

2015-CU-024

| | |
|-------------------------------------|--|
| Project Name: | “Navarre Family Watersports” |
| Project/Applicant | GAC Property Management LLC |
| Representative: | Greg Britton |
| Request 1: | Conditional Use to allow commercial outdoor amusement activities, specifically a miniature (putt putt) golf course, 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 HCD/HON (Highway Commercial Development/Heart of Navarre) zoning district. (LDC 6.09.02.V & 6.09.02.EE) |
| Zoned: | HCD (Highway Commercial Development)-HON (Heart of Navarre) |
| Zoning Board Recommendation: | <i>Recommended approval with a vote of 6 – 2, Alan Isaacson & Don Richards opposed the motion.</i> |

Conditional Use 2015-CU-024

Part I. General Information:

| | |
|--|--|
| Project/Applicant | GAC Property Management LLC Represented by Greg Britton of Navarre Family Watersports |
| Location: | 8671 Navarre Parkway, Navarre, FL |
| Parcel(s): | 21-2S-26-0000-00126-0000 |
| Zoned: | HCD (Highway Commercial Development)-HON (Heart of Navarre) |
| Request 1: | Conditional Use to allow commercial outdoor amusement activities, specifically a miniature (putt putt) golf course, 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 HCD/HON (Highway Commercial Development/Heart of Navarre) zoning district. (LDC 6.09.02.V & 6.09.02.EE) |
| District: | Commissioner District #4 |
| Zoning Board Recommendation: | <i>Recommended approval with a vote of 6 – 2, Alan Isaacson & Don Richards opposed the motion.</i> |
| Current Conditions: | The lot is currently used for commercial outdoor amusement activities. An Environmental Resource Permit has been issued by the Florida Department of Environmental Protection to construct and operate a commercial docking facility with fueling facilities. The permit has been attached at the end of the packet. FDOT Aviation Office has approved the helicopter excursion operation with a modest expansion of the safety area which precludes the previously zip line location. |
| Additional Zoning Board Action: | The Zoning Board approved the following Variances at their March 10, 2016, meeting: <ol style="list-style-type: none">1. To reduce the side setbacks from 50 feet to 0.0 feet to accommodate commercial outdoor amusement activities.2. To reduce the rear setback (SPZ) from 50 feet to 25 feet to accommodate commercial outdoor amusement activities |
| Additional Information: | This application originally included a request for a zip-line. That item was removed from the request in February, 2016. |

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.

9.06.02.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, 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, 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:
 - 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? Yes

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

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.

Part III. Additional Considerations

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

It is not anticipated that there will be any potential building code issues. The proposed expansion will go through the commercial site plan process.



**State of Florida
Department of Transportation**

GAC Property Management
13 Calle Rio
Mary Esther, FL 32569

Site Approval Number
SW2016-FLA-0155-HP

AIRPORT SITE APPROVAL ORDER

In accordance with Chapter 330, Florida Statutes, "Regulation of Aircraft, Pilots, and Airports", and Chapter 14-60, Florida Administrative Code, "Airport Licensing and Registration", your proposed airport site is hereby approved by the Florida Department of Transportation, effective March 25, 2016

Facility Name: GAC WATERFRONT HELIPORT
Facility Use: Private
Facility Type: Heliport
County: Santa Rosa
Latitude: 30° 24' 02.2"
Longitude: 86° 51' 37.90"

The Department is satisfied that your airport, if completed in accordance with your site proposal, will meet all of the following required conditions: (1) that the site has adequate area allocated for the airport, as proposed; (2) that the proposed airport will conform to the Department's licensing or registration requirements; (3) that the proposed airport will comply with the applicable local government land development regulations and zoning requirements; (4) that all affected airports, local governments, and property owners have been notified and any comments submitted by them have been given adequate consideration; and (5) that safe, air-traffic patterns can be established for the proposed airport with all existing airports and approved airport sites in its vicinity.

This Airport Site Approval Order is granted subject to your compliance with the following conditions that are deemed necessary by the Department to protect the public health, safety, or welfare:

All operations are conducted in VFR weather conditions.

The landing area is limited to private use.

All helicopter ingress/egress route operations are conducted on a primary ingress of 120° clockwise to 250° using the touchdown pad as the center of a compass rose.

Aircraft operations are coordinated with Hurlburt Field (HRT)

The heliport maintains and has the following areas painted as shown in the heliport advisory circular: paint a H located in center of TLOF, paint the outline of the TLOF and FATO.

Insure the area south of the safety area does not have any obstacles penetrating the ingress/egress during helicopter operations.

This Airport Site Approval Order is valid for a period of two (2) years, expiring , March 25, 2018 , unless revoked by the Department and may be extended by the Department for subsequent periods of two (2) years for good cause.

This Airport Site Approval Order for the above stated airport does not preempt or waive any law, ordinance or regulation of any other federal, state, or local government body or agency.

Aaron N. Smith
State Aviation Manager

Leslie Statler

From: Beckie Cato
Sent: Wednesday, March 02, 2016 8:22 AM
To: Leslie Statler
Subject: FW: Submit Notice in FAR
Attachments: SW2016-FLA-0155-HP.pdf

From: Lammert, Alice [<mailto:Alice.Lammert@dot.state.fl.us>]
Sent: Thursday, February 11, 2016 12:03 PM
To: Beckie Cato <PZDirector@santarosa.fl.gov>
Subject: RE: Submit Notice in FAR

Beckie,

The dimensions for the GAC helipad are:

TLOF: 37.2 feet
FATO: 65.4 feet
Safety Area: 85.4 feet

I have attached a copy of the site approval, please note the conditions at the bottom.

Alice Lammert, CPM
Private Airport and Finance Manager
FDOT Aviation and Spaceports Office
605 Suwannee Street, MS 46
Tallahassee, Florida 32399-0450
E-Mail: alice.lammert@dot.state.fl.us
Ph: (850) 414-4503; Fax: (850) 414-4508

From: Beckie Cato [<mailto:PZDirector@santarosa.fl.gov>]
Sent: Thursday, February 11, 2016 11:55 AM
To: Lammert, Alice
Subject: RE: Submit Notice in FAR

Thanks!

From: Lammert, Alice [<mailto:Alice.Lammert@dot.state.fl.us>]
Sent: Thursday, February 11, 2016 9:16 AM
To: Beckie Cato <PZDirector@santarosa.fl.gov>
Subject: RE: Submit Notice in FAR

Ms. Cato,

This site was approved but it will not be effective until March 25, 2016. The ad has been placed in the FAR and someone could still request an Administrative Hearing. Just to be clear he cannot operate until it is effective. I will forward you the dimensions of the TLOF, Safety Area and FATO later today.

Sincerely,

Alice Lammert, CPM
Private Airport and Finance Manager
FDOT Aviation and Spaceports Office
605 Suwannee Street, MS 46
Tallahassee, Florida 32399-0450
E-Mail: alice.lammert@dot.state.fl.us
Ph: (850) 414-4503; Fax: (850) 414-4508

From: Beckie Cato [<mailto:PZDirector@santarosa.fl.gov>]
Sent: Wednesday, February 10, 2016 4:46 PM
To: Lammert, Alice
Subject: FW: Submit Notice in FAR

Alice,

Just to verify with you, does this mean that his project has been approved? If so, could you forward to me something that shows the approved layout with the safety area and takeoff/approach zones?

Thanks,
Beckie

From: Greg Britton [<mailto:gacbritton@cox.net>]
Sent: Wednesday, February 10, 2016 2:26 PM
To: Beckie Cato <PZDirector@santarosa.fl.gov>
Subject: Fwd: Submit Notice in FAR

Beckie,

FYI approved! I have some things I need to accomplish now that it is approved. Mike painting the pad and such.

Greg Britton

Begin forwarded message:

From: "Lammert, Alice" <Alice.Lammert@dot.state.fl.us>
Date: February 10, 2016 at 9:22:58 AM EST
To: Greg Britton <gacbritton@cox.net>
Subject: RE: Submit Notice in FAR

Mr. Britton,

At last your site will be published in the FAR tomorrow! You should be able to click on the link below tomorrow and see the ad.

Sincerely,

Alice Lammert, CPM
Private Airport and Finance Manager
FDOT Aviation and Spaceports Office
605 Suwannee Street, MS 46
Tallahassee, Florida 32399-0450
E-Mail: alice.lammert@dot.state.fl.us
Ph: (850) 414-4503; Fax: (850) 414-4508

-----Original Message-----

From: FL-Rules@dos.state.fl.us [<mailto:FL-Rules@dos.state.fl.us>]
Sent: Wednesday, February 10, 2016 9:20 AM
To: Lammert, Alice
Subject: Submit Notice in FAR

You have successfully submitted a notice for publication in the Florida Administrative Register on 2/10/2016 9:19:55 AM.

Department: Department of Transportation
Organization: Departmental
Notice type: Miscellaneous
Issue: 42/28

Once this notice is published you will be able to view it by clicking the following link:
http://www.FLRules.org/gateway/View_Notice.asp?id=17142051

You may contact the Florida Administrative Register office at (850)245-6270 for additional information.

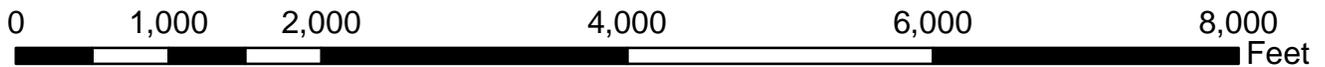
The Department of State is committed to excellence. Please take our Customer Satisfaction Survey: <http://survey.dos.state.fl.us/index.aspx?email=>

Email scanned by Check Point

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.

Florida has a very broad Public Records Law. Virtually all written communications to or from Santa Rosa County Personnel are public records available to the public and media upon request. E-mail sent or received on the county system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.

2015-CU-024 Location



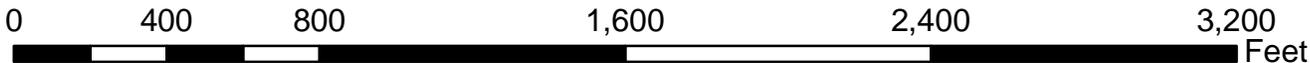
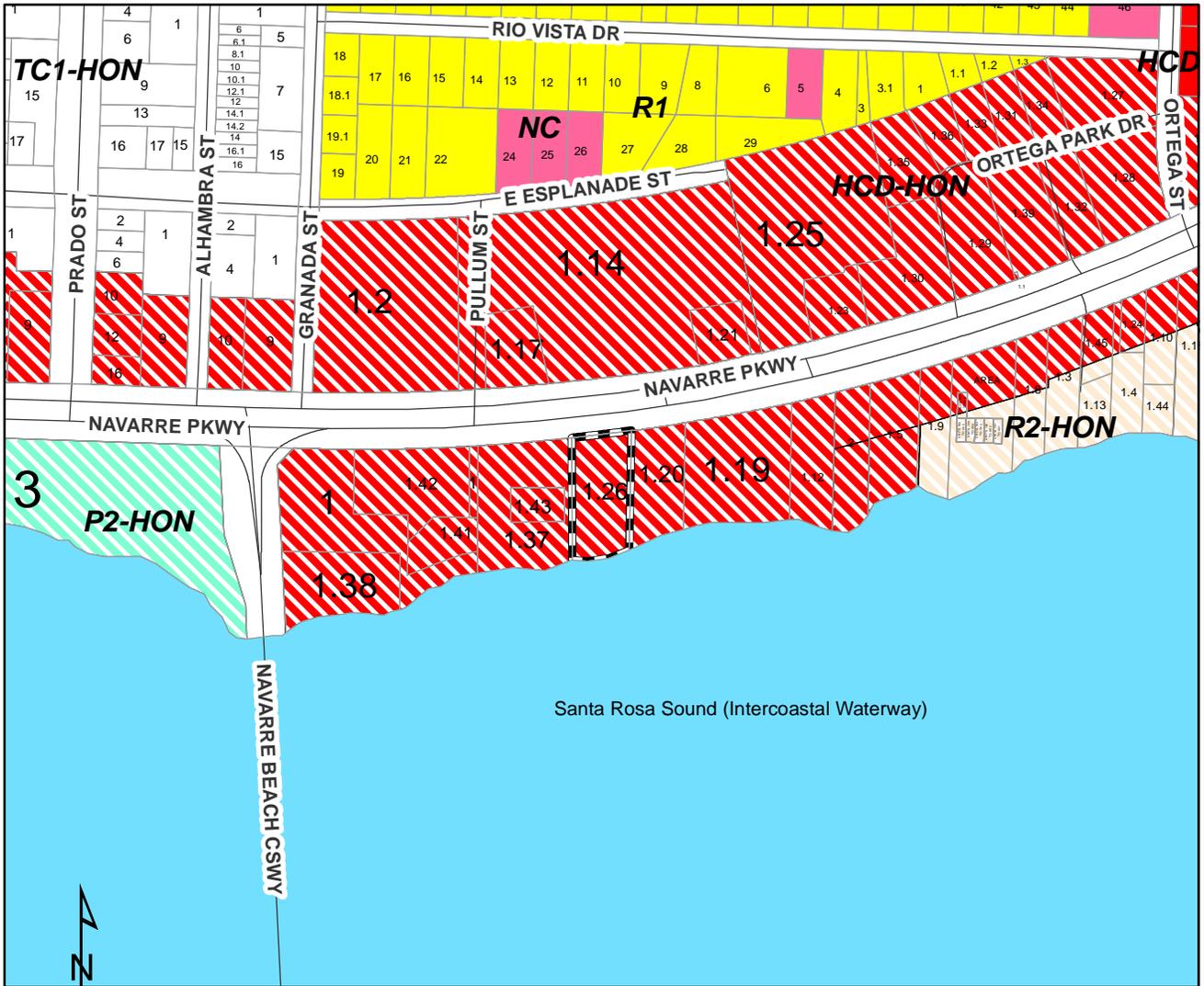
Legend

 PendingZBAugust

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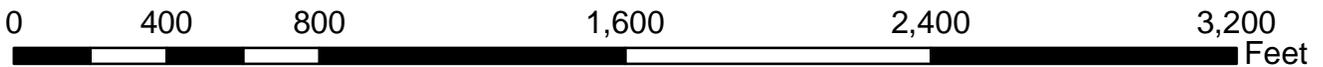
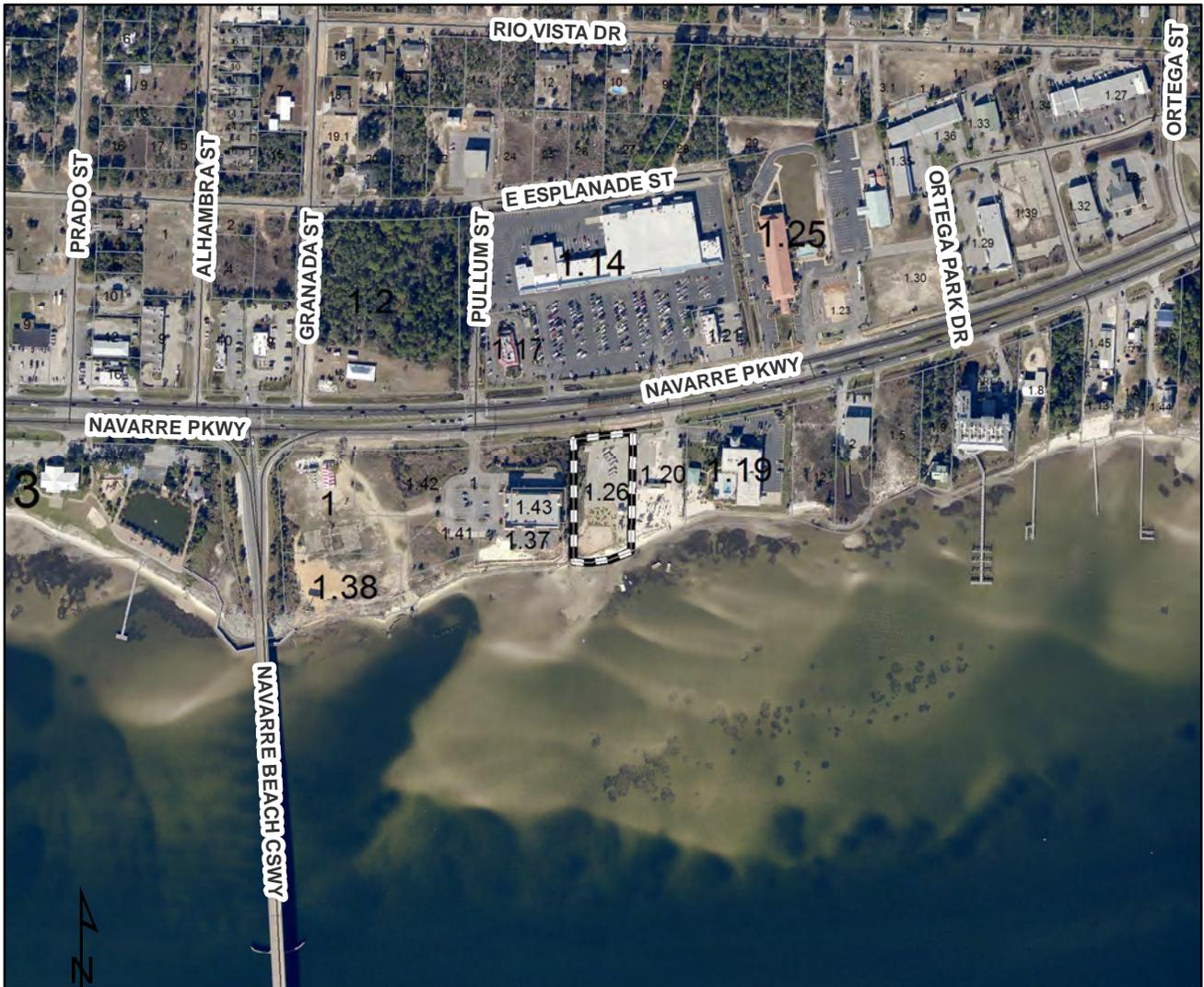
2015-CU-024 Zoning



| Legend | | | |
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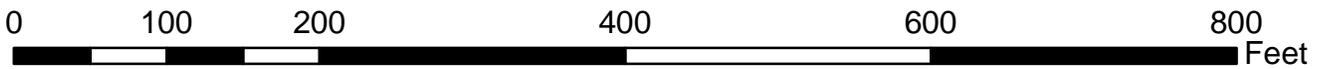
2015-CU-024
Aerial



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 PendingZBAugust

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2015-CU-024
Close Up Aerial



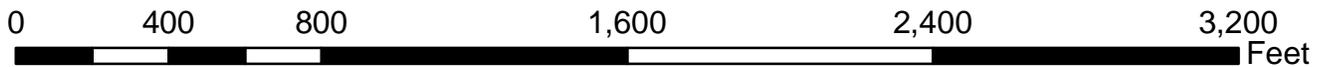
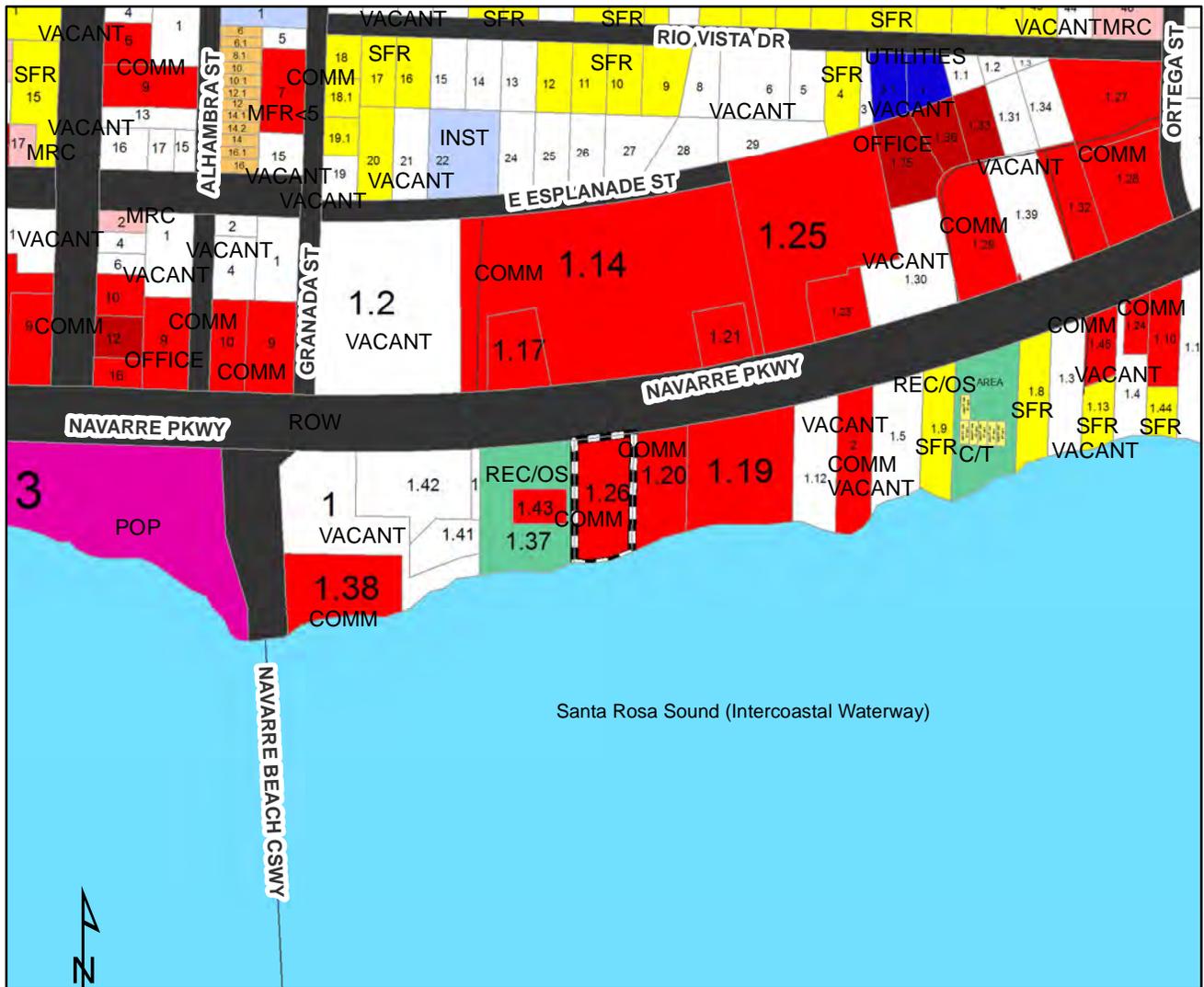
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2015-CU-024 Existing Land Use



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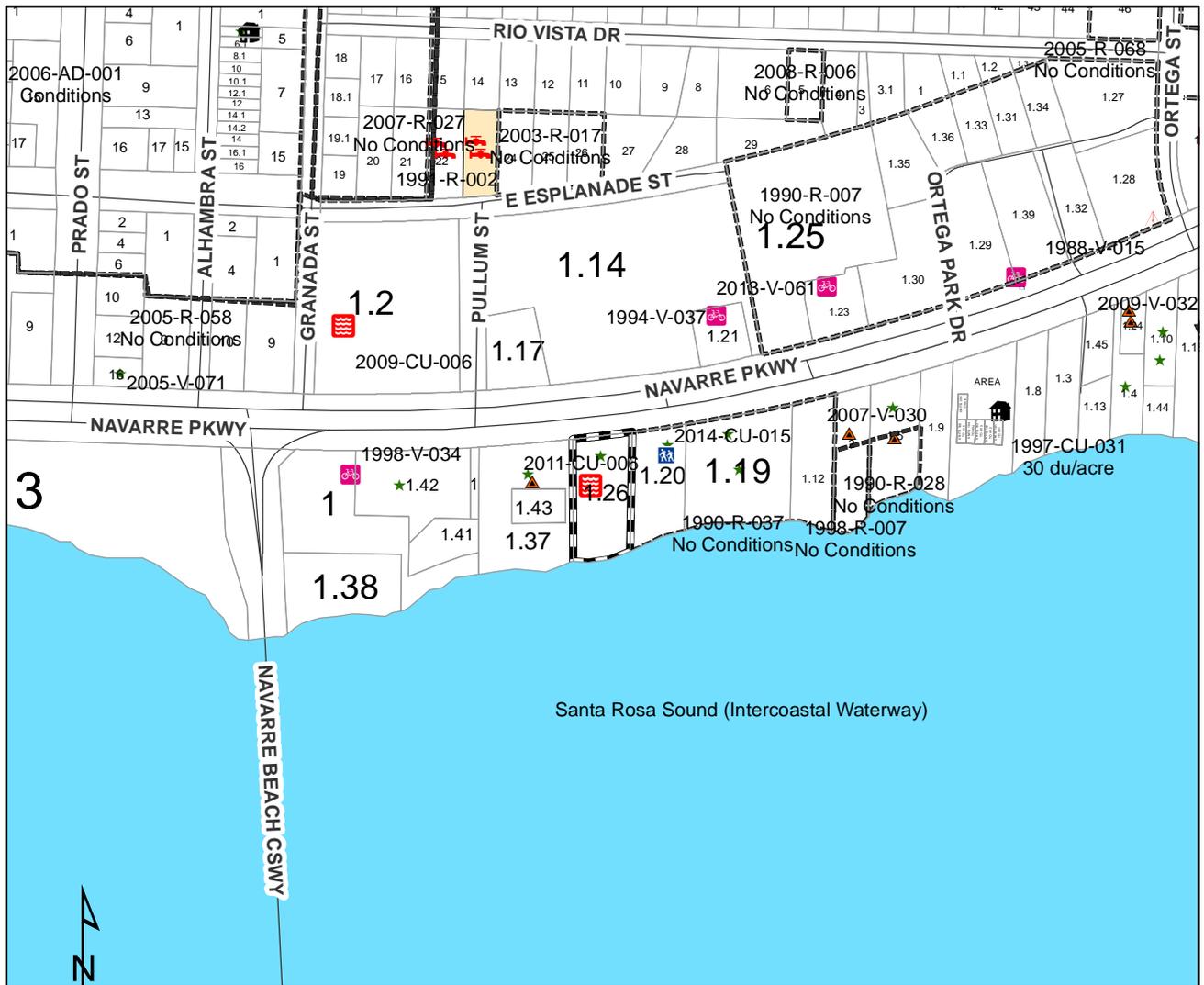
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|--|------------------------|--|------------------------------|--|---------------------------|
| | Pending ZBA August | | Institutional | | Recreation/Open Space |
| | Agriculture | | Multi-Family Residential <5 | | Right of Way |
| | Agriculture,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

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2015-CU-024

Previous Zoning Board Decisions in the Area



Legend
 Pending ZB August

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2015-CU-024

Presentation Pictures – Zoning Board, March 10, 2016



Looking west down Navarre Pkwy., the subject site is to our left



Looking north, subject site is behind us.



Looking east, subject site is to our right.

2015-CU-024

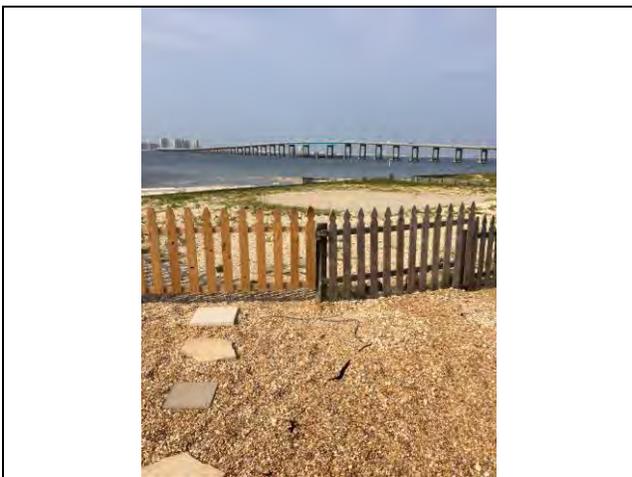
Presentation Pictures – Zoning Board, March 10, 2016



Looking at the adjacent property to the east, subject site is to our right



Looking into the subject site; For reference, the HelenBack complex is in the background



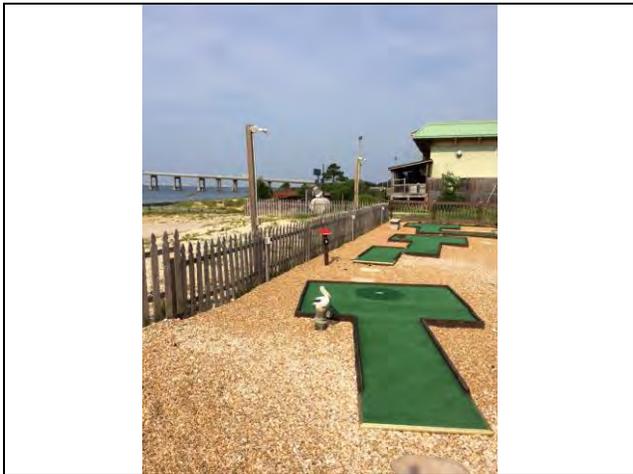
Another view of the subject site, this is the south west side and the existing helipad area; the helipad area will be subject to a modest increase in size per FDOT Aviation Division's approval

2015-CU-024

Presentation Pictures – Zoning Board, March 10, 2016



Looking at the miniature golf course.



Southern portion of the miniature golf course



Looking at the inflatable aqua island and the proposed location of the dock.

2015-CU-024

Presentation Pictures – Zoning Board, March 10, 2016



Another view of the site with the rental kiosk and food truck visible in the background



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
Owner**

± 1.213 VD# 4
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

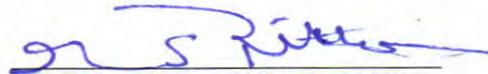
Please read the attached conditional use information pertaining to your request and describe how your request meets the pertinent criteria. Attach additional sheets if necessary. _____

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 callaborative 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.

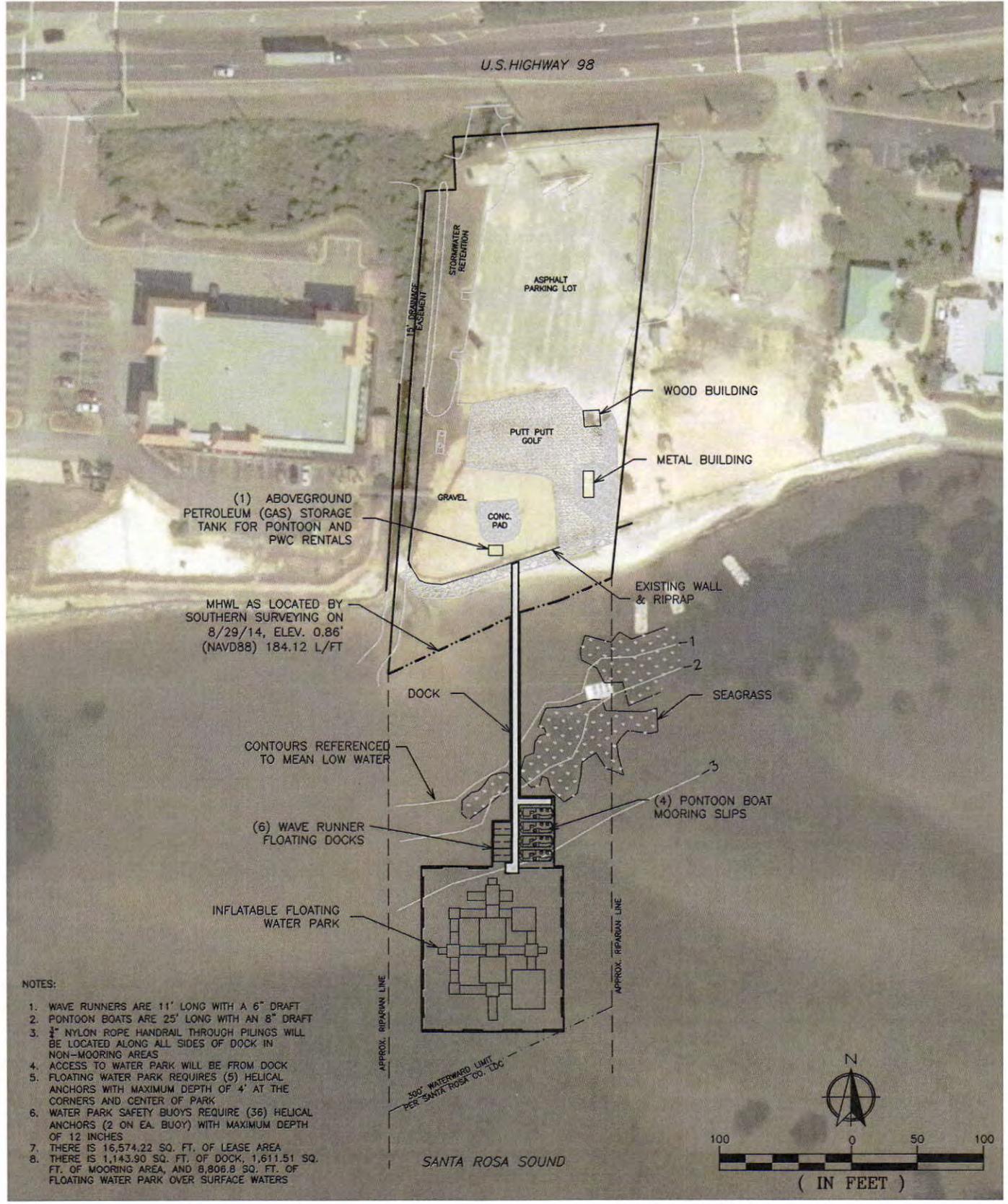
5. Setbacks for any commercial outdoor amusement activity, including uses and structures, shall be at least fifty (50) feet from all property lines. When such commercial amusement activity abuts residential zoning districts, the setback shall be at least two hundred (200) feet from those property lines.

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.

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

EXISTING WOOD WALL & RIPRAP

CONTOURS REFERENCED TO MEAN LOW WATER

SEAGRASS

(4) PONTOON BOAT MOORING SLIPS

(6) WAVE RUNNER FLOATING DOCKS

APPROX. RIPARIAN LINE

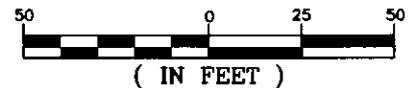
APPROX. RIPARIAN LINE

FLOATING WATER PARK TYP.

WATER PARK SAFETY BUOY TYP.

300' WATERWARD LIMIT PER SANTA ROSA CO. LDC

SANTA ROSA SOUND

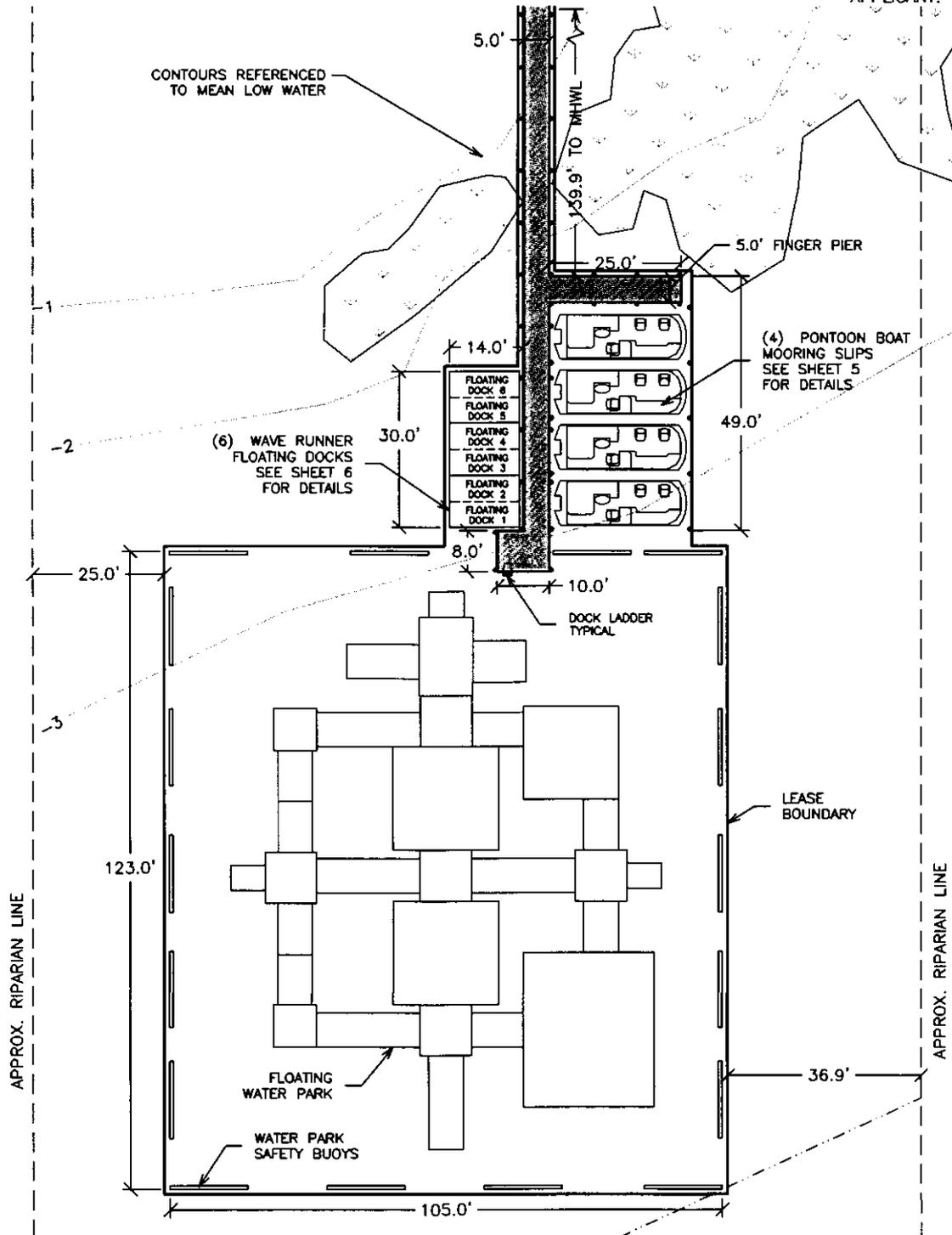


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| | |
|--|-----------------|
| PROJECT NAME: NAVARRE FAMILY WATERSPORTS | |
| PLAN VIEW | |
| PROJECT NO.: 2014-281 | |
| BY: JAT | DATE: 2/26/2015 |
| SHEET: 3 OF 9 | |

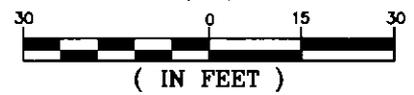
APPLICANT: BRITTON



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

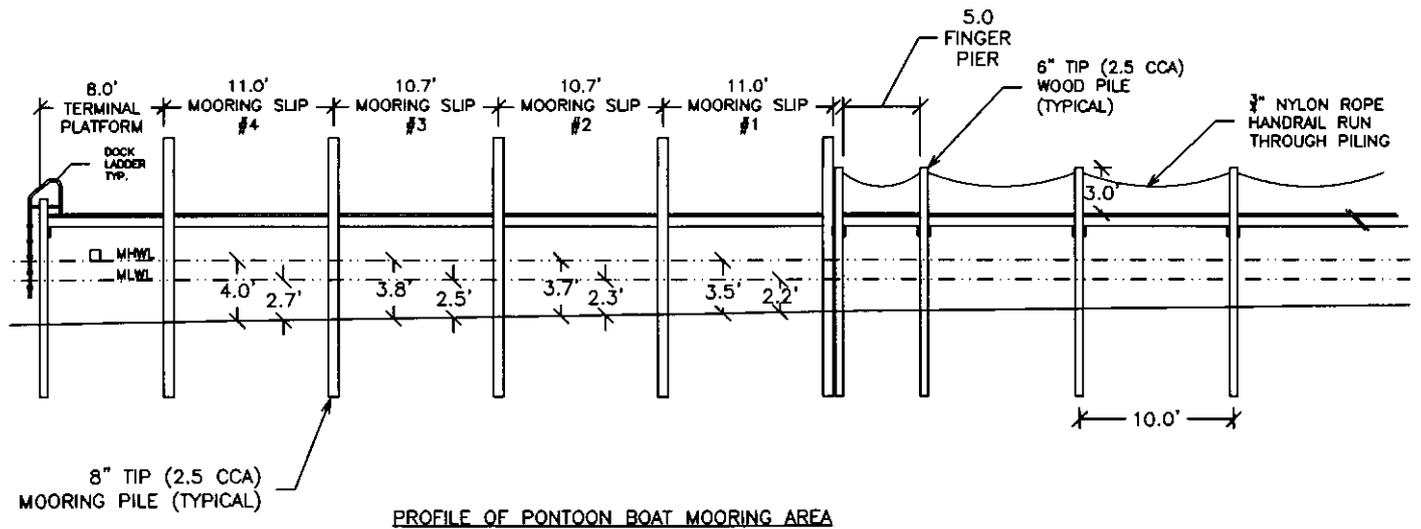
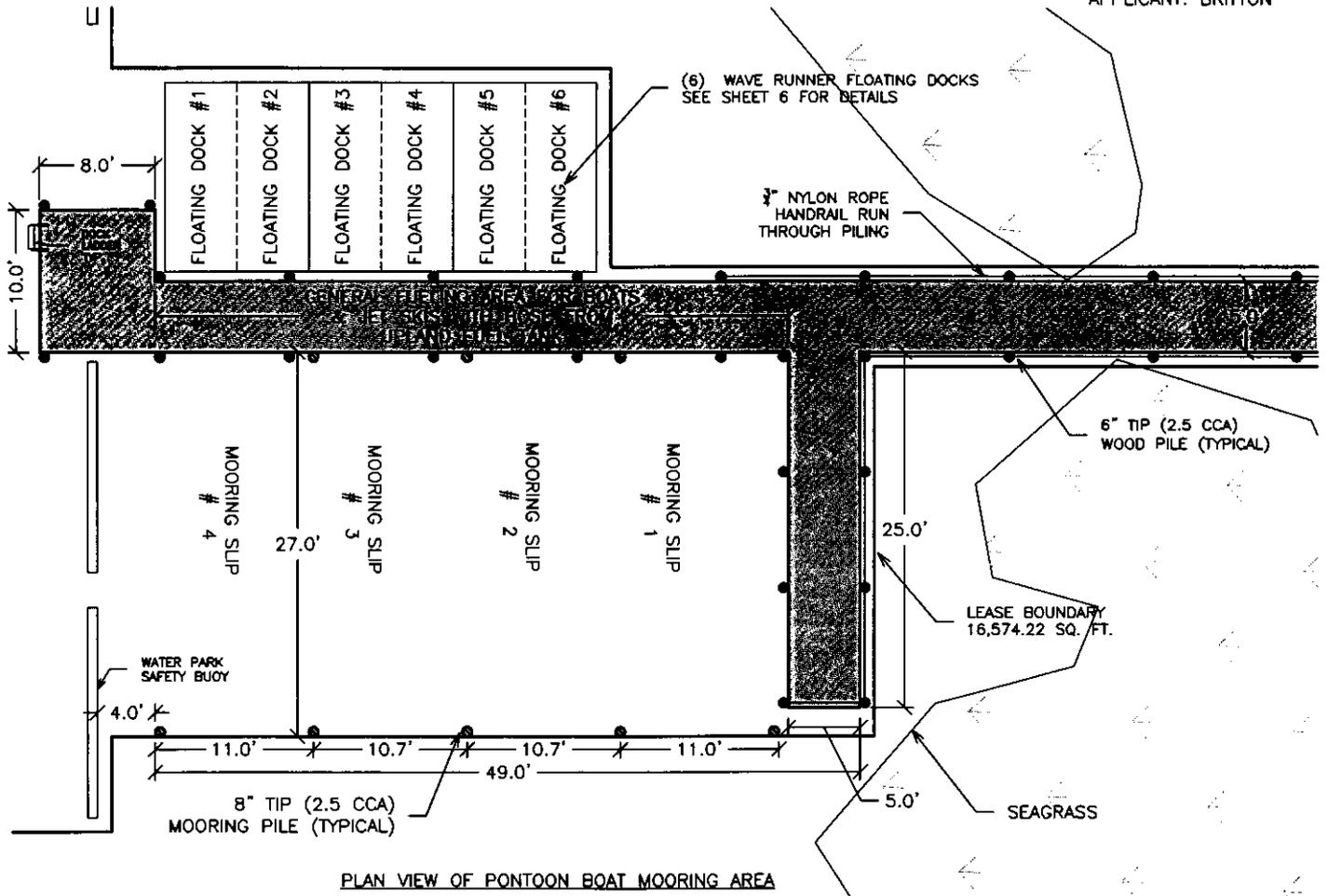
300' WATERWARD LIMIT
PER SANTA ROSA CO. LDC
SANTA ROSA SOUND



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PENSACOLA, FLORIDA 32507
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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 | |

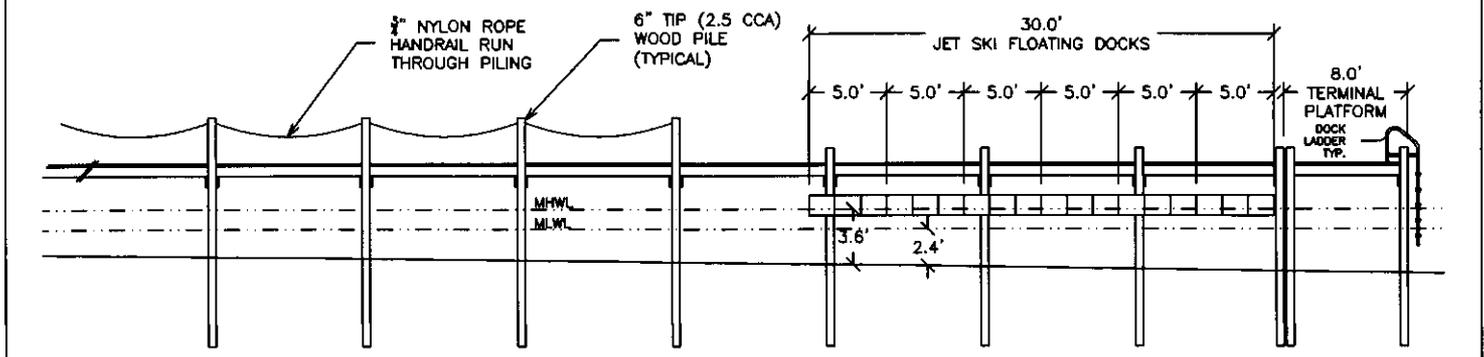
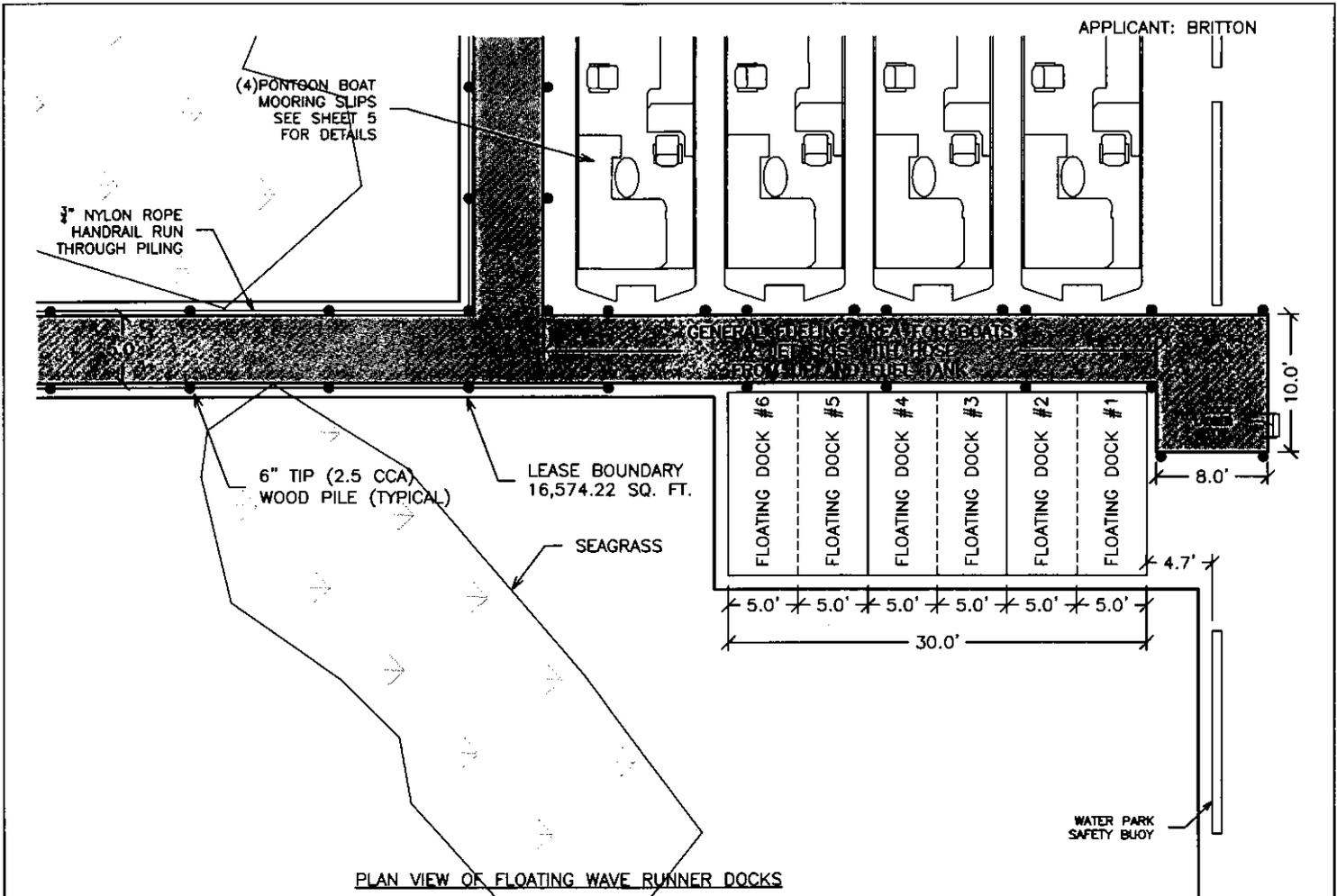
APPLICANT: BRITTON



NOTES:

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





NOTES:

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



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TEL: 850.453.4700
JTAYLOR@WETLANDSCIENCES.COM

| | |
|--|-----------------|
| PROJECT NAME: NAVARRE FAMILY WATERSPORTS | |
| FLOATING DOCK PLAN VIEW & PROFILE (TYP.) | |
| PROJECT NO.: 2014-281 | |
| BY: JAT | DATE: 2/26/2015 |
| SHEET: 6 OF 9 | |

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)

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PROJECT NAME: NAVARRE FAMILY WATERSPORTS

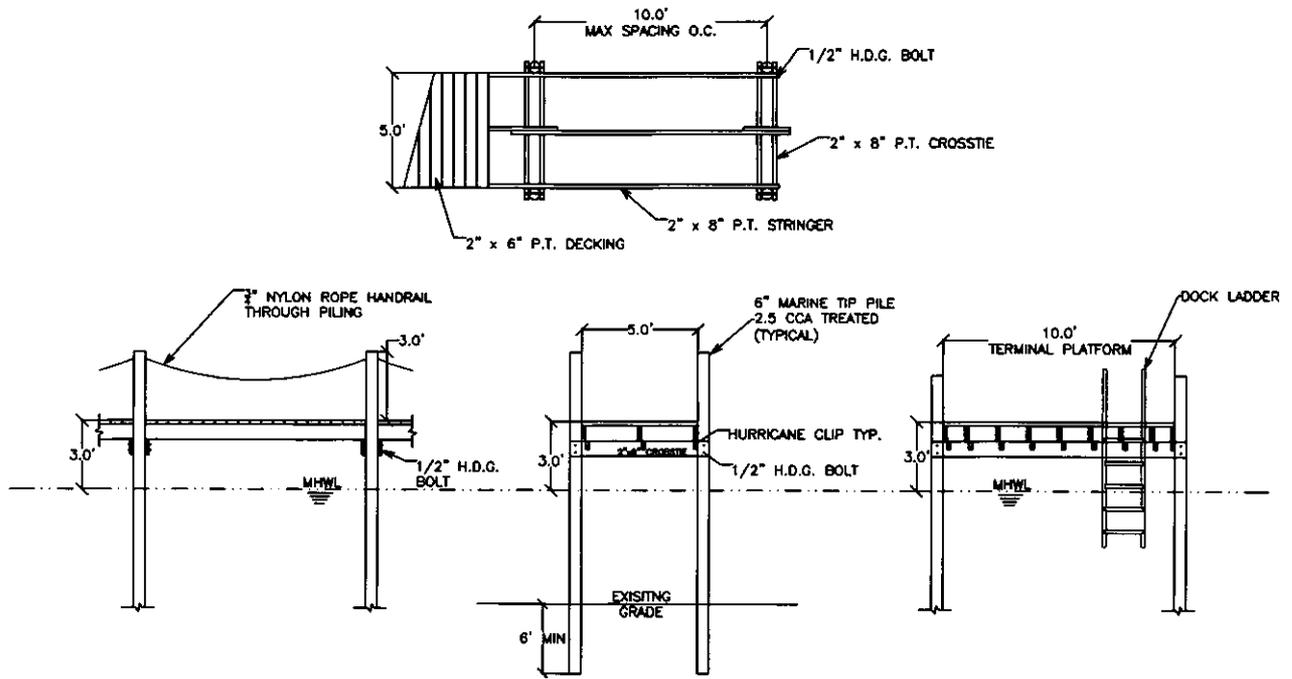
CLOSE-UP OF WATER PARK

PROJECT NO.: 2014-281

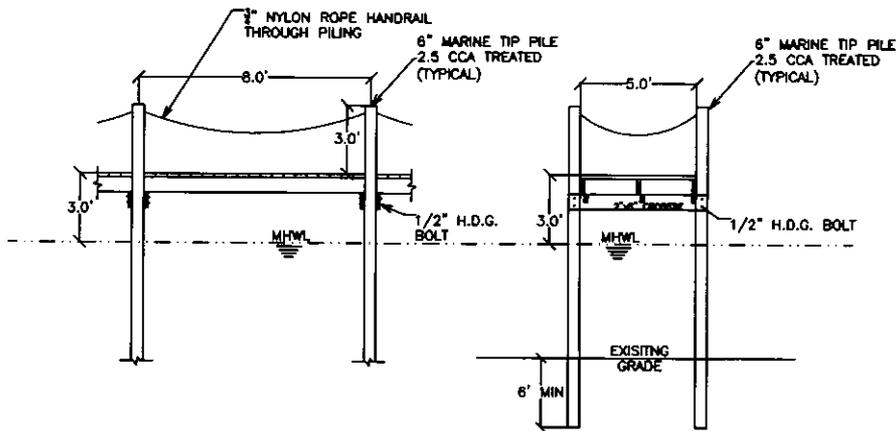
BY: JAT

DATE: 2/26/2015

SHEET: 7 OF 9

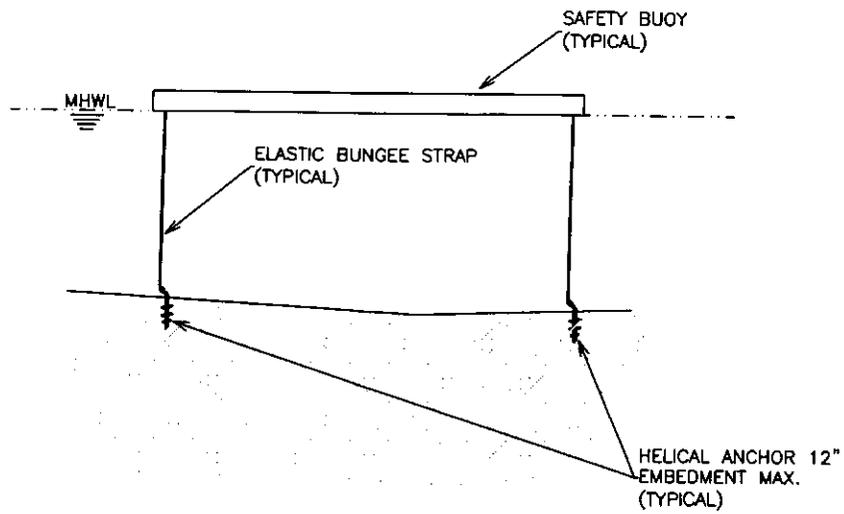
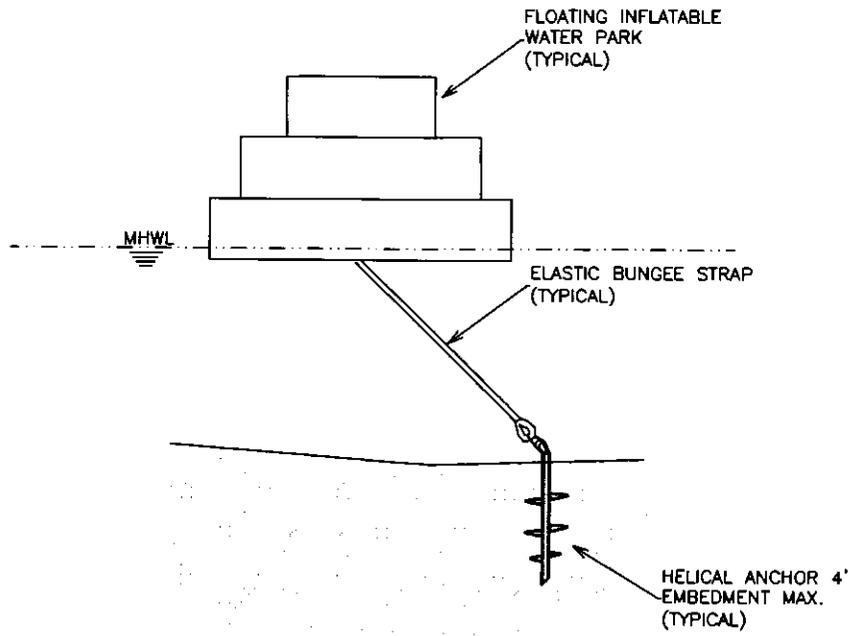


DOCK AND TERMINAL PLATFORM DETAILS (TYPICAL)



FINGER PIER DETAILS (TYPICAL)





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 PENSACOLA, FLORIDA 32507
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 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.

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

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.

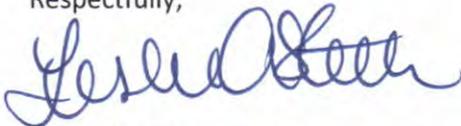
Action: Temporary restroom facility will be allowed. The requirements for these sanitary facilities will need approval of the Health Department.

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



Florida Department of Environmental Protection

160 W. Government Street, Suite 308
Pensacola, Florida 32502-5740

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

Permittee/Authorized Entity:
GAC Property Management, LLC
8671 Navarre Parkway
Navarre, Florida 32566, Santa Rosa County
gacbritton@cox.net

Navarre Family Watersports, LLC – 8761 Navarre Parkway

Authorized Agent:
Jason Taylor
Wetland Sciences, Inc.
3308 Gulf Beach Highway
Pensacola, Florida 32507
jtaylor@wetlandsciences.com

**Environmental Resource Permit
State-owned Submerged Lands Authorization – Granted Pending
Document Execution**

**U.S. Army Corps of Engineers Authorization – Separate Corps
Authorization Required**

Santa Rosa County
Permit No.: 57-0328128-001-EI
Lease File No.: 570350741

**Permit Issuance Date: 12/28/2015
Permit Construction Phase Expiration Date: 12/28/2020**

Consolidated Environmental Resource Permit and Recommended Intent to Grant Sovereignty Submerged Lands Authorization

Permittee: GAC Property Management, LLC dba Navarre Family Watersports, LLC

Permit No: 57-0328128-001-EI

PROJECT LOCATION

The activities authorized by this permit and sovereignty submerged lands authorization are located at 8671 Navarre Pkwy, Navarre, Florida 32566, Parcel ID: 21-2S-26-0000-00126-0000 in Section 21, Township 02 South, Range 26 West in Santa Rosa County, at lat 30° 24' 1.7447"/long -86° 51' 37.744".

PROJECT DESCRIPTION

The permittee is authorized to construct and operate a commercial docking facility with fueling facilities, consisting of four wetslips and a personal watercraft (PWC) platform accommodating up to six PWC. The authorized structure includes a 172 foot by 5 foot access walkway, one 5 foot by 25 foot finger pier, an 8 foot by 10 foot terminal platform, and a 14 foot by 30 foot floating PWC platform. The docking facility will be used for mooring of recreational rental vessels and provide access to an 82 foot by 107 foot floating waterpark. The dock will have 1,063 square feet of overwater structure; the project, including operation and maintenance of the floating waterpark authorized by Consent Order OGC No. 14-0449-57-SL, will preempt 16,462 square feet. The activities are located within Santa Rosa Sound, a Class II waterbody unclassified for shellfish harvesting. Authorized activities are depicted on the attached exhibits.

AUTHORIZATIONS

Navarre Family Watersports, LLC – 8761 Navarre Parkway

Environmental Resource Permit

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

Sovereignty Submerged Lands Authorization

The activity is located on sovereignty submerged lands owned by the State of Florida. It therefore also requires authorization from the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), pursuant to Article X, Section 11 of the Florida Constitution, and Section 253.77, F.S.

As staff to the Board of Trustees under Sections 253.002, F.S., the Department has determined that the activity qualifies for and requires a lease, as long as the work performed is located within the boundaries as described and is consistent with the terms and conditions herein.

The final documents required to execute the lease will be sent to the permittee/lessee by the Department's Division of State Lands for execution. The Department intends to issue the lease, upon satisfactory execution of those documents, including payment of required fees and compliance with the conditions in the attached permit. **You may not begin construction of the activities described until you receive a copy of the executed lease from the Department.**

Federal Authorization

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **may be required** from the Corps. A copy of your permit application has been forwarded to the Corps for their review. The Corps will issue their authorization directly to you or contact you if additional information is needed. If you have not heard from the Corps within 30 days from the date your application was received at the local FDEP Office, contact the Corps at the Pensacola Permits Section at (850) 439-3474, for status and further information. **Failure to obtain Corps authorization prior to construction could subject you to federal enforcement action by that agency.**

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection, or Duly Authorized Designee, State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act

Coastal Zone Management

Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Water Quality Certification

This permit also constitutes a water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. 1341.

Other Authorizations

You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

PERMIT /SOVEREIGNTY SUBMERGED LANDS CONDITIONS

The activities described must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read and understand these conditions and drawings prior to beginning any activity. Failure to comply with

these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action. Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit and sovereignty submerged lands authorization, as described.

SPECIFIC CONDITIONS - PRIOR TO ANY CONSTRUCTION

1. All contractors involved in this permitted activity shall be provided copies of this permit in its entirety. A copy shall remain onsite at all times during the activities.
2. Prior to the initiation of any work authorized by this permit, floating turbidity screens with weighted skirts that extend to within 1 ft. of the bottom shall be placed around the active construction areas of the site. The screens shall be maintained and shall remain in place for the duration of the project construction to ensure that turbidity levels outside the construction area do not exceed 29 NTU's above background levels. The permittee shall be responsible for ensuring that turbidity control devices are inspected daily and maintained in good working order so that there are no violations of state water quality standards outside of the turbidity screens.
3. The following measures shall be taken immediately by the permittee when turbidity levels within waters of the State surrounding the project site, exceed 29 NTUs above background:
 - a. Immediately cease work contributing to the water quality violation.
 - b. Stabilize exposed soils contributing to the violation. Modify the work procedures responsible for the violation, install additional turbidity containment devices and repair non-functioning turbidity containment devices.
 - c. Notify the Department of Environmental Protection, Submerged Lands & Environmental Resources Program, Compliance and Enforcement Section, Northwest District Office, 160 W Government Street, Pensacola, Florida 32502 – 5740, in writing or by telephone at (850) 595-8300 within 24 hours of the time the violation is first detected.
4. Best management practices for erosion control shall be implemented prior to construction commencement and shall be maintained at all times during construction to prevent siltation and turbid discharges in excess of State water quality standards pursuant to Rule 62-302, F.A.C. Methods shall include, but are not limited to the use of staked hay bales, staked filter cloth, sodding, seeding, staged construction and the installation of turbidity screens around the immediate project site.

SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES

5. If the approved permit drawings and/or narrative conflict with the specific conditions, then the specific conditions shall prevail.
6. Storage or stockpiling of tools and materials (i.e., lumber, pilings, debris,) within wetlands, along the shoreline, within the littoral zone, or elsewhere within wetlands or other surface waters is prohibited. This includes floating of pilings in surface waters. All vegetative

material and debris shall be removed to a self-contained upland disposal area with no stockpiling of debris within wetland areas.

7. Construction equipment shall not be repaired or refueled in wetlands or elsewhere within waters of the state.
8. All watercraft associated with the construction of the permitted activities shall only operate within waters of sufficient depth (one-foot clearance from the deepest draft of the vessel/barge to the submerged bottom) so as to preclude bottom scouring or prop dredging.
9. Any damage to wetlands outside of the authorized impact area as a result of construction shall be immediately reported to the Department at (850) 595-8300, and repaired by reestablishing the pre-construction elevations and replanting vegetation of the same species, size, and density as that in the adjacent areas. The restoration shall be completed within 30 days of completion of construction, and the Department shall be notified of its completion within that same 30 day period.
10. This permit does not authorize the construction of any additional structures not illustrated on the permit drawings. Examples of additional structures include but are not limited to walkways, awnings, enclosed sides and covers over slip areas, finger piers, step-down stairs, storage closets and decking.
11. Pilings within areas containing seagrasses shall be installed by vibrating, pounding or hand-auguring them in place. Jetting of pilings within seagrass areas shall be prohibited.
12. No portion of the mooring areas shall be constructed over submerged grass beds.
13. To protect benthic and wetland resources when present, the elevation of the decking shall be a minimum of 5 feet above mean high water and shall have a minimum of 1/2-inch spacing between deck planks. Grated decking can be used as an alternative to 1/2-inch spacing of deck planks.

SPECIFIC CONDITIONS – OPERATION AND MAINTENANCE ACTIVITIES

14. Within 10 days of completion of dock construction, permanent handrails and “No Mooring” signs shall be installed along both sides of the main access pier and along the landward face and eastern face of the finger pier. Handrails shall be constructed to eliminate access to the pier by boaters and shall be maintained for the life of the facility.
15. There shall be a minimum 12-inch clearance between the deepest draft of vessel (with the motor in the down position) and the bottom of the waterbody at mean low water as to preclude bottom scouring or prop dredging.
16. Overboard discharges or through hull discharges of trash, human or animal waste, gray water, or fuel shall not occur at the docking facility.

17. The permittee shall maintain the safety buoys that mark the limits of the waterpark for the life of the facility. These buoys are authorized to float on the surface of the water for the life of the facility.
18. The inflatable structures and safety buoys shall be secured the sound bottom by permanent or semi-permanent anchors.
19. The permittee shall inspect the floats, bungees, cables and anchoring devices on a regular basis and shall be kept in good working condition for the life of the facility and shall be replaced as necessary.
20. The permittee shall ensure that the deployment, inflation, deflation, and removal of the inflatable structures and safety buoys shall not impact the adjacent submerged aquatic vegetation.
21. The permittee shall notify their staff and patrons that the personal watercraft and pontoon vessels are to be moored in the authorized areas, not over submerged aquatic vegetation.
22. Fueling facilities shall be installed at locations shown on the attached permit drawings. The fuel spill contingency plan included as Exhibit 2 shall govern the operation of the fueling facilities and the procedures to be followed in the event of a spill. The fuel spill contingency plan shall include:
 - a. The type and storage location of absorbent booms, and other equipment used to contain an accident spill;
 - b. The training program for spill response provided to marina personnel; and
 - c. The name, address, and telephone number of the company contracted to provide clean-up services.
23. The attached fuel spill contingency plan shall be readily available to marina personnel at all times. The Operations Manager shall be responsible for ensuring all marina personnel are trained and know how to quickly access and use the Oil/Fuel Spill Containment and Contingency Plan.
24. The Department shall be notified when a change in the designation of the clean-up company occurs and shall be provided with the name, address and telephone number of the new company within 14 days. The recommended fuel spill response equipment referenced in Exhibit 2 shall be stored at the site throughout the life of the facility. The fuel spill response equipment shall be maintained in working condition and replaced as necessary for the life of the facility. The Operations Manager shall be trained in the use and deployment of the equipment and shall be responsible for marina staff receiving training in the use and deployment of fuel spill equipment. The Oil/Fuel Spill Containment and Contingency Plan and requirements for its implementation shall be adhered to for the life of the facility.

25. Waterborne craft moored over sovereign submerged lands at the docking facility, on either a temporary or permanent basis, shall not extend beyond the limits of the sovereignty submerged land lease. The permittee shall take all measures necessary to ensure all boats moored over sovereign submerged lands at the docking facility are completely within the limits of the submerged land lease.

SPECIFIC CONDITIONS – ADMINISTRATIVE/EMERGENCIES

26. The construction phase expires at 11:59 p.m. on the date indicated on the cover page of this permit.
27. For emergencies involving a serious threat to the public health, safety, welfare, or environment, the emergency telephone contact number is (800) 320-0519 (State Warning Point). The Department telephone number for reporting nonthreatening problems or system malfunctions is (850) 595-0663, day or night.
28. The mailing address for submittal of forms for the “Construction Commencement Notice”, “As-Built Certification ...”, “Request for Conversion of Stormwater Management Permit Construction Phase to Operation and Maintenance Phase”, or other correspondence is FDEP, SLERP, 160 W. Government Street, Pensacola, Florida, 32502 – 5740.

GENERAL CONDITIONS FOR INDIVIDUAL PERMITS

The following general conditions are binding on all individual permits issued under Chapter 62-330, F.A.C., except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the *Florida Stormwater Erosion and Sedimentation Control Inspector’s Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice" (October 1, 2013), which is incorporated by reference in paragraph 62-330.350(1)(d), F.A.C., indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex – "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 - b. For all other activities – "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:

- a. Immediately if any previously submitted information is discovered to be inaccurate; and
- b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed

permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with subsection 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of

receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time

Under subsection 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

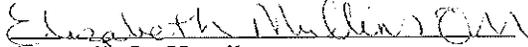
The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Executed in Escambia County, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION


for Emile D. Hamilton
District Director

Attachments:

Exhibit 1, Project Drawings and Design Specs., 9 pages

Exhibit 2, Oil/Fuel Spill Containment and Contingency Plan, 12 pages

Copies of 62-330 forms can be obtained at:

<http://www.dep.state.fl.us/water/wetlands/erp/forms.htm>

Copies furnished to:

U.S. Army Corps of Engineers

Santa Rosa County

Department of Community Affairs

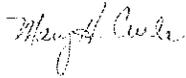
Jack Bonney

CERTIFICATE OF SERVICE

The undersigned hereby certifies that this permit and authorization to use sovereignty submerged lands, including all copies, were mailed/emailed before the close of business on December 28, 2015, to the above listed persons.

FILING AND ACKNOWLEDGMENT

FILED, on this date, under 120.52(7), F.S.,
with the designated Department Clerk,
receipt of which is hereby acknowledged.



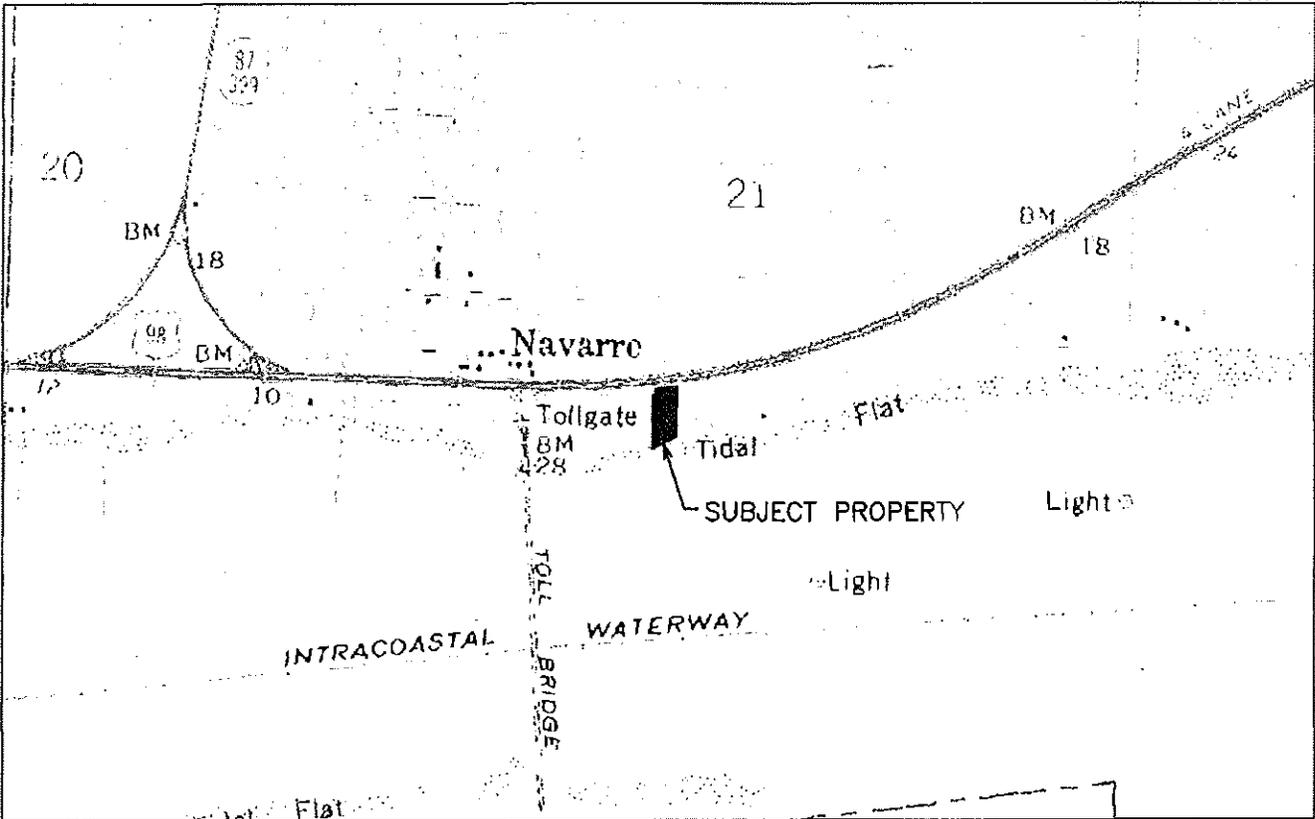
December 28, 2015

Clerk

Date

PERMITTING PURPOSES ONLY. NOT RELEASED FOR CONSTRUCTION

APPLICANT: BRITTON



DIRECTIONS TO THE SITE FROM DOWNTOWN PENSACOLA: START OUT GOING EAST ON CHASE STREET/US-98 TOWARDS GULF BREEZE. CONTINUE TO FOLLOW US-98 FOR APPROXIMATELY 23 MILES. SUBJECT PROPERTY IS LOCATED JUST EAST OF THE NAVARRE BEACH CAUSEWAY ON THE RIGHT HAND SIDE OF THE ROAD WITH AN ADDRESS OF 8671 NAVARRE BEACH PARKWAY. PLEASE CALL 850-453-4700 WITH ANY QUESTIONS.

SUBJECT PROPERTY

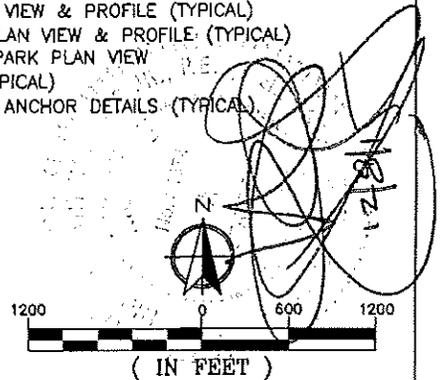
PARCEL ID#
21-25-26-0000-00126-0000
PROPERTY OWNER
GAC PROPERTY MANAGEMENT LLC
c/o GREG BRITTON
13 CALLE RIO
MARY ESTHER, FL 32569

PROJECT LOCATION

8671 NAVARRE PKWY
NAVARRE, FL 32566
LAT: 30.400955'
LONG: -86.860493'

INDEX OF SHEETS

| SHEET NO. | DESCRIPTION |
|-----------|---|
| 1 | SITE LOCATION MAP |
| 2 | PLAN VIEW DEPICTED ONTO AERIAL |
| 3 | PLAN VIEW OF PROPOSED DEVELOPMENT |
| 4 | CLOSE UP PLAN VIEW |
| 5 | BOAT SLIPS PLAN VIEW & PROFILE (TYPICAL) |
| 6 | FLOATING DOCK PLAN VIEW & PROFILE (TYPICAL) |
| 7 | FLOATING WATER PARK PLAN VIEW |
| 8 | DOCK DETAILS (TYPICAL) |
| 9 | WATER PARK AND ANCHOR DETAILS (TYPICAL) |



ENVIRONMENTAL CONSULTANTS

3308 GULF BEACH HIGHWAY
PENSACOLA, FLORIDA 32507
TEL: 850.453.4700
JTAYLOR@WETLANDSCIENCES.COM

PROJECT NAME: NAVARRE FAMILY WATERSPORTS

SITE LOCATION MAP

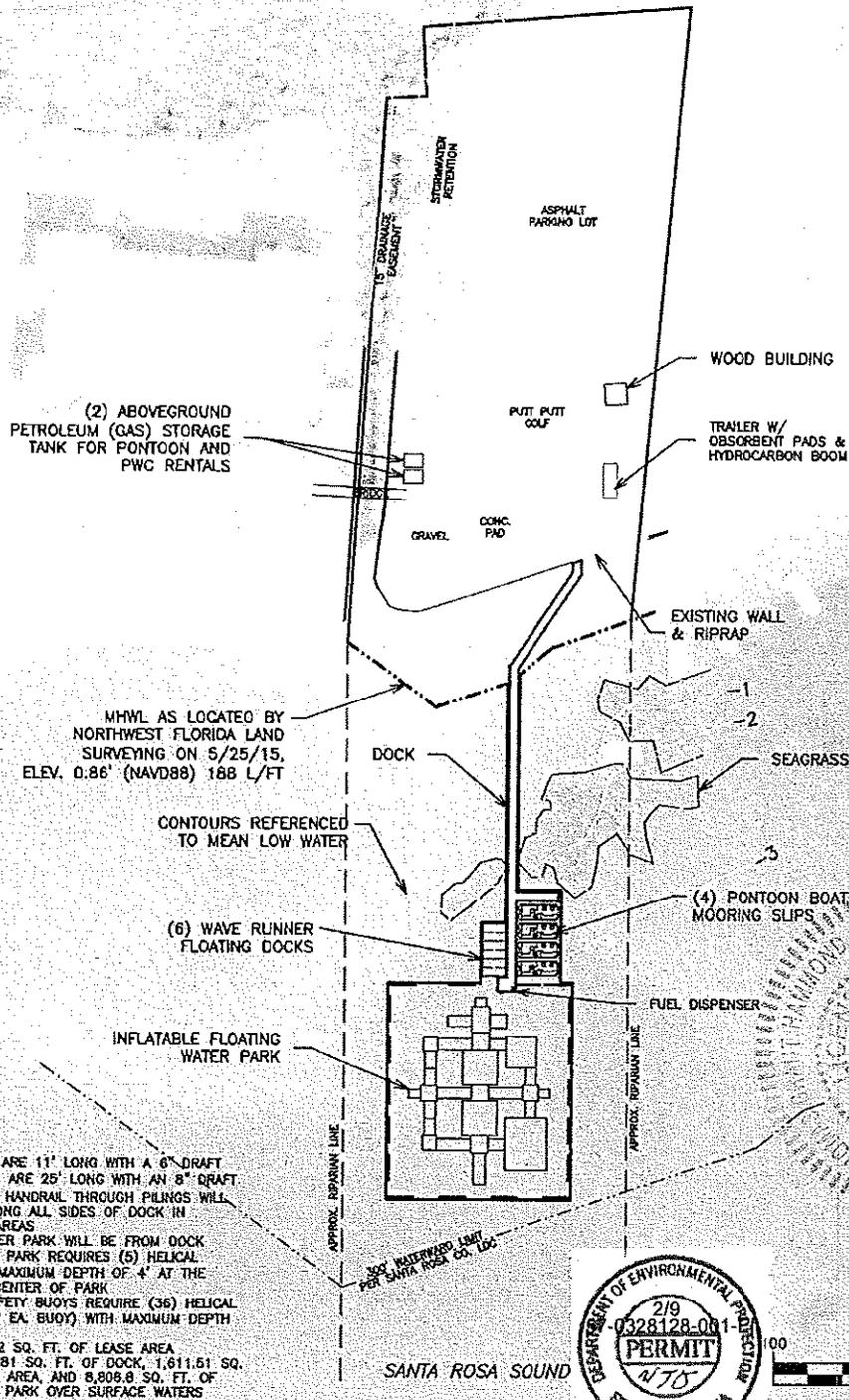
PROJECT NO.: 2014-281

BY: JAT DATE: 12/2/2015

SHEET: 1 OF 9

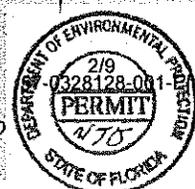
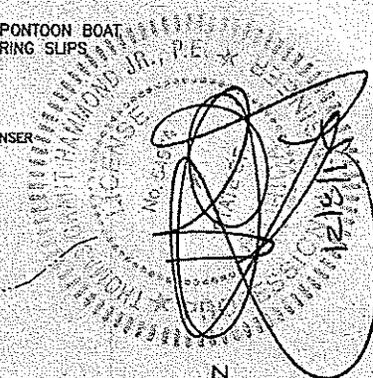
U.S. HIGHWAY 98

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. 2" 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 16,462 SQ. FT. OF LEASE AREA
8. THERE IS 1,063.81 SQ. FT. OF DOCK, 1,611.61 SQ. FT. OF MOORING AREA, AND 8,808.8 SQ. FT. OF FLOATING WATER PARK OVER SURFACE WATERS



(IN FEET)

WETLAND SCIENCES
INCORPORATED

ENVIRONMENTAL CONSULTANTS
3308 GULF BEACH HIGHWAY
PENSACOLA, FLORIDA 32507
TEL: 850.453.4700
JTAYLOR@WETLANDSCIENCES.COM

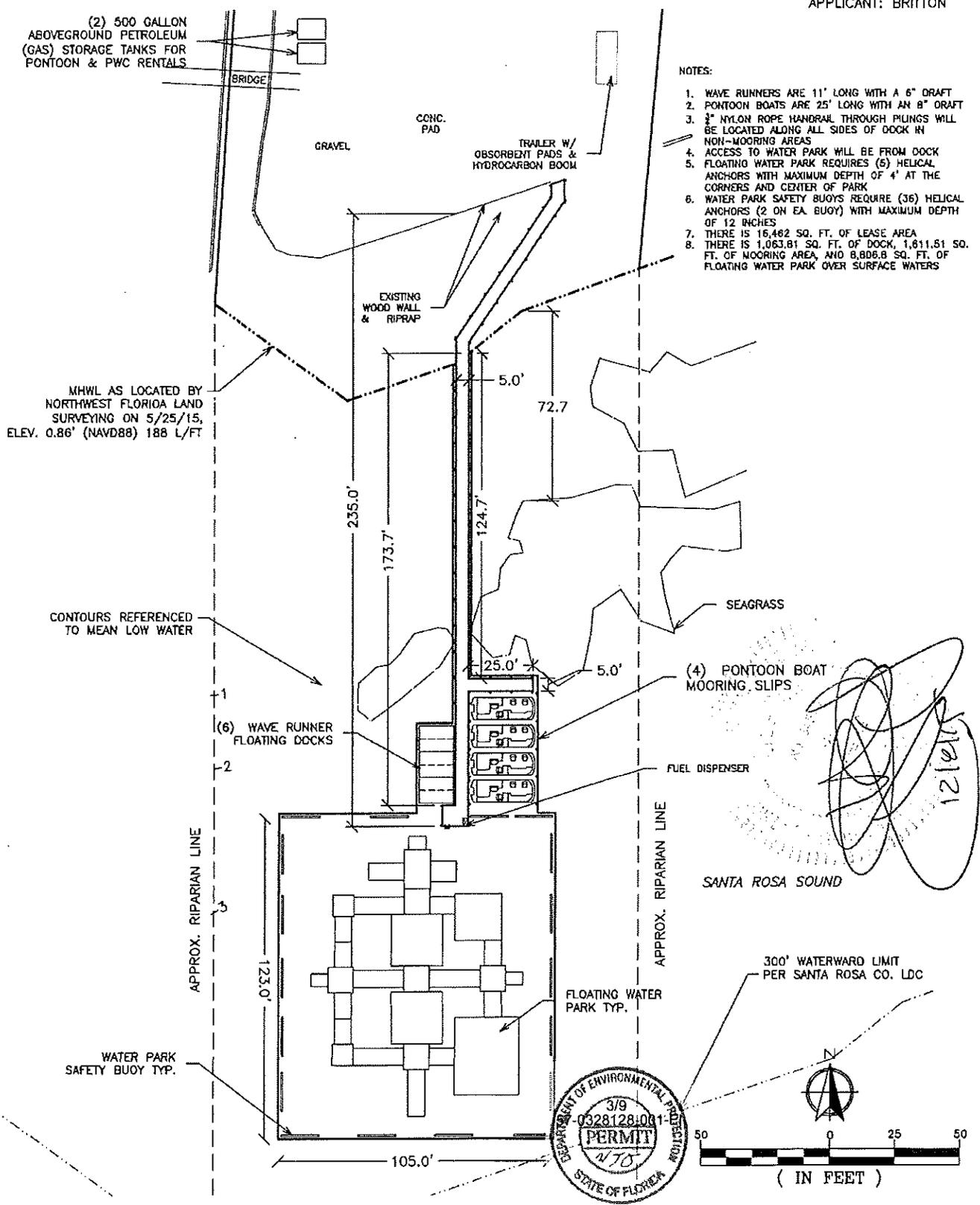
PROJECT NAME: NAVARRE FAMILY WATERSPORTS
PLAN VIEW DEPICTED ONTO AERIAL
PROJECT NO.: 2014-281
BY: JAT DATE: 12/2/2015
SHEET: 2 OF 9

APPLICANT: BRITTON

(2) 500 GALLON ABOVEGROUND PETROLEUM (GAS) STORAGE TANKS FOR PONTOON & PWC RENTALS

NOTES:

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12/12/15

WETLAND SCIENCES INCORPORATED

ENVIRONMENTAL CONSULTANTS
 3308 GULF BEACH HIGHWAY
 PENSACOLA, FLORIDA 32507
 TEL: 850.453.4700
 JTAYLOR@WETLANDSCIENCES.COM

| | |
|--|-----------------|
| PROJECT NAME: NAVARRE FAMILY WATERSPORTS | |
| PLAN VIEW | |
| PROJECT NO.: 2014-281 | |
| BY: JAT | DATE: 12/2/2015 |
| SHEET: 3 OF 9 | |

PERMITTING PURPOSES ONLY. NOT RELEASED FOR CONSTRUCTION

APPLICANT: BRITTON

CONTOURS REFERENCED TO MEAN LOW WATER

5.0'

124.7' TO MHWL
25.0'

5.0' FINGER PIER

(4) PONTOON BOAT MOORING SLIPS SEE SHEET 5 FOR DETAILS

(6) WAVE RUNNER FLOATING DOCKS SEE SHEET 6 FOR DETAILS

FLOATING DOCK 6
FLOATING DOCK 5
FLOATING DOCK 4
FLOATING DOCK 3
FLOATING DOCK 2
FLOATING DOCK 1

14.0'

30.0'

49.0'

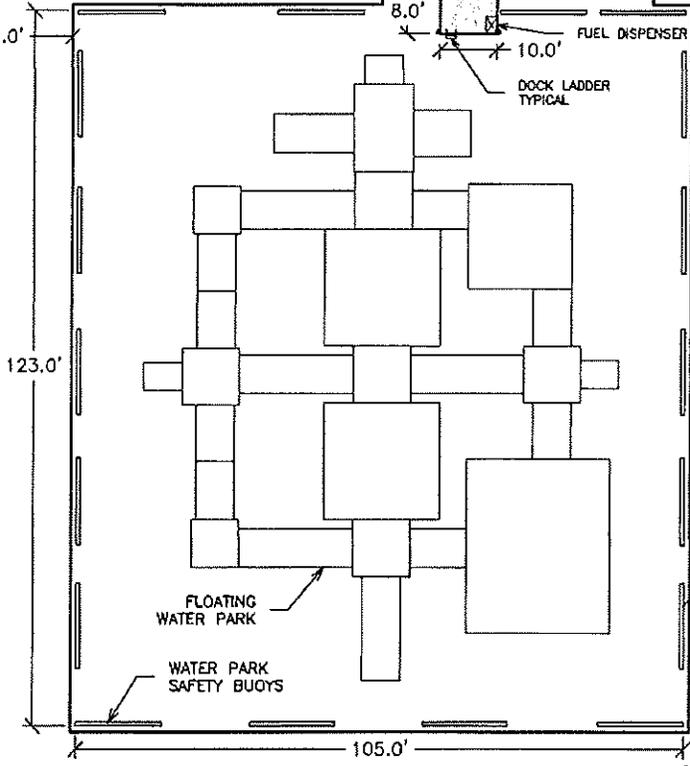
FUEL DISPENSER

DOCK LADDER TYPICAL

LEASE BOUNDARY, 16,462 S.F.

APPROX. RIPARIAN LINE

APPROX. RIPARIAN LINE



NOTES:

1. WAVE RUNNERS ARE 11' LONG WITH A 6" DRAFT
2. PONTOON BOATS ARE 25' LONG WITH AN 8" DRAFT
3. 1" 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 (6) 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 18,449 SQ. FT. OF LEASE AREA
8. THERE IS 1,063.81 SQ. FT. OF DOCK, 1,611.51 SQ. FT. OF MOORING AREA, AND 8,806.6 SQ. FT. OF FLOATING WATER PARK OVER SURFACE WATERS

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



(IN FEET)

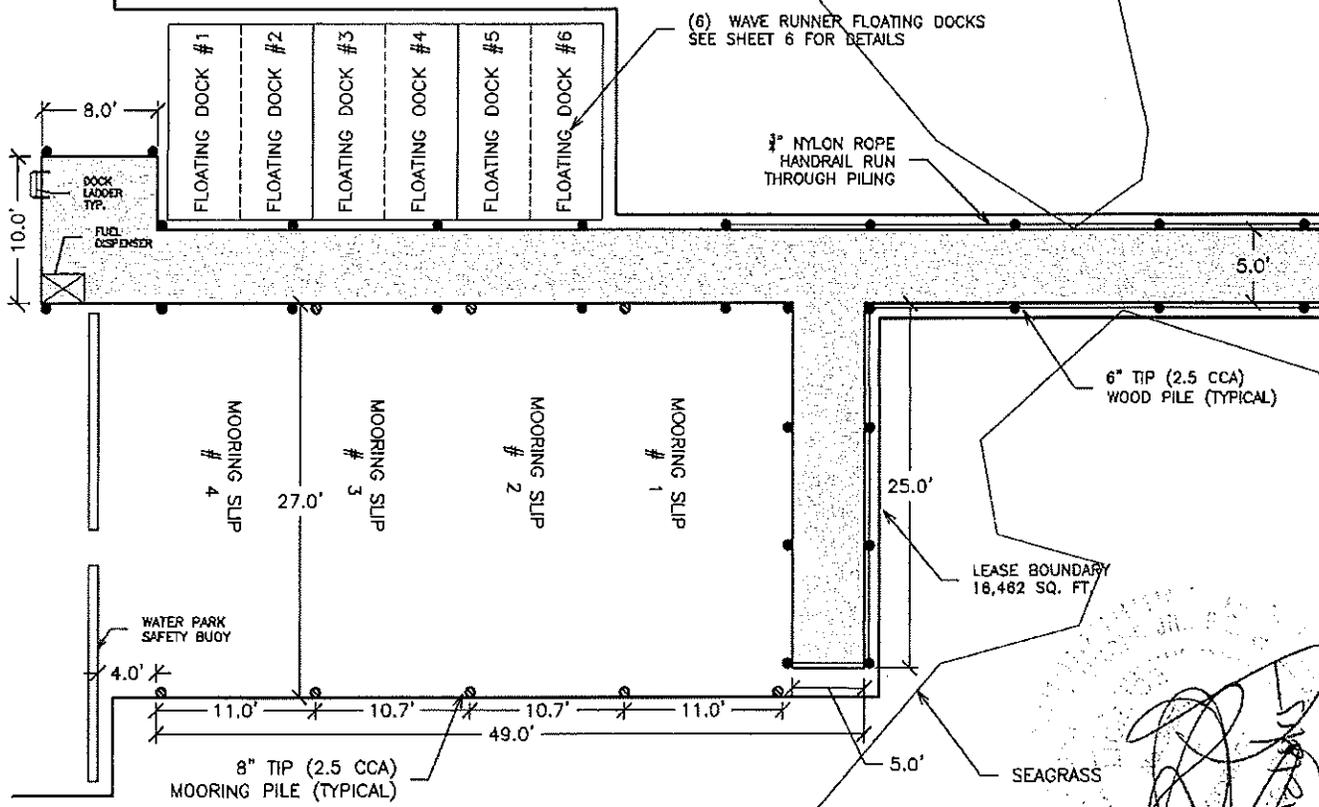
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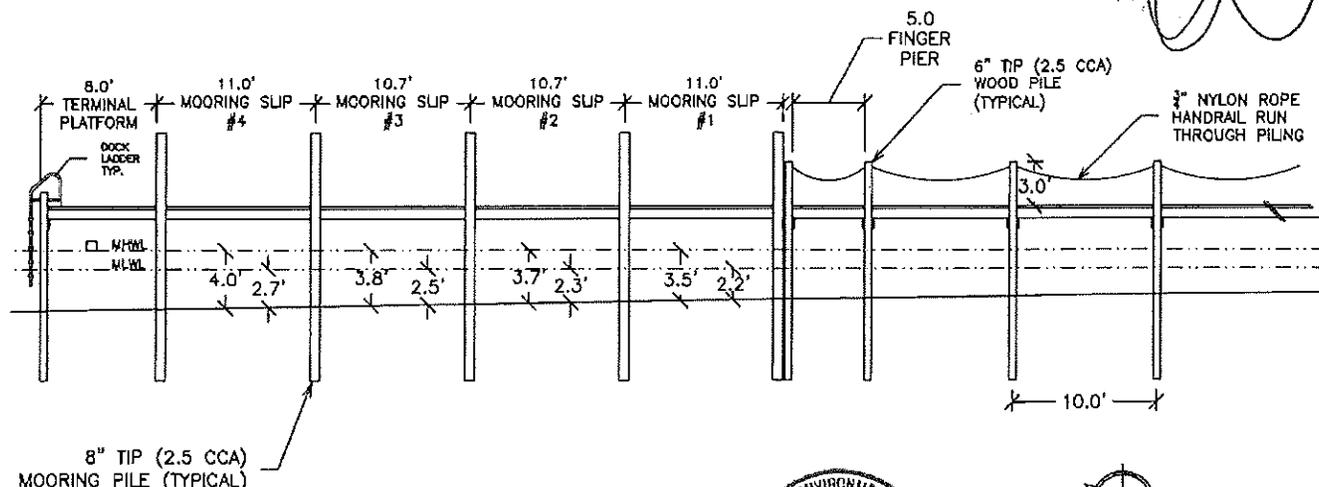
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|--|-----------------|
| PROJECT NAME: NAVARRE FAMILY WATERSPORTS | |
| CLOSE-UP OF FACILITY | |
| PROJECT NO.: 2014-281 | |
| BY: JAT | DATE: 12/2/2015 |
| SHEET: 4 OF 9 | |

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APPLICANT: BRITTON



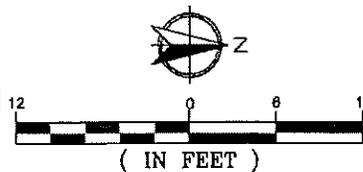
PLAN VIEW OF PONTOON BOAT MOORING AREA



PROFILE OF PONTOON BOAT MOORING AREA

NOTES:

1. PONTOON BOATS ARE 25' LONG WITH AN 8" DRAFT

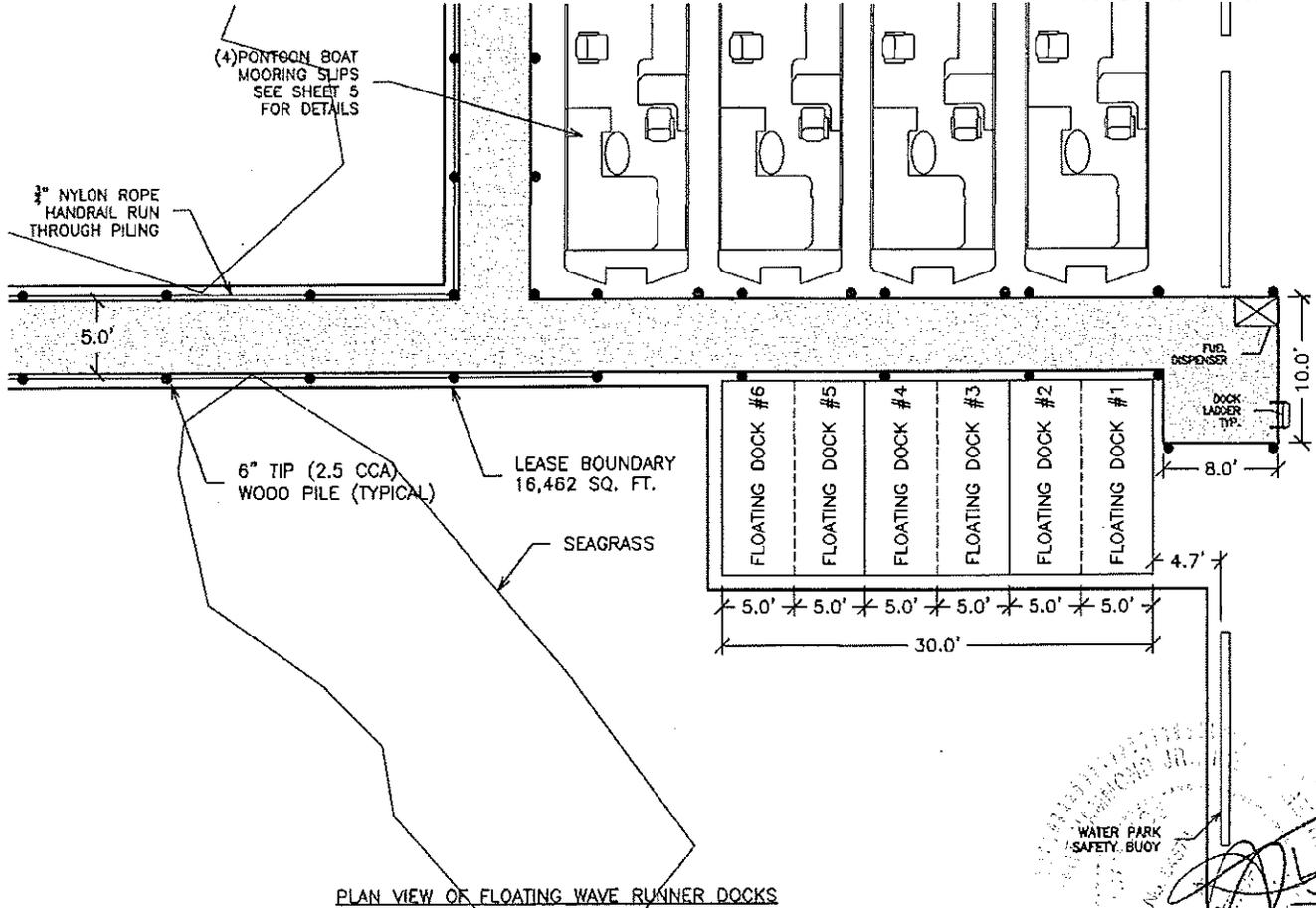


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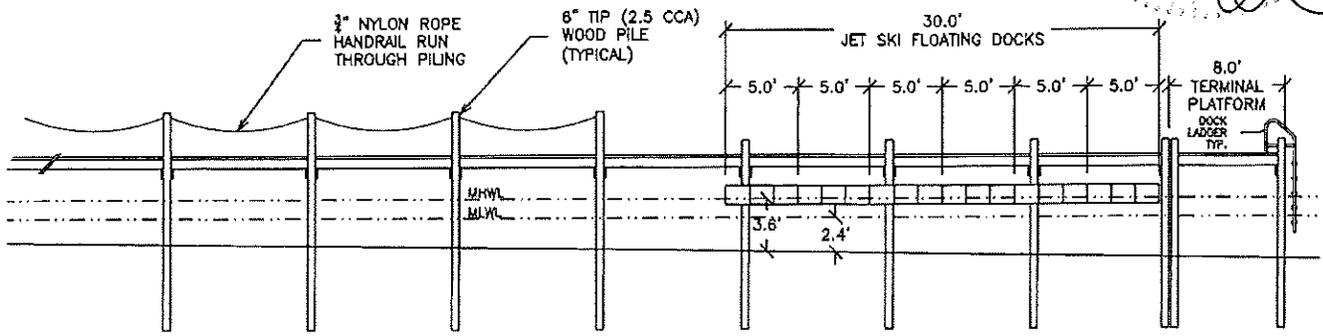
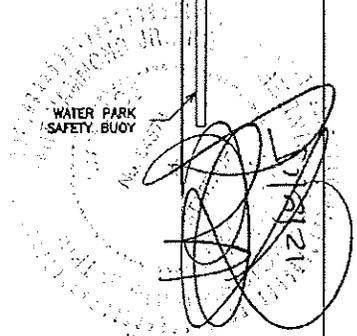
| | |
|--|-----------------|
| PROJECT NAME: NAVARRE FAMILY WATERSPORTS | |
| BOAT SLIP PLAN VIEW & PROFILE (TYP.) | |
| PROJECT NO.: 2014-281 | |
| BY: JAT | DATE: 12/2/2015 |
| SHEET: 5 OF 9 | |

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APPLICANT: BRITTON



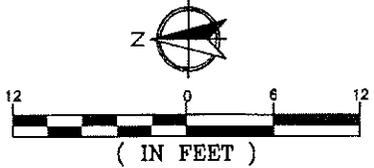
PLAN VIEW OF FLOATING WAVE RUNNER DOCKS



PROFILE OF FLOATING WAVE RUNNER DOCK

NOTES:

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



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| |
|--|
| PROJECT NAME: NAVARRE FAMILY WATERSPORTS |
| FLOATING DOCK PLAN VIEW & PROFILE (TYP.) |
| PROJECT NO.: 2014-281 |
| BY: JAT DATE: 12/2/2015 |
| SHEET: 6 OF 9 |

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APPLICANT: BRITTON

LEASE BOUNDARY
16,462 SQ. FT.

FLOATING JET SKI DOCK
SEE SHEET 6 FOR DETAILS

PONTOON BOAT MOORING SLIPS
SEE SHEET 8 FOR DETAILS

CONTOUR
REFERENCED
TO MLWL

INFLATABLE WATER
PARK

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

DOCK LADDER TYP.

HELICAL ANCHOR (TYP.)
SEE SHEET 8
FOR DETAILS

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

SANTA ROSA COUNTY
300' WATERWARD CONSTRUCTION LIMIT

SANTA ROSA SOUND



(IN FEET)

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PROJECT NAME: NAVARRE FAMILY WATERSPORTS

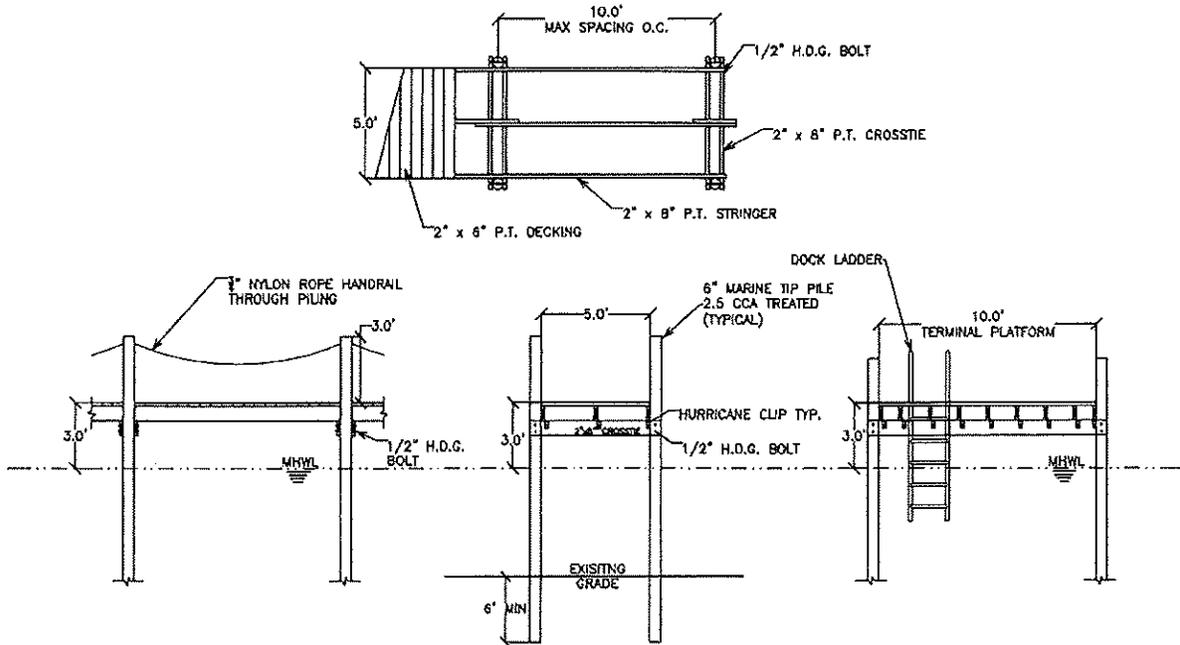
CLOSE-UP OF WATER PARK

PROJECT NO.: 2014-281

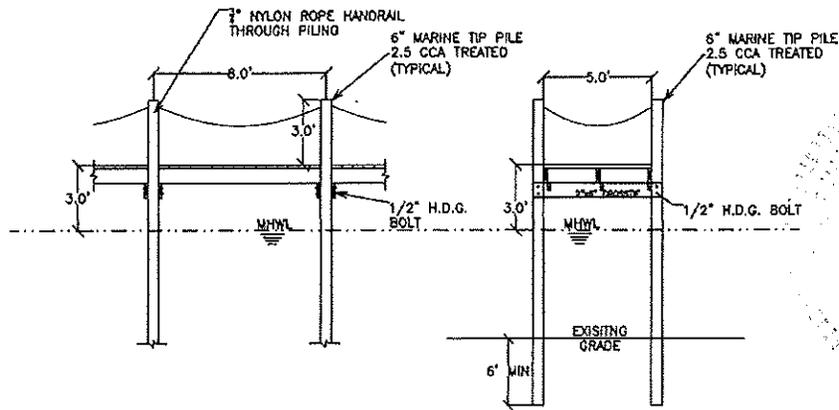
BY: JAT

DATE: 12/2/2015

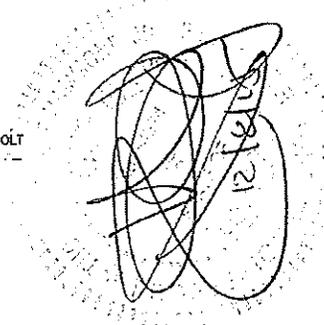
SHEET: 7 OF 9



DOCK AND TERMINAL PLATFORM DETAILS (TYPICAL)



FINGER PIER DETAILS (TYPICAL)

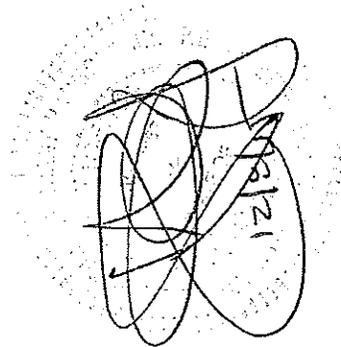
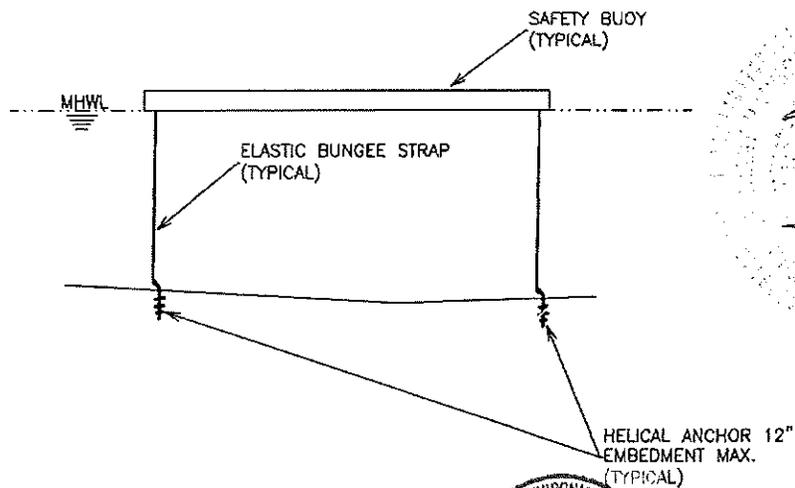
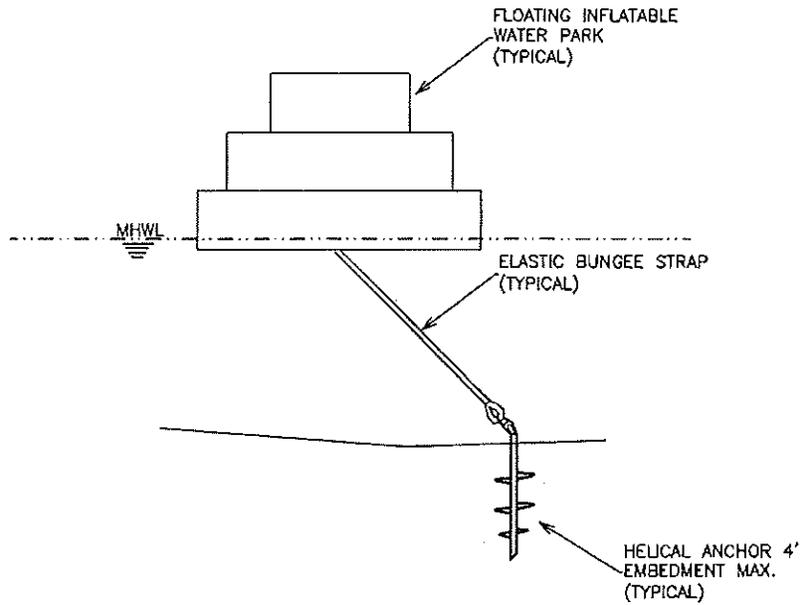


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TEL: 850.453.4700
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| | |
|--|-----------------|
| PROJECT NAME: NAVARRE FAMILY WATERSPORTS | |
| DOCK DETAILS (TYPICAL) | |
| PROJECT NO.: 2014-281 | |
| BY: JAT | DATE: 12/2/2015 |
| SHEET: 8 OF 9 | |



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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: 12/2/2015
SHEET: 9 OF 9

Oil Spill Containment and Contingency Plan

Navarre Family Watersports, LLC



Prepared by

Greg Britton

13 Calle Rio

Mary Esther Florida

November 2015

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1.0 Site Information

Navarre Family Watersports, LLC is located just off of hi-way 98 in Navarre Florida. Its physical address location is as follows:

8671 Navarre Parkway

Navarre, FL 32566

LATITUDE 30° 24' 3.3732" N, LONGITUDE 86° 51' 37.7964" W

The fueling station is located at the western boundary of the property and will accommodate fueling from a dock.

Due to the proposed fueling facilities to be located on the GAC Property Management LLC property, there will be potential for fuel and/or oil spillage as a result of the number of waverunners and pontoons that will be fueled in the course of a day. Therefore, the Florida Department of Environmental Protection's (FDEP) requires a site-specific Oil Spill Containment and Contingency Plan to be constructed. This Oil Spill Containment and Contingency Plan was developed to fulfill this requirement.

2.0 Description of Fueling Facilities and General Operating Policies

2.0.1 Marina Description

The marina will be green treated wooden construction with rope side railings. It will have a fueling station located on the end of the dock for fueling pontoons and any watercraft that may need fuel in emergency situations. It is not the intention of Navarre Family Watersports to sell fuel, but it is the intention to help any watercraft in a low fuel situation as needed. There will be six waverunner slips on the western side of the dock and four pontoon slips on the eastern side of the dock see Figure 2.

2.0.2 Fueling Equipment

There are two 500 gallon fuel tanks located on the western edge of the property just to the north of the bridge on the western property. The fuel lines are ran underground in fuel rated hose specifically for gasoline use and are incased in PVC. These lines will be ran under the dock in PVC to the fuel station location. A shutoff switch is installed at the fueling station and an automatic shutoff fuel nozzle will be utilized to prevent over filling and splash out.

2.0.3 Fueling Protocol

Any trained and certificated watersports employee of Navarre Family Watersports will be able to perform fueling operations. A formal fuel/oil training program will be required that will cover the proper fueling of watercraft as well as the use of emergency spill equipment. All boat engines will be shut off during refueling. The on-site manager will supervise all fueling operations and will be required to do a safety check monthly on all fueling equipment. No smoking signs will be publicly displayed. During all fueling operations smoking is prohibited by all individuals in the designated fueling area. All boats and waverunners will be refueled without any passengers aboard. Portable fire extinguishers will be conveniently located to service the fueling station. Upon completion of pumping the trained employee will shut the pump off and return the hose to the designated pumping station location prior to any other task.

3.0 Response Procedures

The potential of a fuel spill or spill of petroleum product into the Santa Rosa Sound include overtopping fuel tanks of receiving vessels, fuel/oil line ruptures or leaks, fuel line ruptures or leaks, bilge pumping, tank ruptures or a sunken vessel.

In the event of a spill, the following procedures will be initiated immediately:

1. Stop all engines and electrical devices within the vicinity of the spill. Secure all ignition sources.
2. In the event of spillage due to a known source, take the necessary action to terminate such source, i.e., shut off pump, block flow, repair leak, etc.
3. Prepare hoses and nozzles for "misting" or application of light spray over the water surface and the waterline of vessels.
4. In the event of a spill of flammable materials, notify the Navarre Fire Department of spill and fire potential (850) 939-5236. **In the event that the spill is life threatening or potentially destructive to property call 911 immediately.**
5. Initiate the appropriate containment procedures including deployment of sorbent materials and/or containment barriers to minimize the extent of the spill and damage to the environment. Every effort must be made to contain the spillage within the confines of the Navarre Family Watersports area.

6. All fuel or petroleum products spills over State Waters, regardless of size, are required to be reported as specified below. Any petroleum spills on land, greater than 25 gallons, or any spill that has the potential to affect State Waters shall be reported as specified below. Spills occurring in Santa Rosa Sound during fueling of boats shall be immediately cleaned up using absorbent pads that absorb fuel and not water. Spills on boat decks and gunnels shall also immediately be cleaned up.

Contact the FDEP at 1-800-320-0519, if spill causes a sheen on the surface water.

Contact the National Response Center at 1-800-424-8802 if spill causes a sheen on the surface water.

All significant spills (more than 25 gallons of petroleum product on ground and visible sheen on surface waters of Santa Rosa Sound) shall be immediately reported to FDEP at 1-800-320-0519 and the National Response Center (NRC) at 1-800-424-8802. The facility shall immediately clean up and dispose of all spills as well as record and maintain records of all spills.

In the event that the spill is beyond the scope of Navarre Family Watersports containment materials and training the following company will be called to contract the cleanup effort:

SWS Environmental Services
Pensacola, FL 32534
Tel +1 (850) 969-0092
Tel +1 (877) 742-4215
Fax +1 (850) 969-0094

6. Notify Business Contacts as follows:

Greg Britton, Managing Member **(850) 685-9801**

Dave Hicks, Operations Manager **(850) 218-0742**

7. Notify the United States Coast Guard Marine Safety Office in Destin, Florida:
(850) 244-7147

7.1. Notification of the United States Coast Guard is required by Federal Law (33 USC 466, 18 CFR, Part 610). Failure to do so is a criminal offense with conviction carrying a mandatory \$10,000 fine and a mandatory prison sentence of one year.

8. Notify the Florida Marine Patrol: **(850) 233-5150**
 - 8.1. Agency facility or vessel that suffers a pollutant discharge shall within one hour of discovery of the discharge, notify the Florida Marine Patrol or the United States Coast Guard. (Florida Administrative Code 16N-16 022)
 - 8.2. Notify the Santa Rosa County Health Department: **(850) 983-5200**
9. Notify these constituents within one hour, if necessary:

| | |
|--|-----------------------|
| US Coast Guard National Response Center: | (800) 424-8802 |
| State Warning Point 24 Hour | (800) 320-0519 |
| Florida Fish & Wildlife Commission | (800) 342-5367 |

3.1 Information Requirements

In providing notification to the above-called entities, the information outlined below should be reported if available.

3.1.1 Location of Spill

The location of the facility is at 8671 Navarre Parkway, Navarre FL 32566

3.1.2 Type of Pollutant Spilled

The type of petroleum products potentially subject to spillage may include gasoline or crankcase oil.

3.1.3 Source of Spill

The source of the spill may include fuel pumps, ruptured or leaking lines or hoses, leaking storage tanks, sunken vessel, bilge pumping, overtopping. If the spill is from a vessel the registration number of the vessel responsible for the spill shall be recorded.

3.1.4 Quantity of Spill

Estimates of the quantity of material presently in the water as well as an estimate of the continuing rate of discharge should be provided. The total amount which may ultimately be released should also be estimated. Description of small quantity spillage may be reported as "light" (sheen on water with rainbow colors), "moderate" (silver sheen on water not exhibiting conspicuous rainbow colors), or "heavy" (observable accumulation of product within water).

3.1.5 Actions Taken

Actions taken may include notifications, deployment of absorbents or containment booms, mobilization of clean-up contractor, termination of source of discharge, etc.

3.1.6 Witnesses

The names and telephone numbers of any witnesses which may be able to provide information on the circumstances surrounding the spill may be helpful.

4.0 Available Clean-Up Equipment and Materials

Navarre Family Watersports will provide trained personnel and material on-site to respond to certain types of spills. ABC extinguishers will be located at the fueling facility and at several other convenient locations on-site. Navarre Family Watersports will stock on the premises a minimum of 125 feet of oil sorbent hydrocarbon containment boom, and 10 hydrocarbon sorbent pads for immediate deployment. The spill containment equipment will be stored in the waverunner trailer on the eastern side of the uplands property directly east of the helicopter pad. The length of containment boom represents a factor of just five times the largest length of any vessel that Navarre Family Watersports operates. The hydrocarbon sorbent pads will be sufficient to absorb the largest expected spill within the Navarre Family Watersports Fleet. Fire equipment and spill containment equipment shall be inspected once a month and replaced every 5 years, or as necessary, depending on the circumstances.

5.0 Oil Spill Contingency Plan Response Notice

An Oil Spill Contingency Plan Response Notice is a brief set of instructions to be taken in the event of a spill.

6.0 Oil Spill Incident Log Sheet

The Oil Spill Incident Log Sheet must be completed as soon as possible after reporting the spill and taking the necessary actions to contain the spill and minimize environmental damage. A copy of the Oil Spill Incident Log Sheet is provided herein Exhibit B. It is the responsibility of the Operations Manager or their assistant to report and log the time of the spill and log the time that the US Coast Guard was notified of the spill.

7.0 General

All Navarre Family Watersports personnel must familiarize themselves with all procedures outlined herein to allow an efficient and effective response to any spill. In addition, all Navarre Family Watersports personnel must have a clear understanding of the following:

- The inventory, location, and operation of all fire fighting equipment and materials.
- Location of all circuit breakers and emergency cut-off switches.
- Location and routing of the fuel distribution lines
- The inventory, location, and operation of all spill containment and absorption material and equipment.

This Oil Spill Containment and Contingency Plan and its components shall be annually reviewed by the Navarre Family Watersports Management and updated for any new technology or equipment to maintain good status with the FDEP.

8.0 Penalty

It is a criminal offense by United States law for the person operating a fueling facility to not report a spill of petroleum products into the waters of the United States. Conviction carries a mandatory fine related to the extent of damage, the cost of cleanup, and the effectiveness of the control measures taken by the operator and his employees in obviating damage in the environment. The mandatory fine for conviction for spilling oil may be as low as \$1.00 if the operator's contingency plan and responsive actions are effective in mitigating environmental damage.

Figure 1: Location Map And Legal Description

COM AT I/S OF SLY EXT OF C/L OF GRANADA ST & SLY R/W OF HWY 98 TH ELY ALONG R/W 774.97 FT TO POB TH CONT ALONG R/W 22.98 FT TH N 07*29'41" W ALONG R/W 40 FT TH ELY ALONG R/W 155.56 FT TH S 01*05' W 302.60 FT TO PT KNOWN AS PT "C" TH CONT 20 FT TO S/L OF SANTA ROSA SOUND TH MEANDER WLY ALONG S/L 175 FT TO PT S OF POB TH N 25 FT TO PT S 72*09'46" W & 171.94 FT FROM SAID PT "C" TH CONT N 290.26 FT TO POB AS DES IN OR 1538 PG 632

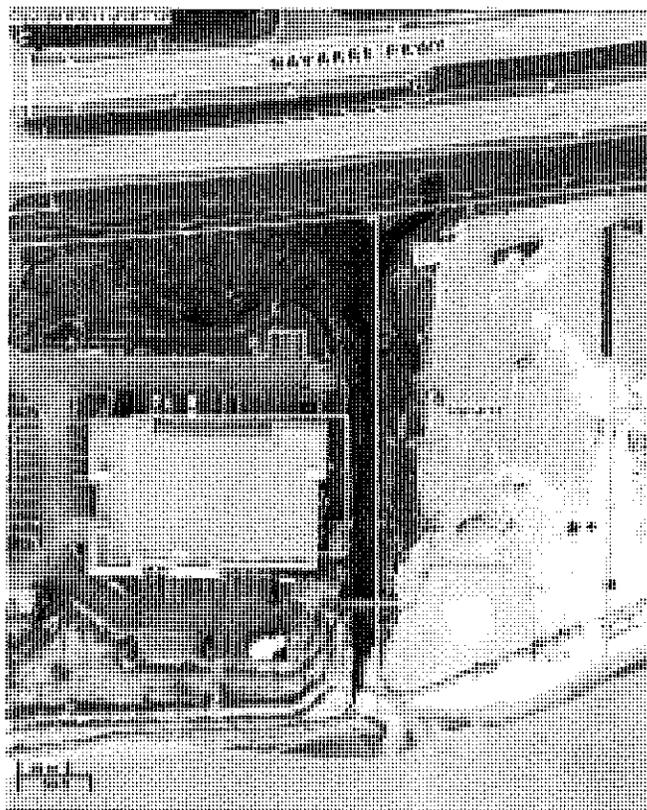
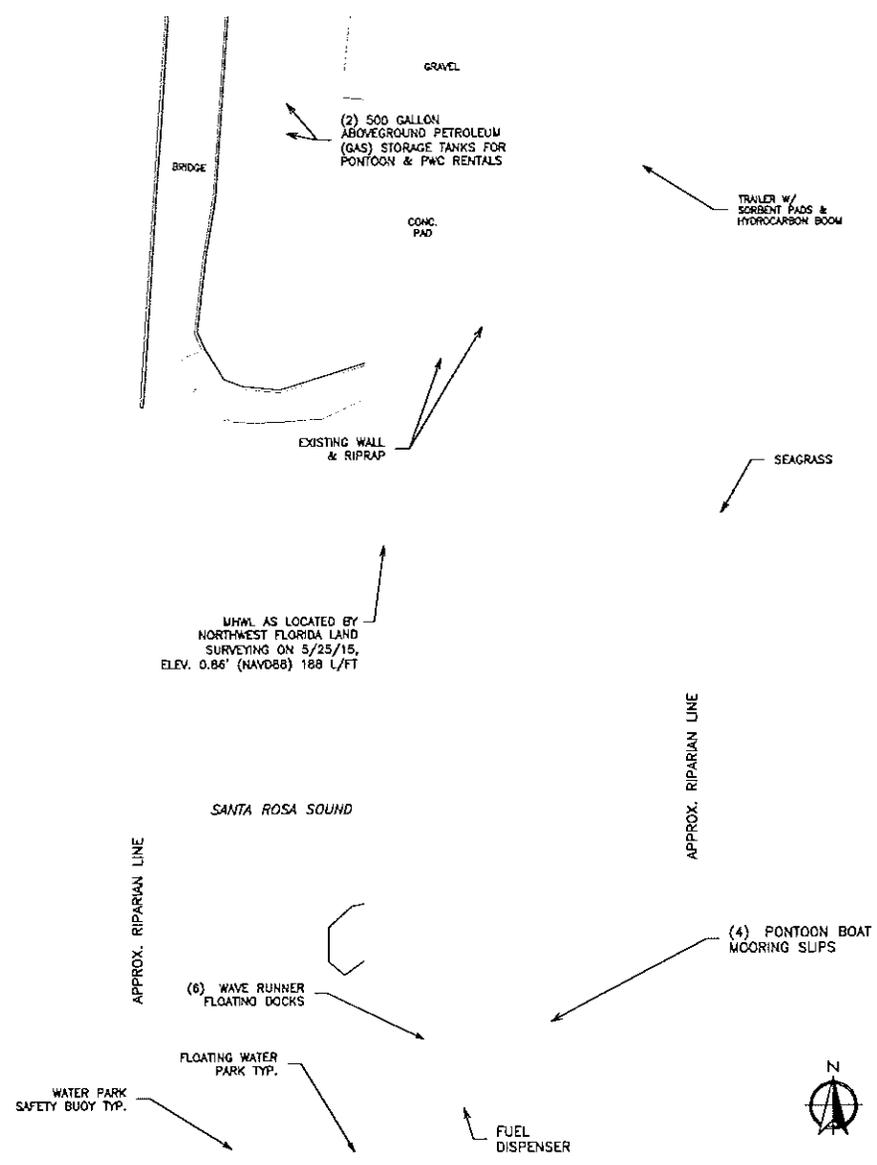


Fig
 NAVARRE

PERMITTING PURPOSES ONLY. NOT RELEASED FOR CONSTRUCTION



| | | | |
|-------------------------|--|----------------------------|-----------|
| S | | NAVARRE FAMILY WATERSPORTS | |
| 3308 GULF BEACH HIGHWAY | | PLAN VIEW | |
| TEL: 850.453.4700 | | 2014-281 | |
| | | JAT | 12/2/2015 |
| | | 3 OF 9 | |

Exhibit A: Oil Spill Contingency Plan RESPONSE NOTICE

IN THE EVENT OF ANY SPILL OF PETROLEUM PRODUCTS INTO THE WATERS OF NAVARRE FAMILY WATERSPORTS, THE FOLLOWING ACTIONS MUST BE IMMEDIATELY TAKEN.

1. SHUT OFF FUEL EMERGENCY CIRCUIT BREAKERS LOCATED NEAR FUEL TANK AND SWITCH IN FUELING STATION SHED.
2. SECURE ALL IGNITION SOURCES AND ELECTRICAL DEVICES IN THE VICINITY OF THE FUEL SPILL.
3. TURN OFF FUEL VALVES LOCATED AT THE TANK.
4. NOTIFY THE NAVARRE FIRE DEPARTMENT: 850-939-5326. IN THE EVENT THAT SPILL IS LIFE THREATENING OR POTENTIALLY DESTRUCTIVE TO PROPERTY, CALL 911.
5. IF POSSIBLE, TERMINATE SOURCE OF SPILL AND IMPLEMENT CONTAINMENT PROCEDURES.
6. CALL The US COAST GUARD MARINE SAFETY OFFICE IN DESTIN, FLORIDA: 850-244-7147.

BE PREPARED TO GIVE THE FOLLOWING INFORMATION:

A. LOCATION:

- THIS IS NAVARRE FAMILY WATERSPORTS IN SANTA ROSA COUNTY, FLORIDA
- WE ARE LOCATED JUST EAST OF THE NAVARRE BRIDGE. THE ADDRESS IS: 8671 NAVARRE PARKWAY, NAVARRE FL 32566.
- LATITUDE 30° 24' 3.3732" N, LONGITUDE 86° 51' 37.7964" W

Exhibit B: Oil Spill Incident Log Sheet

OIL SPILL INCIDENT LOG SHEET

| | | | |
|--|---|--------------|-----------------------|
| Date | | Time | |
| vessel involved | | | |
| Reported By | | | |
| Wind | | | |
| Spill Drift Direction & Estimated Recovery Area | | | |
| Health & Safety Issues | Has source of spill been isolated? | YES | NO |
| | Are any odors detectable from Spill? | YES | NO |
| | Are flammability checks required? | YES | NO |
| Type of Spill | Gasoline _____ Oil _____ | | |
| Area Affected | Length (Feet) | Width (Feet) | Area (Length x Width) |
| | | | |
| Estimated Volume of Spill | Total Estimated Volume (Gal): | | |
| Physical Appearance | 1. Rows Small Patches Large Patches Continuous Slick 2. Light (rainbow colored sheen) Moderate (Silver colored sheen) Heavy (observable quantities visible) | | |
| Other Considerations | Verification of spill by Navarre Family Watersports Manager on Duty. Yes/No Is there a hazard to navigation? Yes/No Should an exclusion zone be established? Yes/No Weather Forecast Known? Yes/No Do any vessels in vicinity require notification? Yes/No | | |
| Notifications | Navarre Fire Department: | Time: _____ | |
| | Contracted Spill Management Service: | Time: _____ | |
| | US Coast Guard Marine Safety: | Time: _____ | |
| | Florida Marine Patrol: | Time: _____ | |
| | Okaloosa County Health Department: | Time: _____ | |
| | Within 1 Hour: | | |
| | US Coast Guard National Response Center | Time: _____ | |
| State Warning Point 24 Hour | Time: _____ | | |
| Florida Fish & Wildlife Commission | Time: _____ | | |
| Supervisor on Duty | | | |

Supplemental Information

2015-CU-024

Received DURING the
Zoning Board meeting

From: G. Britton

Navarre Family Watersports

Planning & Zoning Meeting

March 10, 2016



Rec'd@Mtg
FR: C. Britton
3.10.2016

Business Overview

- Business was started in 2011 (Navarre Watersports)
 - Scooters
 - Wave Runner Rentals
 - Pontoon Rentals
 - Helicopter Tours
- 2013 Navarre Family Watersports purchased (Memorial Day Week)
 - Wave Runner Rentals
 - Pontoon Rentals
 - Helicopter Tours

Business Overview - Continued

- 2014 added waterpark and miniature golf
- 2014 DEP someone in Navarre called complained about waterpark
 - Property owners must lease water
 - Crab Island and navigable waters no jurisdiction so no lease no policy
 - Lease with DEP executed and well within 300' limits for county approval
- 2014 DEP dock needed application process started
- 2014 Floods washed out property
 - FDOT says my issue
 - County says my issue
 - Watersports has no authority on who builds and are proper retention ponds developed to decrease water levels through channel that is misaligned to Sound outlet
- 2014 Moved ticket booth to proper property that I leased at the time.
- 2014 Purchased property from Pullum's in October
- 2015 Moved electrical to the proper property
- 2015 moved fuel to the proper property

Business Overview - Continued

- 2015 Dock is approved by DEP
- 2015 May worked with planning department to get everything right
- 2016 Army Corps of Engineers waiting for dock approval
- 2016 January zoning board meeting – Meeting postponed FDOT still no weigh in on Helicopter
- 2016 March – FDOT approves pad
- 2016 March – Zoning Board

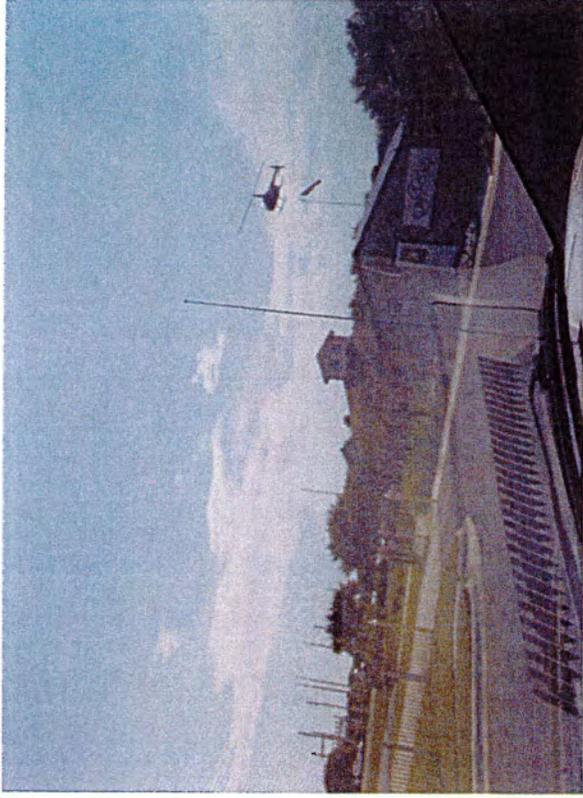
Helicopter

- June 20, 2011 Helipad approval – County
- FAA Drug and Alcohol Plan Approved – January 2015
- FAA Approval For Tour Flights – March 2015
- FAA Inspection for Tour Flights – July 2015
- After concert announcement – letter presented by county dating back prior to my business time from FDOT that pad was never approved by FDOT – Flights stopped mid-august
- FAA approved pad with minor fence movement - December 2015
- FDOT reviewing – January 2016
- FDOT Approved Pad – March 2016 (Operations can start on March 26th)
- TLOF, FATO and Safety Area all meet requirements with another fence move and with marking FATO and painting standard “H” on Helipad
- Helicopter is 37’ in the air start of waterpark
- Fence is at height for main rotor clearance
- Wind sock on property

Helicopter – Cont'd

- Weight and wind limitations are reduced by pilots for increased safety
- 50 hour maintenance – Pilot with A&P sign-off
- 100 hour maintenance – A&P
- Pilots have 500 hours plus and are seasoned tour flight individuals
- Employees give warning and talk with individuals on beach and miniature golf when helicopter will fly
- Average in prime season 5-6 tour flights a day

Helicopter Pad Destin (Approved FDOT & FAA)



Flight path over buildings



Takeoff over Highway 98 & near Powerlines

Approach/Departure Requirements

4/24/2012

AC 150/5390-2C

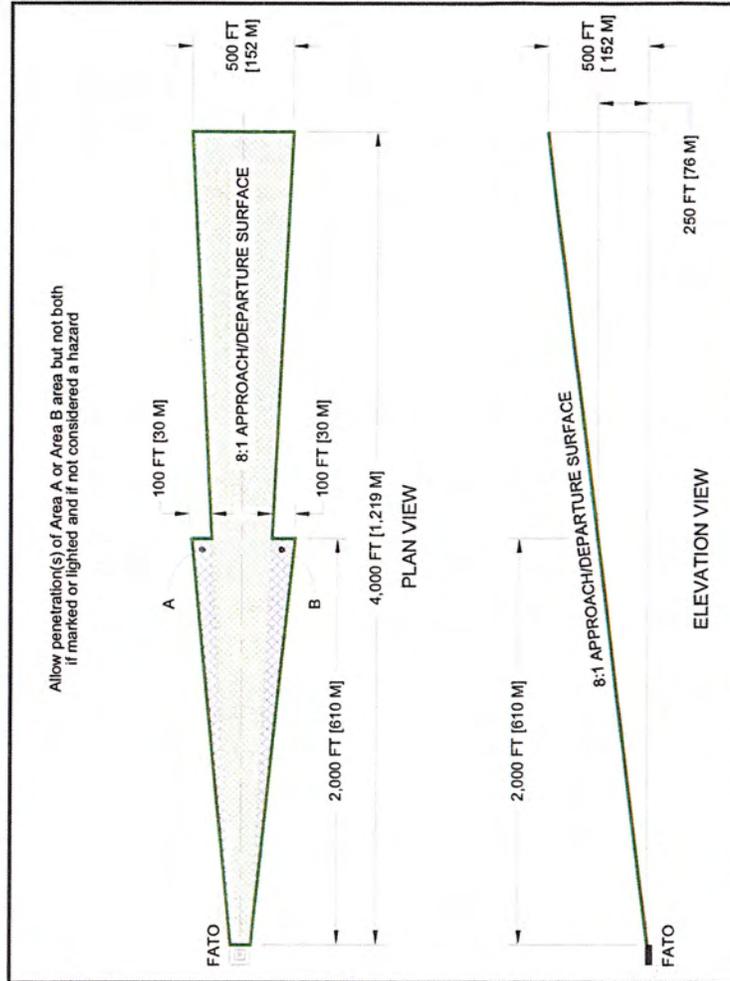


Figure 2-9. VFR PPR Heliport Lateral Extension of the 8:1 Approach / Departure Surface: General Aviation

Waterpark

- Boundary outlined and roped off for safety
- One safety individual on park at all times
- Two safety individuals on park when crowd warrants
- Safety briefing is given with wristbands
- 6 years and under lifejacket required
- Hours 10:00 to 3:00 are high hitters before and after slow

Waverunners and Pontoons

- Safety briefing given on all equipment
- Boats are inspected annually by USCG
- Florida Fish and Wildlife inspection annually for boater safety training
- DEP Fuel Spill Plan written and inspection of knowledge annually by DEP
- Employees must all pass boating safety course by BoatUS
- Employees meet every boat and Wave Runner coming and going
- Lifejackets must be worn on all Wave Runners and Lanyard must be attached to lifejackets
- Pontoons leave dock at 8:00, 8:30 and 1:00. Return 1:00 and 5:30 at latest

Miniature Golf

- Very light traffic during day
- Mostly early morning and late evening (after dinner or just before)
- Helicopter is done flying at around 5:30

Zip Line

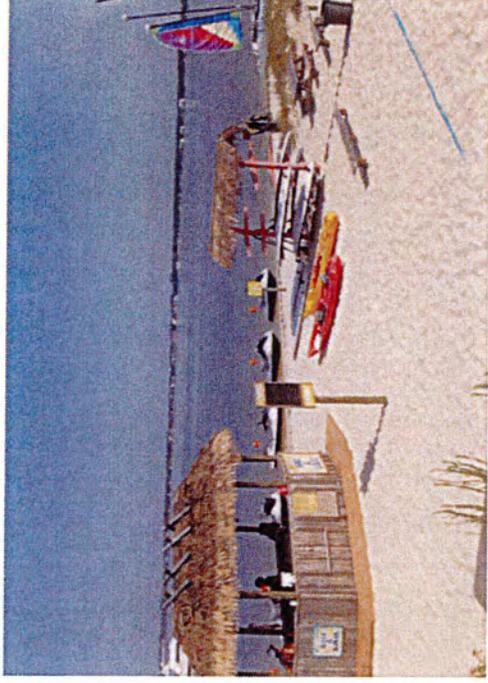
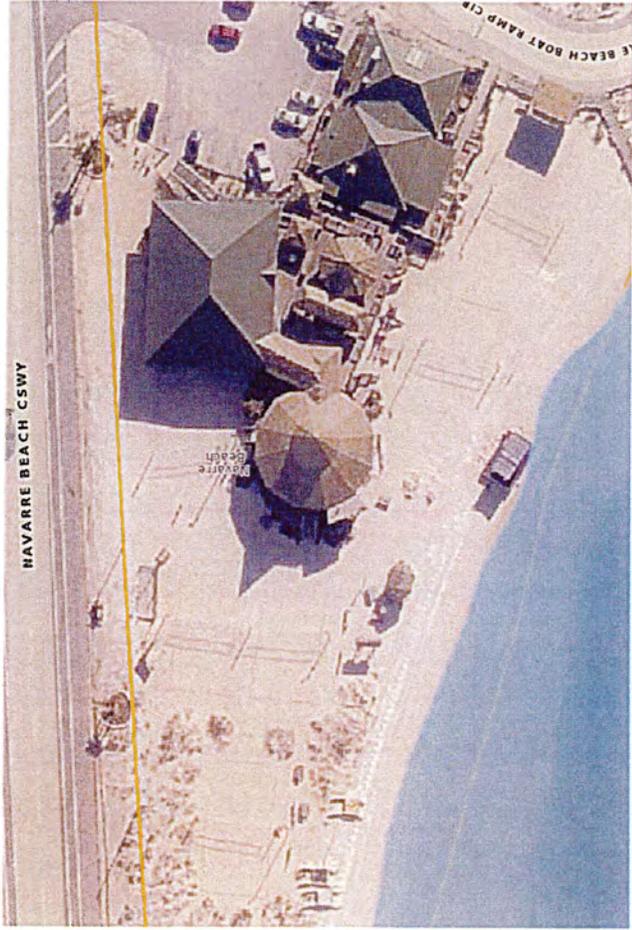
- In conceptual stage
- Looking for property usage at this time
- Need to get approvals from DEP if I decide to go with land to water approach
- Approvals and inspections are stringent and will have to be managed through the Bureau of Fairs and Expositions – Department of Agriculture
- 2017 will really be year that we would start anything
- We would rope off landing area

Navarre Family Watersports

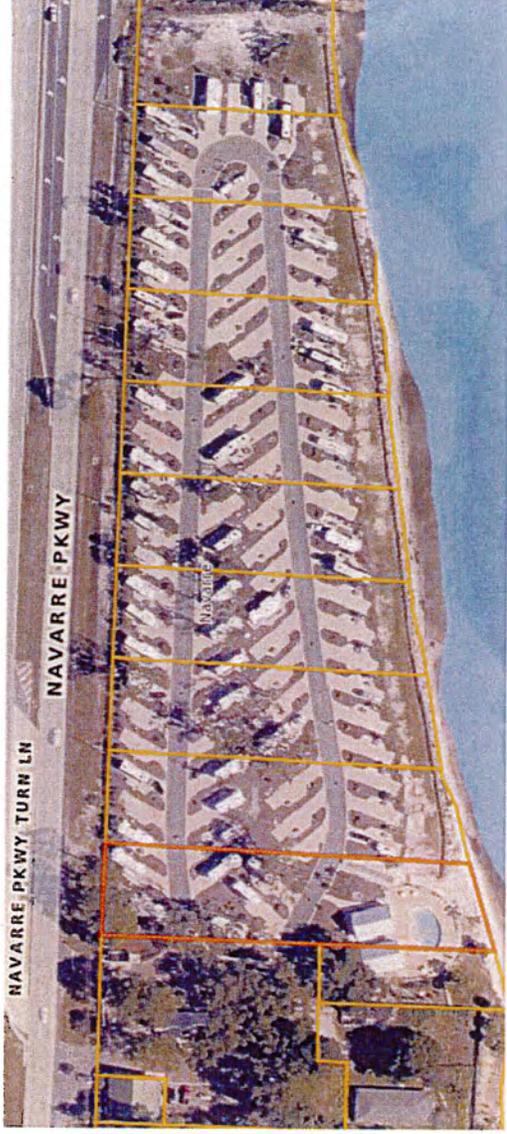


- Hut is 24' Off of Property Line
- Closest on frontal line is 34' and that is the walkway other than seawall at 17'

Existing Properties – Juana's

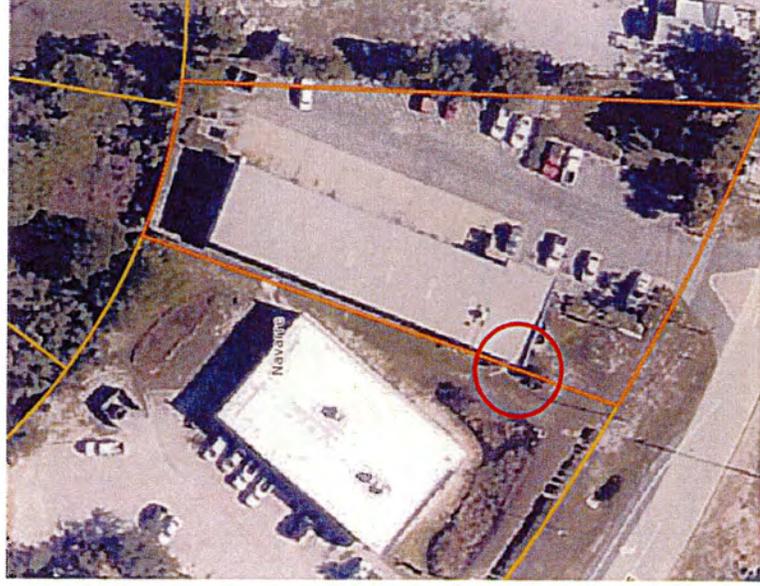


Existing Properties – RV Resort of Santa Rosa



- Pool 27 Feet from frontal line
- Building in the upper left hand corner has no setbacks
- Concrete structures for motorhomes 9' setback
- Violates watershed of 20%

Existing Properties – Skylar Tire



- Building is 3' off of property line

Existing Properties – Best Western



- Offset is 3'

Existing Properties – East River Smokehouse



- No setback on front of property
- Building is on multiple lots
- Violates the watershed view of 20%

Summary

- New owners trying to do the right thing
- Just want to make a place for kids and families to come have fun and build upon that in the future to a facility that looks great
- Current owners has lost, spent or has cost me over \$75,000.00 just to make government officials happy. FDEP, County, FAAx3, FDOTx2, Army Corps of Engineers
- Heart of Navarre Regulations
 - Section E1 – View Shed (25% reduction in plan review fees)
 - Section E1b – Encourages business that takes use of waterfront and waterviews. Specifically mentions recreational businesses. Eco-tourism, watersports activities.
- Safety is the utmost priority for our team
- Business has been operational with exception of waterpark, miniature golf and proposed zip line since 2011.
- Our business has dedicated individuals for everything operating that are trained and organizations that audit.

Summary – Cont'd

- A good businessman or business will utilize its property to the fullest extent all year around.
- Fairs, Festivals, amusement parks have tons more going on in a small space than Navarre Family Watersports
- Other businesses have volleyball, paddle boards, wave runner rentals, alcohol, kayaks, sailboat rentals windsurf rentals, public boating, public wave runners, public docking, and unsupervised swimmers



Citizen
Comments
2015-CU-024

Received BEFORE the
Zoning Board meeting



Leslie Statler

From: Jack Bonney <jack.bonney@att.net>
Sent: Wednesday, March 09, 2016 8:40 PM
To: Don Richards; ZB-Jeremy Reeder; ZB - Scott Kemp; ZB-Robin Edwards; ZB-Colten Wright; ZB-Alan Isaacson; ZB-Bill Seelmann; ZB-Lonnie Hawkins; ZB-Jim Waite; ZB-Alice Brubacher
Cc: Leslie Statler; Beckie Cato; Carole Tebay; Barbara Albrecht; Mary Gutierrez
Subject: 2015-V-064

Dear ZB Member,

I am writing to you because due to another conflict I am unable to attend your meeting. If I were able to attend I would strongly object to this variance request that desires to allow shoreline activities in less than the 50 foot Shoreline Code requirement. Additionally, I object to this development being treated as a Park like activity. Granted there are park activities but the environmental concern is the Marina like activity for jet skis and the fueling tanks and gasoline handling equipment that should cause this to be treated as a Marina. The Land Development Code covers this activity as a Marina District. As defined:

The marina district is intended to be utilized primarily for the docking, servicing, repairing, and storage of watercraft. Watercraft sales and rentals may also be accommodated in the district.

Not only should the Shoreline protection zone variance not be allowed to be reduced due to the gasoline useage in the area and potential environmental impacts, but also, due to the watercraft activity the Marina District code would assure that the State of Florida will be inspecting the storage tanks to make sure that the potential for spills is minimized.

Thank you for denying this variance request and putting the protection of the Santa Rosa sound first and foremost.

Jack Bonney
817 Dolphin Rd.



Leslie Statler

From: Jack Bonney <jack.bonney@att.net>
Sent: Wednesday, March 09, 2016 8:08 PM
To: Leslie Statler
Subject: Fw: CLARIFICATION OF SHORELINE PROTECTION
Attachments: Buffering Requirements0001.pdf

Leslie,

This email was sent before to all Zoning Board members at the time and was part of the package for 2015-V-064 and 2015-V-086 when they first appeared on the agenda—it has been a while since the first time this was sent which was November 2015.

These two Zoning Board members did not get them at the time.

2015-V-064 is on the agenda again but it may be redundant to put this in the package again. I will leave that decision up to you.

Jack

----- Original Message -----

From: Jack Bonney
To: Jeremy Reeder ; Don Richards
Sent: Wednesday, March 09, 2016 7:41 PM
Subject: CLARIFICATION OF SHORELINE PROTECTION

Gentlemen,

This email I had sent to all the Zoning Board Members at the time and you may have not received it. So I am sending it to you to help with the background on Shoreline Variances. As you may know, I was on the Planning and Zoning Board for 5 years and have done a great deal of research on this topic. The summary I have written is from historical documents that are still available if you want to research this info yourself.

thanks for your hard work on the Zoning Board.

Jack Bonney

I would like to clarify some of my previous comments regarding Shoreline Protection Variances. In my zest to try to persuade you in previous variance discussions I wrongfully brought in the element of storm surge protection for homes and businesses. While it is true that the more buffering between the shoreline and the construction area the less likely damage will occur. However this was not the primary reason for Shoreline Protection, but it seems to have become part of the thought process that makes it appear to be OK to pass a variance request. I hope the following summary of the history of shoreline protection helps in understanding why

Importance of Buffers – Riparian & Wetland

How much of a buffer is required to achieve a healthy functioning Ecosystem?

| Benefit Provided: | Buffer Width: | | | | | |
|--|---|---|---|---|---|---|
| | 30 ft | 50 ft | 100 ft | 300 ft | 1,000 ft | 1,500 ft |
| Sediment Removal - Minimum |  |  |  |  |  |  |
| Maintain Stream Temperature |  |  |  |  |  |  |
| Nitrogen Removal - Minimum |  |  |  |  |  |  |
| Contaminant Removal |  |  |  |  |  |  |
| Large Woody Debris for Stream Habitat |  |  |  |  |  |  |
| Effective Sediment Removal |  |  |  |  |  |  |
| Short-Term Phosphorus Control |  |  |  |  |  |  |
| Effective Nitrogen Removal |  |  |  |  |  |  |
| Maintain Diverse Stream Invertebrates |  |  |  |  |  |  |
| Bird Corridors | | |  |  |  |  |
| Reptile and Amphibian Habitat | | | |  |  |  |
| Habitat for Interior Forest Species | | | |  |  |  |
| Flatwoods Salamander Habitat – Protected Species | | | | | |  |

Citizen
Comments
2015-CU-024

Received AFTER the
Zoning Board meeting



Leslie Statler

From: Beckie Cato
Sent: Friday, March 11, 2016 10:15 AM
To: Leslie Statler
Subject: FW: 2015-CU-024 Concerns

Please add to public comments.

From: Alan Isaacson [mailto:alanrisaacson@bellsouth.net]
Sent: Friday, March 11, 2016 9:29 AM
To: Beckie Cato <PZDirector@santarosa.fl.gov>
Subject: Fw: 2015-CU-024 Concerns

Becky,

Would you please ensure this email makes it into the public comment section for the upcoming Commission Zoning meeting.

Thanks,

Alan

----- Forwarded Message -----

From: Alan Isaacson <alanrisaacson@bellsouth.net>
To: "bocc@santarosa.fl.gov" <bocc@santarosa.fl.gov>
Sent: Friday, March 11, 2016 9:25 AM
Subject: 2015-CU-024 Concerns

Commissioners,

Last night in a 6-2 vote the Zoning Board recommended approval of 2015-CU-024 which would allow helicopter operations within close proximity to other recreational activities. I was one of two dissenting votes for the following reasons:

Staff expressed concern for the safety of those people enjoying the recreational activities in close proximity to the helicopter operations and I do not believe that we adequately addressed those concerns. As someone who has been trained and served in a Environmental Health and Safety capacity I could not in good conscience vote in favor of this until all safety concerns has been properly addressed.

Other counties across the US has addressed the issue of Helicopter Operations in their Zoning Ordinances and I believe we need to do the same. I think it is important to note that this man was operating this facility without the proper permitting, was violating 50' setbacks and if I understood correctly last night already had one helicopter make an emergency landing in the ocean at this site.

Some points that other Counties have considered and which we should as well are:

- 1) Landing pad should be at least 50' from a property line
- 2) 300' from a public right of way
- 3) Permitted hours of operation
- 4) Safety fences to help eliminate flying debris
- 5) Insurance requirements
- 6) Noise testing
- 7) Flight path
- 8) Fueling locations
- 9) No smoking zones

I am afraid and especially after some of the comments last night that the County is setting itself up for a possible lawsuit should unfortunately we experience an accident at this location. At the very least we ought to answer the above concerns and any additional concerns our staff may have. Specific attention needs to be spent on the operation of Flight Operations within 300 feet of other public activities.

Thank you for hearing me out,

Alan R. Isaacson, Zoning Board District One Member

Florida has a very broad Public Records Law. Virtually all written communications to or from Santa Rosa County Personnel are public records available to the public and media upon request. E-mail sent or received on the county system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.