

2011-CU-015

Project Name: "Pea Ridge Flea Market"

Applicant and/or
Property Owner: Steve Lowery

Representative: n/a

Zoning District: HCD (Highway Commercial Development)

Request: Conditional Use to allow auto restoration facility (vehicular paint & body shop) to be located within a Highway Commercial Development (HCD) zoning district (LDC 6.09.02.N)

Zoning Board Data & Analysis
November 17, 2011

Conditional Use 2011-CU-015

I. Applicant:

“Pea Ridge Flea Market” Steve Lowery

II. Requests:

Conditional Use to allow auto restoration facility (vehicular paint & body shop) to be located within a Highway Commercial Development (HCD) zoning district

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:

N. Vehicular Paint and Body Shops (HCD)

- 1. All paint and body work activities must be performed in a fully-enclosed building, including paint booths approved by the appropriate governmental agencies.
- 2. Sites must be located within the more highly accessible portions of commercial districts, with limited proximity to residential districts.
- 3. Where abutting residential districts, an eight (8)-foot privacy fence must be provided for screening, and a twenty-five (25)-foot buffer must be

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maintained between any structure including accessory buildings and the property line.

4. One (1) parking space must be provided for each 400 square feet of gross floor area.
5. The scale, intensity and operation of the use shall not generate unreasonable noise or potential hazard to contiguous residential or commercial property and should be compatible to surrounding commercial uses.

IV. Proposed Location:

5186 Highway 90, Pace; on the north side of Highway 90 between Evelyn Street and Santa Villa Drive in the Pea Ridge community (Parcel number 12-1N-29-0000-00801-0000)

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 vehicular paint and body facilities will be designed, located, and 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;

Is this criterion met?

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

The subject area is bounded by commercial uses to the north and south, residential uses to the west and institutional uses to the east.

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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 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.

N. Vehicular Paint and Body Shops (HCD):

1. All paint and body work activities must be performed in a fully-enclosed building, including paint booths approved by the appropriate governmental agencies.

Is this criterion met?

Staff Analysis: The applicant has stated that all work will be performed within a fully enclosed building. The construction of the building will be compliant with the Florida Building Code. Furthermore, the regulations for the use of the paint booth which are under the jurisdiction of Santa Rosa County will be reviewed prior to the issuance of permits and/or Certificates of Occupancy as applicable.

2. Sites must be located within the more highly accessible portions of commercial districts, with limited proximity to residential districts

Is this criterion met?

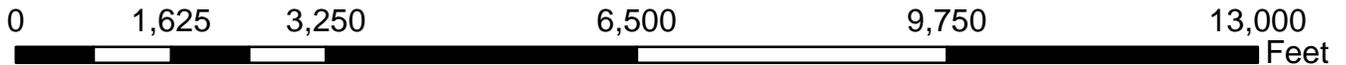
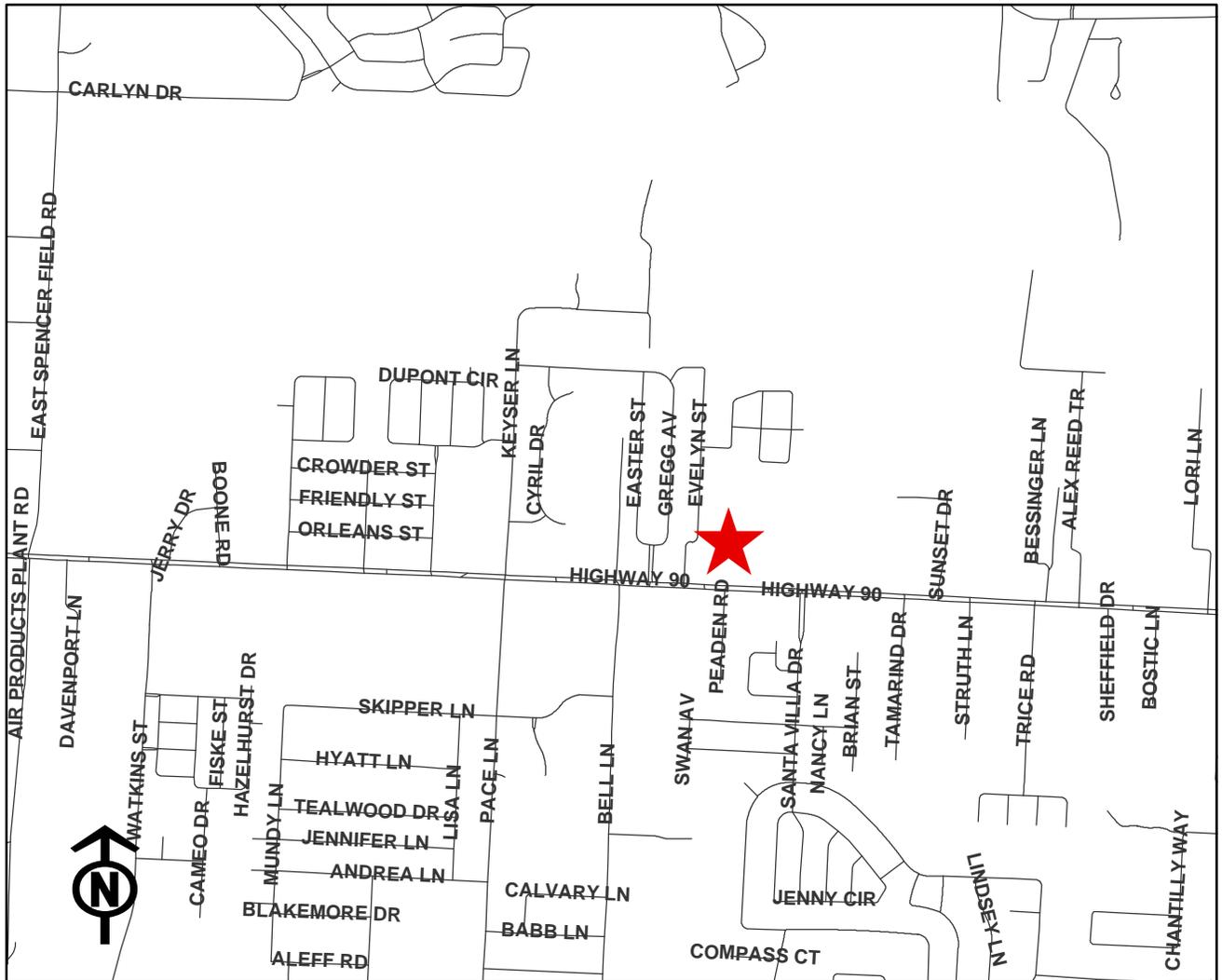
Staff Analysis: The site is located within a highly accessible portion of the zoning district with direct access from Highway 90.

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November 17, 2011

3. Where abutting residential districts, an eight (8)-foot privacy fence must be provided for screening, and a twenty-five (25)-foot buffer must be maintained between any structure including accessory buildings and the property line.
- Is this criterion met?**
- Staff Analysis:** Although the subject property abuts a residential zoning district to the west, the subject area is separated from the residential uses by a commercial building and a mini-warehouse facility.
4. One (1) parking space must be provided for each 400 square feet of gross floor area.
- Is this criterion met?**
- Staff Analysis:** Although the site plan does not indicate the location of the 9 spaces required for the building and use, the site will be reviewed for compliance with the requirements set forth by the Ordinance.
5. The scale, intensity and operation of the use shall not generate unreasonable noise or potential hazard to contiguous residential or commercial property and should be compatible to surrounding commercial uses.
- Is this criterion met?**
- Staff Analysis:** It is not anticipated that the scale, intensity and operation of the use shall generate unreasonable noise or potential hazard to contiguous residential or commercial property. Staff asserts that the proposed use should be compatible to surrounding commercial uses since the activity will be contained within a fully enclosed building.

2011-CU-015

Location

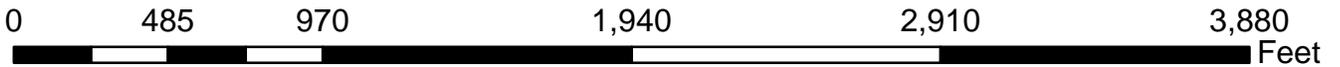


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2011-CU-015
Aerial

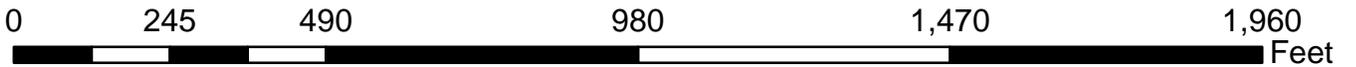


Legend

 PendingBOA

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2011-CU-015
Aerial, Area Enlargement

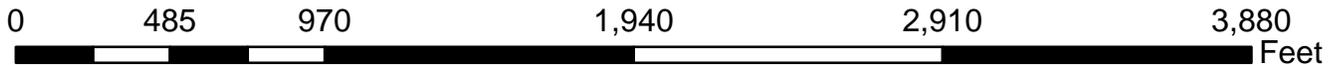
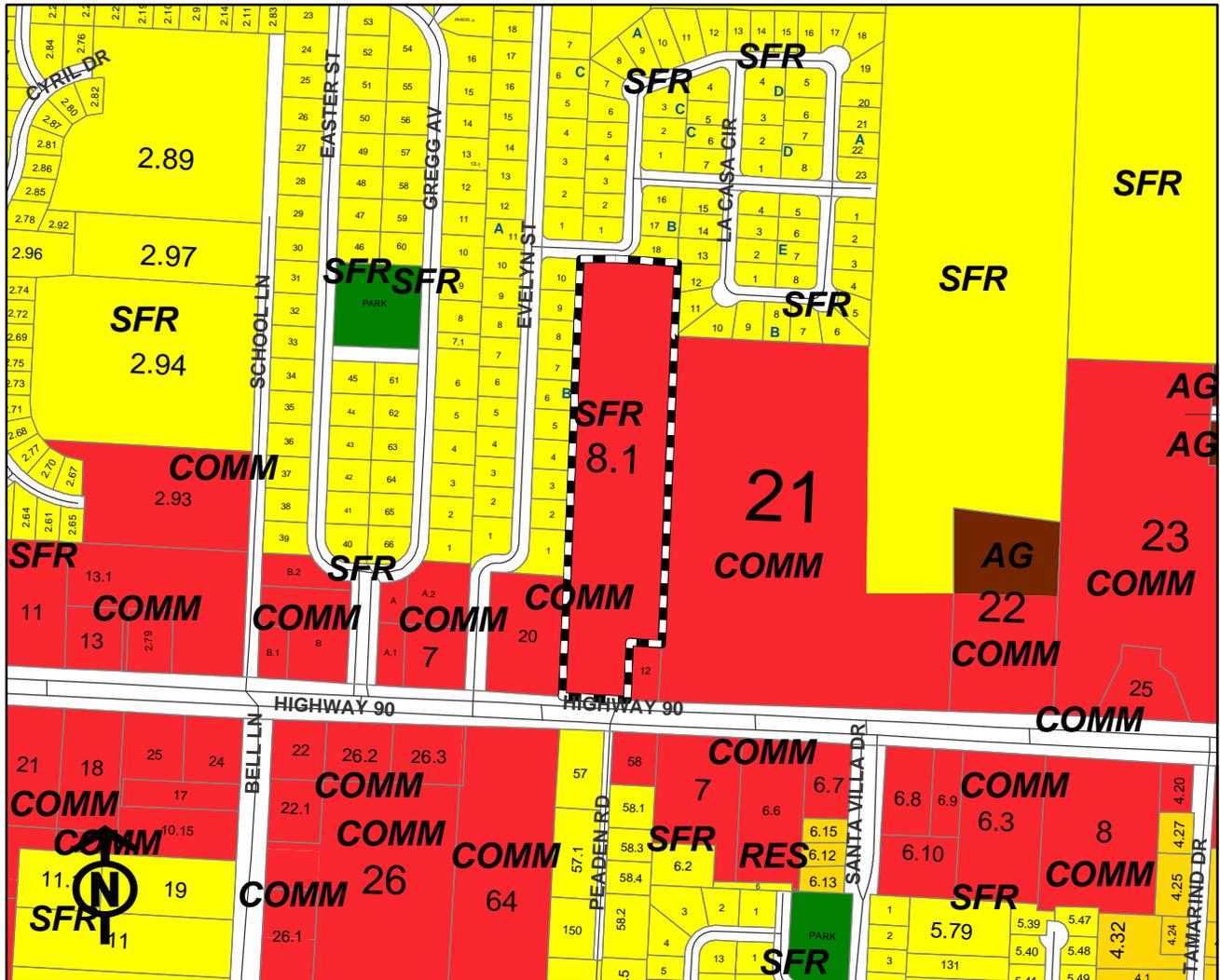


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2011-CU-015 Future Land Use



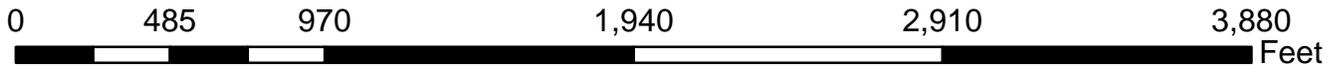
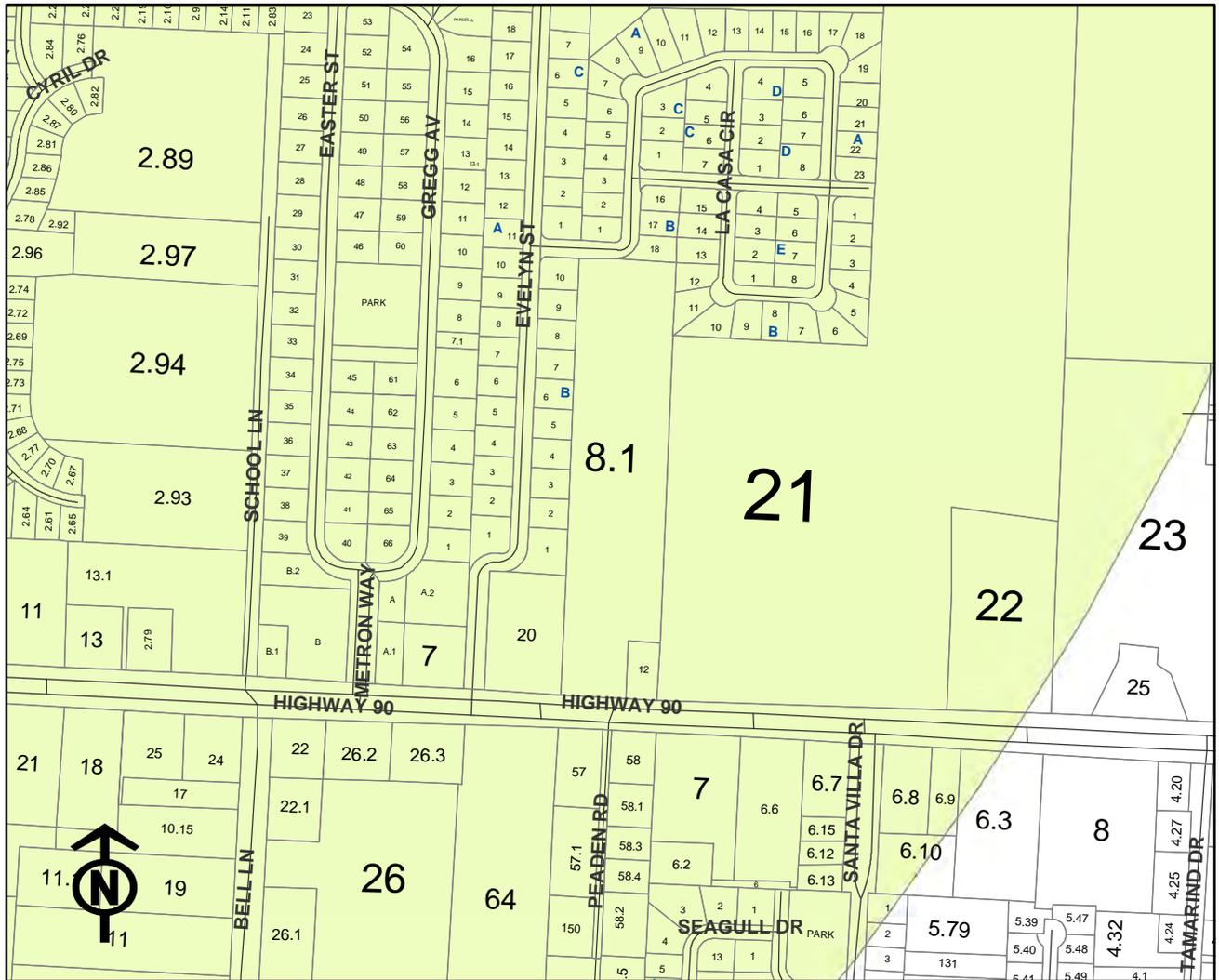
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- | | |
|--------------------------------------|--|
| Pending BOA | MILITARY (MIL) |
| AGRICULTURE (AG) | MIXED RESIDENTIAL COMMERCIAL (MRC) |
| SINGLE FAMILY RESIDENTIAL (SFR) | NAVARRE BEACH COMMERCIAL (NBCCOMM) |
| MEDIUM DENSITY RESIDENTIAL | NAVARRE 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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2011-CU-015 Airfield Data



Legend

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

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Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

2011 OCT 6 PM 1 35

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- 015</u>	Date Received:	<u>10/6/2011</u>
Review Fee:	<u>379.69</u>	Receipt No.:	<u>234</u>
Zoning District:	<u>HCD</u>	Conditional Use	
FLUM Designation:	<u>Comm.</u>	Request:	<u>6.09.02.</u>

Comm Dist # 1

**Property
Owner**

Property Owner Name: Steve Lowery

Address: 4632 Evelyn Street
Pace, FL 32571

Phone: 850-995-0020 Fax: NA

Email: NA

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): 12-1N-29-0000-00801-0000
-OR-

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

5186 HWY. 90

Parcel Size (acres): +/- 10.6 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).

Proposed Auto Restoration Shop.
See Attached Site Plan

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.

SRC LDC Para. 6.09.02 (N)

All work will be performed in a fully enclosed bldg.
Actual Bldg site is not adjacent to residential and is along Hwy 90. Adequate screening will be or already is provided.

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.

Steve Lowery
Applicant Name (Type or Print)

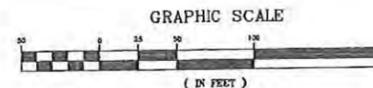
[Signature]
Applicant Signature

owner
Title (if applicable)

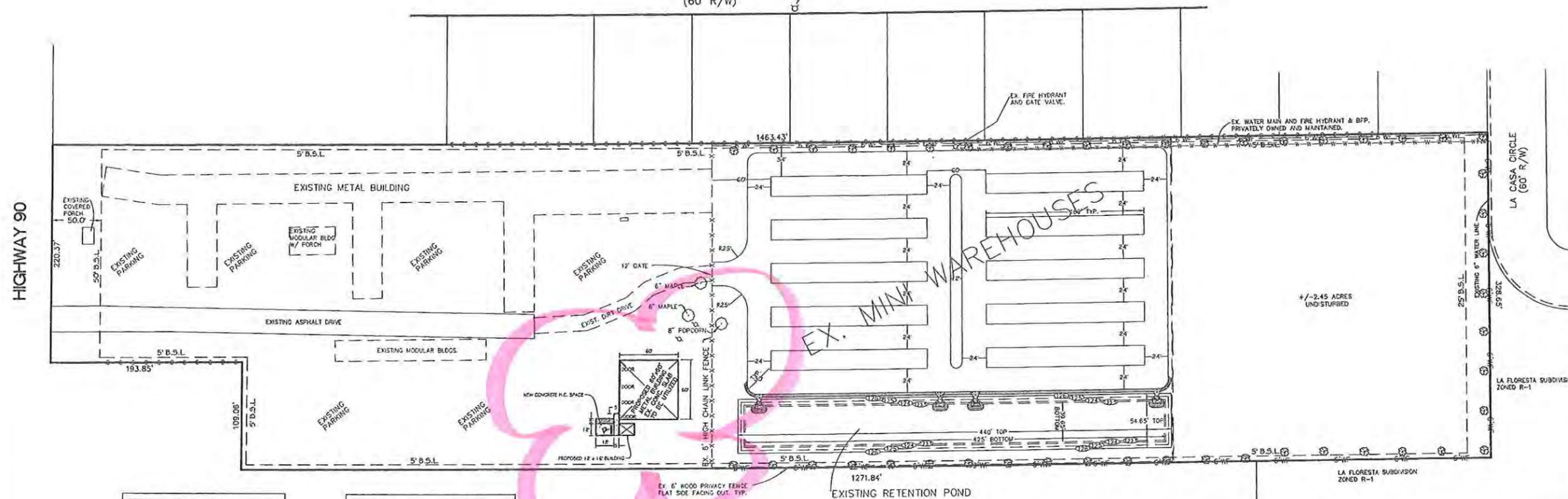
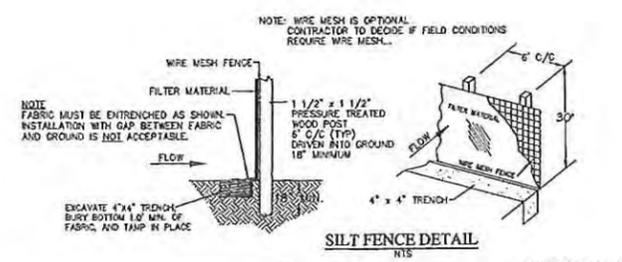
oct 6 - 2011
Date

SITE PLAN

PARCEL NO. 12-1N-29-0000-00801-0000
PARCEL ZONING: HCD

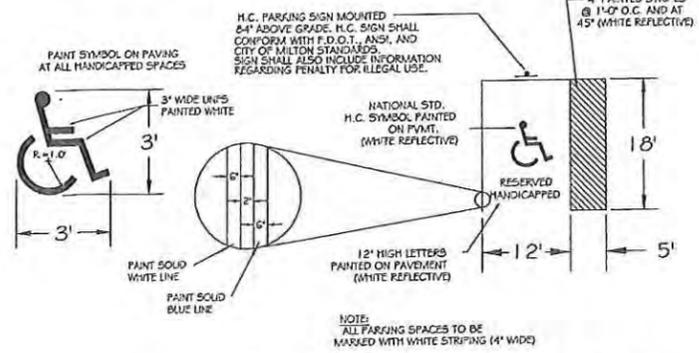
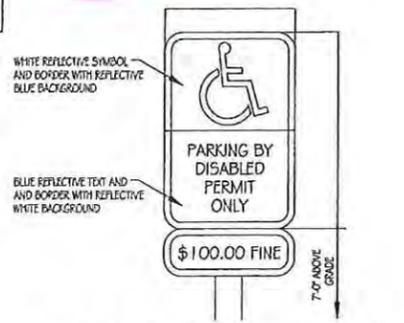


PROVIDE SILT FENCE AS NECESSARY TO ENSURE SEDIMENTS REMAIN ON-SITE.



EXISTING PARKING AREAS WILL BE USED BY CURRENT OPERATIONS AS WELL AS THE NEW BUILDING. THE NEW AUTO RESTORATION SHOP WILL BE OPEN WEEKDAYS ONLY. THE CURRENT FLEA MARKET IS OPEN WEEKENDS ONLY.

SIDEWALK AND HANDICAP PARKING AREA SHALL BE SLOPED AT LESS THAN 2% IN ALL DIRECTIONS. CONTRACTOR TO ENSURE DRAINAGE IS DIRECTED AWAY FROM THE BUILDING.



OWNER
STEVE LOHRY
4632 EVELYN STREET
PEA RIDGE, FL 32571
850-995-0020

SITE ADDRESS
5166 HWY 90
PEA RIDGE, FL 32571

PARKING REQUIREMENTS
SPACES REQUIRED PER SANTA ROSA COUNTY REQUIREMENTS:
1 SPACE SHALL BE PROVIDED FOR 400 S.F. OF FLOOR AREA
3600/4 = 9 SPACES REQUIRED
THIS DEVELOPMENT PROPOSES ONE NEW HANDICAP SPACE.
EXISTING PARKING AREAS WILL BE UTILIZED TO MEET REMAINDER OF PARKING REQUIREMENT

PRIOR TO CONSTRUCTION:

CONTRACTOR SHALL CONTACT SUNSHINE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION WITHIN THE RIGHT-OF-WAY.

Construction Plans for
**Proposed Auto Restoratic
at Pea Ridge Flea Market in Pea**

SOUTHERN SITE & UTILITY DESIGN, INC.
FLORIDA CERTIFICATE OF AUTHORITY NO. 8963
5318 STEWART STREET MILITON, FLORIDA 32570
PH: (850) 623-9493 E-MAIL: ssd@sdutd.com
PROJECT LOCATION: SUBDIVISION: SUBDIVISION MANAGEMENT

DRAWN BY: E.L.W. DATE: 10-05-2011
REVISIONS:

DATE: PAUL A. WILKIE, P.E.
FL. LICENSE NO. 19827
FL. LICENSE NO. 51977
DRAWING NOT VALID UNLESS SIGNED AND SEALED BY LICENSEE OR ARCHITECT

SHEET
1 / 1