

**2015-CU-028**

**Project Name:** Navarre Senior Living Community

**Applicant and/or  
Property Owner:** Argent Development Co., LLC

**Representative:** Chris Matthews

**Request:** Conditional Use to allow a multifamily residential development within an HCD/HON (Highway Commercial Development/Heart of Navarre overlay) and HCD (Highway Commercial Development) zoning district.

(LDC 6.09.02.L)

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



**Conditional Use 2015-CU-028**

**General Information:**

**Applicant:** Argent Development Co., LLC

**Representative:** Chris Matthews

**Project Location:** 8800 block of Navarre Pkwy., Navarre

**Parcel Number:** 21-2S-26-0780-0AA00-0000,  
21-2S-26-2740-00700-0190,  
21-2S-26-2740-00700-0200, &  
21-2S-26-2740-00700-0210

**Request:** Conditional Use to allow a multifamily residential Development within HCD /HON (Highway Commercial Development/Heart of Navarre overlay) and HCD (Highway Commercial Development)zoning district.

**Existing Conditions:** 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 construct a multifamily residential complex for seniors 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 anticipated that the proposed use will not unduly or adversely affect other property in the impacted area in which it is located.**

**The subject site has single family uses to the north and west commercial and office uses to the south and office 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.

L. Multiple Family Dwelling Structures (NC, HCD): As defined in Section 6.03.01.

1. The scale, intensity and operation of such use shall not generate unreasonable noise, congestion or other potential nuisances to contiguous residential properties.

**Is this criterion met? Yes**

**Staff Analysis: It is not anticipated that the scale, intensity and operation of the proposed use will generate unreasonable noise, congestion or other potential nuisances to the contiguous residential properties.**

2. Land may be developed to a maximum density of ten (10) units per acre provided bulk regulations as outlined in this ordinance and the more restrictive open space is applied to the entire parcel. The minimum width of any parcel being developed for multiple family purposes shall be one hundred (100) feet.

**Is this criterion met? Yes**

**Staff Analysis: The subject site is 19.2 acres and has more than 100 feet in width. The applicant is proposing 180 multifamily units for the site along with an 80 bed assisted living facility, a 32 bed memory care facility, an Andrews Institute (Baptist Hospital) Rehabilitation Center, and commercial retail storefronts.**

3. Site plan criteria including but not limited to buffering, fences, etc. Should be designed as to maximize compatibility with adjacent land uses of lesser intensity and provide for a smooth transition where greater or varying intensity in Land Uses exists.

**Is this criterion met?            Yes**

**Staff Analysis: Buffers will be required to provide compatibility.**

4. Sites should be located within more highly accessible portions of the district nearest major thoroughfares or minor collector streets as opposed to internal residential streets.

**Is this criterion met?            Yes**

**Staff Analysis: The subject site is located on Navarre Pkwy. and Ortega St..**

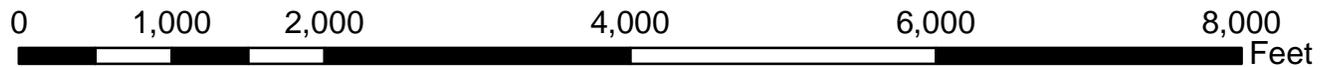
5. Appropriate public services and facilities including, but not limited to, sanitary sewers, water supply, roads, etc. must be available.

**Is this criterion met?            Yes**

**Staff Analysis: The subject site has water and sewer availability and is in very close proximity to a major shopping corridor.**



# 2015-CU-028 Location

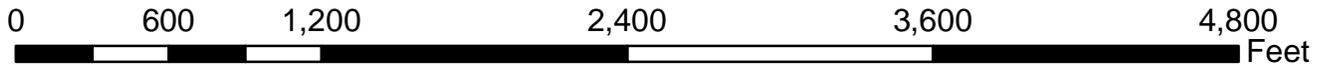
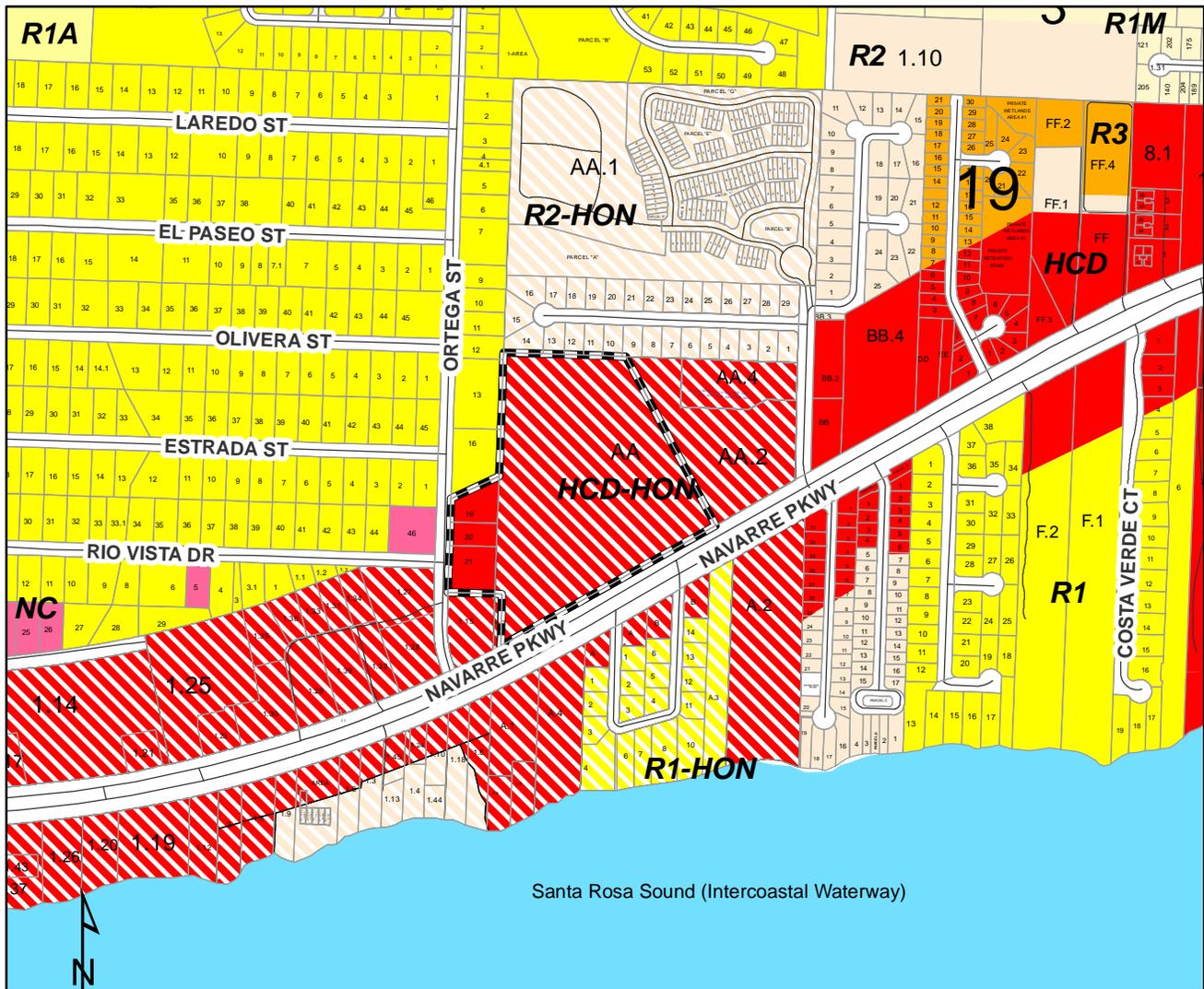


## Legend

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# 2015-CU-028 Zoning



**Legend**

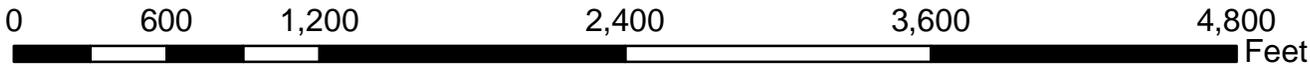
Pending ZB/July	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)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

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# 2015-CU-028

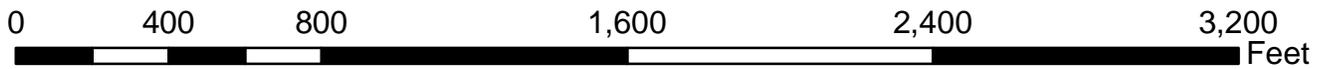
## Aerial



### Legend

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# 2015-CU-028 Close Up Aerial

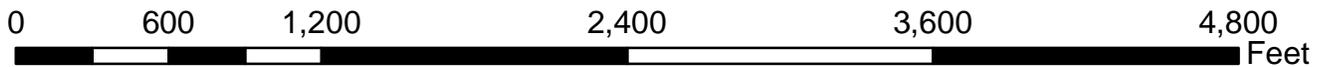
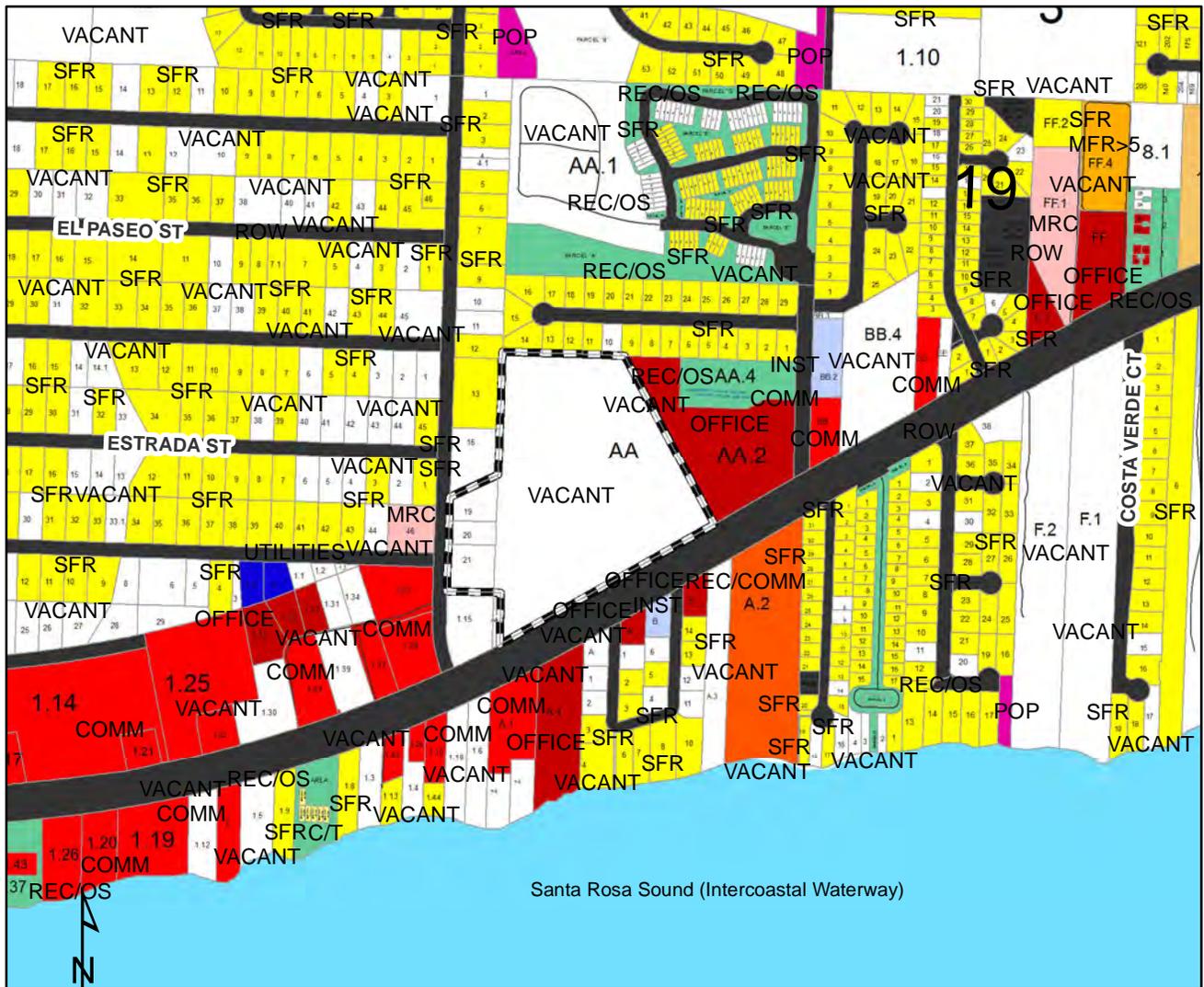


## Legend

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# 2015-CU-028 Existing Land Use



### Legend

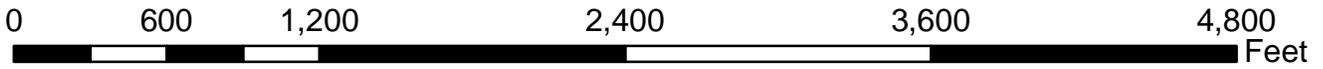
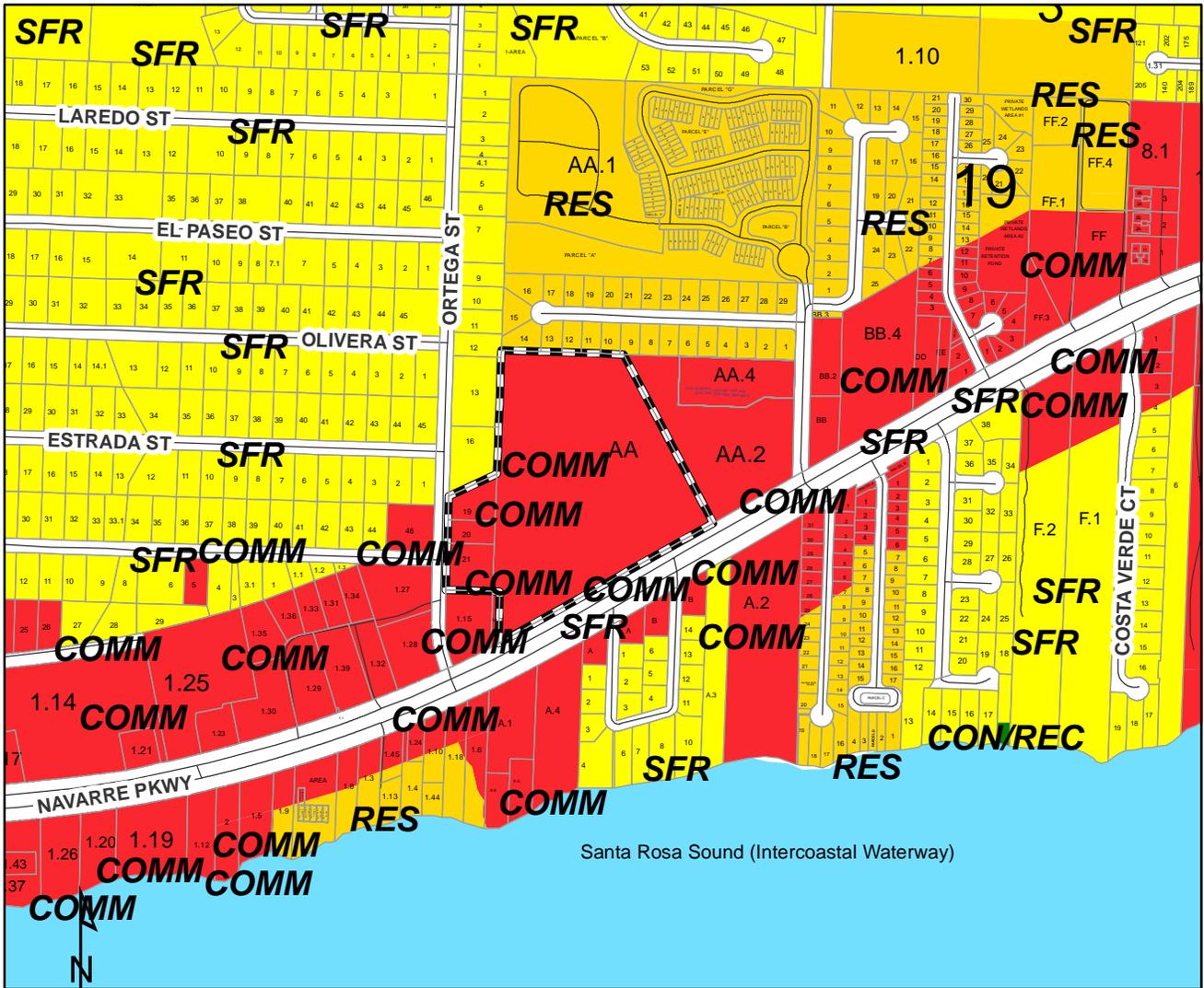
#### Existing Land Use CATEGORY

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

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# 2015-CU-028 Future Land Use

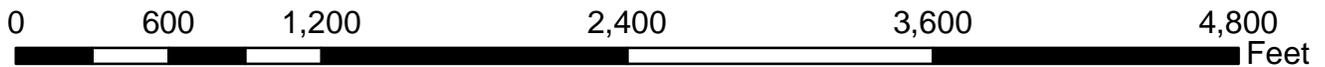
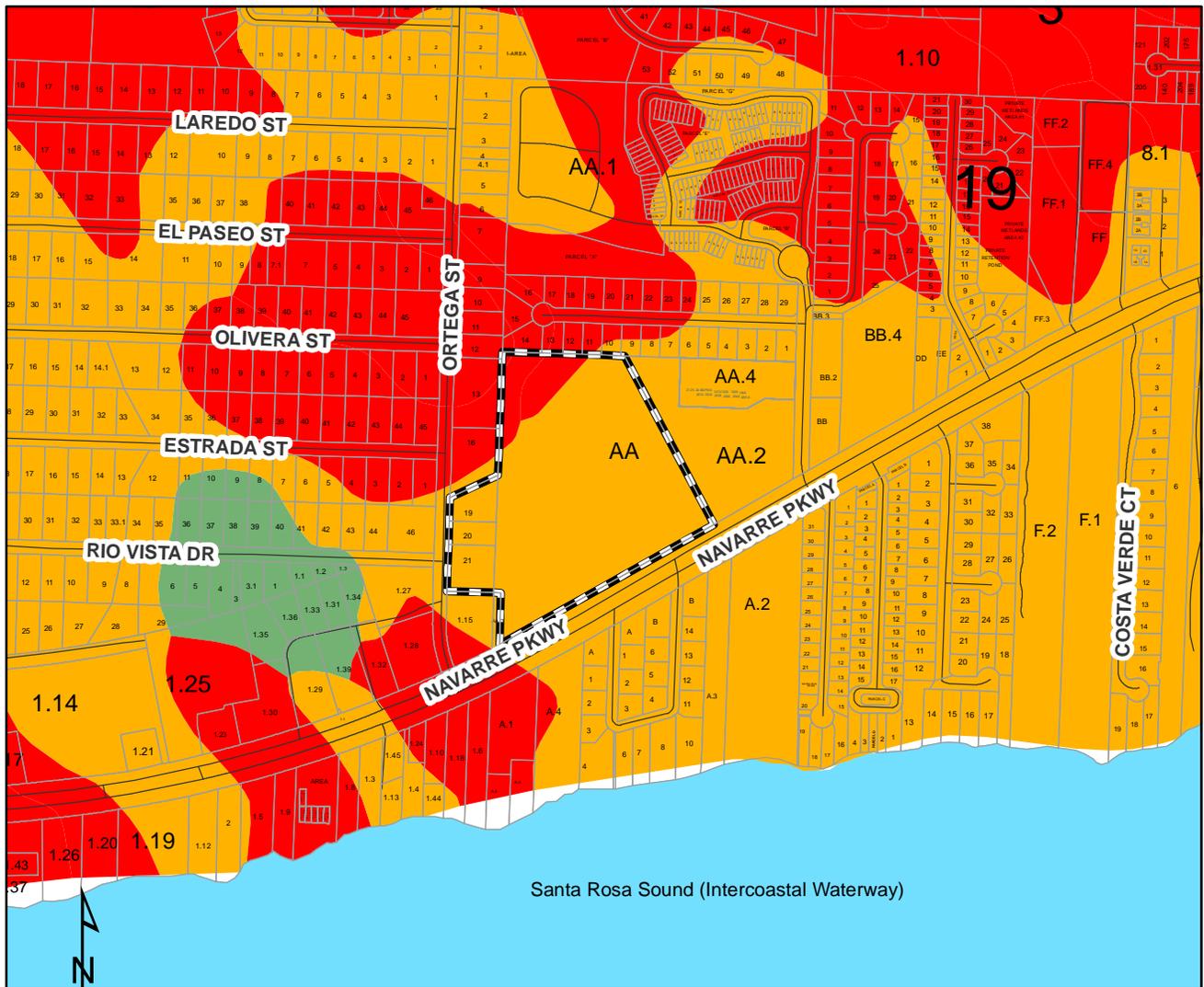


**Legend**

<span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black;"></span> AGRICULTURE (AG)	<span style="display: inline-block; width: 15px; height: 10px; background-color: #008080; border: 1px solid black;"></span> BAGDAD HISTORIC DISTRICT (HIS)	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMDHR)
<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black;"></span> SINGLE FAMILY RESIDENTIAL (SFR)	<span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black;"></span> INDUSTRIAL (INDUS)	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA500; border: 1px solid black;"></span> NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFDAB9; border: 1px solid black;"></span> MEDIUM DENSITY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #00CED1; border: 1px solid black;"></span> MARINA (MARINA)	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFB6C1; border: 1px solid black;"></span> NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> RESIDENTIAL (RES)	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> MILITARY (MIL)	<span style="display: inline-block; width: 15px; height: 10px; background-color: #4169E1; border: 1px solid black;"></span> NAVARRE BEACH UTILITIES (NBU)
<span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black;"></span> COMMERCIAL (COMM)	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black;"></span> MIXED RESIDENTIAL COMMERCIAL (MRC)	<span style="display: inline-block; width: 15px; height: 10px; background-color: #A9A9A9; border: 1px solid black;"></span> CITY
<span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black;"></span> CONSERVATION/RECREATION (CON/REC)	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black;"></span> NAVARRE BEACH COMMERCIAL (NBCOMM)	<span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; border-style: dashed;"></span> RAIL
<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black;"></span> GP SINGLE FAMILY RESIDENTIAL (GPSFR)	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	<span style="display: inline-block; width: 15px; height: 10px; background-color: #00FFFF; border: 1px solid black;"></span> WATER
<span style="display: inline-block; width: 15px; height: 10px; background-color: #D2B48C; border: 1px solid black;"></span> GP RURAL RESIDENTIAL (GPRR)	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFDAB9; border: 1px solid black;"></span> NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)	

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# 2015-CU-028 Septic Tank Suitability



**Legend**

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

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



Rhonda C. Royals  
Building Official

## Conditional Use Application

\*Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2015-CU-0028</u>	Date Received: <u>5-28-15</u>
Review Fee: <u>\$235+</u>	Receipt No.: _____
Zoning District: <u>HCA-HON</u>	Conditional Use Request: <u>6.09.02</u>
FLUM Designation: <u>COMM</u>	

**Property Owner**

± 19.209 VD#4 or WALKER ENTERPRISES  
Property Owner Name: BROOKS COASTAL LLC (TREY WALLACE)

Address: 5370 OAKDALE RD  
SMIRNA, GA 30082

Phone: 404-879-1380 Fax: 404-879-1399

Email: TREY@WREDEV.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: ARGENT GROUP Argent Development Co. LLC

Contact Name: CHRIS MATTHEWS

Address: 4501 N WINCHESTER  
CHICAGO, IL 60640

Phone: 847-814-9694 Fax: \_\_\_\_\_

Email: CMATTHEWS@ARGENTGRP.COM

**Property Information**

Parcel ID Number(s): (4) 21-25-26-0780-0A00-0008 PRIMARY  
**-OR-** SEE ATTACHED PROPERTIES AND ADJACENT CONNECTED PROPERTIES  
Street Address of property for which the Conditional Use is requested:  
21-25-26-2740-00700-0190, 21-25-26-2740-00700-0200  
21-25-26-2740-00700-0210

Parcel Size (acres): 19.19 ACRES (4 COMBINED)  
19.209

**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).

SEE ATTACHED DEVELOPMENT DESCRIPTION.

**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 CONDITIONAL USE INFORMATION IN OUR REQUEST FOR MASTER PLAN APPROVAL.

**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.

STEVEN KARKMAN  
Applicant Name (Type or Print)

[Signature]  
Applicant Signature

ARCHITECT  
Title (if applicable)

5/28/15  
Date

**Navarre Senior Living Community**  
**Navarre, Florida**

*Presented by: Argent Group with STOA Architects*

Argent Group is an established and impressive senior living care company with senior living facilities in the Midwest and expanding to the southeast, into the Florida panhandle area. STOA Architects is pleased to be teamed with Argent Group to bring quality senior living to our local communities. Please see our Santa Rosa Development - Conditional Use Application.

The Navarre Senior Living Community is partnered with Baptist Healthcare which will enhance senior care for the entire Navarre and Santa Rosa area. The senior development will have a 80 bed Assisted Living facility and 32 bed Memory Care facility connected to a new Andrews Institute (Baptist Healthcare) Rehabilitation Center. As a combined complex, the full service senior care will be the best in the area. The Rehab Center will have public access and will support Baptist Healthcare and the surrounding community as well as the seniors. On adjacent properties, a 180 unit multi-family geared toward senior Independent Living (preference toward age or disability services) will be built in the northern corner. Remaining land area is set aside for commercial retail storefronts which will market towards healthcare services, products, and support.

Argent Group is requesting Santa Rosa approve the development masterplan with conditional use for the multi-family residential facility which will ultimately help support this regional senior healthcare market. The residential facility will be designed, constructed and operated to provide additional positive health and welfare to the community. It will not have a negative impact on the area or community and is applicable to the adjacent senior uses in the development and single family residential of the community. The multi-family residential satisfies criteria of subsection L as defined in Section 6.03.01. The building will not generate unreasonable noise or congestion and will be setback from neighboring properties. The 180 unit facility is under the 10 units per acre (191 allowed for 19.1 acres) complying with bulk regulations outlined in the ordinance. The attached masterplan has the appropriate building setbacks, buffer zones with landscape areas, storm water detention/retention areas that are features and transitions from roads, green spaces to buildings to allow various uses of the surrounding site. The masterplan maintains a consistent line of buildings along the main Hwy 98 thoroughfare with uses and buildings which require easy access and then the more private and comfortable residential facility is set back for more relaxing living. Finally, the masterplan and multifamily living has extended utility services that will support the uses and buildings planned for this development. Road and utility improvements may include required upgrades along Hwy 98 and into the adjacent properties with access points and stormwater planning.

Please refer to the site masterplan for general development layout, internal vehicle circulation, parking areas and parking quantities. The masterplan has been developed to provide ample shared parking around the assisted living/Rehab buildings and into the Baptist Healthcare site. Baptist is a partner in the project and has agreed to the plan presented. Public green spaces have been incorporated into the masterplan as well as private secure memory care courtyard. Drive access points have been included to

the new Culvers restaurant site and adjacent Baptist clinic site for alternate traffic patterns and to create a more uniform development.

STOA Architects has attached the parcel numbers for the 4 properties to be combined and then redistributed between the 3 primary uses of the site: Assisted Living/Memory Care/Rehab; Independent Living/Multi-family; and Commercial/Retail. We also attached the parcel numbers for the adjacent properties that the development connects to for drive access, shared parking and shared storm water. STOA also attached the potential list of community neighbors who will be contacted about the conditional use permit request.

Application fee will be paid by STOA Architects upon final amount request by Santa Rosa County. Please Contact Steven Kalkman at STOA Architects (850-432-1912) for more information or with questions.







# Santa Rosa County Development Services



**Beckie Cato, AICP**  
Planning and Zoning Director

**Tony Gomillion**  
Public Service Director

**Rhonda C. Royals**  
Building Official

August 8, 2014

Steven Kalkman  
Via email: [skalkman@stoarchitects.com](mailto:skalkman@stoarchitects.com)

RE: Pre-Application Meeting on August 4, 2014  
Project Name: **The Boardwalk of Navarre**  
Parcel(s): 212S2607800AA000000, 212S262740007000210, 212S262740007000200, and  
212S262740007000190

Dear Steven:

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](mailto:leslies@santarosa.fl.gov)

1. The three plans presented included a senior living village comprised of assisted living, memory care and independent living accommodations, a medical office building, and a rehabilitation facility with a defined retail area.
2. Access will need to be coordinated with FDOT, Florida Department of Transportation. A pre-application meeting has been scheduled for Thursday, August 14, 2014, at 10:30 am. Staff from Santa Rosa County will be in attendance to ensure that the County's requirements are met to the fullest extent possible.
3. The buildings on the site must observe the following setbacks: front (along Navarre Parkway) = 50 feet, rear (north) = 25 feet, east side = 5 feet, west side (adjacent to residential zoning districts) = 30 feet, west side (adjacent to commercial zoning districts) = 30 feet, and corner side (along Ortega Street) = 25 feet. Building height within the zoning district is 50 feet; however, per LDC 6.05.24.C.5.b, the building height for the primary parcel is 75 feet since it is located within the Heart of Navarre overlay south of Laredo Street. Parking may be located within the building setback areas; however it may not encroach into the required landscape such as the right-of-way landscaping and incompatible uses buffer areas along the north and northwest sides.

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

4. Parking for the ALF has been calculated at a rate of 1 space per .5 beds. Additional guest parking is encouraged with all of the uses proposed.
5. Development standards include landscaping in the form of right-of-way (perimeter) landscaping, parking area vegetation, and landscape buffers between incompatible uses. Landscaping along the right-of-way must consist of a vegetative strip at least 10 feet in width with 1 canopy tree per every 30 linear feet or fraction thereof and 1 shrub per every 5 linear feet or fraction thereof exclusive of the driveway connection. If overhead power lines are present, the trees may be moved to the interior of the site. The parking area landscaping must include 1 canopy tree and 4 shrubs for every 12 parking spaces. Landscape buffers are required between incompatible uses such as the residential properties which abut the lot on the northwest and west sides. A buffer may be chosen from buffer options "Standard C" or "Standard E". Please be advised that, per LDC 7.01.05.G.2, the County does allow for buffers to meander and vary in width as long as the overall buffer area is present.
6. If desired, a Variance to eliminate or reduce the landscape buffer(s) may be requested in tandem with the Conditional Use application.
7. As previously stated, urban and pedestrian interconnectivity is welcomed as part of the development design; however, it is not required.

**Engineering** – Marc Bonifay, (850) 981-7100, [march@santarosa.fl.gov](mailto:march@santarosa.fl.gov)

1. Rerouting the county drainage ditch will require granting the county a new drainage easement.

**Life Safety** – Joe Early, (850) 939-5236, [inspector@hdfd.org](mailto:inspector@hdfd.org)

1. Accessibility to structures
2. Water supplies.
3. Strong Passive Fire Protection

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,



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