2015-CU-023

Project Name:	n/a
Applicant and/or Property Owner:	Euby Black
Representative:	n/a
Request:	Conditional Use to allow single family residential to be located within an HCD (Highway Commercial Development) district, specifically 3 single family homes. (LDC 6.09.02.S)
Zoning District:	HCD (Highway Commercial Development)
Zoning Board Recommendation:	***Recommended Approval with a vote of 5 – 1, Colten Wright opposing***

Conditional Use 2015-CU-023

General Information:

Applicant:	Euby Black
Representative:	n/a
Project Location:	1600 block of Woodlawn Way, Gulf Breeze
Parcel Number:	25-2S-28-5980-00000-0010
Request:	Conditional Use to allow single family residential within HCD (Highway Commercial Development) zoning district, specifically 3 single family residences
Existing Conditions:	The subject site is vacant.

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? Yes

Staff Analysis: It is 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 build 3 single family residences on the subject site.

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

Is this criterion met? Yes

Staff Analysis: It is not 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 single family residential to the east and south, institution to the west, commercial and vacant to the north and recreation open space to the east.

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 COMM (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.

S. <u>R-1 Single Family Development (NC, HCD)</u>

1. Platting requirements as outlined in Article Four (4) of this ordinance are required for all subdivisions.

   Is this criterion met? Yes

   Staff Analysis: The subject site is part of a platted subdivision.

2. Provisions as outlined in Section 6.05.05 (R-1 District) must be adhered to.

   Is this criterion met? Yes

   Staff Analysis: The applicant has stated that the R1 zoning district standards with regard to lot size and setbacks will be met.

3. Sites should be located so as to maximize compatibility with adjacent land uses and minimize an adverse impact by screening and buffering from adjoining existing incompatible uses.

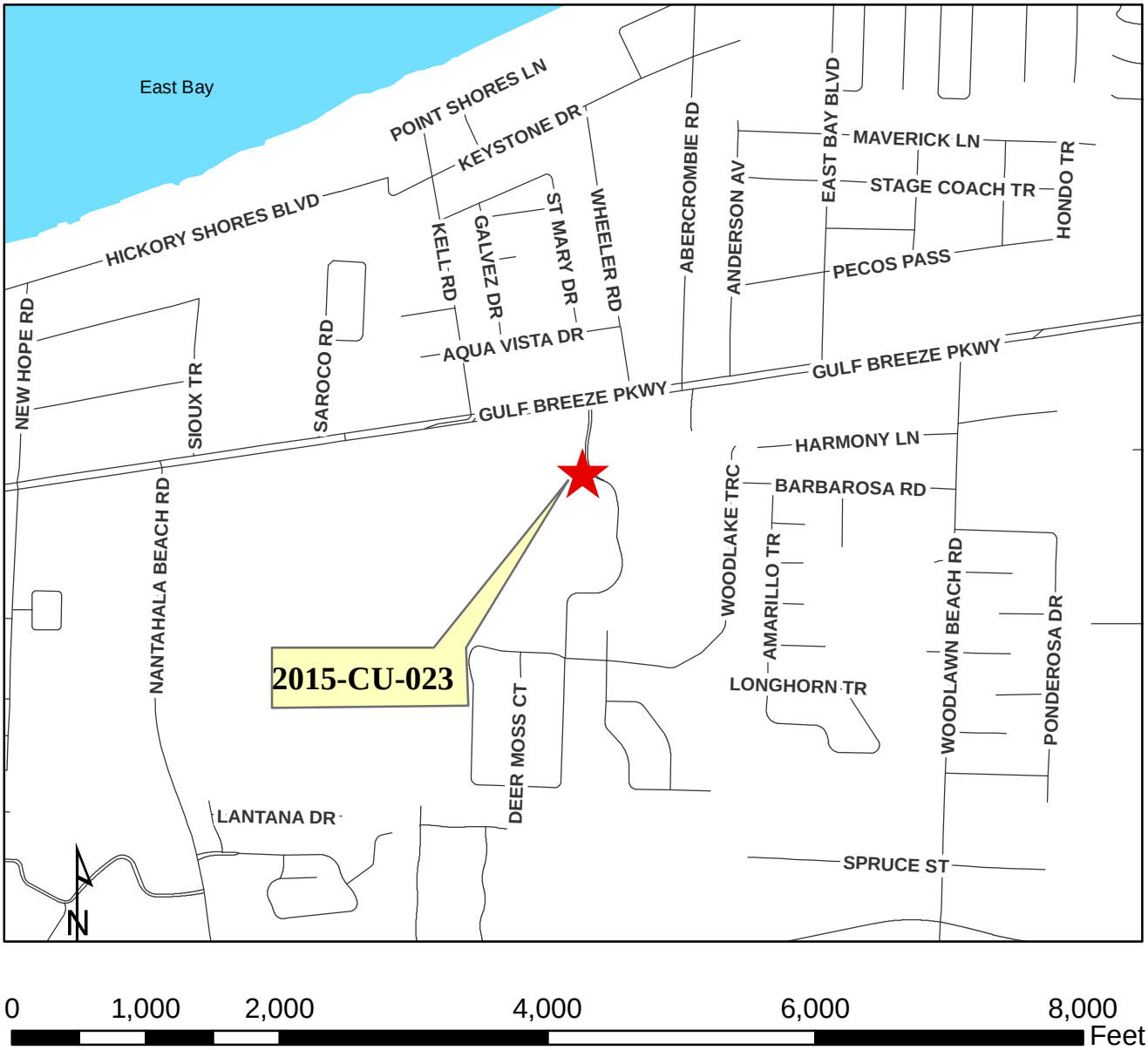
   Is this criterion met? Yes

   Staff Analysis: The adjacent properties to the east and south are residential, the property to the west is conservation and institutional uses and the property to the north is commercial. The site will be located so that the compatibility will be maximized and adverse impact minimized.

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.

2015-CU-023
Location

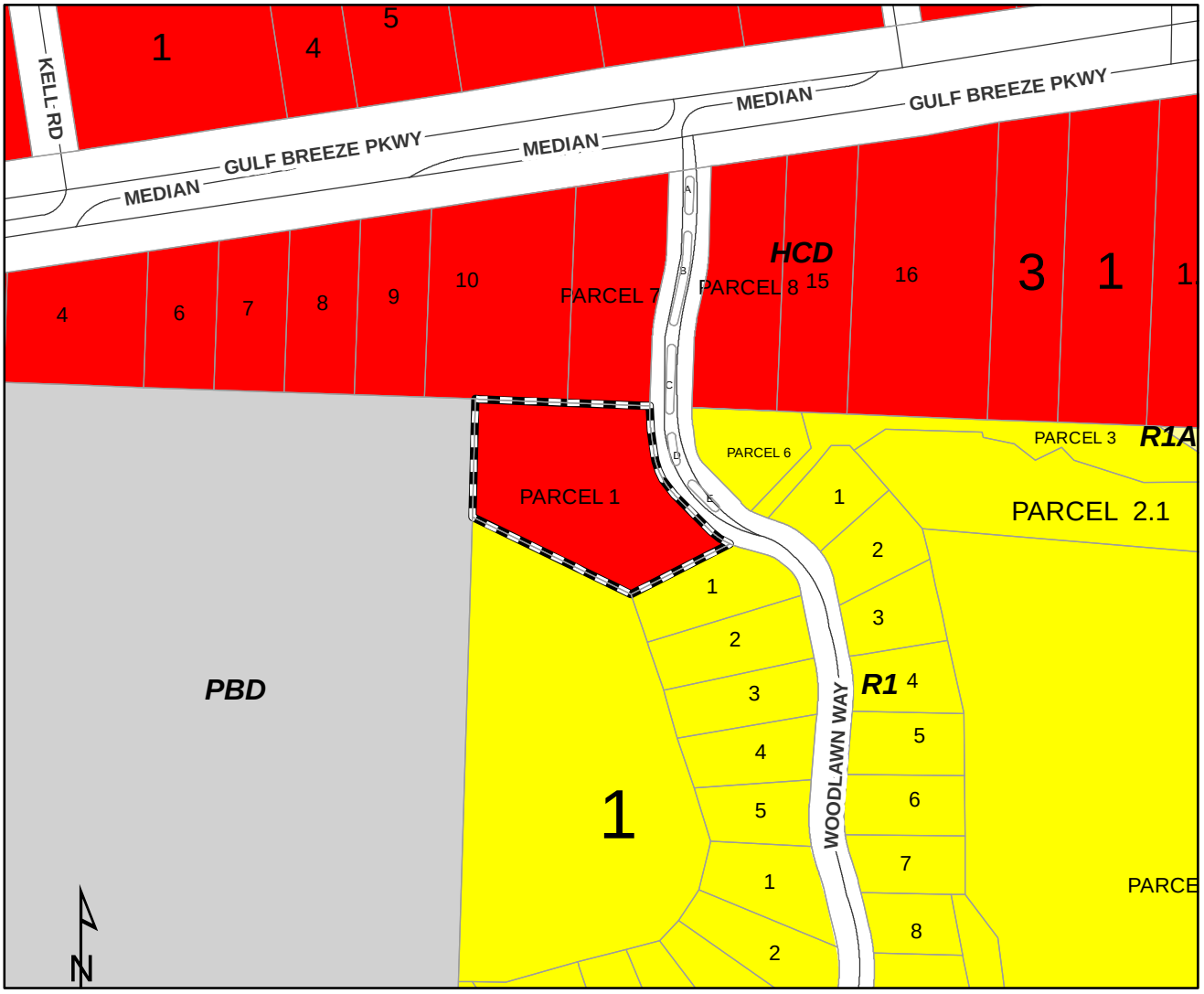


0 1,000 2,000 4,000 6,000 8,000 Feet

Legend

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

2015-CU-023
Zoning



Legend

PendingZBJune

- Agriculture/Rural Residential (AG)
- AG within an Accident Potential Zone (AG-APZ)
- Agriculture (AG2)
- AG2 within an Accident Potential Zone (AG2-APZ)
- Marina (C-1M)
- Marina and Yacht Club (C-2M)
- Historical/Commercial (HC-1)
- Highway Commercial Development (HCD)
- HCD within an Accident Potential Zone (HCD-APZ)
- HCD within the Heart of Navarre (HCD-HON)
- HCD with the Navarre Town Center (HCD-NTC)
- Historical/Single Family (HR-1)
- Historical/Multiple Family (HR-2)
- Restricted Industrial (M-1)
- M1 within an Accident Potential Zone (M1-APZ)
- M1 within the Heart of Navarre (M1-HON)
- General Industrial (M-2)
- M2 within an Accident Potential Zone (M2-APZ)
- Planned Industrial Development (PID)
- Neighborhood Commercial (NC)
- NC-APZ
- NC within the Heart of Navarre (NC-HON)
- Passive Park (P-1)
- P1 within the Heart of Navarre (P1-HON)
- Active Park (P-2)
- P2 within an Accident Potential Zone (P2-APZ)
- P2 within the Heart of Navarre (P2-HON)
- Planned Business District (PBD)
- Planned Unit Development (PUD)
- Single Family Residential (R-1)
- R1 within an Accident Potential Zone (R1-APZ)
- R1within the Heart of Navarre (R1-HON)
- Single Family Residential (R-1A)
- Mixed Residential Subdivision (R-1M)
- R1M within an Accident Potential Zone (R1M-APZ)
- R1M within the Heart of Navarre (R1M-HON)
- Medium Density Residential (R-2)
- R2 within an Accident Potential Zone (R2-APZ)
- R2 within the Heart of Navarre (R2-HON)
- Medium Density Mixed Residential (R-2M)
- R2M within an Accident Potential Zone (R2M-APZ)
- R2M-HON
- Medium High Density Residential (R-3)
- Rural Residential Single Family (RR-1)
- RR1 within an Accident Potential Zone (RR1-APZ)
- Navarre Town Center 1 (TC1)
- Navarre Town Center 2 (TC2)
- Navarre Beach - Commercial (NB-C)
- Hotel - Navarre Beach (HNB)
- Navarre Beach - High Density (NB-HD)
- Navarre Beach -Medium Density (NB-MD)
- Navarre Beach - Planned Mixed Use Development (NB-PMUD)
- Navarre Beach - Conservation/Recreation (NB-CON/REC))
- Navarre Beach - Single Family (NB-SF)
- Navarre Beach - Medium High Density (NB-MHD)
- Navarre Beach - Utilities (NB-U)
- State
- State within an Accident Potential Zone (STATE-APZ)
- RAIL
- Right of Ways (ROAD)
- Military (MIL)
- Water
- Municipal Boundaries (CITY)

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

2015-CU-023
Aerial

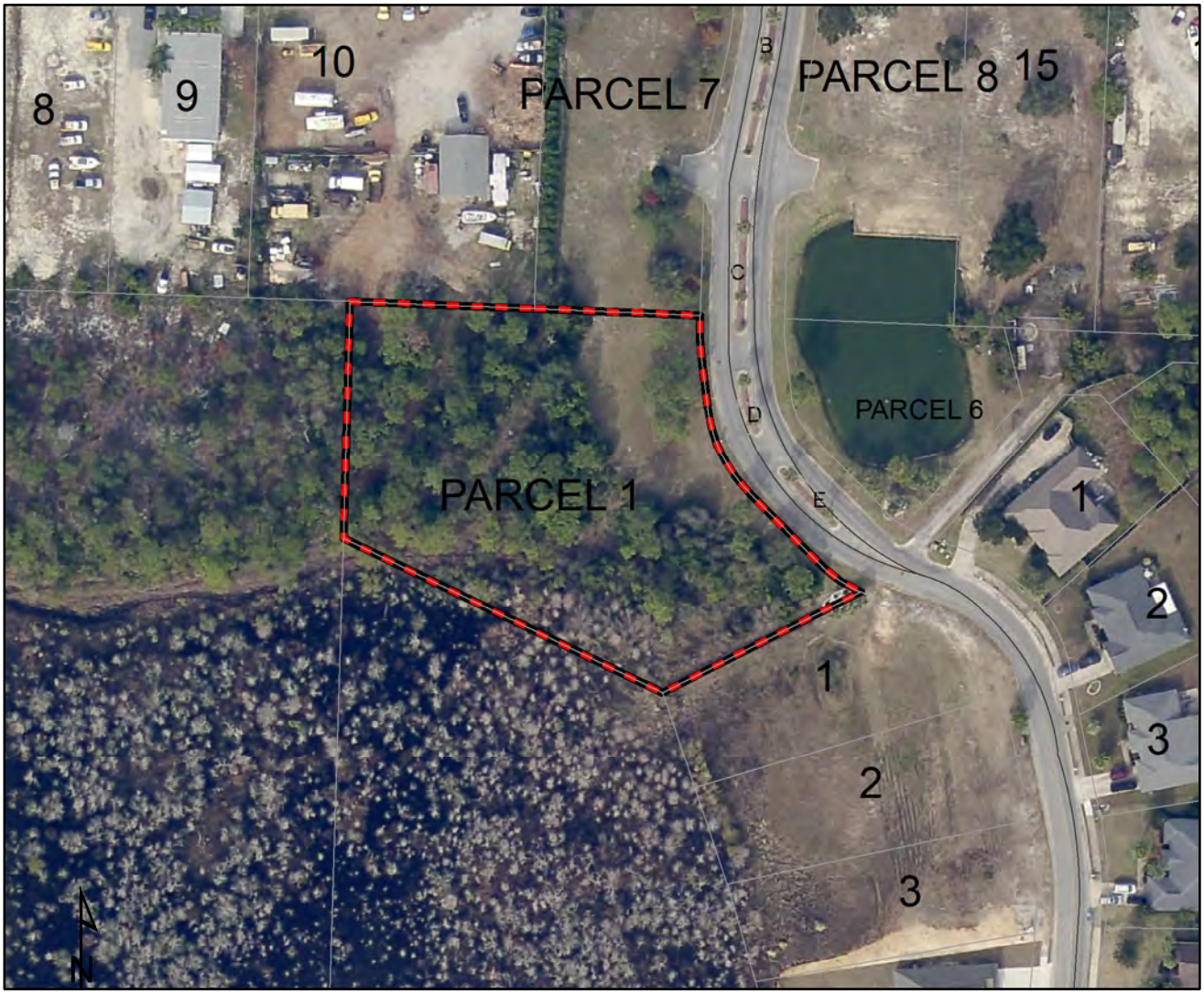
0 200 400 800 1,200 1,600 Feet

Legend

PendingZBJune

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

2015-CU-023
Close Up Aerial



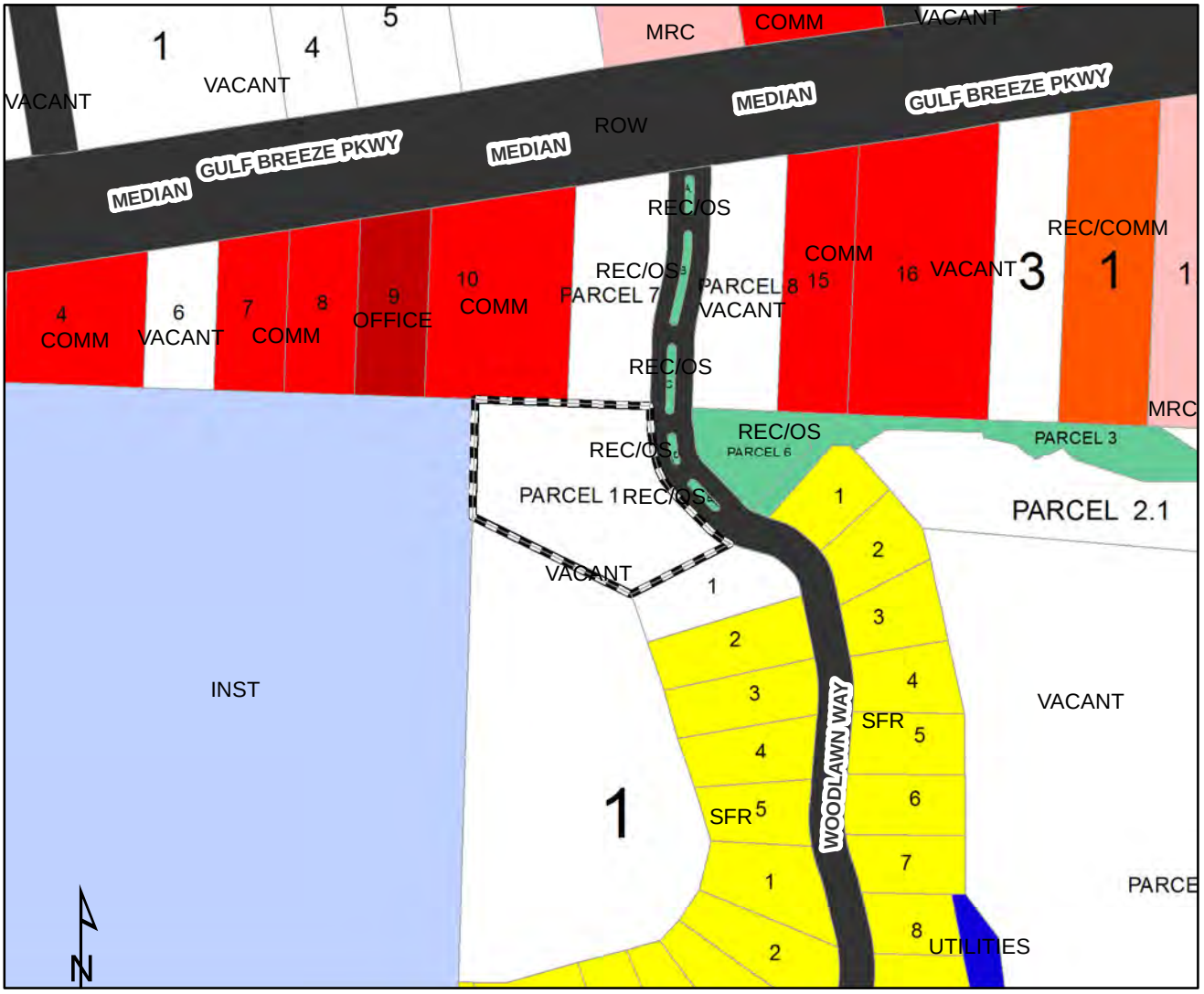
0 100 200 400 600 800 Feet

Legend

PendingZBJune

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

2015-CU-023
Existing Land Use



0 200 400 800 1,200 1,600 Feet

Legend

PendingZBJune

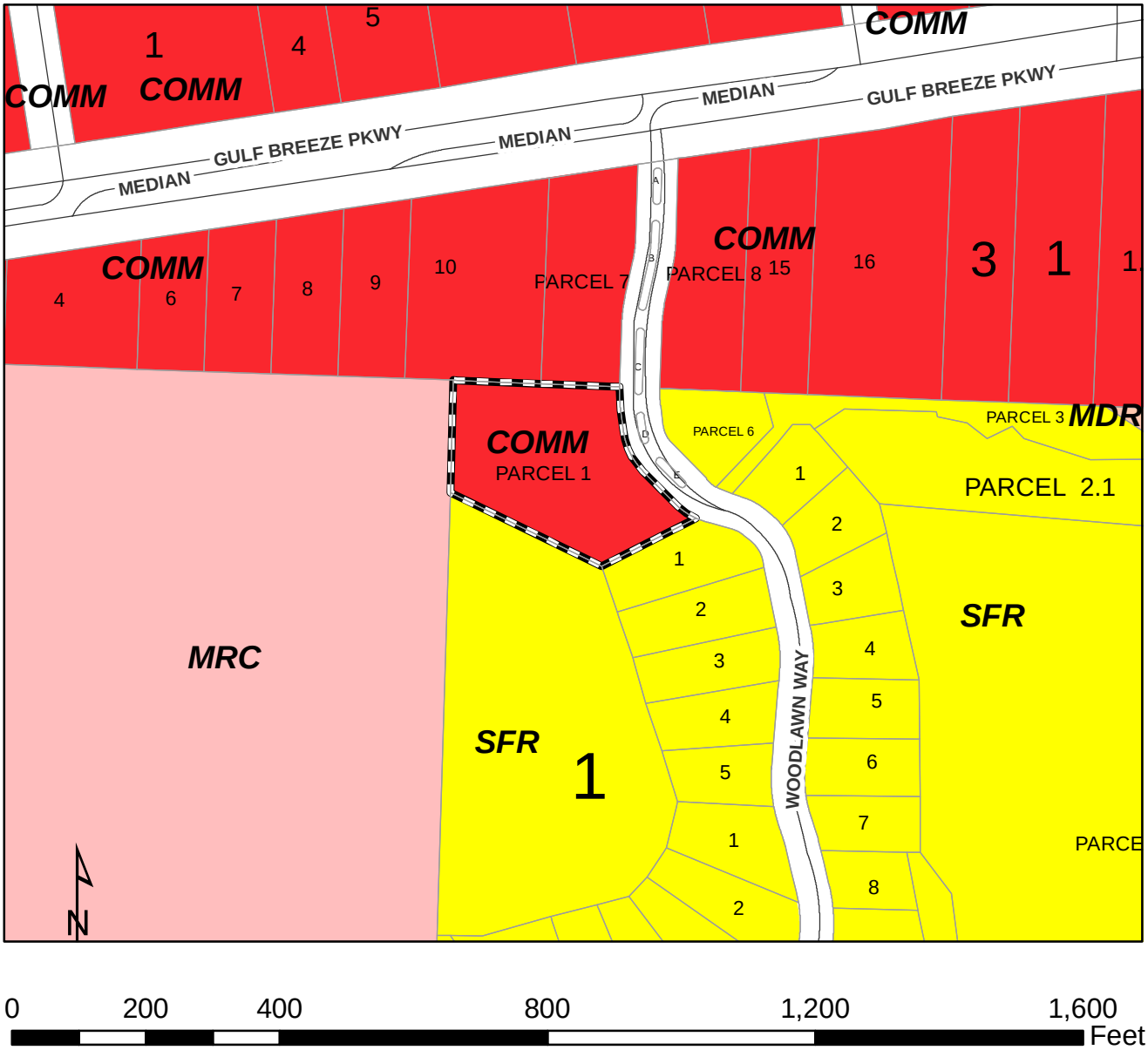
Existing Land Use

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

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

2015-CU-023
Future Land Use

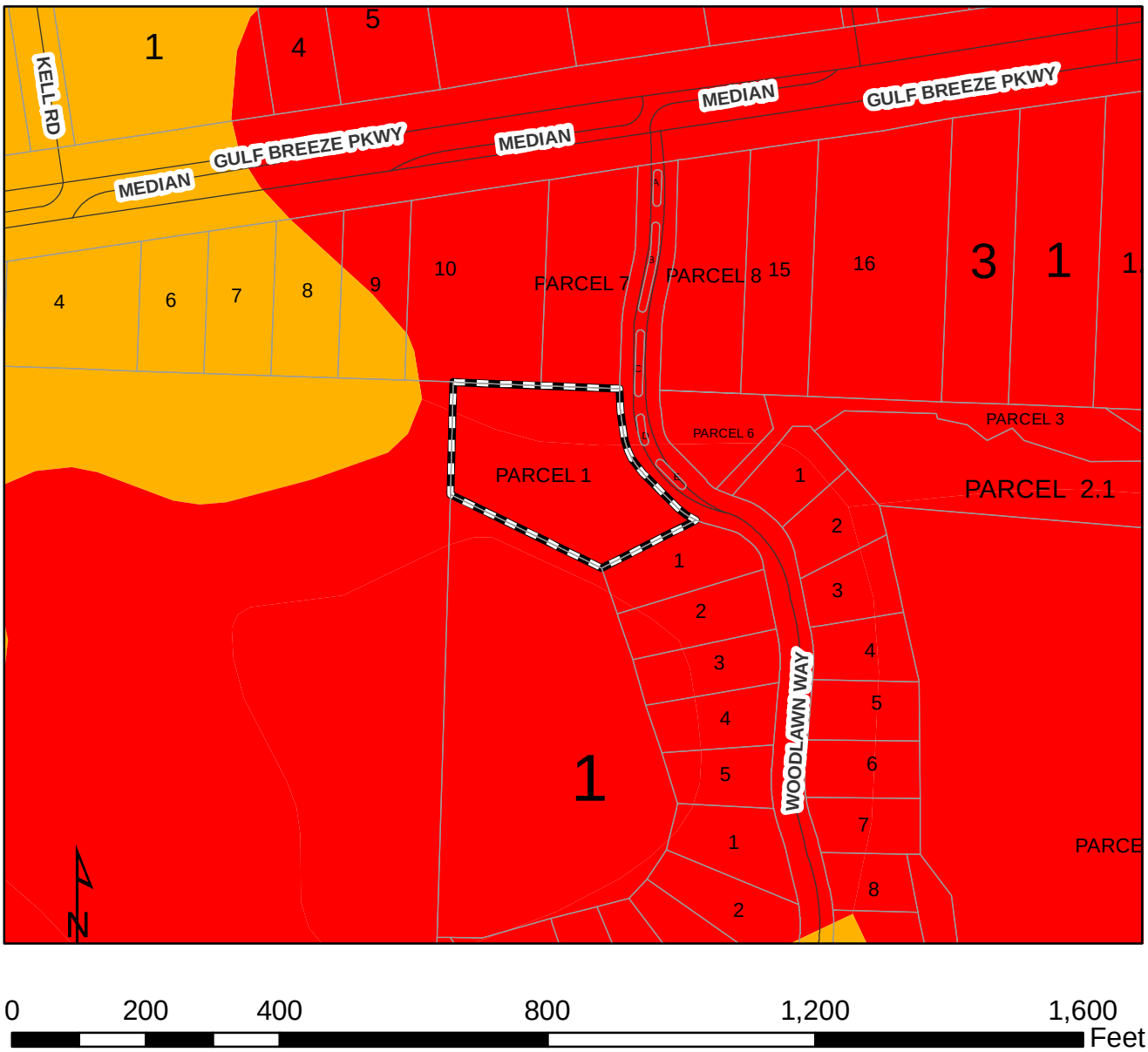


Legend

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

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

2015-CU-023
Septic Tank Suitability



Legend

PendingZBJune

gisdata.GISADMIN.SRCSoils

Map Unit Symbol

- Limitations are Slight for Septic Tank Absorption Fields
- Limitations are Moderate for Septic Tank Absorption Fields
- Limitations are Severe for Septic Tank Absorption Fields

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

Santa Rosa County
Development Services

APR 14 '15 PM04:17

Beckie Cato, AICP
Planning and Zoning Director

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

Rhonda C. Royals
Building Official

Conditional Use Application

*Application Instructions begin on Page 4

**** For Official Use Only ****

Application No.	2015 -CU- 023	Date Received:	4-14-15
Review Fee:	$235 + 57.28 (292.28)	Receipt No.:	131
Zoning District:	HCD	Conditional Use Request:	6.09.02.
FLUM Designation:	comm		

± 1.703 VDA5

Property Owner

Property Owner Name: Euby Black

Address: 5822 East Bay Blvd, Gulf Breeze, FL 32563

Phone: 850-939-8000 Fax: _____

Email: eubyblack@yahoo.com

Applicant

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

Company: _____

Contact Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Property Information

Parcel ID Number(s): 252S285980000000010

-OR-

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

1600 block of Woodlawn Way, Gulf Breeze, FL 32563

Parcel Size (acres): 1.49 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).

To allow the development of single family residential homes within an HCD zoning district.

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. My intent is to revert the lot configuration back to the three lots which were approved on the preliminary plat for "Woodlawn Heights" subdivision. Prior to the final plat approval, the lot was rezoned to HCD. The lots were kept as one larger parcel and intended to be used as parking lot. The market doesn't support the commercial use; however, it does support the development of residential lots. The lots would also be consistent and compatible with the existing residential which is adjacent to the south and southeast. The lots will conform to the R1 zoning district standards with lots size and setbacks.

Certification and Authorization

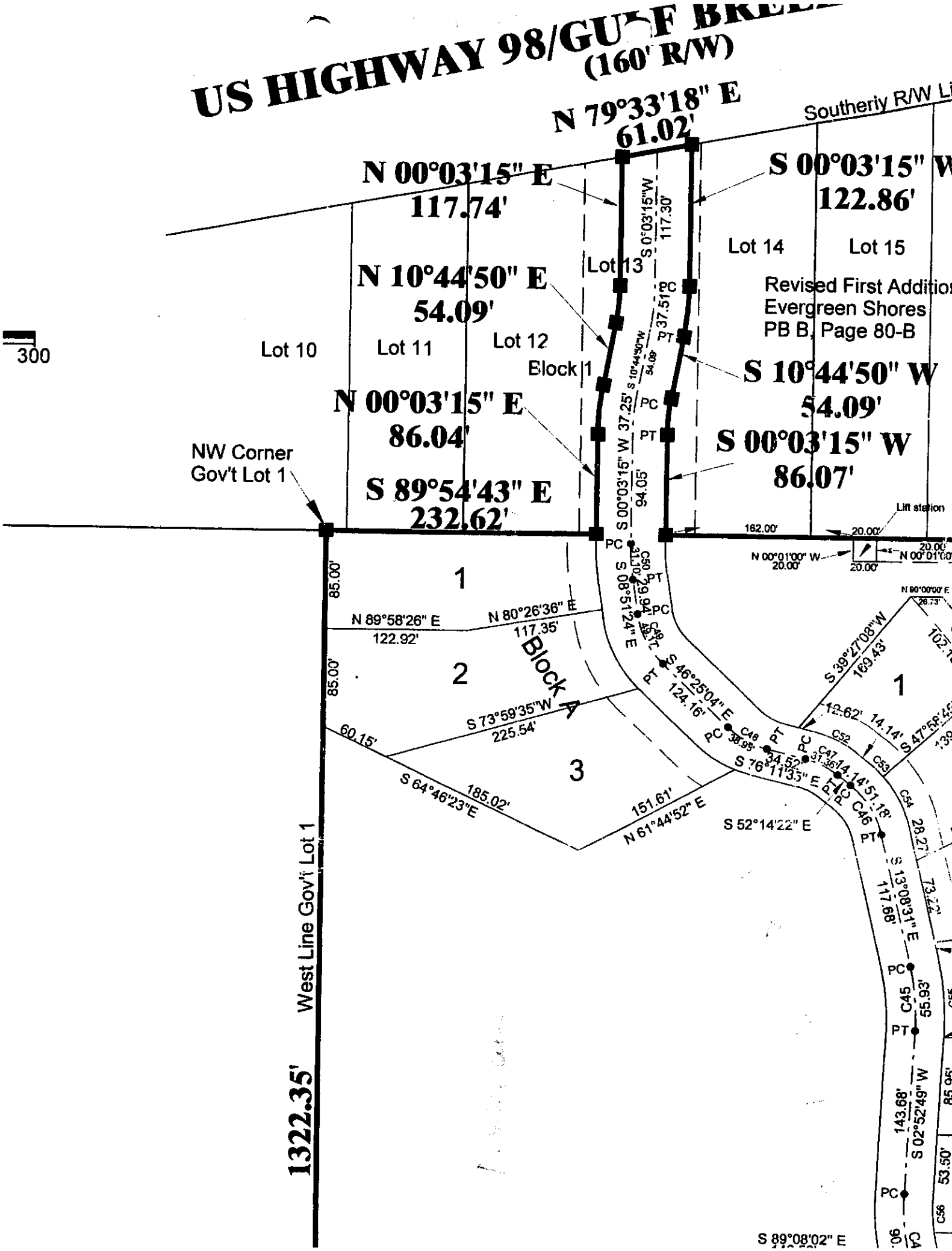
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation 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.

Euby Black
Applicant Name (Type or Print)

Euby Black
Applicant Signature

Title (if applicable)

4-14-2015
Date


US HIGHWAY 98/GULF BREEZE
(160' R/W)
Southerly R/W Line
N 79°33'18" E
61.02'
N 00°03'15" E
117.74'
S 00°03'15" W
122.86'
N 10°44'50" E
54.09'
S 10°44'50" W
54.09'
N 00°03'15" E
86.04'
S 00°03'15" W
86.07'
S 89°54'43" E
232.62'
NW Corner
Gov't Lot 1
300
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Block 1
Revised First Addition
Evergreen Shores
PB B, Page 80-B
Lift station
162.00'
20.00'
N 00°01'00" W
20.00'
N 89°58'26" E
122.92'
N 80°26'36" E
117.35'
Block A
S 73°59'35"W
225.54'
60.15'
S 64°46'23"E
185.02'
151.61'
N 61°44'52" E
S 52°14'22" E
S 46°25'04" E
124.16'
S 39°27'08"W
169.43'
S 13°08'31" E
117.68'
S 02°52'49" W
143.68'
S 89°08'02" E
West Line Gov't Lot 1
1322.35'
85.00'
85.00'
1
2
3
PC
PT
C45
C46
C47
C48
C50
C52
C53
C54
C56