

2010-CU-012

Project Name: n/a

Applicant: Tony Payne

Representative: n/a

Request: Conditional Use to allow a recreational activity (kayak & tube livery) to be located within an Agriculture zoning district
(LDC 6.09.02.V)

Zoning District: AG (Agriculture)

ZBOA

Recommendation: Denial with a vote of 4 - 0

**BOCC Data & Analysis
January 27, 2011**

Conditional Use 2010-CU-012

I. Applicant:

Tony Payne

II. Request:

Conditional Use to allow a recreational activity (kayak & tube livery) to be located within an Agriculture zoning district

III. Proposed Location:

9906 Indian Ford Road, Milton; on the north side of Indian Ford Road east of Munson Highway and west of Abb Pitman and Pleasant Home Roads near the Springhill community (Parcel number 36-3N-27-0000-00307-0000)

IV. LDC 6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be permitted by the Board of Adjustment (Zoning Review and Appeals Board) provided that 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?

Staff Analysis: It is not anticipated that the proposed use, a kayak and tube livery, will adversely affect the public health, safety, and welfare.

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

Is this criterion met?

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.

Since the adjacent properties are either zoned Agriculture or are State-owned and consist of single family residences, or land which is either vacant or

(continued on next page)

**BOCC Data & Analysis
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designated as conservation/recreation, a commercial endeavor of this size would likely have a negative impact on the surrounding residential uses.

Furthermore, the proposed use is not located on a major thoroughfare. Traffic would travel over 5 miles on unclassified residential roads to enter the site. Sufficient data does not exist to estimate the traffic which will be generated by the proposed use.

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

Is this criterion met?

Staff Analysis: According to the Santa Rosa County Future Land Use Map (FLUM) the subject area for the proposed Conditional Use is located in Agricultural (AG) land use category.

This request is not consistent with the Goals, Objectives, and Policies of the Santa Rosa Comprehensive Plan. Uses within the Agricultural category include agricultural & silvicultural activities, residential uses, and commercial activities which support agricultural activities. The proposed use does not meet this criterion.

UNOFFICIAL REVISIONS

**BOCC Data & Analysis
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- D. Satisfies criteria stipulated for similar uses and as listed below.

V. Recreational Activities

1. Recreational activities limited to the following: archery range, baseball and/or football fields, bicycle path, boat dock, botanical garden, cabanas, excursion or charter boat dock, handball or racquetball courts, outdoor rifle and pistol range, basketball courts, boat anchorage, boat launching ramp, bridle trails, lawn bowling, cemeteries, concession stands, fishing pier, horseshoe pitching courts, public park, indoor rifle and pistol range, softball field, stadium and bleachers, shuffleboard courts, soccer fields, tennis courts, track and field facilities. However, rifle and pistol ranges shall only be allowed as a conditional use in AG and AG-2 districts.

Recreational activities in HCD, M-1, M-2, C-1M, C-2M, AG and AG-2 may be private enterprise (private ownership for profit) or publicly held (state or county) activities.

The following recreational activities in all residential districts (RR-1, R-1, R-1A, R-1M, R-2, R-2M and R-3) must be public held (state or county) or non-profit activities and limited to: baseball and/or football fields, bicycle path, public boat dock, botanical

Is this criterion met?

Staff Analysis: The proposed use is a kayak and tube livery and is consistent with those activities permissible through Conditional Use request.

**BOCC Data & Analysis
January 27, 2011**

garden, cabanas, handball or racquetball courts, basketball court, boat launching ramp, lawn bowling, fishing pier, horseshoe pitching court, public park, softball field, shuffleboard courts, soccer fields, tennis courts, track and field facilities.

2. Site plan approval is required by the Community Planning, Zoning and Development Division pursuant to Section 4.04.00 et seq. of this ordinance. Additionally, the site development plan for land use improvements shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from and protection to, contiguous and nearby residential property. Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, odors, smoke, vibration, flying objects or traffic or parking, protection to such contiguous residential properties shall be provided in the form of open spaces, fences, walls, hedges, plantings, enclosures and/or by other such means as may be appropriate and effective to prevent or minimize such hazards.

Is this criterion met?

Staff Analysis: The proposed use will be reviewed by the Community Planning, Zoning and Development Division for compliance with the Ordinances which regulate site development.

**BOCC Data & Analysis
January 27, 2011**

3. Yards:

- a. No parking area shall be located within twenty-five (25) feet of any residentially zoned property.

Is this criterion met?

Staff Analysis: The proposed parking area will be setback a minimum of 25 feet from all property lines.

- b. No structure, (except benches, tables, sitting areas, fountains, fences, or walls) as hereinafter provided, shall be located within 25 feet of any property line.

Is this criterion met?

Staff Analysis: The applicant does not intend place any structures within 25 feet of the property line.

4. Open space and landscaping is permitted in accordance with the requirements set forth in Article Seven.

Is this criterion met?

Staff Analysis: The applicant will comply with all of the applicable requirements as they pertain to open space and landscaping.

5. Parking shall be required in accordance with the requirements set forth in Article Seven.

Is this criterion met?

Staff Analysis: The applicant will comply with all of the applicable requirements as they pertain to parking.

6. Fences and walls:

- a. Fences and walls are permitted or required in accordance with the requirements set forth in Article Seven.

Is this criterion met?

Staff Analysis: The applicant will comply with all of the applicable requirements as they pertain to fences and walls.

**BOCC Data & Analysis
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- b. No fence or wall shall be erected within twenty-five (25) feet of any street line.

Is this criterion met?

Staff Analysis: There are no fences or walls indicated on the site plan.

- c. No fence or wall shall be situated within twenty-five (25) feet of any residentially zoned property shall exceed six (6) feet in height.

Is this criterion met?

Staff Analysis: There are no fences or walls indicated on the site plan.

7. Signage is permitted in accordance with the requirements set forth in Article Eight.

Is this criterion met?

Staff Analysis: All signage will be reviewed by County staff for compliance prior to the issuance of sign permits.

8. Facilities for refuse collections and removal of solid wastes shall be provided pursuant to Article Seven.

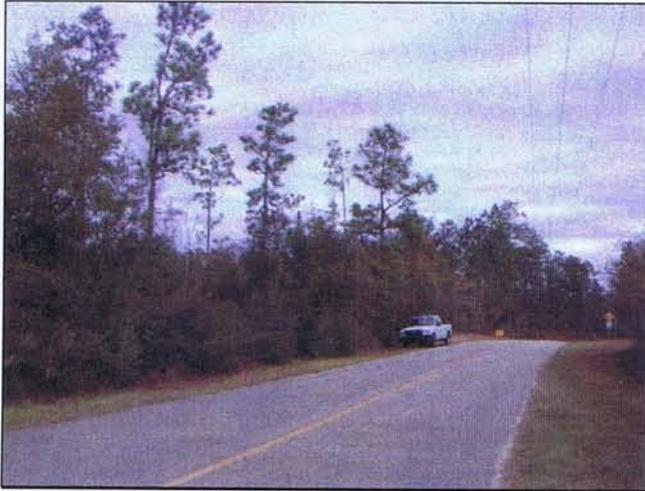
Is this criterion met?

Staff Analysis: The applicant will comply with all of the applicable requirements as they pertain to refuse collection and solid waste removal.

V. Criteria

Santa Rosa County Land Development Code, Article 6.09.02.V

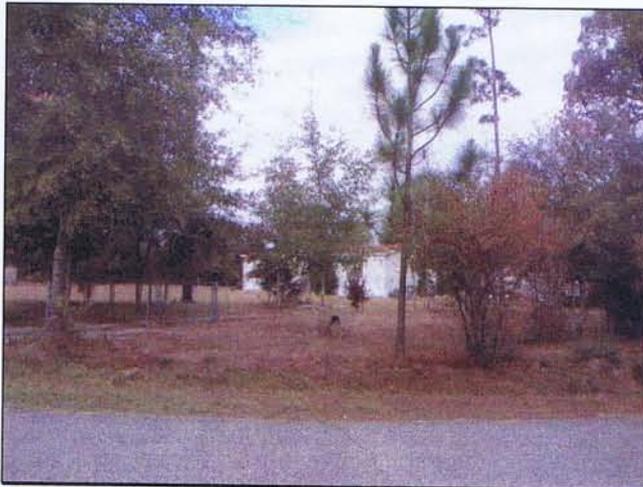
Presentation Slides
December 2, 2010 ZBOA Meeting



The subject property

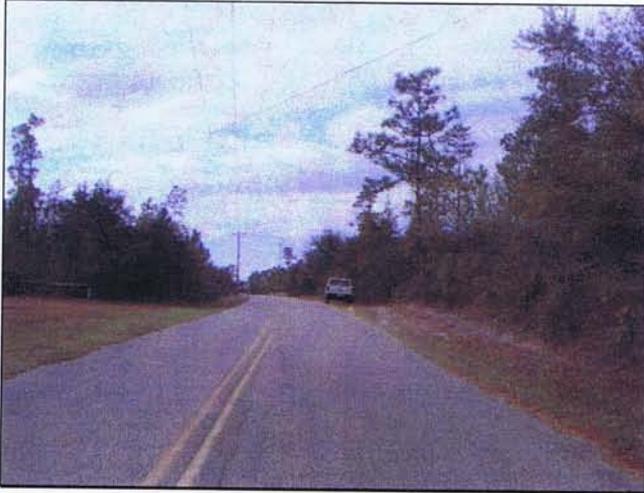


The front of the property and
the proposed entrance into the
site



The adjacent property to the
west

Presentation Slides
December 2, 2010 ZBOA Meeting



Indian Ford road looking west from the proposed point of entry into the site

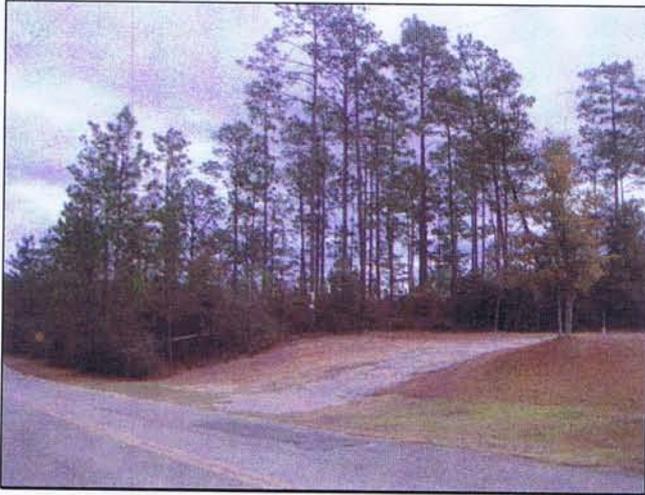


The entrance into the residence to the southwest



The property directly across Indian Ford Road to the north

Presentation Slides
December 2, 2010 ZBOA Meeting

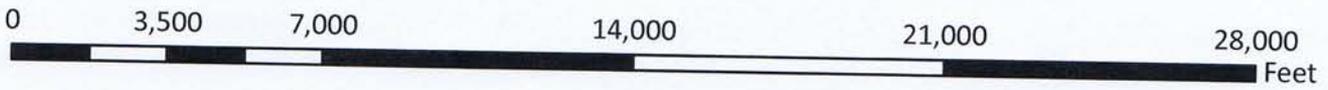
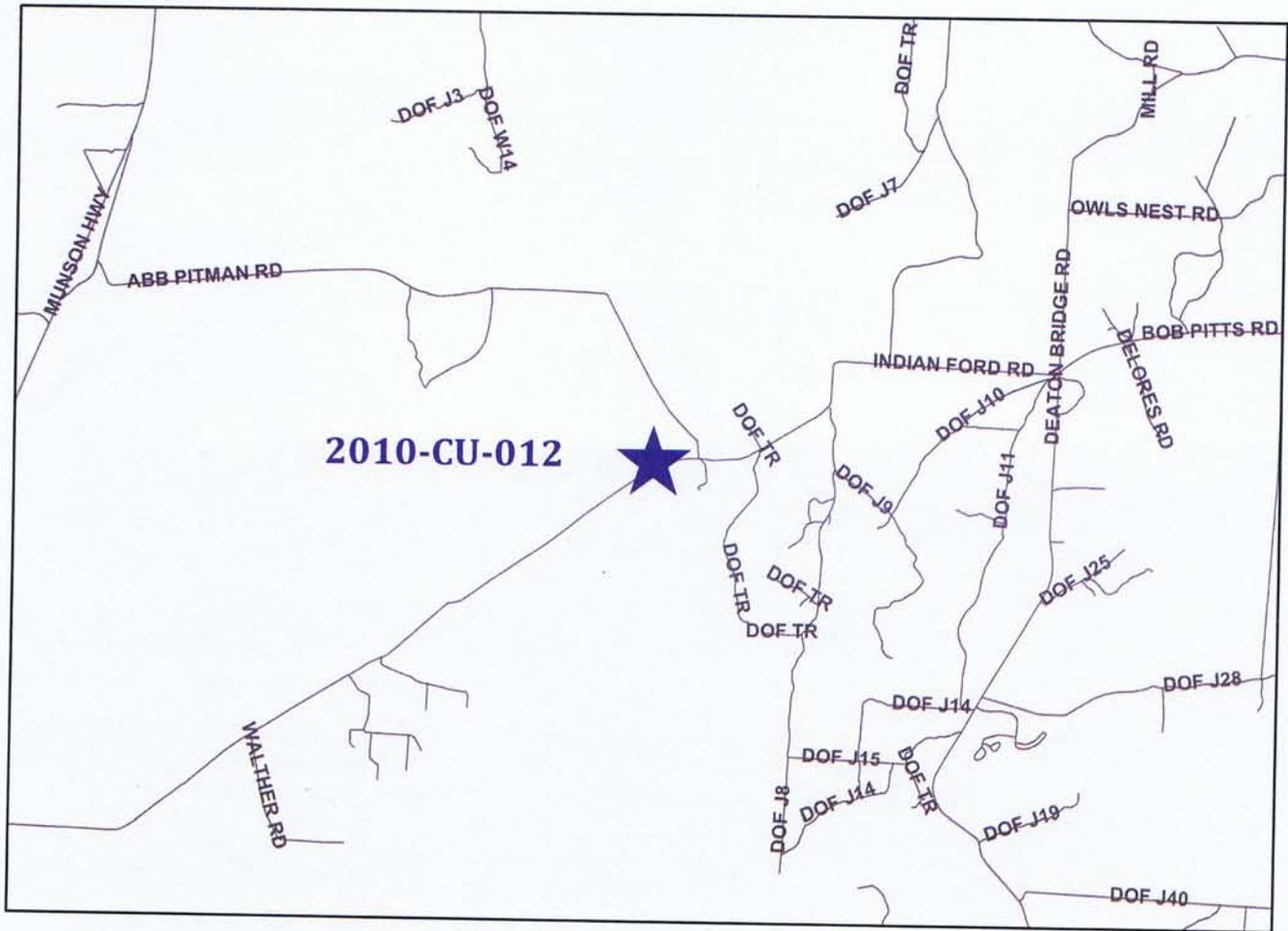


The property across Indian Ford road to the southeast with the property directly south in the foreground



The adjacent property to the east; this is State owned land

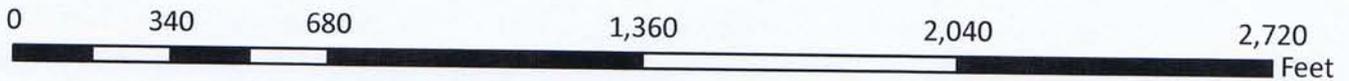
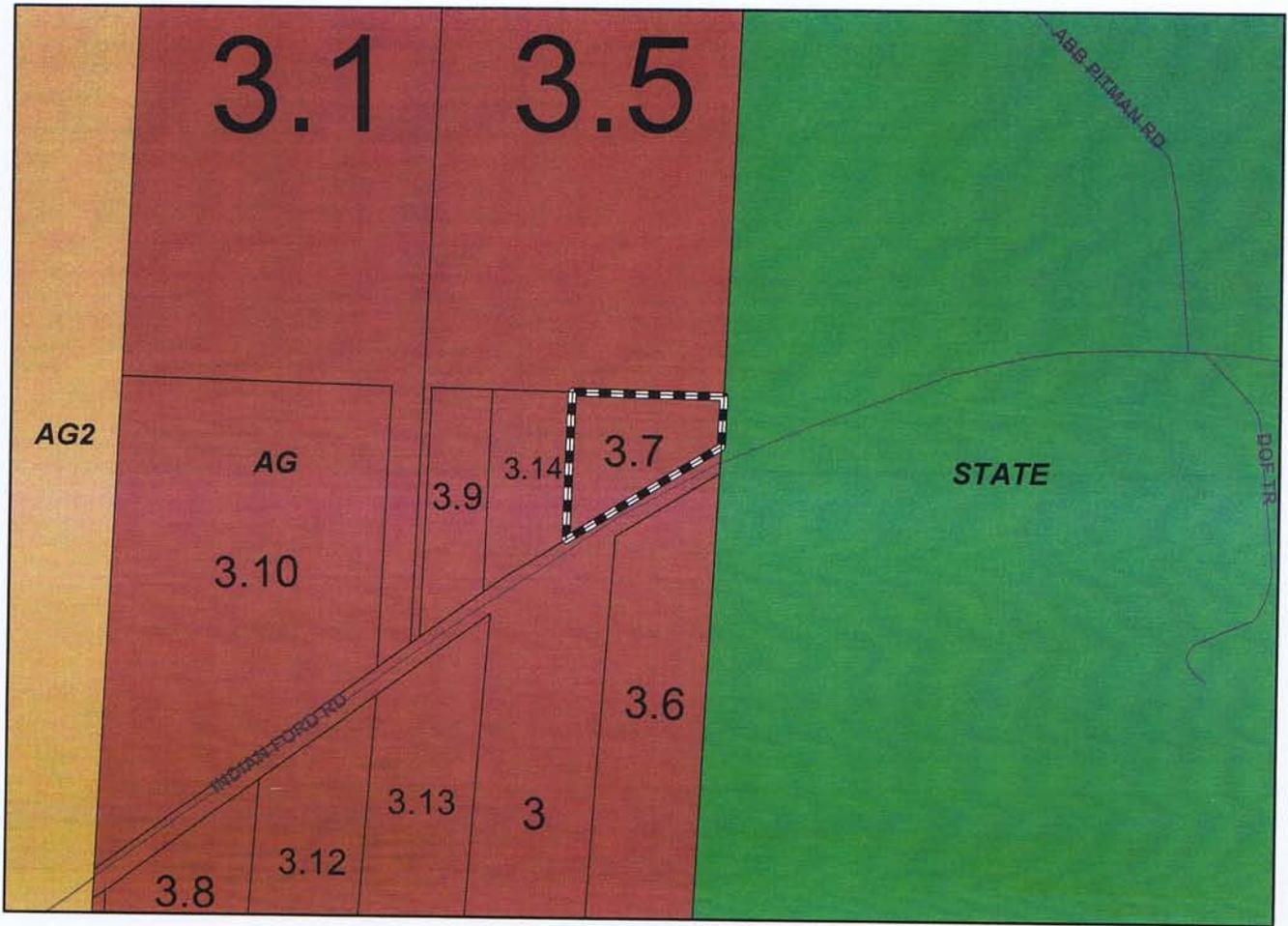
Location



Legend

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Zoning



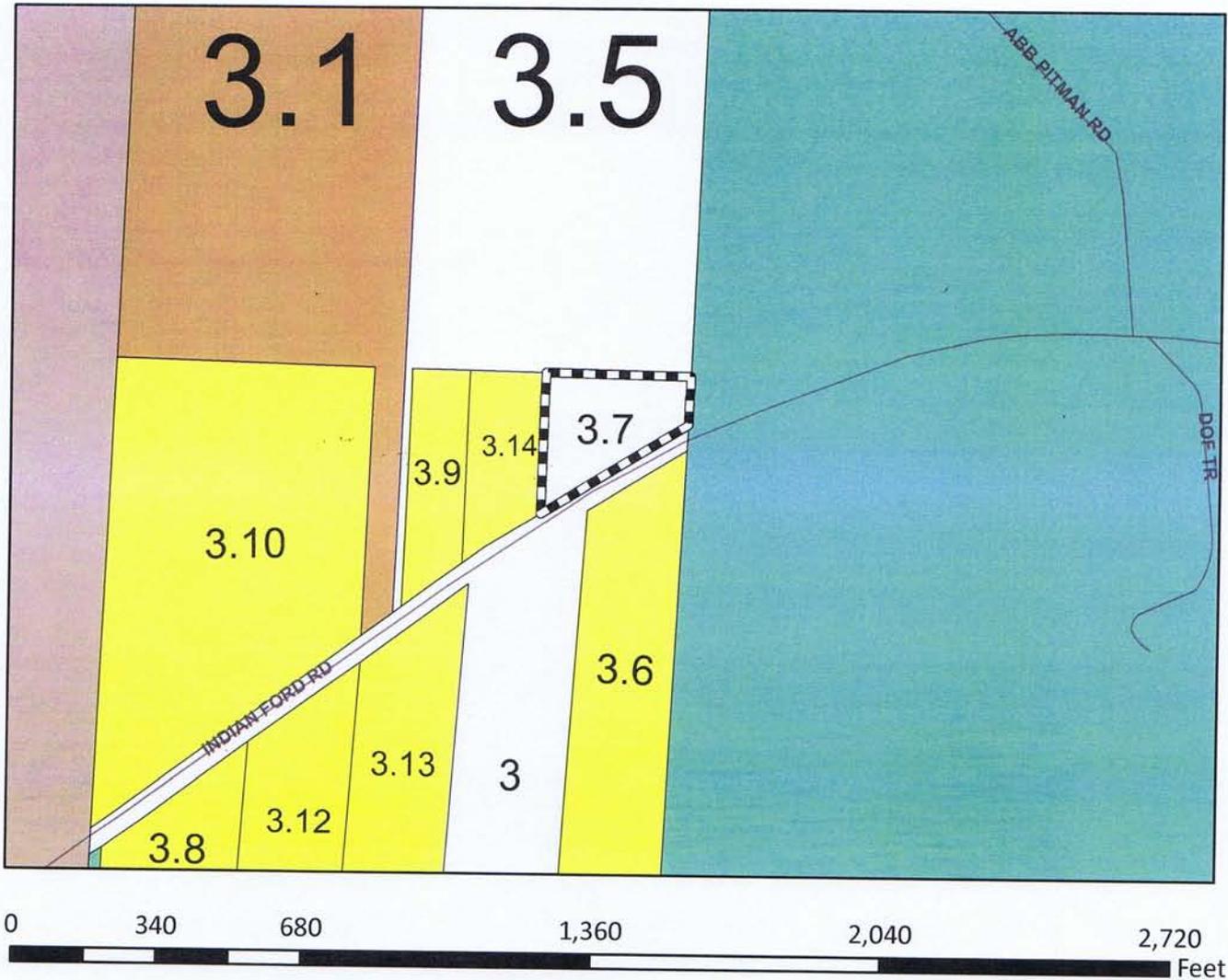
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- | | | | |
|---|---|---|---|
| Pending BOA | M1 within the Heart of Navarre (M1-HON) | R1 within the Heart of Navarre (R1-HON) | Navarre Beach - Commercial |
| Agriculture/Rural Residential (AG) | General Industrial (M-2) | Single Family Residential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

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Existing Land Use



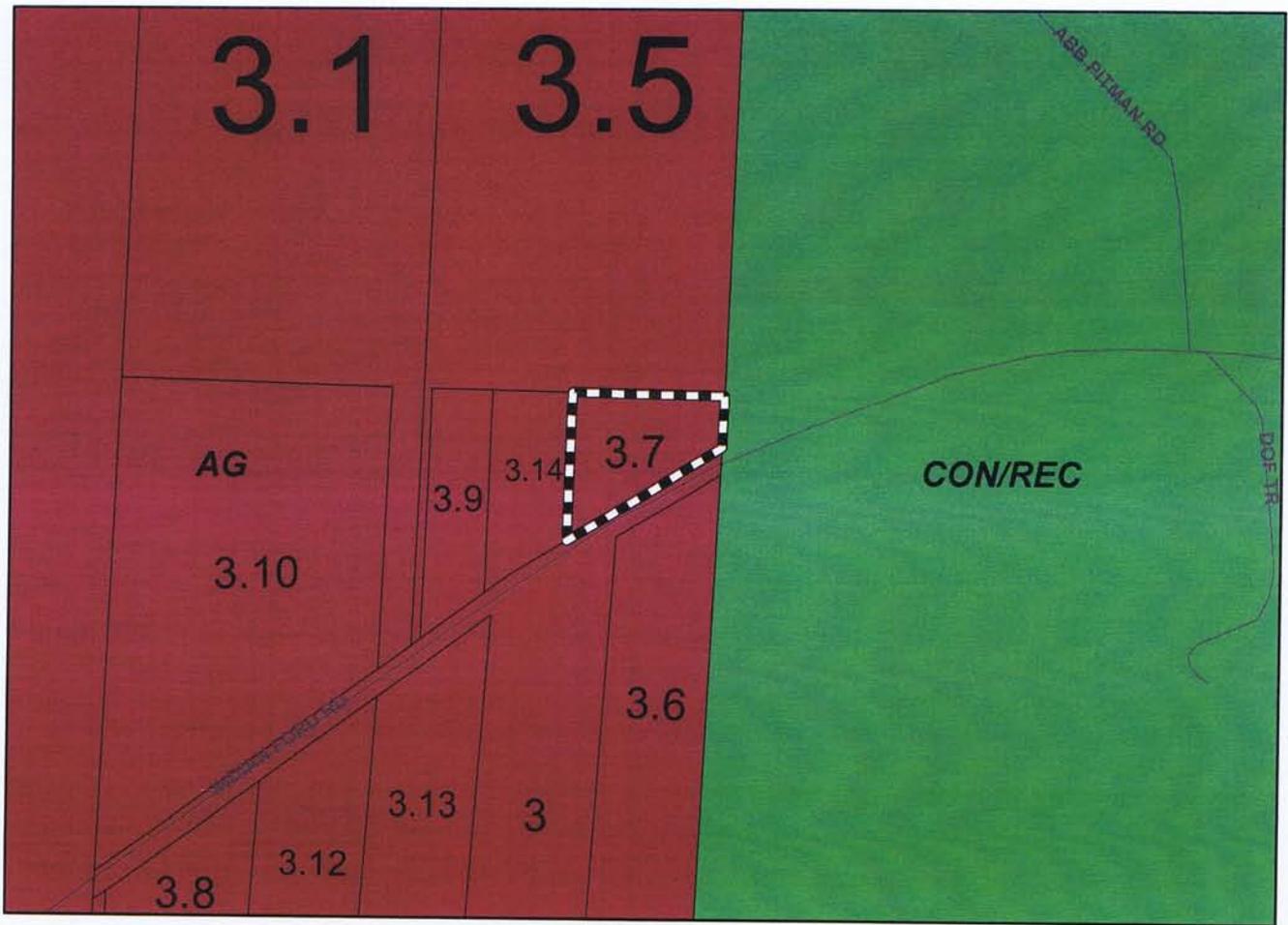
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Pending BOA	Institutional	Recreation/Open Space
Existing Land Use	Multi-Family Residential <5	Right of Way
CATEGORY	Multi-Family Residential >5	Single Family Residential
Agriculture	Military	Silviculture
Agriculture, Homestead	Mixed Residential/Commercial	Uncategorized
Condo's/Townhomes	Office	Utilities
City	Public Owned Property	Vacant
Commercial	Rail	Water
Industrial	Recreation/Commercial	

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Future Land Use



Legend

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

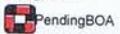
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Aerial



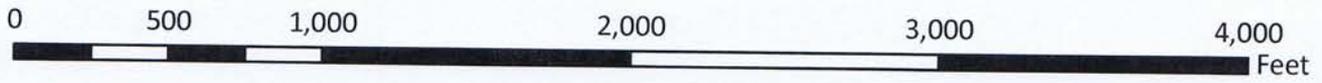
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Aerial Extended View



Legend



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Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

John T. "Tim" Tolbert
Building and Fire Official

Conditional Use Application

*Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2010-CU-012</u>	Date Received: _____
Review Fee: <u>249.31</u>	Receipt No.: <u>282</u>
Zoning District: _____	Conditional Use Request: <u>6.09.02</u>
FLUM Designation: _____	

Property

Owner

Property Owner Name: Tony L. Payne
 Address: 9425 Nichols Lake Rd.
Milton Fl 32583
 Phone: 380-2565 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: _____
 Contact Name: _____
 Address: _____
 Phone: _____ Fax: _____
 Email: _____

Property Information

Parcel ID Number(s): 36-3N-27-0000-00307-0000
 -OR-
 Street Address of property for which the Conditional Use is requested:

Parcel Size (acres): _____

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

Inspections/Compliance Division Fax: (850) 623-1208 • Planning/Zoning Division Fax: (850) 983-9874

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).

Kayak + Tubing

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.

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.

Tony L. Payne
Applicant Name (Type or Print)

Tony L. Payne
Applicant Signature

Title (if applicable)

11 / 9 / 10
Date

Taken from the Santa Rosa County Land Development Code:

6.09.00 CONDITIONAL USES

6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be permitted by the Board of Adjustment (Zoning Review and Appeals Board) 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;
- B. Will not unduly adversely affect other property in the impacted area which it is located;
- C. Conforms to all applicable provisions of the district in which the use is to be located;
- D. Satisfies criteria stipulated for similar uses as described in the following section.

6.09.02 Criteria Regulating Conditional Uses: In addition to the general provisions cited above, a conditional use shall be permitted by the County Board of Adjustment (Zoning Review and Appeals Board) provided the Board finds that the proposed conditional use complies with the following requirements:

V. Recreational Activities:

- 1. Recreational activities limited to the following: archery range, baseball and/or football fields, bicycle path, boat dock, botanical garden, cabanas, excursion or charter boat dock, handball or racquetball courts, outdoor rifle and pistol range, basketball courts, boat anchorage, boat launching ramp, bridle trails, lawn bowling, cemeteries, concession stands, fishing pier, horseshoe pitching courts, miniature golf courses, public park, indoor rifle and pistol range, softball field, stadium and bleachers, shuffleboard courts, soccer fields, tennis courts, track and field facilities. However, rifle and pistol ranges shall only be allowed as a conditional use in AG and AG-2 districts.

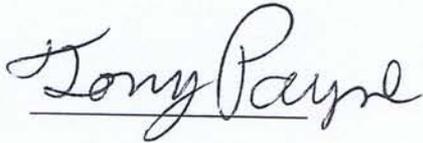
Recreational activities in HCD, M-1, M-2, C-1M, C-2M, AG and AG-2 may be private enterprise (private ownership for profit) or publicly held (state or county) activities.

The following recreational activities in all residential districts (RR-1, R-1, R-1A, R-1M, R-2, R-2M and R-3) must be public held (state or county) or non-profit activities and limited to: baseball and/or football fields, bicycle path, public boat dock, botanical garden, cabanas, handball or racquetball courts, basketball court, boat launching ramp, lawn bowling, fishing pier, horseshoe pitching court, public park, softball field, shuffleboard courts, soccer fields, tennis courts, track and field facilities.

- 2. Site plan approval is required by the Community Planning, Zoning and Development Division pursuant to Section 4.04.00 et seq. of this ordinance. Additionally, the site development plan for land use improvements shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from and protection to, contiguous and nearby residential property. Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, odors, smoke, vibration, flying objects or traffic or parking, protection to such contiguous residential properties shall be provided in the form of open spaces, fences, walls, hedges, plantings, enclosures and/or by other such means as may be appropriate and effective to prevent or minimize such hazards.

3. Yards:
 - a. No parking area shall be located within twenty-five (25) feet of any residentially zoned property.
 - b. No structure, (except benches, tables, sitting areas, fountains, fences or walls) as hereinafter provided, shall be provided, shall be located within twenty-five (25) feet of any property line.
4. Open space and landscaping is permitted or required in accordance with the requirements set forth in Article Seven.
5. Parking shall be required in accordance with the requirements set forth in Article Seven.
6. Fences and Walls:
 - a. Fences and walls are permitted or required in accordance with the requirements set forth in Article Seven.
 - b. No fence or wall shall be erected within twenty-five (25) feet of any street line. No fence or wall shall be situated within twenty-five (25) feet of any residentially zoned property line shall exceed six (6) feet in height.
7. Signage is permitted in accordance with the requirements set forth in Article Eight.
8. Facilities for refuse collections and removal of solid wastes shall be provided pursuant to Article Seven.

The site will comply with all required criteria for this conditional use.

A handwritten signature in cursive script that reads "Tony Payne". The signature is written in black ink and is positioned above the printed name.

Tony Payne

2010-CU-012
Proposed Site Plan

Proposed Use = Kayak + Tubing

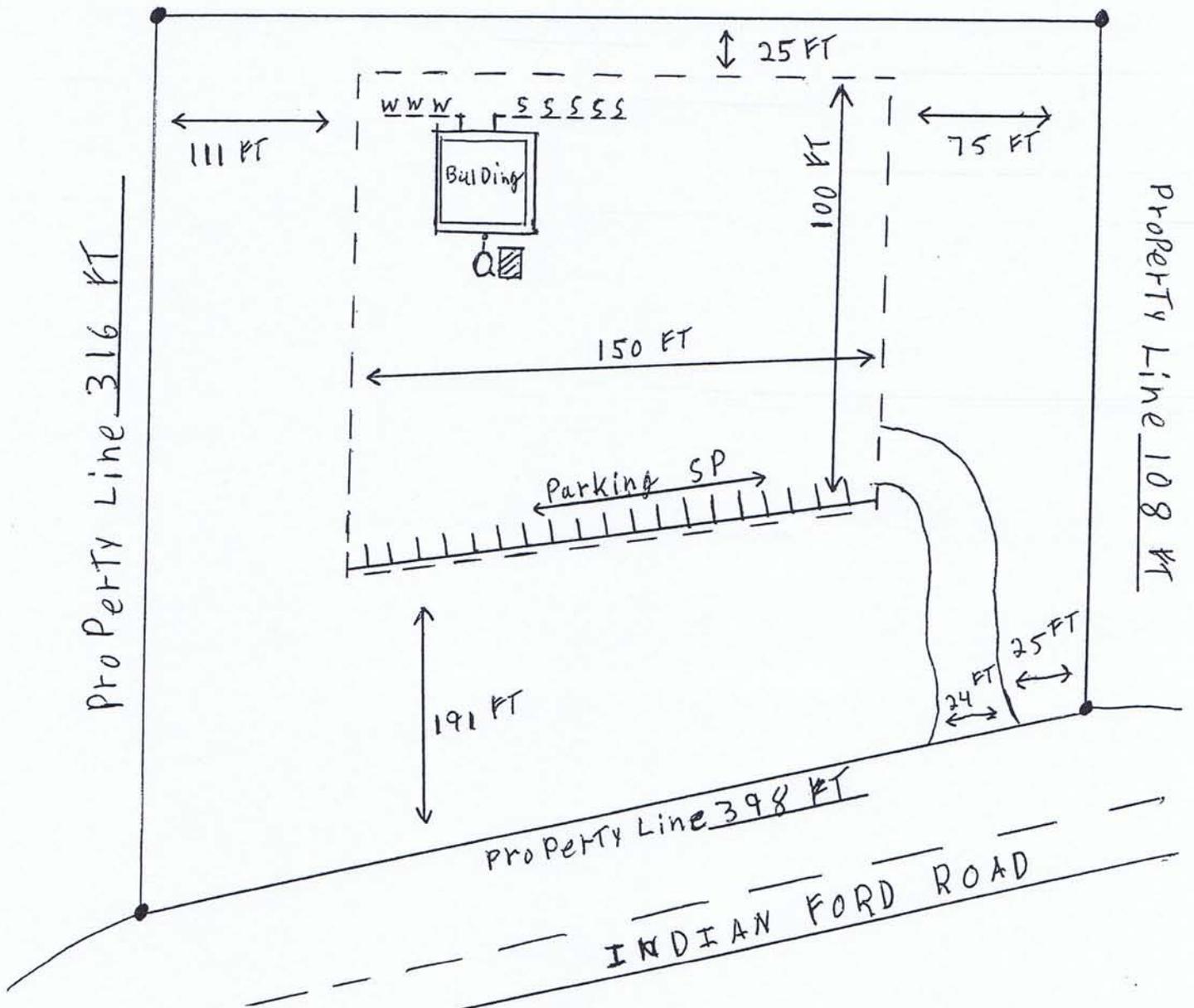
Building Area = 280 SF

Parking SP REQD = 150 FT x 15 FT

Total Project Area = 15000 SF

ALL BUFFER TYPE IS WOODS (Timber)

Property Line 336 FT



Case # 2010-CU-012

Citizen Comments



Leslie Statler

From: Darliene Stanhope
Sent: Tuesday, November 16, 2010 1:20 PM
To: Leslie Statler
Subject: 2010-CU-012

Homeowner across the street that owns 363N270000003060000 is not happy about the possible kayak and tube livery across from her home.

Darliene Stanhope
Planner III
Santa Rosa County Planning and Zoning
Ph: 850-981-7054
Fax: 850-983-9874

Tell us how we're doing.
<http://www.santarosa.fl.gov/customerservice/survey.html>

<http://www.santarosa.fl.gov/zoning>

**NEIGHBORHOOD
OPPOSITION TO:**

Conditional Use Application

2010-CU-012

By Mr. Tony Payne

Families Represented and Opposing

Mr. & Mrs. Mike Kirkland
Mr. & Mrs. Norm LaFountain
Ms. Kim Morgan
Mr. & Mrs. Jerry Ellis
Mr. & Mrs. Lloyd Stokes
Ms. Virginia Aylward
Mr. & Mrs. David Neely
Mr. & Mrs. James Howard
Mr. Gary Graham & Son
Ms. Barbara Clem
Mr. & Mrs. Dehyrl Hussey

Unable to reach for comments:

*Mr & Mrs. Roy V. Andrew
*Mr. Glen Faulkner
*Mr. Gerald Cooke

Mr. & Mrs. Warren Bair
Mr. & Mrs. David Tedder
Mr. & Mrs. Dewie Pitman
Ms. Terry Pitman
Mr. & Mrs. Bobby Freeman
Ms. Connie Pinto
Mr. & Mrs. Joel Black
Mr. & Mrs. Emmette Gulsby
Mr. & Mrs. Quinton Parker
Mr. & Mrs. Kenneth Capps
Mr. & Mrs. Jeffery Chandler
Mr. & Mrs. Robert Gaylor

Results:

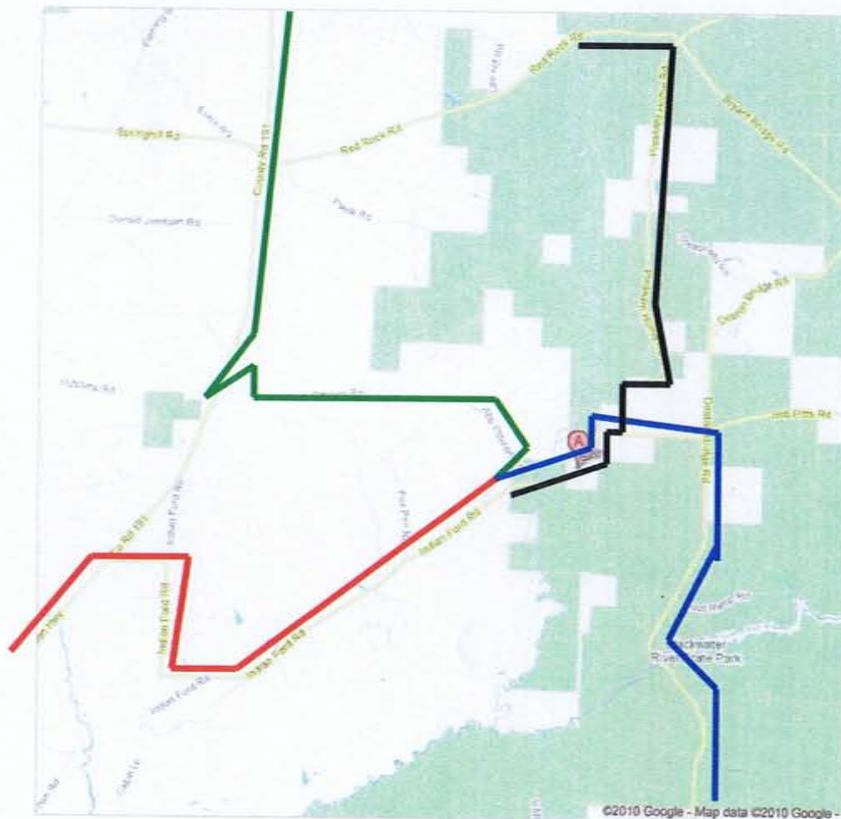
41: opposed
2: infavor (Mr. & Mrs. Tony Payne)
4: Unable to reach

Google maps

Address 9899 Indian Ford Rd
Milton, FL 32570

Notes

[Print](#)



Avenues of approach to proposed business

=From South Hwy 191 to Indian Ford Rd

=From North Hwy 191 to Abb Pitman Rd

=From Southeast via Hwy-90/Deaton Bridge

=Propose Drop-off trip by Mr. Payne

Pictures of Dangerous road hazards at end of the brief.



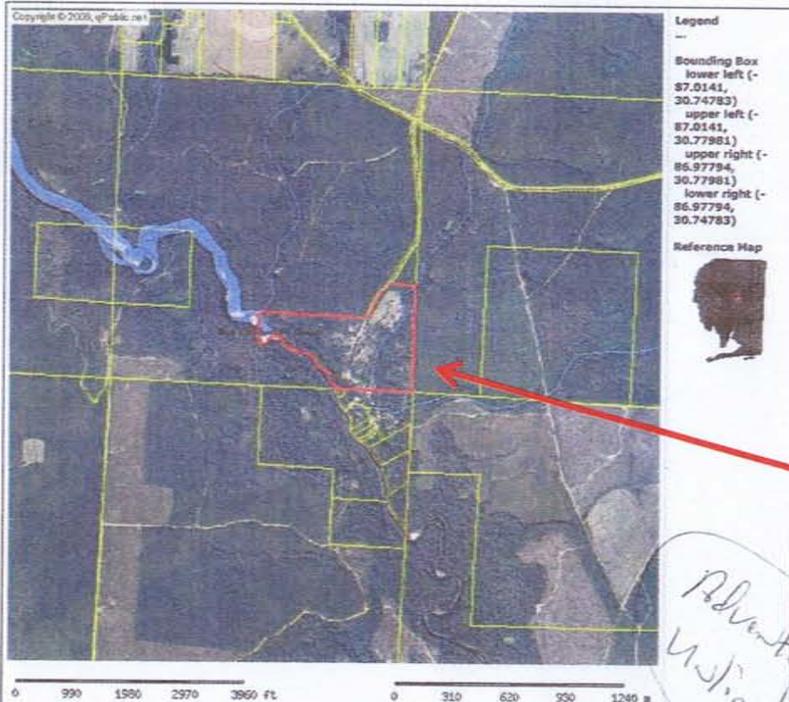
Comparative Business Analysis:

Blackwater Canoe Rentals:
Distance from site: 7.5 miles
Business Acreage: 3.0 per Country tax records

Immediately surrounding property:
2046 acres of Federal and State Lands with NASWF training field to West (Harold OLF)

PARCEL INFORMATION TABLE	
Selected Parcel	17-2M-26-0000-00101-0000
Acres	3
Property Use	STORES, 1
Land Use	STORE 1FLR
OWNERSHIP INFORMATION	
Name	BLACKWATER CANOE RENTALS AND
Mailing Address	SALES INC 10274 POND RD; MILTON, FL 32570-8220
Situs/Physical Address	6970 DEATON BRIDGE RD
VALUES	

http://qpublic6.qpublic.net/fl_santarosa_printit.html?extent=1210474.4168223631+609223... 12/5/2010



Legend

 Bounding Box
 lower left (-
 S7.0141,
 30.74783)
 upper left (-
 S7.0141,
 30.77981)
 upper right (-
 S6.97794,
 30.77981)
 lower right (-
 S6.97794,
 30.74783)
Reference Map

Comparative Business Analysis:

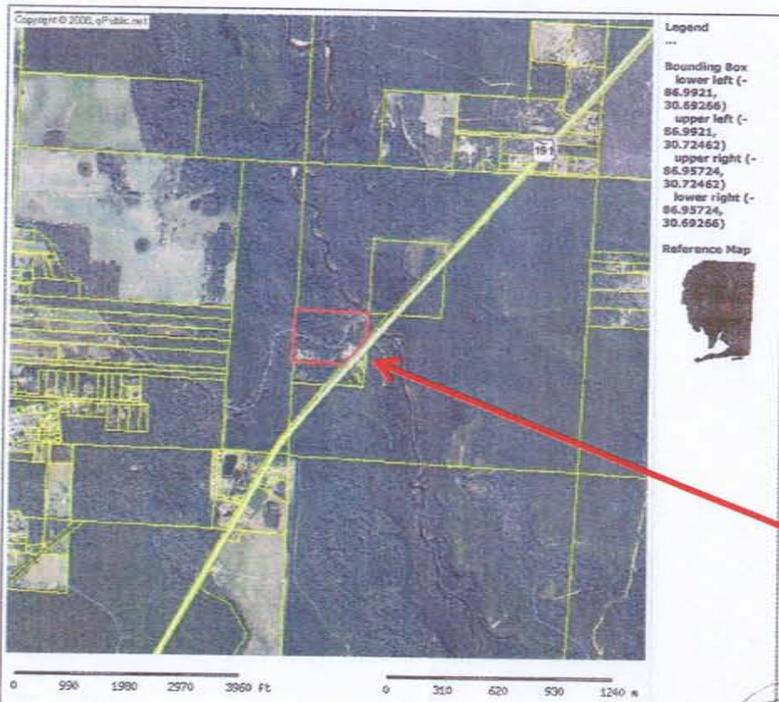
Adventures Unlimited:
Distance from site: 12 miles
Business Acreage: 65.0 per Country tax records

Immediately surrounding property:
1995 acres of Federal and State Lands with additional buffers of private and public timberland extending even further.

Adventures Unlimited

PARCEL INFORMATION TABLE	
Selected Parcel	13-3N-2E-0000-00101-0000
Acres	65
Property Use	TIMBERLAND
Land Use	TIMBER 2
OWNERSHIP INFORMATION	
Name	SANBORN JOHN H & MICHAEL W
Mailing Address	PO BOX 40 SAGOAD, FL 32530
Situs/Physical Address	8993 TOMAHAWK LANDING RD
VALUES	
Land Value	149,007

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PARCEL INFORMATION TABLE	
Selected Parcel	05-2N-27-0000-00300-0000
Acres	28
Property Use	STORE/OFFI
Land Use	NON-AG 20+
OWNERSHIP INFORMATION	
Name	PLOWMAN L L & MARIE
Mailing Address	AS TRUSTEES 4569 PLOWMAN LN; MELTON, FL 32563-8004
Site/Physical Address	7525 MUNSON HWY
VALUES	

Bob's Canoes

Comparative Business Analysis:

Bob's Canoes:
Distance from Site: 8.3 miles
Business Acreage: 28.0 per Country tax records

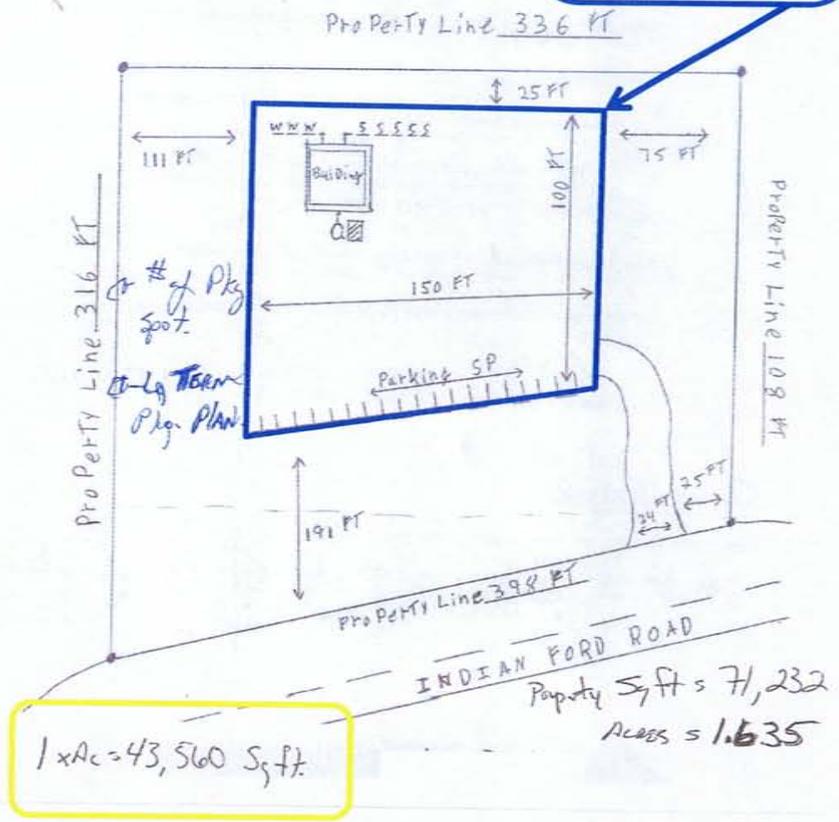
Immediately surrounding property:
-1803 acres of Federal and State Lands
 -1.0 ac; Sheriff Deputy Dennis Butts across the street
 -14 acres at Lake Katrina; 0.75sm south

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2010-CU-012
Proposed Site Plan

Proposed Use = Kayak + Tubing
 Parking SP RECD = 150 FT X 15 FT (15-20 Spots)
 ALL BUFFER TYPE IS WOODS (TIMBER)

BUILDING AREA = 280 SF
 TOTAL PROJECT AREA = 1500 SF
 Remainder Used for Equipment & Trailers



Comparative Business Analysis:

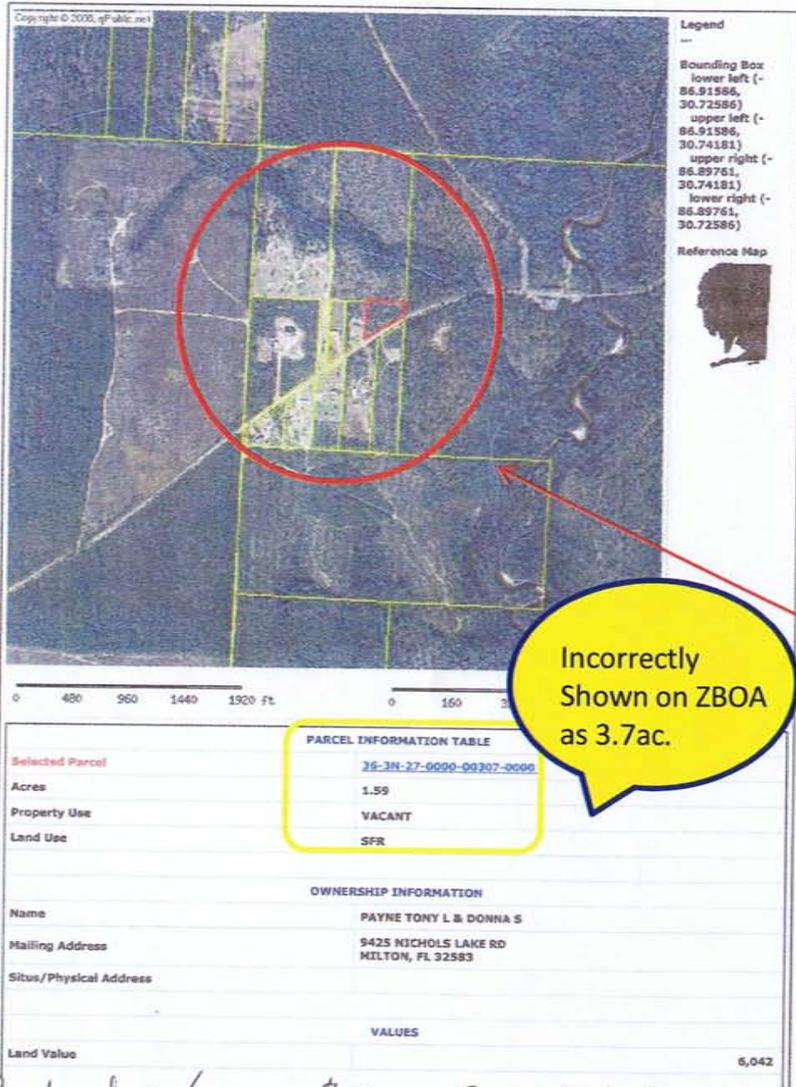
Mr. Tony Payne's Proposal:
Case#2010-CU-012

Acresage: 1.59 per Country tax records
 1.635 per Mr. Payne's Application
 3.7 per ZBOA use data

Only 0.344 ac (15,000 sqft) planned to clear for a 280sqft Office Building (14x20), 150 ft customer parking = 18.75x8ft spots), support utilities, support equipment parking and canoe/tube staging area &/or storage.

Proposed Business Activity Level

- "48 canoe/kayaks plus tubes" Mr. Payne's recorded statement to Zoning Board.
- 2-3hr River trip equals 96-144 Canoes PLUS tubes daily. 2x per canoe; 1x per tube.
- Family of 4 per car has potential for **72-or more vehicles** needing parking spaces or roadside pkg.



Incorrectly Shown on ZBOA as 3.7ac.

Comparative Business Analysis:

Mr. Tony Payne's Proposal:
Case#2010-CU-012

Acreeage: 1.59 per Country tax records
 1.635 per Mr. Payne's Application
 3.7 per ZBOA use data

10- Single family homes as Neighbors to the west and south; All within the closest 23.66 acres and raising families within 800-1000 ft. Two additional properties are to the north at 20 and 21 acres, respectfully.

Purchased 10/2010 @ \$17,000 from Richard Geary

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Comparative Business Analysis Summary

Company	Business acres	Nearest residence	Surrounding Acreage	Single Family Homes in Surrounding Acreage
Adventures Unlimited	65	6.2 miles	1995	none
Blackwater Canoe Rentals	3	2.1 miles	2046	none
Bob's Canoe Rentals	28	across road	1803	1
Tony Payne's Proposal	1.63	next door	23.6	10

Additional Concerns

- Inconsistent with the Comprehensive County Plan
- Multiple billboard style sign will be required to route customers to livery/store front.
- County Liability; public concerns voiced 02 DEC at Zoning Board and County Commissioner Meetings on 06 DEC and 09 DEC 2010.
- State parking areas will not support parking plan and over flow will endanger pedestrian and drivers
- Increase cost to county to provide for public safety due to risk from drunk drivers, vehicle-bicycle and vehicle-pedestrian accidents.

Additional Concerns

- Only 3 methods of access; all via 2-lanes roads, less than 16ft wide with multiple “Narrow Bridge” warning for 12ft bridges. (Pictures provided at end of briefing)
- Damage, Distraction and Devaluation of existing Agriculture products and production due to large scale human infringement.

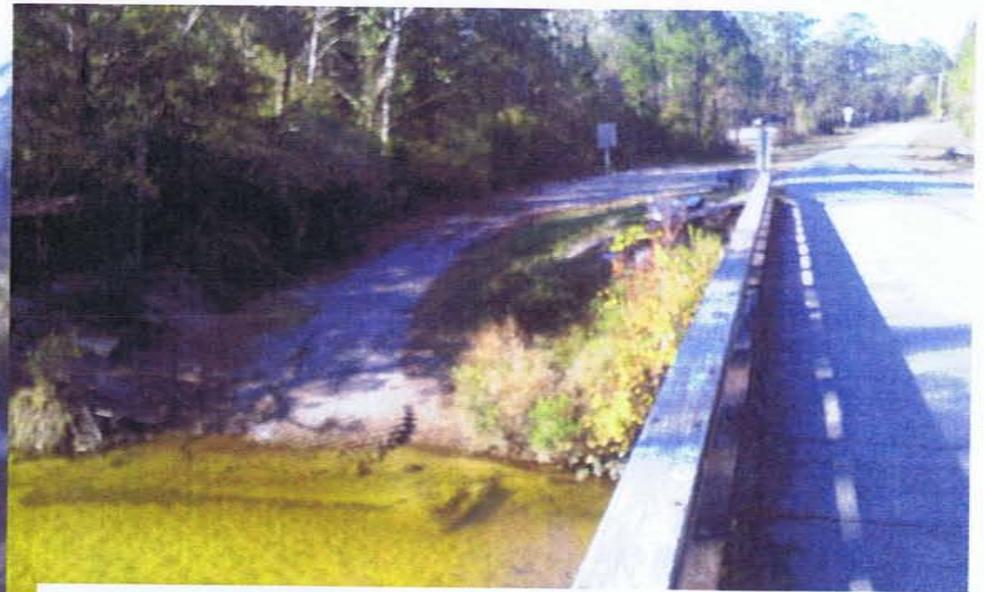
Failures to Meet LDC 6.09.01

General Provisions Regulating Conditional Use

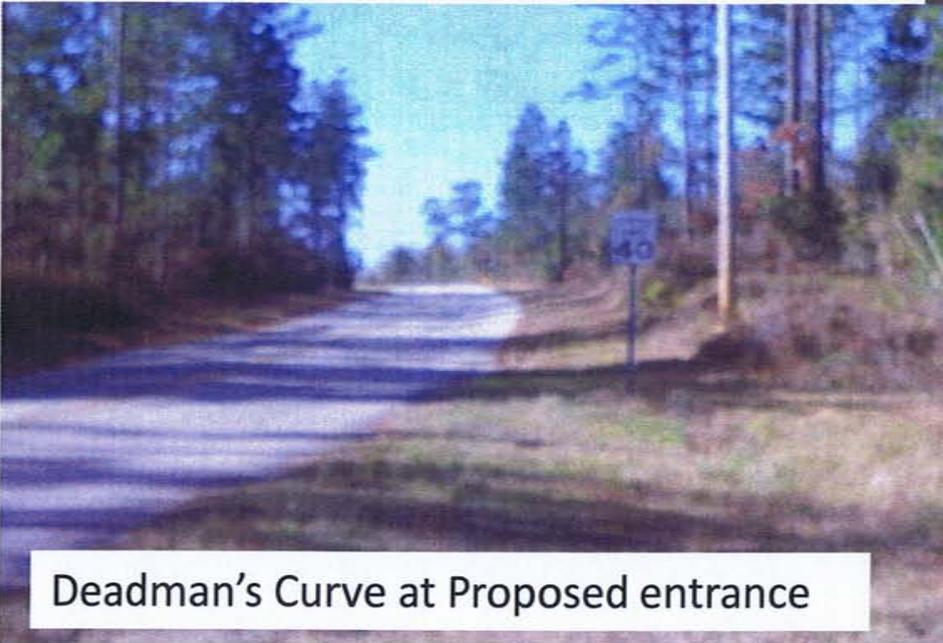
- Conditional Use **WILL** unduly adversely affect other property in the impact area which it is located. Single family homes and designated conservation.
- Protection of public health, safety & Welfare:
 - Increased Refuse affect public health, environment and surface waters
 - High traffic volume on small winding country roads (alcohol abuse likely)
 - **Speeding, drunk/reckless driving, oversized vehicles do NOT mix with children playing, horseback riding, competitive bicycling and hunting in this area.**
- Inconsistent with Goals, Objectives and Policies of the Santa Rosa County Comprehensive Plan.
- Although proposed use is consistent with permissible activities, the potential hazard and detriment to the contiguous residential properties is significant due to increase noise, trespassing, odors, traffic and parking.



State Parking Site on Indian Ford Rd:
planned for customers of Mr. Payne



Indian Ford Rd: Planned pickup and
collection point for Mr. Payne's customers



Deadman's Curve at Proposed entrance



Representative single-family residences
near proposed site

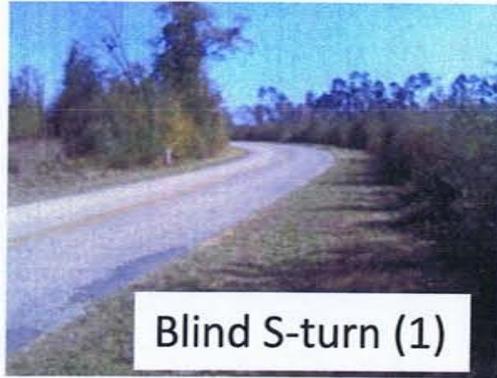
6 December 2010

Neighborhood Opposition to Conditional
Use Application #2010-CU-012

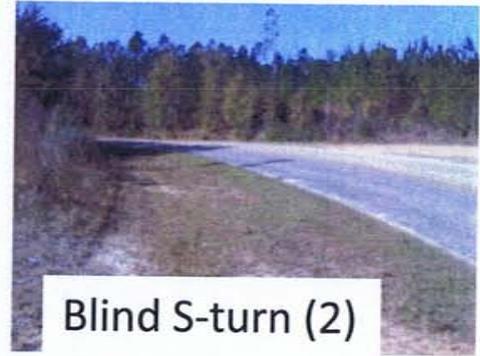
Indian Ford Road Hazards enroute to/from Munson Hwy and Proposed Site



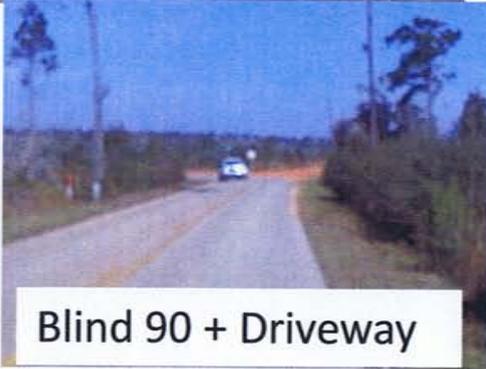
12 ft Bridge, near entrance



Blind S-turn (1)



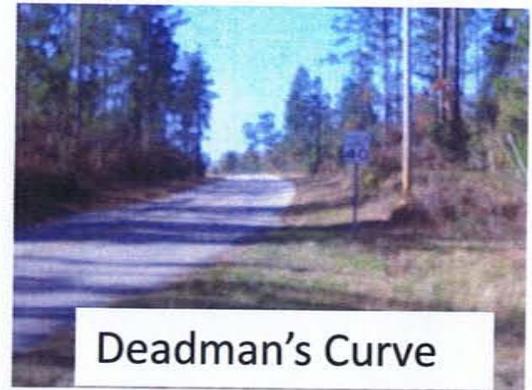
Blind S-turn (2)



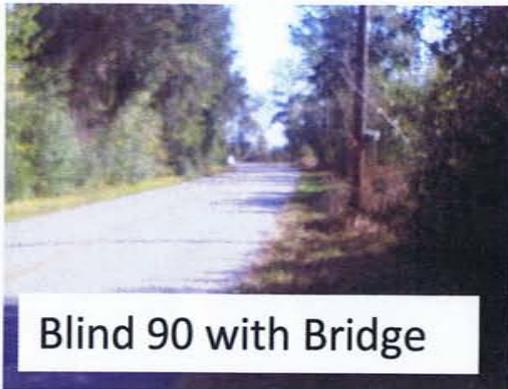
Blind 90 + Driveway



Blind 90 w/2x driveways



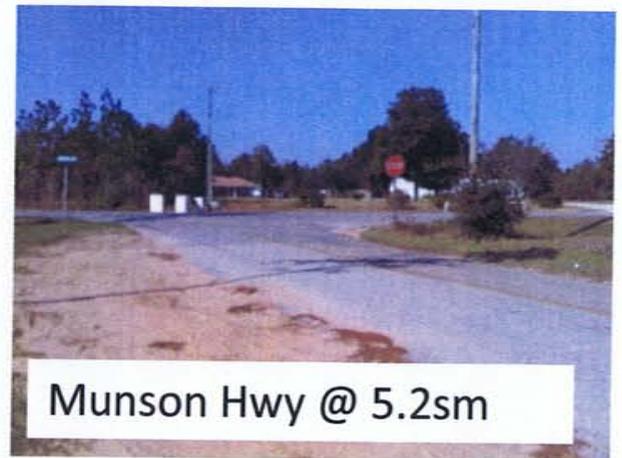
Deadman's Curve



Blind 90 with Bridge



Another 12 ft Bridge



Munson Hwy @ 5.2sm

Leslie Statler



From: medadent605@aol.com
Sent: Thursday, December 02, 2010 1:00 PM
To: Leslie Statler
Subject: Conditional use application - 2010-CU-012 - for Tony Payne

Dear Leslie Statler,

I thought I would be able to attend the meeting tonight. I will not be available. However, PLEASE use this letter as my statement of being opposed to the property stated above being permitted to be used for a kayak& tube livery.

Placing this type of business and parking lot degrades our community. It simply does not suit our community. I support commercial endeavors but the traffic this will bring on such a small residential road is not only inconvenient - it is dangerous. Also, as you are aware this type of bussiness brings with it people who want to "Party and hang out". This is obvious even when you take a look at Munson Highway due to the activity at BOB's Canoes. Cars parked on both sides of the highway once the parking lot is filled, people hanging out on both sides of the road. Drinking /fighting taking place prior to, during and after the kayak/tubbing trips etc. We purchased our property at 9856 Indian Ford road based on the fact that we wanted to be in the country away from the traffic and enjoy the Blackwater River. The are in question is not an avenue traveled by those that rent kayaks and tubes from Bobs canoes. We are able to enjoy our peace and quiet and we have a small portion of the river to enjoy without being overcrowded. We would not have purchased in this area if there was any way of knowing this type of business would be there. PLEASE reconsider this application and DENY the request.

Sincerely,

Cathy & Jerry Ellis

John and Karen Glover
9751 Abb Pitman Road
Milton, Florida 32570
850-957-2771



January 02, 2011 2010 JAN 3 PM 2 35

To Whom it May Concern:

Regarding Case # 2010 CU 012 , the property on Indian Ford Road Milton, Florida. We are writing our concerns about the zoning change on that property. The rezoning will create a higher flow of traffic on both Indian Ford and Abb Pitman Road. Abb Pitman Road right now is a short cut to Indian Ford Road when coming from the North on Munson Highway heading south. Abb Pitman narrows at one point and there is a 90 degree turn that is very dangerous if two cars are passing. I myself have had more than one incident at that spot. With more traffic that danger will only increase and it is not that far from said property. Due to the traffic on Abb Pitman we already have trash thrown all over the road. A good majority of that trash is beer cans and with more traffic that will even be more of a problem.

We already have bikers that use Indian Ford Road on the weekends for their routes around the county. We are always on a vigil, when driving, watching out for them. People use Abb Pitman or Indian Ford Road to do their walking or riding horses. All these activities will become more of a problem for the people enjoying them with added traffic.

We would need more police to run this area to make sure that no problems are occurring. Right now we have little traffic at the creek. Who would be there to now clean up all the trash with more people using the creek in that area? It seems like a bigger burden to put on a small county area. It is sad that people can not take time to clean up and help protect the environment.

We hear people doing target practice with guns all through the year. As we all know those bullets travel up to a mile depending on the gun. We ourselves had to quit doing some work on our property last week due to gun fire coming from the back of the Indian Ford Road area, sounding close to our house. The target practice would have to stop if a lot more people were coming and going. It doesn't seem fair to have to slow down one sport for another.

Anyone can look at the area surrounding Bob's canoe rental to see that there are many problems in the making and that is a main road. We have seen the area on both side of the creek run over with traffic. Police down there at times. Also the trash! Both sides of the creek have been taken over there even though a burm was built to slow it down on one side. We already have 3 canoe rentals in the area. It seem like the effects on so many and such a quiet area are being put at risk for one more.

Sincerely,

John L Glover
Karen Glover



Leslie Statler

From: Sonja Lusk on behalf of Commissioner Cole
Sent: Tuesday, January 18, 2011 8:23 AM
To: Leslie Statler; Shawn Ward
Subject: FW: 2010-cu-012 Tony Payne(kayak & tube livery)

fyi

From: Joel W Stokes [mailto:joelwstokes@yahoo.com]
Sent: Monday, January 17, 2011 4:35 PM
To: Board of County Commissioners
Subject: 2010-cu-012 Tony Payne(kayak & tube livery)

Mr County Commisssioners. My name is Joel Stokes and I would like to add my voice to those that are objecting to Mr Payne establishing a kayak/tubing business on Indian Ford Road near Juniper creek. I live at 8300 Pleasant Home Rd, which is located at the junction of Pleasant Home Rd and Indian Ford Road. Every summer there is already a steady stream of traffic and canoe transport trucks, and busses in front of my home. Every bit of additional traffic Mr Paynes business creates will pass right in front of my home, as I am at the turning point to go to Red Rock Landing on Juniper Creek. In addition to this, the parking areas at Juniper bridge near the proposed site are already crowded, leading to many vehicles parking on the side of Indian Ford Rd. I can't imagine where Mr Payne expects his customers to park if not on the side of the same rd. I strongly object to permission being granted for this business. It will make for a very unsafe condition at the bridge area due to the congestion, alcohol consumption, and people in the roadway. I travel this rd almost daily and it gets bad enough as it is. One only needs to pass by Bobs canoes on Munson Hwy and witness the many times cops have to be called there to know that we do not need that kind of situation on Indian Ford Rd. It will bring all that craziness right to our doorsteps.

Respectfully Yours
Joel W Stokes



Leslie Statler

From: Sonja Lusk
Sent: Wednesday, January 19, 2011 10:48 AM
To: Board of County Commissioners
Cc: Leslie Statler; Shawn Ward
Subject: Thompson 2010-CU-012

2010-CU-012

Mr. and Mrs. Thompson (957-4859) of 9176 Pleasant Home Church Rd, Holt 32564 received a letter about the above case. They want you to know they are opposed. The couple does the cleanup for Santa Rosa Clean Community and the portion of Pleasant Home from their home to the church. They said the amount of garbage they have to pick up is already terrible and would only get worse if this passes.

Sonja