

2015-CU-027

Project Name: Twelve Oaks Alcohol & Drug Treatment Center

Applicant and/or Property Owner: Twelve Oaks Alcohol & Drug Treatment Center

Representative: Mark Sawyer

Request: Conditional Use to allow the expansion of a special residential facility, specifically a 936 square foot addition.

(LDC 6.09.02.G)

Zoning District: R3 (Medium High Density Residential)

Conditional Use 2015-CU-027

General Information:

Applicant: Twelve Oaks Alcohol & Drug Treatment Center

Representative: Mark Sawyer

Project Location: 2068 Healthcare Ave., Navarre

Parcel Number: 21-2S-26-0780-00K07-0000

Request: Conditional Use to allow the expansion of a special residential facility, specifically a 936 square foot addition.

Existing Conditions: Existing special residential facility.

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 expand a special residential facility by adding 936 square feet to an existing buildings.

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 east and west 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 RES (Residential) 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.

G. Nursing Homes and Special Residential Facilities (AG, R-2, R-2M, and R-3)

1. A description of the program of service shall be submitted with application and the applicant shall demonstrate that the method of operation and delivery of such health services and daily care shall be in compliance with all relevant state and federal standards for operation of nursing homes.

Is this criterion met? Yes

Staff Analysis: The applicant has stated that the expansion will be to an existing building to provide 2 new patient rooms.

2. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.

Is this criterion met? Yes

Staff Analysis: The addition of the new patient rooms will not increase traffic, congestion or other potential nuisances or hazards to the contiguous residential properties.

3. When located in the R-2, R-2M, or R-3 districts, sites shall be situated within the more highly accessible portions of the residential districts near major thoroughfares. When located in the R-2 districts, a nursing home site in addition to the above shall abut a less restrictive district. The intent is to minimize potential adverse impact on the established residential neighborhoods and assure that sites are accessible to major thoroughfares.

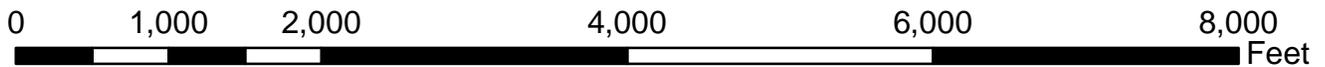
Is this criterion met? Yes

Staff Analysis: The existing special residential facility is located on a major arterial (U.S. Hwy 98).

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 have to go through the commercial site plan process.

2015-CU-027 Location

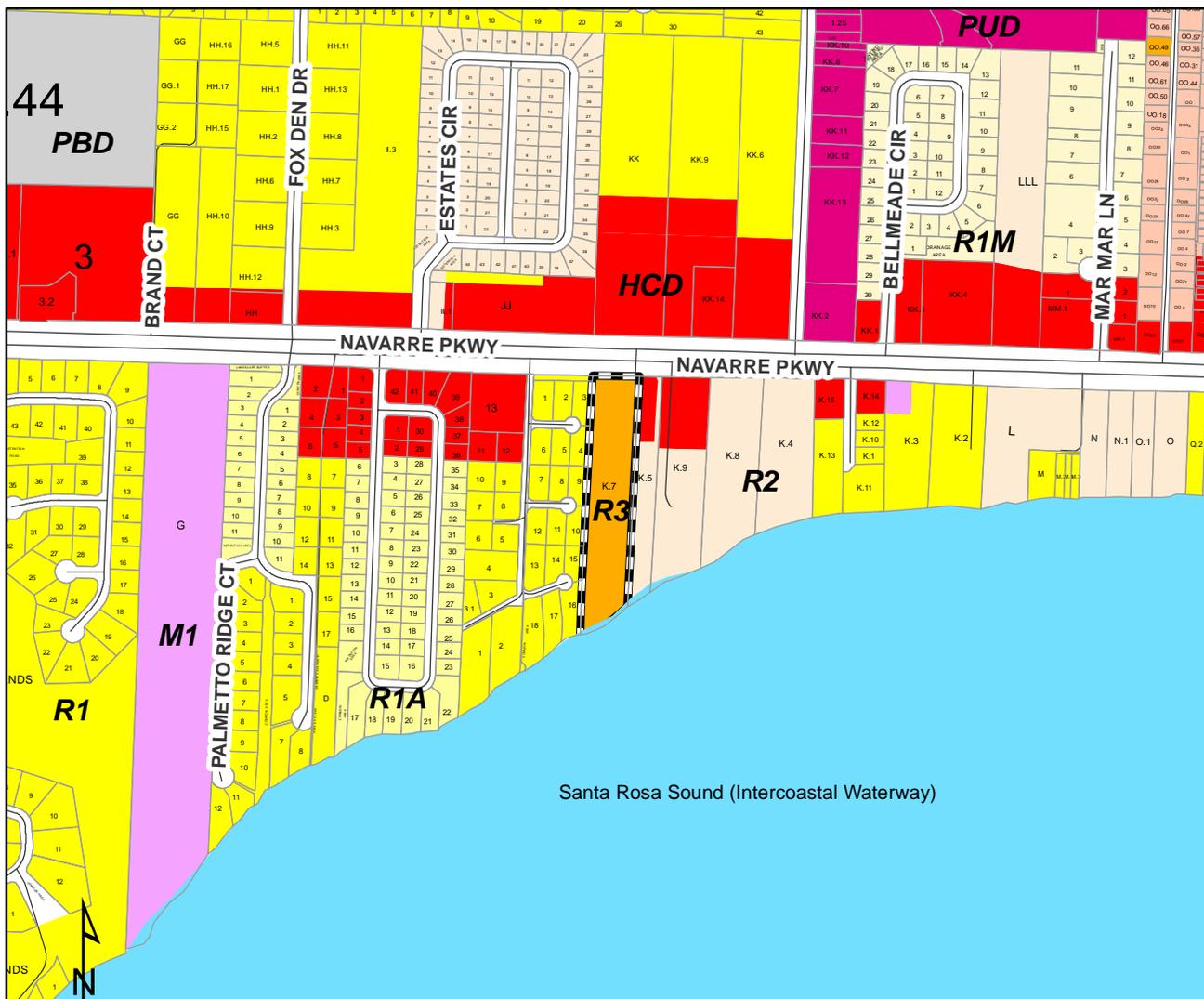


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2015-CU-027

Zoning



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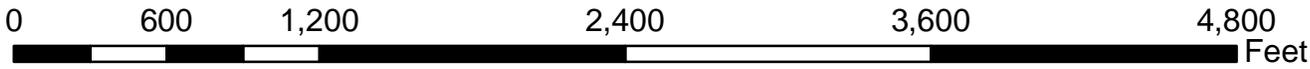
Pending ZB July	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	Planned Industrial Development (PID)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)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

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2015-CU-027

Aerial



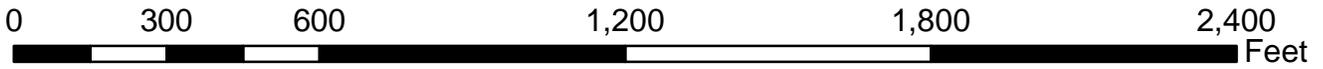
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 Pending ZB July

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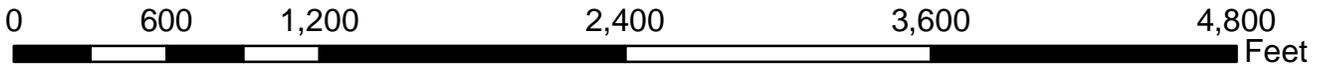
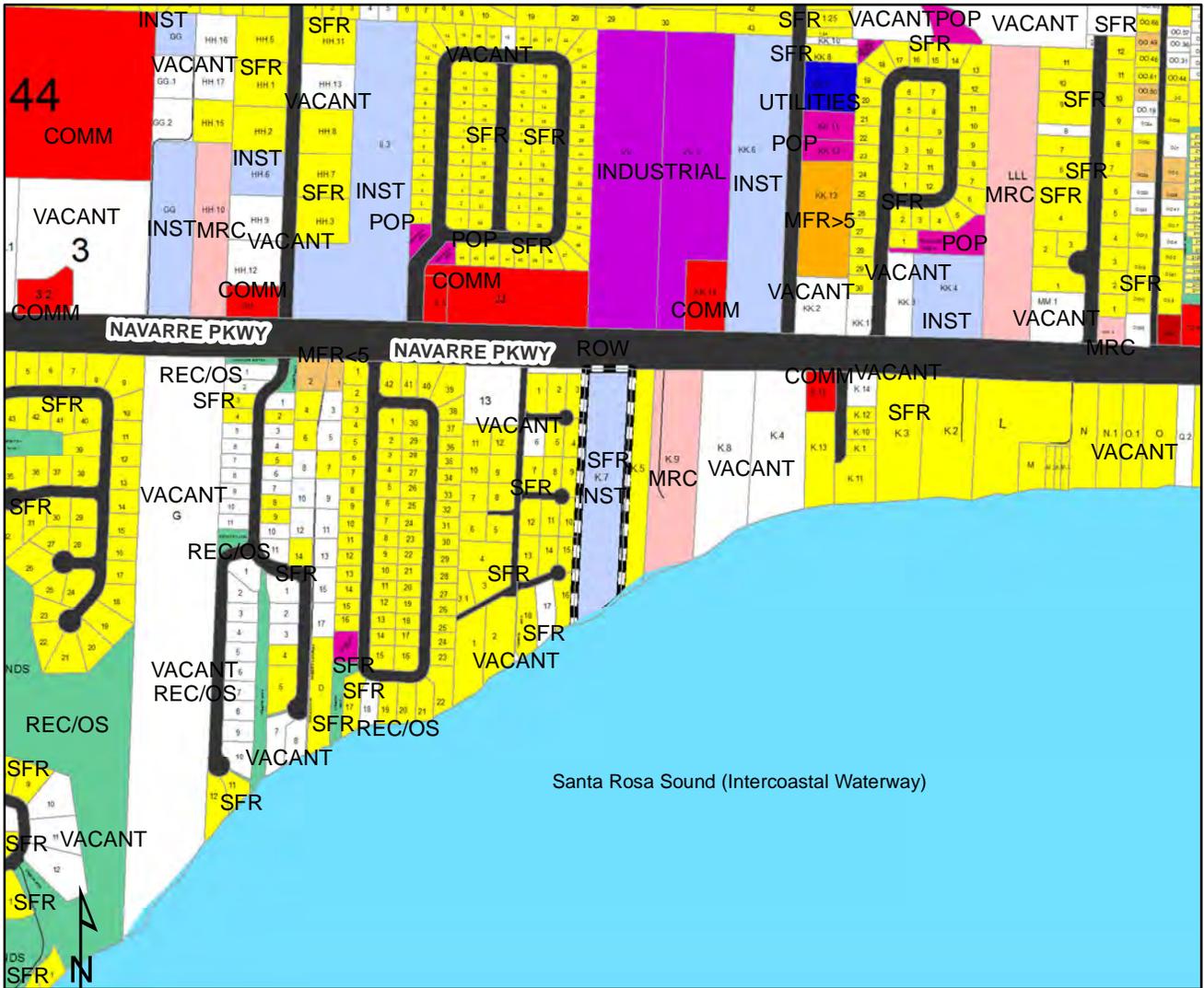
2015-CU-027 Close Up Aerial



Legend
 PendingZBJuly

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2015-CU-027 Existing Land Use



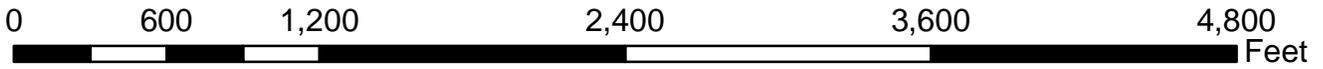
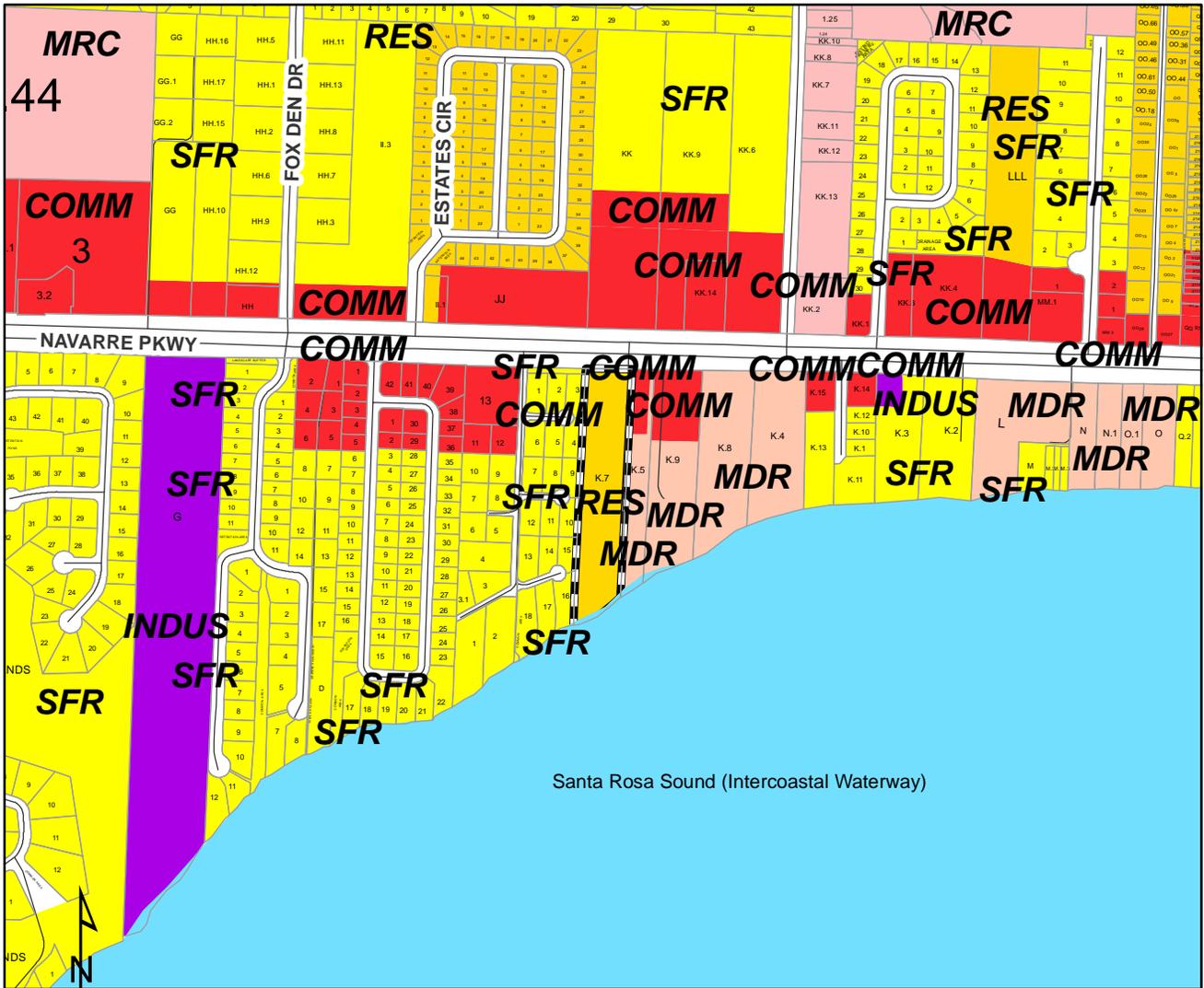
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Pending ZBJuly	Existing Land Use	Institutional	Recreation/Open Space
Agriculture	CATEGORY	Multi-Family Residential <5	Right of Way
Agriculture, Homestead	Multi-Family Residential >5	Single Family Residential	Silviculture
Condo's/Townhomes	Military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

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2015-CU-027 Future Land Use



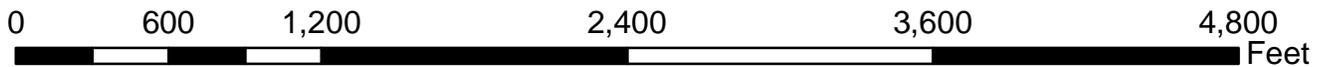
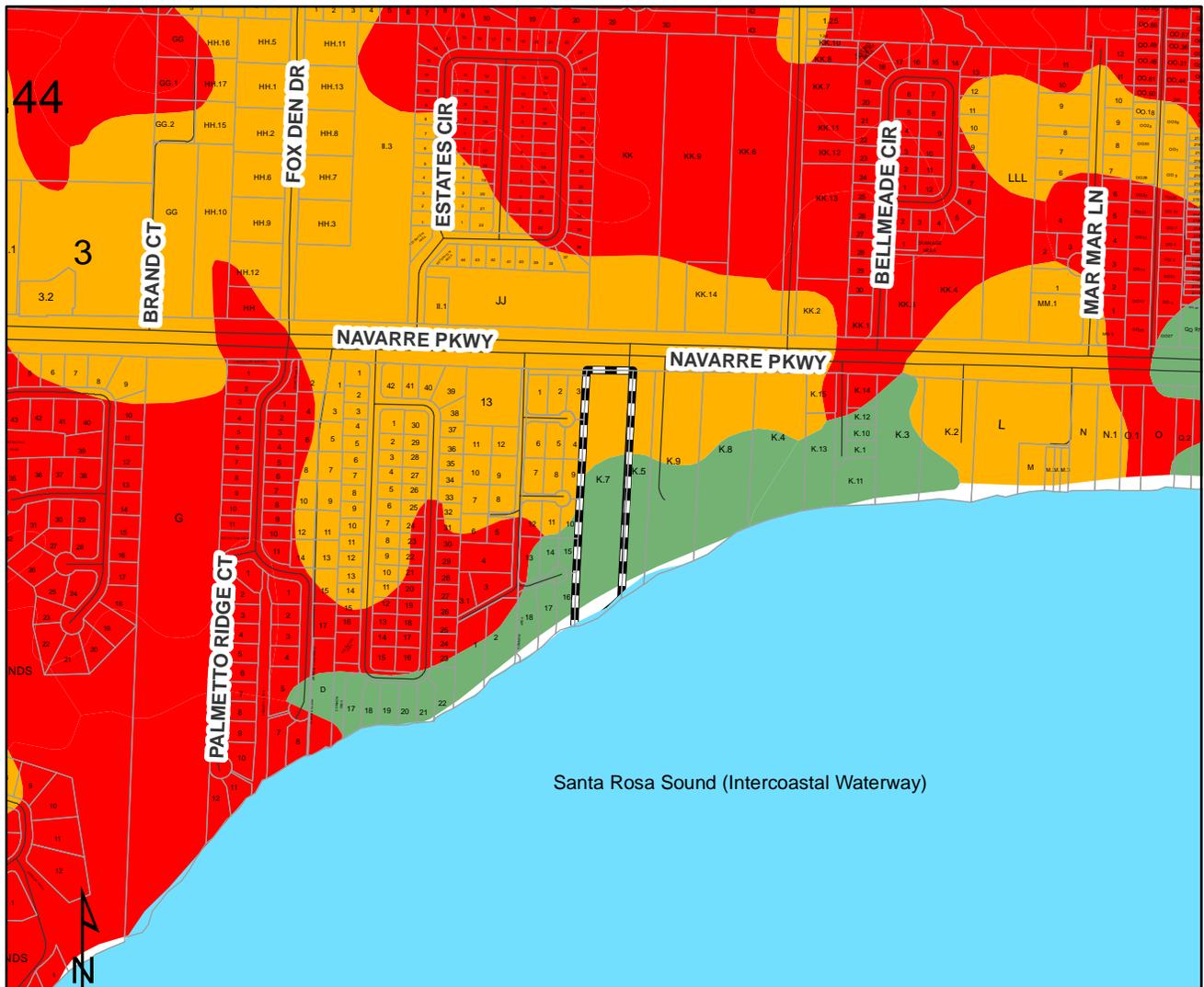
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Pending ZB July	AGRICULTURE (AG)	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
SINGLE FAMILY RESIDENTIAL (SFR)	INDUSTRIAL (INDUS)	MARINA (MARINA)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
MEDIUM DENSITY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

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2015-CU-027 Septic Tank Suitability



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Pending ZB July

Septic Tank Suitability

Map Unit Symbol

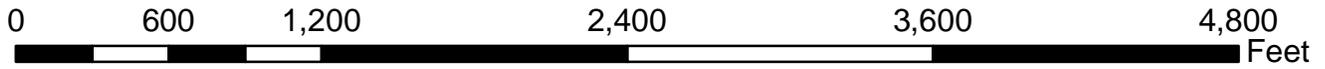
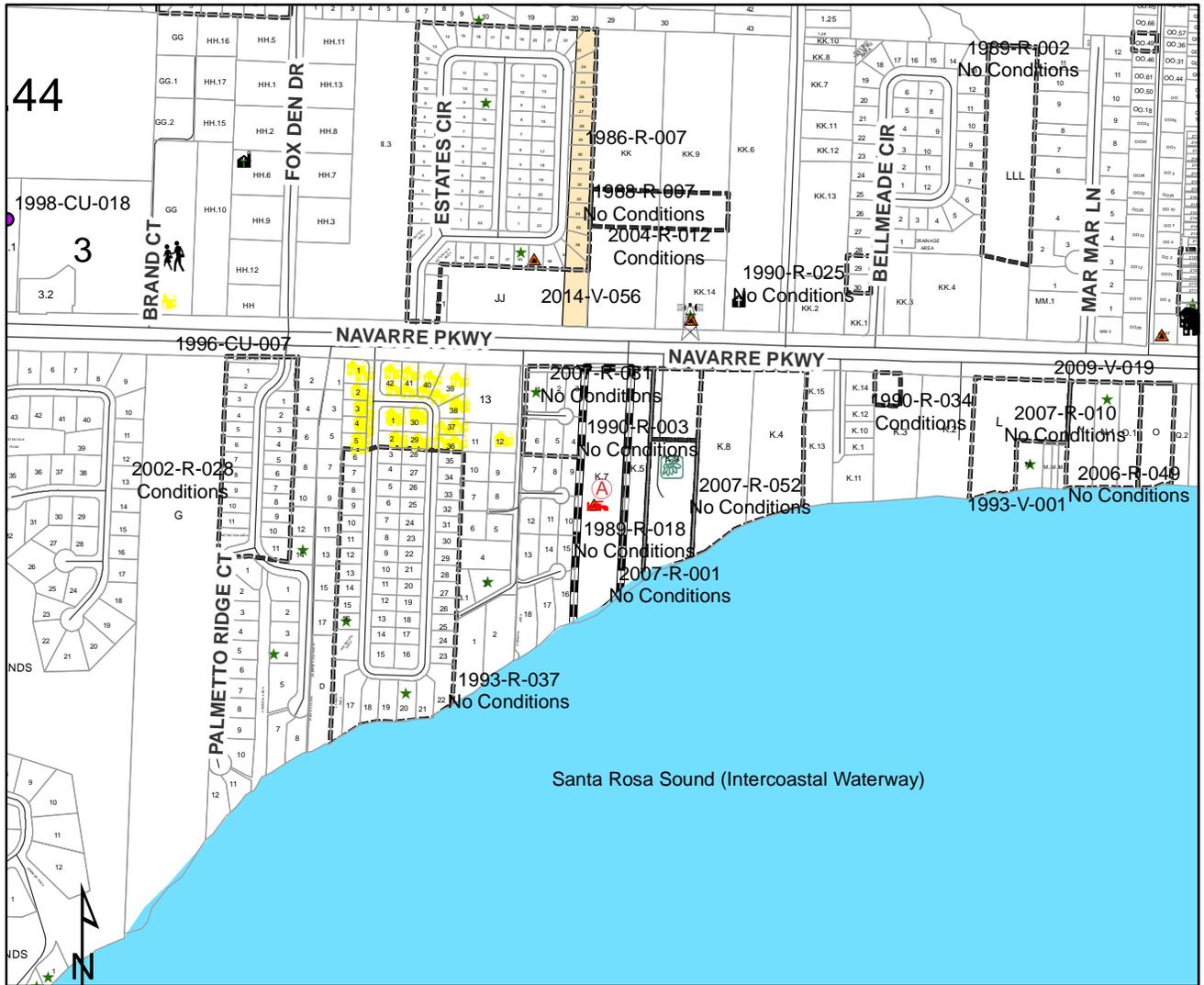
- Limitations are Slight for Septic Tank Absorption Fields
- Limitations are Moderate for Septic Tank Absorption Fields
- Limitations are Severe for Septic Tank Absorption Fields

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2015-CU-027

Previous Zoning Board Decisions in the Area



Legend
 PendingZBJuly

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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



Rhonda C. Royals
Building Official

Conditional Use Application

*Application Instructions begin on Page 4

ORIGINAL

** For Official Use Only **	
Application No. <u>2015 -CU- 027</u>	Date Received: <u>5-28-15</u>
Review Fee: <u>235 + 89.50</u>	Receipt No.: <u>185</u>
Zoning District: <u>R3</u>	Conditional Use
FLUM Designation: <u>RES</u>	Request: <u>6.09.02.</u>

Property

Owner

Property Owner Name: Twelve Calis Alcohol & Drug Treatment Ctr ^{VD# 4}

Address: 2068 HEALTHCARE AVE
NAVARO, FL 32566

Phone: 850 939-1200 Fax: 850 939-1257

Email: dschlott@crchealth.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): 212 S 26078000K070000
-OR-

Street Address of property for which the Conditional Use is requested:
2068 HEALTHCARE AVE NAVARO, FL 32566

Parcel Size (acres): 4.84 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).

Special Residential Facilities
(See Description of Services, ATTACHED)
(Site PLAN ATTACHED)

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.

12 Oaks is compliant with State and Federal standards for operation of services provided. 12 Oaks is in operation and has public safeguards in place. The addition is center of the campus and will not adversely affect neighbors. Addition is not higher than adjoining buildings. Access to the entire center Certification and Authorization is directly from Highway 98.

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.

R Mark Sawyer
Applicant Name (Type or Print)

12 Oaks CEO
Title (if applicable)

R Mark Sawyer
Applicant Signature

5-28-15
Date

Description of Services

from 12 oaks website
twelveoaks.crchealth.com

GET ANSWERS
877-762-3758

Exclusive, expert drug treatment in a supportive and nurturing setting

Twelve Oaks Treatment Center has been providing alcohol and drug addiction treatment for 30 years. Trusted and highly regarded by therapists and doctors as one of Florida's top rehab centers, we offer varied levels of care according to patient needs, and provide the most advanced treatment available for substance abuse.

Talk to a Specialist Today

[Privacy Policy](#)



Photos

Our picturesque campus on the waterfront provides a serene setting for healing and recovery.



Meet the Team

We provide the highest quality care through our experienced treatment professionals.

Menu

GET ANSWERS
877-762-3758

Addiction Treatment

Twelve Oaks, one of Florida's top rehab centers for substance abuse treatment provides comprehensive substance abuse evaluations with treatment recommendations, intensive outpatient treatment and co-occurring disorders programs. At Twelve Oaks Recovery Center you will find one of the most highly qualified and experienced team of counselors, physicians and nurses – all of whom are committed to providing you with respectful, individualized and confidential treatment. Located on the Emerald Coast, Twelve Oaks offers an atmosphere of healing strength in one of Florida's most serene and beautiful locations.



Twelve Oaks will evaluate your needs and develop a treatment plan for you at our scenic center.

After an accident, injury, illness, surgery or other event, people may experience pain that lasts for a prolonged period. Individuals who are being treated for chronic pain sometimes take more medication than prescribed in an attempt to find relief. This may lead to a dependency on narcotics or other medication, requiring treatment of the prescription drug addiction.

Evaluation & Consultation

Treatment begins with an evaluation/consultation in order to determine the need for detoxification and medical stabilization; assess the patient's risk factors for chronic use of opiate and/or sedative/hypnotic medications; and evaluate psychological/life stress conditions that may hinder recovery of the chronic pain condition.

Treatment

By utilizing a multi-disciplinary holistic approach including physical, emotional, and spiritual components we are able to address the patient's understanding of chronic pain and develop an appropriate treatment plan which may involve detoxification, medication management, adjunct therapies, multidisciplinary referrals, and participation in chronic pain groups.

Treatment for Co-occurring Disorders

Twelve Oaks provides the most advanced treatment for substance abuse and co-occurring disorders available. We specialize in treating a full spectrum of alcohol and drug addictions as well as co-occurring disorders.

For help now please call 877.762.3758

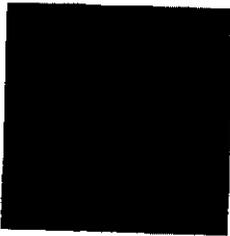
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2069 Healthcare Avenue, Navarre, FL 32566, 877-762-3758
crchealthgroup

Menu

GET ANSWERS
877-762-3758

A Message From Our Director



Welcome to the Twelve Oaks website, and thank you for your interest in our program.

No matter how severely a person has been impacted by addiction, the decision to finally get help is rarely easy.

Whether you looking for help for yourself or someone you love, I want you to know that I understand what you are experiencing, and I commend you for taking this important step toward a future without drugs.

As you may have already read on this site, Twelve Oaks is a private facility that provides addiction treatment services to adults and adolescents. We are proud to offer a wide range of therapies and other services that have helped thousands of patients escape the chains of addiction.

But our rich history of effective programs and therapies doesn't tell the full story of Twelve Oaks. From my perspective – and from the feedback I've received from many patients and family members — the true transformative power of Twelve Oaks is found in the men and women who come to work here every day with the sole purpose of helping people in need.

The Twelve Oaks team is composed of talented professionals with an impressive degree of experience and expertise. Perhaps most importantly, though, they are compassionate people who understand both the devastation of addiction and the promise of recovery – and who have dedicated their lives to using their insights and talents in service of others.

When you enter treatment at Twelve Oaks, you don't become a passive recipient of care. Instead, you will work in active collaboration with our staff members to craft a personalized course of treatment that meets your needs and brings you closer to the goals that you have identified as most important to you.

Guided by our core principles, backed by research, and based on continued improvements in the science of addiction treatment, this patient-provider collaboration has helped thousands of men and women – and we're confident that it can make a real and lasting difference in your life, too.

The day you begin treatment here is your last day of using drugs or alcohol, and the beginning of a free and fulfilling life. I and every other member of the Twelve Oaks family look forward to helping you on your journey to a drug-free future.

For specific details about any aspect of our program, please feel free to call us (877.762.3758) or [visit our Contact page](#).

On behalf of the entire Twelve Oaks team, I wish you and your family all the best.

Sincerely,

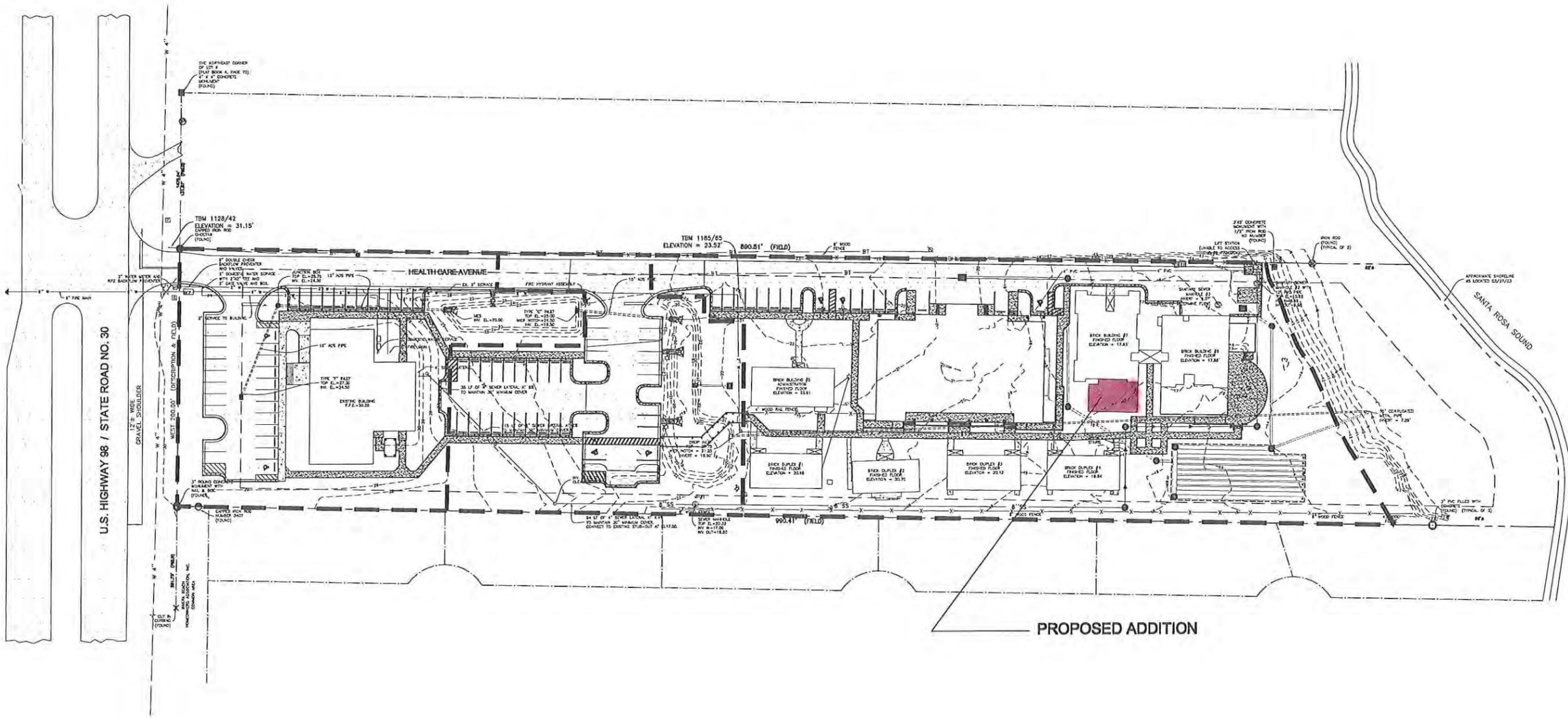
Mark Sawyer

Executive Director

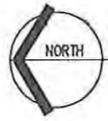
Twelve Oaks Alcohol & Drug Treatment Center

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crchealthgroup.com



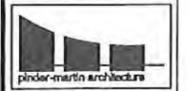
PROPOSED ADDITION



TWELVE OAKS - ARCHITECTURAL SITE PLAN



1" = 80'



FRIEDER-MARTIN ASSOCIATES, INC.
1001 N. 120 AVENUE
PENSACOLA, FL 32501
850-439-8110
AA3000008

PROJECT:
BUILDING (B) - D
DETOX EXPANSION AT
TWELVE OAKS
LOCATION:
TWELVE OAKS
2088 HEALTHCARE AVENUE
NAVARO, FL 32888

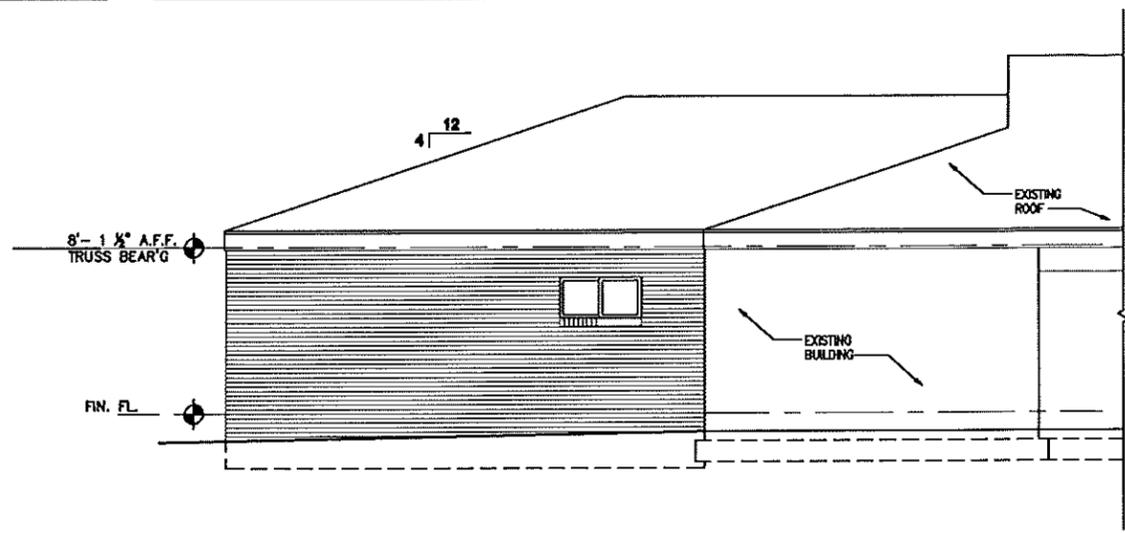
No.	Revisions/Date	Date

DRAWN BY: [Symbol]
CHECKED BY: [Symbol]
FRIEDER-MARTIN ASSOCIATES, INC.
Project # 21800421
Estimate Approved: 05-23-08
Released for Permitting: 04-07-10

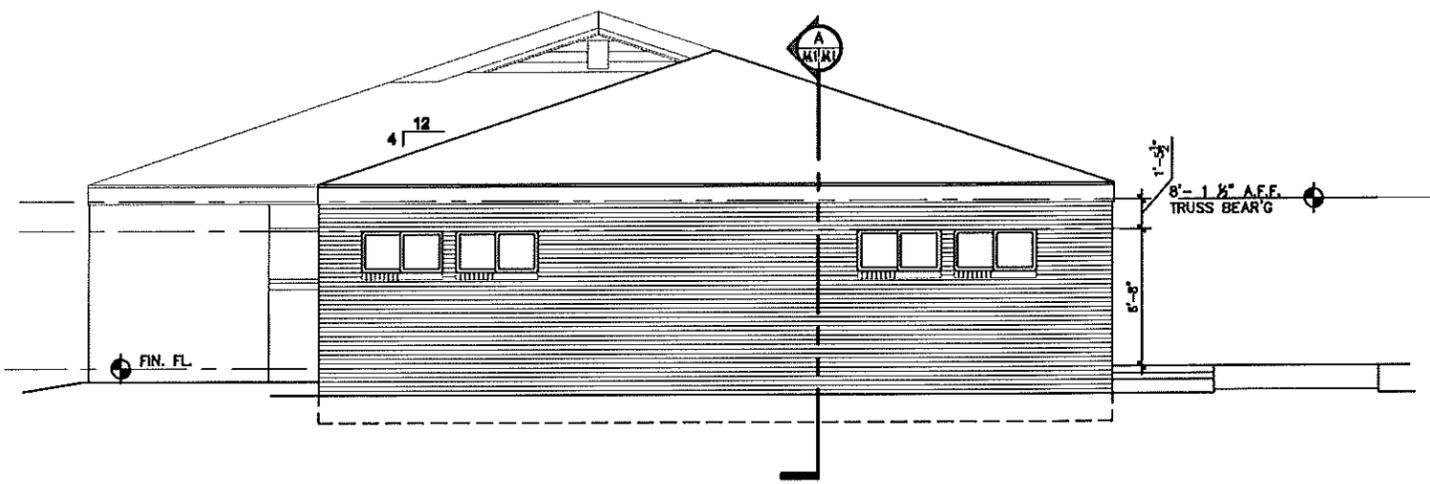
ARCHITECTURAL
SITE PLAN

A0.1

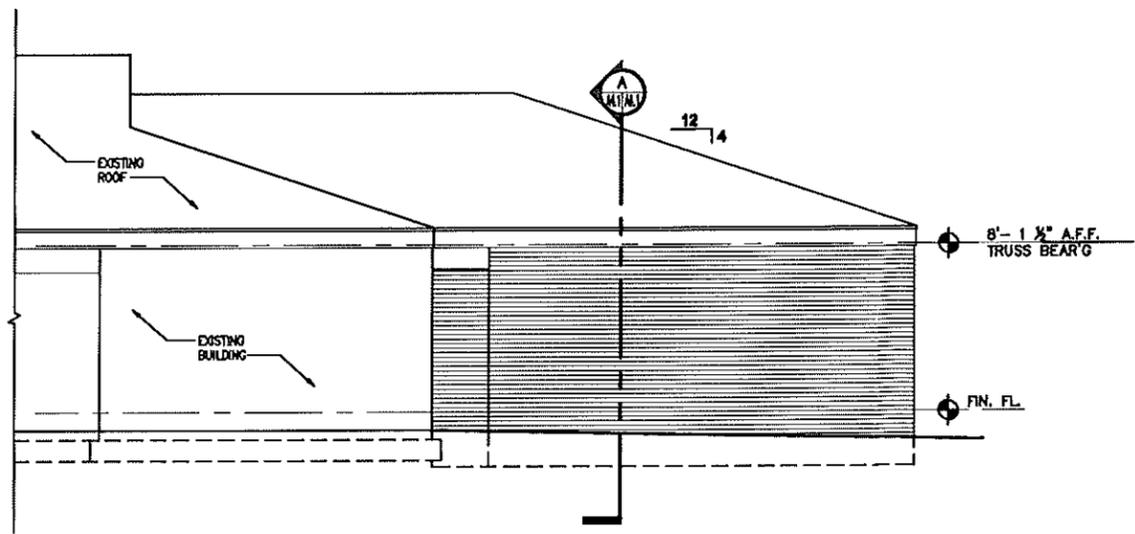
PLATE



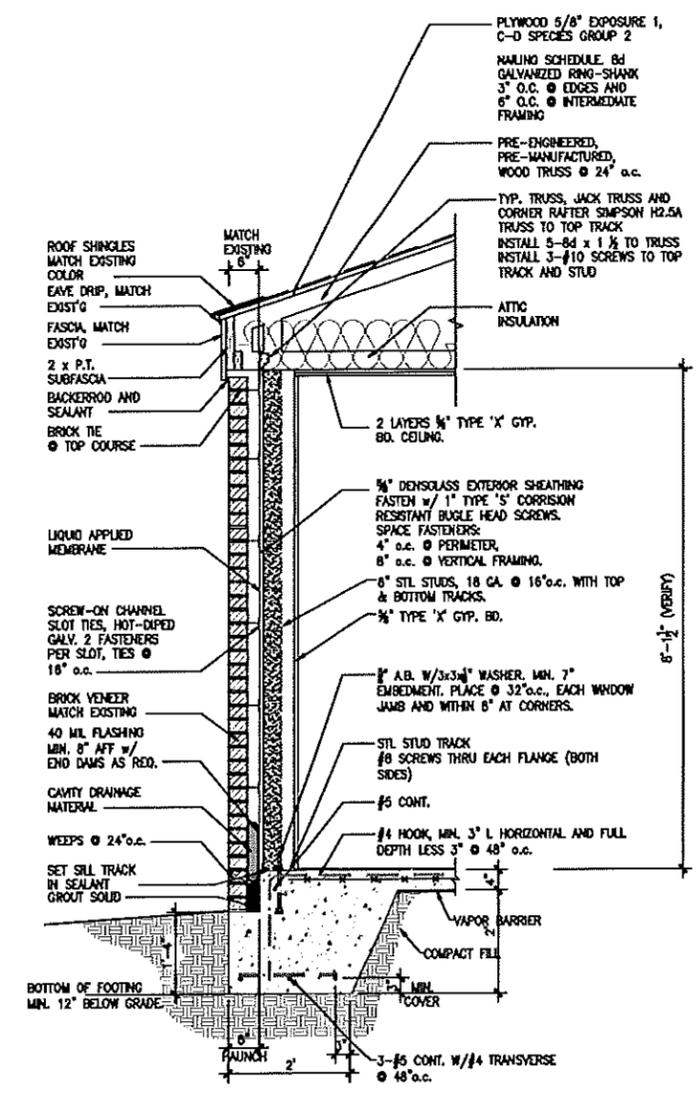
1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 WEST ELEVATION
SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



A WALL SECTION
SCALE: 1/4"=1'-0"

pinder-martin architecture
PINDER-MARTIN ASSOCIATES, INC.
1001 N. 12th AVENUE
PENSACOLA, FL. 32501
850-438-9110
AA2800088

PROJECT:
BUILDING #:
OWNER: BISHOP AT THE GARD
LOCATION:
TINLEY GARD
3800 HEALTHCARE AVENUE
MARIETTA, FL. 32080

No.	Revision/Issue	Date

DRAWN BY: [Signature]
CHECKED BY: [Signature]
PINDER-MARTIN ASSOCIATES, INC.
Project #: 21000401
Submittal App'd: 05-05-10
Released for Permitting: 04-08-10

NEW WORK FLOOR PLAN

A4.1
21000401 A4.1 10/08/10