

2011-CU-011

Project Name: n/a

Applicant and/or
Property Owner: Holley By The Sea Improvement
Association

Representative: Keith Johnson
Wetland Sciences, Inc.

Zoning District: R1 (Single Family Residential)

Request: Conditional Use to allow the expansion of a
recreation area located within an R1
(Single Family Residential) zoning district
(LDC 6.02.09.I)

Zoning Board
Recommendation: Approval with a vote of 7 – 0

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

Conditional Use 2011-CU-011

I. Applicant:

Holley by the Sea Improvement Association, Inc. represented by Keith Johnson, Wetland Sciences, Inc.

II. Requests:

Conditional Use to allow the expansion of a recreation area located within an R1 (Single Family Residential) zoning district

This site has been utilized as a boat ramp facility by the Holley By The Sea subdivision. This use predates the effective date of zoning (June 1986). As such, the amenities in place at that time (boat ramp) were accepted as established; however, an expansion of the use requires Conditional Use approval. Over the years, improvements have been made without Conditional Use approval. The applicants have met with County staff regarding the outstanding amenities and are seeking to rectify any compliance matters in addition to seeking approval to enlarge the boat ramp.

III. 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 Adjustments 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;
- B. Will not unduly adversely affect other property in the impacted area which it is located;
- C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;
- D. Satisfies criteria stipulated for similar uses as described in the following section.

6.09.02 Criteria Regulating Conditional Uses: All approved conditional uses shall be developed and maintained as approved by the Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional use shall be permitted by the Board of County Commissioners provided the Board finds that the proposed conditional use complies with the following requirements:

- I. Recreation and Park Areas (AG, AG-2, RR-1,R-1, R-1M, R-1A, R-2, R-2M, R- 3 residential districts, as well as HCD, and C-1M, commercial districts);

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1. Recreation and park areas limited to the following: baseball fields, basketball courts, bathing beaches, benches, bicycle paths, boat dock, boat launching ramp, botanical garden, cooking grills, fishing pier, football field, horseshoe pitching courts, handball / racquetball courts, lawn bowling, picnic tables, softball fields, shuffleboard courts, soccer fields, swimming pool, tennis courts, track and field facilities.
2. Any public recreation or park site proposed for public recreation shall comply with standards and policies contained in the County Comprehensive Land Use Plan.
3. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.
4. 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 other such means as may be appropriate and effective to prevent or minimize such hazards.
5. Yards:
 - a. No parking 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.
6. Open space and landscaping is permitted or required in accordance with the requirements set forth in Article Seven.
7. Parking shall be required in accordance with the requirements set forth in Article Seven.
8. 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.

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- c. 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.
9. Signage is permitted in accordance with the requirements set forth in Article Eight.
10. Facilities for refuse collections and removal of solid wastes shall be provided pursuant to Article Seven.

IV. Proposed Location:

6708 East Bay Boulevard, Navarre; on the north side of East Bay Boulevard between Koppel and Edgewood Drives in the Holley by the Sea community (Parcel number 04-2S-27-0000-00104-0000)

V. LDC 6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be reviewed by the Zoning Board of Adjustments 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?

Staff Analysis: It is appears that the proposed expansion has been designed and located and will be operated in such a manner as to protect the public health, safety, and welfare. The proposed expansion to the private recreational amenity facility includes a gazebo, concrete boat ramp, and an access pier with terminal platform.

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

Is this criterion met?

Staff Analysis: It is not anticipated that the proposed expansion will adversely affect other property in the impacted area in which it is located.

The surrounding properties are a mix of single family residences and vacant land.

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- 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 Single Family Residential (SFR) land use category. Since this use is a private amenity for a residential subdivision, this request is consistent with the Goals, Objectives, and Policies of the Santa Rosa Comprehensive Plan.

- D. Satisfies criteria stipulated for similar uses and as listed below.

- I. Recreation and Park Areas (AG, AG-2, RR-1, R-1, R-1M, R-1A, R-2, R-2M, R-3 residential districts, as well as HCD, and C-1M, commercial districts);

1. Recreation and park areas limited to the following: baseball fields, basketball courts, bathing beaches, benches, bicycle paths, boat dock, boat launching ramp, botanical garden, cooking grills, fishing pier, football field, horseshoe pitching courts, handball / racquetball courts, lawn bowling, picnic tables, softball fields, shuffleboard courts, soccer fields, swimming pool, tennis courts, track and field facilities.

Is this criterion met?

Staff Analysis: The existing facility is a boat ramp; the expansion includes features which are ancillary to this use such as a gazebo and access pier with terminal platform.

2. Any public recreation or park site proposed for public recreation shall comply with standards and policies contained in the County Comprehensive Land Use Plan.

Is this criterion met?

Staff Analysis: This site is a private amenity facility for the residents of the Holley By The Sea subdivision and is not a public site.

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3. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.

Is this criterion met?

Staff Analysis: It is not anticipated that the proposed expansion of the existing use will generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.

4. 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 other such means as may be appropriate and effective to prevent or minimize such hazards.

Is this criterion met?

Staff Analysis: The site contains a privacy fence along the north property line between the use and the adjacent single family residence in an effort to minimize the impact.

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5. Yards:

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

Is this criterion met?

Staff Analysis: The parking area for the boat ramp has not changed since the effective date of zoning.

- 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.

Is this criterion met?

Staff Analysis: The gazebo and pier are located more than 25 feet from the side property lines.

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

Is this criterion met?

Staff Analysis: The existing development on the site complies with the open space requirements set forth in Article Seven. The minimal landscaping on the site has been maintained to detract unauthorized use of the site.

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

Is this criterion met?

Staff Analysis: The existing parking area is sufficient to accommodate the proposed expansion as indicated.

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8. 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 fences on the site comply with the County's Ordinance.

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

Is this criterion met?

Staff Analysis: Although there is a chain link fence located along the front property line, it is consistent with the County's fence requirements as set forth in Article Seven.

- c. 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.

Is this criterion met?

Staff Analysis: The existing fences do not exceed 6 feet in height.

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

Is this criterion met?

Staff Analysis: The existing signage is not being modified as part of this request.

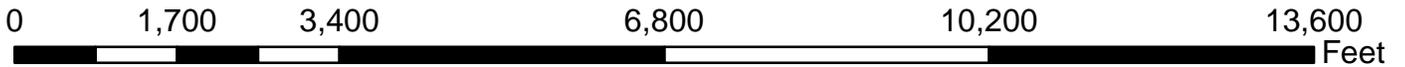
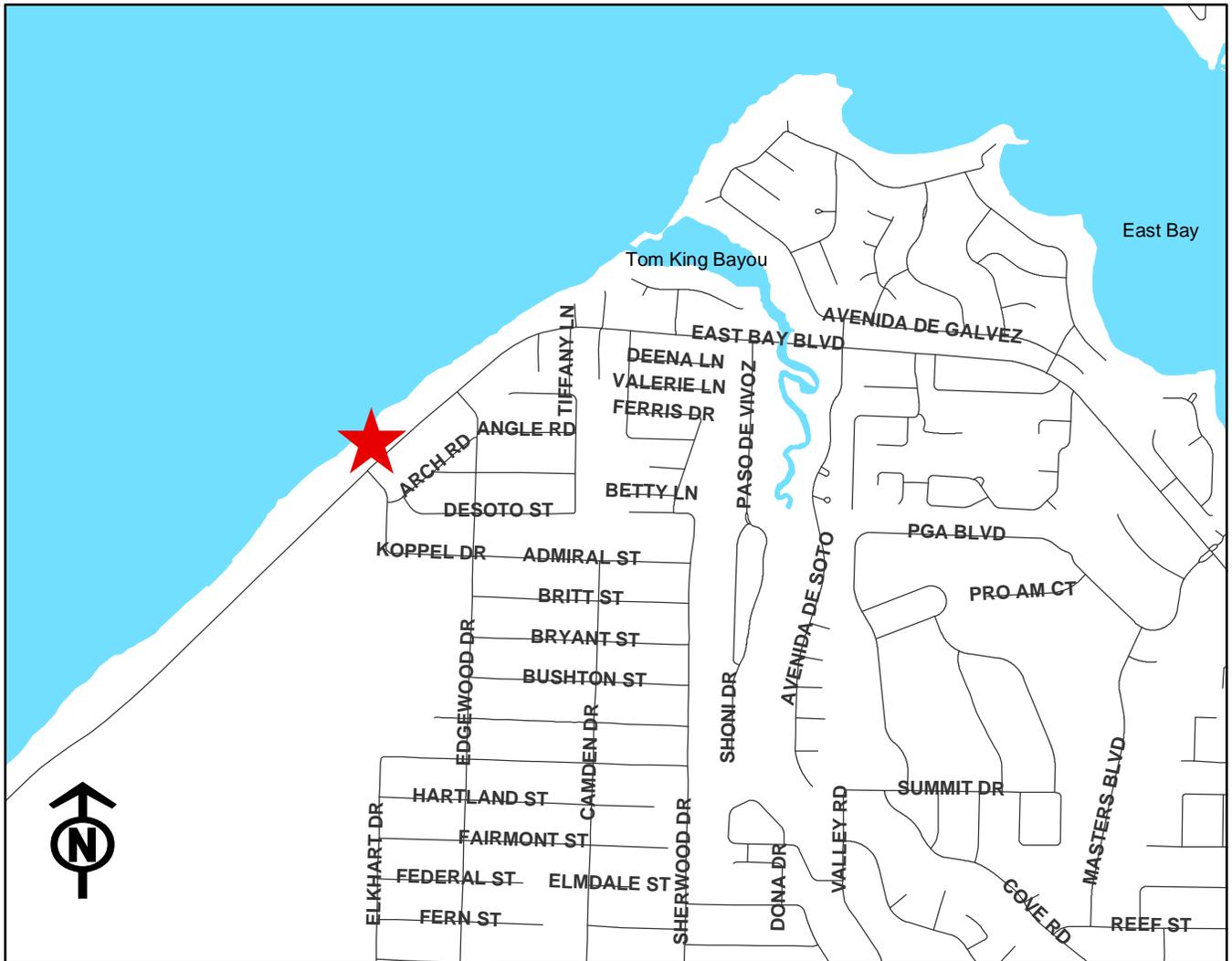
10. Facilities for refuse collections and removal of solid wastes shall be provided pursuant to Article Seven.

Is this criterion met?

Staff Analysis: Refuse is collected by the Holley By The Sea Improvement Association and disposed of in a lawful manner.

2011-CU-011

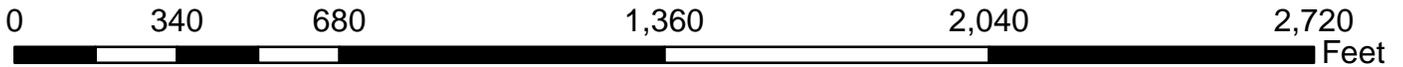
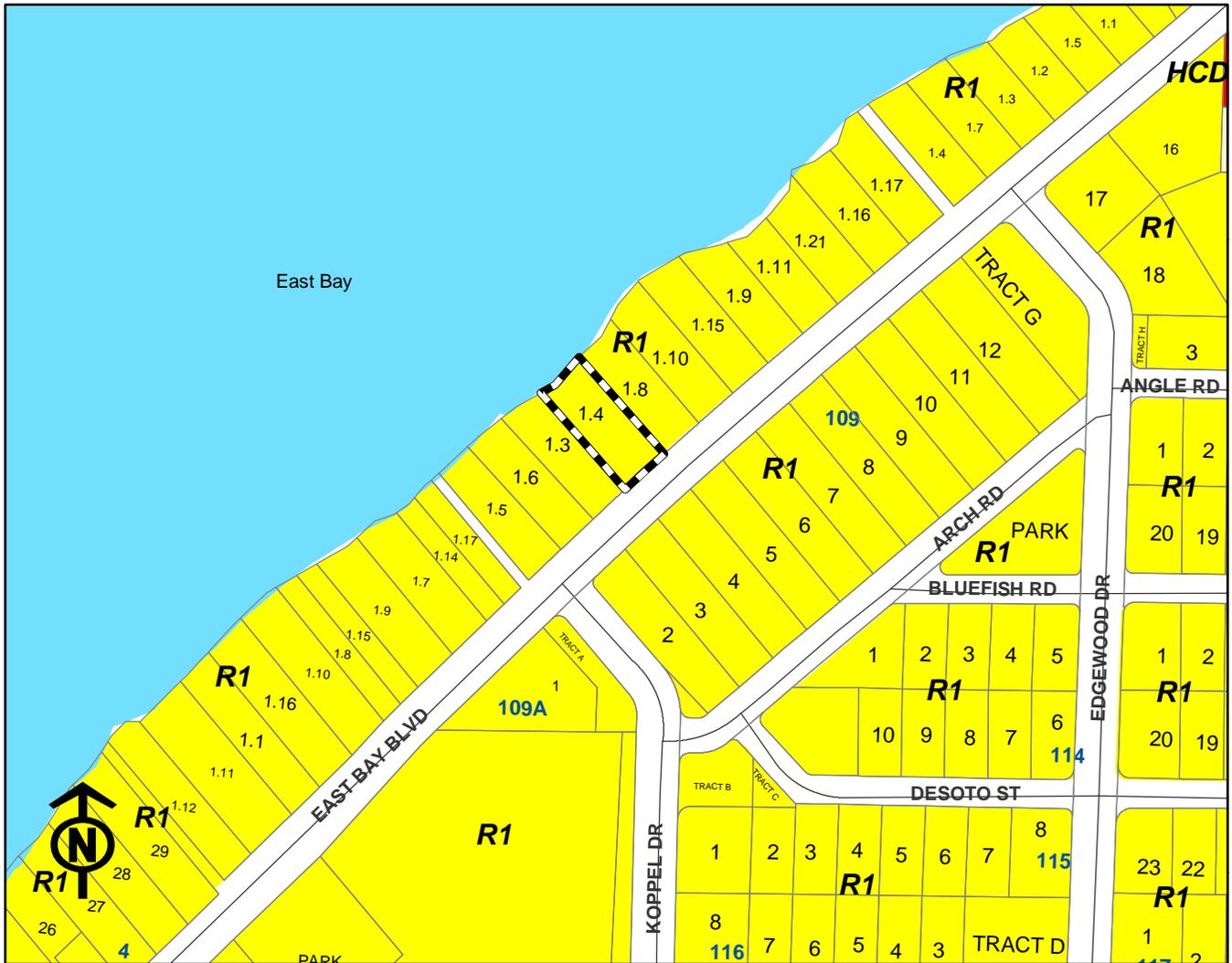
Location



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2011-CU-011 Zoning



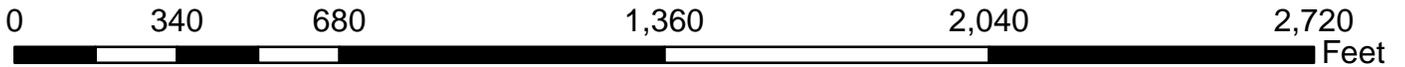
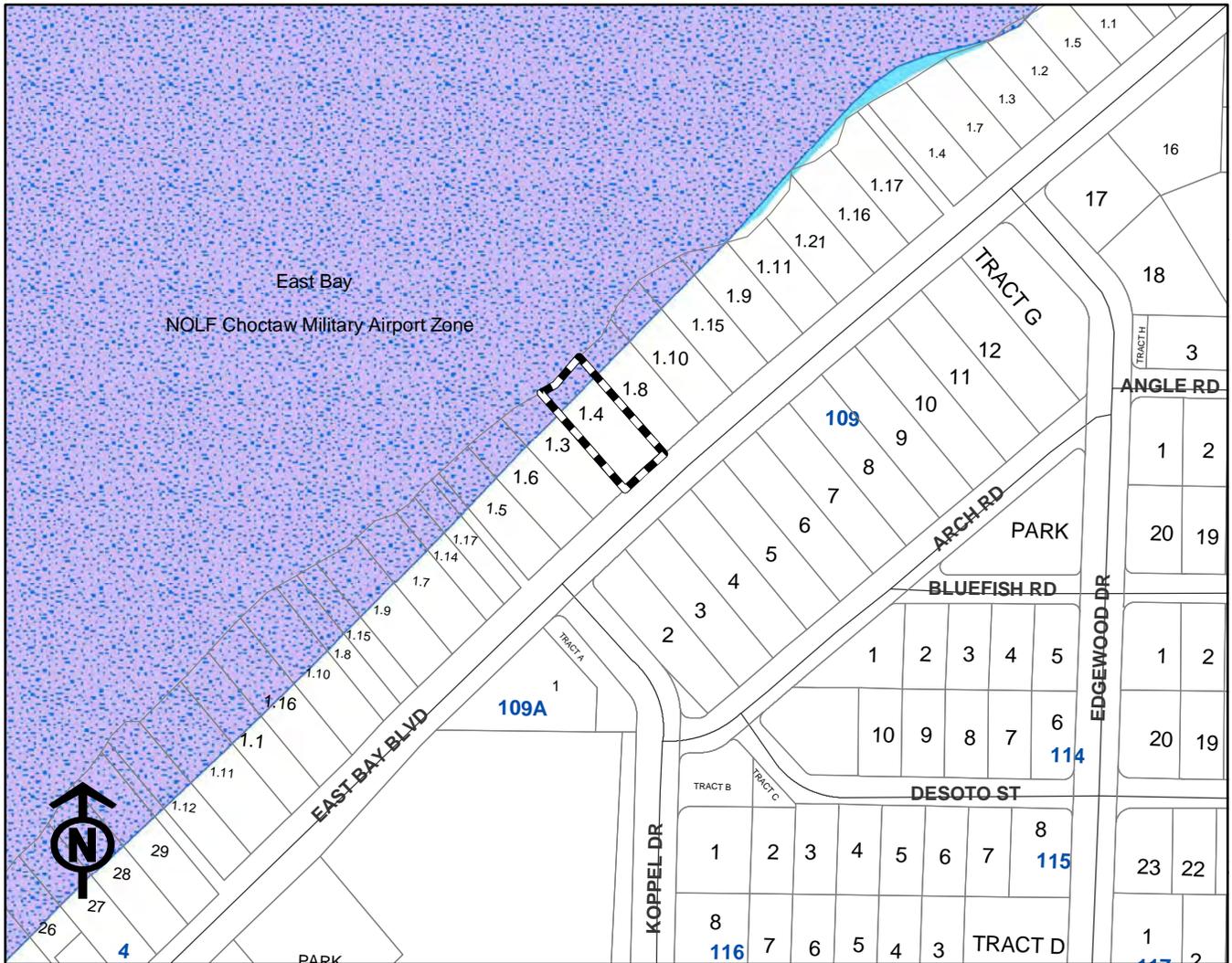
Legend

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)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	Navarre Beach - Single Family
Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Navarre Beach - Medium High Density
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Utilities
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)	State
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M within the Navarre Town Center (R2M-NTC)	State within an Accident Potential Zone (STATE-APZ)
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	Medium High Density Residential (R-3)	RAIL
Historical/Single Family (HR-1)	Planned Business District (PBD)	Rural Residential Single Family (RR-1)	Right of Ways
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	RR1 within an Accident Potential Zone (RR1-APZ)	Military
Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 1 (TC1)	Water
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 2 (TC2)	Municipal Boundaries

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2011-CU-011 Airfield Data



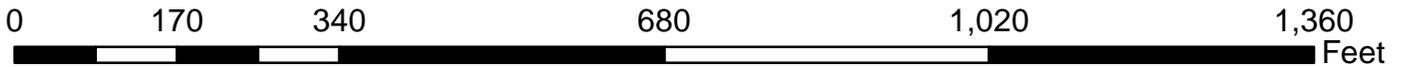
Legend

-  Pending BOA
-  Airfields
-  Flight Clearance Easement
-  A - Clear Zone - High Accident Potential
-  B - APZ 1 - Significant Accident Potential
-  C - APZ 2 - Measurable Accident Potential
-  Military/Private Airport Zone
-  Airfield Notification Zones
-  Private/Military Airport Influence Area

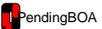
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2011-SX-012
Aerial, Area Enlargement

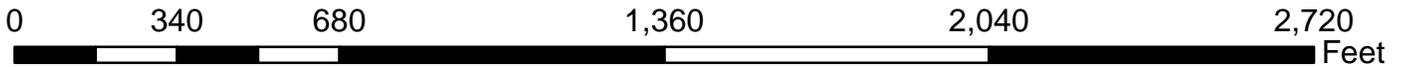
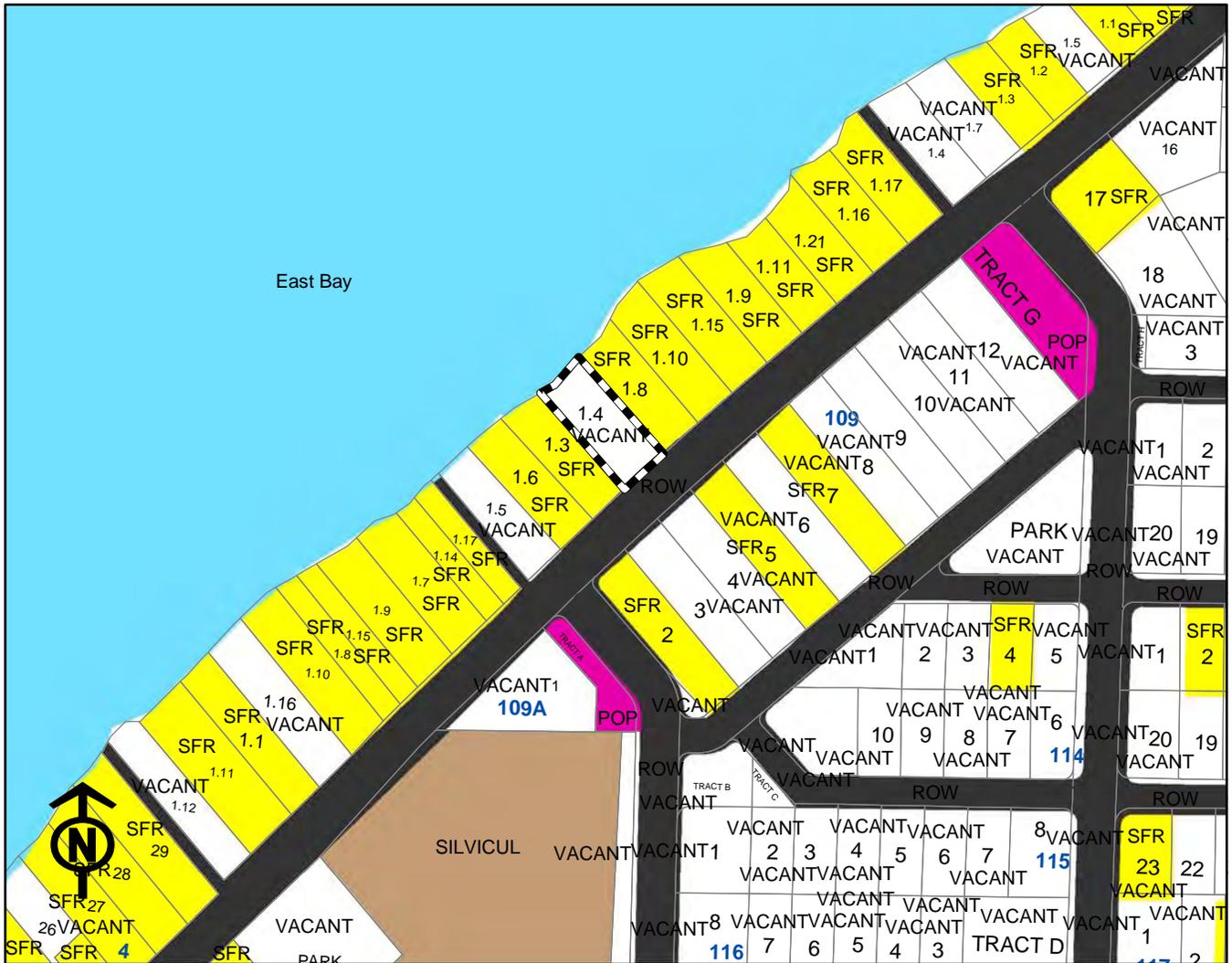


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2011-CU-011 Existing Land Use



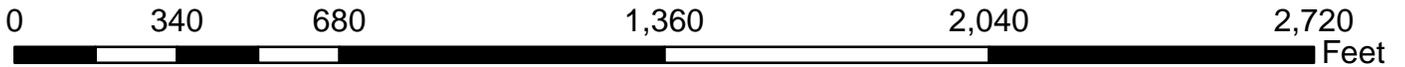
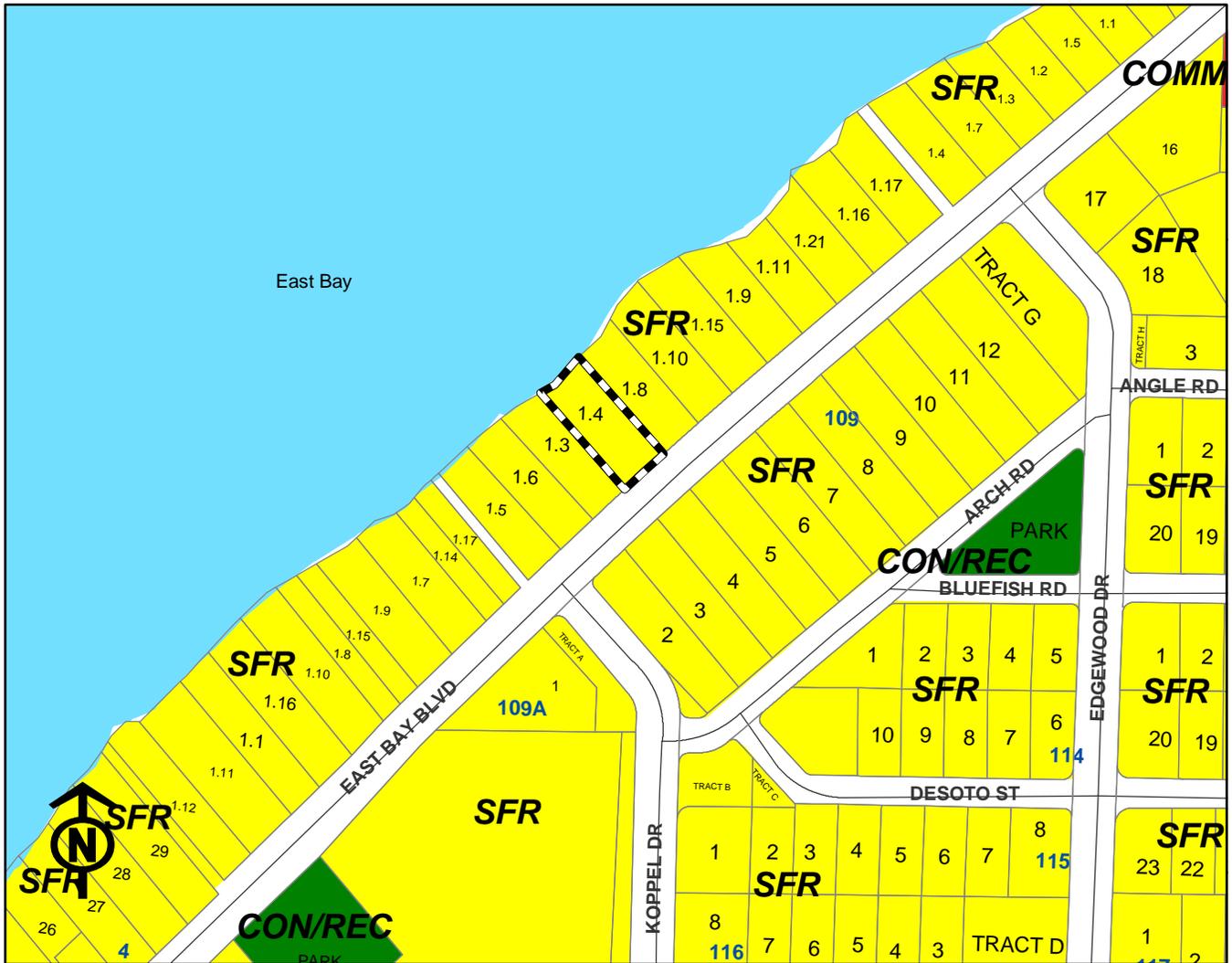
Legend

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

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2011-CU-011 Future Land Use



Legend

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

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Presentation Slides
October 13, 2011, Zoning Board Meeting



The front of the property



The adjacent property to the north



East Bay Blvd looking northeast

Presentation Slides
October 13, 2011, Zoning Board Meeting



Across East Bay boulevard to
the southeast



Directly south



To the southwest

Presentation Slides
October 13, 2011, Zoning Board Meeting



East Bay boulevard looking southwest



The adjacent property to the south



The existing boat ramp and pier; the purpose of this conditional use request is two-fold – the first part is approval for improvements to the existing boat ramp; the second part is approval of the improvements which have been made in the past, such as the pier and gazebo.

Presentation Slides
October 13, 2011, Zoning Board Meeting



Another view of the existing boat ramp



Another view of the pier; the proposed ramp will be located at the bottom of the screen



The gazebo

Presentation Slides
October 13, 2011, Zoning Board Meeting



The entire amenity area as seen from the pier



The existing parking area



The northern property line and adjacent residence

Presentation Slides
October 13, 2011, Zoning Board Meeting



The southern property line and the adjacent residence



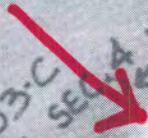
The adjacent properties to the south



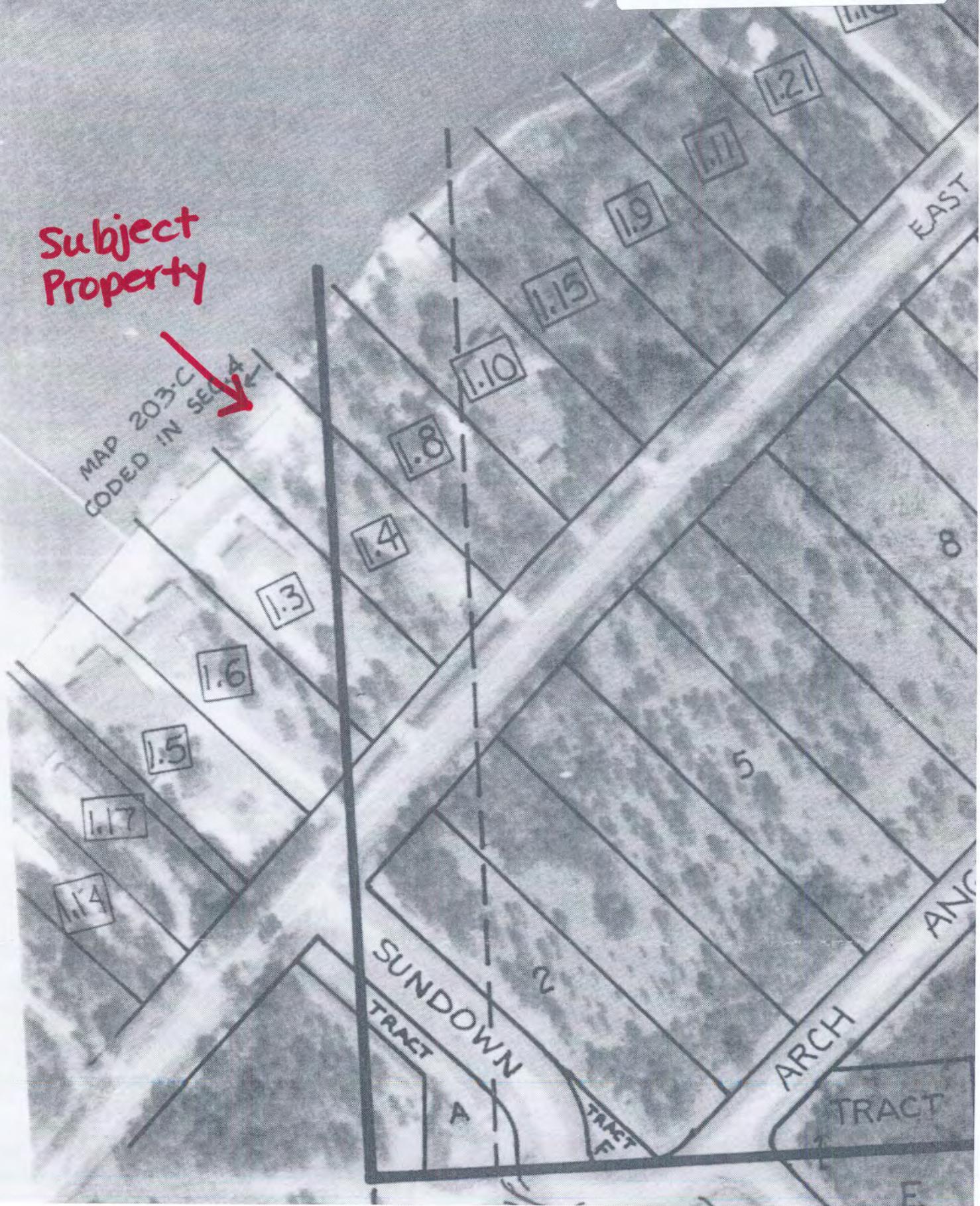
The adjacent properties to the north

2011-CU-011
Original Zoning Map
(Aerial, March 1985)

Subject
Property



MAP 203-C
CODED IN SECTION





Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

2011 SEP 1 PM 1 22

John T. "Tim" Tolbert
Building and Fire Official

Conditional Use Application

*Application Instructions begin on Page 4

** For Official Use Only **			
Application No.	2011 -CU- 011	Date Received:	9/1/2011
Review Fee:	268.39	Receipt No.:	203
Zoning District:	R1	Conditional Use	
FLUM Designation:	SFR	Request:	6.09.02.

COMM Dist #5

Property

Owner

Property Owner Name: Holly by the Sea Improvement Association, Inc.

Address: 6845 Navarre Parkway

Navarre, FL 32566-7420

Phone: 850-939-1693 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: Wetland Sciences, Inc.

Contact Name: Keith Johnson

Address: 1829 Bainbridge

Pensacola Florida 32507

Phone: 850-453-4700 Fax: 850-453-1010

Email: keth@wetlandsciences.com

Property Information

Parcel ID Number(s): 04-2S-27-0000-00104-0000

-OR-

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

6708 East Bay Blvd

Parcel Size (acres): 0.757

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583

www.santarosacountyfl.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).

Please see the attached site plan showing the proposed use pursuant to Section 6.09.02.1 (Recreation Area - R1).

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. _____

See attached cover letter.

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.

Joseph Sipe
Applicant Name (Type or Print)

Joseph Sipe
Applicant Signature

External V.P. of Board
Title (if applicable)

9/1/11
Date



August 31, 2011

Leslie Statler, Planner
Santa Rosa County Public Service Complex
Planning/Zoning Division
6051 Old Bagdad Highway, Suite 202
Milton, FL 32583

Re: Conditional Use Application
Holly by the Sea Improvement Association, Inc.
Recreational Facility located at 6708 East Bay Blvd
WSI Project #2011-171

Dear Ms. Statler,

On behalf of the Holly by the Sea Improvement Association, Inc. (herein referred as Association) please find attached a conditional use application for the existing and proposed modifications to the Association's waterfront facility located at 6708 East Bay Blvd.

Presently the subject property contains various site improvements including a 10-ft. x 26-ft. covered gazebo, a 33-ft. x 12-ft. concrete boat ramp, an accessory pier with a 40-ft. x 4-ft. access pier and 10.4-ft. x 20-ft. terminal platform and 4-ft. x 10-ft. overland landing, an existing wooden seawall that spans the entire waterfront, and a gravel driveway that services both the boat ramp and covered gazebo. The subject property was and continues to be utilized by residents of the Holly by the Sea subdivision as an amenity area. It is a private facility and not open to the general public.

By e-mail dated, July 28, 2011, you provided an excellent historical summary of site improvements and land uses within the subject property. Some of the information summarized was taken from information provided in the e-mail.

Land Use:

- Effective date of zoning: June 1986
- Subject property is zoned R1 (Single Family Residential); permitted uses are detached single family residential structures, group homes, and accessory structures & facilities.
- Conditional Use for "Recreation & Park Areas" (Land Development Code Article 6.09.02.I) is required to allow the lot to be utilized as an amenity area for the subdivision.

Site Improvements:

- Site improvements at the time of zoning include a 10-ft. x 20-ft. concrete boat ramp and seawall that spanned the entire waterfront (discernable from 1985 aerial photographs).
- 1997 – Coastal Construction Application 97-CC-078 was reviewed and approved by Santa Rosa County which authorized the extension of the concrete boat ramp an additional 10-ft. and the construction of an accessory pier with a 4-ft. x 40-ft. access pier and 10-ft. x 4-ft. over land landing.
- 1997 – Santa Rosa County issued a building permit (1997-3587) for the construction of the dock and boat ramp additions. There are no records of any inspections and the permit expired. The dock

authorized by the permit is clearly visible in aerial photographs taken in December 2, 2003, March 30, 2004, and December 30, 2004. The dock is no longer visible in the next aerial dated February 27, 2005. It is apparent that Hurricane Ivan in 2004 completely removed the dock authorized by the 1997 permit.

- 2004 – “Post Ivan Rebuild” was authorized on November 22, 2004 for the improvements previously approved through 97-CC-078.
- 2005 – Santa Rosa County staff contacted Holly by the Sea on February 28, 2005 regarding deadline of March 22, 2005 for reconstruction of “Post-Ivan Rebuild”. During that time, Santa Rosa County’s policy was to require a permit & subsequent inspections; however fees were not assessed & the process was streamlined based upon the previous approvals.
- 2005 – Aerial photographed dated November 22, 2005 depicts the dock that presently exists on the property. Santa Rosa County does not have any records which authorized the construction of the dock in its present configuration. The existing dock in its present configuration is evident in aerial photographs dated August 30, 2006; November 25, 2006; November 12, 2007; February 28, 2008; and April 24, 2010.
- It should be noted that the boat ramp and gravel drive remained unchanged from 1997 to the present.

Currently the concrete boat ramp and landward approach are in disrepair. The existing ramp was formed in between a naval style wooden retaining wall. The retaining wall was framed on both the east and west sides of the existing ramp. Most of the batter boards along the old retaining wall are broken or missing. The tie back rods which are bolted to six inch marine pilings located on the seaward edge of the wall are broken or highly corroded. The dilapidated wall has allowed wave energy to undermine the concrete ramp and landward approach. Those segments which are no longer supported through the loss of material have begun to crack and fail.

Authorization is being sought to reconstruct the existing boat ramp and landward approach. Attached to this application is a depiction of the existing site conditions. The actual surface of the ramp is ten feet. The retaining wall structures located on either side of the ramp add an additional two feet to the width of the structure. Ideally, the drive service of any boat ramp should be at least 12-ft. in width. This will accommodate the axle span of most recreational watercraft trailers. The proposed modifications to the site include the construction of a new concrete boat ramp with a drive surface that is twelve feet in width and 33-ft. in length (same length of the existing ramp). Vinyl sheet pile retaining wall will be constructed on either side of the ramp. This will add an additional two feet to the ramp structure. A top cap will be constructed overtop each of the vinyl walls. This will provide a walking service that will assist individuals with the launch and retrieval of recreational watercraft. The construction of a top cap will add another two feet to the ramp structure that results in a total width of 16-ft. In addition the concrete approach located just landward of the existing boat ramp will be replaced. This will result in slight increases to the overall dimension of the existing concrete approach. There are no other modifications proposed.

In retrospect, the activities authorized by the permit issued in 1997 should have required conditional use approval. Conditional use approval was never suggested or required by Santa Rosa County. The proposed improvements to the site will afford both the County and Association an opportunity to correct the non-compliant issues that have persisted for nearly two decades. Attached to this application is a site plan prepared by Wetland Sciences, Inc. which shows all existing and proposed modifications. To assist the County with their review I have depicted both the existing and proposed site conditions over the 2007 high resolution aerial photograph. This should help foster a better understanding of the activities described herein.

Conditional use approval to allow recreational area within an R1 zoning district requires adherence to the general criteria listed in 6.09.01 as well as the specific "Recreation Area" criteria listed in 6.09.02.I. General criteria "A" requires the board to find that the use is so designed, located, and proposed to be operated so that public health, safety, and welfare will be protected. As previously noted, the property has served as a recreational amenity to Holly by the Sea subdivision before the property was zoned in 1985. This included its use as a private boat ramp. During its twenty six plus years of use neither the County nor Association is aware of any complaints or issues that would suggest the site compromised the public health, safety, and welfare of the general public. I would submit that the historical use of the proposed is a clear indication of compliance with criteria "A". Although slight modifications to the site are requested, this will not change the use.

Criteria B require that the use will not unduly adversely affect other property in the impacted area which it is located. Again, I offer the history of the site as a clear example that its use has not unduly adversely affected any other property in the impacted area. There is no evidence to suggest such.

Criteria "C" & "D" requires the use to conform to all applicable provision of the district in which the use is to be located and satisfies criteria stipulated for similar uses as described in the following section. These criteria should be addressed in our explanation previously provided and our detail of the uses adherence to the specific criteria required for recreation area in R-1 zoned property.

With respect to the specific criteria, I offer the following.

Criteria #1. The property serves as a recreational amenity to the Holly by the Sea subdivision. The recreational uses the property provides include a private boat ramp, accessory pier, covered gazebo, and picnic tables. These are uses specified in criteria #1.

Criteria #2. The existing and proposed modifications to the site are consistent with the County's Comprehensive Land Use Plan.

Criteria #3. As noted, the site has served as a recreational amenity to the Association for twenty five plus years. The Association is unaware of any complaints that would suggest the use generated unreasonable noise, traffic, congestion, or other potential nuisances or hazards to those residences contiguous to the subject property. The proposed modifications will not alter the primary use of the property. The historical use of the property is clear evidence that the use meets the criteria.

Criteria #4. The proposed modifications of the site will require site plan approval from Santa Rosa County. The proposed modifications meet applicable land developed code provisions.

Criteria #5. The site does not contain any parking facilities. There is only an existing gravel driveway. There are no upland structures which are located within twenty five feet of any adjoining property line.

Criteria #6. The proposed modifications do not include any landscaping or changes to existing open spaces.

Criteria #7. The existing and proposed modifications meet the requirements of Article 7 of the Santa Rosa County's Land Development Code.

Criteria #8. Fences are present along the east and western property lines. The existing fences do not exceed six feet in height. There is a chain link fence located along the southern property boundary which is adjacent to CR-399 (East Bay Blvd). The existing chain link fence along the southern property line is located at least twenty five feet from the edge of East Bay Blvd.

Criteria #9. Signage is not proposed.

Criteria #10. Individual waste container is located on the site. Refuse collected in the waste container is regularly removed from the site.

This concludes our request. Please feel free to contact me should you have any questions or require additional information. I appreciate your attention to this matter.

Respectfully,
WETLAND SCIENCES, INC.

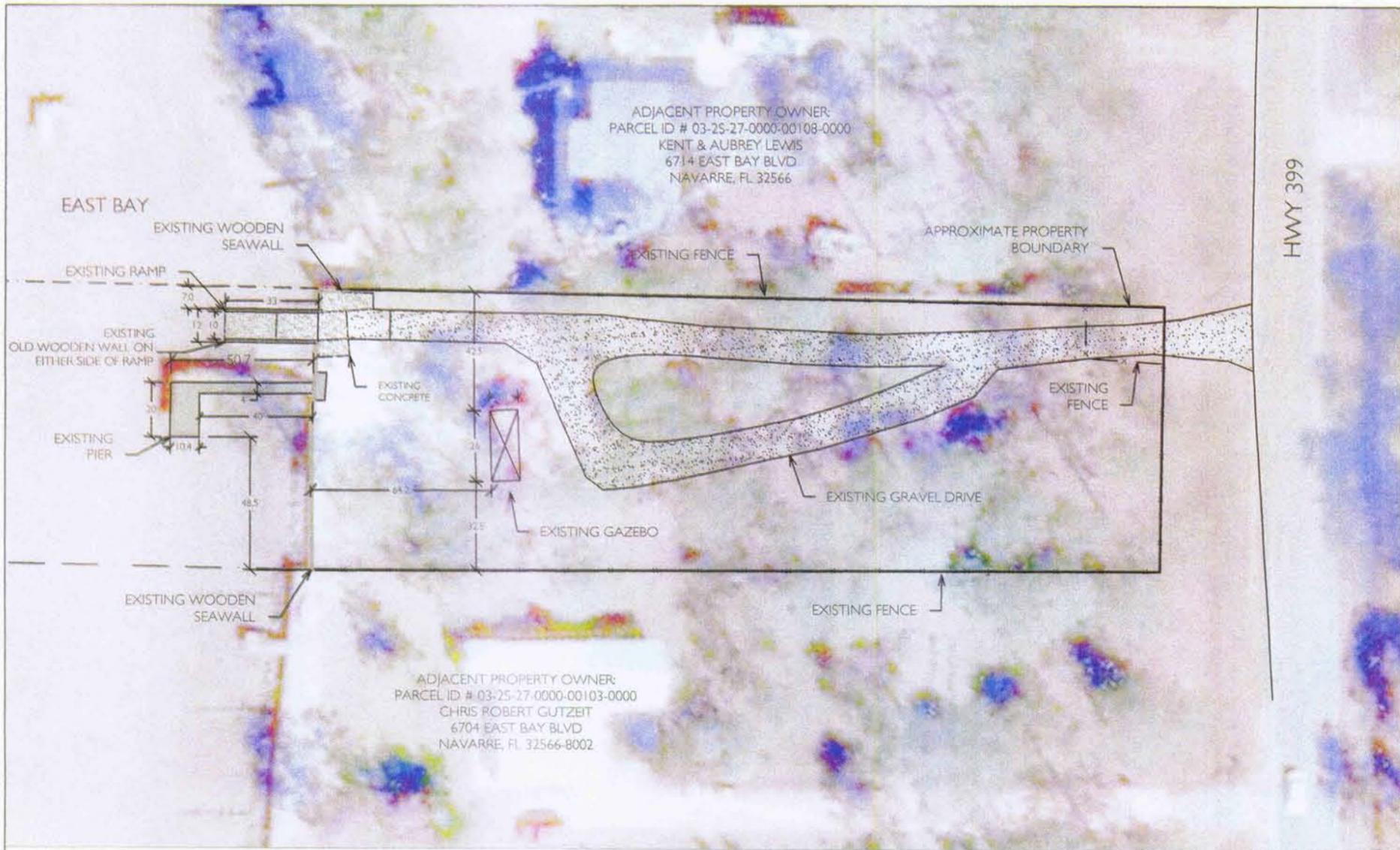


Keith D. Johnson
Environmental Scientist

Enclosures: As indicated

Copy furnished: John Loftis, Loftis Marine Construction
Holly by the Sea Improvement Association, Inc.
File

/kdj



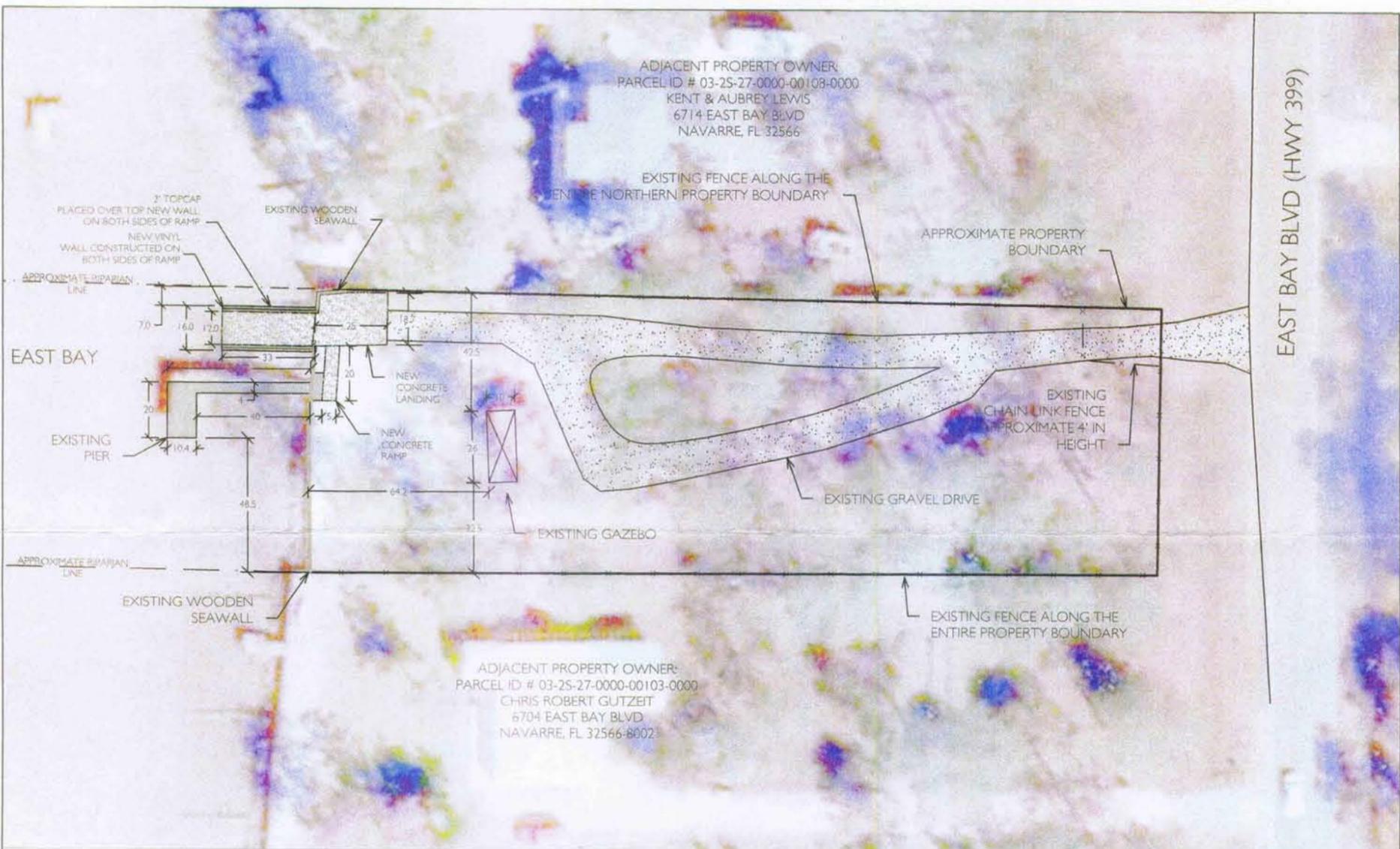
SOURCE DATA: 2007 COLOR AERIAL, LABINS



EXISTING SITE CONDITIONS

PROJECT #2011-172
DRAWN BY: KDJ

DATE: AUGUST 1, 2011
SCALE: 1" = 50'



SOURCE DATA: 2007 COLOR AERIAL, LABINS



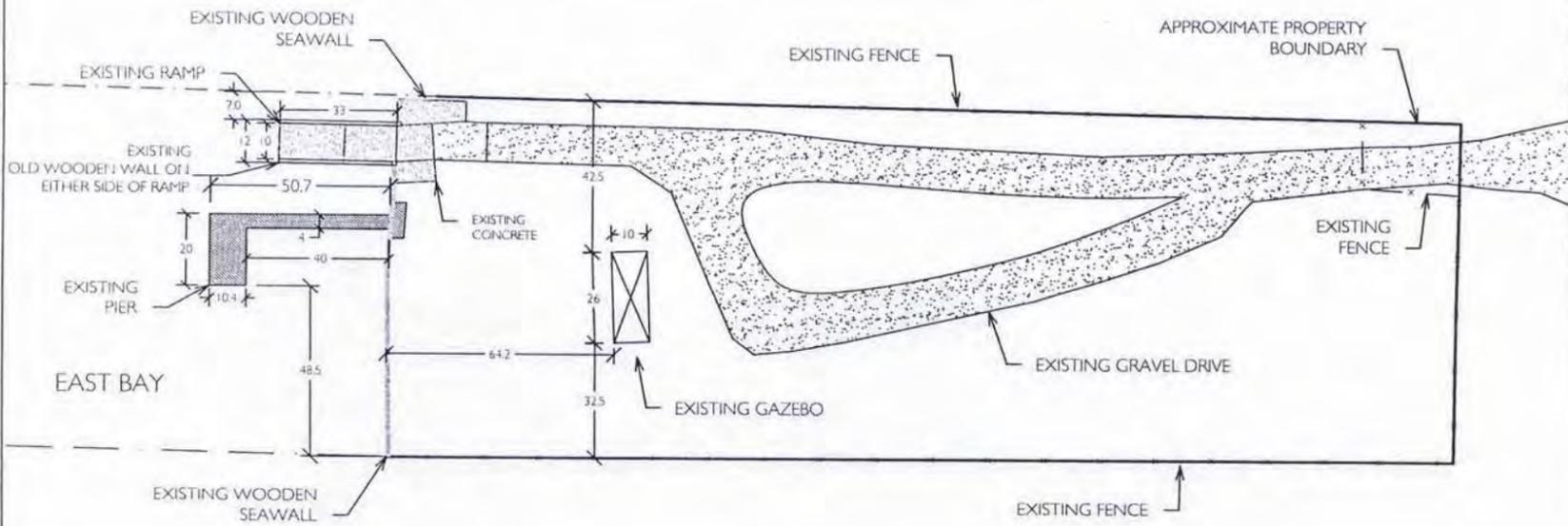
PLAN VIEW
PROPOSED SITE PLAN

PROJECT #2011-172
DRAWN BY: KDJ

DATE: AUGUST 1, 2011
SCALE: 1" = 50'



ADJACENT PROPERTY OWNER:
 PARCEL ID # 03-25-27-0000-00108-0000
 KENT & AUBREY LEWIS
 6714 EAST BAY BLVD
 NAVARRE, FL 32566



HWY 399

ADJACENT PROPERTY OWNER:
 PARCEL ID # 03-25-27-0000-00103-0000
 CHRIS ROBERT GUTZEIT
 6704 EAST BAY BLVD
 NAVARRE, FL 32566-8002



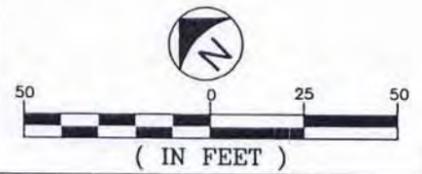
EXISTING SITE CONDITIONS

PROJECT #2011-172

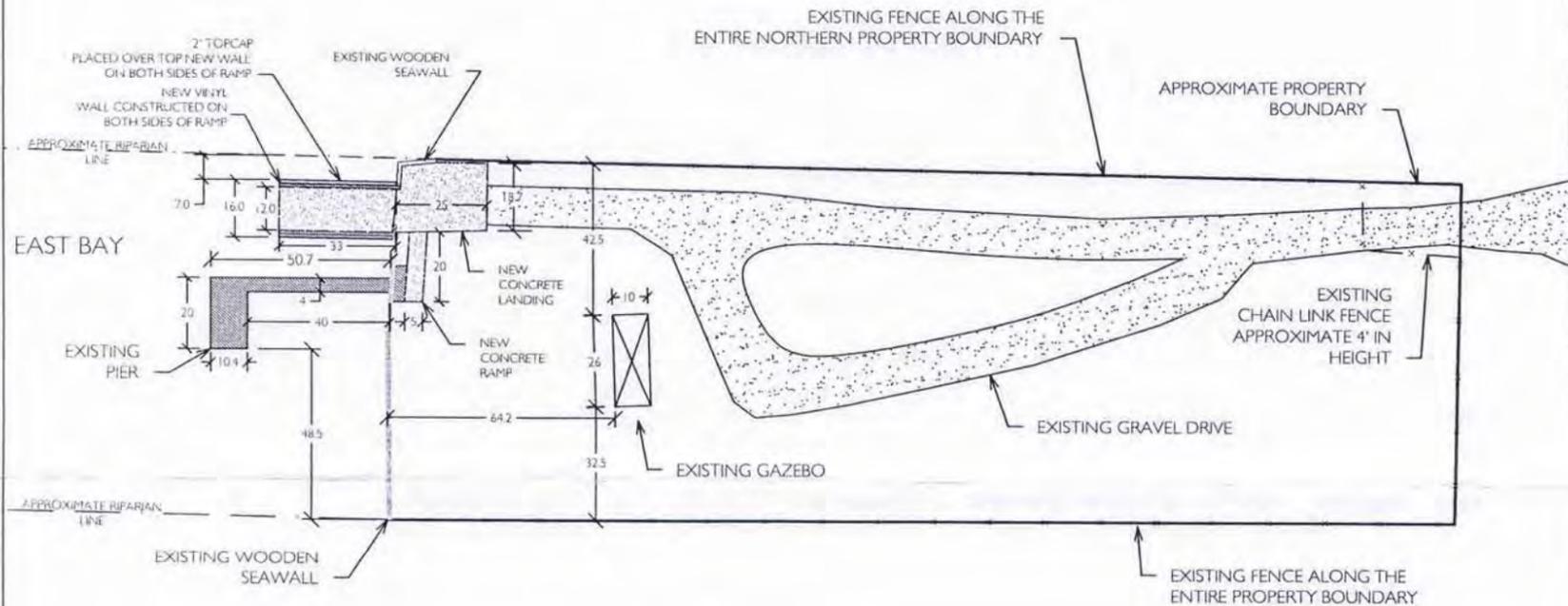
DATE: AUGUST 1, 2011

DRAWN BY: KDJ

SCALE: 1" = 50'



ADJACENT PROPERTY OWNER:
 PARCEL ID # 03-25-27-0000-00108-0000
 KENT & AUBREY LEWIS
 6714 EAST BAY BLVD
 NAVARRE, FL 32566



EAST BAY BLVD (HWY 399)

ADJACENT PROPERTY OWNER:
 PARCEL ID # 03-25-27-0000-00103-0000
 CHRIS ROBERT GUTZEIT
 6704 EAST BAY BLVD
 NAVARRE, FL 32566-8002



PLAN VIEW
 PROPOSED SITE PLAN

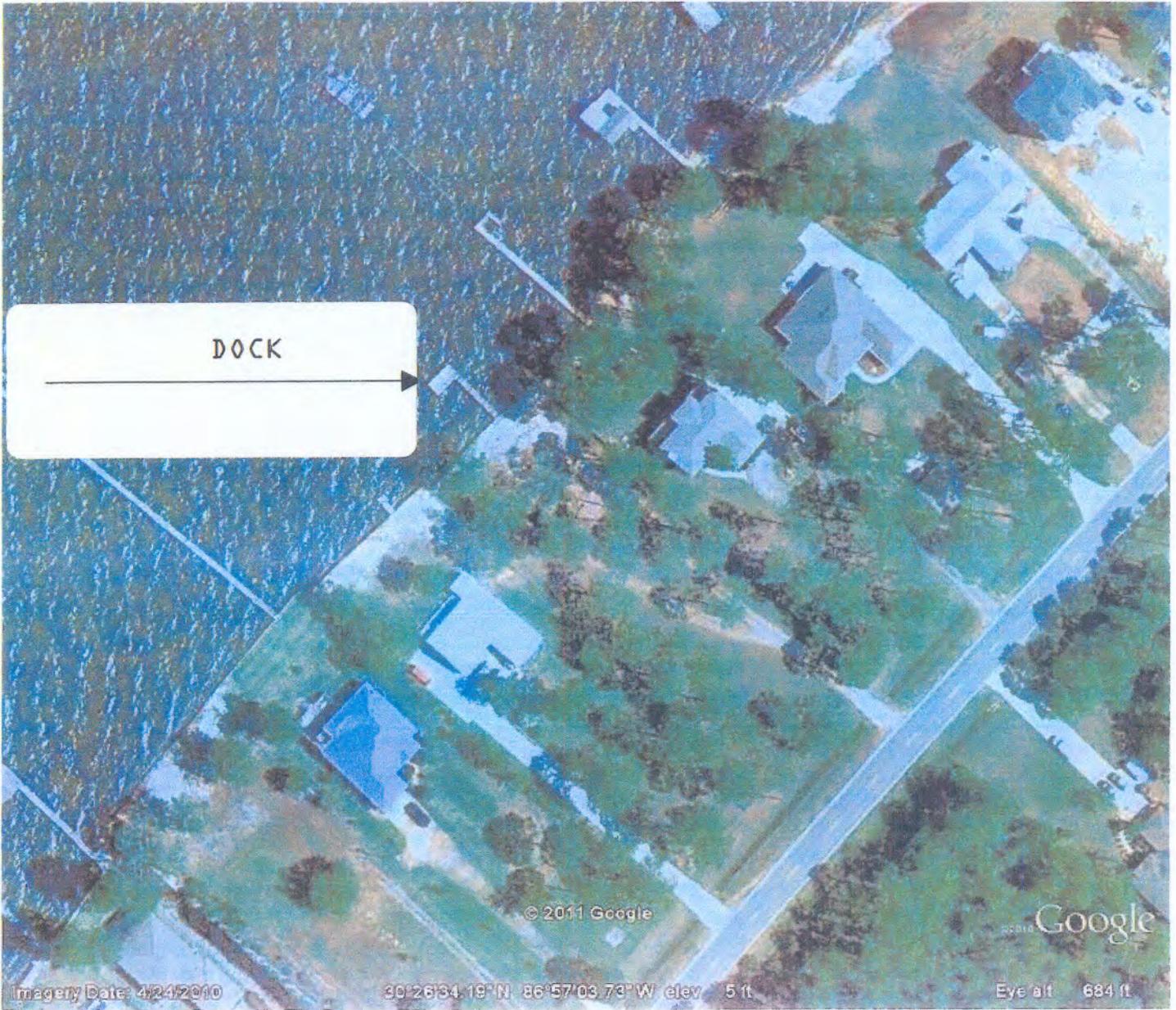
PROJECT #2011-172

DATE: AUGUST 1, 2011

DRAWN BY: KDJ

SCALE: 1" = 50'





Imagery Date: 04/24/2010



Imagery Date: 01/31/2008



Imagery Date: 05/07/2007



Imagery Date: 11/22/2006



Imagery Date: 04/05/2006



Imagery Date: 05/27/2005



Imagery Date: 01/31/2005



Imagery Date: 02/29/2004



DOCK

IN CONFIGURATION AUTHORIZED
BY 1997-3587

Image ©2011 The Florida Department of Environmental Protection
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Imagery Date: 12/31/2003

30°26'34.19" N 86°57'03.73" W elev 5 ft

Eye alt 684 ft

Imagery Date: 12/31/2003



Imagery Date: 12/02/2003