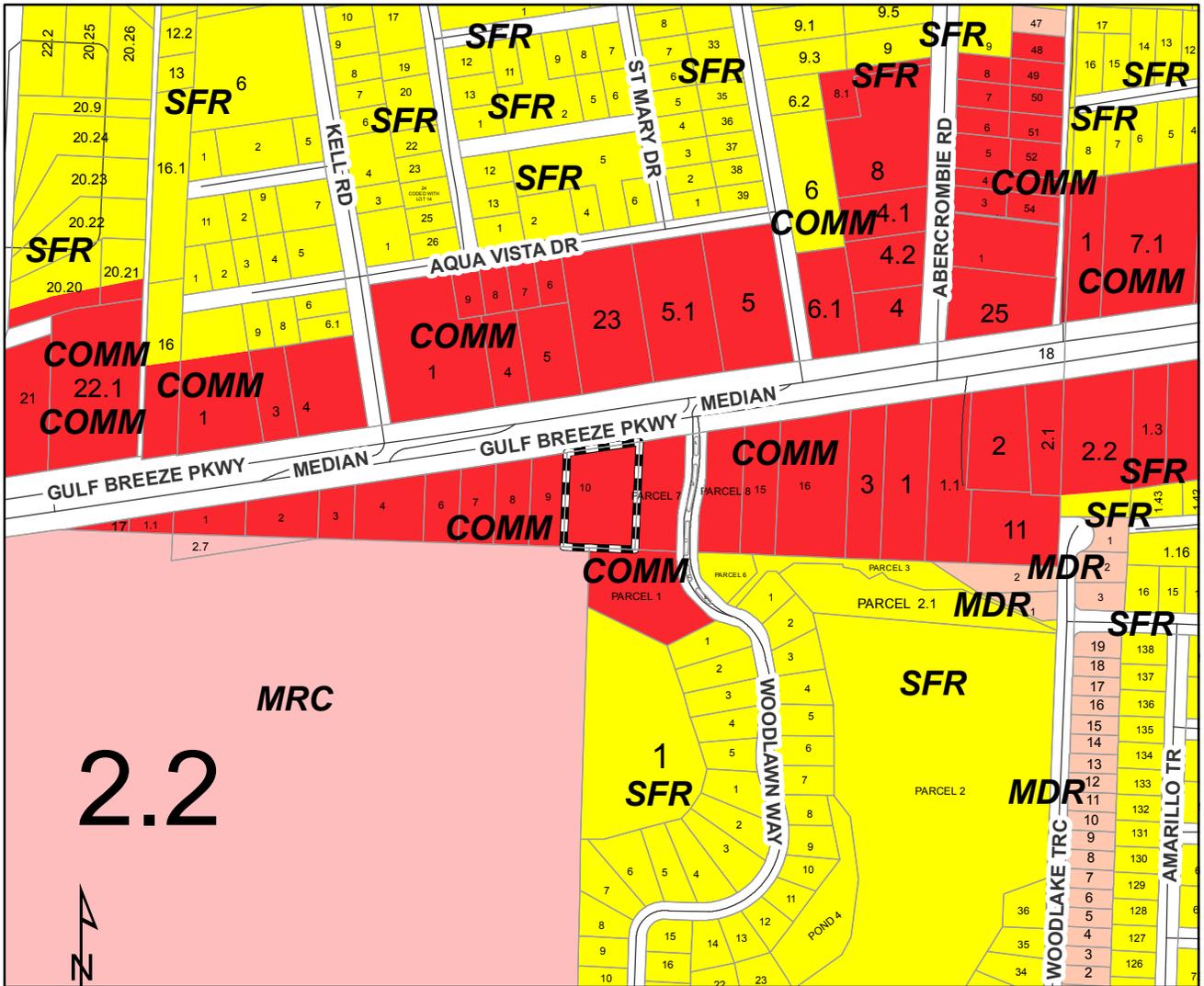
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

- Recreation/Open Space
- Right of Way
- Single Family Residential
- Silviculture
- Uncategorized
- Utilities
- Vacant
- Water

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# 2015-CU-018 Future Land Use



**Legend**

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

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# Santa Rosa County Development Services



Beckie Cato, AICP  
Planning and Zoning Director

Santa Rosa County Public Service Complex  
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583  
[www.santarosa.fl.gov](http://www.santarosa.fl.gov)  
Office: (850) 981-7000

Rhonda C. Royals  
Building Official

## Conditional Use Application

\*Application Instructions begin on Page 4

** For Official Use Only **			
Application No.	<u>2015-CU-018</u>	Date Received:	<u>3/25/15</u>
Review Fee:	<u>\$235+</u>	Receipt No.:	_____
Zoning District:	<u>HCD</u>	Conditional Use	_____
FLUM Designation:	<u>Comm</u>	Request:	6.09.02. _____

± 1.444

### Property Owner

Property Owner Name: Charles Watts Justice

Address: 3527 Southwinds Dr

Gulf Breeze, FL 32563

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

### Applicant

Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue conditional use approvals.

Company: Eugen Bowen Professional Tree Care, LLC

Contact Name: Howard Jacques III

Address: 5205 Gulf Breeze Pkwy

Gulf Breeze, FL 32563

Phone: (850) 934-5660 Fax: (850) 934-5661

Email: Eugenbowenprotreecare@gmail.com

### Property Information

Parcel ID Number(s): \_\_\_\_\_

**-OR-**

Street Address of property for which the Conditional Use is requested:

5205 Gulf Breeze Pkwy, Gulf Breeze, FL

Parcel Size (acres): \_\_\_\_\_

**Conditional  
Use  
Request**

Please describe the requested conditional use. Attach a site plan showing the proposed development in as much detail as necessary to demonstrate that your request meets the criteria found in Section 6.09.02 (attached).

Limited Manufacturing in HCD

**Conditional  
Use  
Criteria**

I understand that all decisions made by the Zoning Board of Adjustments are subject to appeal and that their decision does not become effective until the appeal time has successfully passed.

Yes  No

I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required.

Yes  No

I understand that determinations by the Zoning Board of Adjustments are valid for 36 months.

Yes  No

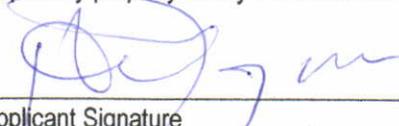
Please read the attached conditional use information pertaining to your request and describe how your request meets the pertinent criteria. Attach additional sheets if necessary.

Splitting + cutting of wood for firewood

**Certification and Authorization**

By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials 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. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

Howard Jacques III  
Applicant Name (Type or Print)

  
Applicant Signature

Mgr  
Title (if applicable)

3/25/15  
Date



# Santa Rosa County Development Services



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Office: (850) 981-7000

Rhonda C. Royals  
Building Official

## Variance Application

\* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. _____ -V - _____	Date Received: _____
Review Fee: _____	Receipt No.: _____
Zoning District: _____	FLUM Designation: _____

**Property Owner** Property Owner Name: Charla Watts, Trustee  
 Address: 3527 Southwinds Ln  
Gulf Breeze, FL 32563  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Applicant**  Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue variance approvals.

Company: Eager Beaver Professional Tree Care, LLC  
 Contact Name: Howard Jacques III  
 Address: 5205 Gulf Breeze Pkwy  
Gulf Breeze, FL 32563  
 Phone: 850-934-5660 Fax: 850-934-5661  
 Email: Eagerbeaverprotreecare@gmail.com

**Property Information** Parcel ID Number(s): \_\_\_\_\_  
 -OR-  
 Street Address of property for which the Variance is requested:  
5205 Gulf Breeze Pkwy

**Variance Request**

What is the present use of the property? tree care business

Please describe the requested variance, including exact dimensions and purpose of the variance.

① to allow activities to not be located within a fully enclosed bldg.

② to allow outside storage of goods

③ to allow activities that create noise to not be located within a fully enclosed soundproof bldg.

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.

Are the special conditions or circumstances described above the result of a proposed or prior action of the applicant? Yes \_\_\_\_\_ No \_\_\_\_\_

Plas explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.

**Variance Provisions And Criteria**

Do you currently have a Code Enforcement Violation which pertains to this Variance request?  Yes  No

I understand that all decisions made by the Zoning Board of Adjustment are subject to appeal and that their decision does not become effective until the appeal time has successfully passed.  Yes  No

I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required.  Yes  No

I understand that determinations by the Zoning Board of Adjustment are valid for 36 months.  Yes  No

**Certification and Authorization**

By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials 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. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

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

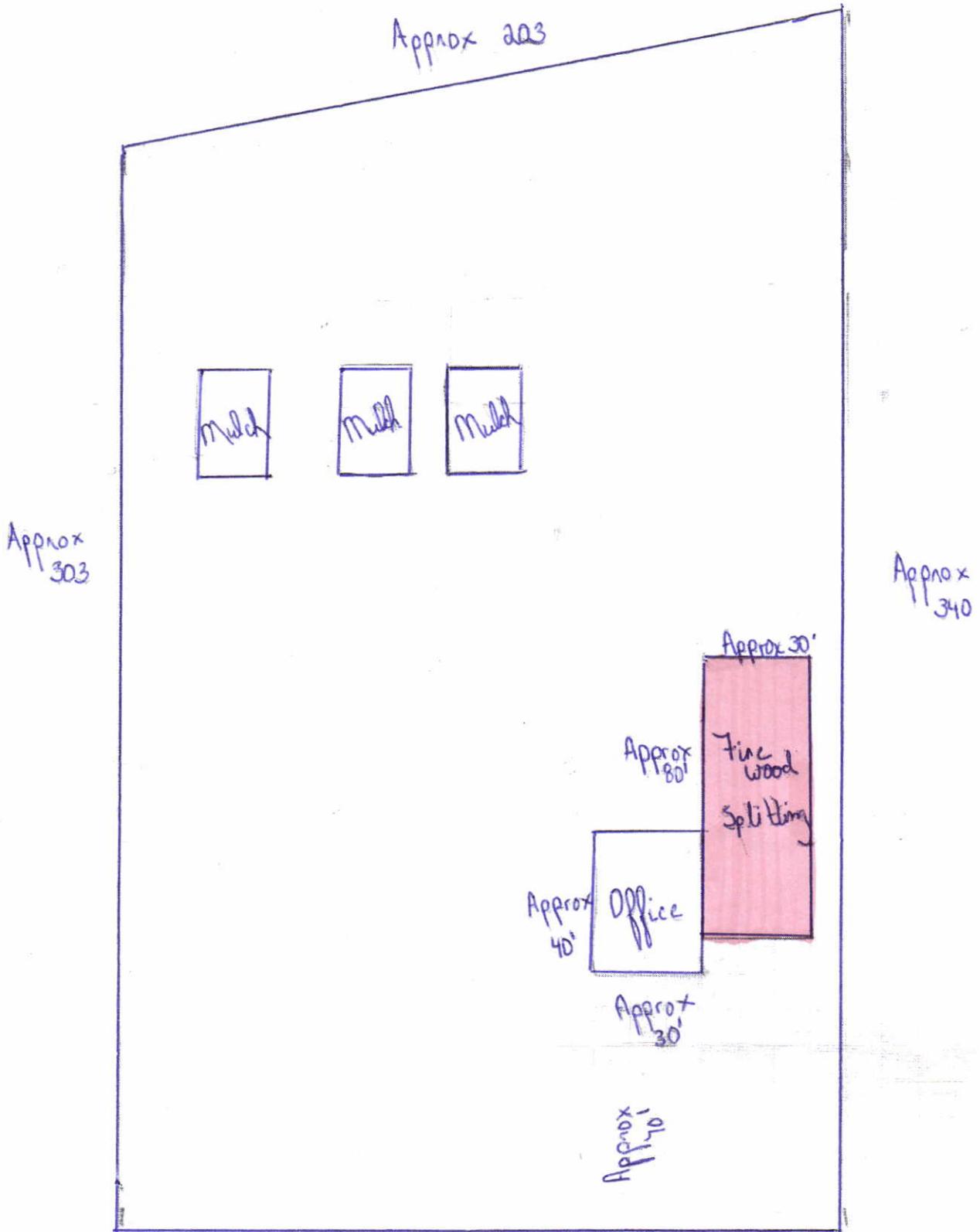
\_\_\_\_\_  
Applicant Signature

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

\_\_\_\_\_  
Date



Scale = 10'



Eager Beaver Professional Tree Care, LLC  
Permit = 24-25-28-1150-00100-0100



**CITIZENS  
COMMENTS  
2015-CU-018**



## Darlene Stanhope

---

**From:** John Bordelon <jbordelon@lawbordelon.com>  
**Sent:** Monday, March 30, 2015 1:37 PM  
**To:** Randy Jones; 'Ron Boutin'; 'Gregory Morgan'  
**Cc:** Commissioner Lynchard; Terry Mills; Gcarnall; Roger Mosley; Beth Mosley; Rhonda Royals; Darlene Stanhope; 'carolsg257@bellsouth.net'; choskin@esclaw.com; Euby Black (eubyblack@yahoo.com); choskin@esclaw.com; Commissioner Cole; Commissioner Salter; Commissioner Jayer Williamson; Commissioner Rob Williamson; Commissioner Lynchard  
**Subject:** RE: determinations/operation of Eager Beaver business by Randy Jones

Randy,

This attached former site plan which is not to scale and relates to the parcel on the North side of U.S. 98 doesn't reflect sizes of setbacks and dimensions of landscape buffers or driveways. Does the LDC and its administrative rules require scaled drawings with dimensions be submitted with applications for conditional uses so that their exact size and site location would be specifically located in any conditional use application being considered?

Finally, please note that many of the mature Leyland Cypress trees forming the landscape buffer along the west side of my Woodlawn Heights Parcel 7 (the East side of the Eager Beaver leased Parcel on the South side of U.S. 98) have already been severely damaged by decomposing heat producing mulch piles this company formerly dumped and stored along our mutual boundary line. The dead/damaged areas of these landscape buffer trees are still evident as I think you've seen on your recent inspections. In my opposition to this possible conditional use application I will be introducing photographic evidence of this offsite tree damage. I think it is an important issue if the Planning Board or BOCC has to consider a Conditional Use application involving bulk storage of mulch for this leased Eager Beaver HCD zoned site. I would assume that the board members would want to be aware of the past history of this business's operational practices. Thank you for keeping me informed.

*Best regards,  
John*

*John S. Bordelon  
Master of Laws*

**BORDELON**  
**LAW FIRM**  
Established 1974

2721 Gulf Breeze Parkway  
Gulf Breeze, Florida 32563  
Telephone: 850-934-1000 Ext. 201  
Facsimile: 850-934-1050

**Need help finding us? Please click on the following MapQuest Link!! <http://mapq.st/sYvfc6>**

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**From:** Randy Jones [<mailto:randyj@santarosa.fl.gov>]

**Sent:** Friday, March 27, 2015 9:31 AM

**To:** 'Ron Boutin'; John Bordelon; 'Gregory Morgan'

**Cc:** Commissioner Lynchard; Terry Mills; Gcarnall; Roger Mosley; Beth Mosley; Rhonda Royals; Darliene Stanhope; 'carolsg257@bellsouth.net'

**Subject:** FW: determinations/operation

To All,

Below is a determination letter, of allowable activities and deadlines for Mr. Jacques operation. Attached is a former site plan of the property for example purposes. They have already submitted an application for conditional use. Please forward to any concerned I may have missed. Also feel free to contact me.

Randy Jones  
Code Compliance Supervisor  
6051 Old Bagdad Hwy. Rm. 202  
Milton, FL 32583  
850-981-7022  
850-393-9664

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**From:** Randy Jones

**Sent:** Wednesday, March 25, 2015 10:33 AM

**To:** [eagerbeaverprotreecare@gmail.com](mailto:eagerbeaverprotreecare@gmail.com)

**Cc:** Rhonda Royals; Beckie Cato; Leslie Statler; Darliene Stanhope

**Subject:** determinations/operation

Mr. Jacques:

Sorry for the delay in getting this to you. I was out sick Monday and Tuesday.

To follow up and summarize our conversation Wednesday morning, March 18, 2015: We discussed the scope and plans for your operation. Properties on both the North and South sides of Gulf Breeze Pkwy are involved, 5205 Gulf Breeze Pkwy, identified as Parcels 242S281150001000100, 242S280000023000000, 242S281150003000050.

Beginning with the signage: I explained you were allowed one on premise sign, 100'sq., with a permit. You agreed to remove two additional signs and a portable sign. I agreed to allow the one, which can be allowed provided a permit application is submitted. As the property is leased, a licensed contractor is required by Florida Law. To avoid any citation related to signage, please see that a permit application is received by this department within the next 15 days. That time frame should be more than adequate. Portable signage can also be allowed with a permit for 30 days with in a six month period.

Firewood operation: It has been determined that the cutting and splitting of the wood falls under the category of light manufacturing. Your locations are zoned HCD. Light/limited manufacturing can be allowed but requires a "Conditional

Use" approval. The deadline to apply for a conditional use is April 2, 2015, for the May meeting cycle. Please contact Darliene Stanhope, 981-7065, as soon as possible as the deadline is about two weeks away. Please cease and desist the operation of cutting and splitting the wood on site.

Property on north side of Gulf Breeze Pkwy: You committed to have the "big logs" removed within two weeks. I agreed to that condition. Deadline April 2<sup>nd</sup>. You further stated the "chipper/grinder" had been removed. You requested to be able to bring it back for a limited amount of time. It has been determined that will not be allowed. The remaining materials will need to be disposed of or removed from the property by some other means. The chips/mulch quantities, that can be allowed as retail has been determined as follows:

To evaluate an amount of mulch that would be considered reasonable for retail display on this site, we looked at the 2006 site plan for the property (attached) along with site plans for similar uses. So long as the area of the site used for mulch storage is within the areas highlighted on the attachment and does not exceed 6 feet in height it can be considered retail display which is allowed in this zoning district. This includes "split" firewood. Again no processing allowed on site.

Note that the underlying display areas shown on right side of the site plan include walkways/drive isles separating the display areas. While we would not require that those remain in the exact locations shown, areas for movement between piles of mulch will need to be included.

In closing, if you desire to apply for a conditional Use to allow limited manufacturing, cutting and splitting of firewood, it is imperative the application be received by April 2, 2015. All deadlines above must be met or citations will be issued. The continuation of bring in materials that exceed the allowable quantities will also be met with a citation.

Randy Jones  
Code Compliance Supervisor  
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