2015-CU-030

Project Name:	n/a
Applicant and/or Property Owner:	OBrien's Custom Paint and Body, LLC
Representative:	Scott OBrien
Request:	Conditional Use request to allow a vehicle paint and body shop within HCD-HON (Highway Commercial Development- Heart of Navarre) zoning district. (LDC 6.09.02.N)
Zoning District:	HCD/HON (Highway Commercial Development/Heart of Navarre)
Zoning Board Recommendation:	***Recommended <u>Approval</u>*** ***Voting Result: 8 – 0***

Conditional Use 2015-CU-030

General Information:

Applicant:	OBrien's Custom Paint and Body, LLC
Representative:	Scott OBrien
Project Location:	2515 Highway 87 S, Navarre, FL
Parcel Number:	08-2S-26-0000-00420-0000
Request:	Conditional Use request to allow a vehicle paint and body shop 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 vehicle paint and body shop 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 is surrounded by vacant HCD-HON sites.

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.

6.09.02 Criteria Regulating Conditional Uses: All approved conditional uses shall be developed and maintained as approved by the Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional use shall be permitted by the Board of County Commissioners provided the Board finds that the proposed conditional use complies with the following requirements:

N. Vehicular Paint and Body Shops (HCD)

1. All paint and body work activities must be performed in a fully-enclosed building, including paint booths approved by the appropriate governmental agencies.

Is this criterion met? Yes

Staff Analysis: The applicant has indicated that all work will be done within a fully enclosed building and that the paint booths will meet the guidelines set forth by the appropriate governmental agencies. The proposed outside area will be used for storage and will be enclosed with an 8 foot screening fence.

2. Sites must be located within the more highly accessible portions of commercial districts, with limited proximity to residential districts.

Is this criterion met? Yes

Staff Analysis: This site is located on Highway 87 South.

3. Where abutting residential districts, an eight (8)-foot privacy fence must be provided for screening, and a twenty-five (25)-foot buffer must be maintained between any structure including accessory buildings and the property line.

   Is this criterion met? Yes

   Staff Analysis: The subject site does not abut residential districts.

4. One (1) parking space must be provided for each 400 square feet of gross floor area.

   Is this criterion met? Yes

   Staff Analysis: The subject site appears to have adequate parking for the proposed use. If approved the subject site will have to obtain a development order and appropriate permits.

5. The scale, intensity and operation of the use shall not generate unreasonable noise or potential hazard to contiguous residential or commercial property and should be compatible to surrounding commercial uses.

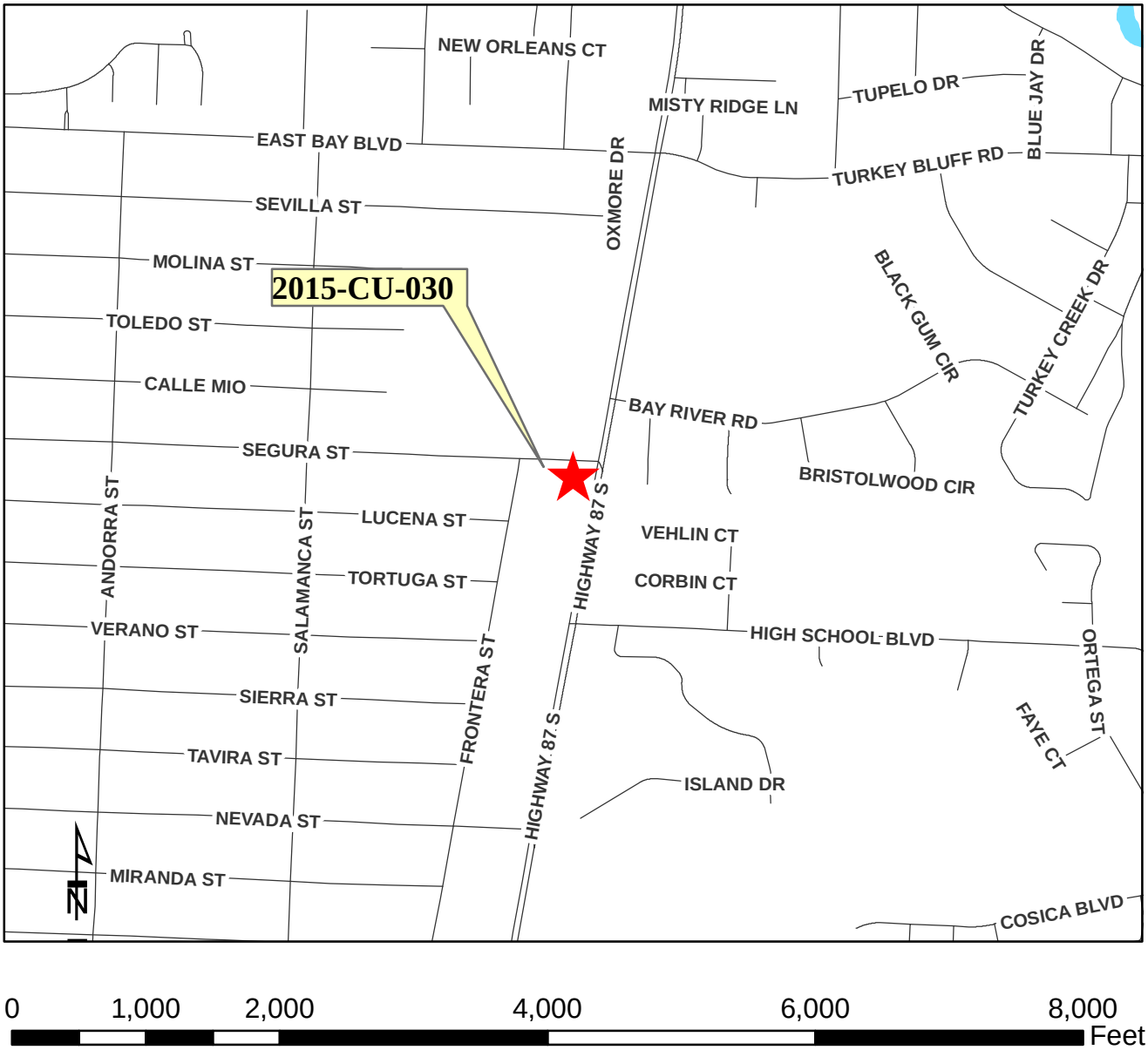
   Is this criterion met? Yes

   Staff Analysis: It is not anticipated that the scale, intensity or operation of the use will generate unreasonable noise or be a potential hazard to surrounding properties.

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-030
Location

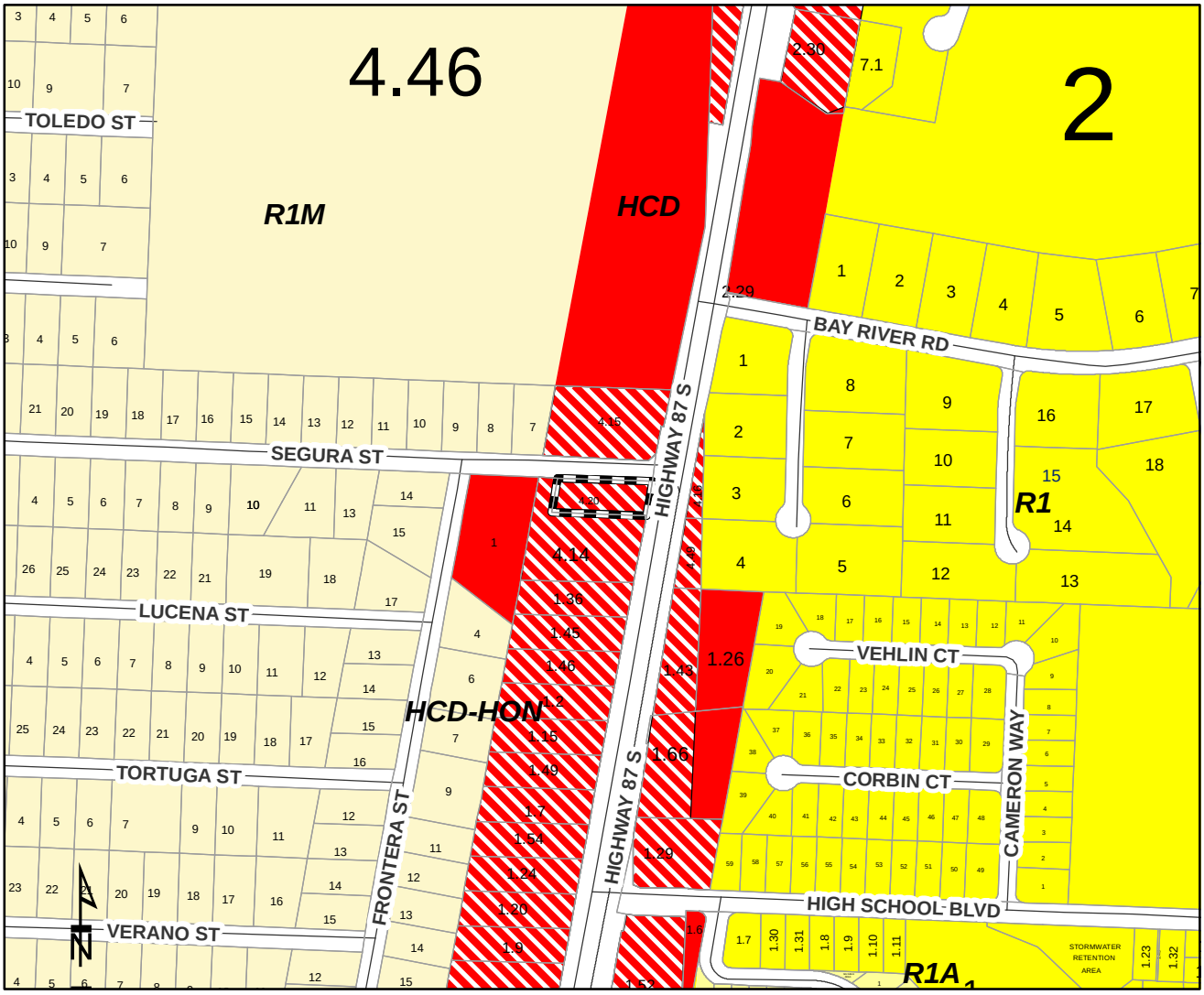


0 1,000 2,000 4,000 6,000 8,000 Feet

Legend

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2015-CU-030
Zoning



Legend

- PendingZBAugust
- Agriculture/Rural Residential (AG)
- AG within an Accident Potential Zone (AG-APZ)
- Agriculture (AG2)
- AG2 within an Accident Potential Zone (AG2-APZ)
- Marina (C-1M)
- Marina and Yacht Club (C-2M)
- Historical/Commercial (HC-1)
- Highway Commercial Development (HCD)
- HCD within an Accident Potential Zone (HCD-APZ)
- HCD within the Heart of Navarre (HCD-HON)
- HCD with the Navarre Town Center (HCD-NTC)
- Historical/Single Family (HR-1)
- Historical/Multiple Family (HR-2)
- Restricted Industrial (M-1)
- M1 within an Accident Potential Zone (M1-APZ)
- M1 within the Heart of Navarre (M1-HON)
- General Industrial (M-2)
- M2 within an Accident Potential Zone (M2-APZ)
- Planned Industrial Development (PID)
- Neighborhood Commercial (NC)
- NC-APZ
- NC within the Heart of Navarre (NC-HON)
- Passive Park (P-1)
- P1 within the Heart of Navarre (P1-HON)
- Active Park (P-2)
- P2 within an Accident Potential Zone (P2-APZ)
- P2 within the Heart of Navarre (P2-HON)
- Planned Business District (PBD)
- Planned Unit Development (PUD)
- Single Family Residential (R-1)
- R1 within an Accident Potential Zone (R1-APZ)
- R1within the Heart of Navarre (R1-HON)
- Single Family Residential (R-1A)
- Mixed Residential Subdivision (R-1M)
- R1M within an Accident Potential Zone (R1M-APZ)
- R1M within the Heart of Navarre (R1M-HON)
- Medium Density Residential (R-2)
- R2 within an Accident Potential Zone (R2-APZ)
- R2 within the Heart of Navarre (R2-HON)
- Medium Density Mixed Residential (R-2M)
- R2M within an Accident Potential Zone (R2M-APZ)
- R2M-HON
- Medium High Density Residential (R-3)
- Rural Residential Single Family (RR-1)
- RR1 within an Accident Potential Zone (RR1-APZ)
- Navarre Town Center 1 (TC1)
- Navarre Town Center 2 (TC2)
- Navarre Beach - Commercial (NB-C)
- Hotel - Navarre Beach (HNB)
- Navarre Beach - High Density (NB-HD)
- Navarre Beach -Medium Density (NB-MD)
- Navarre Beach - Planned Mixed Use Development (NB-PMUD)
- Navarre Beach - Conservation/Recreation (NB-CON/REC))
- Navarre Beach - Single Family (NB-SF)
- Navarre Beach - Medium High Density (NB-MHD)
- Navarre Beach - Utilities (NB-U)
- State
- State within an Accident Potential Zone (STATE-APZ)
- RAIL
- Right of Ways (ROAD)
- Military (MIL)
- Water
- Municipal Boundaries (CITY)

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2015-CU-030
Aerial

0 400 800 1,600 2,400 3,200 Feet

Legend

PendingZBAugust

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2015-CU-030
Close Up Aerial

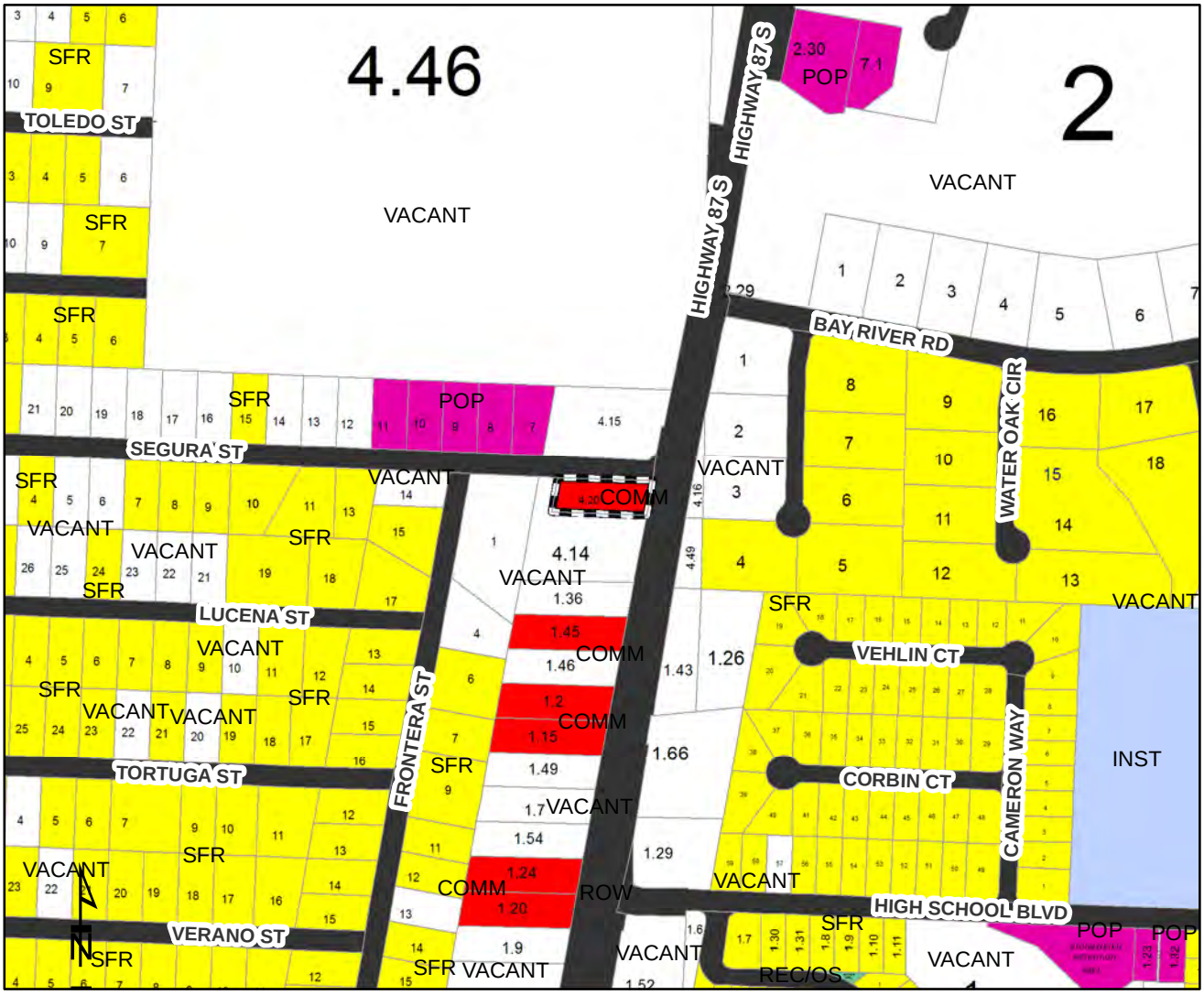
0 200 400 800 1,200 1,600 Feet

Legend

PendingZBAugust

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2015-CU-030
Existing Land Use



Legend

PendingZBAugust

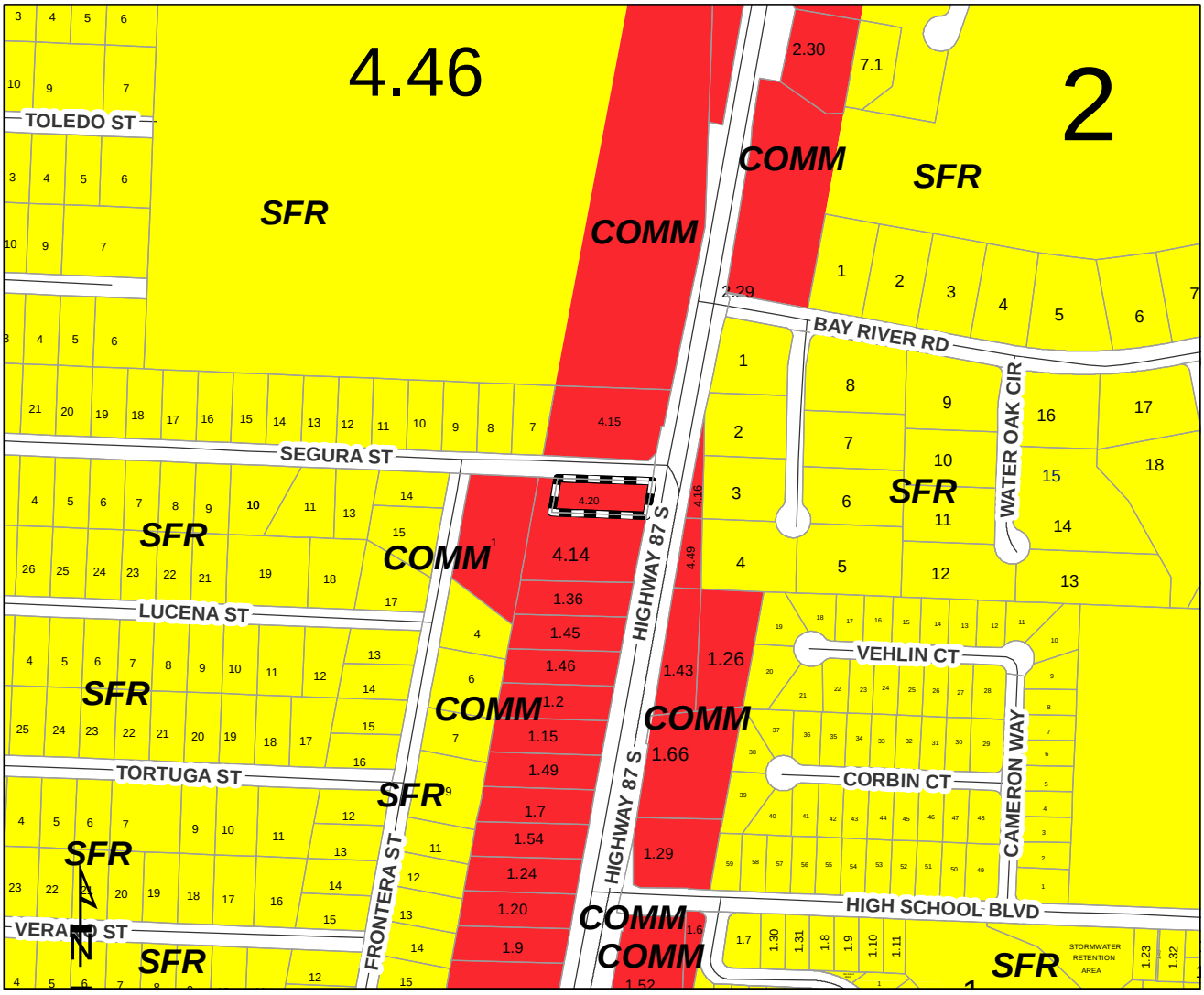
Existing Land Use

CATEGORY

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

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2015-CU-030
Future Land Use



0 400 800 1,600 2,400 3,200 Feet

Legend

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

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

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

Looking north up Hwy 87 S, subject site is to our left.

Looking northwest across Segura Street, the subject site is to our left.

Looking west down Segura Street, the subject site is to our left.

The rear view of the subject site.

Front view of the subject site.

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

** For Official Use Only **			
Application No.	2015 -CU- 030	Date Received:	7/29/15
Review Fee:	$235	Receipt No.:	268
Zoning District:	HCD-HON	Conditional Use Request:	6.09.02.
FLUM Designation:	COMM		

I 0.619 VO#4

Property Owner

Property Owner Name: RAA 3 LLC

Address: 533 N Spring St
Pensacola, FL 32501

Phone: _____ Fax: _____

Email: _____

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: OBriens Custom Paint and Body LLC

Contact Name: Scott OBrien

Address: 8643 Bristolwood Cir
Navarre FL 32566

Phone: 906-440-5936 Fax: 850-203-1933

Email: obriensautosoo@gmail.com

Property Information

Parcel ID Number(s): 08-2S-26-0000-00420-0000

-OR-

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

~~[illegible]~~ 2515 S HWY 87 Navarre FL 32566

Parcel Size (acres): .62 acres 270X100

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).

Paint + Body work - Cars - Bikes - RV's See 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. This building is fully enclosed. Our Paint Booth will be approved by the appropriate government agencies. Site is located on Highway 87 with Business around this area, Homes are a great distance away from Building. We will be putting up an 8 foot fence around the whole back section of the workarea. There are no other structures in the area. There is ample amount of parking (more than required) There will be very minimal noise being all work will be done insid of the Building

Certification and Authorization

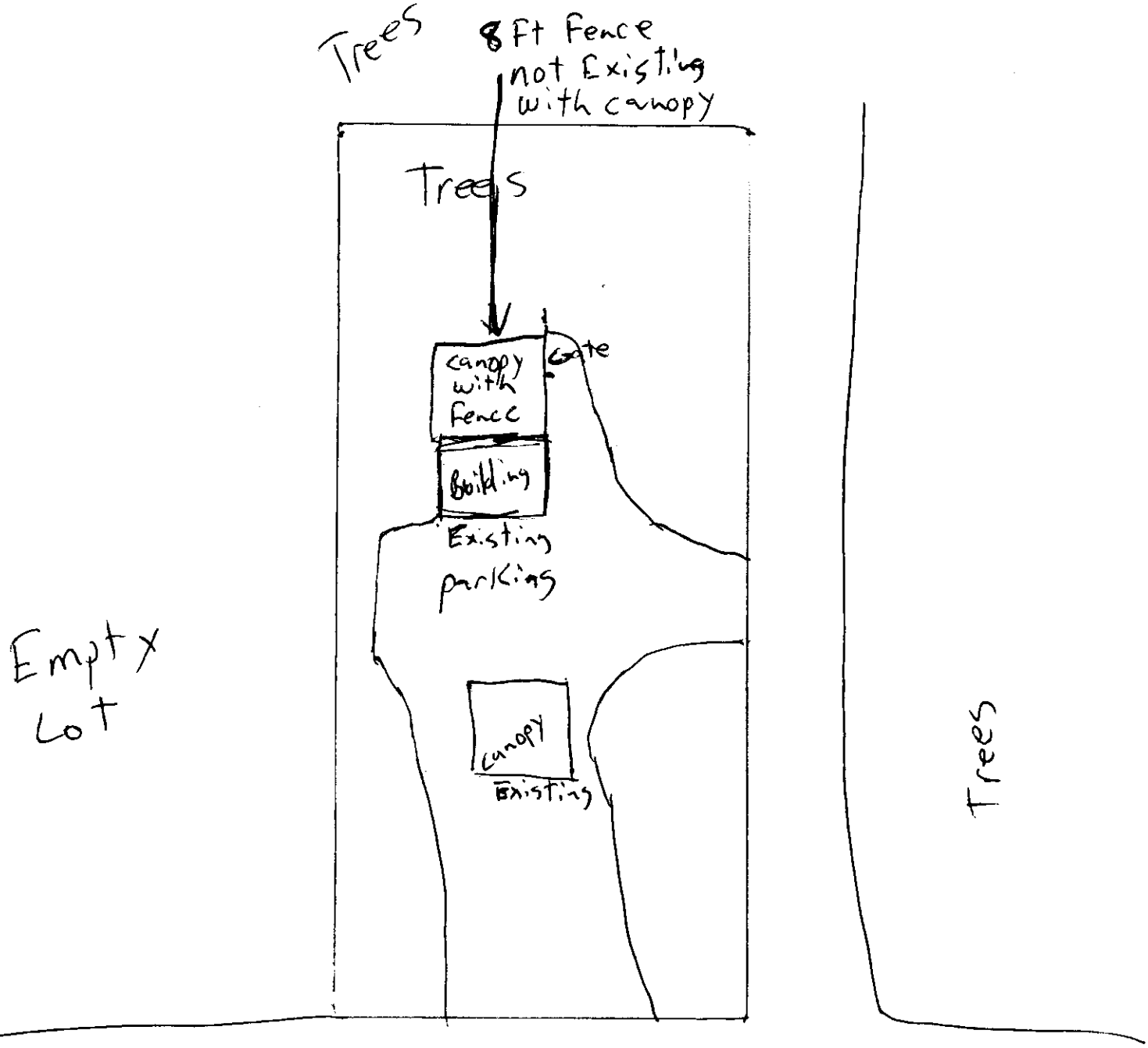
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation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

Scott OBrien
Applicant Name (Type or Print)

S.O.B.
Applicant Signature

Title (if applicable)

7-29-15
Date


Trees
8 Ft Fence
not Existing
with canopy
Trees
canopy
with
Fence
Gate
Building
Existing
parking
Empty
Lot
canopy
Existing
Trees

CITIZENS COMMENTS

2015-CU-030

Received after packets mailed

Jason McLarty

From: Ron Deichert <rdeichert@espectech.com>
Sent: Thursday, September 10, 2015 7:55 AM
To: Jason McLarty
Cc: 'Linda Deichert'
Subject: Conditional Use Application 2015-CU-030

Hello. My name is Ron Deichert. My wife, Linda, and I own the property directly across the street from the proposed CU application site. Our property is Lot 3 on Orange Blossom Rd and is presently undeveloped. I see in the application that the proposed business will have an "agency" approved paint booth inside the building and that seems fair enough, but that is as far as the application goes. The application does not address disposal of waste products such as fenders, bumpers, trim, etc that will be removed when replacement parts are required as part of a normal body shop activity. My concern also centers on what will be done to insure that all of the residuals from the preparation processes (i.e., paint stripping, sanding, etc) will be contained inside that building and the wastes properly disposed of and that all "left over parts" will not be accumulated and allow a paint shop to become a junk yard where some painting goes on inside the building. Further, auto painting is a very involved process and we should hope that the Zoning Board and the County Commissioners can assure us that our property will not become contaminated from improperly disposed waste products (paint thinners, lacquers, solvents, etc), as our property seems to be downhill from the proposed site.

Full consideration of these points prior to recommendation for approval of the application would be appreciated and any feedback would be welcome.

Sincerely,
Ron Deichert

(210) 912-7510