

STAFF ANALYSIS

Conditional Use 2015-CU-024 & Variance 2015-V-064

General Information:

Project/Applicant	Navarre Family Watersports
Representative:	Greg Britton
Project Location:	8671 Navarre Pkwy., Navarre
Parcel Number:	21-2S-26-0000-00126-0000
Request 1:	Conditional Use to allow commercial outdoor amusement activities, specifically a miniature (putt putt) golf course, zip line and inflatable aqua island water park within HCD/HON (Highway Commercial Development/Heart of Navarre) zoning district
Request 2:	Conditional Use to allow recreational activities, specifically a boat and jet ski excursion rental facility with dock within an HCD/HON (Highway Commercial Development/Heart of Navarre) zoning district.
Request 3:	Variance request to reduce the side setbacks from 50 feet to 0 feet to accommodate commercial outdoor amusement activities.
Request 4:	Variance request to reduce the rear setback from 50 feet to 25 feet to accommodate commercial outdoor amusement activities. (LDC 6.09.02.V, 6.09.02.EE, 6.09.02.EE.6, & 12.01.02.A)
Zoning District:	HCD/HON (Highway Commercial Development/Heart of Navarre)
Existing Conditions:	The lot is currently used for commercial outdoor amusement activities.

Land Development Code Criteria:

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:

V. Recreational Activities:

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

1. 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.

Conditional Use Criteria:

6.09.00 CONDITIONAL USES

6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be reviewed by the Zoning Board of Adjustment and a recommendation for approval made to the Board of County Commissioners provided the Board finds that the use:

- A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected;

Is this criterion met? No

Staff Analysis: It is not anticipated that the proposed use will be designed, located and operated so that the public health, safety, and welfare will be protected.

The applicant is requesting to utilize the property as a miniature (putt putt) golf course, zip line, inflatable aqua island water park and a boat and jet ski excursion rental facility with a dock. The existing helicopter sightseeing tours do pose safety concerns for those playing miniature (putt putt) golf, and those utilizing the zip line and inflatable aqua island. The proposed boat and jet ski excursion rental facility also is a cause for concern for those utilizing the zip line and inflatable aqua island. With people swimming that close to boat and jet ski rentals there is the possibility for unfortunate encounters between swimmers and boats and jet skis.

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

Is this criterion met? Yes

Staff Analysis: It is not anticipated that the proposed use will unduly or adversely affect other property in the impacted area in which it is located. The subject site has commercial to the north and east, recreation/open space to the west.

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

Is this criterion met? Yes

Staff Analysis: According the Santa Rosa County Future Land Use Map (FLUM) the subject area for the proposed Conditional Use is located within a COMM (Commercial) land use category. The request is consistent with the Goals, Objectives and Policies of the Santa Rosa Comprehensive Plan.

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

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 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.

Is this criterion met? Yes

Staff Analysis: The subject site is located within an HCD/HON (Highway Commercial Development/Heart of Navarre) zoning district and is proposed to be used as a boat and jet ski excursion facility with a dock.

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? Yes

Staff Analysis: The subject site will submit a site plan which when approved will meet the Land Development Code Criteria.

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

Is this criterion met? Yes

Staff Analysis: The site plan shows the parking area to be more than twenty-five (25) feet from 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.

Is this criterion met? Yes

Staff Analysis: The proposed dock for the boat and jet ski excursion rentals is more than 25 feet from the side property lines.

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

Is this criterion met? Yes

Staff Analysis: The open space and landscaping meets the requirements set forth in Article Seven.

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

Is this criterion met? Yes

Staff Analysis: The site plan shows the proposed parking area.

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? Yes

Staff Analysis: There are no fences planned for the subject site.

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

Is this criterion met? Yes

Staff Analysis: There are no fences planned for the subject site.

- 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? Yes

Staff Analysis: There are no planned fences for the subject site.

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

Is this criterion met? Yes

Staff Analysis: There is existing signage on site.

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

Is this criterion met? Yes

Staff Analysis: The applicant has stated that the refuse will be removed by a solid waste provider.

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? Yes

Staff Analysis: The request is to allow a miniature (putt putt) golf course, zip line, and inflatable aqua island water park.

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? Yes

Staff Analysis: The scale, intensity and operation of the miniature (putt putt) golf course, zip line, and the inflatable aqua island water park should not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards 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 opposed to internal residential streets.

Is this criterion met? Yes

Staff Analysis: The site is located along a major thoroughfare.

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? Yes

Staff Analysis: The uses on either side are commercial with a hotel located to the east and a restaurant/bar located to the west.

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:
 - c. 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? Yes

Staff Analysis: The site is over 300 feet from a residential zoning district.

- d. 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.

Is this criterion met? Yes

Staff Analysis: The site is over 300 feet from a residential zoning district.

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? No

Staff Analysis: The applicant is requesting a variance to this criteria to allow the side setbacks to be reduced to 0 feet and the rear setback be reduced to 25 feet.

Variance Criteria:

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES:

The BOA shall have the following duties and powers:

- B. No variances shall be authorized under this provision unless the Board finds that all of the following conditions exist:
 1. The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to other land or buildings in the vicinity.

Is this criterion met? No

Staff Analysis: Staff has determined that there are no special circumstances regarding the land or building in question, and that this parcel does not possess unique qualities with respect to size or exceptional shallowness that are peculiar to such property and not to other lots within the area.

The applicant is seeking relief from the section of the Ordinance which regulates the setbacks from property lines for commercial outdoor amusement activities.

2. The variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant.

Is this criterion met? No

Staff Analysis: This Variance request is not necessary for the preservation and enjoyment of a substantial property right and is merely a convenience to the property owner.

3. The authorization of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of Santa Rosa County.

Is this criterion met? Yes and No

Staff Analysis: It is not anticipated that the authorization of this Variance will impair an adequate supply of light and air to adjacent property, increase congestion to public streets, or impair the public safety.

It is not anticipated that the authorization of this Variance will unreasonably diminish or impair established property values within the surrounding area.

The close proximity of the helicopter sightseeing tours with the miniature golf, zip line and inflatable aqua island water park is a cause for concern as well as the proximity of the zip line and aqua island water park to the jet ski and boat rental facility.

4. The variance will not impair the intent of the zoning ordinance or zoning district map.

Is this criterion met? No

Staff Analysis: If authorized, a Variance without special circumstances would impair the intent of the zoning ordinance.

5. To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

Is this criterion met? N/A

Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

If the Conditional Use and Variance is approved, are there any potential building code issues?

It is not anticipated that there will be any potential building code issues.



Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Development Services

Tony Gomillion
Public Service Director



Rhonda C. Royals
Building Official

Memo

November 3, 2015

TO: Zoning Board Members
FROM: Darliene Stanhope, Planner III
RE: Navarre Family Watersports

Navarre Family Watersports is requesting conditional uses to allow a zip line, miniature golf course, inflatable aqua island water park, and boat and jet ski excursion rental facility with dock. Currently there is a helipad located on the site, which has not received all of the proper permits from FDOT and the FAA. Below I have listed comments and concerns that the FDOT Aviation and Spaceports Office has submitted. This is from a preliminary review of the site plans that the customer submitted to our office.

FDOT has some concerns involving the location of the helipad in relation to the other activities being proposed on site.

- 1) The current location of the helipad may have to be relocated because there does not appear to be enough room for the safety area.
- 2) The fence surrounding the safety area appears to be located within the safety area and will have to be relocated.
- 3) Fuel tanks will have to be located within 50 feet of the aircraft.
- 4) Fuel tanks must be located at least 50 feet from any smoking areas (proximity of the fuel tanks in the plan to the wooden boardwalk, adjacent to the bar appears closer than 50 feet)
- 5) Zip line will need to be located further from the helipad than is shown on the proposed site plan.

As of 11/2/2015 the FDOT Aviation and Spaceports office has not received an application from Navarre Family Watersports for operation of the heliport.

According to information obtained from FDOT Aviation and Spaceports Offices, a prospective heliport/airport would have to submit the following information prior to approval:

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

www.santarosa.fl.gov

Office: (850) 981-7000

- 1) Property Rights – Provide written legal confirmation of ownership, option to buy, lease agreement for the real property that comprises the site on which the proposed airport would be located.
- 2) Facility Diagram – Provide a scale drawing showing the size and dimensions of the proposed facility, property rights-of-way and easements, lighting, power and telephone poles; location of buildings on the property and surrounding areas; direction, distance and height of all structures over 25 feet within 1,000 feet of the site perimeter.
- 3) Geodetic Position. Provide a copy of a U.S. Geological Survey quadrangle map or equivalent with the proposed site plotted to the nearest second of latitude and longitude.
- 4) Location Map. Provide a copy of a map or sketch, at least 8.5 x 11 inches in size, showing the location of the proposed site, with respect to recognizable landmarks and access roads to the site clearly marked.
- 5) Aviation Facilities. Provide a list of names and mailing addresses for adjacent airports, including a sample copy of the letter submitted as proposal notification to these airports, and attach a copy of all airport reply correspondence.
 - a) For a proposed airport or seaplane landing facility, list all VFR airports and heliports within five nautical miles and all IFR airports within 20 nautical miles.
 - b) For a proposed heliport, list all VFR airports and heliports within three nautical miles and all IFR airports within 10 nautical miles
- 6) Local Government. Provide a copy of each of the letters of notification, showing the recipient's name and mailing address, that have been submitted to each zoning authority having jurisdiction, for the municipality and county in which the site lies or which is located within five nautical miles of the proposed airport site. The applicant shall also include a copy of all related correspondence from each city or county authority, including a statement that the proposed airport site is in compliance with local zoning requirements or that such requirements are not applicable.
- 7) Adjacent Property. Provide a list of the names and mailing addresses of all real property owners within 1,000 feet of the airport site perimeter, or within 300 feet of the heliport or helistop site perimeter, including a single copy of the letter of notification submitted as notification to these adjacent real property owners, and include a copy of all real property owner correspondence in reply. If notification was provided by a local government as part of its review and approval process for the airport, provide written confirmation of the fact, in lieu of the above required submittal by the applicant.
- 8) Public Notice. Provide a copy of the notice and of the letter, showing the recipient's name and mailing address, requesting publication of notification of the proposed airport site in a newspaper of general circulation in the county in which the proposed

Santa Rosa County Public Service Complex
 200 W. Highway 90, Marianna, Florida 32446

www.santarosa.fl.gov

Office: (850) 981-7000

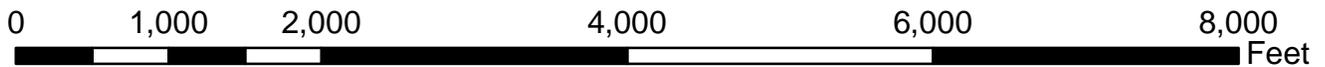
- airport site is located and counties within five nautical miles of the proposed airport site. If this condition has been accomplished by a local government as part of its review and approval process for the airport, provide written confirmation of the fact, in lieu of the above required submittal by the applicant.
- 9) Waste Sites. Provide written confirmation that the runway(s) on the proposed airport would not be located within 5,000 feet of any solid waste management facility for a proposed airport serving only non-turbine aircraft, or within 10,000 feet of any solid waste management facility for a proposed airport serving turbine-driven aircraft.
 - 10) Air Traffic Pattern. Provide written confirmation, including a graphical depiction, demonstrating that safe air traffic patterns can be established for the proposed airport with all existing and approved airport sites within three miles of the proposed airport site. Provide a copy of written memorandum(s) of understanding or letter(s) of agreement, signed by each respective party, regarding air traffic pattern separation procedures between the parties representing the proposed airport and any existing airport(s) or approved airport site(s) located within three miles of the proposed site.
 - 11) Safety Factors. Provide written confirmation that the runway and taxiway design criteria and airport design layout of the proposed airport have appropriately taken into account consideration of the manufacturer's performance characteristics for the type(s) of aircraft planned to be operated; the frequency and type(s) of flight operations to be anticipated; planned aviation-related or non-aviation activities on the airport; and any other safety considerations, as necessary, to help ensure the general public health, safety, and welfare of persons located on or near the airport.
 - 12) Security Factors. Provide written confirmation that the proposed airport site owner or lessee will take appropriate steps to help protect the general public health, safety, and welfare through secure airport operations and that they will develop and implement adequate airport security measures to safeguard airport and aviation-related assets from misappropriation or misuse in order to prevent potential loss or public endangerment.
 - 13) FAA Approval. Provide a copy of the notification to the FAA regarding the proposed airport site and a copy of the FAA's airspace approval correspondence given in response.

The law (s.330.30, F.S.) states that the owner or lessee of any proposed airport/heliport/helipad shall obtain approval of the site by the Department's Aviation Office and subsequently shall have either a public airport license or private airport/heliport/helipad registration "prior to the operation of aircraft to or from the facility."

Because the applicant has not submitted to their office, they do not have the information necessary to evaluate the wisdom of co-locating the other proposed uses in such close proximity to the helicopter pad.

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2015-CU-024 Location



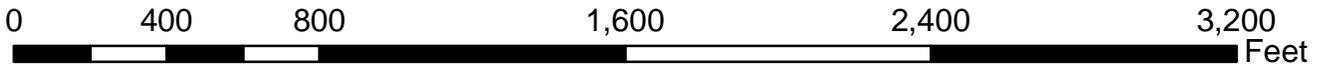
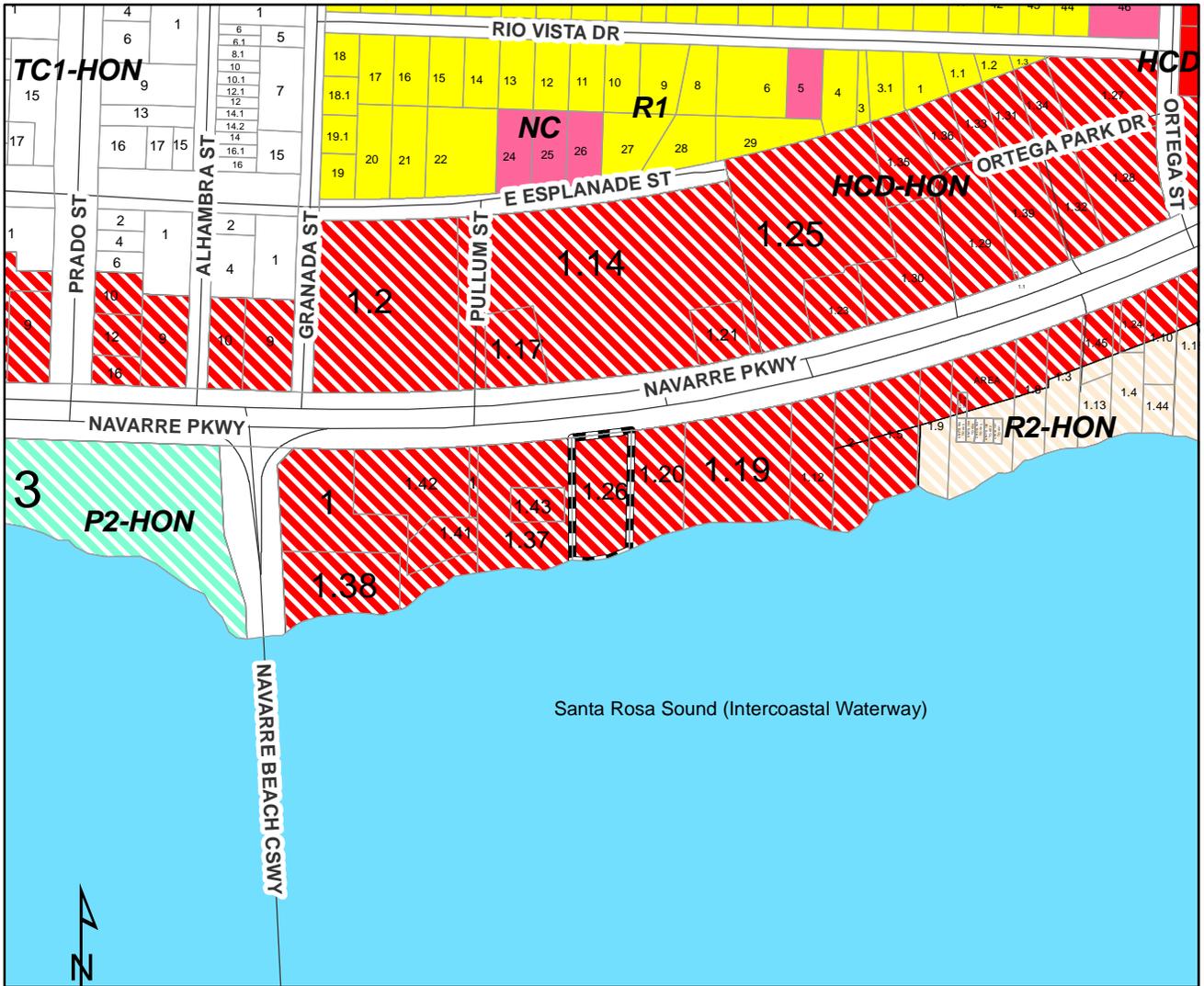
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 PendingZBAugust

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2015-CU-024 Zoning



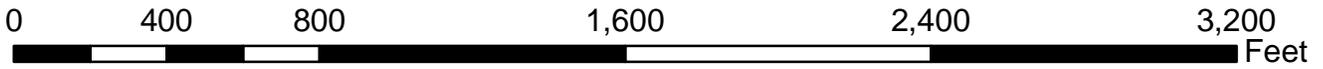
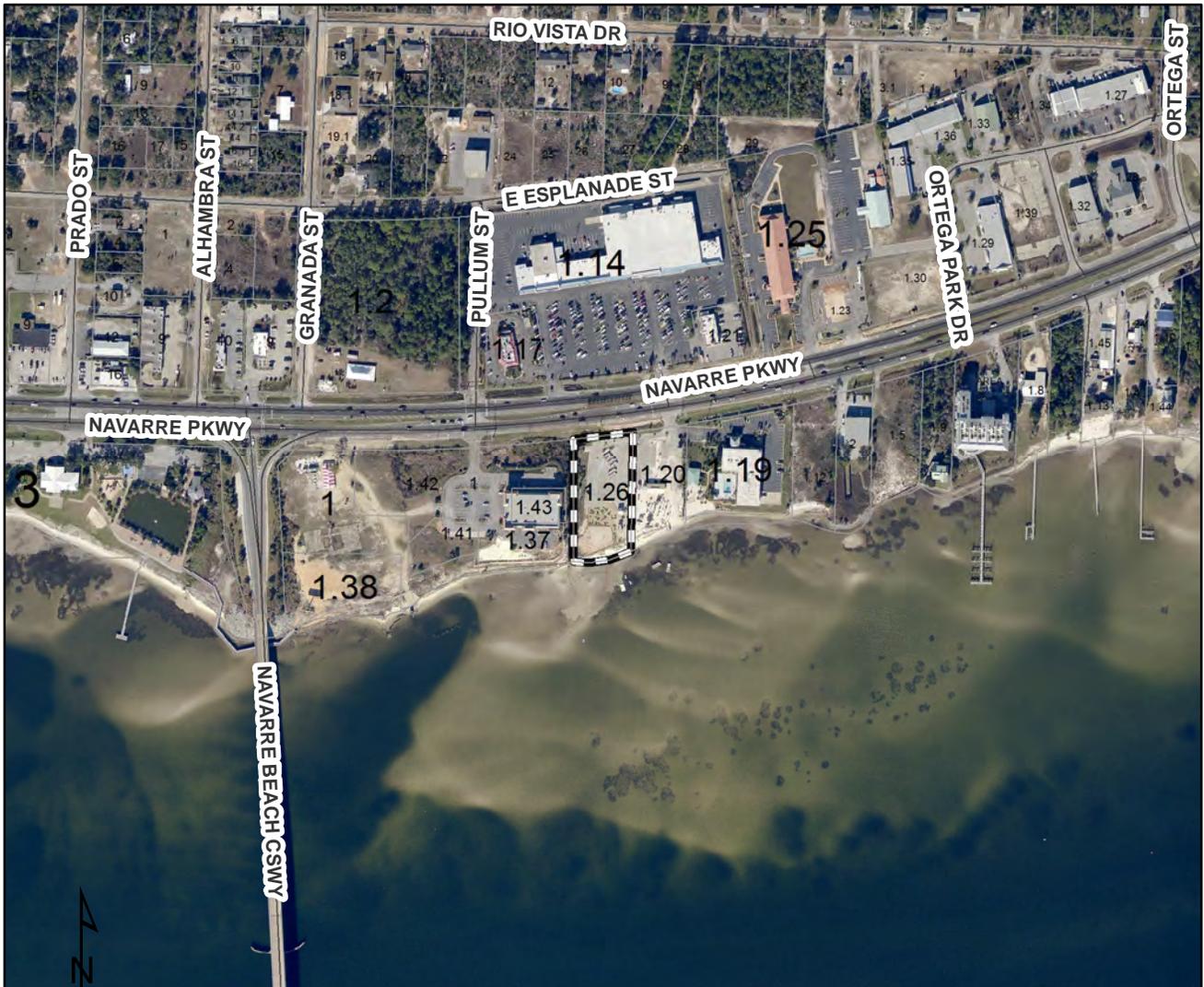
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Pending ZB August	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Planned Industrial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

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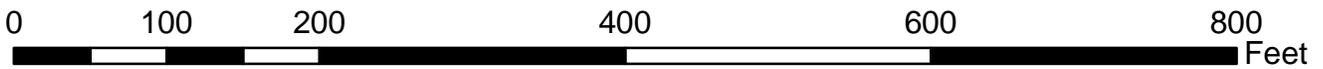
2015-CU-024
Aerial



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2015-CU-024
Close Up Aerial



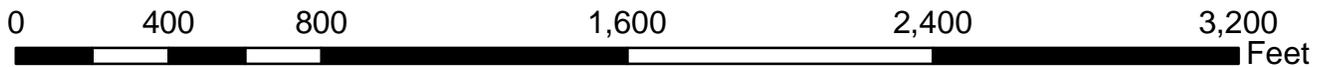
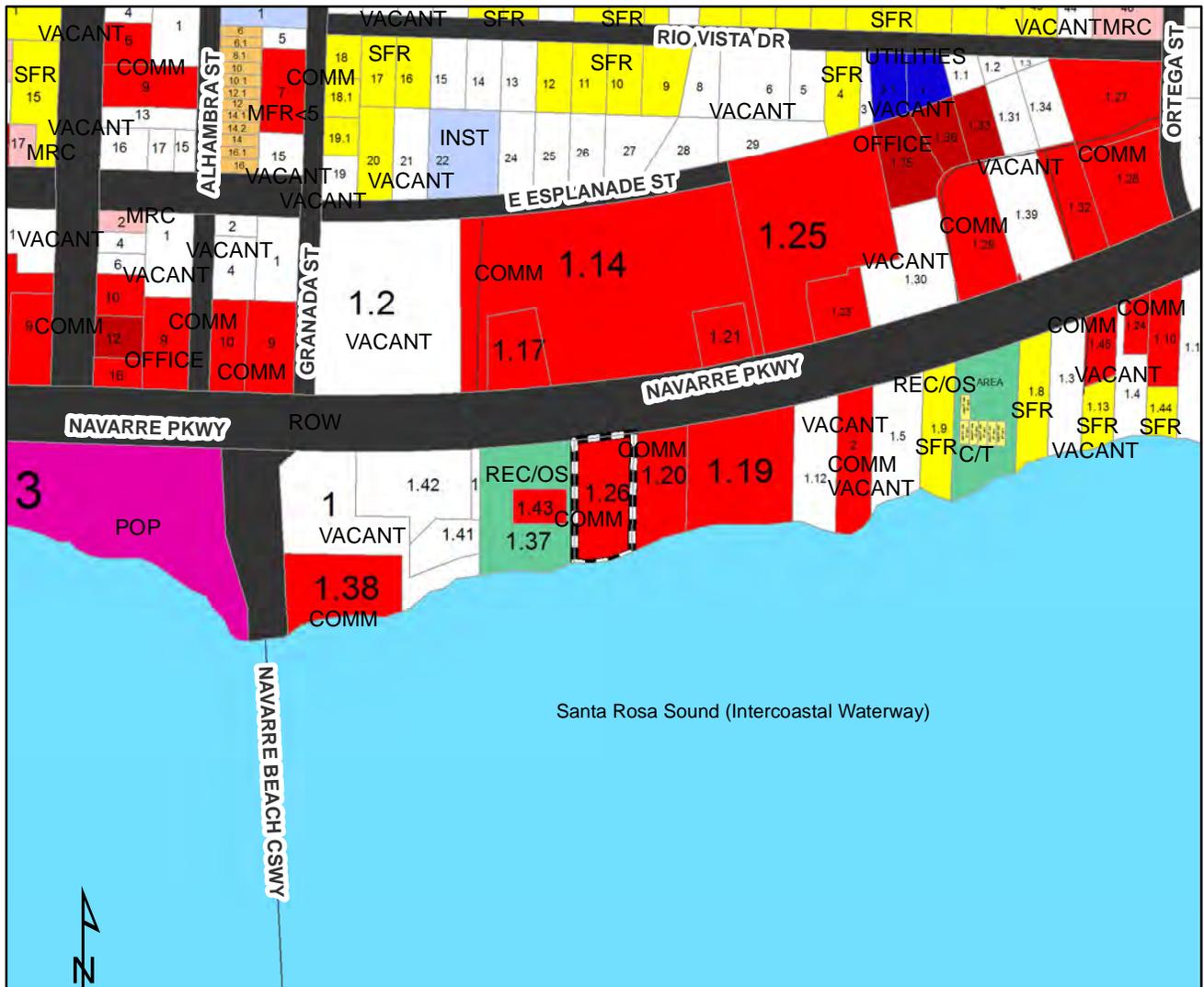
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2015-CU-024 Existing Land Use



Legend

	Pending ZBA August		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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Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

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

Rhonda C. Royals
Building Official

Conditional Use Application

*Application Instructions begin on Page 4

APR 29 '15 PM04:42

** For Official Use Only **			
Application No.	<u>2015 -CU- 024</u>	Date Received:	<u>4-29-15</u>
Review Fee:	<u>\$235 + 23.27</u>	Receipt No.:	<u>150</u>
Zoning District:	<u>HCO-HON</u>	Conditional Use	
FLUM Designation:	<u>Comm</u>	Request:	<u>6.09.02.</u>

Property ± 1.213 VD# 4
Owner Property Owner Name: GAC PROPERTY MANAGEMENT LLC
Address: 8671 Navarre Pkwy, Navarre, FL 32566

Phone: 850-685-9801 Fax: _____

Email: gacbritton@cox.net

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: "Navarre Family Watersports" / Navarre Family Watersports LLC

Contact Name: Greg Britton

Address: 13 Calle Rio, Mary Esther, FL 32569

Phone: 850-685-9801 Fax: _____

Email: gacbritton@cox.net

Property Information

Parcel ID Number(s): 212S260000001260000

-OR-

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

8671 Navarre Pkwy, Navarre

Parcel Size (acres): 1.34 acres

Conditional Use Request Please describe the requested conditional use. Attach a site plan showing the proposed development in as much detail as necessary to demonstrate that your request meets the criteria found in Section 6.09.02 (attached).

Conditional Use to allow the following activities developed as "Navarre Family Watersports":

-
1. Commercial Outdoor Amusement Activity (LDC 6.09.02.EE) , specifically (a) putt-putt golf course, (b) inflatable aqua island water park, (c) zip-line; and 2. Recreational Activities, specifically a boat & jet-ski excursion rental facility with dock
-

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

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.

GREG BLITTIN
Applicant Name (Type or Print)


Applicant Signature

MANAGING MEMBER
Title (if applicable)

4/29/13
Date

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;

We intend to operate the site and all activities with safety as a first concern. Our business is family-oriented and we want nothing more than for the families within our community to enjoy themselves. We will obtain the necessary permits to ensure the public welfare, health and safety are maintained, as well protecting the environment.

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

We do not believe that our business endeavor will unduly adversely affect other properties within the area. We offer activities which complement the surrounding businesses. We have a working relationship with Best Western. We offer activities which are kid-friendly and promote family bonding in addition to keeping kids out of trouble.

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

We will be required to have a Development Order for the project. As such, we will be compliant with all applicable provisions within the district prior to the site approval.

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

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.

We offer jet-skis and pontoon boats for rent. We will also have a boat dock for their mooring and refueling.

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.

As stated above, we will have a site plan approved by Santa Rosa County.

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

Our parking area is not located within 25 feet of a residentially zoned property.

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

We have several structures which are located within 25 feet of the property lines. Additionally, the putt-putt course is located within 50 feet of the Mean High Water Line. Variances are being requested in tandem with the Conditional Use application. All new structures will comply within this criteria.

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

Open space and landscaping requirements will be in accordance with Article Seven.

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

We will comply with the parking 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.

No new fences, with the exception of the barrier around the fuel tank, will be added to the site. The fence around the heli-pad will be enhanced for safety.

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

No new fence will be located within 25 feet of the street line.

- 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.

We are not located adjacent to residentially zoned property.

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

Signage will comply with the applicable requirements for the zoning district and Heart of Navarre overlay district.

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

We have a dumpster and will make sure that it is compliance with the Ordinance.

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 activities we operate are a putt-putt golf course, inflatable aqua island water park, and a zip-line.

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.

We do not believe that our family-based activities will generate an unreasonable amount of noise, congestion, or other nuisances to the adjacent commercial properties. We strive to be good collaborative neighbors and look forward to working with the adjacent businesses.

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

The subject property is located along a major arterial roadway and has direct access to a traffic signal.

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.

We will design the site to provide compatibility with potential future development. We are limited on the location for the zip-line due to the existing heli-pad; therefore it will be located on the eastern side of the property. All other activities are waterward of the parking area and are compatible with and complimentary to the adjacent restaurants and hotel. Our property is not located adjacent to a residential zoning district.

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.

Although we will not operate at night, any new lights will comply with the Ordinance with respect to lighting. We are not located adjacent to a residential district.

- 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 system that we operate falls within these parameters. It is a residential-type system.

5. 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.

We are seeking a Variance to this criteria in tandem with this application. Several of our activities are located within 50 feet of the property lines.



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

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

Rhonda C. Royals
Building Official

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. _____ -V - _____	Date Received: _____
Review Fee: _____	Receipt No.: _____
Zoning District: _____	FLUM Designation: _____

Property Owner Property Owner Name: _____
 Address: _____

 Phone: _____ 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 variance approvals.

Company: _____
 Contact Name: _____
 Address: _____

 Phone: _____ Fax: _____
 Email: _____

Property Information Parcel ID Number(s): _____
 -OR-
 Street Address of property for which the Variance is requested:

Variance Request

What is the present use of the property? _____

Please describe the requested variance, including exact dimensions and purpose of the variance.

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.

Are the special conditions or circumstances described above the result of a proposed or prior action of the applicant? Yes _____ No _____

Pleas explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.

Variance Provisions And Criteria

Do you currently have a Code Enforcement Violation which pertains to this Variance request?

Yes No

I understand that all decisions made by the Zoning Board of Adjustment 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 Adjustment are valid for 36 months.

Yes No

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.

Applicant Name (Type or Print)

Applicant Signature

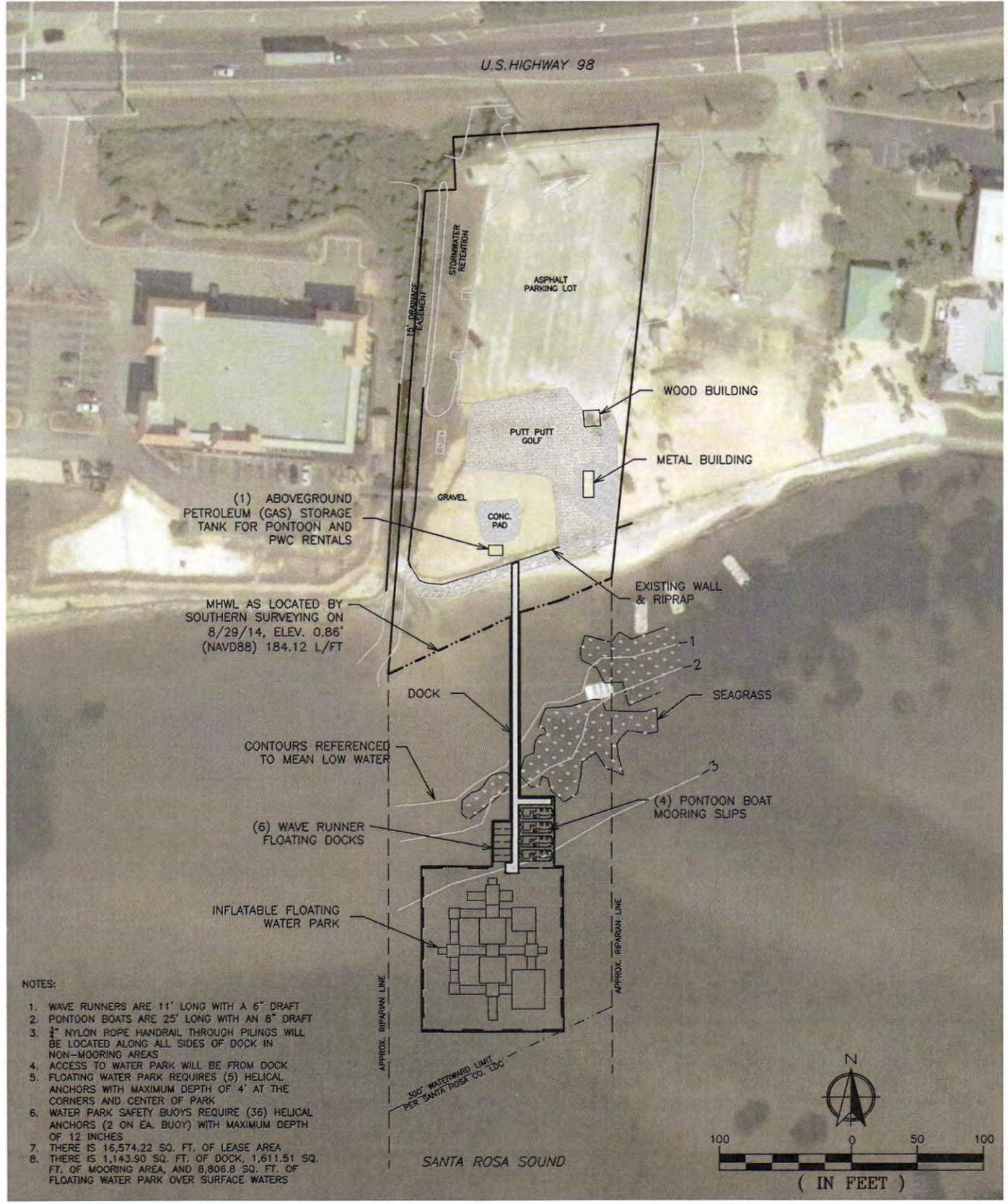
Title (if applicable)

Date

See next page for proposed location of the zip line and miniature golf course

APPLICANT: BRITTON

PERMITTING PURPOSES ONLY. NOT RELEASED FOR CONSTRUCTION



NOTES:

1. WAVE RUNNERS ARE 11' LONG WITH A 6" DRAFT
2. PONTOON BOATS ARE 25' LONG WITH AN 8" DRAFT
3. 3/4" NYLON ROPE HANDRAIL THROUGH PILINGS WILL BE LOCATED ALONG ALL SIDES OF DOCK IN NON-MOORING AREAS
4. ACCESS TO WATER PARK WILL BE FROM DOCK
5. FLOATING WATER PARK REQUIRES (5) HELICAL ANCHORS WITH MAXIMUM DEPTH OF 4' AT THE CORNERS AND CENTER OF PARK
6. WATER PARK SAFETY BUOYS REQUIRE (36) HELICAL ANCHORS (2 ON EA. BUOY) WITH MAXIMUM DEPTH OF 12 INCHES
7. THERE IS 16,574.22 SQ. FT. OF LEASE AREA
8. THERE IS 1,143.90 SQ. FT. OF DOCK, 1,611.51 SQ. FT. OF MOORING AREA, AND 8,806.8 SQ. FT. OF FLOATING WATER PARK OVER SURFACE WATERS



ENVIRONMENTAL CONSULTANTS
 1829 BAINBRIDGE AVENUE
 PENSACOLA, FLORIDA 32507
 TEL: 850.453.4700
 JTAYLOR@WETLANDSCIENCES.COM

PROJECT NAME: NAVARRE FAMILY WATERSPORTS	
PLAN VIEW DEPICTED ONTO AERIAL	
PROJECT NO.: 2014-281	
BY: JAT	DATE: 2/29/2015
SHEET: 2 OF 9	

(1) ABOVEGROUND PETROLEUM (GAS) STORAGE TANK FOR PONTOON AND PWC RENTALS

GRAVEL

CONC. PAD

NOTES:

1. WAVE RUNNERS ARE 11' LONG WITH A 6" DRAFT
2. PONTOON BOATS ARE 25' LONG WITH AN 8" DRAFT
3. 3" NYLON ROPE HANDRAIL THROUGH PILING'S WILL BE LOCATED ALONG ALL SIDES OF DOCK IN NON-MOORING AREAS
4. ACCESS TO WATER PARK WILL BE FROM DOCK
5. FLOATING WATER PARK REQUIRES (5) HELICAL ANCHORS WITH MAXIMUM DEPTH OF 4' AT THE CORNERS AND CENTER OF PARK
6. WATER PARK SAFETY BUOYS REQUIRE (36) HELICAL ANCHORS (2 ON EA. BUOY) WITH MAXIMUM DEPTH OF 12 INCHES
7. THERE IS 16,574.22 SQ. FT. OF LEASE AREA
8. THERE IS 1,143.90 SQ. FT. OF DOCK, 1,611.51 SQ. FT. OF MOORING AREA, AND 8,806.8 SQ. FT. OF FLOATING WATER PARK OVER SURFACE WATERS

MHWL AS LOCATED BY SOUTHERN SURVEYING ON 8/29/14, ELEV. 0.86' (NAVD88), 184.12 L/FT

CONTOURS REFERENCED TO MEAN LOW WATER

EXISTING WOOD WALL & RIPRAP

SEAGRASS

(4) PONTOON BOAT MOORING SLIPS

(6) WAVE RUNNER FLOATING DOCKS

APPROX. RIPARIAN LINE

APPROX. RIPARIAN LINE

FLOATING WATER PARK TYP.

WATER PARK SAFETY BUOY TYP.

300' WATERWARD LIMIT PER SANTA ROSA CO. LDC

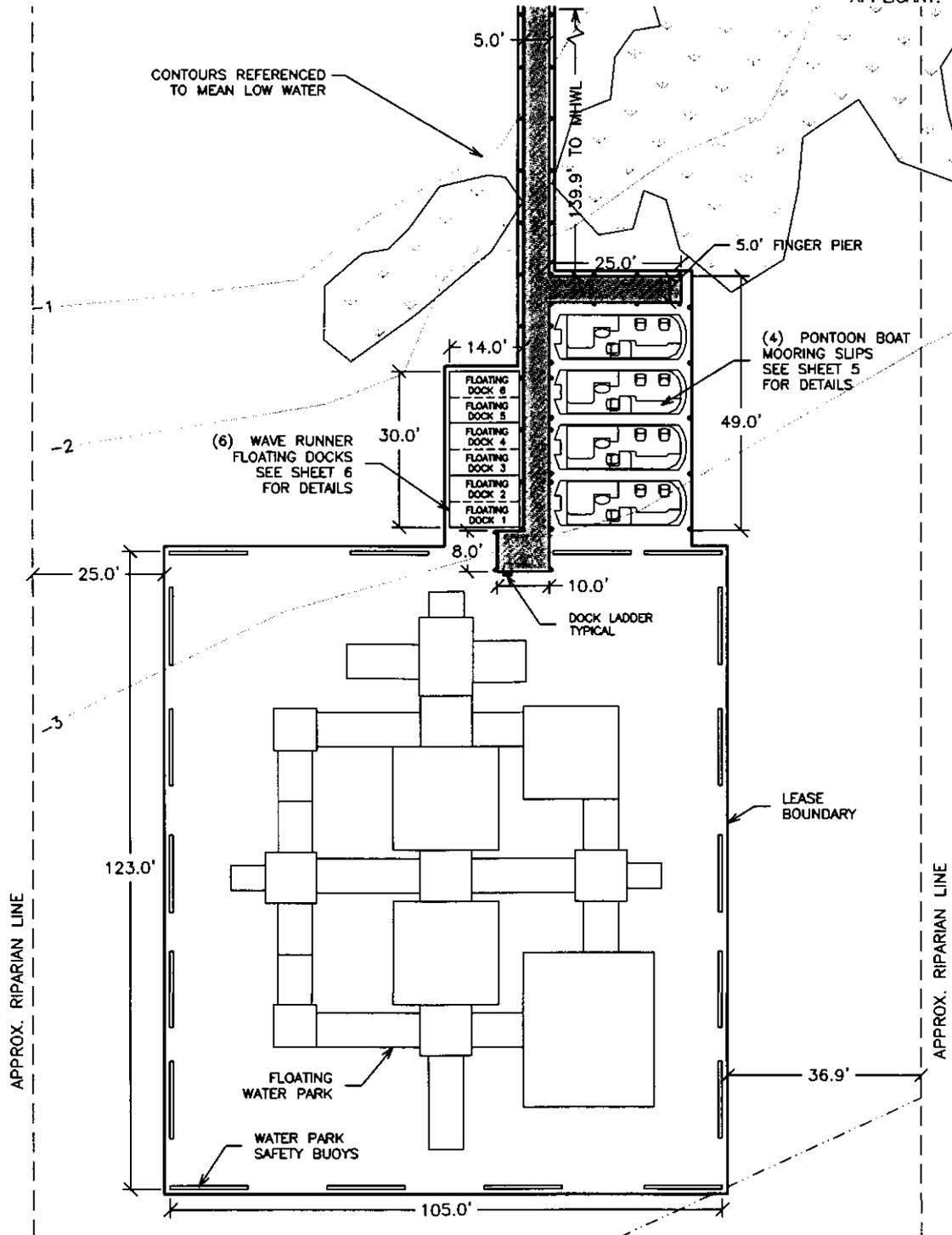
SANTA ROSA SOUND



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 1829 BAINBRIDGE AVENUE
 PENSACOLA, FLORIDA 32507
 TEL: 850.453.4700
 JTAYLOR@WETLANDSCIENCES.COM

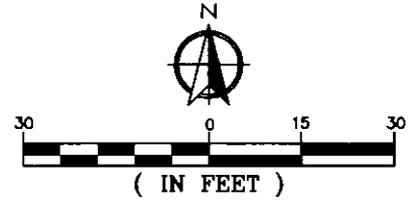
PROJECT NAME: NAVARRE FAMILY WATERSPORTS	
PLAN VIEW	
PROJECT NO.: 2014-281	
BY: JAT	DATE: 2/26/2015
SHEET: 3 OF 9	

APPLICANT: BRITTON



- NOTES:
1. WAVE RUNNERS ARE 11' LONG WITH A 6" DRAFT
 2. PONTOON BOATS ARE 25' LONG WITH AN 8" DRAFT
 3. 2" NYLON ROPE HANDRAIL THROUGH PILING WILL BE LOCATED ALONG ALL SIDES OF DOCK IN NON-MOORING AREAS
 4. ACCESS TO WATER PARK WILL BE FROM THE DOCK
 5. FLOATING WATER PARK REQUIRES (5) HELICAL ANCHORS WITH MAXIMUM DEPTH OF 4' AT THE CORNERS AND CENTER OF PARK
 6. WATER PARK SAFETY BUOYS REQUIRE (36) HELICAL ANCHORS (2 ON EA. BUOY) WITH MAXIMUM DEPTH OF 12 INCHES
 7. THERE IS 16,574.22 SQ. FT. OF LEASE AREA
 8. THERE IS 1,143.90 SQ. FT. OF DOCK, 1,611.51 SQ. FT. OF MOORING AREA, AND 8,806.8 SQ. FT. OF FLOATING WATER PARK OVER SURFACE WATERS

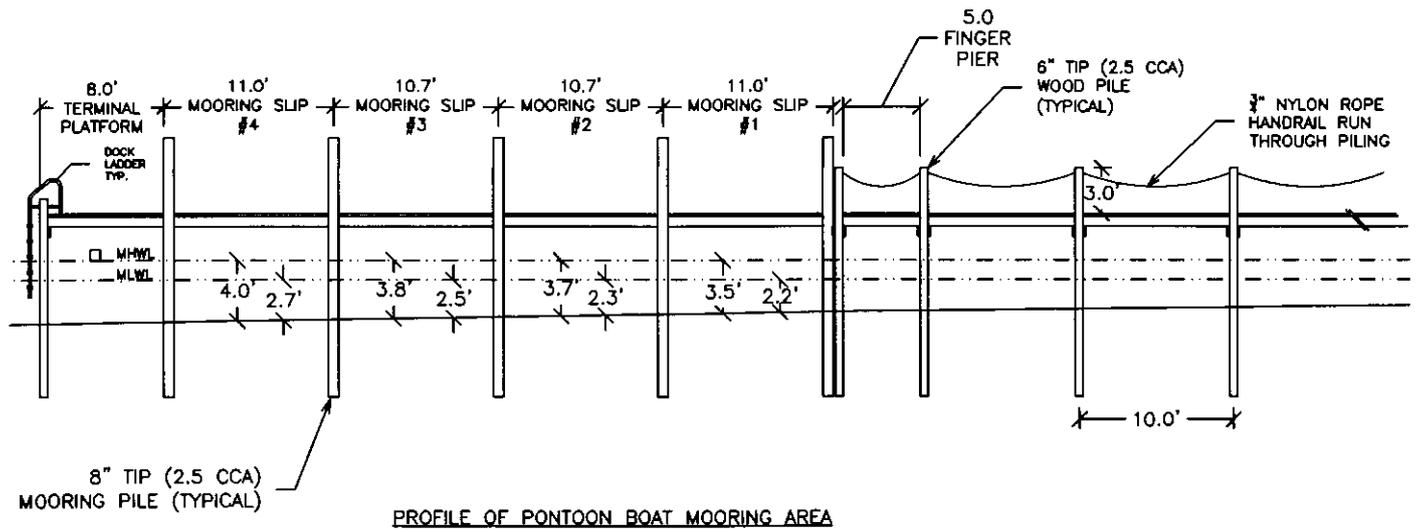
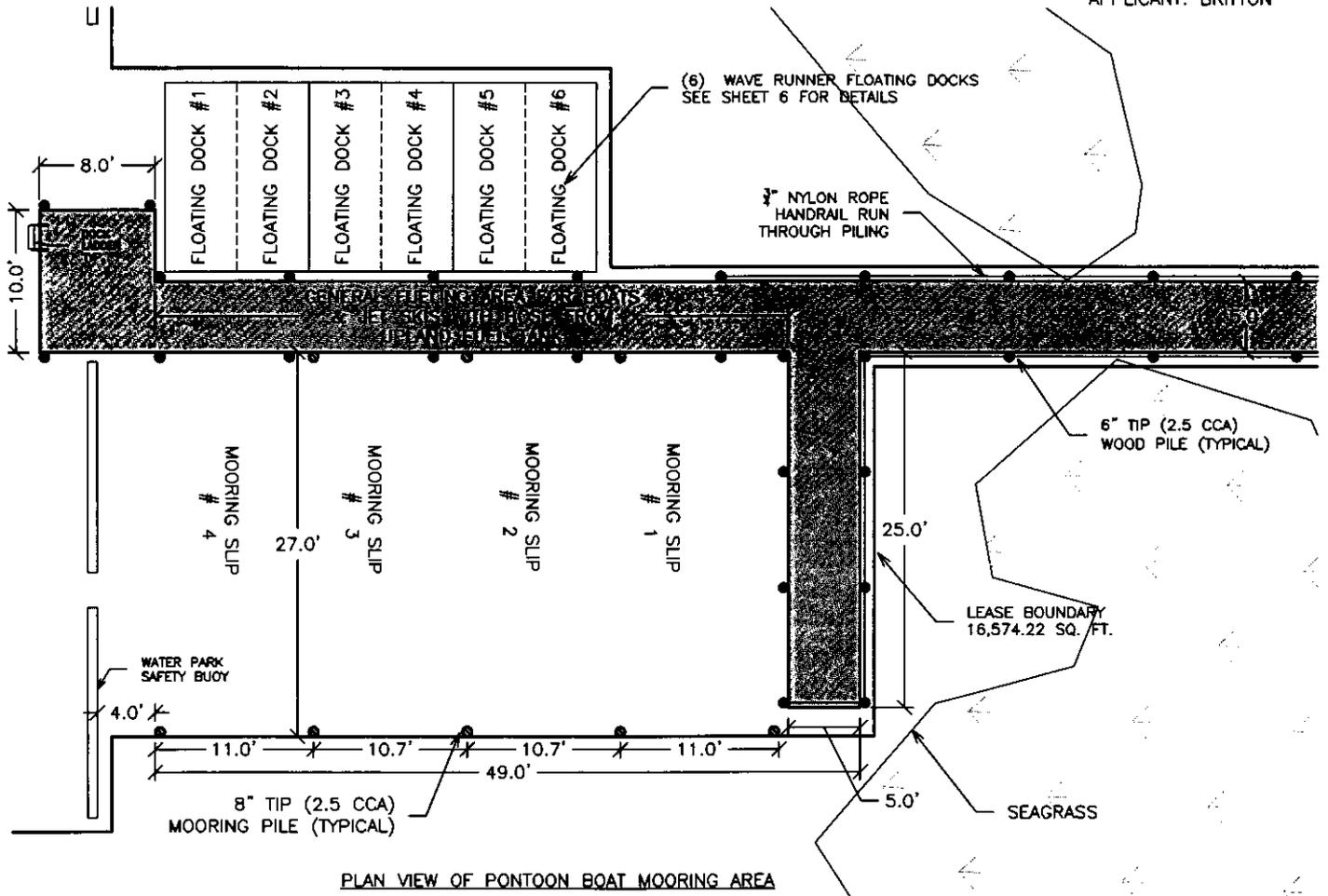
300' WATERWARD LIMIT
PER SANTA ROSA CO. LDC
SANTA ROSA SOUND



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 1829 BAINBRIDGE AVENUE
 PENSACOLA, FLORIDA 32507
 TEL: 850.453.4700
 JTAYLOR@WETLANDSCIENCES.COM

PROJECT NAME: NAVARRE FAMILY WATERSPORTS	
CLOSE-UP OF FACILITY	
PROJECT NO.:	2014-281
BY:	JAT DATE: 2/26/2015
SHEET: 4 OF 9	

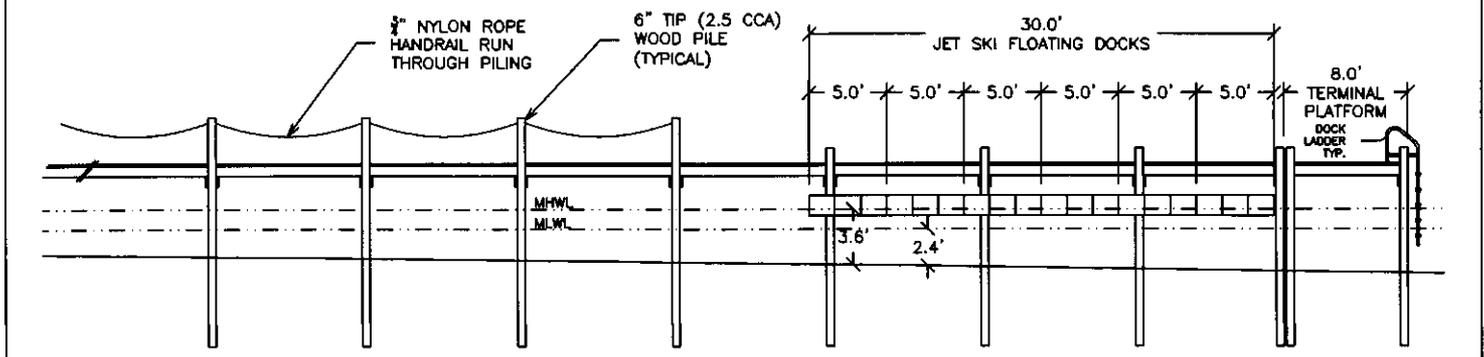
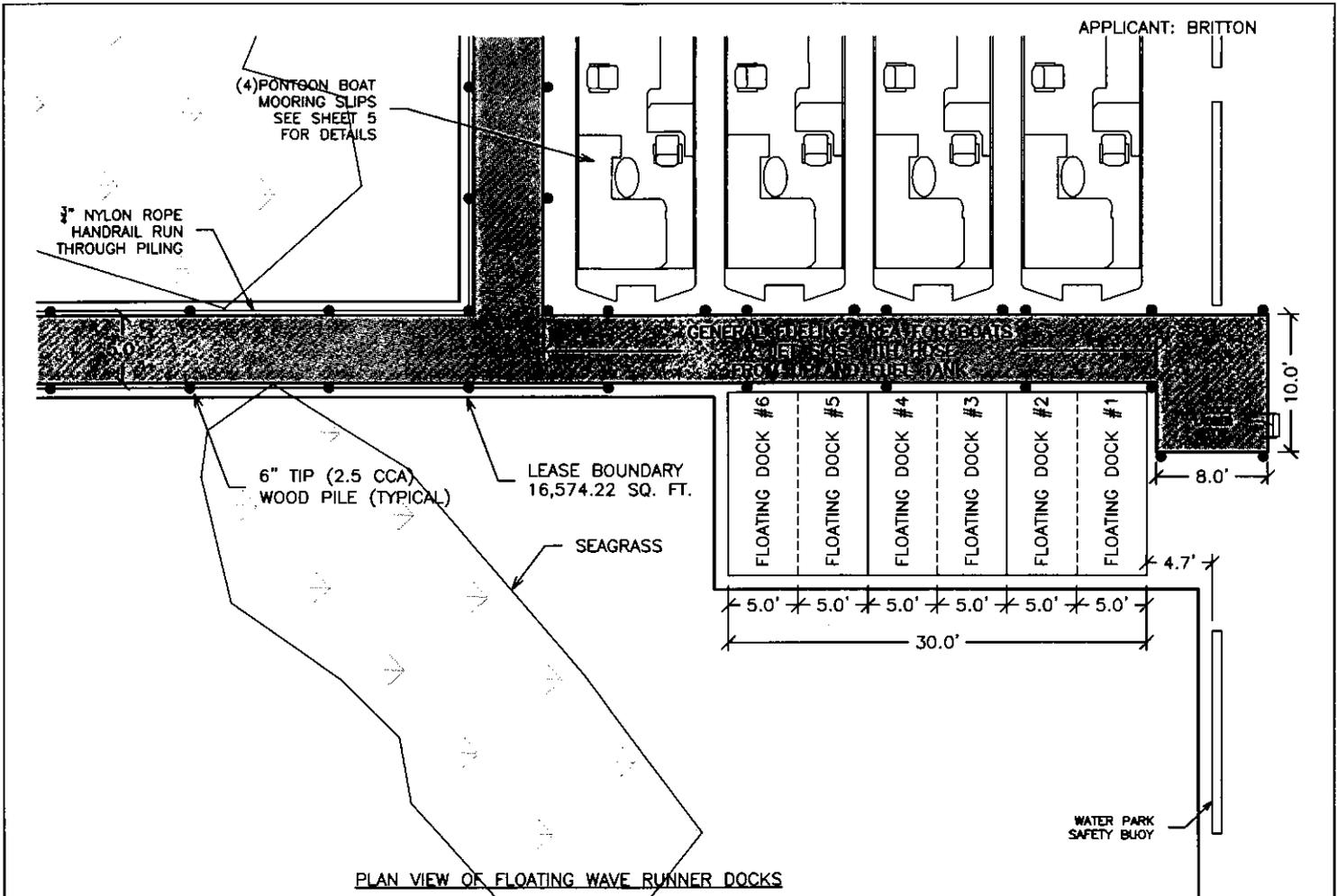
APPLICANT: BRITTON



NOTES:

- PONTOON BOATS ARE 25' LONG WITH AN 8" DRAFT





NOTES:

1. WAVE RUNNERS ARE 11' LONG WITH A 6" DRAFT



APPLICANT: BRITTON

LEASE BOUNDARY
16,574.22 SQ. FT.

FLOATING JET SKI DOCK
SEE SHEET 6 FOR DETAILS

PONTOON BOAT MOORING SLIPS
SEE SHEET 5 FOR DETAILS

8.0'

7.8'

DOCK LADDER TYP.

NOTE: ACCESS TO THE WATER
PARK WILL BE FROM DOCK.

CONTOUR
REFERENCED
TO MLWL

INFLATABLE WATER
PARK

-3

11.5'

107.4'

82.0'

11.5'

123.0'

HELICAL ANCHOR (TYP.)
SEE SHEET 8
FOR DETAILS

7.8'

105.0'

(18) WATER PARK SAFETY
BUOYS TYP. (2) ANCHORS EACH

SANTA ROSA COUNTY
300' WATERWARD CONSTRUCTION LIMIT

SANTA ROSA SOUND



(IN FEET)

WETLAND
SCIENCES
INCORPORATED

ENVIRONMENTAL CONSULTANTS

1829 BAINBRIDGE AVENUE
PENSACOLA, FLORIDA 32507
TEL: 850.453.4700
JTAYLOR@WETLANDSCIENCES.COM

PROJECT NAME: NAVARRE FAMILY WATERSPORTS

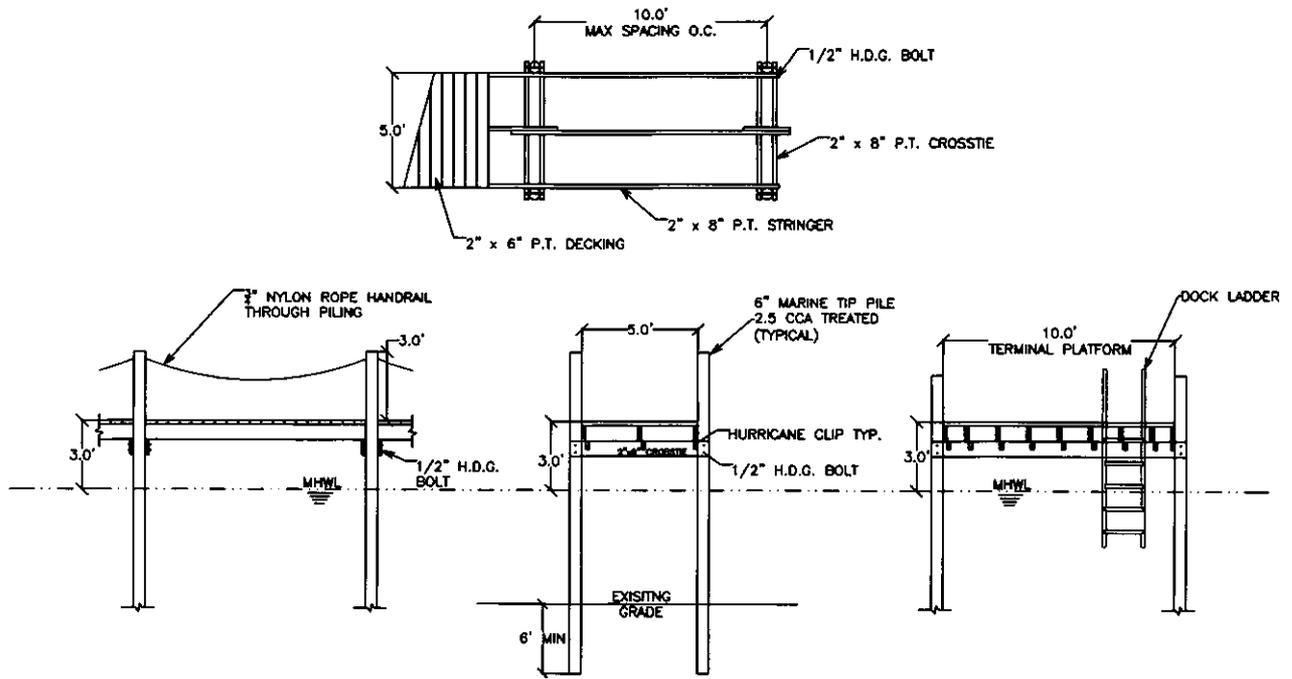
CLOSE-UP OF WATER PARK

PROJECT NO.: 2014-281

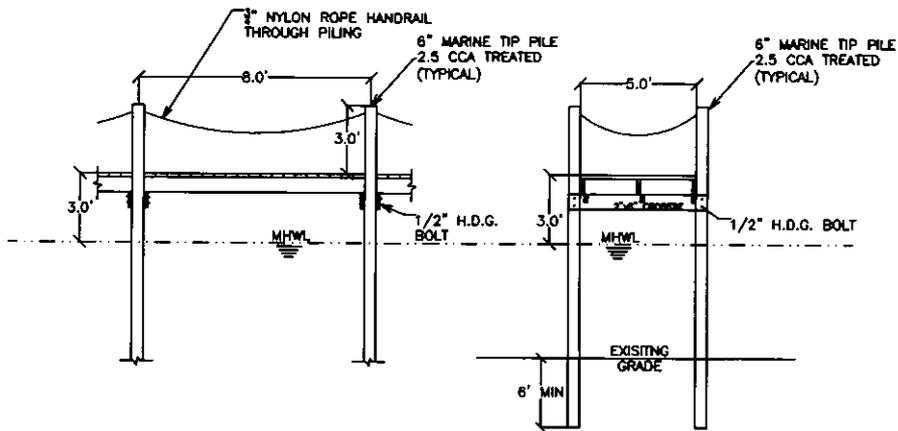
BY: JAT

DATE: 2/26/2015

SHEET: 7 OF 9

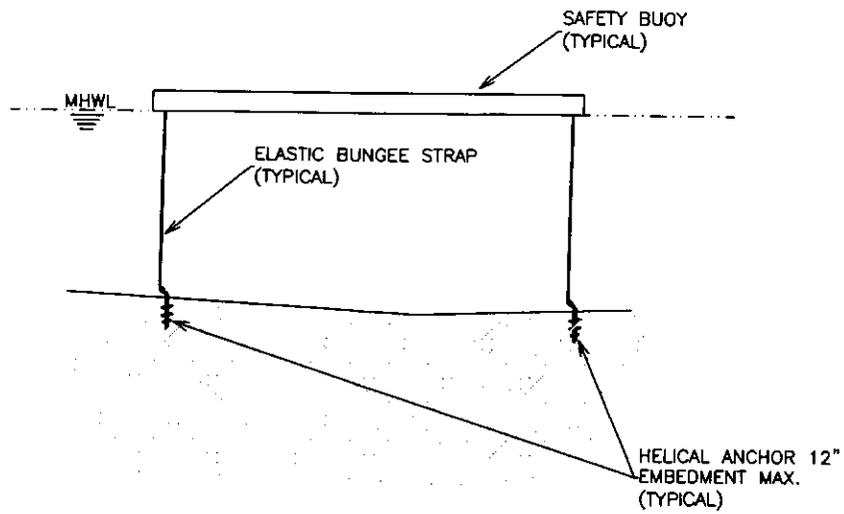
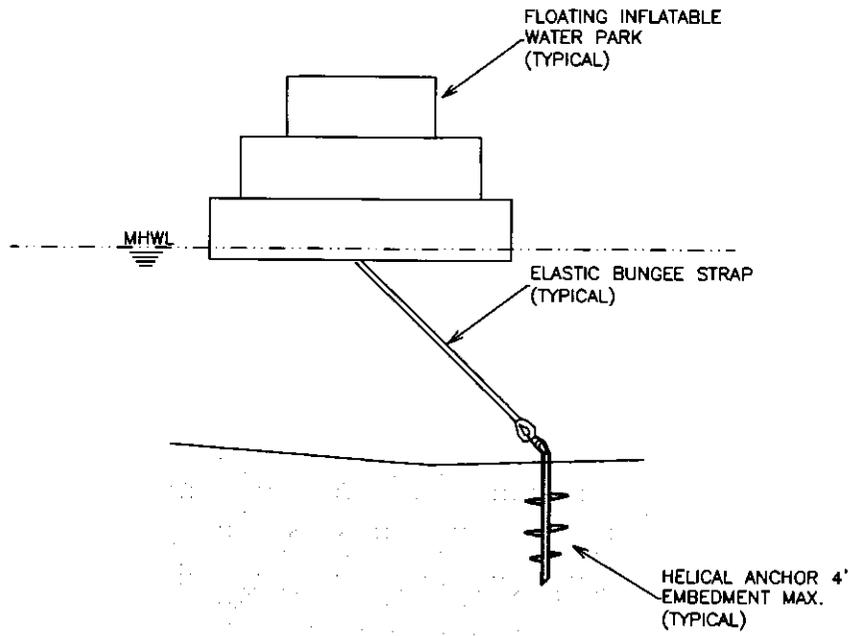


DOCK AND TERMINAL PLATFORM DETAILS (TYPICAL)



FINGER PIER DETAILS (TYPICAL)





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 PENSACOLA, FLORIDA 32507
 TEL: 850.453.4700
 JTAYLOR@WETLANDSCIENCES.COM

PROJECT NAME: NAVARRE FAMILY WATERSPORTS	
WATER PARK AND ANCHOR DETAILS	
PROJECT NO.: 2014-281	
BY: JAT	DATE: 2/26/2015
SHEET: 9 OF 9	



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Building Official

August 6, 2015

Greg Britton
Navarre Family Watersports
Via email: gacbritton@cox.net

RE: Pre-Application Meeting on April 29 , 2015
Project Name: "Navarre Family Water Sports"
Parcel(s): 212S260000001260000

Dear Greg:

Thank you for attending the above referenced pre-application meeting with the Santa Rosa County Development Services staff. Below you will find a recap of the information discussed at the meeting and the requirements for you to proceed with the project. Portions of this project are currently operational – some with approvals pending. Although it has been a while since we discussed your project, we felt that, given the uniqueness of the project, we should provide an updated action plan with our summary.

- I. **Site/Land Use** – Leslie Statler, (850)981-7086, leslies@santarosa.fl.gov
- A. The proposed project involves a variety of Commercial Outdoor Amusement Activities, specifically (a) putt-putt golf course, (b) inflatable aqua island water park, (c) zip-line; and Recreational Activities, specifically a boat & jet-ski excursion rental facility with dock.
 - B. The zoning designation for this property is HCD-HON, Highway Commercial Development within the Heart of Navarre overlay district. The Future Land Use Map designation is COMM, Commercial. These activities require Conditional Use approval per LDC 6.09.02.EE.
 - C. Conditional Use requests are considered through a public hearing process. This process requires 2 public hearings during which the Zoning Board will make a recommendation followed by a final determination by the Board of County Commissioners. During this process, all property owners within 500 feet will be notified via mail and a sign will be posted on the property.

ACTION: Your application 2015-CU-024 has been placed on the August meeting cycle. You will need to attend both meetings and be prepared to present your request.

- 1. Zoning Board = August 13, 2015 (RECOMMENDATION)***
- 2. Board of County Commissioners = August 27, 2015 (FINAL DETERMINATION)***

Variance 2015-V-064 has also been placed on the Zoning Board agenda. This request is for the following: (a) to reduce the side setbacks from 50 feet to 0 feet to accommodate commercial

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

www.santarosa.fl.gov

Office: (850) 981-7000

outdoor amusement activities; and (b) to reduce the rear setback from 50 feet to 25 feet to accommodate commercial outdoor amusement activities.

- D. Based upon the scope of improvements proposed, a site plan package must be submitted for review and approval. Since the impacted area does not exceed 1500 sf in size, the site plan can be processed through our "owner-developer" initiative. The fee for this type of site plan is \$350.00. We will not finalize this application until the BOCC makes a decision on the use.

ACTION: Site plan 2015-SP-034 has been started. If the Conditional Use requests are approved, we will proceed with the Site Plan application process.

- E. Itinerant vendors require approval from the County to operate on the site.

ACTION: Itinerant Vendor application 2015-SP-022 "Montes Cajun Cooking" has been approved for the site. Additional itinerant vendors have not been approved.

II. Building – Bruce Teston, (850)981-7017, brucet@santarosa.fl.gov

- A. Temporary buildings are being utilized on the site for the ticket sales and safety information kiosks. These building have been relocated on the site and do not have approvals for their current locations.

ACTION: The temporary buildings on the site will be allowed; however, they must meet proper tie-down requirements, setbacks, and Flood Plain evaluation. The anchorage or foundation of any approved building must be submitted and designed by a licensed professional to meet the wind speed of 150 mph.

- B. The fuel tank has been relocated on the site.

ACTION: This tank will be required to have approvals from the Florida Department of Agriculture. County permit requirements are subject to the State approval process as well as fire/life safety as outlined below in II.C and V. Additionally, a plot plan will be required for a Flood Plain evaluation.

- C. The relocation of the fuel tank must be approved through the Holley-Navarre Fire Department Fire/Life Safety Official.

ACTION: Please contact Holley-Navarre Fire Department for specific information for these requirements.

III. Electrical – John Belew, (850) 981-7007, johnb@santatrosa.fl.gov

- A. All electrical systems must be reviewed for compliance and a permit issued to a licensed contractor.

ACTION: A licensed electrical contractor will need to make application and provide electrical plans.

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

B. An itinerant vendor is located on the site and will need electrical service.

ACTION: The itinerant vendor "Montes Cajun Food" has been approved to operate from the site and has been issued an electrical permit 2015-3019 to provide service.

IV. **Plumbing** – James Rogers, (850) 981-7002, jamesro@santatrosa.fl.gov

A. Bathrooms will be required.

Action: Temporary restroom facility will be allowed. The requirements for these sanitary facilities will need approval of the Health Department.

V. **Life Safety** – Joe Early, (850) 939-5236, inspector@hnfd.org

ACTION: Please contact Holley-Navarre Fire Department for specific information relative to the operations being conducted on the site.

In closing, our hope is that you found this summary beneficial in bringing this project into compliance and will allow you to make informed decisions about your project. Tambre Lee, Development Review Supervisor, and I will both be your points of contact with this project. Please feel free to contact us with any questions that you may have. Tambre's direct line is 850-981-7042. In addition, you may contact the staff listed above if you have questions specific to their area of expertise.

Respectfully,



Leslie Statler
Planner III
(850)981-7086
leslies@santarosa.fl.gov

LS/lf

Randy Jones

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

