

2015-CU-035

**Applicant and/or
Property Owner:**

Ryan Sanborn

Representative:

n/a

Request 1:

Conditional Use is to allow a recreational and park area, specifically a haunted woods and an obstacle course within a R1A (Single Family Residential) zoning district.

(LDC 6.09.02.I)

Zoning District:

R1A (Single Family Residential)

***Zoning Board
Recommendation:***

Recommended Approval

Voting Result: 8 – 0

Staff Analysis 2015-CU-035

General Information:

Applicant:	Ryan Sanborn
Representative:	n/a
Project Location:	4800 Block of Henry Street, Milton, FL
Parcel Number:	10-1N-28-0000-002800-0000
Request:	Conditional Use is to allow a recreational and park, specifically a haunted woods and an obstacle course area within a R1A (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.

Traffic congestion is a concern for the haunted woods event, however, the concerns will be addressed during the site plan review process.

- 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 the Blackwater River to the east, single family residential uses and silviculture to the west and north and is vacant 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 MRC (Mixed Residential 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.

- I. Recreation and Park Areas (AG, AG-2, RR-1,R-1, R-1M, R-1A, R-2, R-2M, R- 3 residential districts, as well as HCD, and C-1M, commercial districts);

1. Recreation and park areas limited to the following: baseball fields, basketball courts, bathing beaches, benches, bicycle paths, boat dock, boat launching ramp, botanical garden, cooking grills, fishing pier, football field, horseshoe pitching courts, handball / racquetball courts, lawn bowling, picnic tables, softball fields, shuffleboard courts, soccer fields, swimming pool, tennis courts, track and field facilities.

Is this criterion met? Yes

Staff Analysis: The proposed use for the obstacle course is similar in nature to track and field use.

2. Any public recreation or park site proposed for public recreation shall comply with standards and policies contained in the County Comprehensive Land Use Plan.

Is this criterion met? Yes

Staff Analysis: Any use on site will comply with the County Comprehensive Land Use Plan.

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: Traffic congestion is a concern for the haunted woods event, however, the concerns will be addressed during the site plan review process.

4. Site plan approval is required by the Community Planning Zoning and Development Division pursuant to Section 4.04.00 et. Seq. Of this ordinance. Additionally, the site development plan for land use improvements shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from and protection to, contiguous and nearby residential property. Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, odors, smoke, vibration, flying objects, or traffic or parking, protection to such contiguous residential properties shall be provided in the form of open spaces, fences, walls, hedges, plantings, enclosures and/or other such means as may be appropriate and effective to prevent or minimize such hazards.

Is this criterion met? Yes

Staff Analysis: All conditions will be met upon site plan approval.

5. Yards:
 - a. No parking shall be located within twenty-five (25) feet of any residentially zoned property.
 - b. No structure, (except benches, tables, sitting areas, fountains, fences, or walls) as hereinafter provided, shall be located within twenty-five (25) feet of any property line.

Is this criterion met? Yes

Staff Analysis: This requirement will be met upon approval of site plan.

6. Open space and landscaping is permitted or required in accordance with the requirements set forth in Article Seven.

Is this criterion met? Yes

Staff Analysis: This requirement will be met upon approval of site plan.

7. Parking shall be required in accordance with the requirements set forth in Article Seven.

Is this criterion met? Yes

Staff Analysis: This requirement will be met upon approval of site plan.

8. Fences and Walls:

c. Fences and walls are permitted or required in accordance with the requirements set forth in Article Seven.

d. No fence or wall shall be erected within twenty-five (25) feet of any street line.

e. No fence or wall shall be situated within twenty-five (25) feet of any residentially zoned property line shall exceed six (6) feet in height.

Is this criterion met? Yes

Staff Analysis: This requirement will be met upon approval of site plan.

9. Signage is permitted in accordance with the requirements set forth in Article Eight.

Is this criterion met? Yes

Staff Analysis: Signage is not allowed per LDC 8.06.05 and applicant is asking for a variance.

10. Facilities for refuse collections and removal of solid wastes shall be provided pursuant to Article Seven.

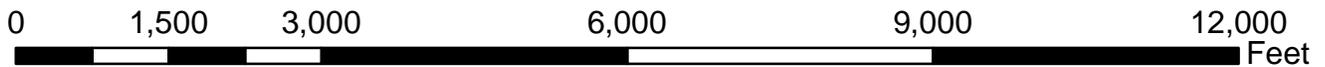
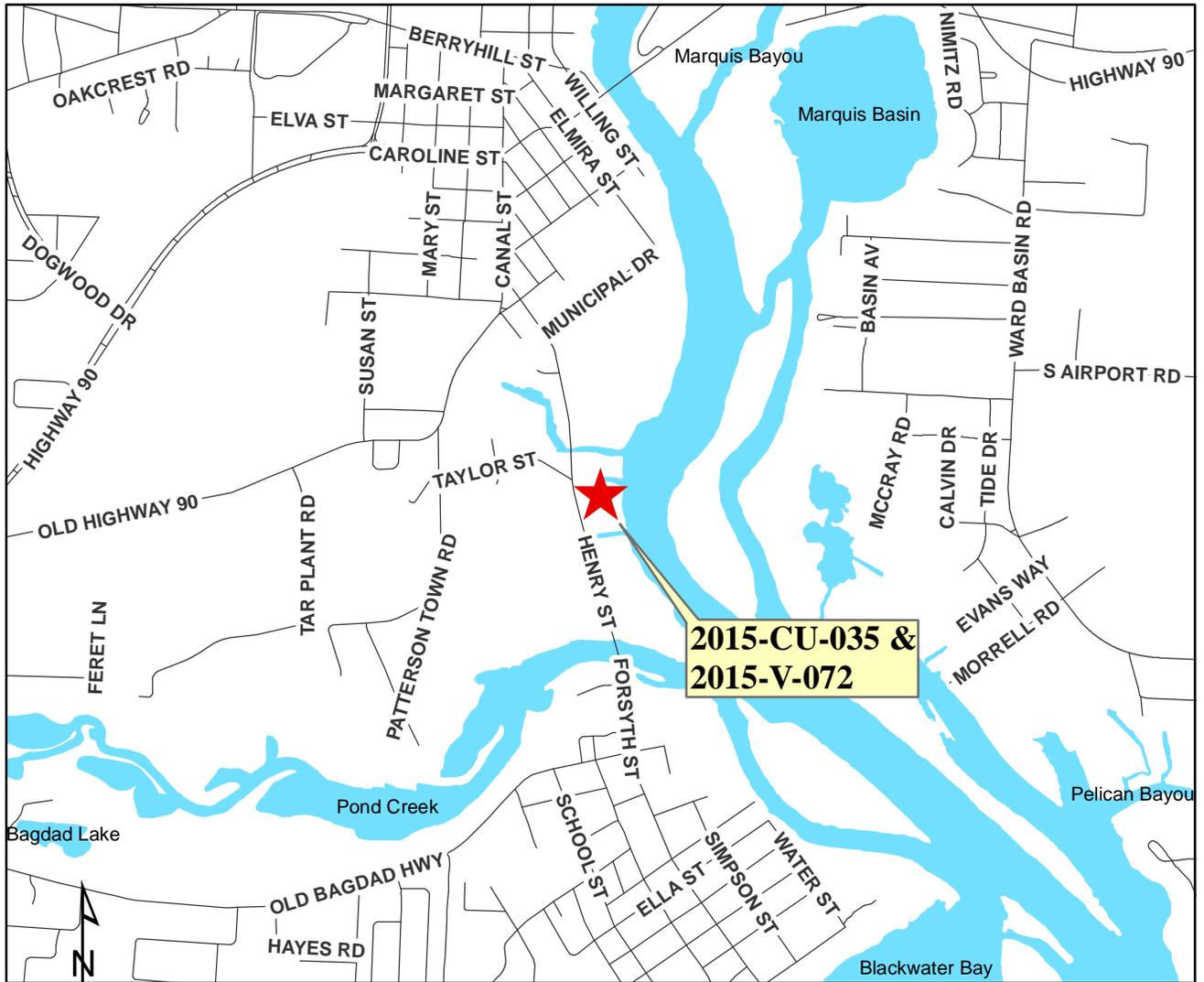
Is this criterion met? Yes

Staff Analysis: This requirement will be met upon approval of site plan.

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.

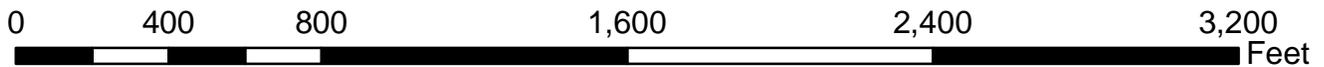
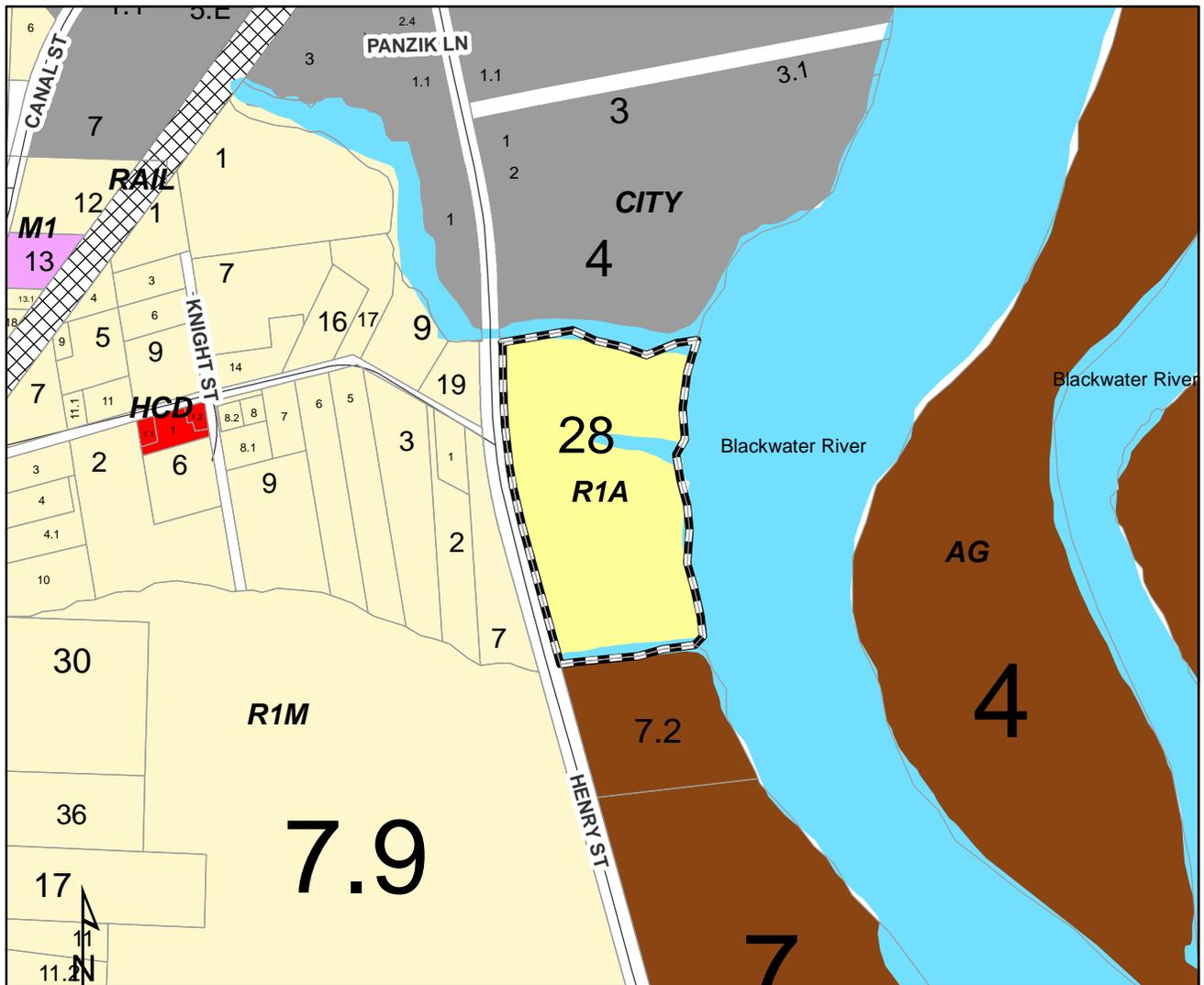
2015-CU-035 & 2015-V-072 Location



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2015-CU-035 & 2015-V-072 Zoning



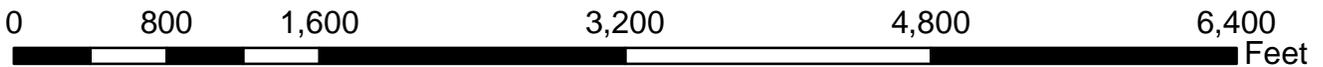
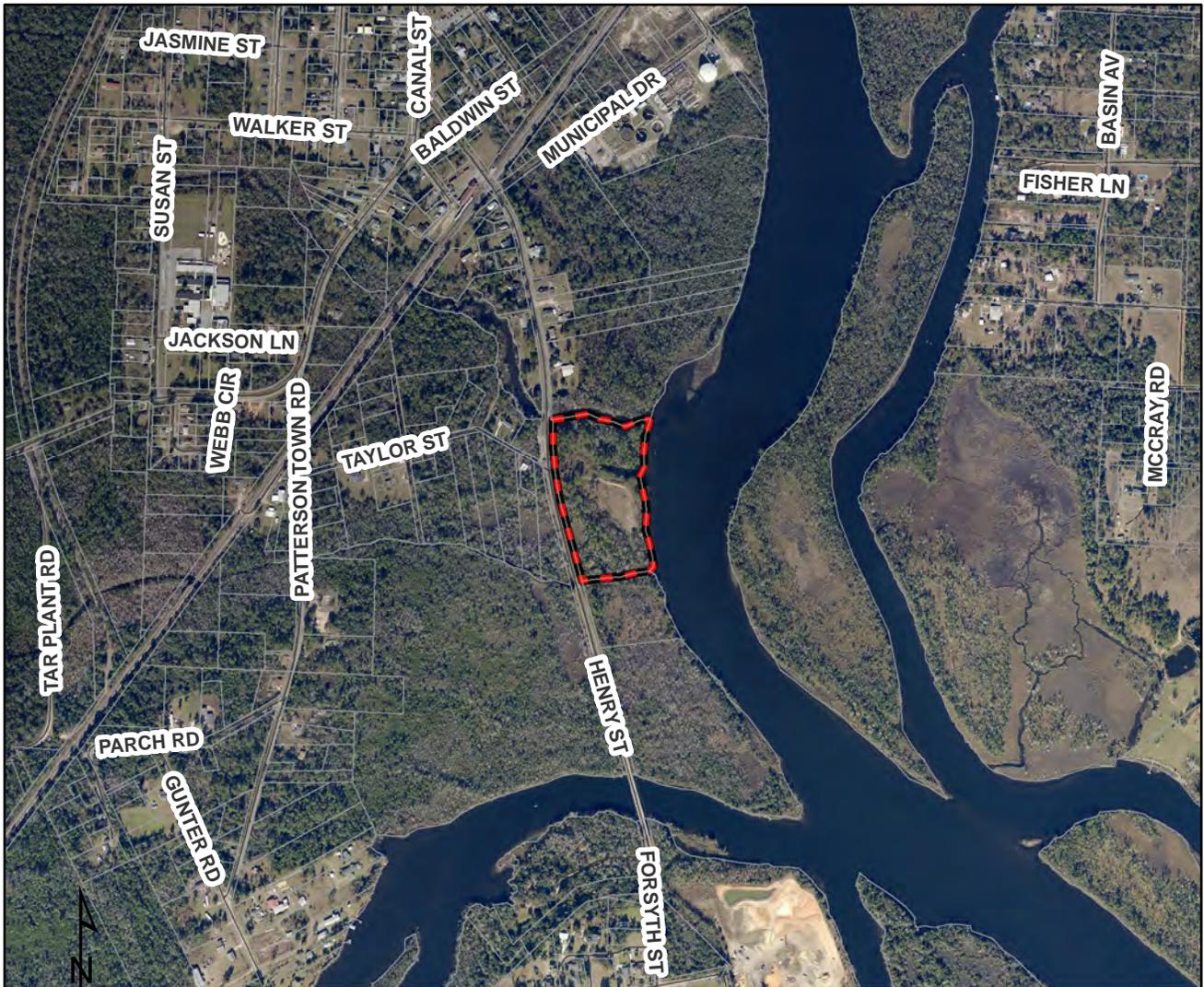
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Pending ZB August	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Planned Industrial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

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2015-CU-035 & 2015-V-072
Aerial

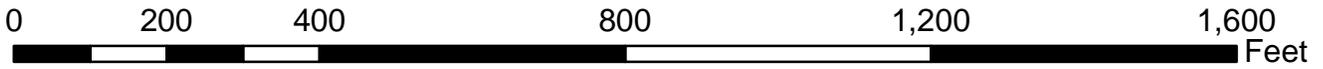


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 PendingZBAugust

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2015-CU-035 & 2015-V-072
Close Up Aerial

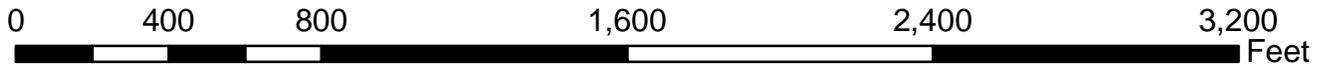
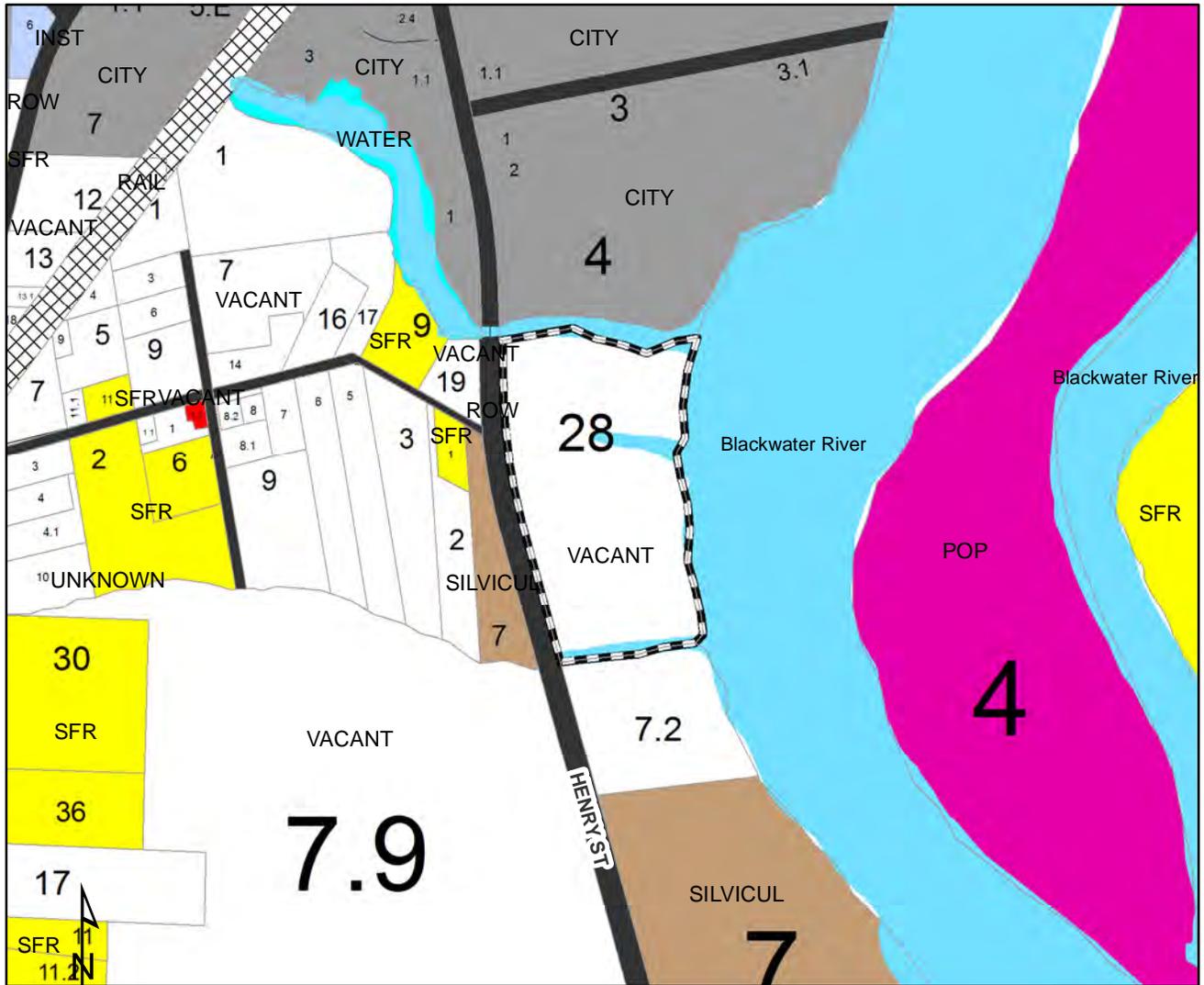


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 PendingZBAugust

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2015-CU-035 & 2015-V-072 Existing Land Use



Legend



Pending ZBA August

Existing Land Use

CATEGORY

- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial

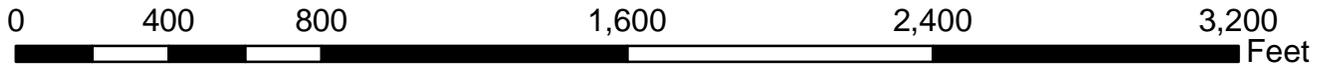
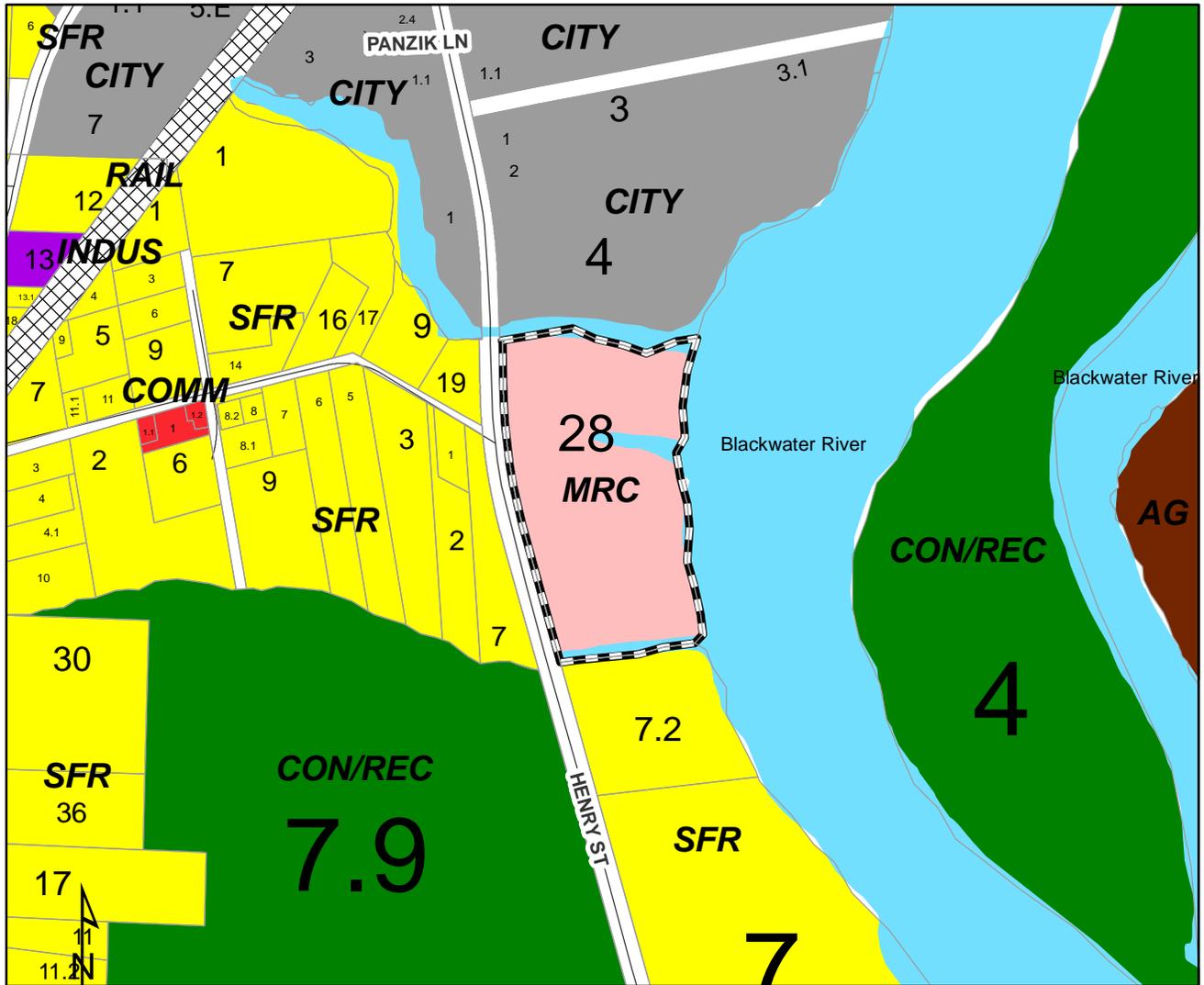
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

- Recreation/Open Space
- Right of Way
- Single Family Residential
- Silviculture
- Uncategorized
- Utilities
- Vacant
- Water

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2015-CU-035 & 2015-V-072 Future Land Use

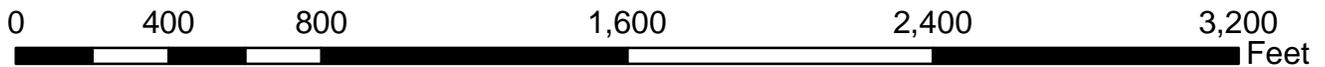
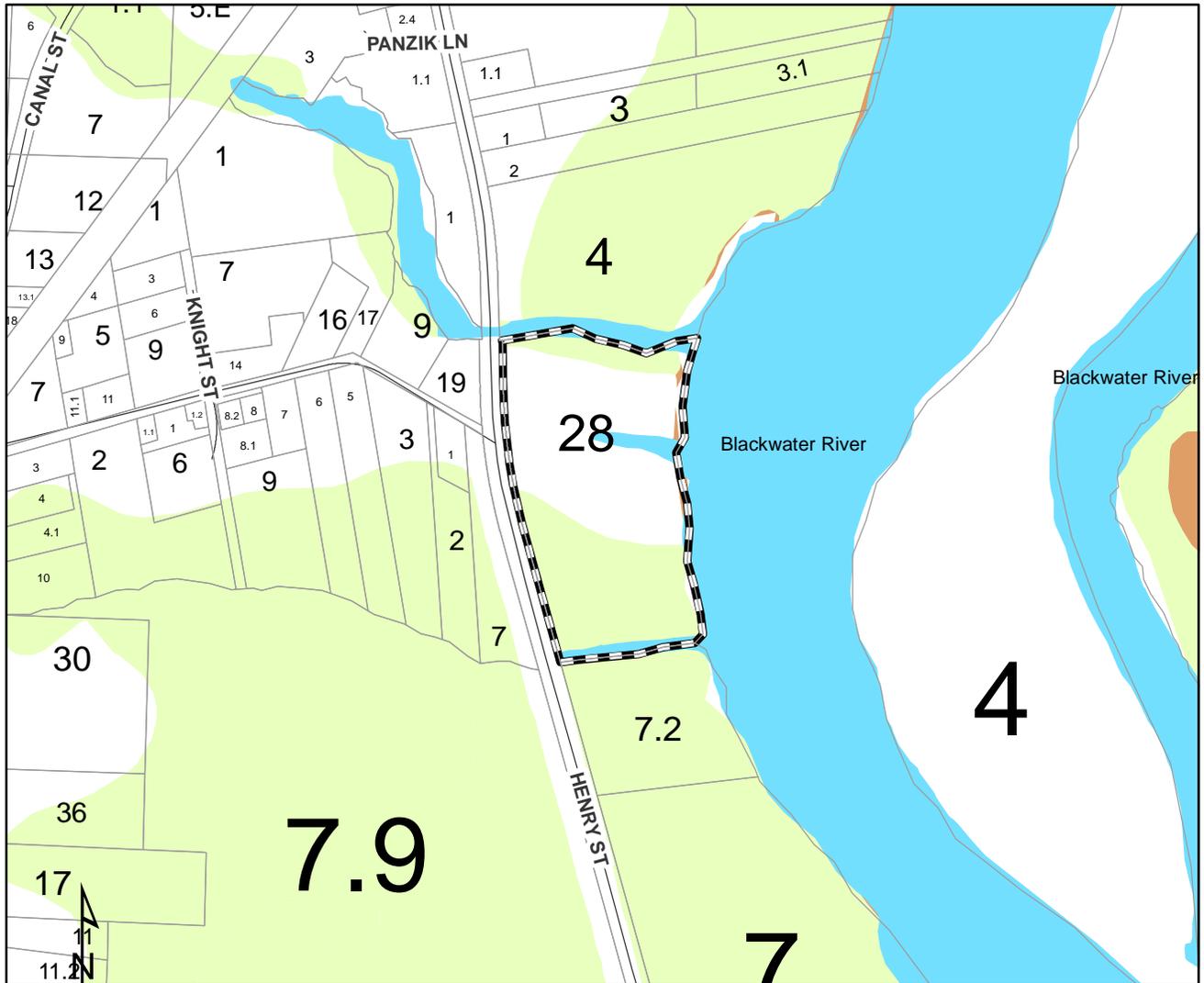


Legend

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)		

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2015-CU-035 & 2015-V-072 Potential Wetlands



Legend

 Pending ZBA August

Potential Wetlands

DESCRIPT

-  ESTUARINE
-  LACUSTRINE
-  PALUSTRINE
-  RIVERINE
-  MARINE

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Looking south down Henry Street, the subject site is to the left.

146



Looking west down Taylor Street standing in the entrance to the subject site.

147



Looking north up Henry Street, the subject site is to the right.

148



Looking east into the subject site from the entrance.

149



Looking at the area for the proposed activities.



Looking west toward the entrance from the activity area.



Looking northeast where the slough opens into the Blackwater River.



Looking at the end of the slough.



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. <u>2015 -CU- 035</u>	Date Received: <u>8/14/15</u>
Review Fee: <u>\$235+ 27.60</u>	Receipt No.: <u>276</u>
Zoning District: <u>RIA</u>	Conditional Use
FLUM Designation: <u>MRC</u>	Request: <u>6.09.02.</u>

AUG 14 15 PM 03:21

**Property
Owner**

± 11.005 VD# 2
Property Owner Name: SANBORN MICHAEL W & JOHN H
Address: PO BOX 40, Bagdad, FL 32530

Phone: 850-450-3181 Fax: _____
Email: jades1952@aol.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: Ryan Sanborn

Address: 5089 Sanborn Drive, Milton, FL 32570

Phone: 850-485-7690 Fax: _____

Email: ryan@sanbornbuilders.com

**Property
Information**

Parcel ID Number(s): 101N280000028000000

-OR-

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

Forsythe St, Milton, FL 32570

Parcel Size (acres): 9.8

**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).

1. Haunted woods for Halloween (recreation area, LDC 6.09.02.1)
2. Outdoor Obstacle Training course (recreation area, LDC 6.09.02.1)

**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. _____

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.

Ryan Sauborn
Applicant Name (Type or Print)

[Signature]
Applicant Signature

Mike Sauborn
Title (if applicable)

8/12/15
Date

[Signature]





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

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2015-V-072</u>	Date Received: <u>8/17/15</u>
Review Fee: <u>BIA</u>	Receipt No.: _____
Zoning District: <u>MRC</u>	FLUM Designation: _____

± 11.005

VD# 2

Property Owner Property Owner Name: SANBORN MICHAEL W & JOHN H

Address: PO BOX 40, Bagdad, FL 32530

Phone: 850-450-3181 Fax: _____

Email: jades1952@aol.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 variance approvals.

Company: _____

Contact Name: Ryan Sanborn

Address: 5089 Sanborn Drive, Milton, FL 32570

Phone: 850-485-7690 Fax: _____

Email: ryan@sanbornbuilders.com

Property Information Parcel ID Number(s): 101N280000028000000
-OR-

Street Address of property for which the Variance is requested:

Forsythe St., Milton, FL 32570

Variance Request

What is the present use of the property? vacant/wooded

Please describe the requested variance, including exact dimensions and purpose of the variance.
Variance to allow 32 sf of signage within a residential zoning district with a max height 6 feet

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.
A conditional use for recreational activities is being requested; the zoning district does not allow for signage unless the use is one described in LDC 8.06.05.A.

Are the special conditions or circumstances described above the result of a proposed or prior action of the applicant? Yes _____ No _____

Plas explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.

Variance Provisions And Criteria

Do you currently have a Code Enforcement Violation which pertains to this Variance request? Yes No

I understand that all decisions made by the Zoning Board of Adjustment 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 Adjustment are valid for 36 months. Yes No

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.

Ryan Sanborn
Applicant Name (Type or Print)

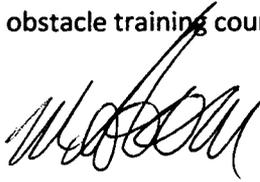
[Signature]
Applicant Signature

Title (if applicable)

8/17/15
Date

To whom it may concern:

I am authorizing my son, Ryan Sanborn, to apply for a variance for my property on Henry St. (10-1N-28-0000-02800-0000). He is applying for both a haunted woods event during the month of October, and an obstacle training course for the remainder of the year.



Mike Sanborn



ERIN R. VAUGHN
MY COMMISSION # FF 183784
EXPIRES: December 16, 2018
Bonded Thru Budget Notary Services

Haunted Woods Summary

We are planning on having a haunted woods event through the month of October on an eleven acre parcel located on Henry St. We will be open every weekend in October and the entire week of Halloween from sunset to midnight.

Traffic and parking are our biggest concerns. We will plan to alleviate the problem by busing our customers in from downtown Milton. Our customers can utilize the public parking, and the bus will add to the experience.

The event will not only be a source of entertainment for our customers, but it will also help area businesses. By picking up customers in downtown Milton it will encourage our customers to patronize the nearby restaurants while they wait for the bus. We plan to cross promote this event with Boomerang's Pizza, Blackwater Bistro and Doc's.

Outdoor Obstacle Training Summary

Obstacle Course Races (OCR) is one of the fastest growing sports in United States. There is a heavy demand on gyms to train athletes for OCRs, but the problem with traditional gyms is space. We plan to remedy the problem by building an outdoor training facility that can be rented by local gyms. We will have 20-25 obstacles ranging from monkey bars to wall climbs. In the near term there will be no permanent structures. Bathrooms will be portable toilets. All of the obstacles will be built to be easily moved. We will not have regular business hours with staff on location at all times. We will limit use to certified trainers and their clients.

Haunted House

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;

Response: Safety is our biggest concern. We realize that there is a potential for our customers to trip while walking through the woods at night. We have done our best to eliminate any potential trip hazards, but will also provide each customer with a lantern to help them light the walking path. Additionally, there will be a Registered Nurse on site at all times with a first aid kit in case of injury.

- B. Will not unduly adversely affect other property in the impacted area which it is located;

Response: Because the trail that we will use is 200' away from the nearest neighbor at its closest point. The 200' buffer is thick woods and brush that will provide an excellent sound barrier.

Also, we plan to bus in all of our participants from downtown Milton as to keep traffic impact at a minimum.

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

Response: Because our goal is to provide an event that attracts locals and visitors from neighboring counties. We will encourage our customers to patronize the local restaurants in downtown Milton before and after coming to the haunted woods.

- 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:

- I. Recreation and Park Areas (AG, AG-2, RR-1, R-1, R-1M, R-1A, R-2, R-2M, R-3 residential districts, as well as HCD, and C-1M, commercial districts);

1. Recreation and park areas limited to the following: baseball fields, basketball courts, bathing beaches, benches, bicycle paths, boat dock, boat launching ramp, botanical garden, cooking grills, fishing pier, football field, horseshoe pitching courts, handball / racquetball courts, lawn bowling, picnic tables, softball fields, shuffleboard courts, soccer fields, swimming pool, tennis courts, track and field facilities.

Response: Although the use is not specifically outlined above, it is not dissimilar to a botanical garden.

Haunted House

2. Any public recreation or park site proposed for public recreation shall comply with standards and policies contained in the County Comprehensive Land Use Plan.

Response: This does not apply.

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.

Response: Given the size of the property, I do not believe that the scale and intensity will generate an unreasonable amount of noise, traffic, congestion or other nuisances to the contiguous residential properties. As stated above, our intent is to bus the event participants to the site from downtown Milton; therefore lessening the amount of traffic.

4. Site plan approval is required by the Community Planning Zoning and Development Division pursuant to Section 4.04.00 et. Seq. of this ordinance. Additionally, the site development plan for land use improvements shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from and protection to, contiguous and nearby residential property. Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, odors, smoke, vibration, flying objects, or traffic or parking, protection to such contiguous residential properties shall be provided in the form of open spaces, fences, walls, hedges, plantings, enclosures and/or other such means as may be appropriate and effective to prevent or minimize such hazards.

Response: We understand that a review will be required by staff for the special event.

We also understand that a permit is required by the Health Department for portable restroom facilities and will comply with their requirements.

5. Yards:
 - a. No parking shall be located within twenty-five (25) feet of any residentially zoned property.

Response: Although our intent is to provide busses to bring the participants to the site, the designated parking area is located well over 25 feet from the property lines. We will be utilizing the existing clearing in the center of the site for parking, etc.

- b. No structure, (except benches, tables, sitting areas, fountains, fences, or walls) as hereinafter provided, shall be provided, shall be located within twenty-five (25) feet of any property line.

Response: No structures will be erected within 25 feet of the property lines.

6. Open space and landscaping is permitted or required in accordance with the requirements set forth in Article Seven.

Response: This event is temporary in nature. However, we believe that the landscaping and open space requirements will be met since the site is being proposed for development as an

Haunted House

outdoor obstacle course and will meet the provisions within the LDC for commercial projects.

7. Parking shall be required in accordance with the requirements set forth in Article Seven.

Response: Applicable parking will be provided off-site. The site will accommodate buses for the participants to be transferred to and from the site.

8. Fences and Walls:

- a. Fences and walls are permitted or required in accordance with the requirements set forth in Article Seven.

Response: Although no new fences are being proposed at this time, if we determine that a screening fence is necessary to minimize the effects upon adjacent properties, it will comply with the criteria.

- b. No fence or wall shall be erected within twenty-five (25) feet of any street line.

Response: Although no new fences are being proposed at this time, if we determine that a screening fence is necessary to minimize the effects upon adjacent properties, it will comply with the criteria.

- c. No fence or wall shall be situated within twenty-five (25) feet of any residentially zoned property line shall exceed six (6) feet in height.

Response: Although no new fences are being proposed at this time, if we determine that a screening fence is necessary to minimize the effects upon adjacent properties, it will comply with the criteria.

9. Signage is permitted in accordance with the requirements set forth in Article Eight.

Response: Signage is not allowed within this zoning district per LDC 8.06.05. Therefore a Variance is being requested to allow the signage.

10. Facilities for refuse collections and removal of solid wastes shall be provided pursuant to Article Seven.

Response: We will have facilities in place for the removal of solid wastes.

226'-8"

Bathrooms
&
Checkin

Haunted
Woods

HENRY ST

273'-10"



Outdoor Obstacle Course

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;

Response: The safety of our clients is our primary concern. Every client will be trained on proper form and technique for each obstacle. Also all of our trainers will be CPR and First Aid certified.

- B. Will not unduly adversely affect other property in the impacted area which it is located;

Response: We will maintain a 200' buffer through the woods that will keep noise to a minimum. Parking will be on site as to not affect traffic flow on Henry St.

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

Response: The obstacle course will economically benefit Santa Rosa County by providing jobs to our trainers.

- 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:

- I. Recreation and Park Areas (AG, AG-2, RR-1, R-1, R-1M, R-1A, R-2, R-2M, R-3 residential districts, as well as HCD, and C-1M, commercial districts);

1. Recreation and park areas limited to the following: baseball fields, basketball courts, bathing beaches, benches, bicycle paths, boat dock, boat launching ramp, botanical garden, cooking grills, fishing pier, football field, horseshoe pitching courts, handball / racquetball courts, lawn bowling, picnic tables, softball fields, shuffleboard courts, soccer fields, swimming pool, tennis courts, track and field facilities.

Response: Although the use is not specifically outlined above, it is not dissimilar to baseball fields or soccer fields.

2. Any public recreation or park site proposed for public recreation shall comply with standards and policies contained in the County Comprehensive Land Use Plan.

Response: This does not apply.

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.

Outdoor Obstacle Course

Response: Given the size of the property, I do not believe that the scale and intensity will generate an unreasonable amount of noise, traffic, congestion or other nuisances to the contiguous residential properties.

4. Site plan approval is required by the Community Planning Zoning and Development Division pursuant to Section 4.04.00 et. Seq. of this ordinance. Additionally, the site development plan for land use improvements shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from and protection to, contiguous and nearby residential property. Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, odors, smoke, vibration, flying objects, or traffic or parking, protection to such contiguous residential properties shall be provided in the form of open spaces, fences, walls, hedges, plantings, enclosures and/or other such means as may be appropriate and effective to prevent or minimize such hazards.

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We also understand that a permit is required by the Health Department for portable restroom facilities and will comply with their requirements.

5. Yards:
 - a. No parking shall be located within twenty-five (25) feet of any residentially zoned property.

Response: The designated parking area is located well over 25 feet from the property lines. We will be utilizing the existing clearing in the center of the site for parking, etc.

- b. No structure, (except benches, tables, sitting areas, fountains, fences, or walls) as hereinafter provided, shall be provided, shall be located within twenty-five (25) feet of any property line.

Response: No structures will be erected within 25 feet of the property lines.

6. Open space and landscaping is permitted or required in accordance with the requirements set forth in Article Seven.

Response: We believe that the landscaping and open space requirements will be met since the site is being proposed for development as an outdoor obstacle course and will meet the provisions within the LDC for commercial projects.

7. Parking shall be required in accordance with the requirements set forth in Article Seven.

Response: The designated parking will meet the requirements.

8. Fences and Walls:
 - a. Fences and walls are permitted or required in accordance with the requirements set forth in Article Seven.

Outdoor Obstacle Course

Response: Although no new fences are being proposed at this time, if we determine that a screening fence is necessary to minimize the effects upon adjacent properties, it will comply with the criteria.

- b. No fence or wall shall be erected within twenty-five (25) feet of any street line.

Response: Although no new fences are being proposed at this time, if we determine that a screening fence is necessary to minimize the effects upon adjacent properties, it will comply with the criteria.

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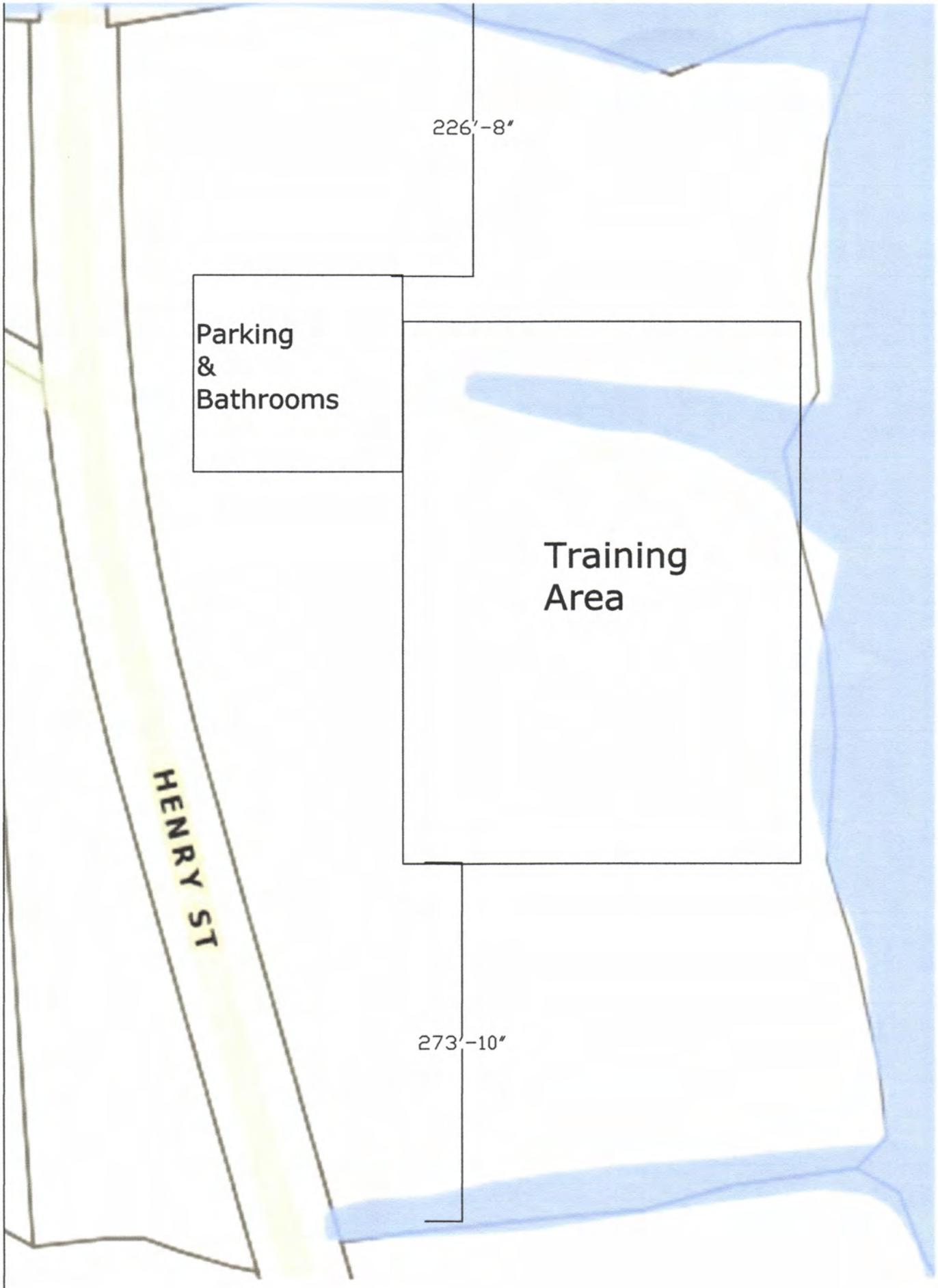
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Parking
&
Bathrooms

Training
Area

HENRY ST

273'-10"