

2015-CU-023

Project Name: n/a

**Applicant and/or
Property Owner:** Euby Black

Representative: n/a

Request: Conditional Use to allow single family residential to be located within an HCD (Highway Commercial Development) district, specifically 3 single family homes.

(LDC 6.09.02.S)

Zoning District: HCD (Highway Commercial Development)

Conditional Use 2015-CU-023

General Information:

Applicant: Euby Black

Representative: n/a

Project Location: 1600 block of Woodlawn Way, Gulf Breeze

Parcel Number: 25-2S-28-5980-00000-0010

Request: Conditional Use to allow single family residential within HCD (Highway Commercial Development) zoning district, specifically 3 single family residences

Existing Conditions: The subject site is vacant.

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 build 3 single family residences on the subject site.

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 residential to the east and south, institution to the west, commercial and vacant to the north and recreation open space to the east.

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

Is this criterion met? Yes

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

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

S. R-1 Single Family Development (NC, HCD)

1. Platting requirements as outlined in Article Four (4) of this ordinance are required for all subdivisions.

Is this criterion met? Yes

Staff Analysis: The subject site is part of a platted subdivision.

2. Provisions as outlined in Section 6.05.05 (R-1 District) must be adhered to.

Is this criterion met? Yes

Staff Analysis: The applicant has stated that the R1 zoning district standards with regard to lot size and setbacks will be met.

3. Sites should be located so as to maximize compatibility with adjacent land uses and minimize an adverse impact by screening and buffering from adjoining existing incompatible uses.

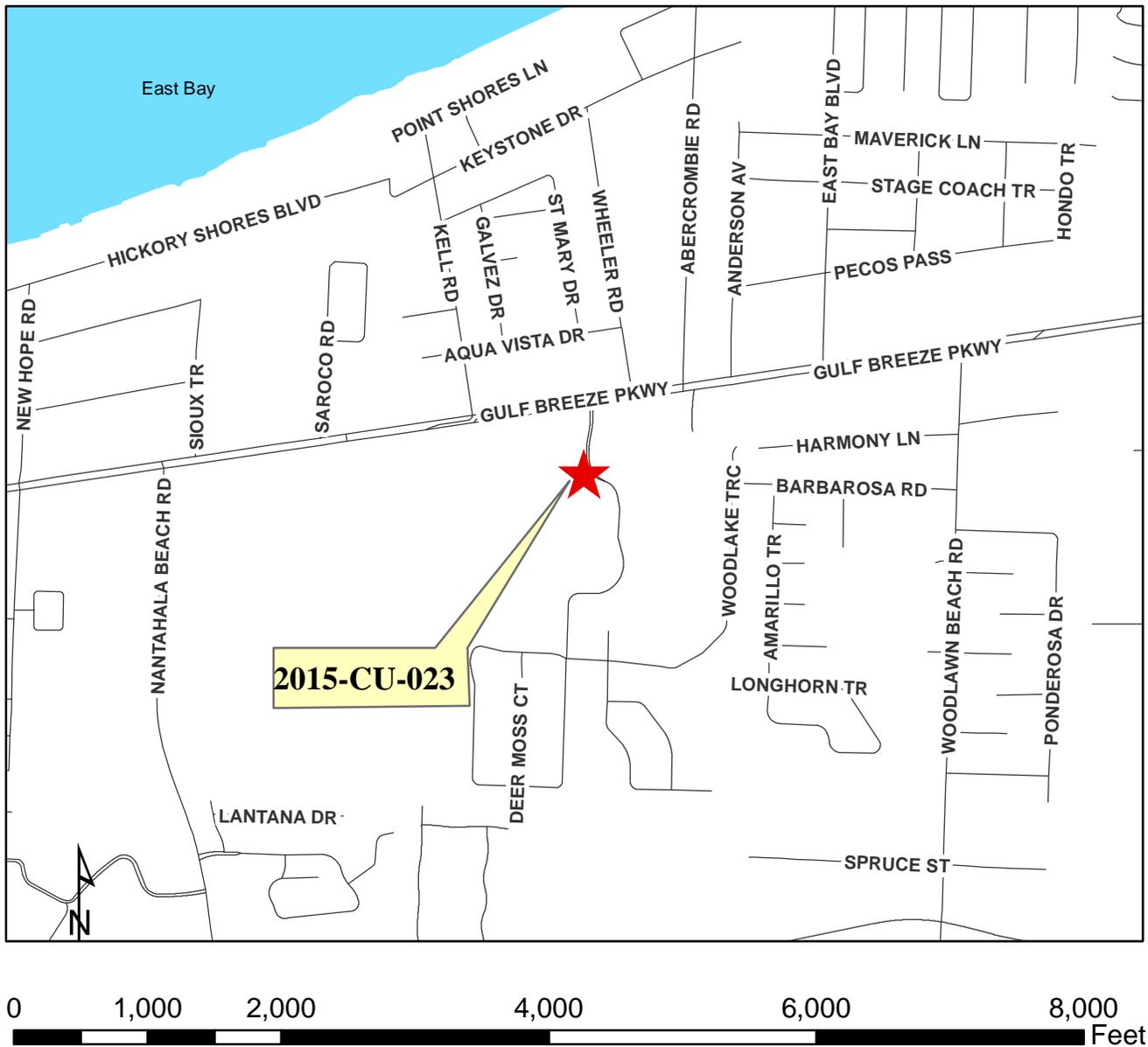
Is this criterion met? Yes

Staff Analysis: The adjacent properties to the east and south are residential, the property to the west is conservation and institutional uses and the property to the north is commercial. The site will be located so that the compatibility will be maximized and adverse impact minimized.

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.

2015-CU-023 Location

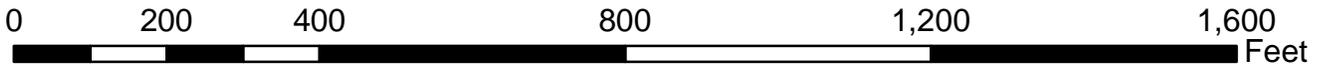


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2015-CU-023

Aerial



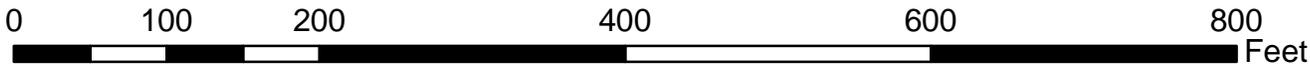
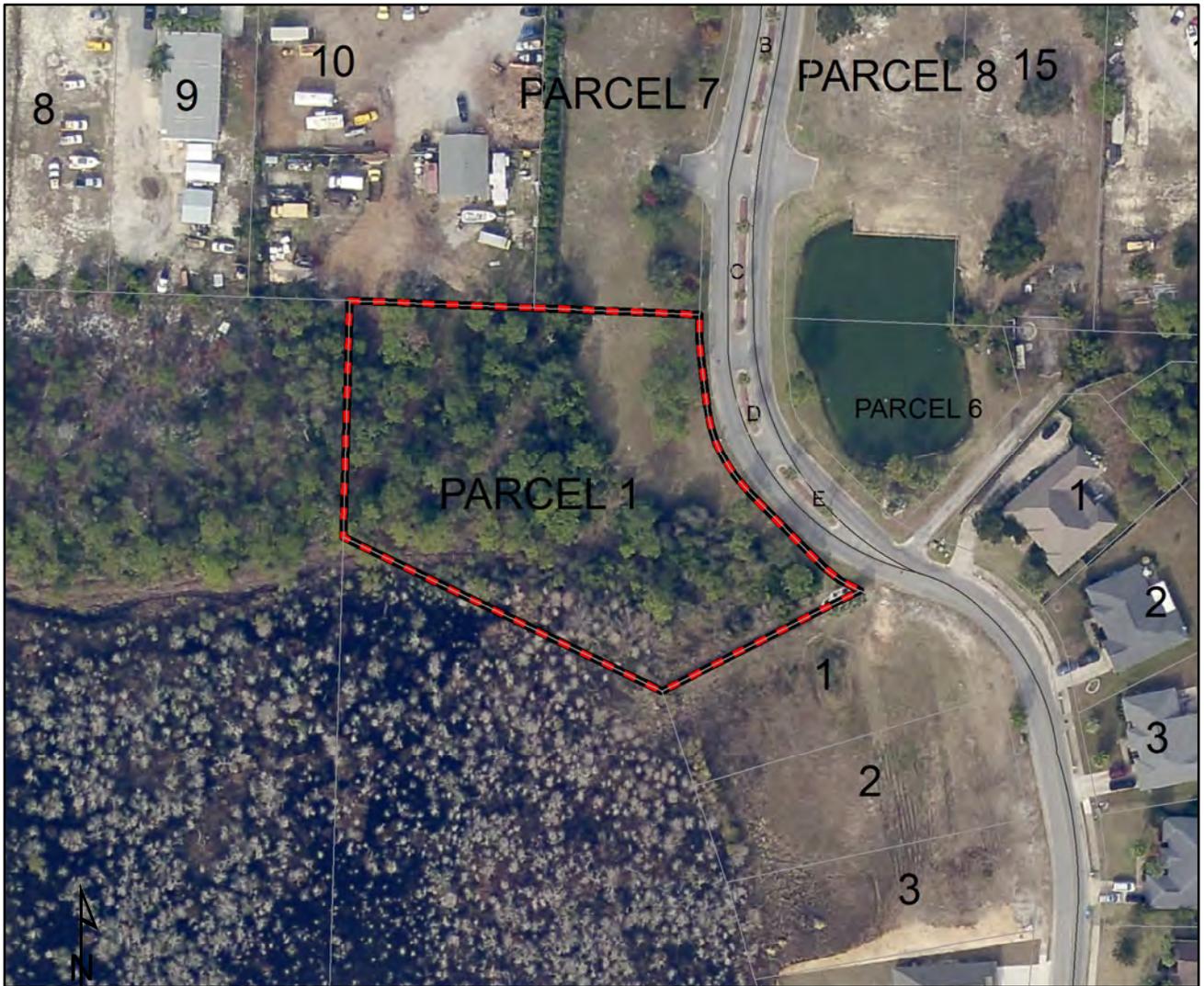
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 PendingZBJune

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2015-CU-023
Close Up Aerial

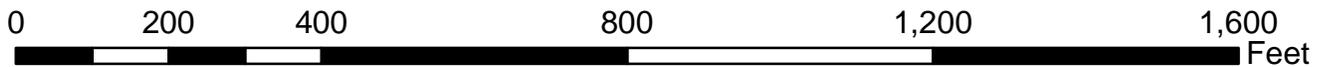
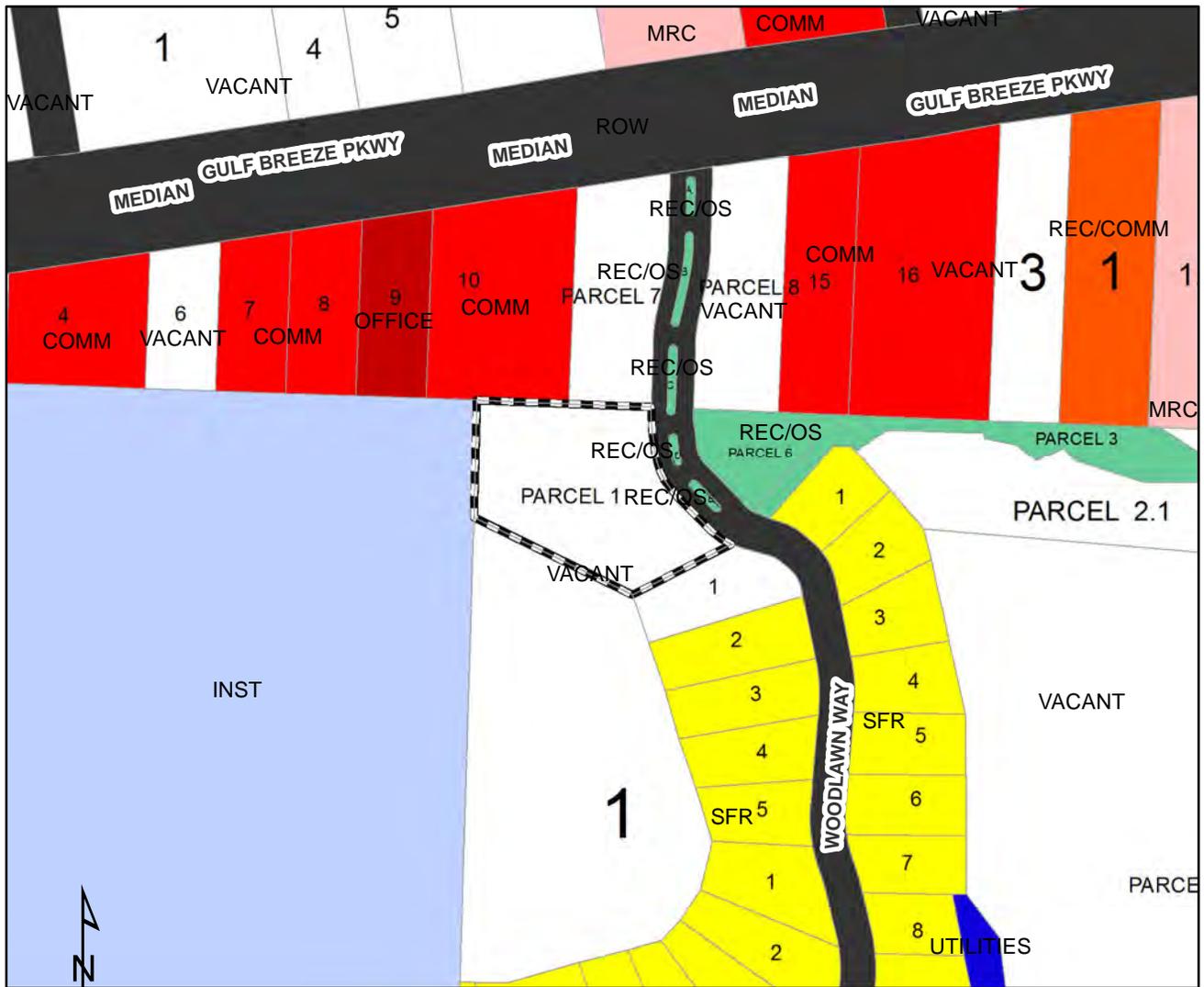


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 PendingZBJune

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2015-CU-023 Existing Land Use



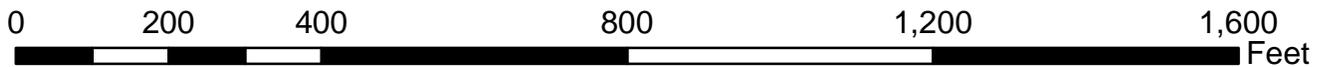
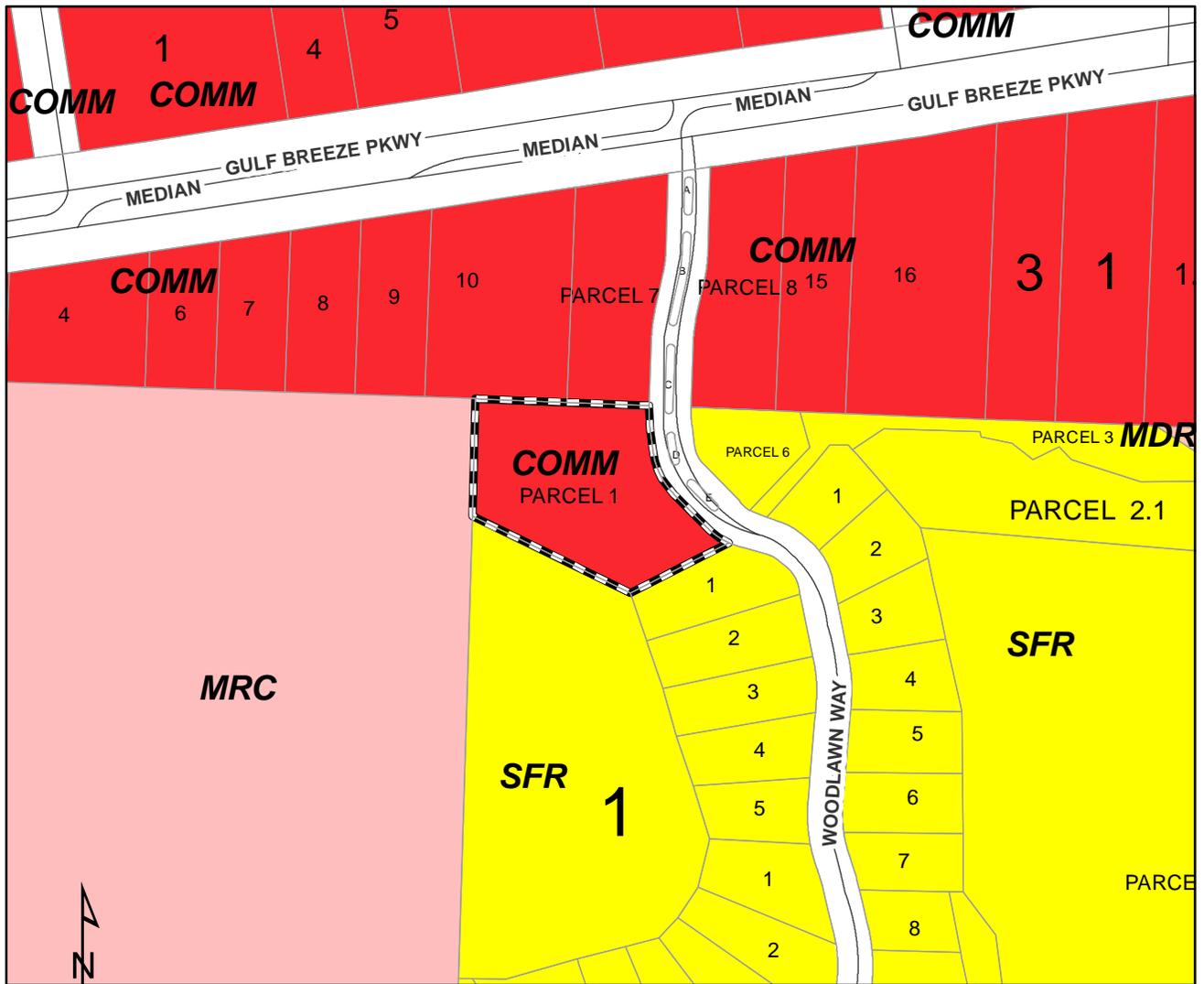
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	Pending ZB June		Institutional		Recreation/Open Space
Existing Land Use			Multi-Family Residential <5		Right of Way
CATEGORY			Multi-Family Residential >5		Single Family Residential
	Agriculture		Military		Silviculture
	Agriculture, Homestead		Mixed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

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2015-CU-023 Future Land Use



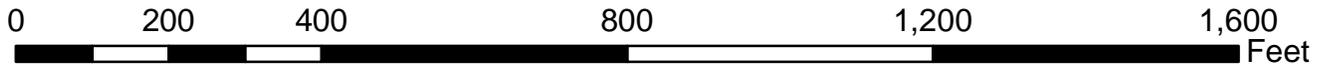
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Pending ZB June	AGRICULTURE (AG)	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
SINGLE FAMILY RESIDENTIAL (SFR)	INDUSTRIAL (INDUS)	MARINA (MARINA)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
MEDIUM DENSITY RESIDENTIAL	MILITARY (MIL)	MIXED RESIDENTIAL COMMERCIAL (MRC)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
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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2015-CU-023 Septic Tank Suitability



Legend



PendingZBJune **gisdata.GISADMIN.SRCSOils**

Map Unit Symbol

- Limitations are Slight for Septic Tank Absorption Fields
- Limitations are Moderate for Septic Tank Absorption Fields
- Limitations are Severe for Septic Tank Absorption Fields

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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

APR 14 '15 PM 04:17



Rhonda C. Royals
Building Official

Conditional Use Application

*Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2015 -CU- 023</u>	Date Received: <u>4-14-15</u>
Review Fee: <u>\$235 + 57.28 (292.28)</u>	Receipt No.: <u>131</u>
Zoning District: <u>HCD</u>	Conditional Use
FLUM Designation: <u>comm</u>	Request: 6.09.02

**Property
Owner**

± 1.703 VDA5
Property Owner Name: Euby Black
Address: 5822 East Bay Blvd, Gulf Breeze, FL 32563

Phone: 850-939-8000 Fax: _____
Email: eubyblack@yahoo.com

Applicant

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

Company: _____
Contact Name: _____
Address: _____
Phone: _____ Fax: _____
Email: _____

**Property
Information**

Parcel ID Number(s): 252S28598000000010
-OR-
Street Address of property for which the Conditional Use is requested:
1600 block of Woodlawn Way, Gulf Breeze, FL 32563
Parcel Size (acres): 1.49 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).

To allow the development of single family residential homes within an HCD zoning district.

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. My intent is to revert the lot configuration

back to the three lots which were approved on the preliminary plat for "Woodlawn Heights" subdivision. Prior to the final plat approval,

the lot was rezoned to HCD. The lots were kept as one larger parcel and intended to be used as parking lot. The market doesn't support the commercial

use; however, it does support the development of residential lots. The lots would also be consistent and compatible with the existing residential

which is adjacent to the south and southeast. The lots will conform to the R1 zoning district standards with lots size and setbacks.

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.

Euby Black

Applicant Name (Type or Print)

Euby Black

Applicant Signature

4-14-2015

Date

Title (if applicable)

US HIGHWAY 98/GULF BRIDGE

(160' R/W)

N 79°33'18" E
61.02'

Southerly R/W LI

N 00°03'15" E
117.74'

S 00°03'15" W
122.86'

N 10°44'50" E
54.09'

Lot 14 Lot 15

Revised First Addition
Evergreen Shores
PB B, Page 80-B

Lot 10

Lot 11

Lot 12

Block 1

S 10°44'50" W
54.09'

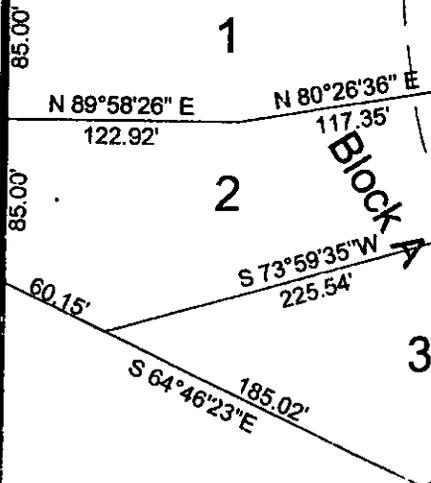
N 00°03'15" E
86.04'

S 00°03'15" W
86.07'

NW Corner
Gov't Lot 1

S 89°54'43" E
232.62'

Lift station
N 00°01'00" W 20.00'
N 00°01'00" E 20.00'



West Line Gov't Lot 1
1322.35'

S 89°08'02" E

