

STAFF ANALYSIS

Conditional Use 2015-CU-038 & Variance 2015-V-096

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: | <p>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.</p> <p>(LDC 6.05.24.B.3)</p> |
| Variance Request: | <p>Variance to allow a mulch parking lot within a HCD-HON (Highway Commercial District – Heart of Navarre) and M1-HON (Restricted Industrial - Heart of Navarre) zoning district.</p> <p>(LDC 6.05.24.C.2.j.1)</p> |
| Zoning District: | M1-HON (Restricted Industrial-Heart of Navarre) and HCD-HON (Highway Commercial Development-Heart of Navarre) |
| Current Conditions: | <p>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.</p> |

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.

Variance Criteria:

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES:

The BOA shall have the following duties and powers:

B. No variances shall be authorized under this provision unless the Board finds that all of the following conditions exist:

1. The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to other land or buildings in the vicinity.

Is this criterion met? No

Staff Analysis: Staff has determined that there are no special circumstances regarding the land or building in question, and that this parcel does not possess unique qualities with respect to size or exceptional shallowness that are peculiar to such property and not to other lots within the area.

The applicant is seeking relief from the section of the Ordinance which regulates the performance standards for a parking lot in the Heart of Navarre overlay district.

2. The variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant.

Is this criterion met? No

Staff Analysis: This Variance request is not necessary for the preservation and enjoyment of a substantial property right and is merely a convenience to the property owner.

3. The authorization of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of Santa Rosa County.

Is this criterion met? Unknown

Staff Analysis: It is not anticipated that the authorization of this Variance will impair an adequate supply of light and air to adjacent property, increase congestion to public streets, or impair the public safety.

It is unknown whether the authorization of this Variance will unreasonably diminish or impair established property values within the surrounding area.

4. The variance will not impair the intent of the zoning ordinance or zoning district map.

Is this criterion met? No

Staff Analysis: If authorized, a Variance without special circumstances would impair the intent of the zoning ordinance.

5. To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

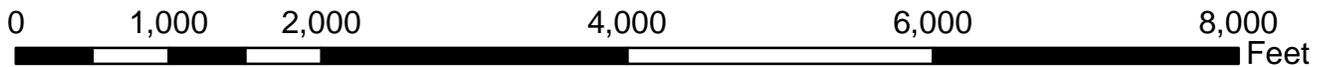
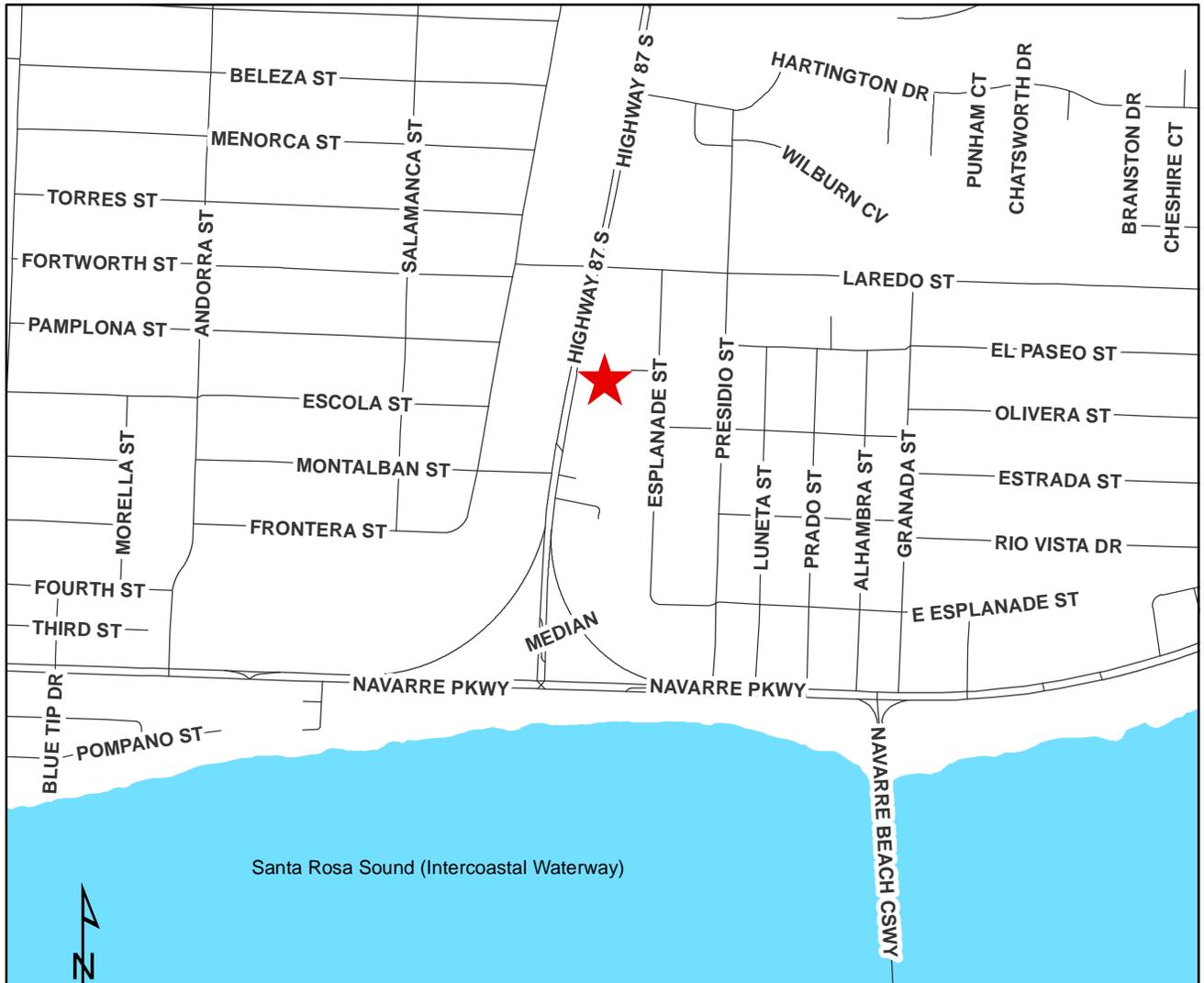
Is this criterion met? N/A

Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

If the Variance is approved, are there any potential building code issues?

It is not anticipated that there will be any potential building code issues.

2015-CU-038 &
2015-V-096
Location

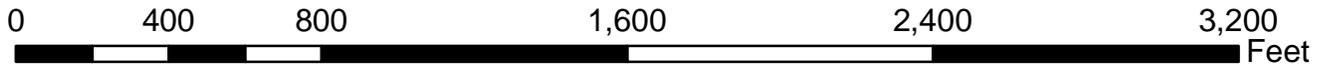
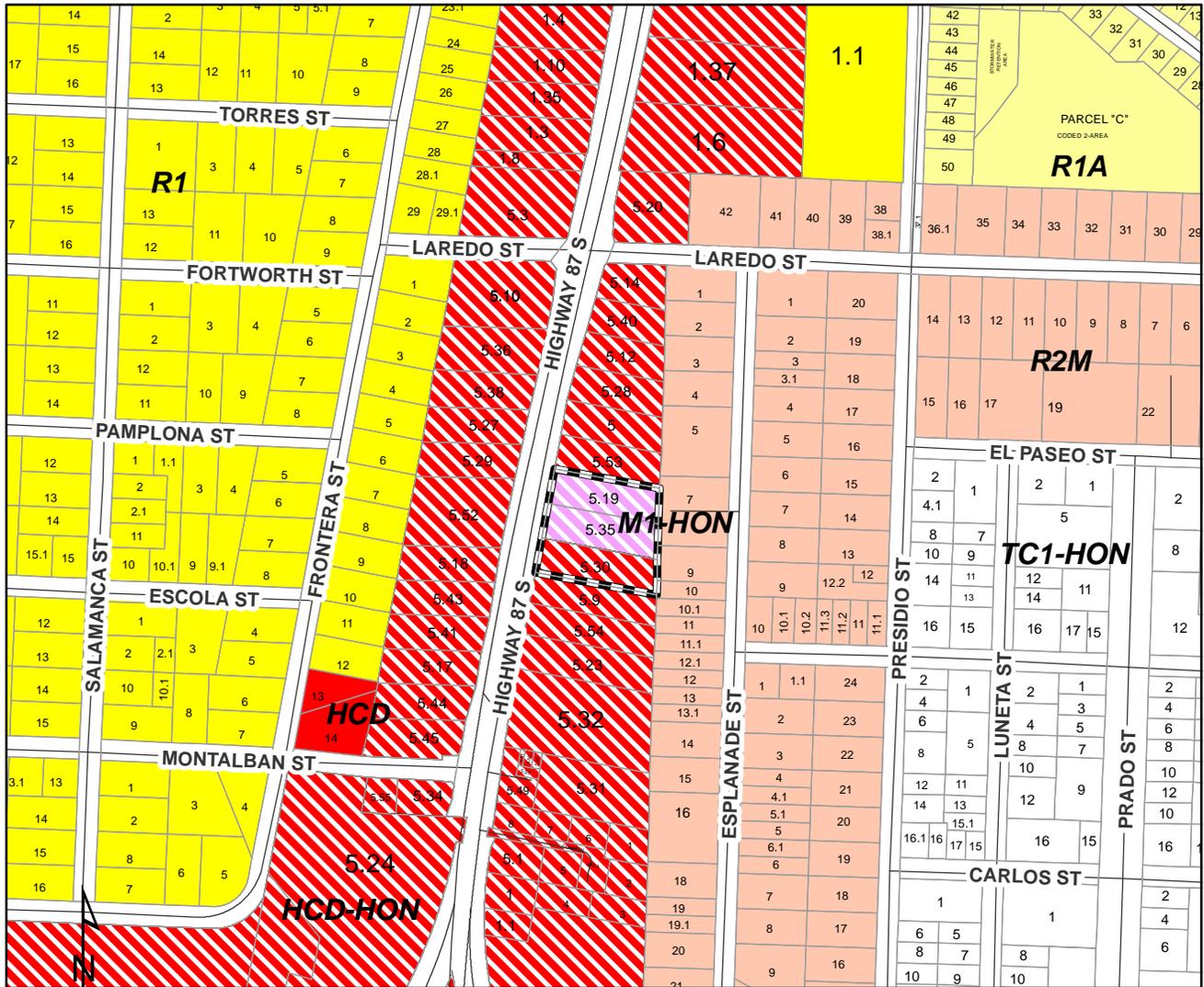


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2015-CU-038 & 2015-V-096 Zoning



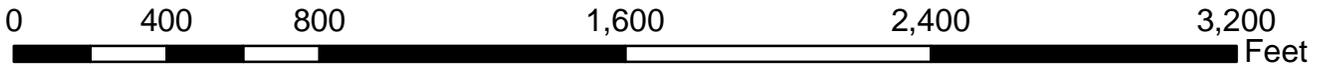
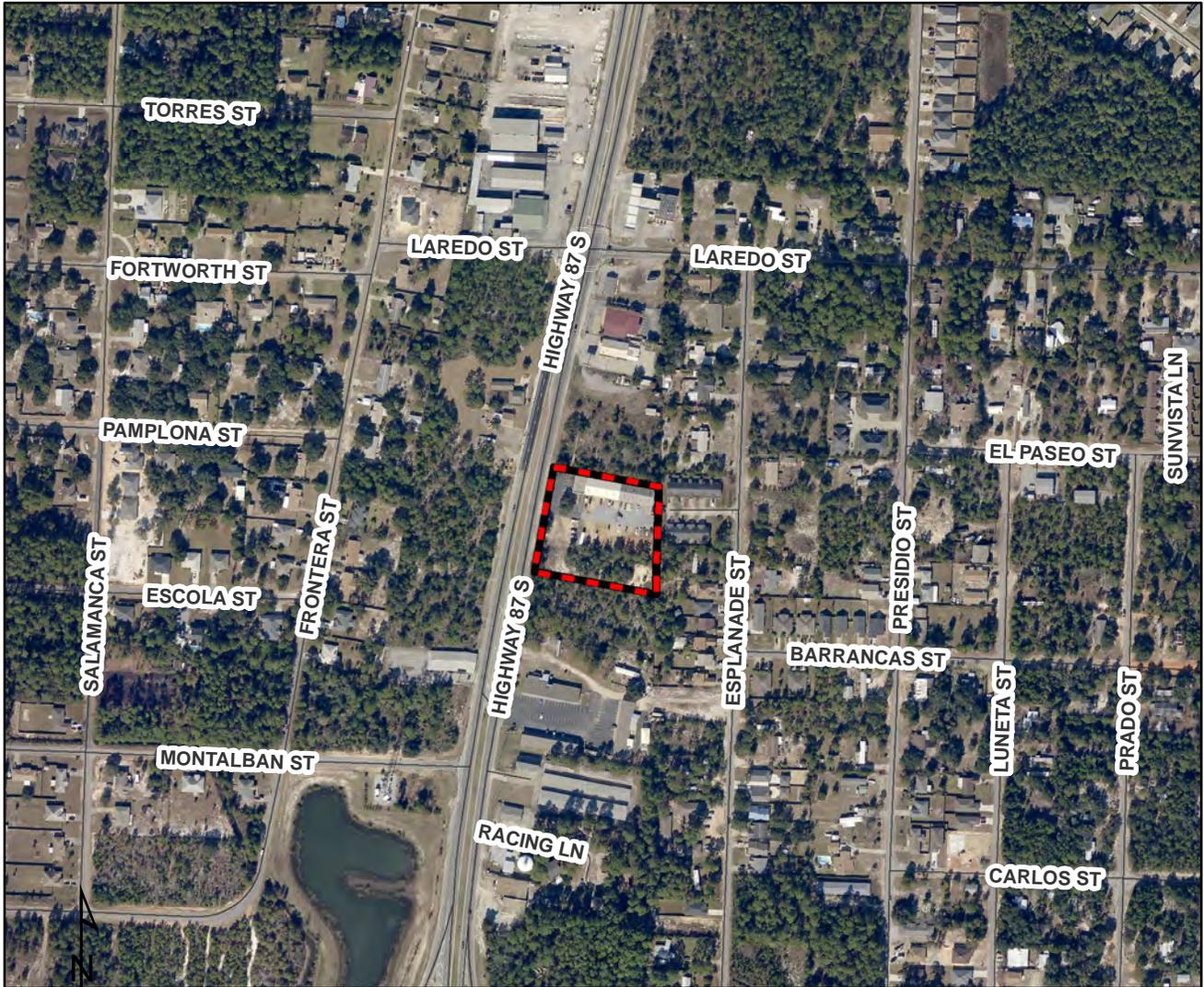
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|---|---|---|---|--|
| Pending ZB November | Agriculture/Rural Residential (AG) | General Industrial (M-2) | Single Family Residential (R-1A) | Hotel - Navarre Beach (HNB) |
| AG within an Accident Potential Zone (AG-APZ) | M2 within an Accident Potential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

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

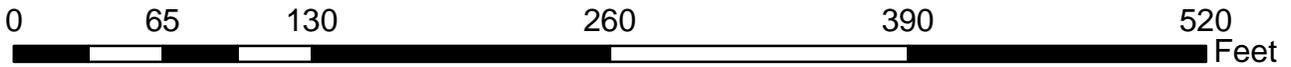


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 PendingZBNovember

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



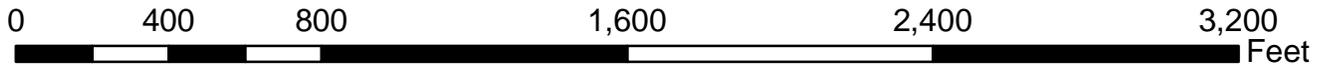
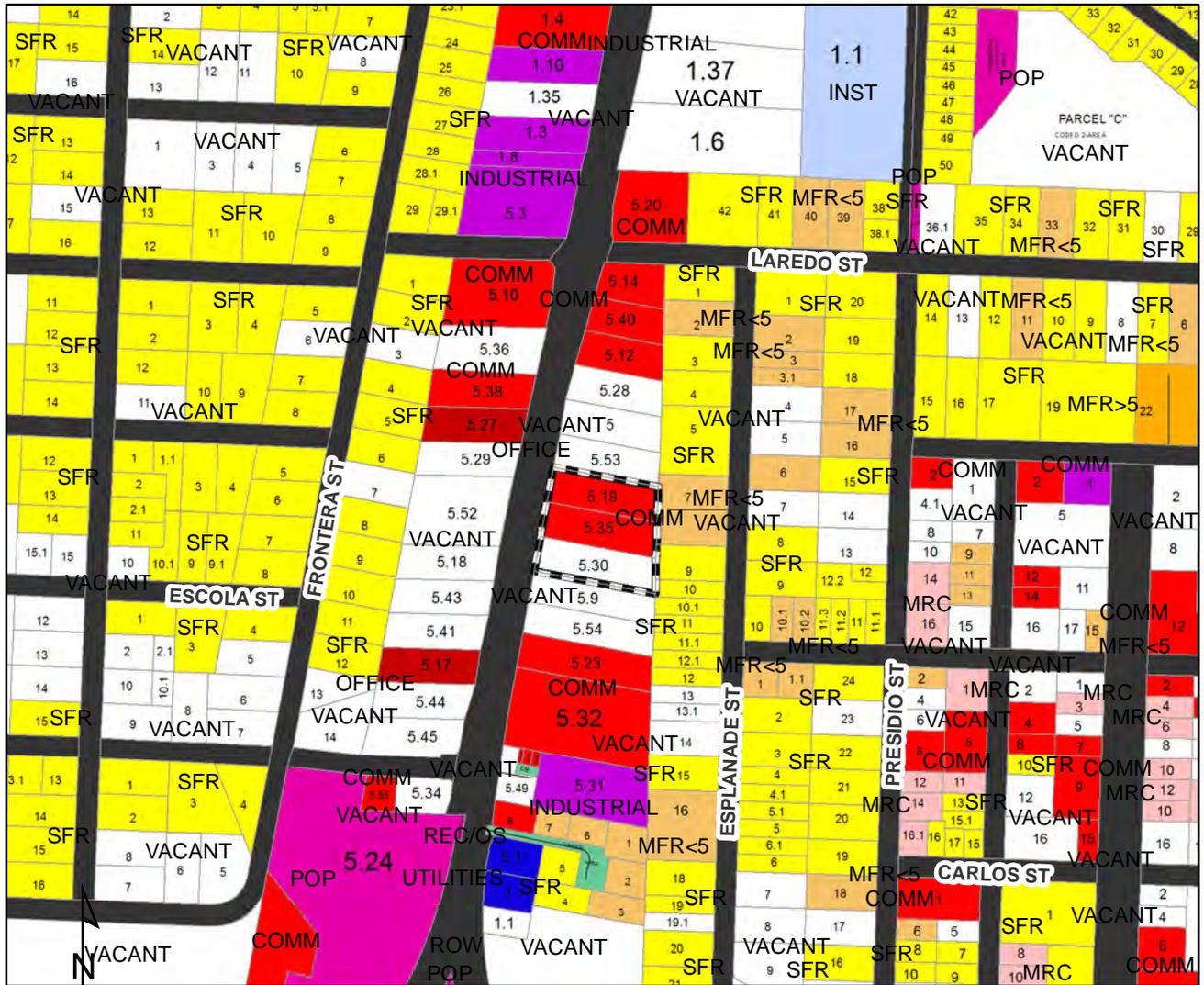
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 PendingZBNovember

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

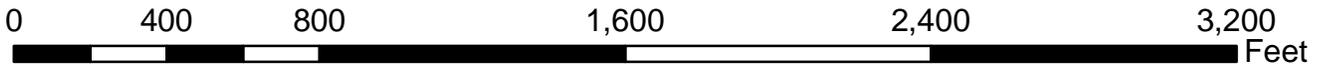
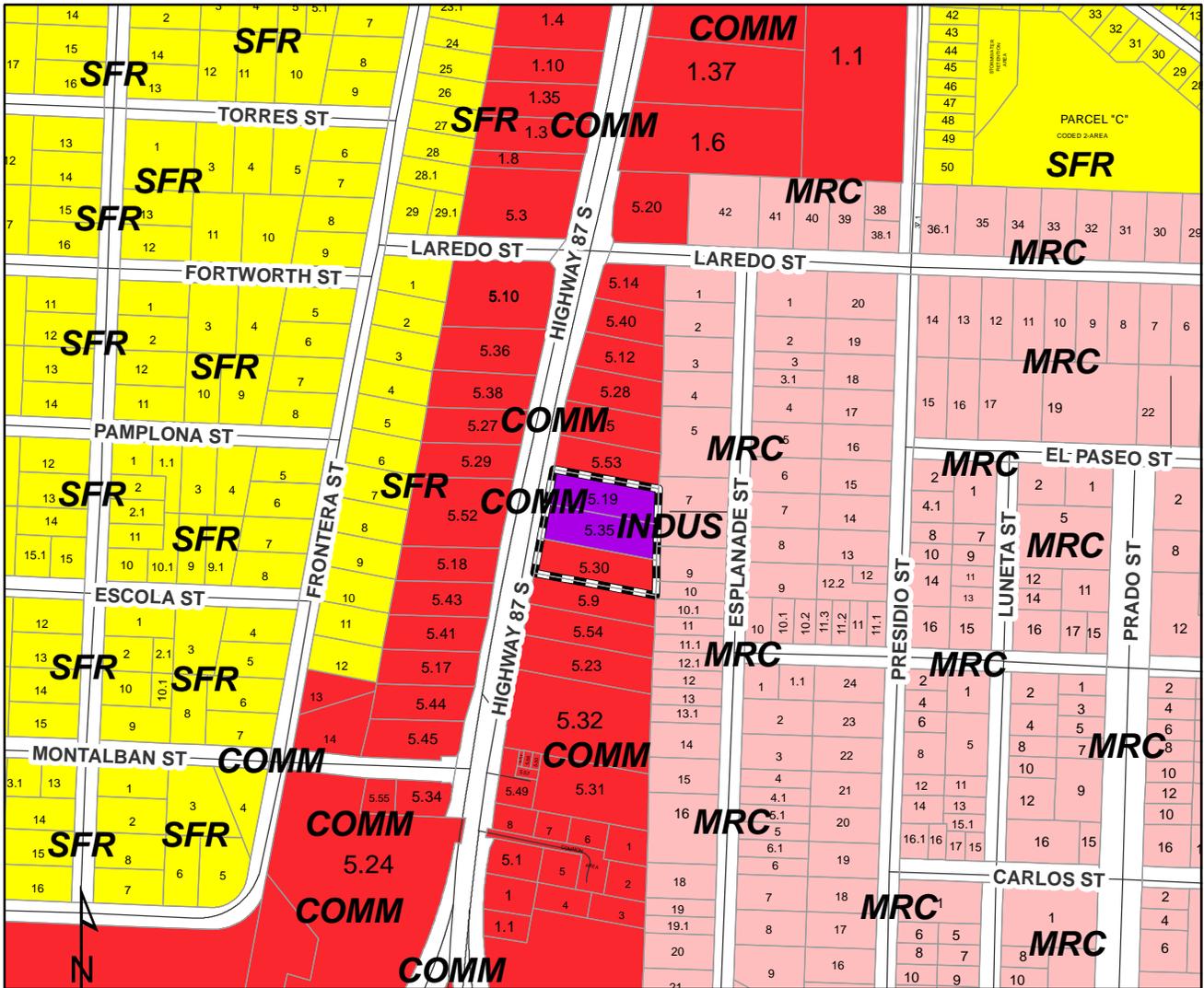


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|--|--------------------------|--|---|
|  Pending ZB November | Existing Land Use |  Institutional |  Recreation/Open Space |
| CATEGORY | |  Multi-Family Residential <5 |  Right of Way |
|  Agriculture | |  Multi-Family Residential >5 |  Single Family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

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

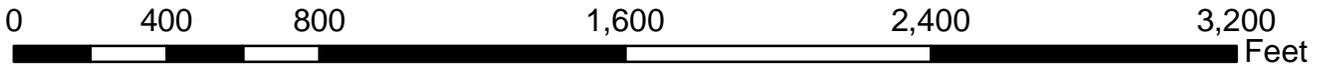
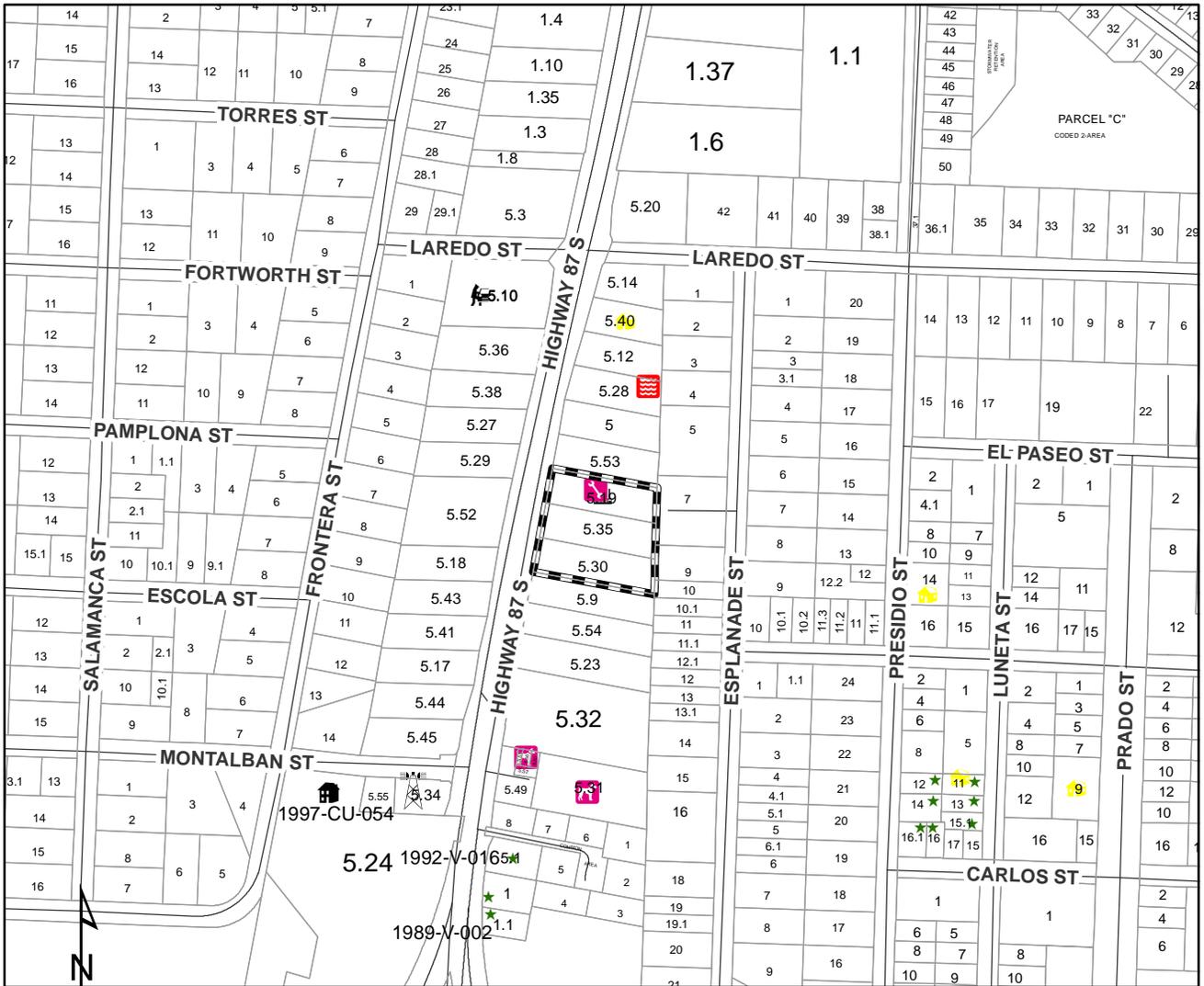


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| | | |
|--------------------------------------|--|--|
| Pending ZB November | AGRICULTURE (AG) | MIXED RESIDENTIAL COMMERCIAL (MRC) |
| SINGLE FAMILY RESIDENTIAL (SFR) | NAVARRE BEACH COMMERCIAL (NBCOMM) | NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR) |
| 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-038 & 2015-V-096 Zoning Board Issues



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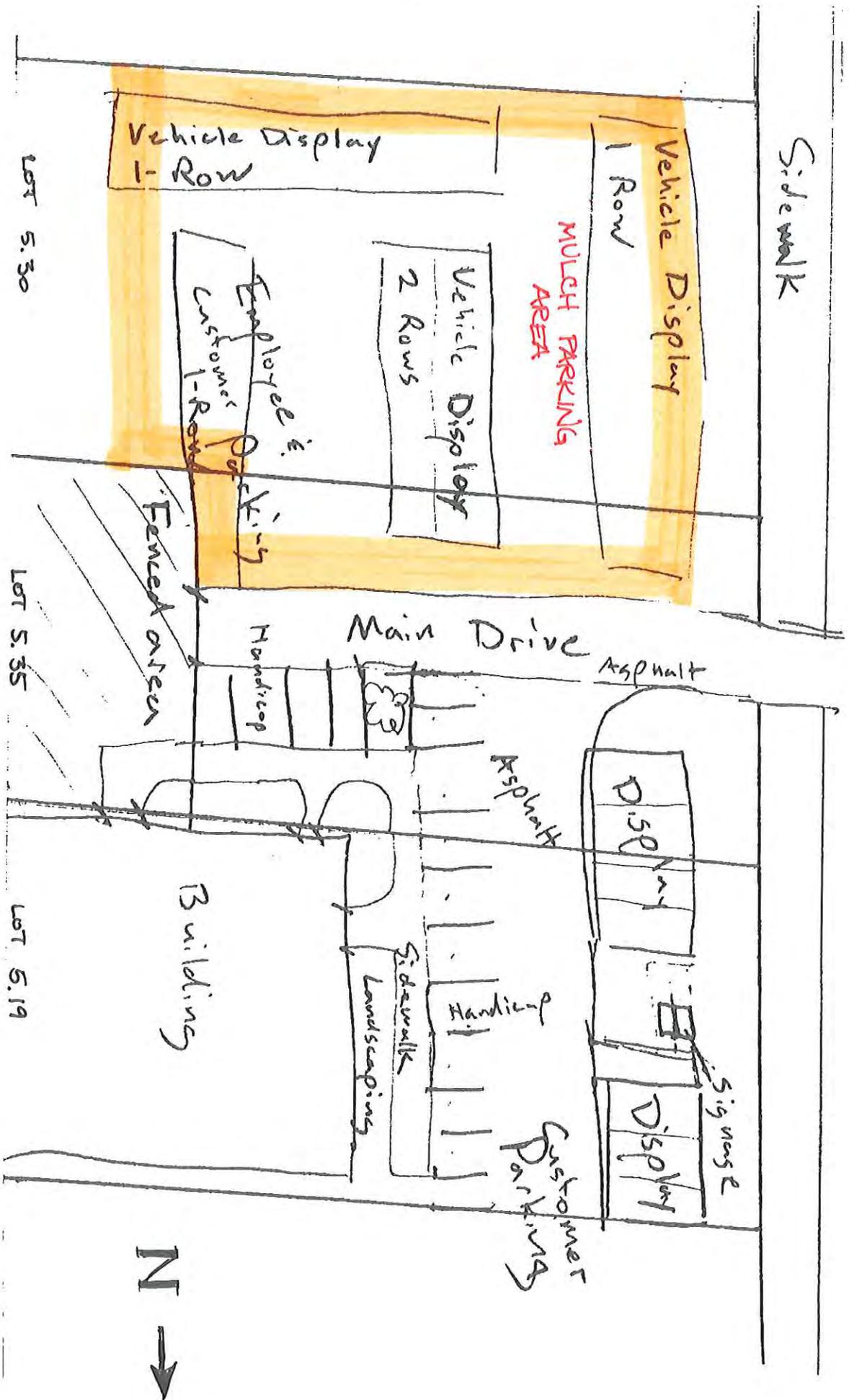
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|---------------------|-------------------|------------|-------------|---|-------------------------------------|--|
| Pending ZB November | Variations | Height | Other | Conditional Uses | Gravel, Dirt, or Earth Material Ex | Recreation & Park Areas |
| Acc Structure | Type | Setbacks | Pier Length | Accessory Building | Guest Houses | Recreational Activities |
| Fence Height | Sign Face Area | Wall Signs | | Accessory Parking Lots | Hotels/Motels | RS Restricted Sales & Service |
| | | | | Administrative Services | Kennels | Towers & Telecommunications Facilities |
| | | | | Airport Environs | Limited Manufacturing & Assembly | Trade Service & Repair |
| | | | | Child Care Services | Multiple Family Dwelling Structures | Vehicular Paint & Body Shops |
| | | | | Civic or Cultural Activities | No Data Entered | Veterinary Medical Services |
| | | | | Commercial Outdoor Amusement Activities | Nursing Homes | Wholesale Plant, Nursery & Landscape Ser |
| | | | | Educational Institutions | Places of Worship | |
| | | | | Golf Courses | Private Air Strips | |
| | | | | | Public & Private Utilities | |
| | | | | | R1 Single Family Development (HCD) | |

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Highway 87

Auto Depot of Navarre
Rough Site Plan
1442 Highway 87





Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Development Services

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



Rhonda C. Royals
Building Official

Conditional Use Application

*Application Instructions begin on Page 4

| ** For Official Use Only ** | | | |
|-----------------------------|-----------------------|-----------------|-----------------|
| Application No. | <u>2015 -CU- 038</u> | Date Received: | <u>10/8/15</u> |
| Review Fee: | <u>\$235 + 117.96</u> | Receipt No.: | <u>352</u> |
| Zoning District: | <u>M1-HON</u> | Conditional Use | |
| FLUM Designation: | <u>comm</u> | Request: | <u>6.09.02.</u> |

**Property
Owner**

± 2.197 VD#4
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**

Parcel ID Number(s): M1-HON (1942) M3-HON (None) HCB-HON
202S260000005190000 / 202S2600000005350000 / 202S2600000005300000

-OR- .72 .680 .789
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)

Chris Pike
Applicant Signature

Partner/Manager
Title (if applicable)

10-7-15
Date



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- 096</u> | Date Received: <u>10/8/15</u> |
| Review Fee: <u>\$235 + 117.96</u> | Receipt No.: _____ |
| Zoning District: <u>M1-HON / HCO-HON</u> | FLUM Designation: <u>comm</u> |

± 2,197

VD#4

**Property
Owner**

Property Owner Name: IUI Properties INC

Address: PO 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 variance 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**

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

Street Address of property for which the Variance is requested:

1942 Hwy 87 South, Navarre

Variance Request

What is the present use of the property? Auto repair / vacant

Please describe the requested variance, including exact dimensions and purpose of the variance.
To allow mulch parking area in lieu of paved parking

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.

We are renters and would not like to pave the lots because of costs.

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

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

As a renter, we would be obligated to permanent improvements on property, we do not own.

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.

Chris Pike
Applicant Name (Type or Print)

[Signature]
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
Bryan Duncan

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

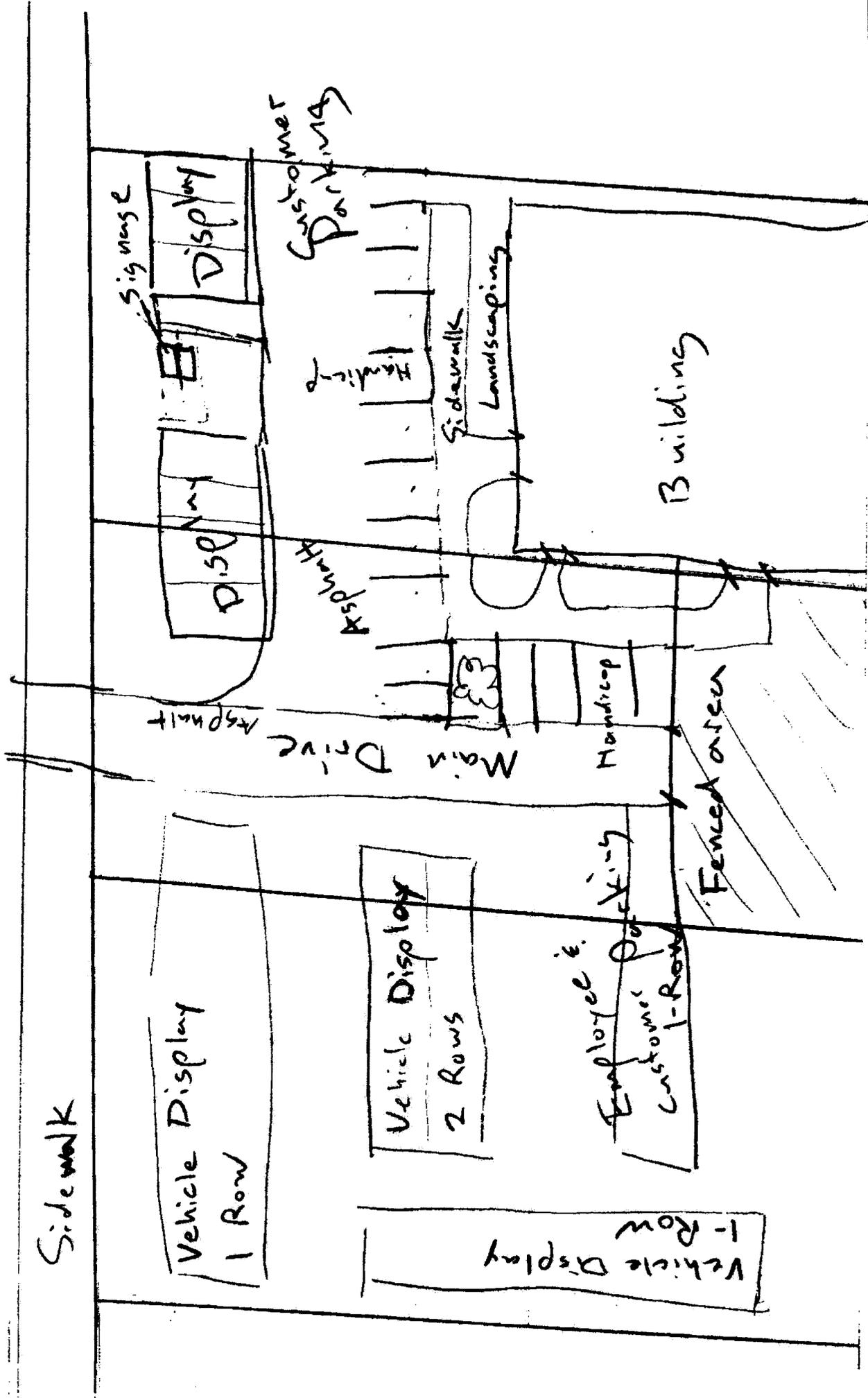
Amanda Caile
Notary Signature

Amanda Caile
Printed or Stamped Notary Signature



Auto Depot of Navarre
Rough Site Plan
1942 Highway 87

Highway 87



Case Number 2015-ZV-284

| Violation Information |
|---|
| Case Number: 2015-ZV-284 |
| Date Reported: 08/12/2015 |
| Officer Assigned: (13) Bobby Burkett |

| Violator Name / Address |
|---|
| Name (First, Last): WILLIAM GOULET |
| Address: |
| City, St, ZIP: |
| Contractor Number: |
| Phone Number: |

| Violation Location |
|--|
| Parcel Number 202S260000005190000 |
| 1: |
| Parcel Number |
| 2: |
| Zoning (NI) Navarre |
| Area: Incorporation |
| City |
| Zone 1: M1 |
| City |
| Zone 2: |

| 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 |

| |
|---|
| Address of 1942 HIGHWAY 87 S |
| Violation: |
| City, St, ZIP: NAVARRE, FL 32566 |
| Side |
| Street 1: |
| Side |
| Street 2: |

| Ordinance / Articles |
|--------------------------------------|
| Ordinance: 91-24 |
| Article 1: 4.04.00 Article 3: |
| Article 2: 6.09.00 Article 4: |

| Violations |
|---|
| Code Description 72 Site plan violation |

| Fees & Actions |
|---|
| Date Served: 09/30/2015 Action Taken: Comply by: 10/06/2015 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

Mailing Address: P. O. BOX 5248

Physical Address: 1942 HIGHWAY
87 S

NAVARRE FL 32566

City, St, ZIP 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 09/28/2015¹³ - 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:**

"UI 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.

STAFF ANALYSIS

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

STAFF ANALYSIS

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?

6.05.24 Heart of Navarre Overlay District

YES

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.

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

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

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

Conditional Use Application

*Application Instructions begin on Page 4

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

RECEIVED
MAY 5 PM 12:08
VD 4

Property Owner

Property Owner Name: JUI PROPERTIES INC.
Address: P.O. Box 5248
Navarre, FL 32566
Phone: 850-499-9006 Fax: _____
Email: WILLIAM.J.GOLLET@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): 202 8260000005190000 .715 acres
-OR-
Street Address of property for which the Conditional Use is requested:
1942 HIGHWAY 87 SOUTH, NAVARRA
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)

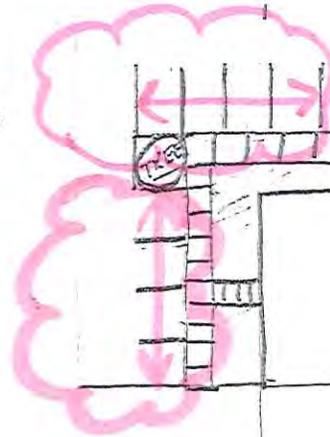
7/3/2012
Date

HWY 87 SOUTH

100.00'

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

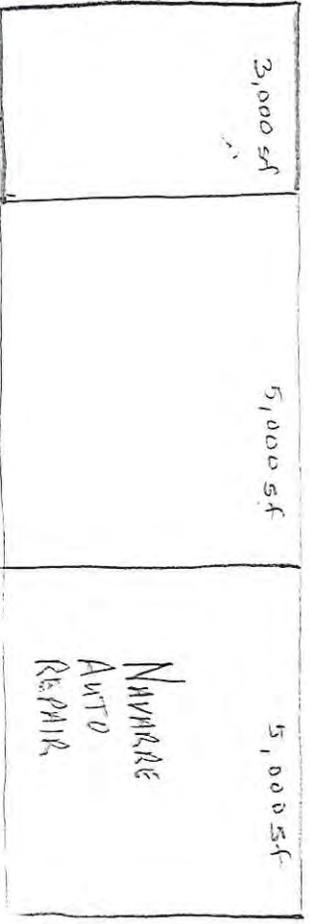


retail?

304.22'

319.10'

101.10'



**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

