

2015-CU-033

**Applicant and/or
Property Owner:**

City of Gulf Breeze

Representative:

Edwin Eddy

Request 1:

Conditional Use Request is for public utilities and facilities within a R1 (Single Family Residential) zoning district.

(LDC 6.09.02.J)

Zoning District:

R1 (Single Family Residential)

**Zoning Board
Recommendation:**

Recommended Approval without objections

Conditional Use 2015-CU-033

General Information:

Applicant: City of Gulf Breeze
Representative: Edwin Eddy
Project Location: 5839 Gulf Breeze Parkway, Gulf Breeze, FL
Parcel Number: 20-2S-27-0000-00303-0000
Request 1: Conditional Use Request is for public utilities and facilities within a R1 (Single Family Residential) 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 use the site for reclaim water tank for service to the public. The location is near the end of the current reclaim system for the City of Gulf Breeze.

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 ELU (Existing Land Use) for this property and all abutting property is POP (Public Owned Property). Current zoning for the site is PBD (Planned Business

District) to the east and west, HCD (Highway Commercial District) to the north, and undeveloped R1 (Single Family Residence) to the south.

- 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 R1 (Single Family Residence) 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.

- J. Public and Private Utilities and Public Facilities (AG, AG-2, ER, RR-1, R-1, R-1A, R-1M, R-2, R-2M, R-3, NC, HCD, PID and C-1M)

1. The location of such facility shall be situated on a site providing the most effective service to such area. The applicant shall demonstrate that such proposed sites are located effectively relative to the service area and that the site proposed is at least equal to the effectiveness of other alternative sites.

Is this criterion met? Yes

Staff Analysis: The site is near the end of the current reclaim system. Because the purpose is to provide storage to maintain adequate pressure for the system, the location is ideal for this and for future expansion of the system.

2. The location of such facility shall not unreasonably increase traffic on streets in the impacted area.

Is this criterion met? Yes

Staff Analysis: The conditional use request will not unreasonably increase traffic in the impacted area.

3. 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 conditional use for the storage tank is not anticipated to generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.

4. General office facilities of a utility shall be located in commercial districts.

Is this criterion met? n/a

Staff Analysis: The request is not for a general office facility.

5. County facilities shall be allowed in any district.

Is this criterion met? n/a

Staff Analysis: This request is not for a county facility.

6. There shall be no time limit placed upon the approval of the Board of Adjustments for public and private utilities.

Is this criterion met? Yes

Staff Analysis: If this request is approved the applicant plans to move forward fairly quickly with this project.

7. No height variance is required for a conditional use approval for a water tower.

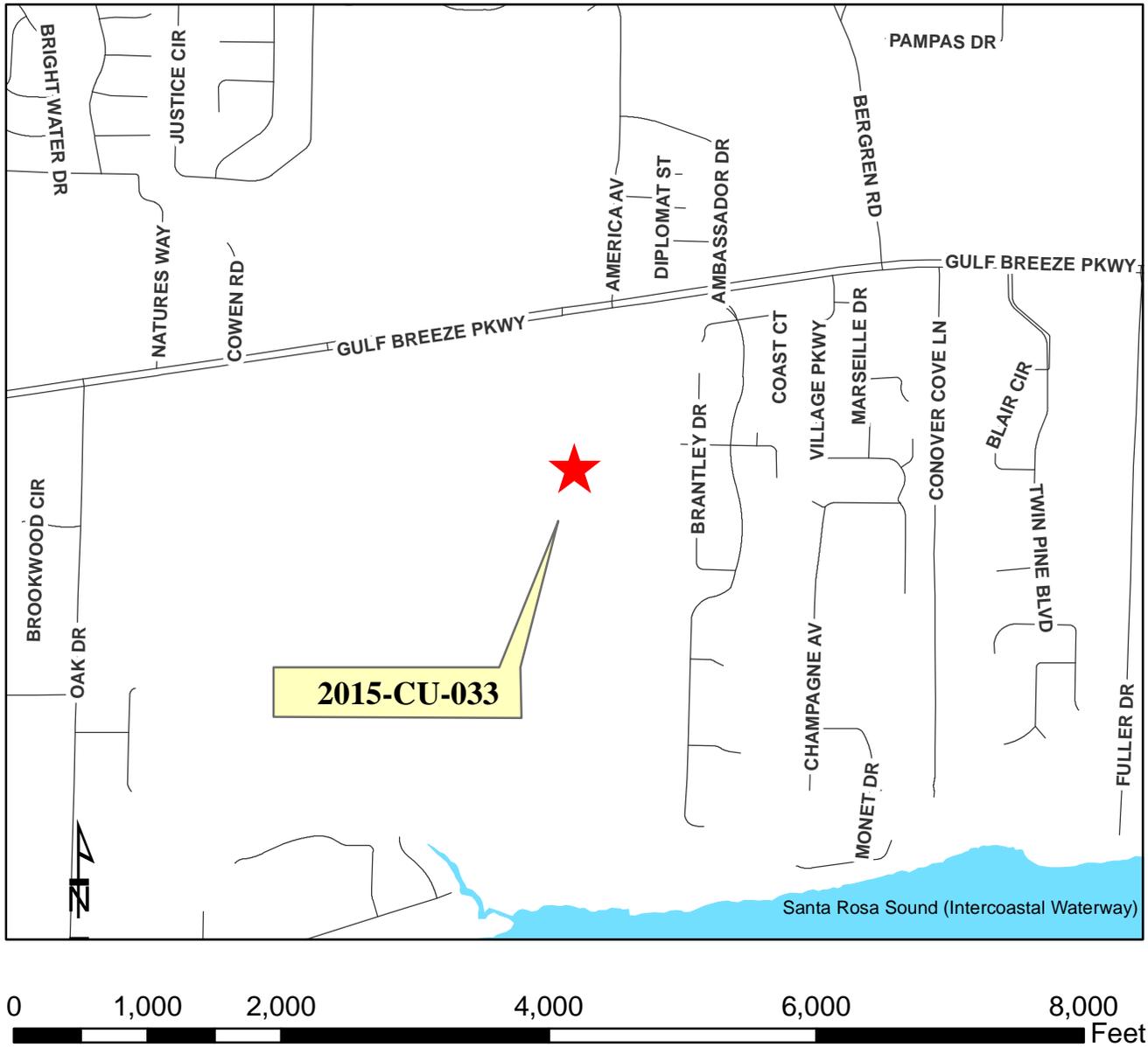
Is this criterion met? n/a

Staff Analysis: The applicant is requesting approval for a water storage tank but no variance is required.

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-033 Location

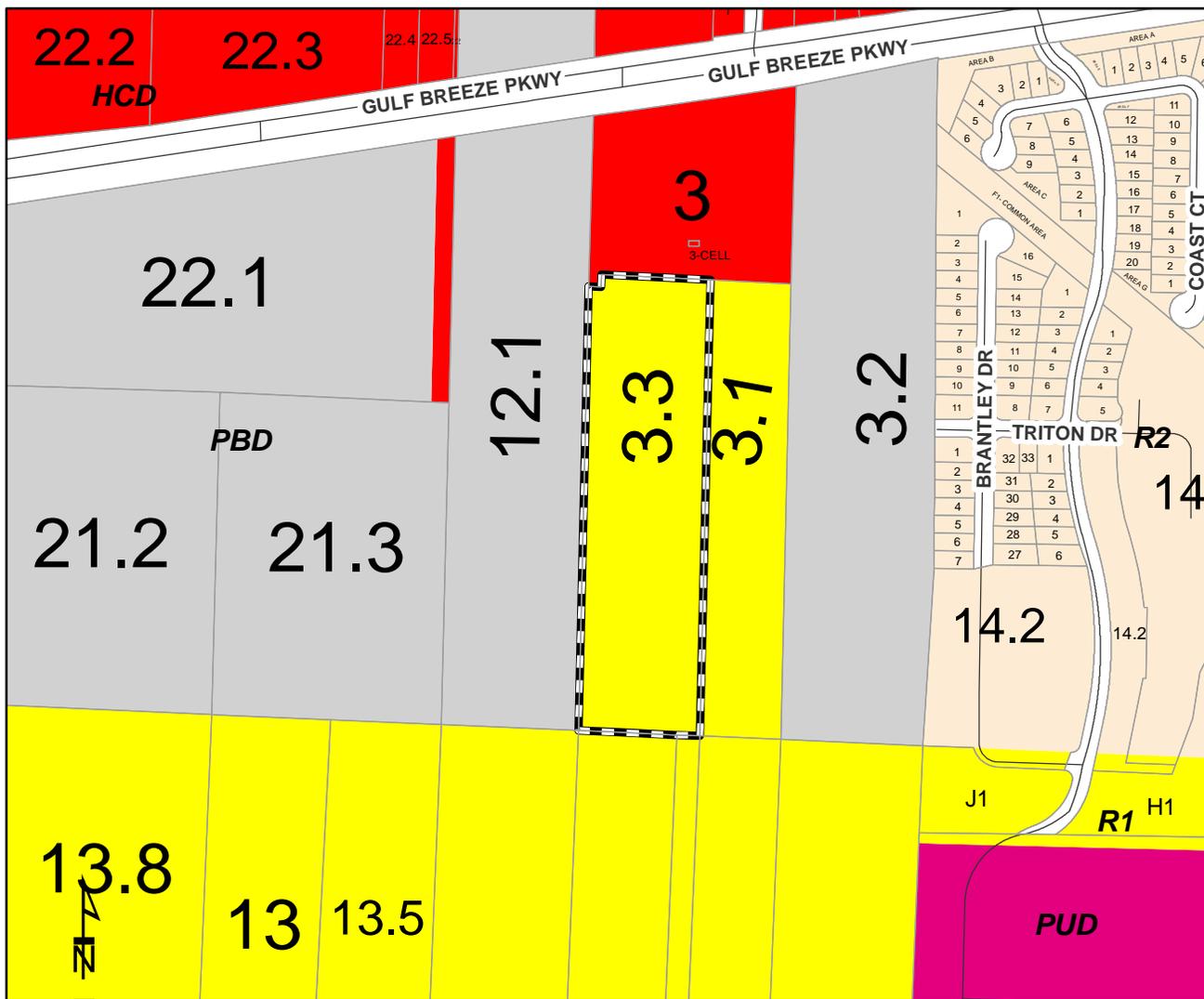


Legend

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-033 Zoning



Legend

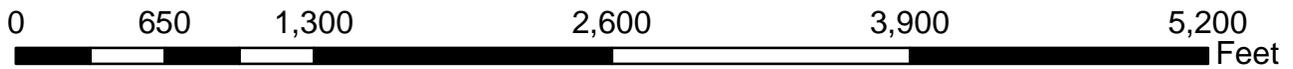
Pending ZB August	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	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)		

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-033

Aerial



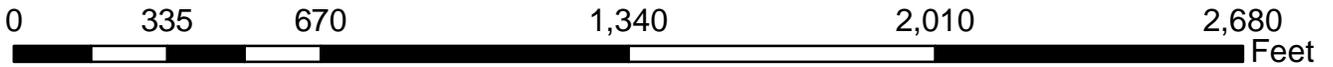
Legend

 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-033 Close Up Aerial



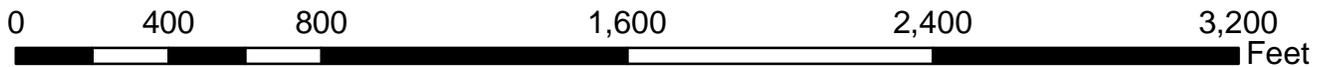
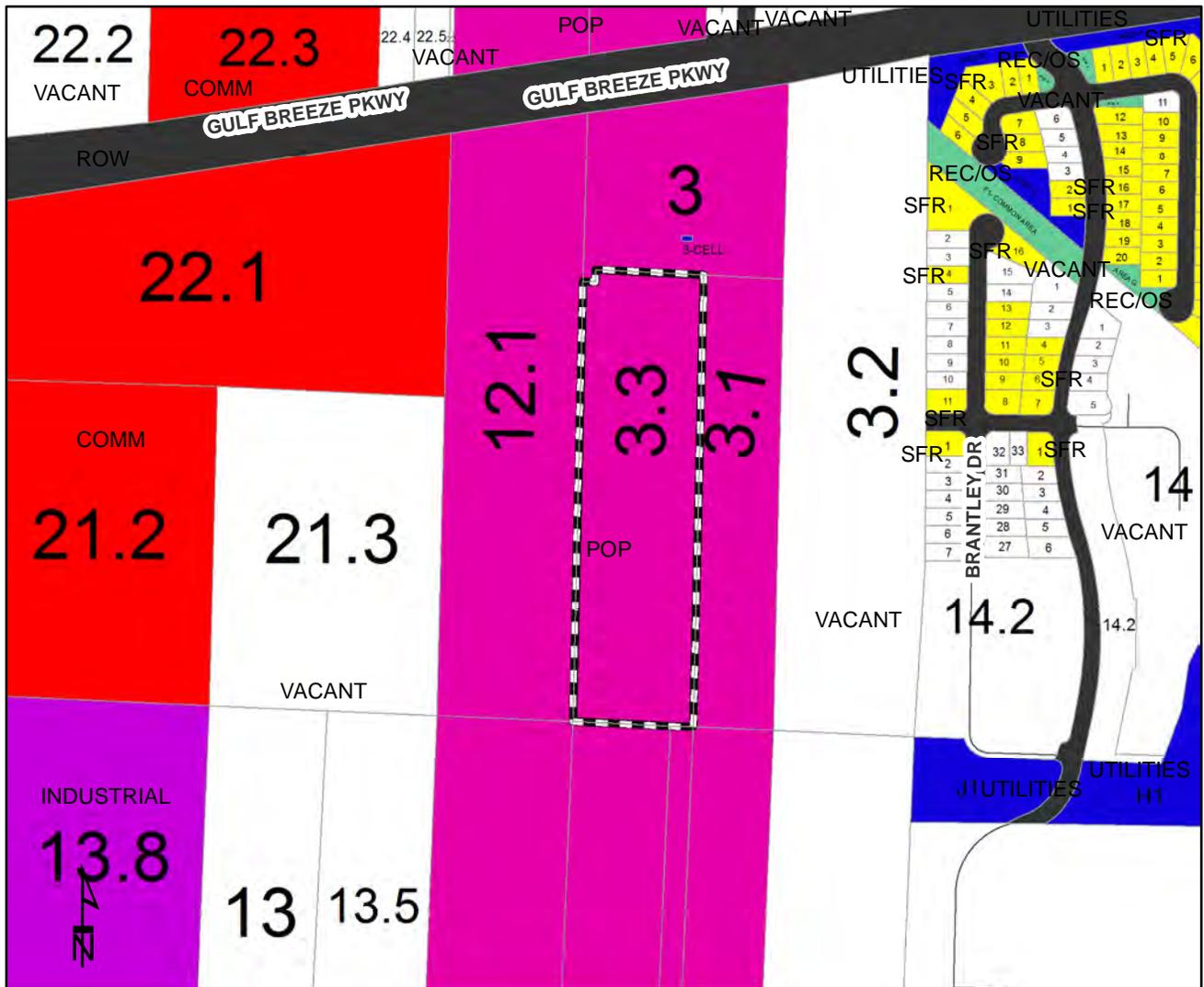
Legend

 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-033 Existing Land Use



Legend



Pending ZBA August

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

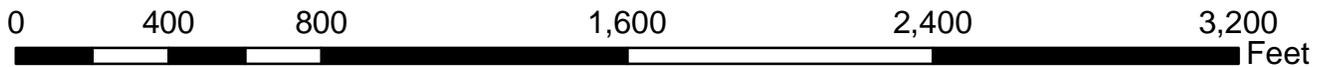
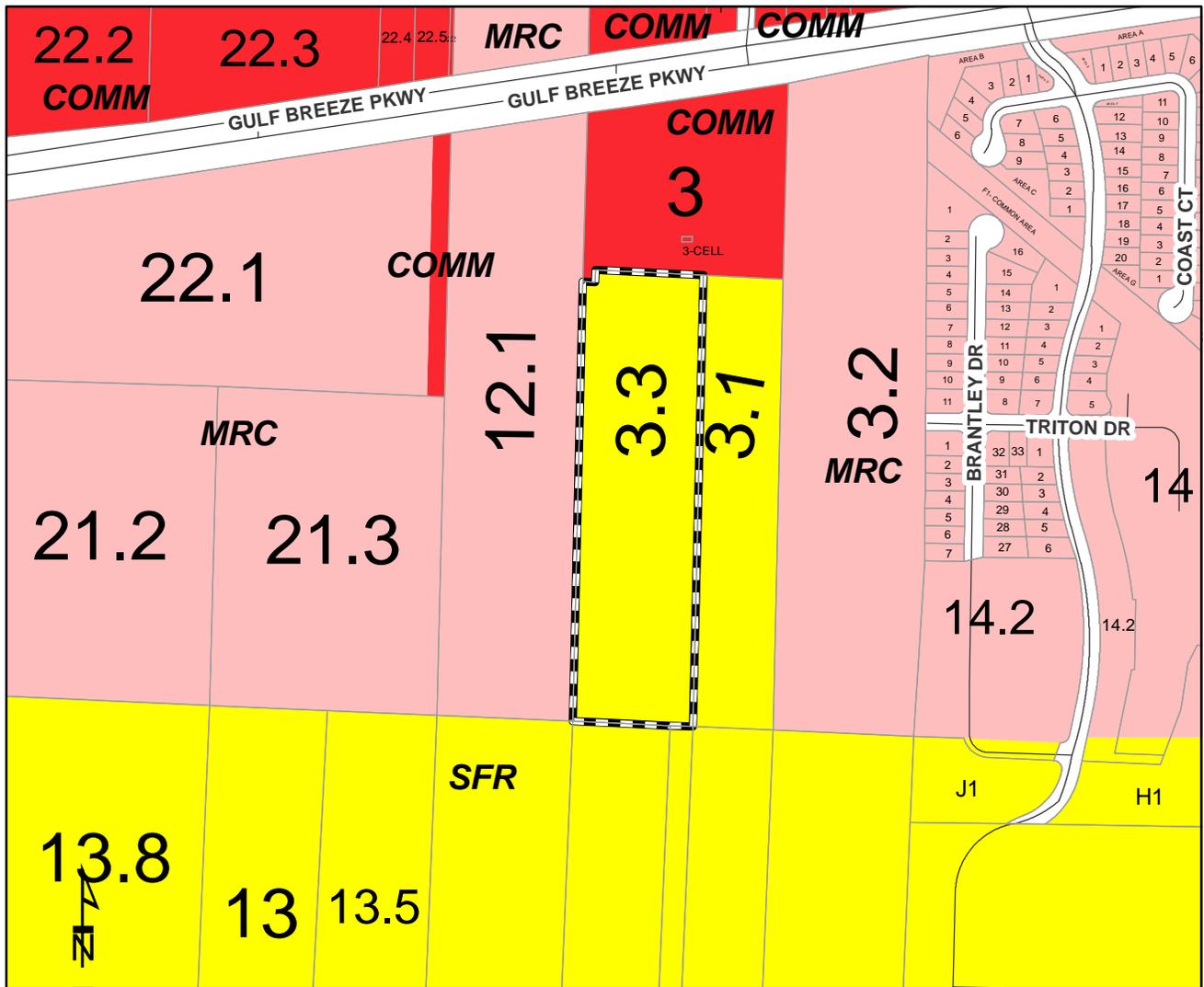
Vacant

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-033 Future Land Use



Legend

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

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 northwest, the subject site is to our left.



Looking east, the subject site is to our right.



View of the subject site.



Another view 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.	2015 -CU- 033	Date Received:	7/31/15
Review Fee:	23579.20	Receipt No.:	
Zoning District:	R1	Conditional Use	
FLUM Designation:	SFR	Request:	6.09.02.

Property Owner Property Owner Name: City of Gulf Breeze VD#5
Eduwin Eddy, City Mgr
Address: P.O. Box 640, 1070 Shoreline Drive, Gulf Breeze, FL 32563

Phone: (850) 934-5100 Fax: (850) 934-5114
Email: ea eddy@gulfbreeze.fl.gov

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): 2025270000003030000
-OR-
Street Address of property for which the Conditional Use is requested:
5839 Gulf Breeze Hwy Acc 1, Gulf Breeze, 32562
Parcel Size (acres): 10.03

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).

Category J: Public and Private Utilities and Public Facilities
Construction of a reclaim tower on City of Gulf Breeze property

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 sheet

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.

Edwin A. Eddy

Applicant Name (Type or Print)

City Manager

Title (if applicable)

Edwin A. Eddy
Applicant Signature

7-30-2015
Date

CONDITIONAL USE REQUEST PERTINENT CRITERIA

Section 6.09.01 General Provisions Regulating Conditional Uses:

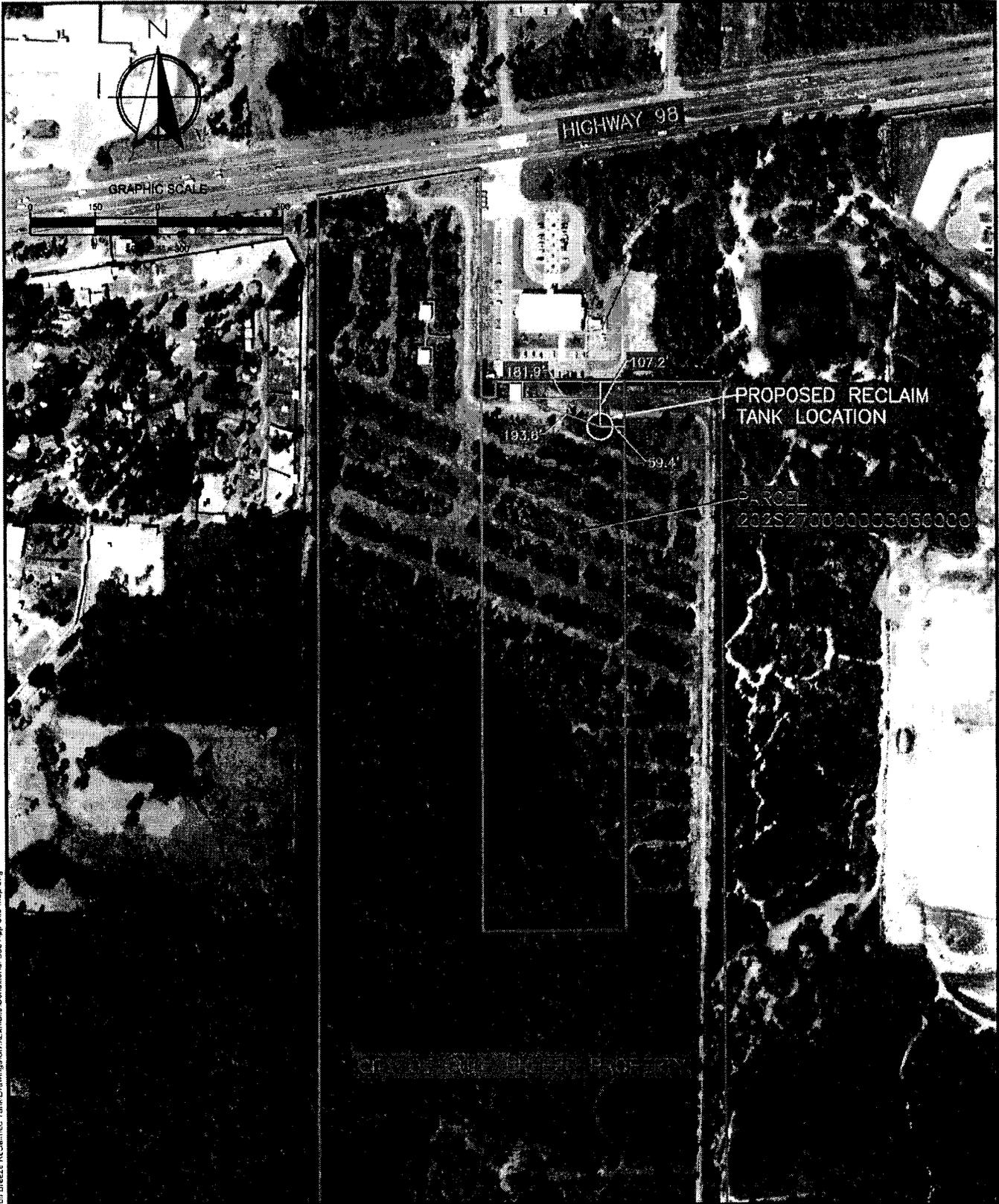
The requested Conditional Use shall meet all general provisions outlined in Section 6.09.01 of the Santa Rosa County Land Development Code.

1. The purpose of the facility is to provide reclaim water service to the public. The proposed location is near the end of the current reclaim system on City of Gulf Breeze property. Its design, location selection, and operation shall ensure the protection of the public health, safety, and welfare.
2. The facility shall be constructed and operated in such a way that it does not adversely affect surrounding properties. It will provide storage for improvement of the current reclaim system.
3. The facility shall be designed, constructed, and operated in conformance with all district provisions.
4. The facility shall also satisfy further conditional use type specific requirements and other regulatory criteria as described below.

Section 6.09.02 Criteria Regulating Conditional Uses

The requested Conditional Use falls under Category J – Public and Private Utilities and Public Facilities. This facility, a reclaim tank, shall meet all requirements set forth in Section 6.09.02-J of the Santa Rosa County Land Development Code.

1. The proposed site is located near the end of the current reclaim system. Its purpose will be to provide storage in efforts to maintain adequate pressure for the system. This location will also aid in optimization for any future expansion of the system.
2. The facility will be accessed from an existing private drive that intersects Gulf Breeze Parkway. Minimal traffic generated by service vehicles accessing the site is not anticipated to unreasonably increase traffic on adjacent streets.
3. The reclaim tank will under normal circumstances be occasionally accessed by City of Gulf Breeze Public Service staff. Therefore, no unreasonable noise, traffic congestion, or other nuisances are anticipated for adjacent properties.
4. The City of Gulf Breeze Public Service Department is located within Gulf Breeze city limits at 1070 Shoreline Drive, Gulf Breeze, FL 32561.



FILE PATH: P:\339698 - Gulf Breeze Reclaimed Tank\Drawings\Civil\Exhibits\Conditional Use App Site Map.dwg

DRAWN BY: T MITCHELL
 PROJECT MANAGER: B. CANNON
 DATE: 07/24/15
 H.M.M. PROJECT NUMBER: 339698
 SHEET: EXHIBIT

CITY OF GULF BREEZE RECLAIM TANK
 CITY OF GULF BREEZE
 SHEET TITLE
 CONDITIONAL USE APPLICATION SITE MAP

Hatch Mott MacDonald
 Hatch Mott MacDonald Florida, LLC
 Architects Engineers Surveyors
 AA - 00000005 EB - 0000155 LB - 0006763
 230 West Garden St. Suite 300 (32902)
 Panama City, Florida
 Telephone: (850) 484-8011 • Fax: (850) 484-5199

This drawing is the property of Hatch Mott MacDonald Florida, LLC, and may not be reproduced without written permission.