STAFF ANALYSIS

Conditional Use 2015-CU-038

General Information:

Project/Applicant:	Auto Depot Navarre/Chris Pike
Property Owner:	IUI Properties Inc.
Project Location:	1942 Highway 87 South, Navarre, FL
Parcel Number:	20-2S-26-0000-00519-0000, 20-2S-26-0000-00530-0000, and 20-2S-26-0000-00535-0000
Conditional Use Request:	Conditional Use to allow a commercial auto sales within a HCD-HON (Highway Commercial District – Heart of Navarre) and M1-HON (Restricted Industrial - Heart of Navarre) zoning district. (LDC 6.05.24.B.3)
Zoning District:	M1-HON (Restricted Industrial-Heart of Navarre) and HCD-HON (Highway Commercial Development-Heart of Navarre)
Current Conditions:	Commercial Use; this parcel was awarded a Special Exception in June 2011 to allow an automotive repair business and in August of 2012 was awarded a Conditional Use for auto sales. The reason for this Conditional Use request is the auto sales business is significantly larger in scope and involves the use of additional parcels not originally included in the 2012 Conditional Use. **This is a Code Compliance case**

Land Development Code Criteria:

6.05.24 - Heart of Navarre Overlay District

B. Land Uses shall be restricted. Permitted and conditional uses are determined by the underlying zoning district, except that the following uses shall only be permitted as conditional uses within the Heart of Navarre District.

3. Auto sales

C. Development Guidelines for the Heart of Navarre Overlay District

2. Performance Standards

j. Parking: The parking area landscaping standards in Section 7.01.04 shall apply in the Heart of Navarre District except in cases where the standards below are more stringent.

1) No gravel or dirt parking lots shall be permitted.

Conditional Use 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? Unknown

Staff Analysis: There are no specified conditions for auto sales in the HON (Heart of Navarre) overlay district to base an analysis on therefore it is unknown whether the proposed use will be designed, located and operated so that the public health, safety, and welfare will be protected.

It is important to remember that the HON overlay district is meant improve and preserve the aesthetic integrity of commercial and multi-family development and encourage a lively, walkable community. Therefore the HON overlay district has a higher standard on guidelines for development that should be maintained.

The applicant is requesting to allow auto sales within the HON (Heart of Navarre) overlay district. Part of this parcel area was awarded a Conditional Use for auto sales in August of 2012. The reason for this Conditional Use

request is the auto sales business is significantly larger in scope and involves the use of additional parcels not originally included in the 2012 Conditional Use.

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

Is this criterion met? Unknown

Staff Analysis: There are no specified conditions for auto sales in the HON (Heart of Navarre) overlay district to base an analysis on therefore it is unknown whether the proposed use will unduly or adversely affect other property in the impacted area in which it is located.

The subject site has vacant lots to the south, west and north with single and multiple family residences 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 an COMM (Commercial) and INDUS (Industrial) 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.

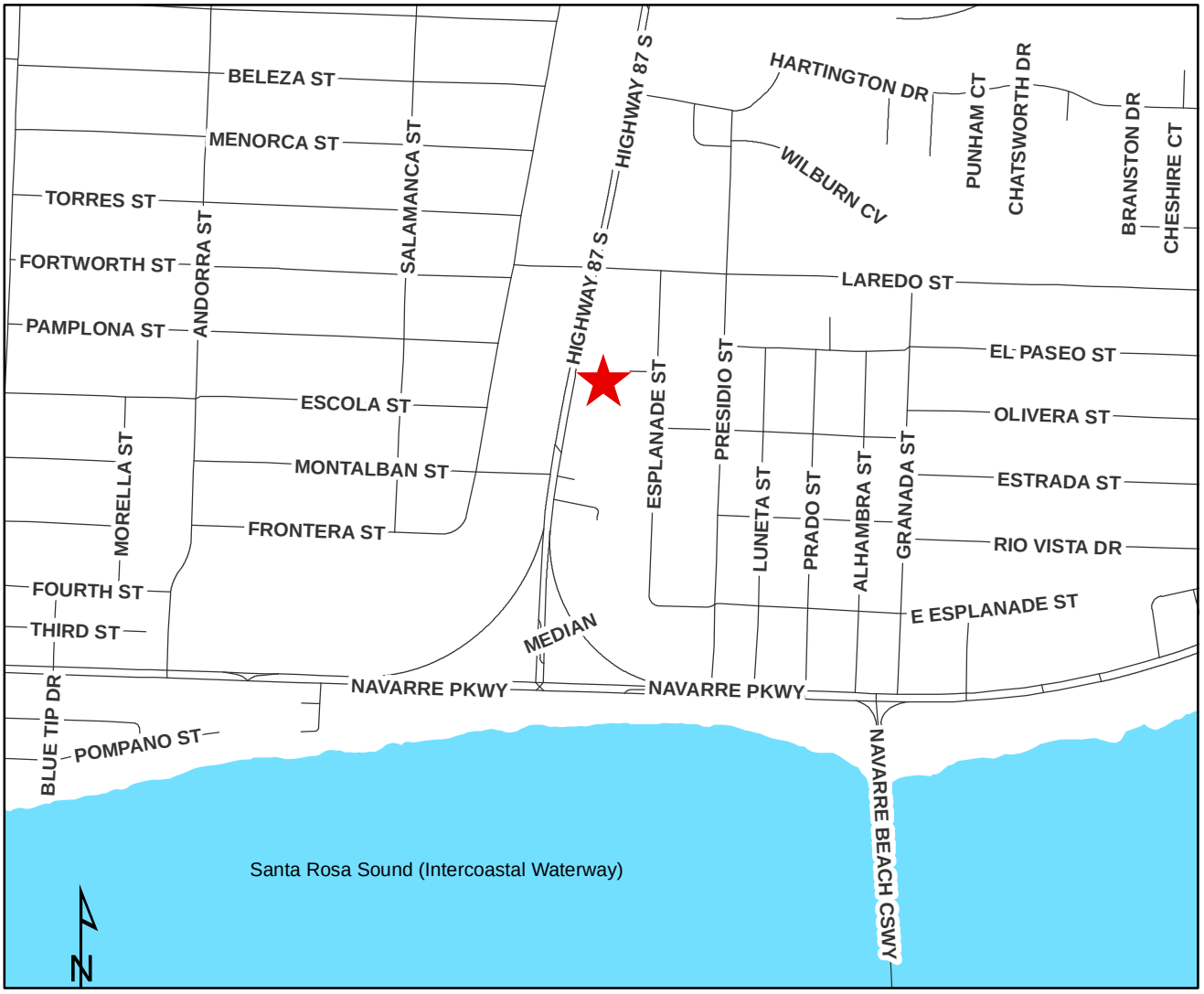
6.09.02 Criteria Regulating Conditional Uses: All approved conditional uses shall be developed and maintained as approved by the Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional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

There are no criteria for Auto Sales in the Heart of Navarre Overlay District.

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-038 &
2015-V-096
Location



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

Legend

Disclaimer:
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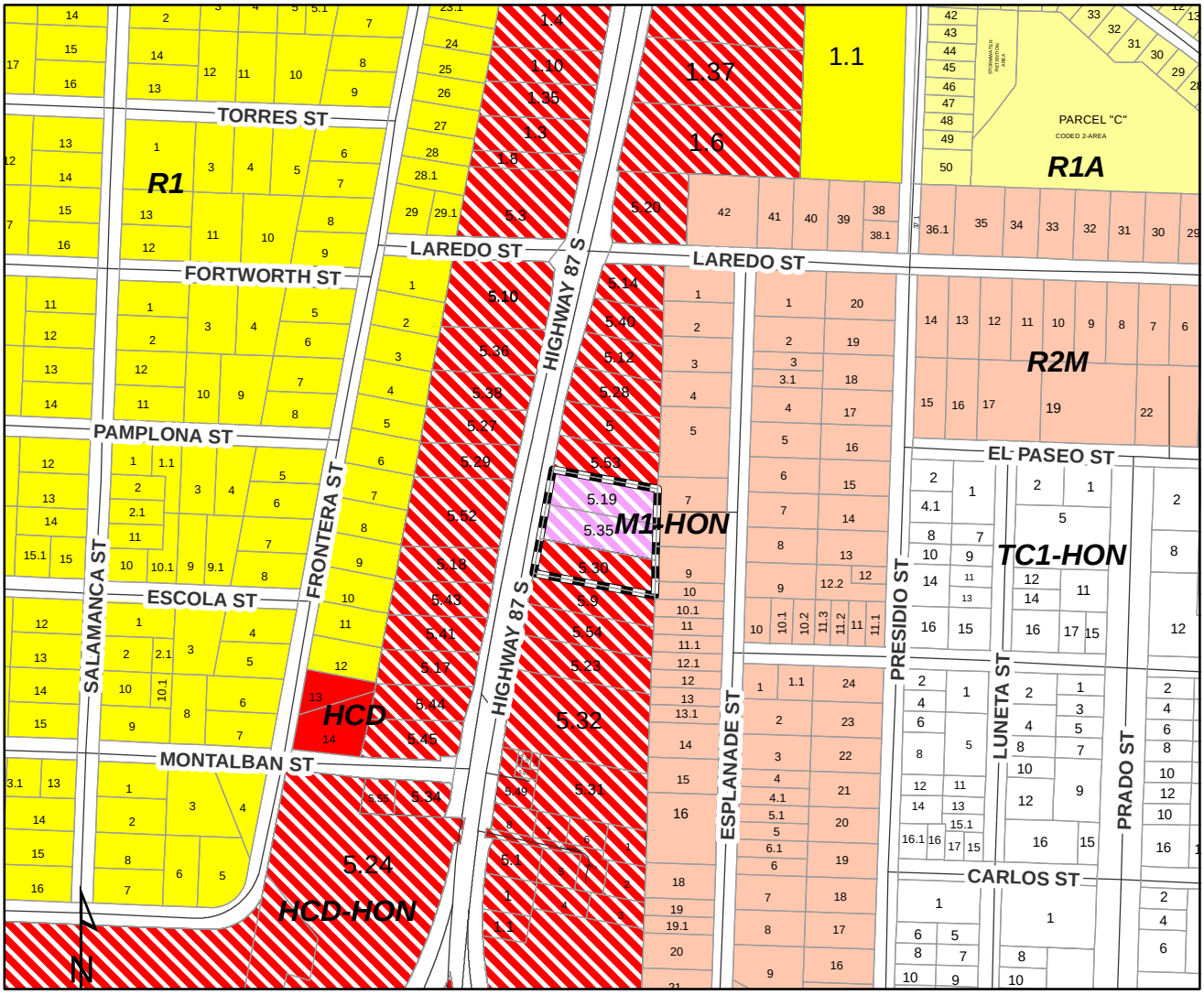
2015-CU-038 &
2015-V-096
Zoning



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

Legend

- PendingZBNovember
- 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)

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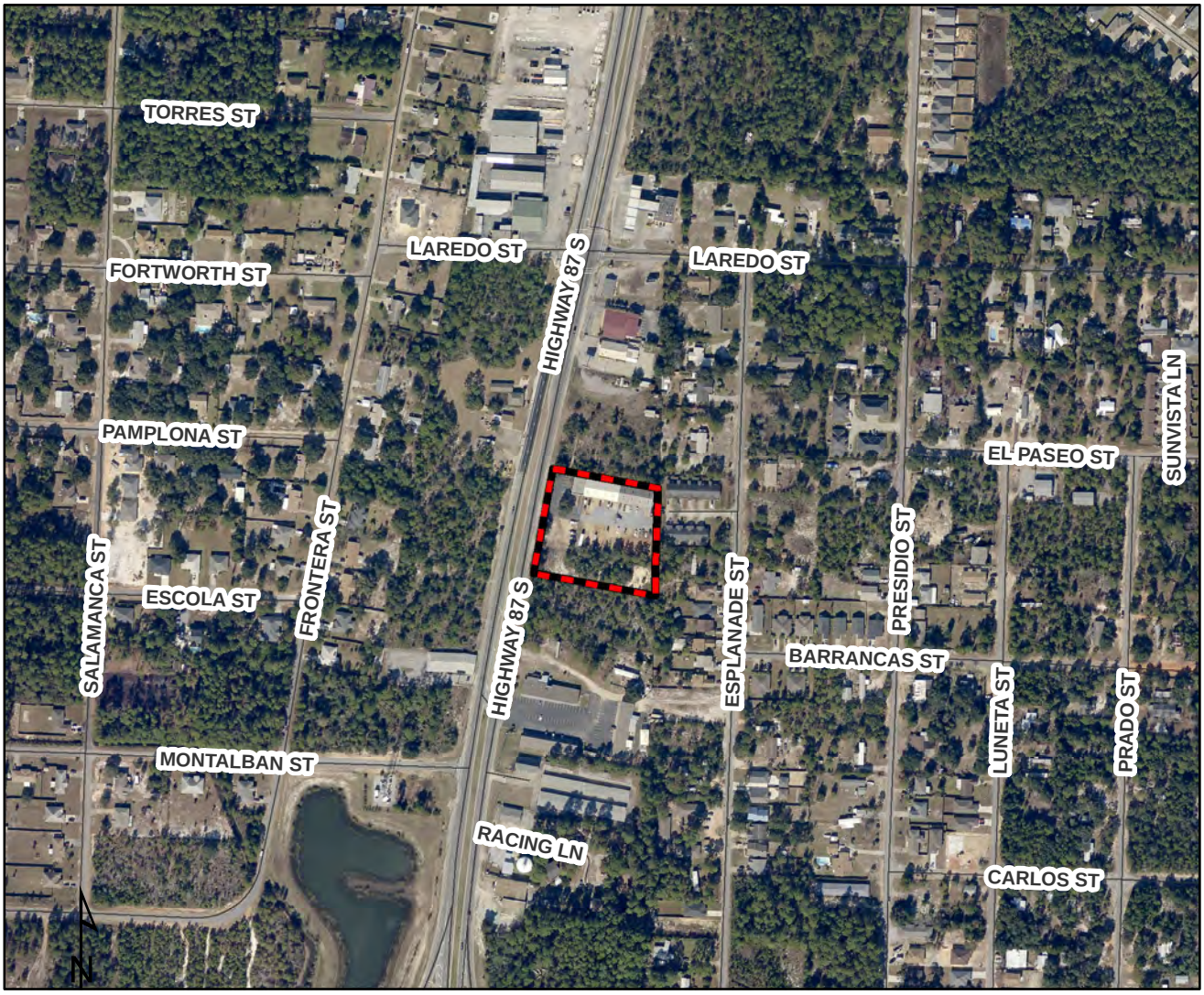
2015-CU-038 &
2015-V-096
2014 Aerial



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

Legend

PendingZBNovember

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2015-CU-038 &
2015-V-096
2014 Close Up Aerial

0 65 130 260 390 520 Feet

Legend

PendingZBNovember

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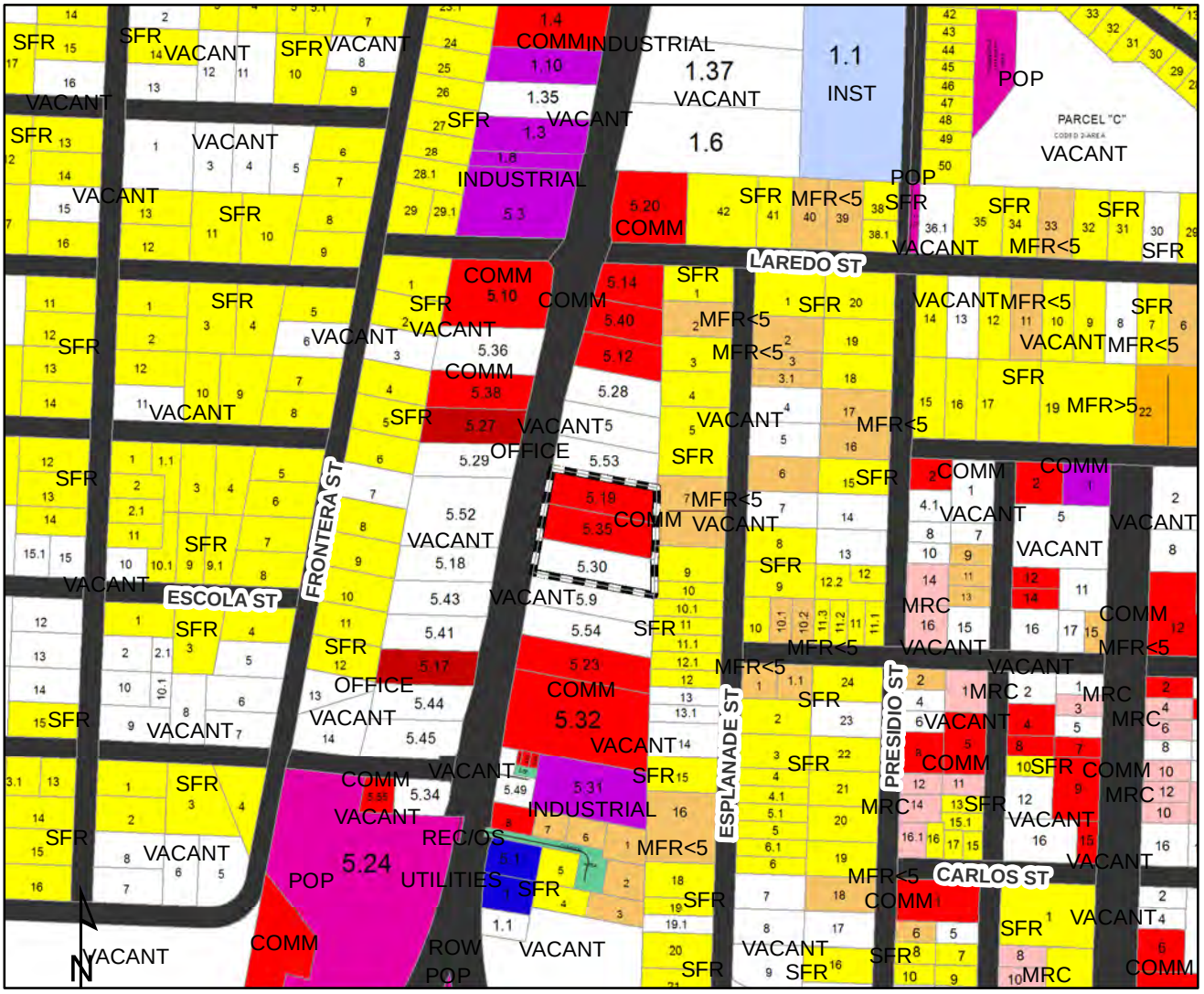
2015-CU-038 &
2015-V-096
Existing Land Use



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

Legend

PendingZBNovember

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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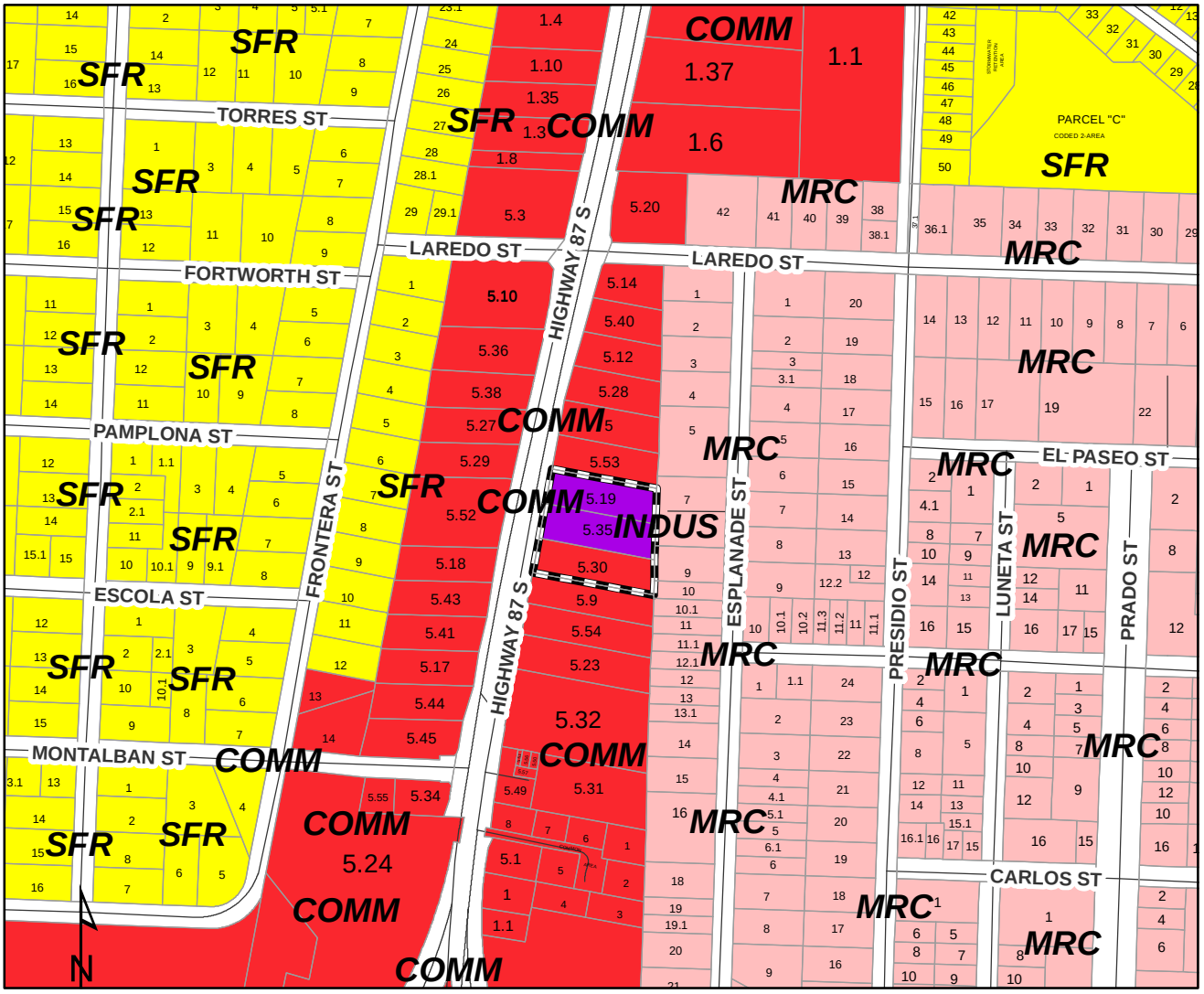
2015-CU-038 &
2015-V-096
Future Land Use



Legend

- PendingZBNovember
- 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

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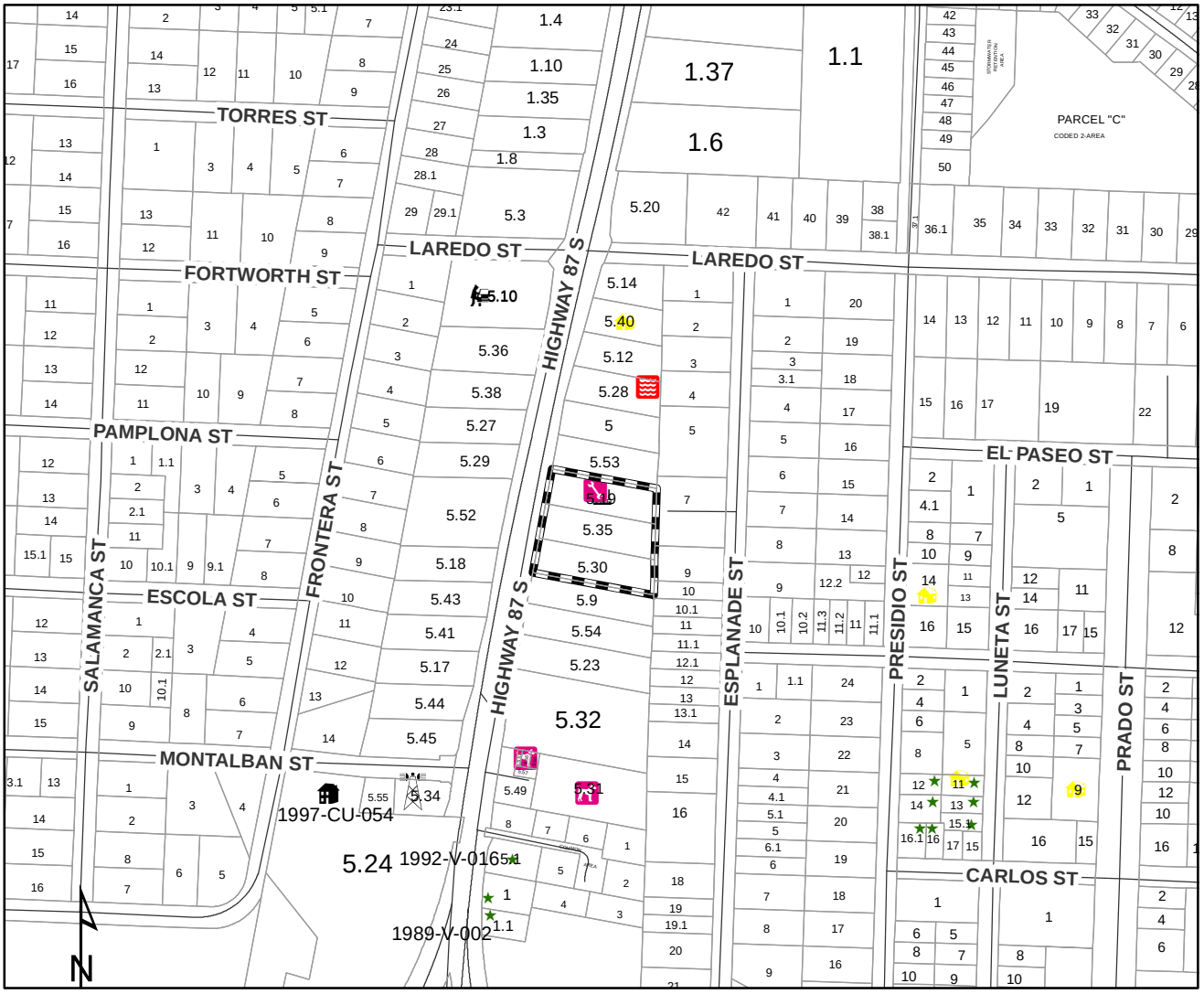
2015-CU-038 &
2015-V-096
Zoning Board Issues



Legend

PendingZBNovember

Variances

Type

- Acc Structure
- Fence Height
- Height
- Setbacks
- Sign Face Area
- Wall Signs
- Other
- Pier Length

ConditionalUses

Type

- Accessory Building
- Accessory Parking Lots
- Administrative Services
- Airport Environs
- Child Care Services
- Civic or Cultural Activities
- Commercial Outdoor Amusement Activities
- Educational Institutions
- Golf Courses
- Gravel, Dirt, or Earth Material Ex
- Guest Houses
- Hotels/Motels
- Kennels
- Limited Manufacturing & Assembly
- Multiple Family Dwelling Structures
- No Data Entered
- Nursing Homes
- Places of Worship
- Private Air Strips
- Public & Private Utilities
- R1 Single Family Development (HCD)
- Recreation & Park Areas
- Recreational Activities
- Rs Restricted Sales & Service
- Towers & Telecommunications Facilities
- Trade Service & Repair
- Vehicular Paint & Body Shops
- Veterinary Medical Services
- Wholesale Plant, Nursery & Landscape Ser

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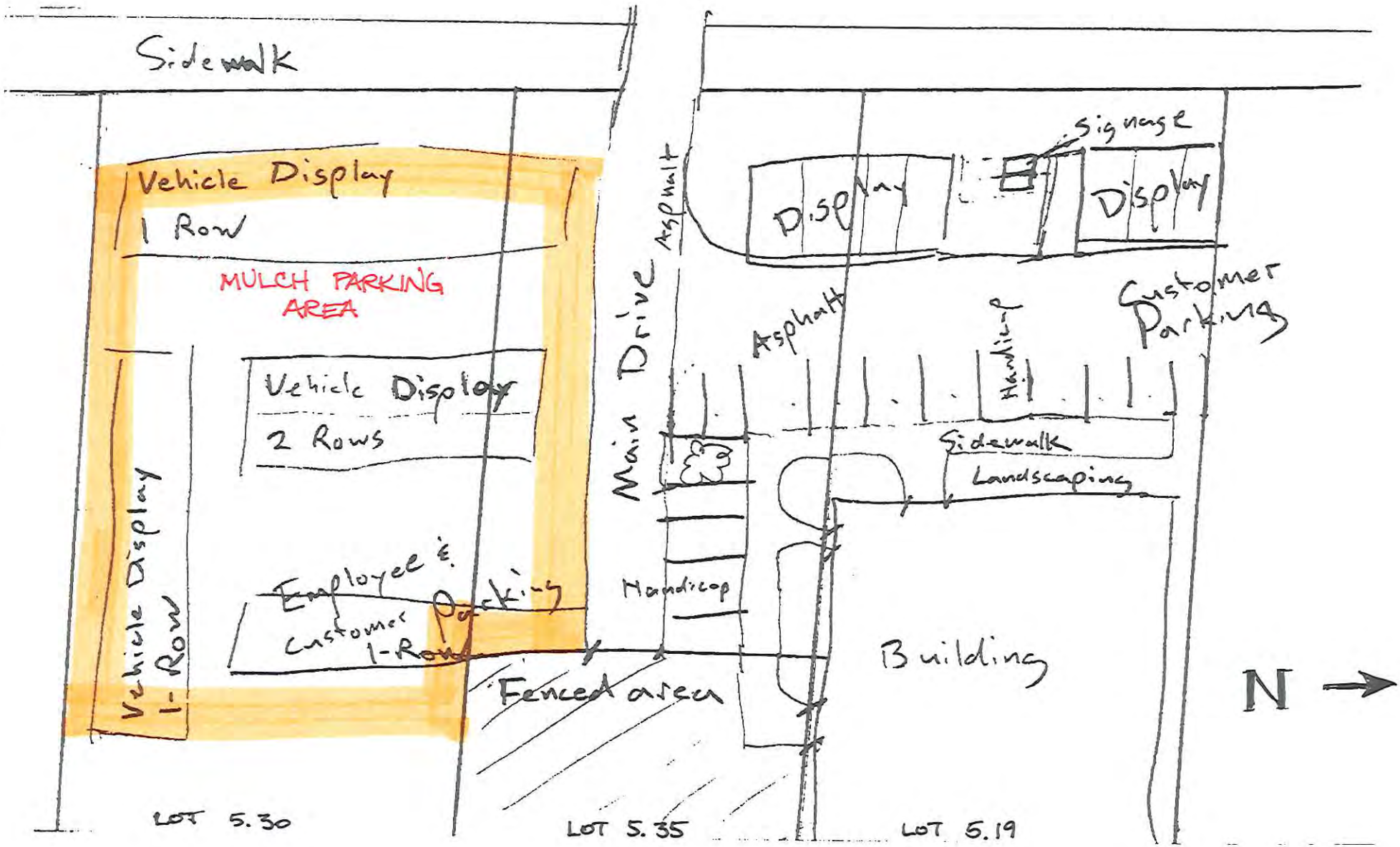
Auto Depot of Navarre
Rough Site Plan
1942 Highway 87



Looking south, the subject site is to the left.

Looking north, the subject site is to our right.

Looking at the mulch parking area northern edge.

Another view of the mulch parking area.

The mulch parking are southern area of the lot.

The northern most area of the subject site.

The parking area in front of the office.

Another view of the parking area in front of the office.

Front mulch parking area.

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- 038	Date Received:	10/8/15
Review Fee:	$235 + 117.96	Receipt No.:	352
Zoning District:	M1-HON	Conditional Use Request:	6.09.02.
FLUM Designation:	comm		

± 2.197 VD #4

Property Owner

Property Owner Name: IUI PROPERTIES INC

Address: P O BOX 5248, NAVARRE, FL 32566

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: Auto Depot Navarre

Contact Name: Chris Pike

Address: 25 Neptune Dr, Mary Esther, FL 32569

Phone: 601-466-8580 Fax: _____

Email: autodepotnavarre@gmail.com / pikechris66@gmail.com / sales@autodepotofnavarre.com

Property Information

M1-HON (1942) M1-HON (None) HCD-HON

Parcel ID Number(s): 202S260000005190000 / 202S260000005350000 / 202S260000005300000

.72 .688 .789

-OR-

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

1942 Hwy 87 South, Navarre

Parcel Size (acres): total 2.197

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).

Conditional Use to allow auto sales within the HON overlay district. LDC 6.05.24.B.3

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.

Please see attached form.

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.

Chris Pike
Applicant Name (Type or Print)

Applicant Signature

Partner/Manager
Title (if applicable)

10-7-15
Date

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;

We intend to operate our so that the public safety and welfare will be protected. Our site will be designed by a Florida registered engineer and will comply with the applicable Ordinances.

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

We do not believe that our business operation will adversely affect other property owners. Our business operation includes the buying, selling, and trading of used motor vehicles. Any repairs or services will be conducted by licensed mechanics off-site.

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

Yes, it is consistent with the Comprehensive Plan. The proposed use requires a Conditional Use approval within the overlay district only.

D. Satisfies criteria stipulated for similar uses as described in the following section.

HH. Development in Heart of Navarre Overlay District

Conditional Uses Located within the Heart of Navarre Overlay District must meet the Conditional Use Criteria in Article 6.05.24.H.

H. Conditional Use Criteria within Heart of Navarre Overlay District

2. Marine sales and repair

a. All marine service and repair shall be performed within an enclosed building.

As stated above, all mechanical service repairs will be made off-site.

b. No overnight outside storage of boats, marine engines, trailers, or towing vehicles is permitted.

We believe this does not apply in general as our proposed use is a used vehicle sales lot. From time to time, we will have boats and trailers on consignment. With the nature of our business, we do not have a storage building; therefore, we do not have the ability to store said vehicles inside at night.

c. No service bays associated with marine vessel service and repair shall be visible from any residential use.

Not applicable

I authorize Chris Pike at Auto Depot of Navarre to handle the conditional use and variance application process at 1942 Highway 87.

Bryan Duncan

Sworn to (or affirmed) and subscribed before me this 7 day of October, 2015.

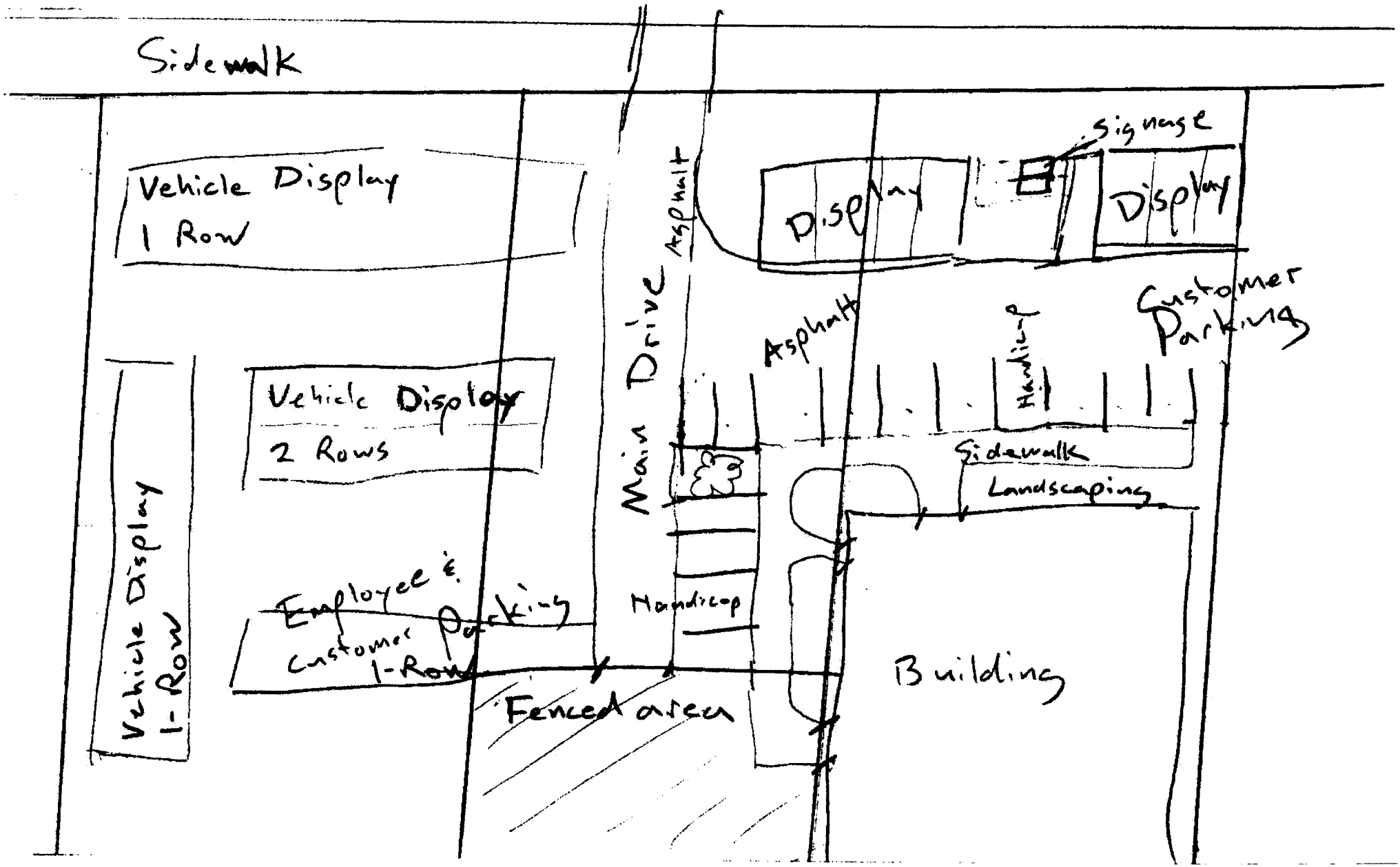
Notary Signature

Amanda Caile

Printed or Stamped Notary Signature

AMANDA CAILE
NOTARY
My Comm. Expires
January 17, 2017
No. EE 865975
PUBLIC
STATE OF FLORIDA

Auto Depot of Navarre
Rough Site Plan
1942 Highway 87



Case Number 2015-ZV-284

Violation Information

Case Number: **2015-ZV-284**

Date Reported: **08/12/2015**

Officer Assigned: **(13) Bobby Burkett**

Violation Location

Parcel Number 1: **202S260000005190000**

Parcel Number 2:

Zoning Area: **(NI) Navarre Incorporation**

City Zone 1: **M1**

City Zone 2:

Address of Violation: **1942 HIGHWAY 87 S**

City, St, ZIP: **NAVARRE, FL 32566**

Side Street 1:

Side Street 2:

Violator Name / Address

Name (First, Last): **WILLIAM GOULET**

Address:

City, St, ZIP:

Contractor Number:

Phone Number:

Violator Business Name / Address

Business Name: **IUI PROPERTIES INC**

Physical Address: **1942 HIGHWAY 87 S**

City, St, ZIP **NAVARRE FL 32566**

Mailing Address: **P. O. BOX 5248**

City, St, ZIP: **NAVARRE FL 32566**

Ordinance / Articles

Ordinance: **91-24**

Article 1: **4.04.00**

Article 2: **6.09.00**

Article 3:

Article 4:

Violations

Code	Description
72	**Site plan violation**

Fees & Actions

Date Served: **09/30/2015**

Comply by: **10/06/2015**

Action Taken:

09/30/15: NOTICE OF VIOLATION SENT

Amount: **0.00**

TO OWNER OF BUSINESS RE SITE PLAN VIOLATION (UNAUTHORIZED EXPANSION OF PROPERTY).

Citations

Property Owner Information

Business Name: **IUI PROPERTIES INC**

Name: WILLIAM GOULET

Physical Address: 1942 HIGHWAY 87 S

City, St, ZIP NAVARRE FL 32566

Mailing Address: P. O. BOX 5248 NAVARRE FL 32566

Phone Number:

Complaint Information

Name:

Address:

Phone Number:

Email:

Complaint made by:

Case Number 2015-ZV-284

Rechecks Scheduled:

#	Scheduled Date	Officer	Notes
1)	10/06/2015	13 - Bobby Burkett	
2)	09/14/2015	13 - Bobby Burkett	

Rechecks Performed:

#	Scheduled Date	Recheck Date	Officer	Notes

1) 09/28/2015 09/28/2015 13 - Bobby Burkett

Dates:

Opened: **08/12/2015**
Closed:
Reopened:

Status:

Status: **Active** Watch List?

Reason:

Comments:

08/12/15 - SITE PLAN VIOLATION. Unapproved expansion of car sales activity.

09/24/15: About 4 weeks ago I made a visit to the property and spoke with the tenant that has the car lot in question about getting the site plan approval. He stated that the owner of the property will be handling the paper work. I gave him Leslie Statler's number and told him to get in contact with her. BB

09/28/15: On site, spoke with owner and advised him that the application for the variance must be in within 5 days. Gave him Leslie Statlers name and contact info again, and will send N.O.V. 5 days. BB

Status & Transaction Change History:

IDNO	DATE	NOTES

2012-CU-013

Project Name:	n/a
Applicant and/or Property Owner:	"IUI Properties, Inc."
Representative:	William Goulet
Request:	Conditional Use to allow for auto sales within the Heart of Navarre Overlay District (LDC 6.05.24.B.3)
Zoning District:	M-1 HON (Restricted Industrial District within the Heart of Navarre Overlay District)

STAFF ANALYSIS

Conditional Use 2012-CU-013

I. Applicant:

"IUI Properties, Inc." represented by William Goulet

II. Request:

Conditional use to allow auto sales within the Heart of Navarre Overlay District (LDC 6.05.24.B.3)

Note: The subject property is zoned Restricted Industrial (M1) and is located within the Heart of Navarre overlay district. The site was rezoned to M1 in 1987 and has been used for industrial purposes since 1990. The previous owner of the property ceased activity on the property as a result of a foreclosure. The current owner purchased the property after the bank took possession through foreclosure. The applicant was awarded a Special Exception in June 2011 to allow the continuation of industrial activities, specifically, his automotive repair business.

III. 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 Adjustments 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;

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

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

D. Satisfies criteria stipulated for similar uses as described in the following section.

6.05.24 Heart of Navarre Overlay District

A. General: This district, which is identified in the Navarre Town Center Plan (2004) is designed for the commercial and residential core area of the Community of Navarre. It is intended to improve and preserve the aesthetic integrity of commercial and multi-family development and encourage a lively, walkable community while still allowing development to flourish on the major arterials in the Community.

B. Land Uses shall be restricted. Permitted and conditional uses are determined by the underlying zoning district, except that the following uses shall only be permitted as conditional uses within the Heart of Navarre District.

1. Industrial uses
2. Storage uses
3. Auto sales
4. Auto Service
5. Pawn shops

IV. **Proposed Location:**

1942 Highway 87 South, Navarre; this property is located on the east side of Highway 87 South, north of Navarre Parkway , and south of High School Boulevard (Parcel number 20-2S-26-0000-00519-0000)

V. **LDC 6.09.01 General Provisions Regulating Conditional Uses**: A conditional use shall be reviewed by the Zoning Board of Adjustments 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 auto sales business will be designed, located, and operated so that the public health, safety, and welfare will be protected.** **The auto sales business will be located at the site of an existing automotive repair facility within the Heart of Navarre Overlay District. The applicant is the owner of the automotive repair facility currently operating on the site, and he wishes to have the ability to sell vehicles on site. He plans to use parking spaces located in the front portion of the property to exhibit those vehicles he has listed for sale.**

STAFF ANALYSIS

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 the proposed use will unduly or adversely affect other property in the impacted area.** **The property is currently zoned M-1 within the Heart of Navarre Overlay District with a Future Land Use Map Category of Industrial.** **The applicant has operated this parcel as an automotive repair facility since June 2011 when he received approval for a Special Exception to allow the extension of and continuation of a non-conforming land use as specified within the Heart of Navarre Overlay District.** **The subject property is surrounded by a mixture of single family residences and commercial businesses. Highway Commercial Development District (HCD) is adjacent to the north and south and across Highway 87 South to the west. Single family residences are adjacent and 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 to the Santa Rosa County Future Land Use Map (FLUM) the subject area for the proposed Conditional Use is located in the Industrial (INDUS) Future Land Use Map Category. Although auto sales are not specifically identified within the Industrial category, the proposed**

use is less intensive than many of the industrial activities allowed within this district.

Furthermore, the subject property is located directly on Highway 87 South, a more highly traveled area within the Navarre community.

D. Satisfies criteria stipulated for similar uses and as listed below.

Is this criterion met?

YES

6.05.24 Heart of Navarre Overlay District

B. Land Uses shall be restricted. Permitted and conditional uses are determined by the underlying zoning district, except that the following uses shall only be permitted as conditional uses within the Heart of Navarre District.

1. Industrial uses
2. Storage uses
3. Auto sales
4. Auto Service
5. Pawn shops

Auto sales are permitted within the Heart of Navarre Overlay District with conditional use approval.

The applicant has applied for a conditional use to allow him to sell vehicles on site. He plans to use parking spaces located in the front portion of the property to exhibit those vehicles he has listed for sale

Santa Rosa County
Development Services

Community Planning, Zoning, and Development Division
Fax: (850) 983-9874

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

Building Inspections
Compliance Division
Fax: (850) 623-1208

2012 JUL 5 PM 12 08

Conditional Use Application

*Application Instructions begin on Page 4

** For Official Use Only **			
Application No.	2012 CU 013	Date Received:	
Review Fee:		Receipt No.:	
Zoning District:	M1-HON	Conditional Use Request:	6.09.02.
FLUM Designation:	I		

VD4

Property Owner

Property Owner Name: IUI PROPERTIES INC.

Address: P.O. Box 5248
Navarre, FL 32566

Phone: 850-499-9006 Fax:

Email: WILLIAMJGOULET@YAHOO.COM

Applicant

☐ Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue conditional use approvals.

Company:

Contact Name:

Address:

Phone: Fax:

Email:

Property Information

Parcel ID Number(s): 202S260000005190000 .715 acres

-OR-

Street Address of property for which the Conditional Use is requested:
1942 HIGHWAY 87 SOUTH, NAVARRE

Parcel Size (acres): .71- ACRES

Conditional Use Request Please describe the requested conditional use. Attach a site plan showing the proposed development in as much detail as necessary to demonstrate that your request meets the criteria found in Section 6.09.02 (attached).

Auto Sales within the Heart of Navarre

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.

There are no criteria for auto sales within the Heart of Navarre.

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.

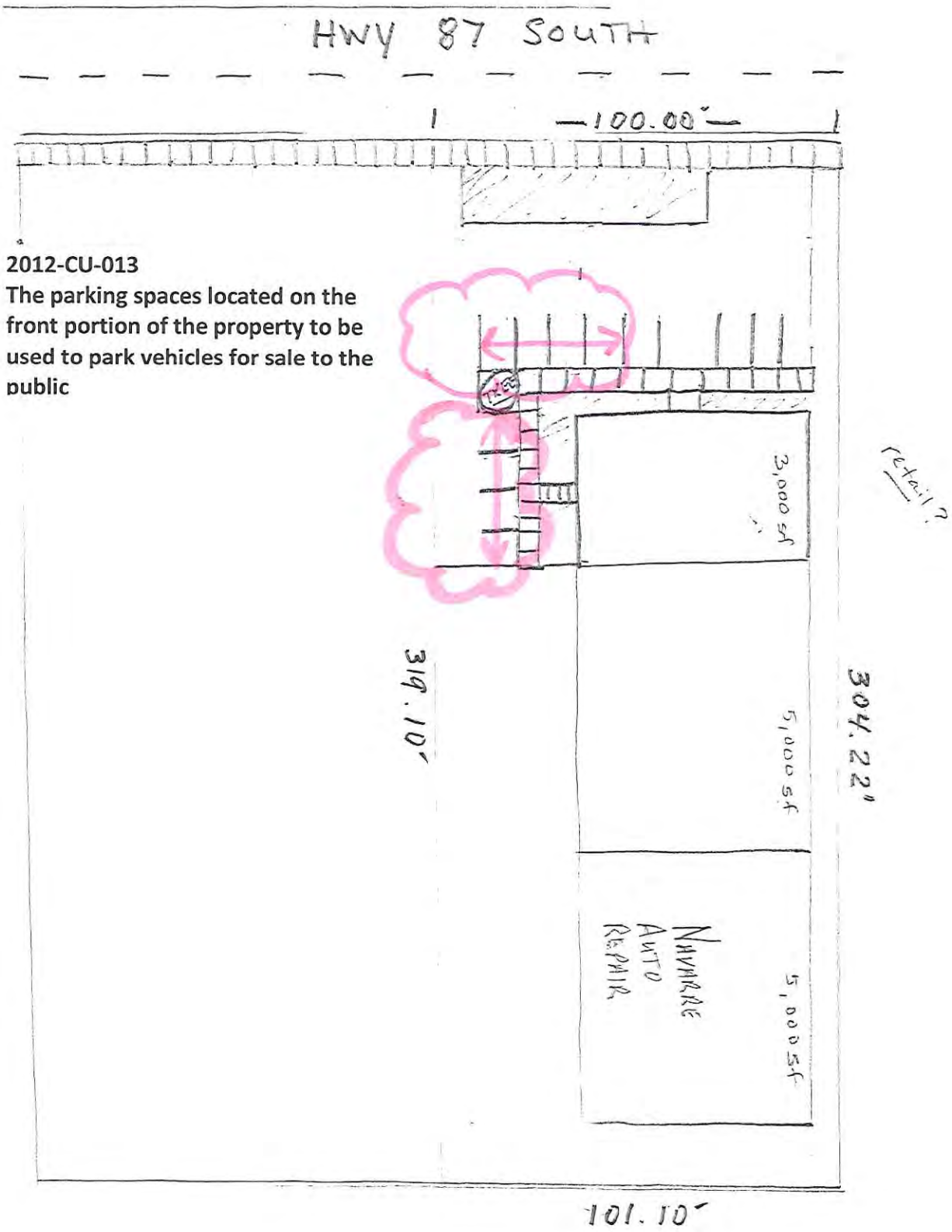
WILLIAM J. GOULET
Applicant Name (Type or Print)

William J. Goulet
Applicant Signature

OWNER
Title (if applicable)

7/3/2012
Date

2012-CU-013
Proposed Site Plan



2012-CU-013
The parking spaces located on the front portion of the property to be used to park vehicles for sale to the public

CITIZEN COMMENTS

2015-CU-038 & 2015-V-096

Jason McLarty

From: Brian Sedlecky <bsedlecky@gmail.com>
Sent: Monday, November 02, 2015 10:11 AM
To: Jason McLarty
Subject: Comment Ref: Conditional use 2015-CU-038 & Variance 2015-V-096 for Chris Pike

Dear Mr. McLarty, Zoning Board members, and all County Commissioners,

I hope this day is finding you all well.

I am a long time property owner in Navarre, having owned and sold a residential lot and currently own commercial lot designated # 5.43 on your included map sent to me with notice of these requests.My property is almost directly across the street, Hwy 87, from the proposed unpaved car lot.

Just as the Town of Navarre Plan of 2004 was gutted in 2011, so it seems that the process of deterioration of any hope for a higher standard for Navarre continues. These short sighted changes may increase tax receipts in the short term but to the detriment of longer term and increased revenue from higher quality businesses for our corridor. I believe we would all live to regret the loss of our one opportunity to build a nicer Navarre.

I urge you to keep the Heart of Navarre Overlay District development standards intact.

Thank you and please consider my thoughts,

BRIAN SEDLECKY
bsedlecky@gmail.com