

2015-CU-016

Project Name: n/a

Applicant and/or Property Owner: Affinity Investments, LLC

Representative: Scott Christopher

Request: Conditional Use to allow Storage Uses, specifically a Boat and RV Storage Facility within HCD/HON (Highway Commercial Development/Heart of Navarre) zoning district.

(LDC 6.09.02.HH, 6.05.24.B.2)

Zoning District: HCD/HON (Highway Commercial Development/Heart of Navarre)

Zoning Board Decision: *Recommended Approval with a vote of 6 – 1 with the following condition:
1) That the applicant has a continuing obligation to provide an 8 foot privacy fence along the west property line.*

Conditional Use 2015-CU-016

General Information:

Applicant: Affinity Investments, LLC
Representative: Scott Christopher
Project Location: 2209 Hwy 87S, Navarre
Parcel Number: 17-2S-26-0000-00123-0000
Request: Conditional Use to allow Storage Uses, specifically a Boat and RV Storage Facility within HCD/HON (Highway Commercial Development/Heart of Navarre) zoning district.

Land Development Code Criteria:

6.09.00 CONDITIONAL USES

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

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

Is this criterion met? Yes

Staff Analysis: It is anticipated that the proposed use will be designed, located and operated so that the public health, safety, and welfare will be protected.

The applicant is requesting to develop a Boat and RV Storage Facility within an HCD/HON (Highway Commercial Development/Heart of Navarre) zoning district.

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

Is this criterion met? Yes

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

The subject site has single family uses to the west, vacant uses to the south and east,

and industrial to the north.

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

Is this criterion met? Yes

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

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

HH. Development in Heart of Navarre Overlay District
Conditional Uses Located within the Heart of Navarre Overlay District must meet the Conditional Use Criteria in Article 6.05.24.H.

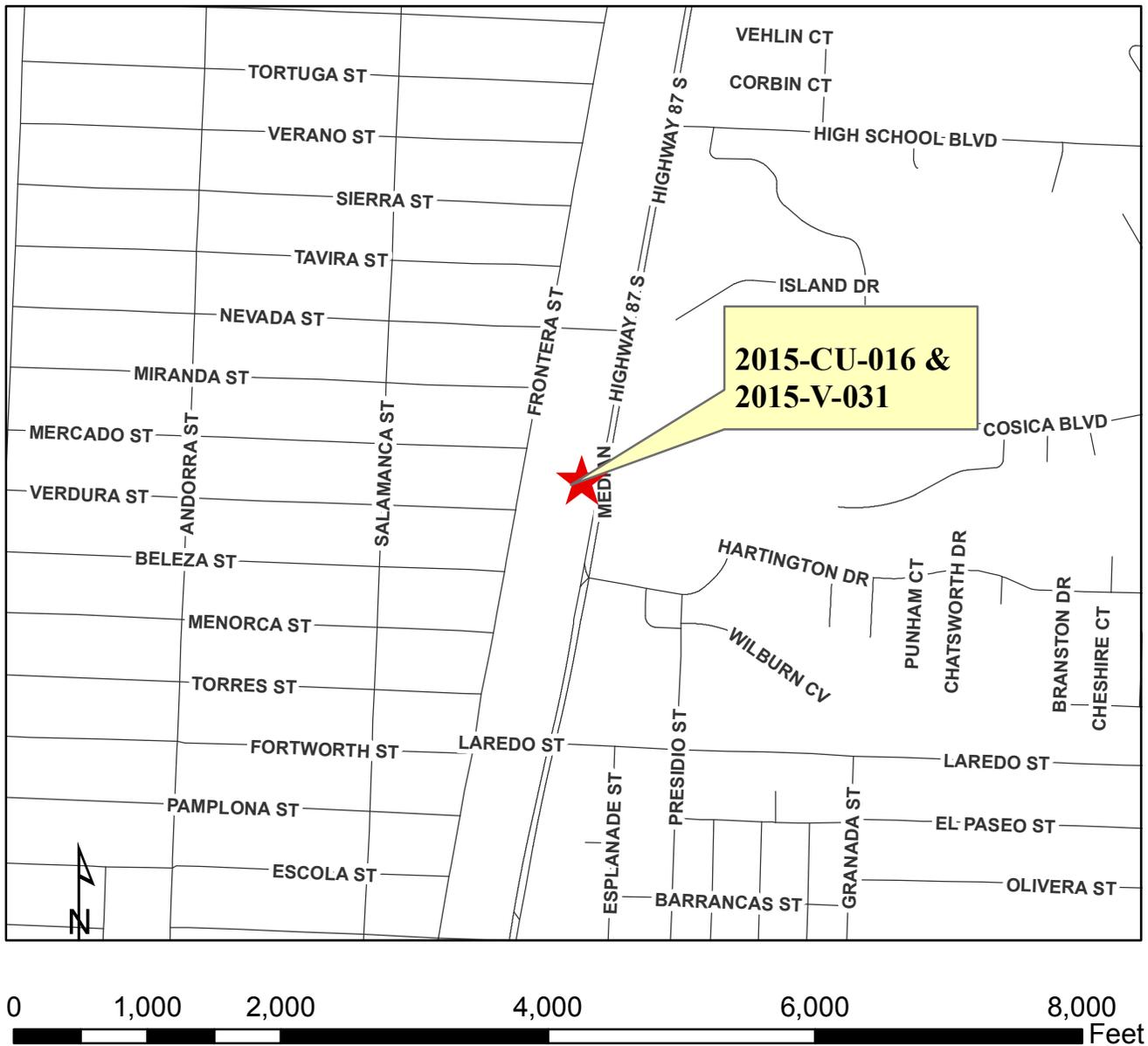
6.05.24 Heart of Navarre Overlay District

H. Conditional Use Criteria within Heart of Navarre Overlay District

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 site will have to go through commercial site plan review.

2015-CU-016 & 2015-V-031 Location

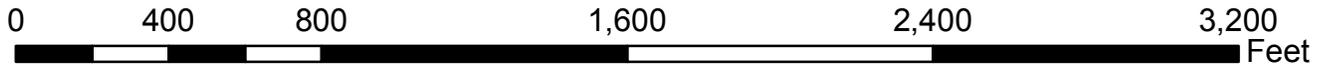
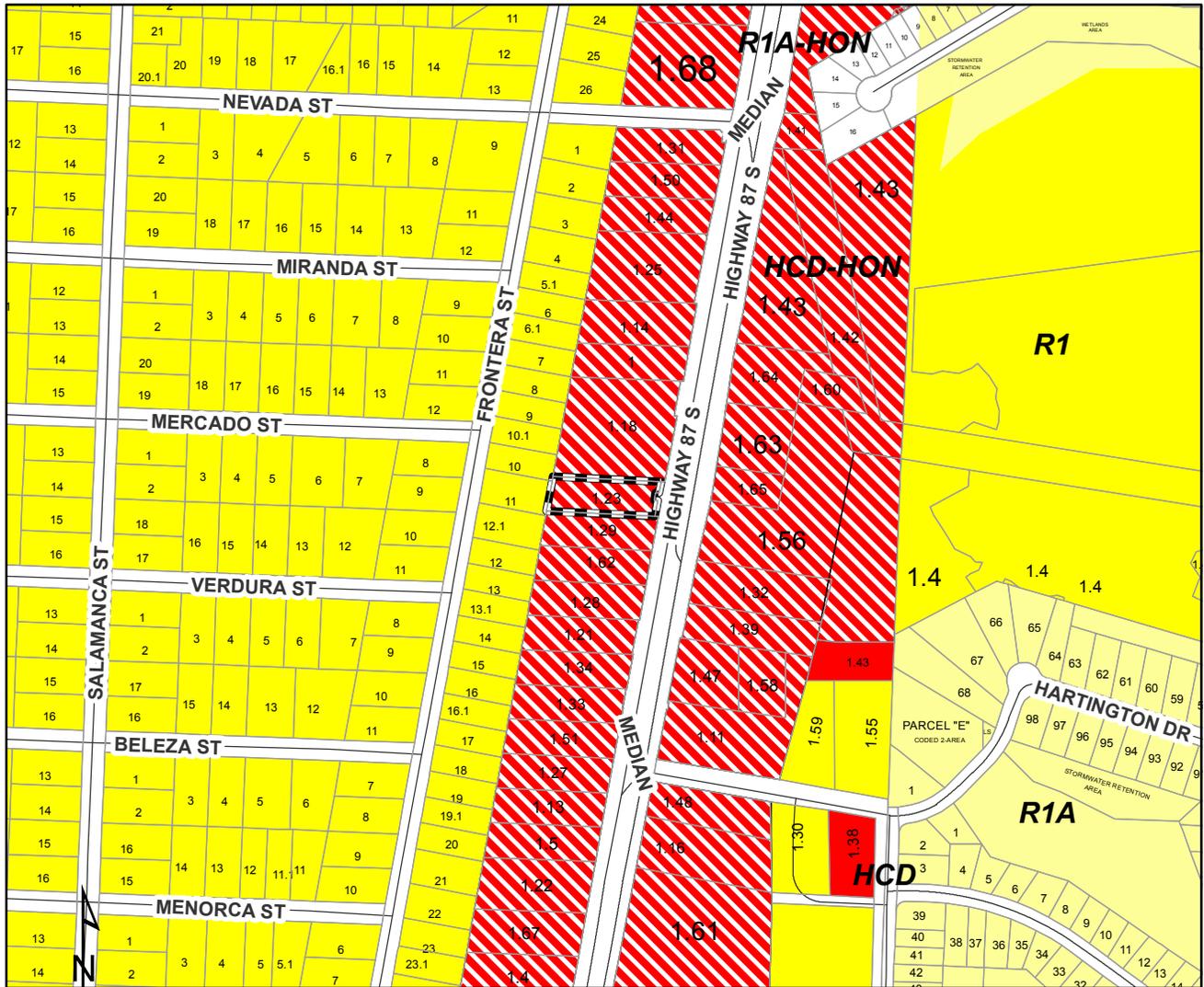


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2015-CU-016 & 2015-V-031 Zoning

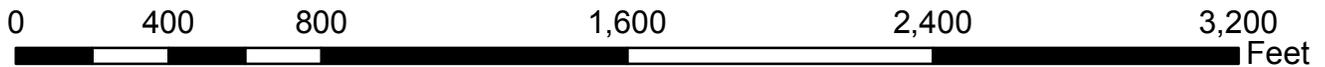
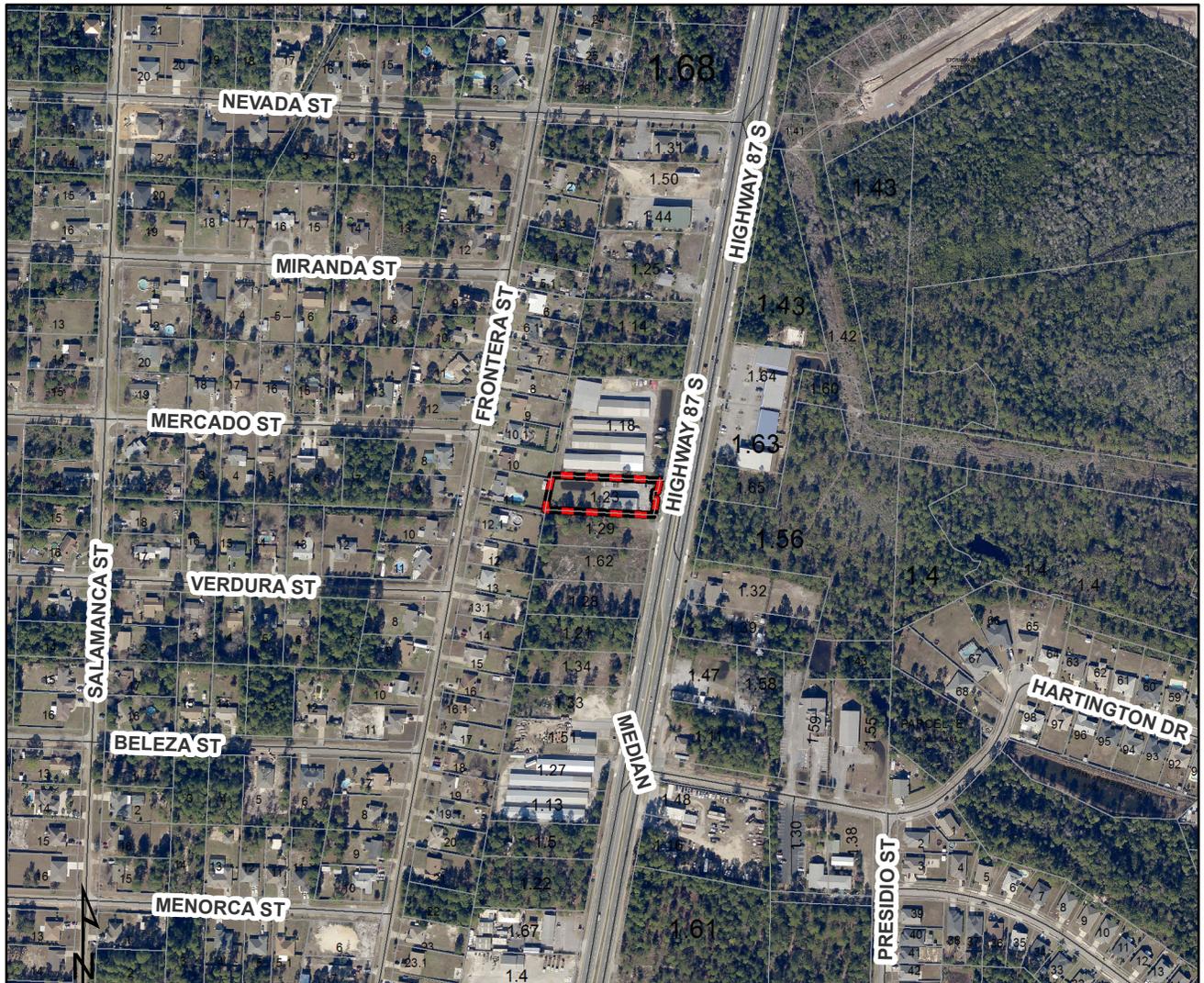


Legend

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

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2015-CU-016 & 2015-V-031
Aerial



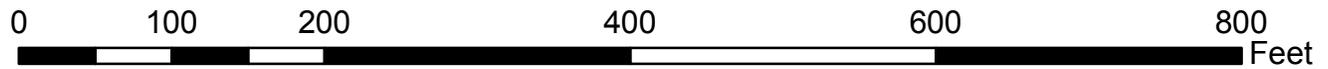
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 PendingZBApril

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2015-CU-016 & 2015-V-031
Close Up Aerial



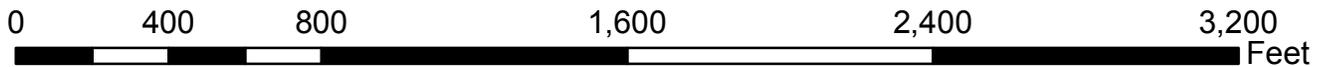
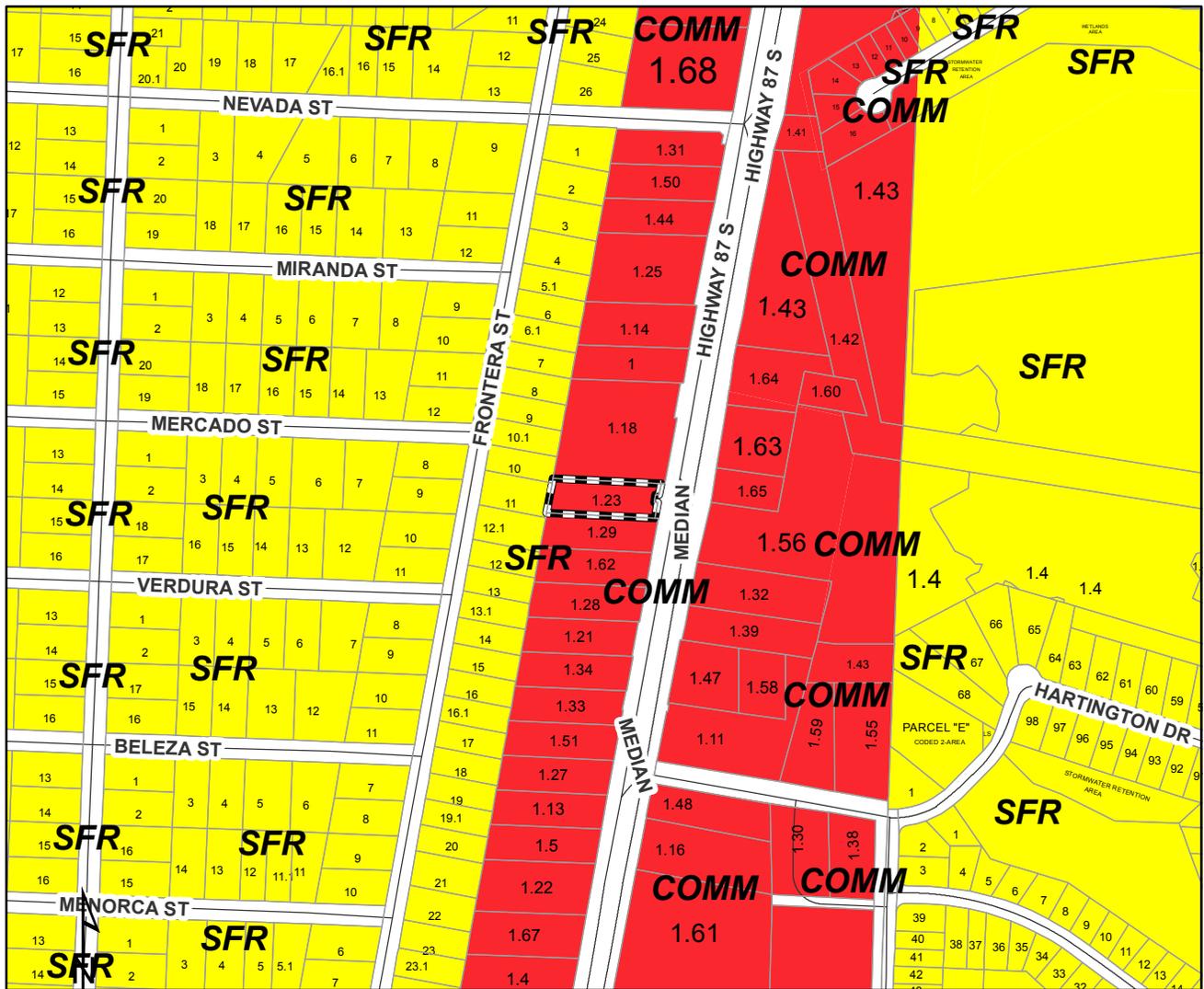
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 PendingZBApril

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2015-CU-016 & 2015-V-031 Future Land Use



Legend

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

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An aerial with the proposed plot plan overlaid on it

112



Looking at the adjacent property to the north, subject site is behind us

113



Looking northup Hwy 87 South, subject site is to our left

114



Looking east, subject site is behind us

115



Looking south down Hwy 87 S, subject site is to our right

116



Looking at the adjacent property to the south

117



Looking into the subject site

118



Another view of the subject site

119



Looking at the back portion of the subject site.



Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Development Services

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

** For Official Use Only **	
Application No. <u>2015 -CU- 014</u>	Date Received: <u>2/25/15</u>
Review Fee: <u>\$235 + 78.76</u>	Receipt No.: <u>90</u>
Zoning District: <u>HCD- HON</u>	Conditional Use Request: <u>6.09.02.</u>
FLUM Designation: <u>Comm</u>	

**Property
Owner**

Property Owner Name: AFFINITY INVESTMENTS LLC
Address: 7979 Gulf Blvd #174
NAVALE FL 32566
Phone: 207-812-0124 Fax: _____

Applicant

Email: SCOTT@SDCHRISTOPHER.COM

Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue conditional use approvals.

Company: _____

Contact Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

**Property
Information**

Parcel ID Number(s): 17- 25 -26 -0000 - 00123 - 0000

-OR-

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

2209 Highway 87 S NAVALE

Parcel Size (acres): .707 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).

allowance of RV & Boat storage in
rear of parcel.

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.

Storage area shall be buffered and/or fenced from view,
will not be visible from street or residential areas

Certification and Authorization

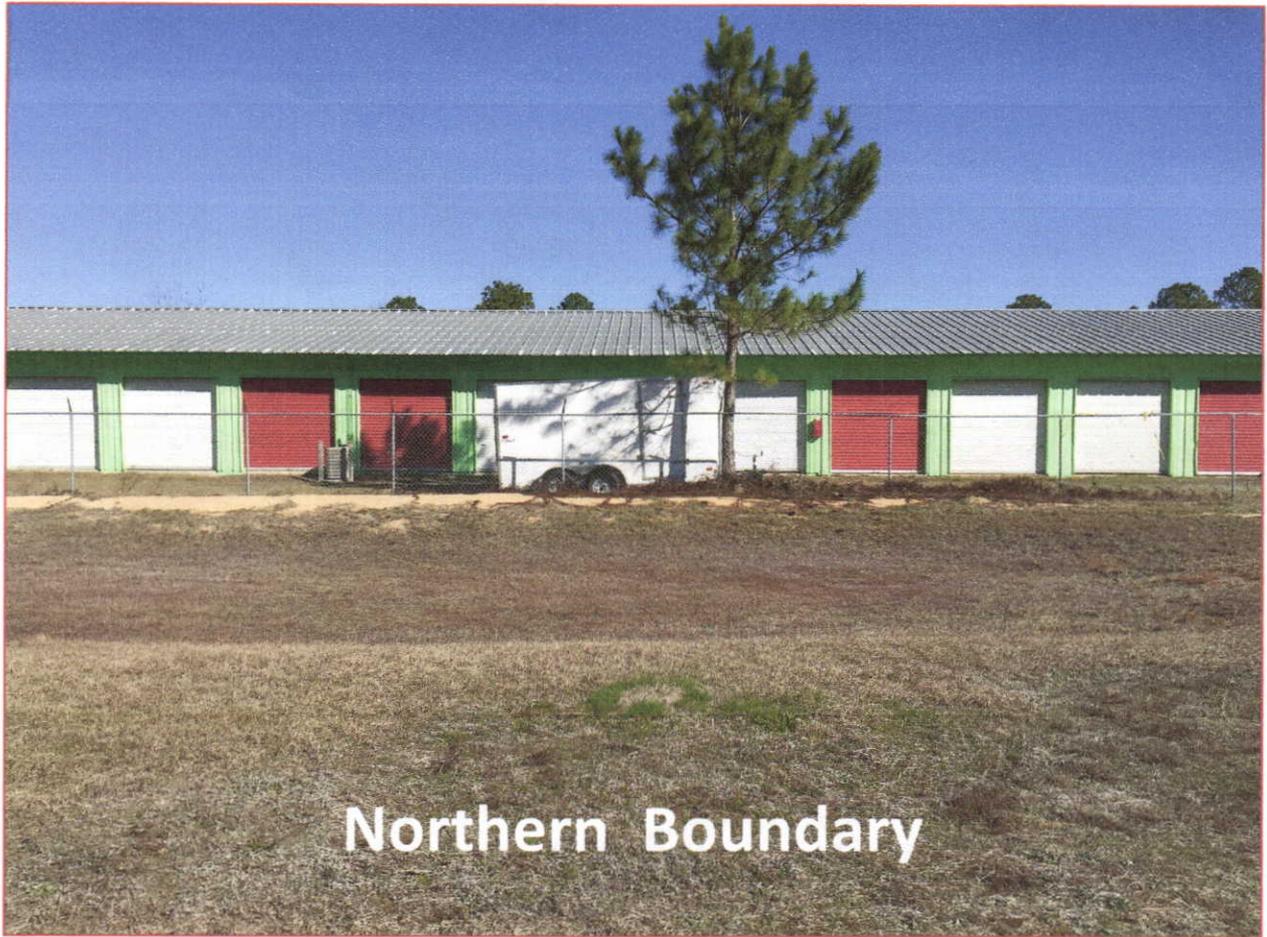
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation 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.

AFFINITY INVESTMENTS LLC
Applicant Name (Type or Print)

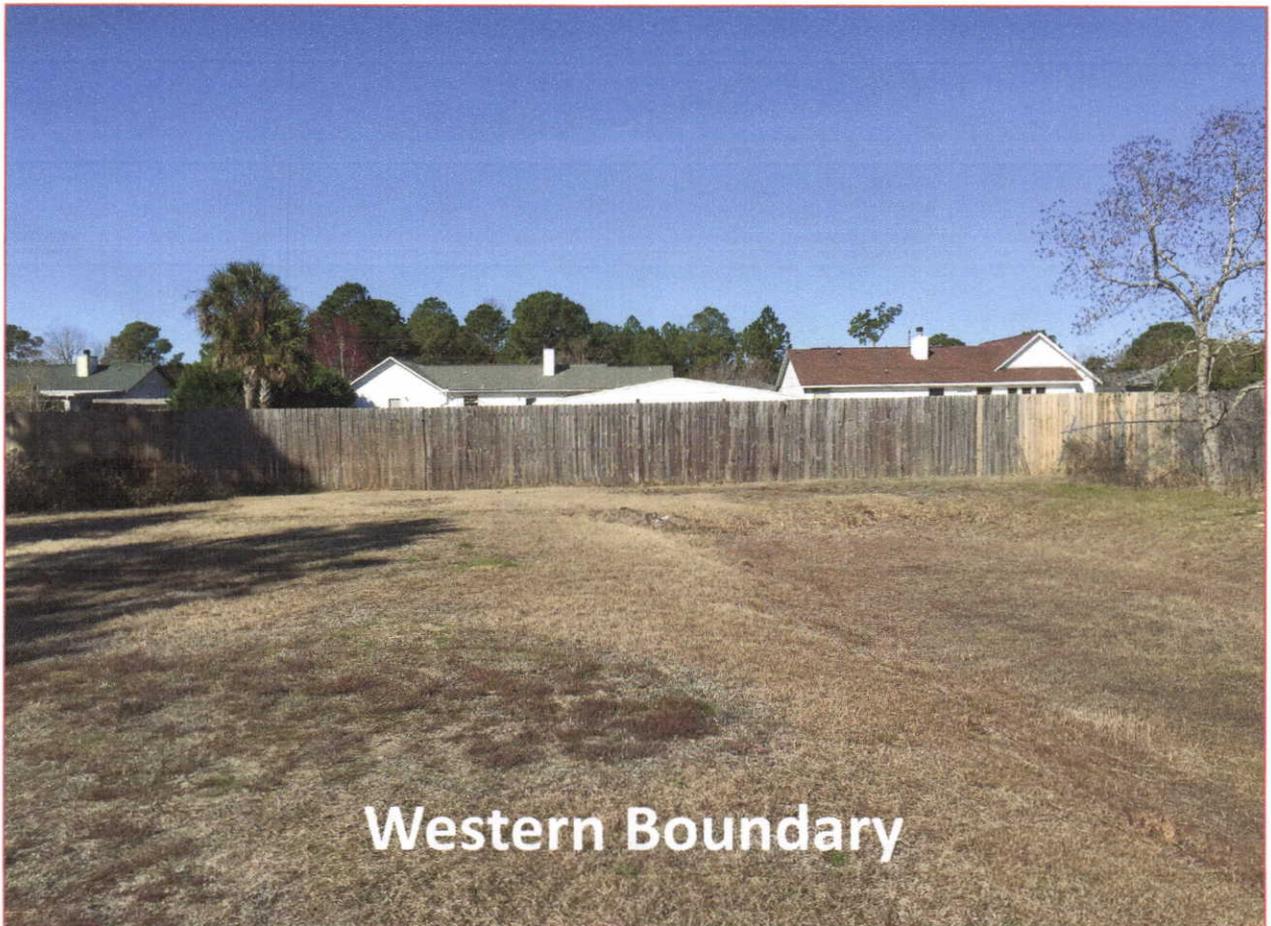

Applicant Signature

Partner
Title (if applicable)

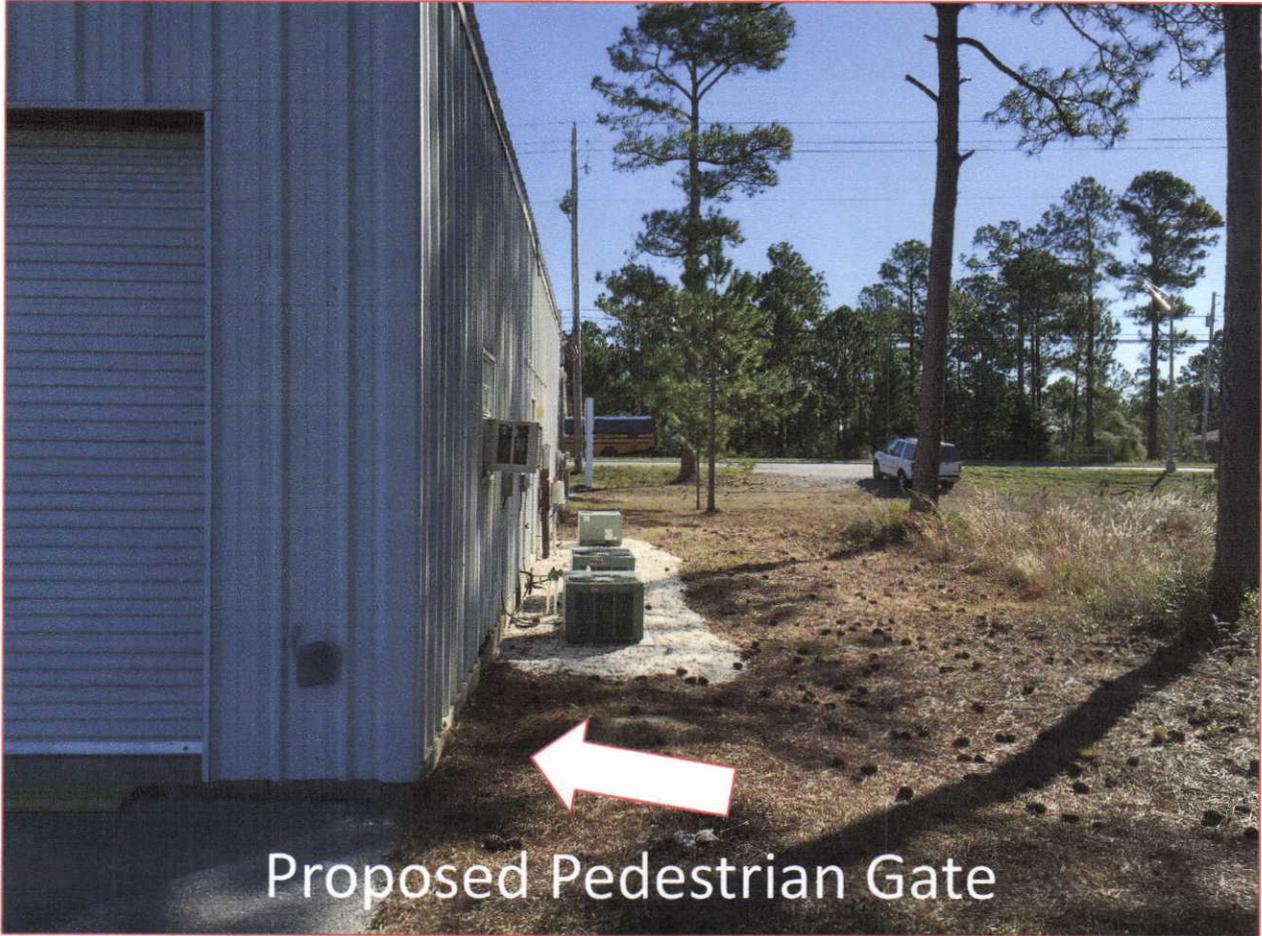
2-22-15
Date



Northern Boundary



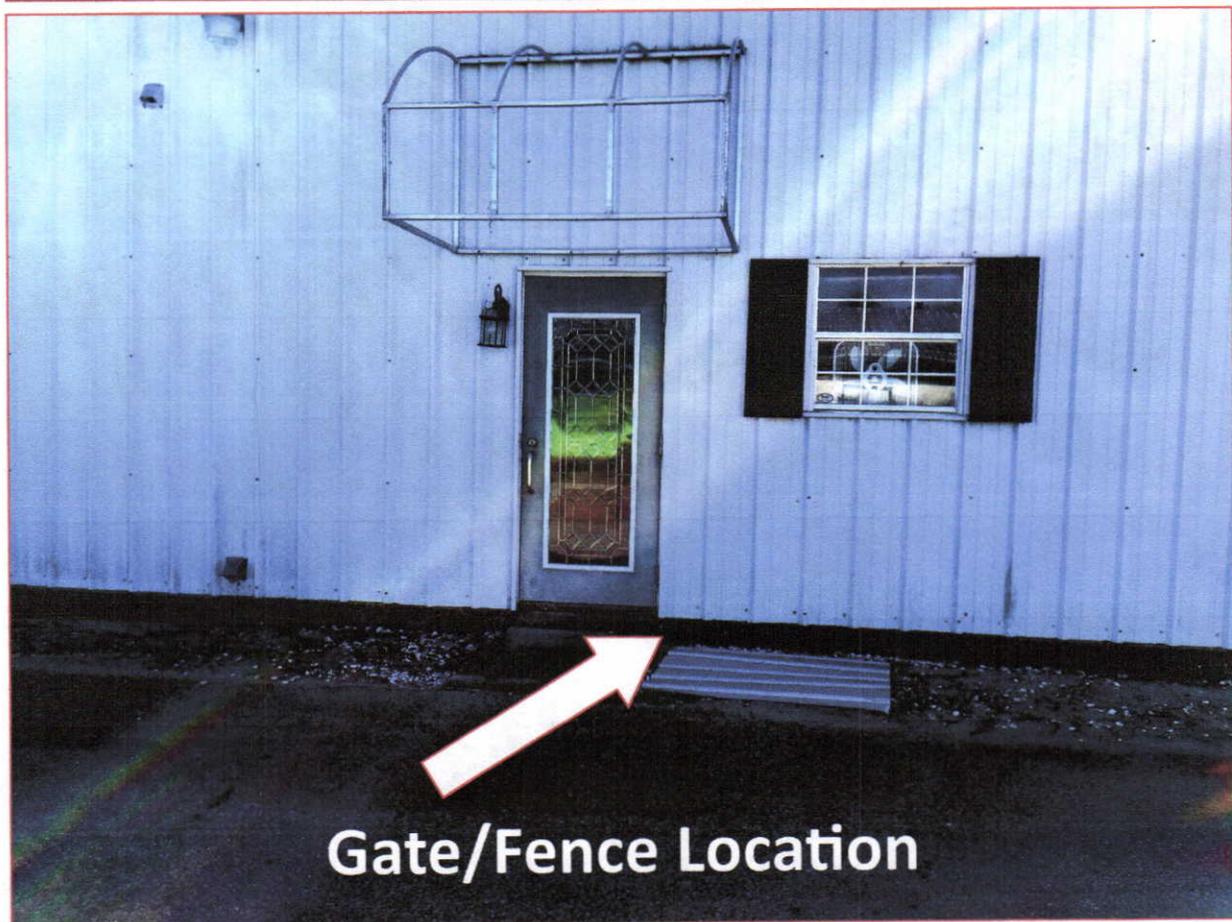
Western Boundary



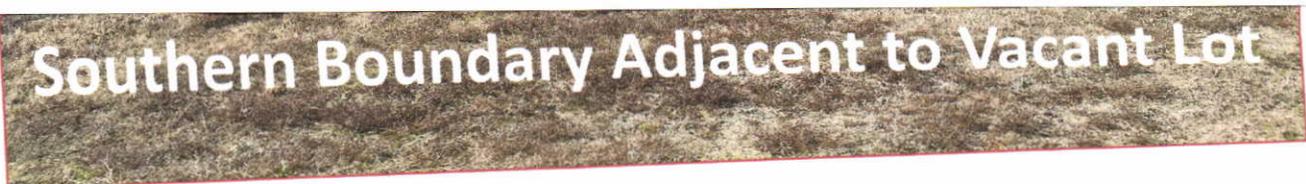
Proposed Pedestrian Gate



Gate/Fence Location-North Boundary



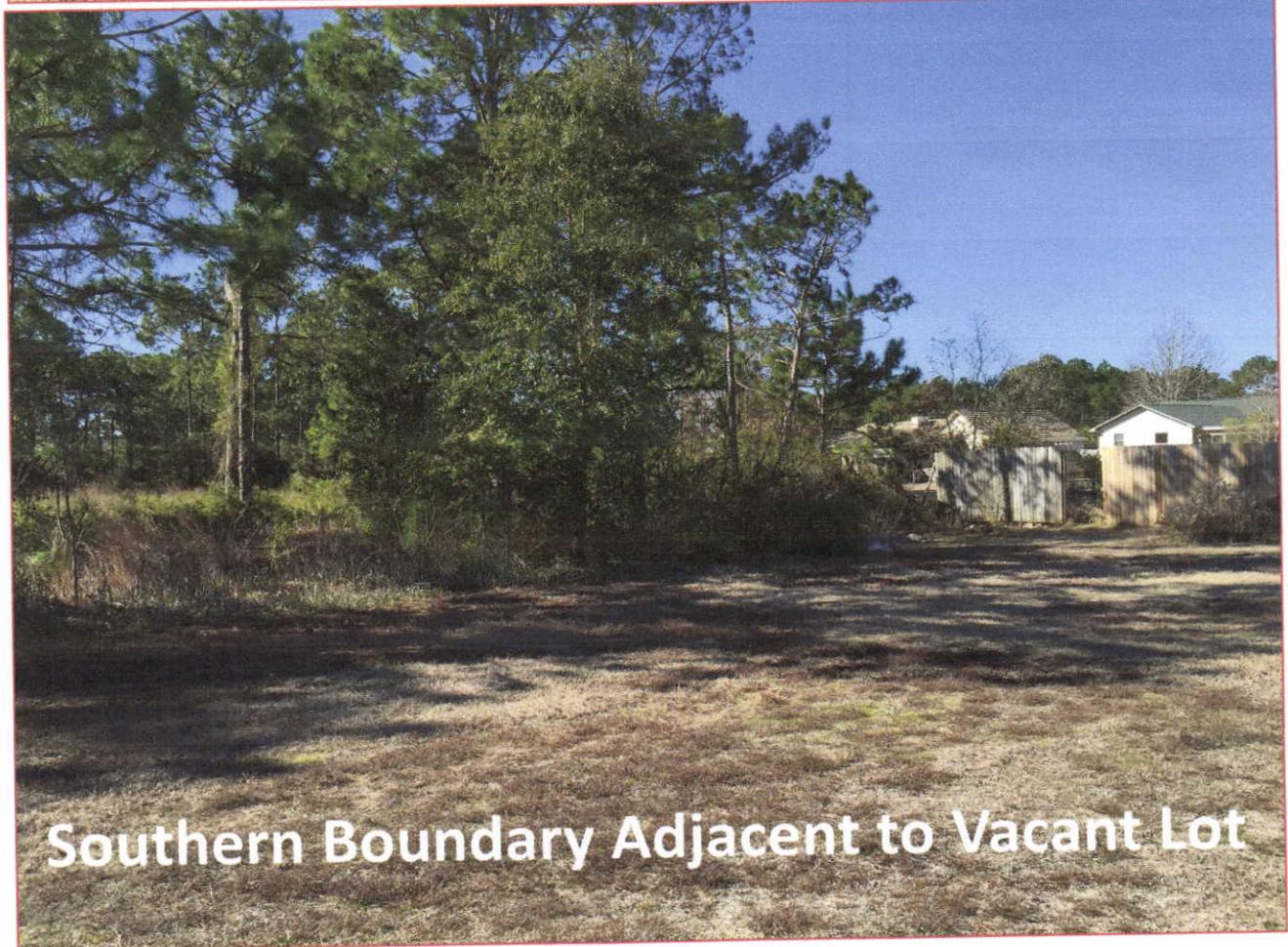
Gate/Fence Location



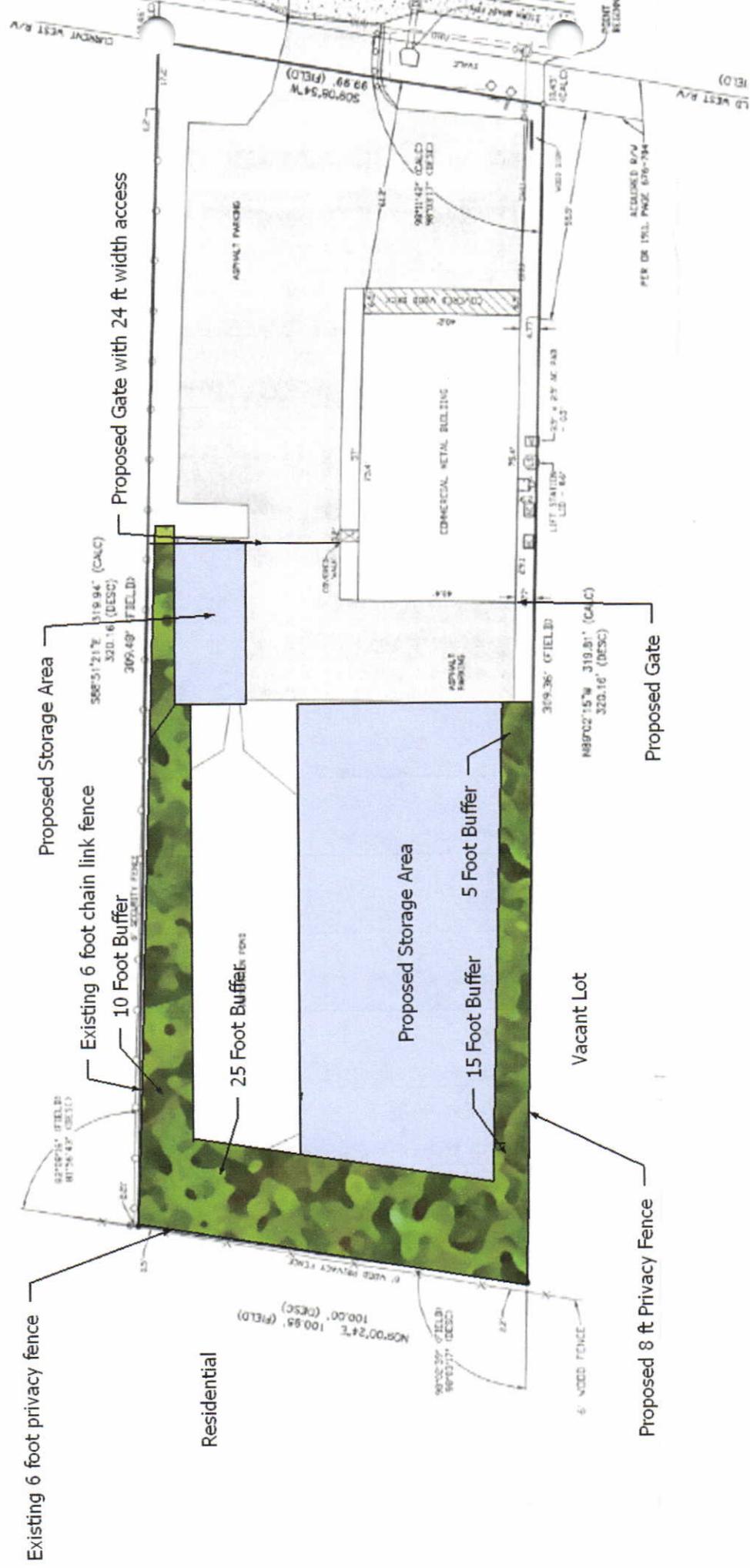
Southern Boundary Adjacent to Vacant Lot



Southern Boundary Adjacent to Vacant Lot



Southern Boundary Adjacent to Vacant Lot



Existing 6 foot privacy fence

Proposed Storage Area

Existing 6 foot chain link fence

10 Foot Buffer

25 Foot Buffer

Residential

Proposed Storage Area

15 Foot Buffer

5 Foot Buffer

Vacant Lot

Proposed 8 ft Privacy Fence

Proposed Gate with 24 ft width access

Proposed Gate

N08°00'24"E 100.85' (FIELD)

S00°00'00"W 89.73' (DESC)

S08°51'21"W 319.94' (CALC)

S20°16' (DESC)

309.48' (FIELD)

S19°36' (FIELD)

N81°02'15"W 319.81' (CALC)

S20°16' (DESC)

ASPHALT PARKING

COMMERCIAL METAL BUILDING

ASPHALT PARKING

98°11'42" (CALC)

W03°11' (DESC)

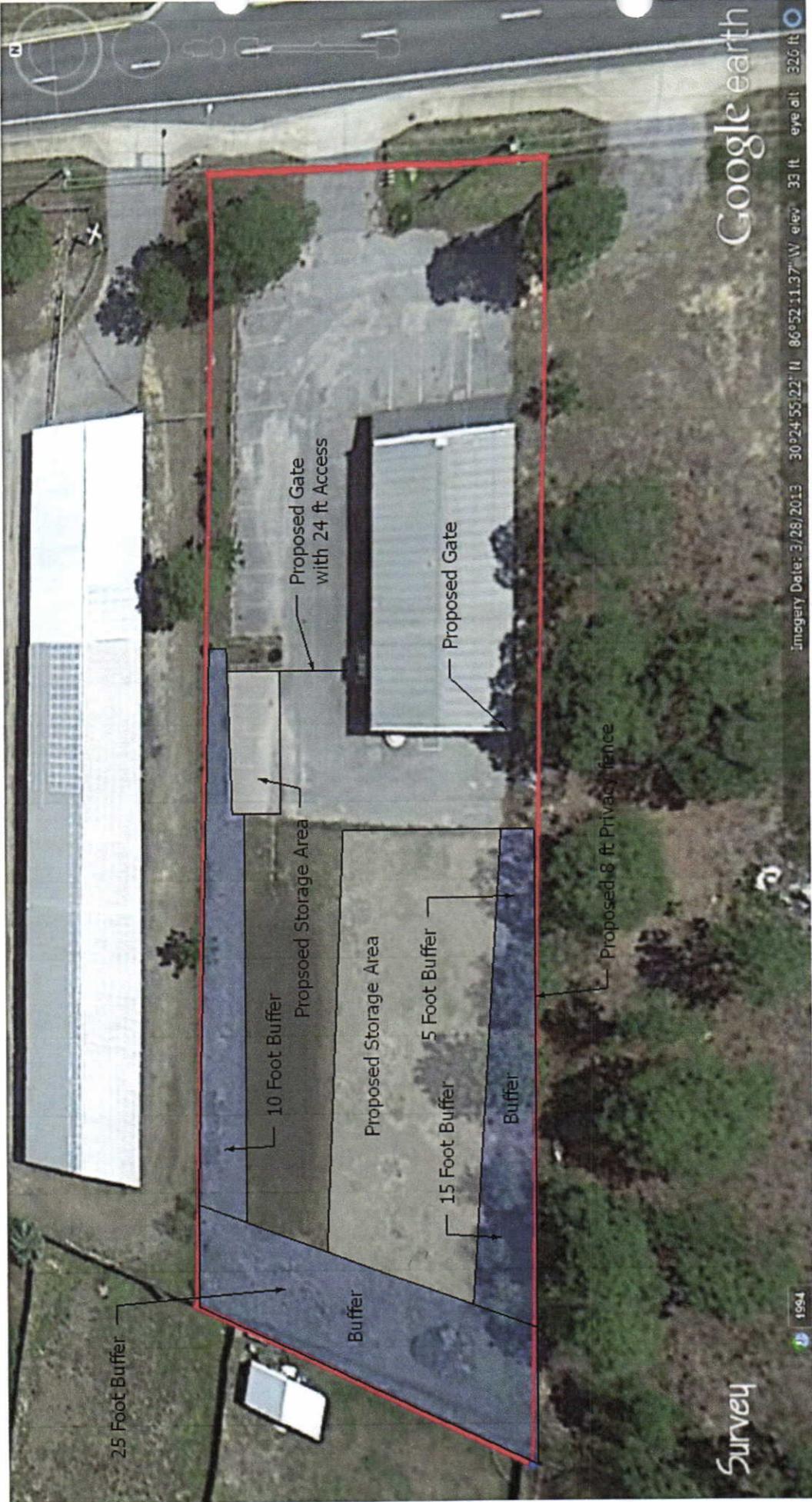
PER DE 1911 PNZ 876-794

ALLOUED R/W

LD WEST R/W

CLINCH WEST R/W

ASPHALT



25 Foot Buffer

10 Foot Buffer

Proposed Storage Area

Buffer

15 Foot Buffer

Proposed Storage Area

5 Foot Buffer

Buffer

Proposed Gate with 24 ft Access

Proposed Gate

Proposed 8 ft Privacy fence

Survey

Google earth

1994

Imagery Date: 3/28/2013 30°24'55.22" N 86°52'11.37" W elev. 33 ft eye alt. 326 ft



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Building Official

January 7, 2015



Mr. Scott Christopher
Via email: Scott@sdchristopher.com

RE: Pre-Application Meeting on January 6, 2015
Project Name: **Affinity RV & Boat Storage**
Parcel(s): 172S260000001230000

Dear Mr. Christopher:

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.

The purpose of a pre-application meeting is to provide you with a thorough understanding of the regulations and requirements applicable to your proposed project and to address any questions that you may have. However, pre-application meetings are informal and do not replace the need for a formal review. Therefore, please understand that the requirements presented below are based solely on the information presented by you at the meeting and is subject to change. Also, additional requirements may be applicable to your project based on information received at a later date or at the time of formal review.

Site/Land Use – Leslie Statler, (850)981-7086, leslies@santarosa.fl.gov

1. The proposed project involves the development of a boat & RV storage facility on an existing commercial site. The property owner would like to utilize a portion of the open space at the rear of his site for storage uses.
2. The use of the site for the intended purpose will need Conditional Use approval for "Development within the Heart of Navarre" per LDC 6.02.09.HH and LDC 6.05.24.B.2. If approved, this use is subject to additional provisions per LDC 6.04.15. Storage is limited to RVs, boats, utility trailers, cars, and small vehicles. All storage must be screened by an 8' privacy fence.
3. 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. The staff coordinator for the Zoning Board is Darliene Stanhope, Planner III. Darliene may be reached at 981-7065.

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

- a. The cost for this process is \$235.00 plus the cost of mailing the notification.
 - b. Deadline for the March meeting cycle is January 29, 2015. This will place the rezoning on the March 12, 2015, Zoning Board meeting and the March 26, 2015, Board of County Commissioners meeting agendas.
 - c. You must procure the mailing labels from the Santa Rosa County Property Appraiser's office as they certify & attest to their accuracy. They do charge a minimal fee for this request. For further information, they may be reached at 983-1880.
4. The scope of work is considered new development which warrants a site plan package to be submitted for review and approval. The site plan must detail the site development proposed, along with work already done, and demonstrate consistency with County code for issues related to access, circulation, parking, landscaping, buffering, uses, storm water, etc. This project falls within the parameters of our "owner-developer" program wherein we can assist you in the design and layout of the site to ensure that the applicable performance standards for commercial sites are addressed. The fee for this type of site plan is \$350.00. You may also elect to have a Florida licensed engineer design the site to meet the County's performance standards.
 5. The internal circulation on the site should be 16 feet in width for one-way traffic and 24 feet in width for two-way traffic.
 6. Chain link fences are not allowed within the Heart of Navarre overlay district.
 7. Please be advised that it may be subject to provisions within the Fire Code. Please contact Joe Early, Holley Navarre Fire District, at 939-5236 to discuss any applicable fire and life safety requirements for this redevelopment.
 8. Development standards include landscaping in the form landscape buffers between incompatible uses such as the residential properties which abut the lot to the west. A buffer may be chosen from buffer options "Standard C" or "Standard E". Existing vegetation may be counted towards these requirements. Where new plantings are installed, they will need to be selected from the "Permitted species" list specified within LDC 6.05.24.C.4.b.
 9. For information regarding utility connections, please contact the following entities. Letters of service availability will be required with the site plan application and prior to the issuance of any applicable permits if utilities are to be provided.
 - A. Water = Holley-Navarre Water System, Buck Paulchek; 939-2427.
 - B. Sewer = Holley-Navarre Water System, Buck Paulchek; 939-2427.

Site plans and building construction plans are reviewed at staff level. Staff has 10 business days to review and issue comments. Upon resubmittal, staff again has 10 business days for review. Once complete, the project is issued a Development Order (DO). Although we encourage concurrent review of site and construction plans by staff, building permits may not be issued until the issuance of the DO. Additionally, no work may commence on the site until the issuance of the DO.

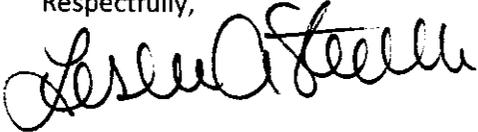
Fire Life Safety – Joe Early, Holley-Navarre Fire Dept., (850) 939-536, inspector@hnfd.org

1. The impact on the Fire District is minimum.
2. Access to the rear of the property will be required.
3. Gate should be wide enough to allow a fire apparatus to pass through.

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www.santarosa.fl.gov
 Office: (850) 981-7000

In closing, our hope is that you found the pre-application meeting to be a helpful tool so that you can make informed decisions about your project. As the County's project manager for your project, please feel free to contact me with any questions that you may have. In addition, you may contact the staff listed above if you have questions specific to their area of expertise. Also, I will be in contact with you periodically to assess the status of your project and provide assistance.

Respectfully,



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

LS/lf

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