

2011-CU-012

Project Name: n/a

Applicant and/or
Property Owner: Maged Nashed,
Nashed, LLC

Representative: n/a

Zoning District: HCD (Highway Commercial Development)

Request 1: Conditional Use to allow a commercial outdoor amusement activity to be located within an HCD (Highway Commercial Development) zoning district to accommodate a children's play facility (LDC 6.02.09.EE)

Zoning Board
Recommendation: Denial with a vote of 6 – 1

Note: A Variance (2011-V-022) to reduce the setback for commercial outdoor amusement activities/uses when adjacent to residentially zoned property from 200 feet to 50 feet was approved by the Zoning Board *with the condition* that the parking area be located within the southern 200 feet and observe a setback of 50 feet from the southern property line.

BOCC Data & Analysis
October 27, 2011

Conditional Use 2011-CU-012

I. Applicant:

Maged Nashed, Nashed LLC

II. Requests:

Conditional Use to allow a commercial outdoor amusement activity to be located within an HCD (Highway Commercial Development) zoning district to accommodate a children's play facility

Note: A Variance (2011-V-022) to reduce the setback for commercial outdoor amusement activities when adjacent to residentially zoned property from 200 feet to 50 feet was approved by the Zoning Board *with the condition* that the parking area be located within the southern 200 feet and observe a setback of 50 feet from the southern property line.

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:

- EE. Commercial Outdoor Amusement Activities (HCD, M-1, M-2, C-1M, and C-2M)

BOCC Data & Analysis

October 27, 2011

1. Commercial outdoor amusement activities including but not limited to skateboard parks, for-profit carnivals or fairs, miniature golf facilities, and zoos.
2. The scale, intensity, and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to surrounding residential or commercial properties.
3. Sites should be located within more highly accessible portions of Commercial districts nearest major thoroughfares or minor collector streets as apposed to internal residential streets.
4. Site plan submitted with the conditional use application shall demonstrate that the site will be designed to maximize compatibility with adjacent land uses of lesser intensity and provide for a smooth transition where greater or varying intensity in land uses exist. When the site abuts residential districts, an eight (8) foot privacy fence must be provided for screening, and a twenty-five (25) foot vegetative buffer, according to Section 7.02.02, must be maintained between the activity and the property line.
5. If the site abuts or is within three hundred (300) feet of a residential zoning District, the following restrictions on lighting and noise shall apply:
 - a. The total cutoff light shall be at an angle of less than ninety (90) degrees and shall be located so that the bare light bulb, lamp, or light source is completely shielded from the district view of an observer five (5) feet above the ground where the cutoff angle intersects the ground and so that no light can be viewed for said residential districts.
 - b. Loudspeaker, announcement systems, music and other noises shall be located with respect to the zoning district boundaries that the level of sound, as measured in decibels, at the property line shall not exceed 40 db during the hours of 9 a.m. to 6 p.m. or 35 db during the time period from 6 p.m. to 10 p.m. when any commercial outdoor amusement activity so located shall close.
6. Setbacks for any commercial outdoor amusement activity, including uses and structures, shall be at least fifty (50) feet from all property lines. When such commercial amusement activity abuts residential zoning districts, the setback shall be at least two hundred (200) feet from those property lines.

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

IV. Proposed Location:

In the 4500 Block of Watkins Street, Pace; on the west side of Watkins Street between Highway 90 and Ashley Place Boulevard in the Pea Ridge community (Parcel number 14-1N-29-0000-00601-0000)

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 anticipated that the proposed use will be designed, located and operates in such a manner as to protect the public health, safety, and welfare. The proposed use is in a conceptual phase and will be required to have engineered site plans which will address the County's performance standards for commercial development.

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 use 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 commercial uses and industrial uses.

The applicant intends to develop an outdoor children's play facility with inflatable activity centers and a playground. The site will also contain a fountain, multiple seating areas, restroom facilities, and a food vending truck.

BOCC Data & Analysis
October 27, 2011

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 Commercial (COMM) land use category. 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.

EE. Commercial Outdoor Amusement Activities (HCD, M-1, M-2, C-1M, and C-2M)

1. Commercial outdoor amusement activities including but not limited to skateboard parks, for-profit carnivals or fairs, miniature golf facilities, and zoos.

Is this criterion met?

Staff Analysis: The proposed use is an outdoor children's play facility with inflatable activity centers and a playground.

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

Is this criterion met?

Staff Analysis: It is not anticipated that the proposed use will generate an unreasonable amount of noise, traffic or congestion or other potential hazards when compared with the uses permitted within this zoning district.

3. Sites should be located within more highly accessible portions of Commercial districts nearest major thoroughfares or minor collector streets as apposed to internal residential streets

Is this criterion met?

Staff Analysis: The subject property is located in close proximity to Highway 90 and is located directly across from the Pace Commons shopping development.

BOCC Data & Analysis

October 27, 2011

4. Site plan submitted with the conditional use application shall demonstrate that the site will be designed to maximize compatibility with adjacent land uses of lesser intensity and provide for a smooth transition where greater or varying intensity in land uses exist. When the site abuts residential districts, an eight (8) foot privacy fence must be provided for screening, and a twenty-five (25) foot vegetative buffer, according to Section 7.02.02, must be maintained between the activity and the property line.

Is this criterion met?

Staff Analysis: The applicant has indicated that he intends to comply with the County requirements as they pertain to developing the site.

5. If the site abuts or is within three hundred (300) feet of a residential zoning District, the following restrictions on lighting and noise shall apply:

- a. The total cutoff light shall be at an angle of less than ninety (90) degrees and shall be located so that the bare light bulb, lamp, or light source is completely shielded from the district view of an observer five (5) feet above the ground where the cutoff angle intersects the ground and so that no light can be viewed for said residential districts.

Is this criterion met?

Staff Analysis: The applicant has indicated that the lighting will comply with the County's standards.

- b. Loudspeaker, announcement systems, music and other noises shall be located with respect to the zoning district boundaries that the level of
(continued on next page)

Is this criterion met?

Staff Analysis: Per the applicant, the volume of the music to be played will not exceed that which is allowed.

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

sound, as measured in decibels, at the property line shall not exceed 40 db during the hours of 9 a.m. to 6 p.m. or 35 db during the time period from 6 p.m. to 10 p.m. when any commercial outdoor amusement activity so located shall close.

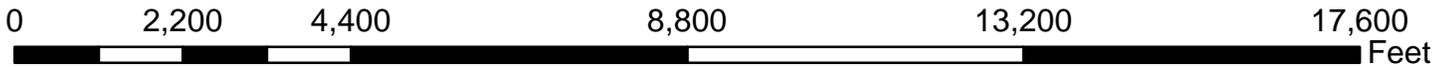
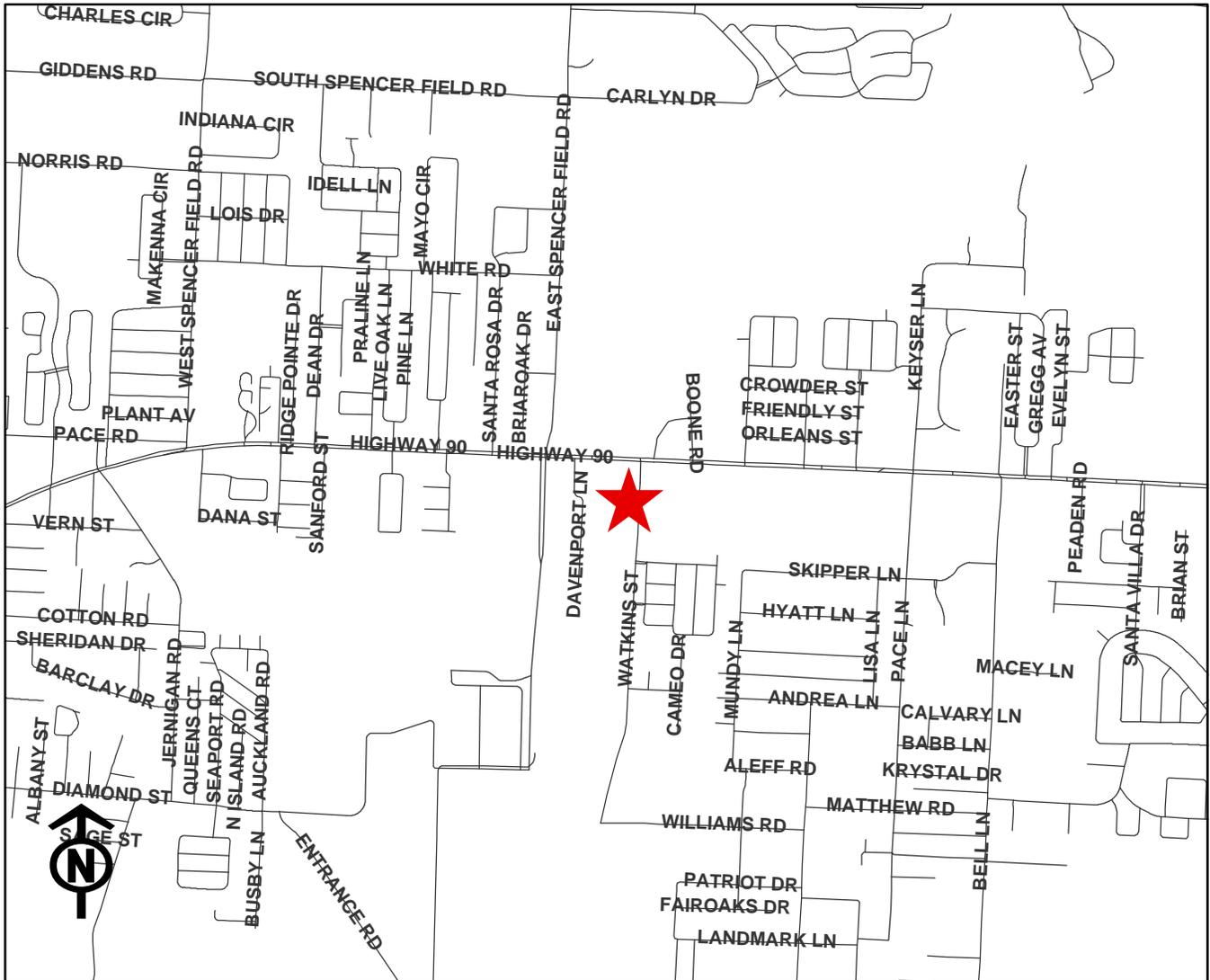
6. Setbacks for any commercial outdoor amusement activity, including uses and structures, shall be at least fifty (50) feet from all property lines. When such commercial amusement activity abuts residential zoning districts, the setback shall be at least two hundred (200) feet from those property lines.

Is this criterion met?

Staff Analysis: The applicant was granted a Variance to reduce the setback to 50 along the west property line. The Zoning Board granted the same Variance along the southern property line with the condition that the parking lot be located within the 150 foot encroachment area.

2011-CU-012 & 2011-V-022

Location

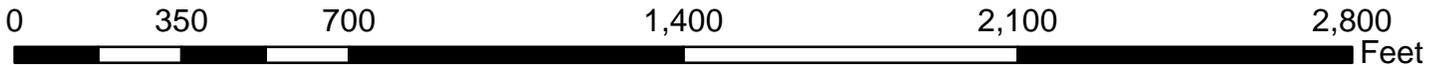
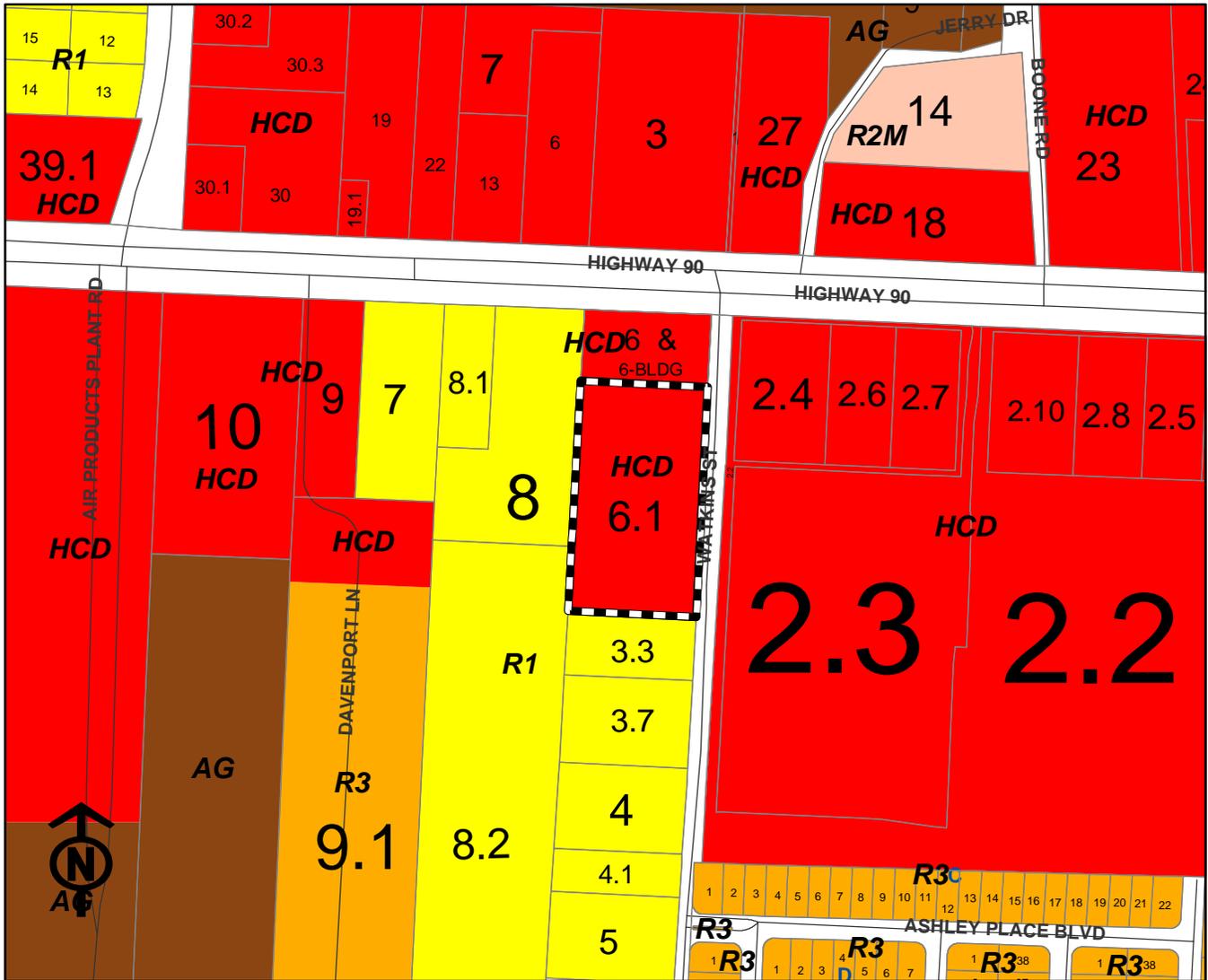


Legend

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.

2011-CU-012 & 2011-V-022 Zoning



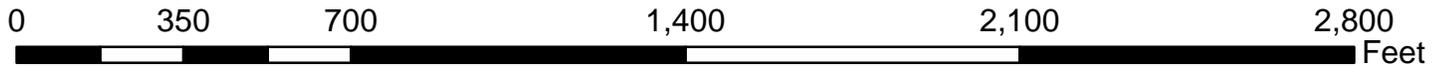
Legend

- | | | | |
|-------------------------------------------------|-----------------------------------------------|-------------------------------------------------|-----------------------------------------------------|
| 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 |

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.

2011-CU-012 & 2011-V-022
Aerial

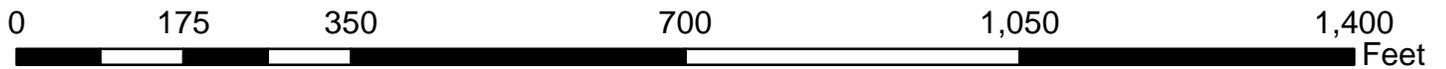


Legend

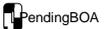
 PendingBOA

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.

2011-CU-012 & 2011-V-022
Aerial, Area Enlargement



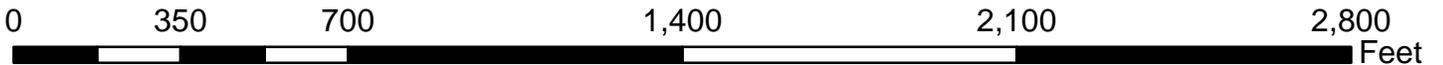
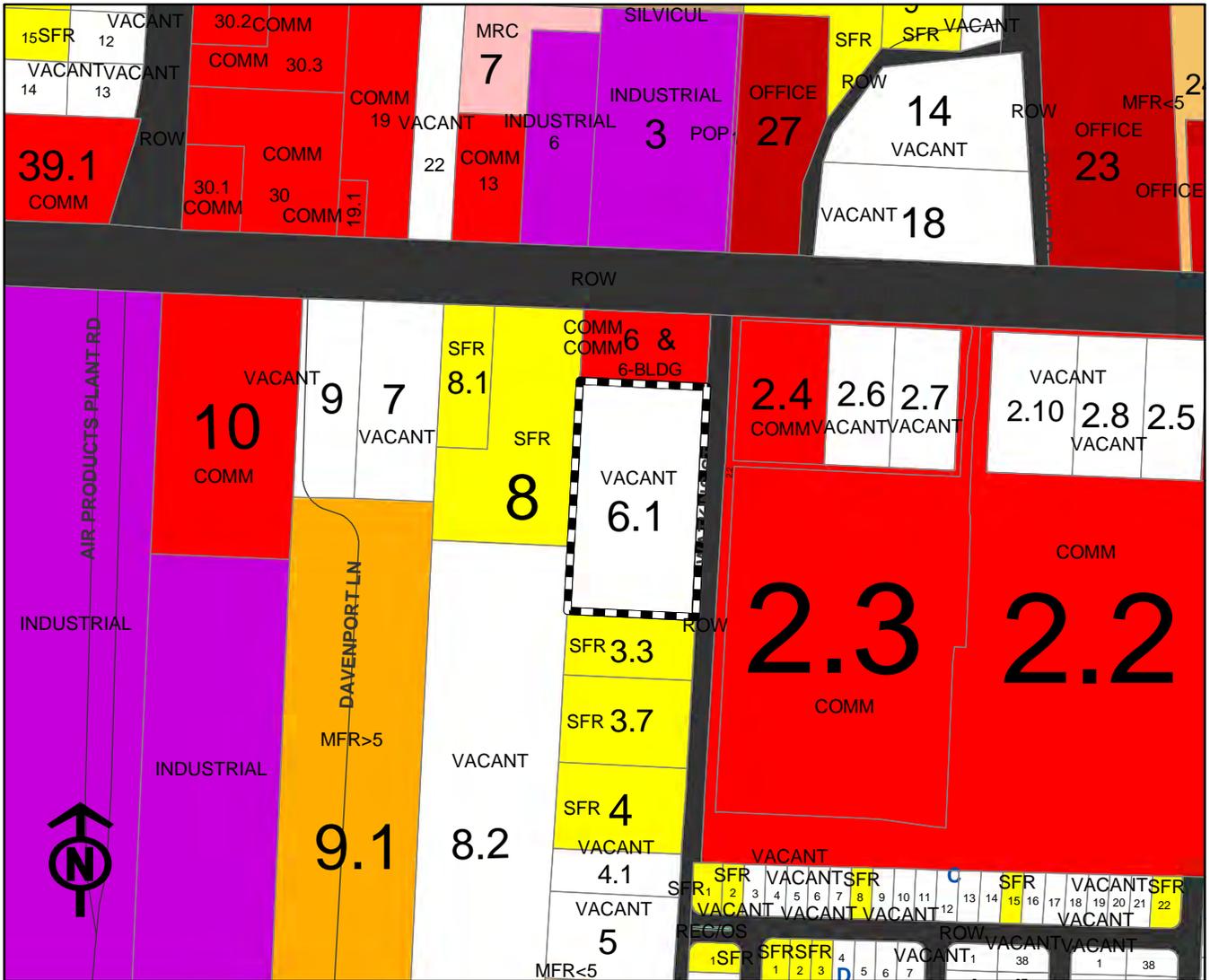
Legend



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.

2011-CU-012 & 2011-V-022

Existing Land Use



Legend

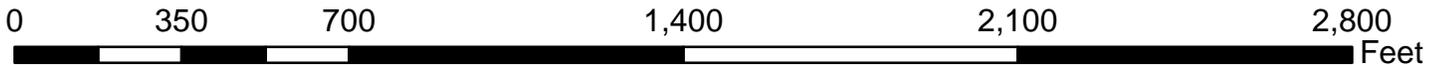
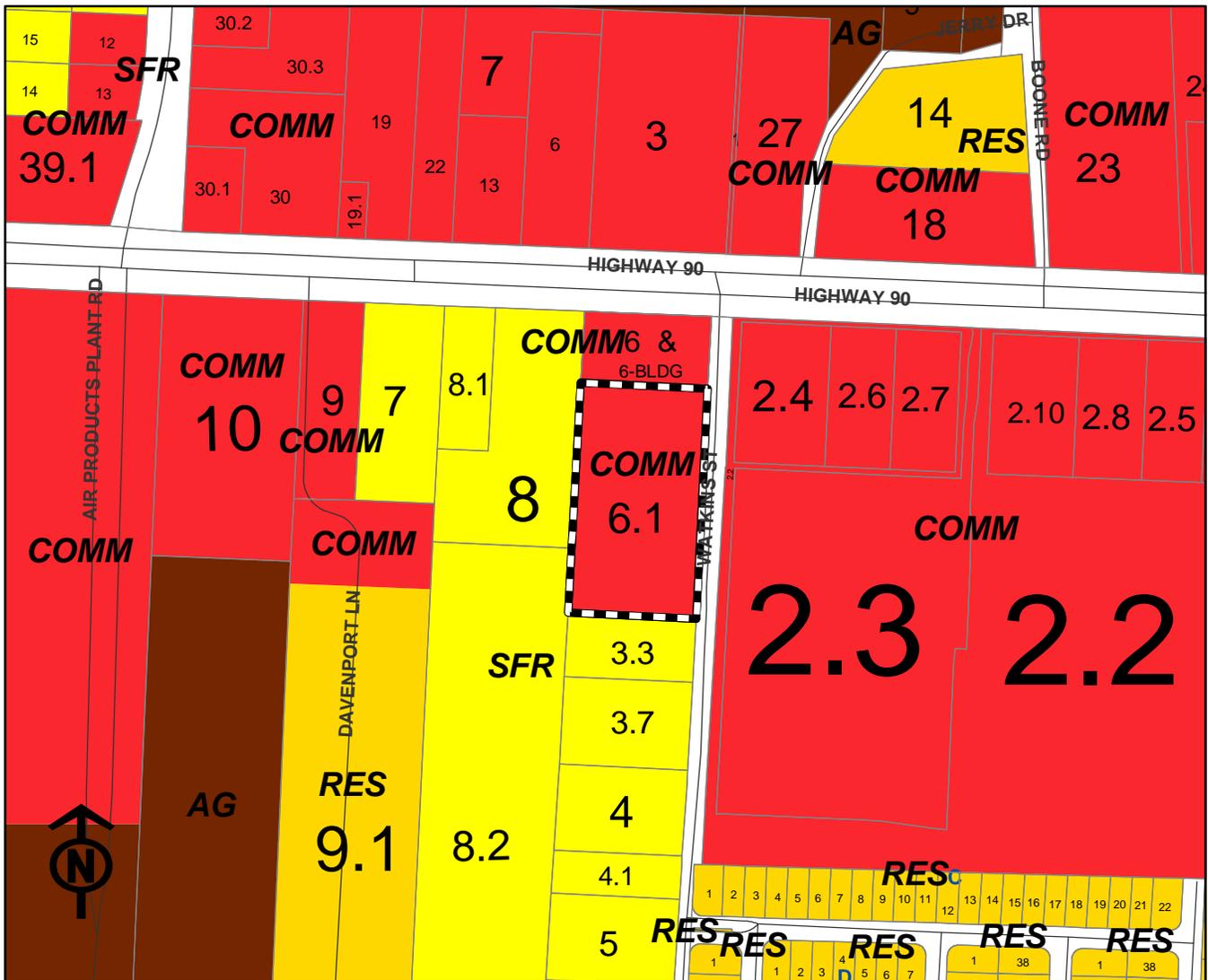
- Pending BOA
- Existing Land Use**
- CATEGORY**
- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Recreation/Commercial
- 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.

2011-CU-012 & 2011-V-022

Future Land Use



Legend

- Pending BOA
- 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.

Presentation Slides
October 13, 2011, Zoning Board Meeting



The front of the property



The interior of the site



The northern portion of the site

Presentation Slides
October 13, 2011, Zoning Board Meeting



Also the northern portion of the site with the adjacent property to the north in the background; the intersection of Watkins Road and Highway 90 can be seen on the right side of the screen



The adjacent property to the north; this is the corner of Watkins Road and Highway 90



Across Watkins Road to the east

Presentation Slides
October 13, 2011, Zoning Board Meeting



Also across Watkins Road to the east



The adjacent property to the south



The other residences immediately south of the project site

Presentation Slides
October 13, 2011, Zoning Board Meeting



The southern portion of the lot with the adjacent residence to the south in the background



The adjacent property to the west and northwest



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>2011 -CU- 012</u>	Date Received: <u>9-1-11</u>
Review Fee: <u>235⁰⁰</u>	Receipt No.: <u>202</u>
Zoning District: <u>HCD</u>	Conditional Use
FLUM Designation: _____	Request: <u>6.09.02.</u>

Comm. Dist #1

Property
Owner

Property Owner Name: Nashed LLC

Address: 5004 Roland Rd
Pace FL 32571

Phone: 850-232-5065 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): 14-1N-29-0000-00601-0000
-OR-

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

Parcel Size (acres): 3.68 AC.

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).

Comercial outdoor amusement

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.

Maged Nashed
Applicant Name (Type or Print)

Maged Nashed
Applicant Signature

Title (if applicable)

9/1/11
Date

Leslie Statler

From: Mages Nashed [samuelmaged@mchsi.com]
Sent: Tuesday, September 27, 2011 11:35 PM
To: Leslie Statler
Cc: samuelmaged@mchsi.com
Subject: A park at Santarosa county, next to Target

Hi Ms.Leslie

Those are my plans for your kind review:

- 1-The main entertainment will be the inflatables, around 6-7 of them, for different ages, a playground will be also included.
- 2-The number of children that will be using it will be depending on the season and the weather.
- 3-We plan to open the park on Saturdays while the children are off and the family go shopping next door.
- 4-We plan to have a fountain that can be musical when we finish the design.
- 5-We will have a sitting area around the inflatable and the playground for parents to observe their children.
- 6-A metal fence about 5 feet tall will be placed around that area to keep the children from running out to the traffic and keep them secured.
- 7- We plan to have portable restrooms(which will be located in he back of the park) until the project is established, then we will get a lift station and sewer.
- 8-The size of the Park will be 400 by 297 feet and the left over land which is 150 by 297 will be the parking area, a grass area.
- 9-We are asking for 50 feet variant as we have residents on our south and west and 200 feet as required by the regulation.(making not much land left over) would make building a park is impossible, and we will arrange the sitting area of the parents on that 50 feet border.
- 10-During the time the park will be open, we will be having food trucks serving food to the families.
- 11- We plan to have an attractive landscaping in that park that makes sitting in it pleasurable, especially with calm light at night that follow the regulations,also recess light around the trees.
- 12-As the park succeeds we will ask for a building permit to build a covered areas with fans that makes sitting in the park comfortable.

Thank you very much
Maged Nashed

Sent from my iPad
Email secured by Check Point

Leslie Statler

From: Mages Nashed [samuelmaged@mchsi.com]
Sent: Sunday, October 02, 2011 10:47 PM
To: Leslie Statler
Cc: samuelmaged@mchsi.com
Subject: A park at Santa Rosa

Hi leslie

Thank you very much for all your help

I answered A,B,C

email me if you have any advice

Thanks again

Mages Nashed

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;

Our main concern will be the public safety and health y following all the regulation set forth by the department of health and all other county rules and regulations.

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

It is very important to respect other people property and we will be in close contact with them before we start and at every step if we have a new addition.

C. Conforms to all applicable provisions of the district in which the use is to be located;

We will conform with all applicable provisions in our district.

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

EE. Commercial Outdoor Amusement Activities (HCD, M-1, M-2, C-1M, and C-2M)

1. Commercial outdoor amusement activities including but not limited to skateboard parks, for-profit carnivals or fairs, miniature golf facilities, and zoos.

The proposed use is an outdoor play facility for children. The site will consist of 6 – 7 inflatable play areas with a playground.

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

The proposed children's amusement facility should not generate an unreasonable amount of noise or other nuisances to the surrounding properties.

3. Sites should be located within more highly accessible portions of Commercial districts nearest major thoroughfares or minor collector streets as apposed to internal residential streets.

10/3/2011

The site is located within 250 feet of Highway 90 and is across from the Target shopping center.

4. Site plan submitted with the conditional use application shall demonstrate that the site will be designed to maximize compatibility with adjacent land uses of lesser intensity and provide for a smooth transition where greater or varying intensity in land uses exist. When the site abuts residential districts, an eight (8) foot privacy fence must be provided for screening, and a twenty-five (25) foot vegetative buffer, according to Section 7.02.02, must be maintained between the activity and the property line.

Landscaping will be installed per the County requirements.

5. If the site abuts or is within three hundred (300) feet of a residential zoning district, the following restrictions on lighting and noise shall apply:

a. The total cutoff light shall be at an angle of less than ninety (90) degrees and shall be located so that the bare light bulb, lamp, or light source is completely shielded from the district view of an observer five (5) feet above the ground where the cutoff angle intersects the ground and so that no light can be viewed for said residential districts.

The lighting which is proposed will be calm and will comply with all County standards. We will also have uplighting around the landscaping.

b. Loudspeaker, announcement systems, music and other noises shall be located with respect to the zoning district boundaries that the level of sound, as measured in decibels, at the property line shall not exceed 40 db during the hours of 9 a.m. to 6 p.m. or 35 db during the time period from 6 a.m. to 10 p.m. when any commercial outdoor amusement activity so located shall close.

The music to be played at the site will not exceed that which is allowed.

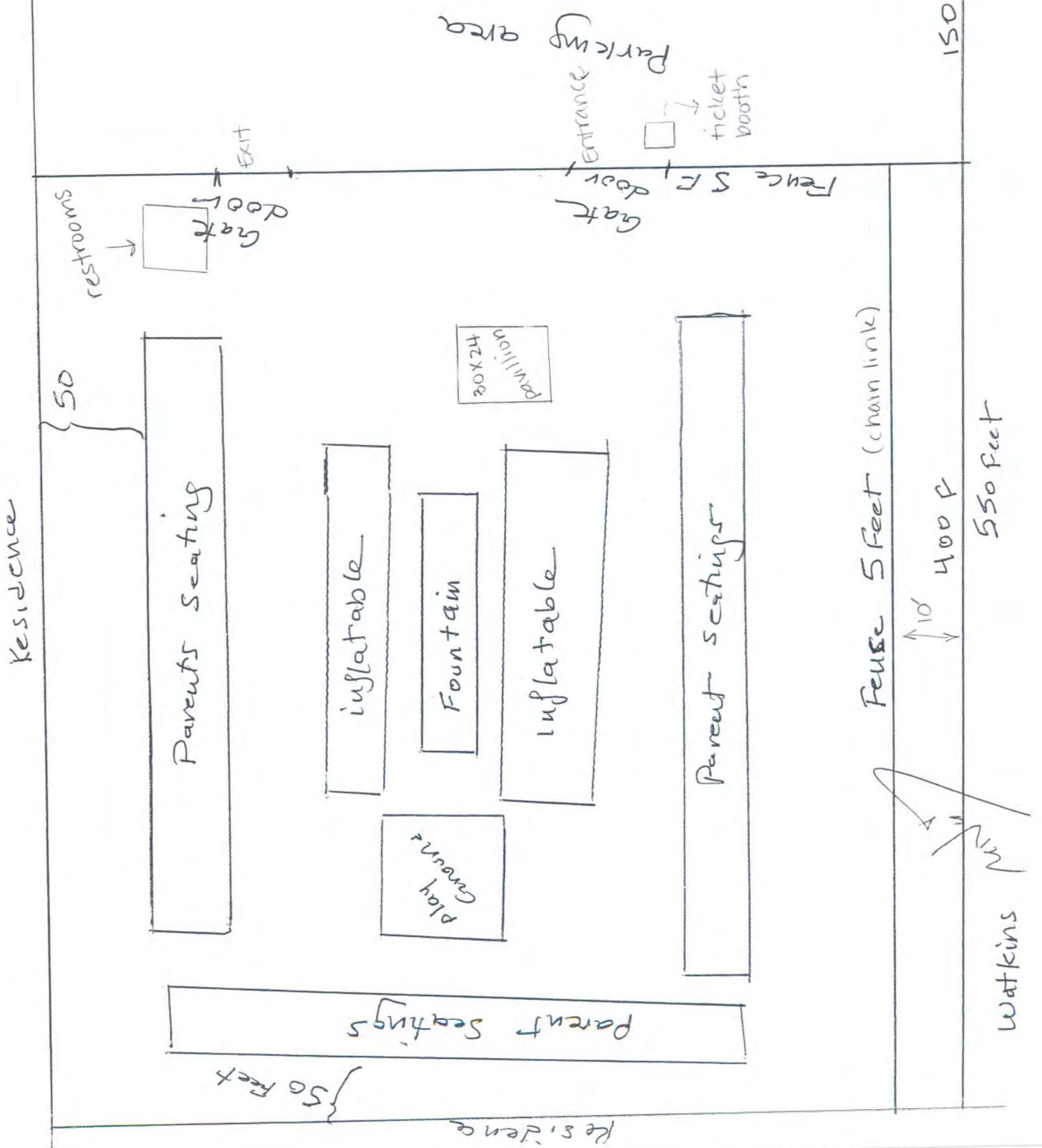
6. Setbacks for any commercial outdoor amusement activity, including uses and structures, shall be at least fifty (50) feet from all property lines. When such commercial amusement activity abuts residential zoning districts, the setback shall be at least two hundred (200) feet from those property lines.

A variance to this criterion is being requested. The request is to reduce the setback to from 200 feet to 50 feet.

Sent from my iPad

Email secured by Check Point

2011-CU-022
Site Plan as presented to the
Zoning Board

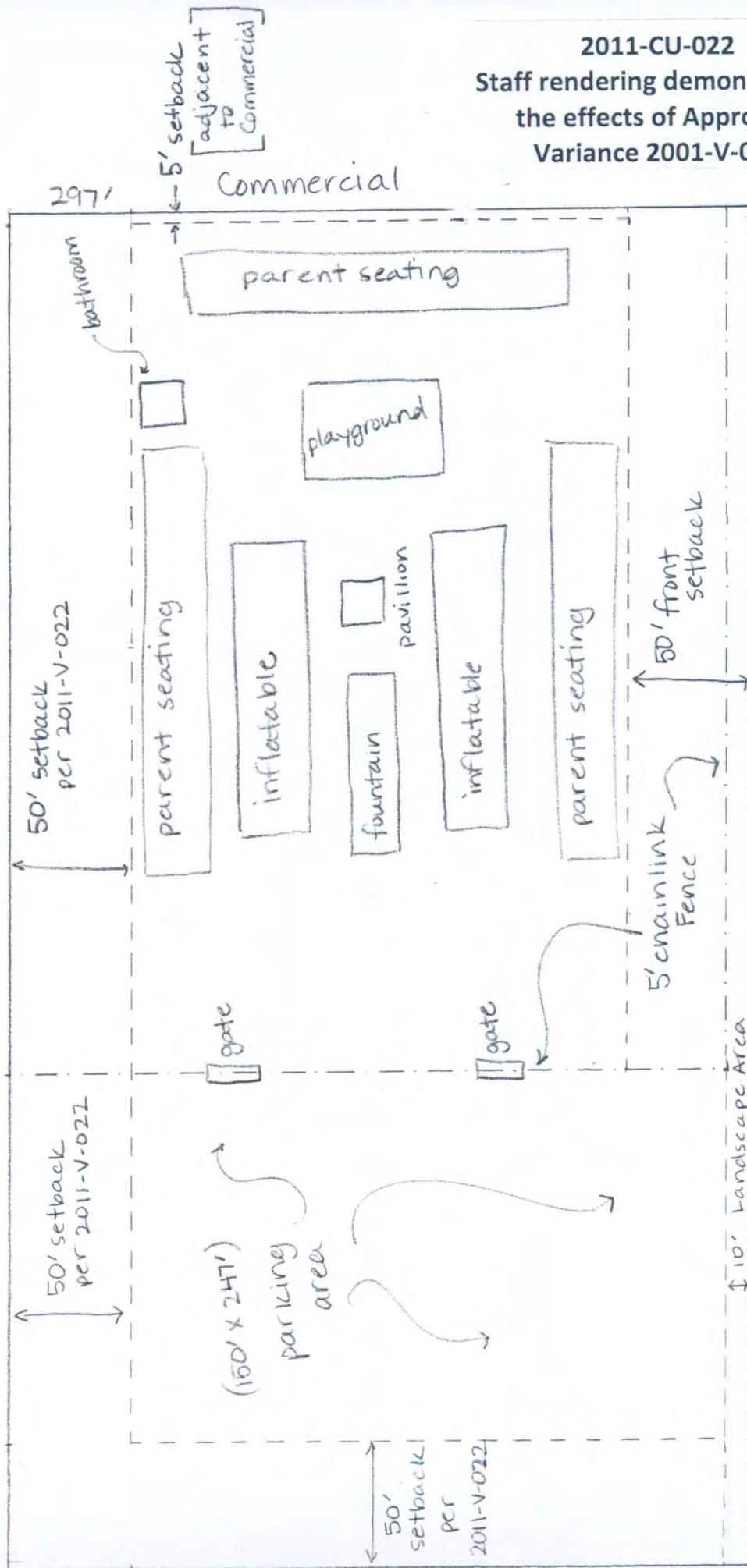


2011-CU-022

Staff rendering demonstrating the effects of Approved Variance 2001-V-022

1:60

Residential



Residential

10' Landscape Area

550' Watkins St.

50' setback per 2011-V-022

50' setback per 2011-V-022

50' front setback

5' chainlink Fence

(150' x 247') parking area

bathroom

gate

gate

5' setback adjacent to Commercial

Commercial

297'

parent seating

playground

inflatable

fountain

pavilion

inflatable

parent seating

50' setback per 2011-V-022