

2015-V-033

Project Name: Navarre Marina and Boardwalk, LLC

**Applicant and/or
Property Owner:** James Dabney

Representative: n/a

Request 1: Variance to reduce the right of way
landscape strip from 10 feet to 5 feet.

Request 2: Variance to allow shrubs in lieu of
trees required within the parking area
at a ratio of 4 shrubs for every tree.

Request 3: Variance to reduce Shoreline
Protection Zone setback from 50 feet
from the mean high water line to 0 feet
from the mean high water line to allow
a boardwalk with retail booths and
kiosks.

(LDC 7.01.03.A, 7.01.04.A, &
12.01.02.A)

Zoning District: HCD-HON (Highway Commercial
Development)

Variance 2015-V-033

General Information:

Applicant:	Navarre Marina & Boardwalk, LLC
Representative:	James Dabney
Project Location:	8495 Navarre Pkwy., Navarre
Parcel Number:	20-2S-26-0000-00300-0000
Request 1:	Variance to reduce the right of way landscape strip from 10 feet to 5 feet.
Request 2:	Variance to allow shrubs in lieu of trees required within the parking area at a ratio of 4 shrubs for every tree.
Request 3:	Variance to reduce the Shoreline Protection Zone setback from 50 feet from the mean high water line to 0 feet from the mean high water line to allow a boardwalk with retail booths and kiosks.
Current Conditions:	Vacant
Recommended Condition:	Staff recommends that if this variance is approved that a condition be placed on the approval. The condition being that 2 rows of hay bales with silt fencing in between the hay bales be installed prior to construction.

Land Development Code Criteria:

7.01.03 Required Perimeter Landscaping Adjacent To Public Rights-Of-Way: On the site of a building or open lot use along any abutting right-of-way there shall be provided landscaping between such area and such right-of-way as follows:

A. A strip of land at least ten feet in depth located adjacent to the abutting right-of-way shall be landscaped with grass, ground cover, or other landscape treatment.

7.01.04 Required Parking Area Interior Landscaping: Interior areas of paved parking lots shall be landscaped with trees, shrubs, grass, groundcover or other landscaped treatment located so as to best relieve the expanse of paving.

A. The minimum number of canopy trees required to be planted within or adjacent to

paved parking areas shall be one (1) tree for every twelve (12) parking spaces. One (1) tree shall be required for those parking areas having fewer than twelve (12) spaces. These trees may be planted anywhere within or adjacent to paved parking areas; creative design and spacing is encouraged to accomplish the intent to relieve the expanse of paving.

12.01.00 COASTAL DEVELOPMENT/SHORELINE PROTECTION:

12.01.02 Design Standards in Areas Adjacent to Shoreline Protection Zone

A. All development shall be setback greater than or equal to fifty (50) feet from the landward boundary of the Shoreline Protection Zone in Zone-1 and forty-five (45) feet from the landward boundary of the Shoreline Protection Zone in Zone-2.

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 width of the right of way landscape strip, the planting of trees within the parking area and the placement of structures within a Shoreline Protection Zone.

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? Yes

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 not anticipated that 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?

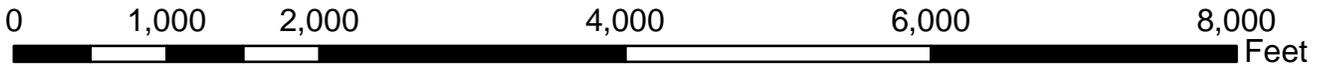
It is not anticipated that there will be any potential building code issues related to the variance request.

2015-V-033

Location



2015-V-033

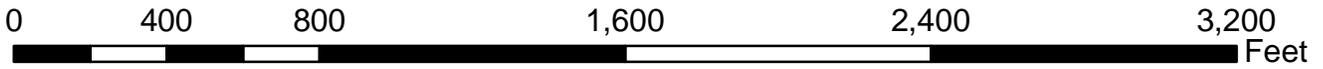
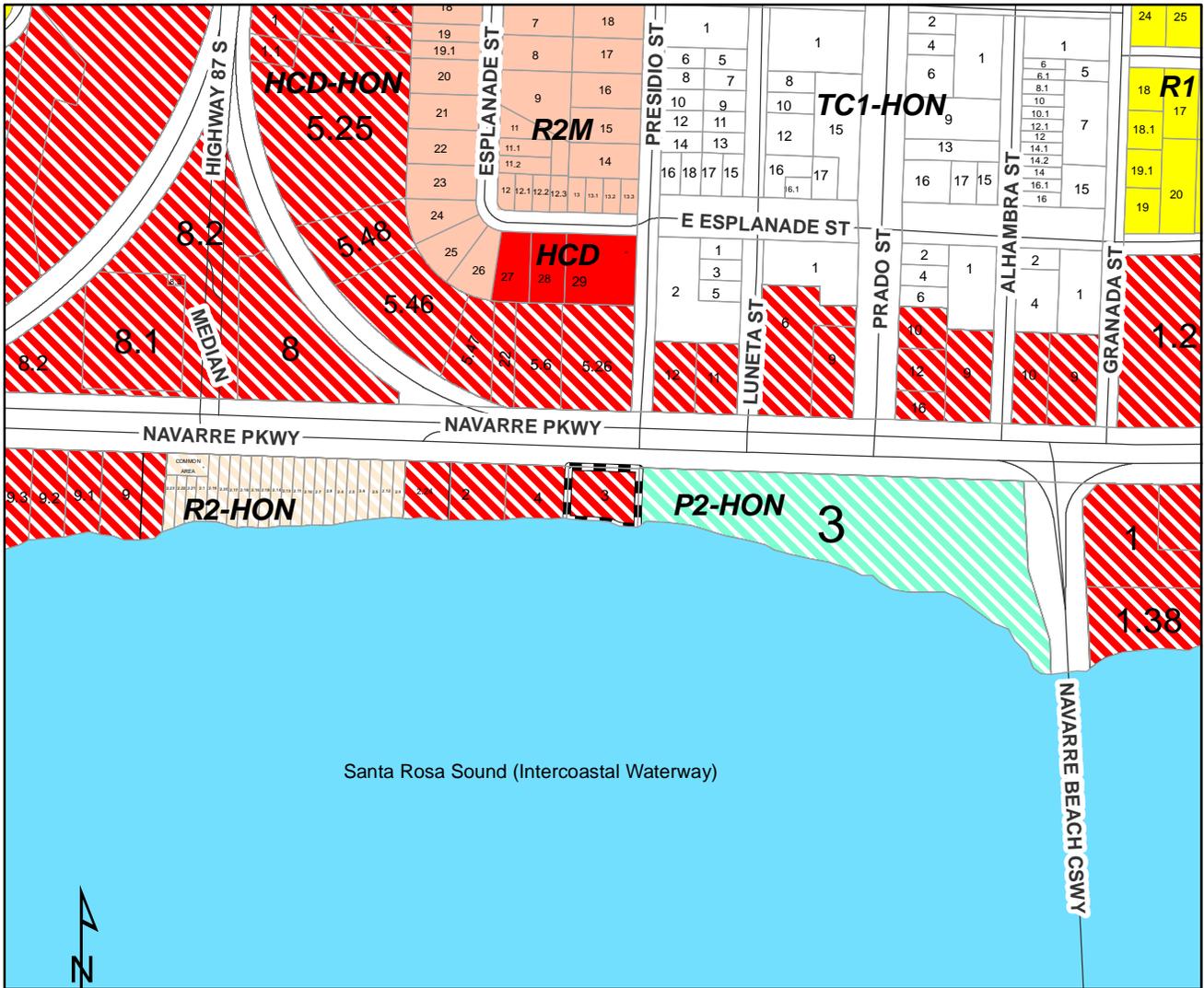


Legend

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2015-V-033 Zoning

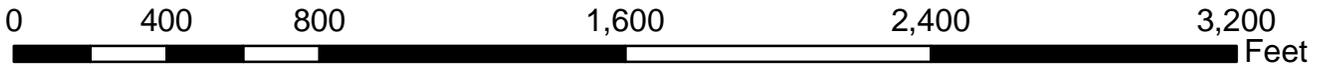
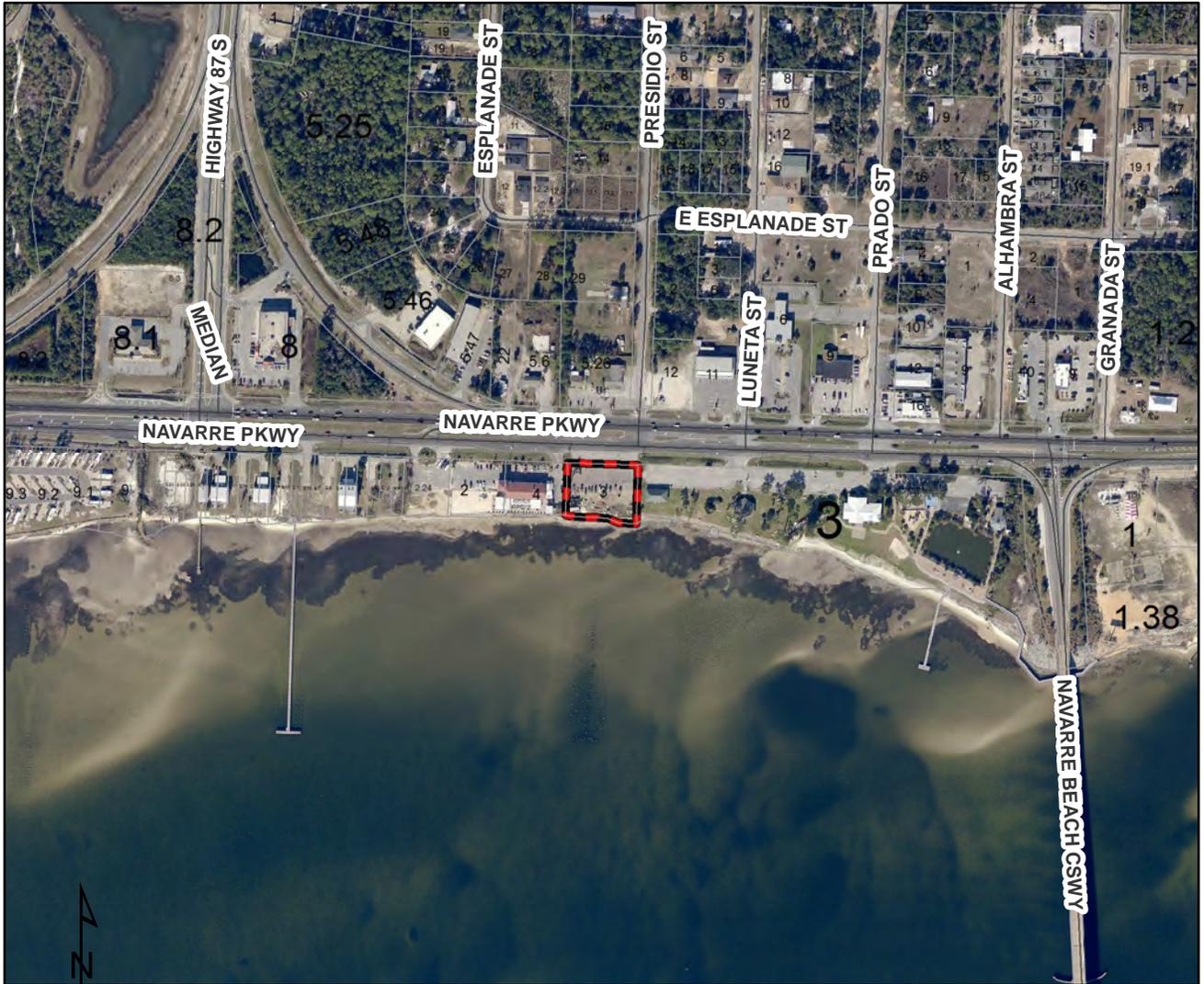


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2015-V-033

Aerial



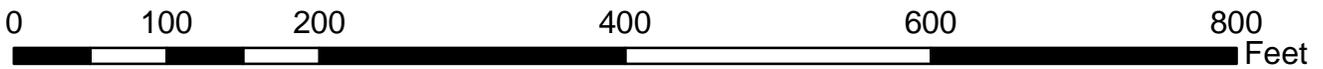
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 PendingZBApril

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2015-V-033
Close Up Aerial



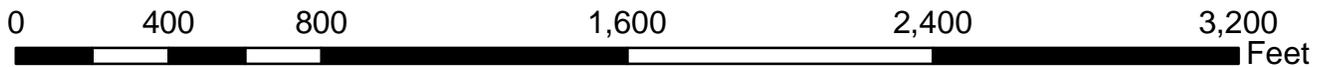
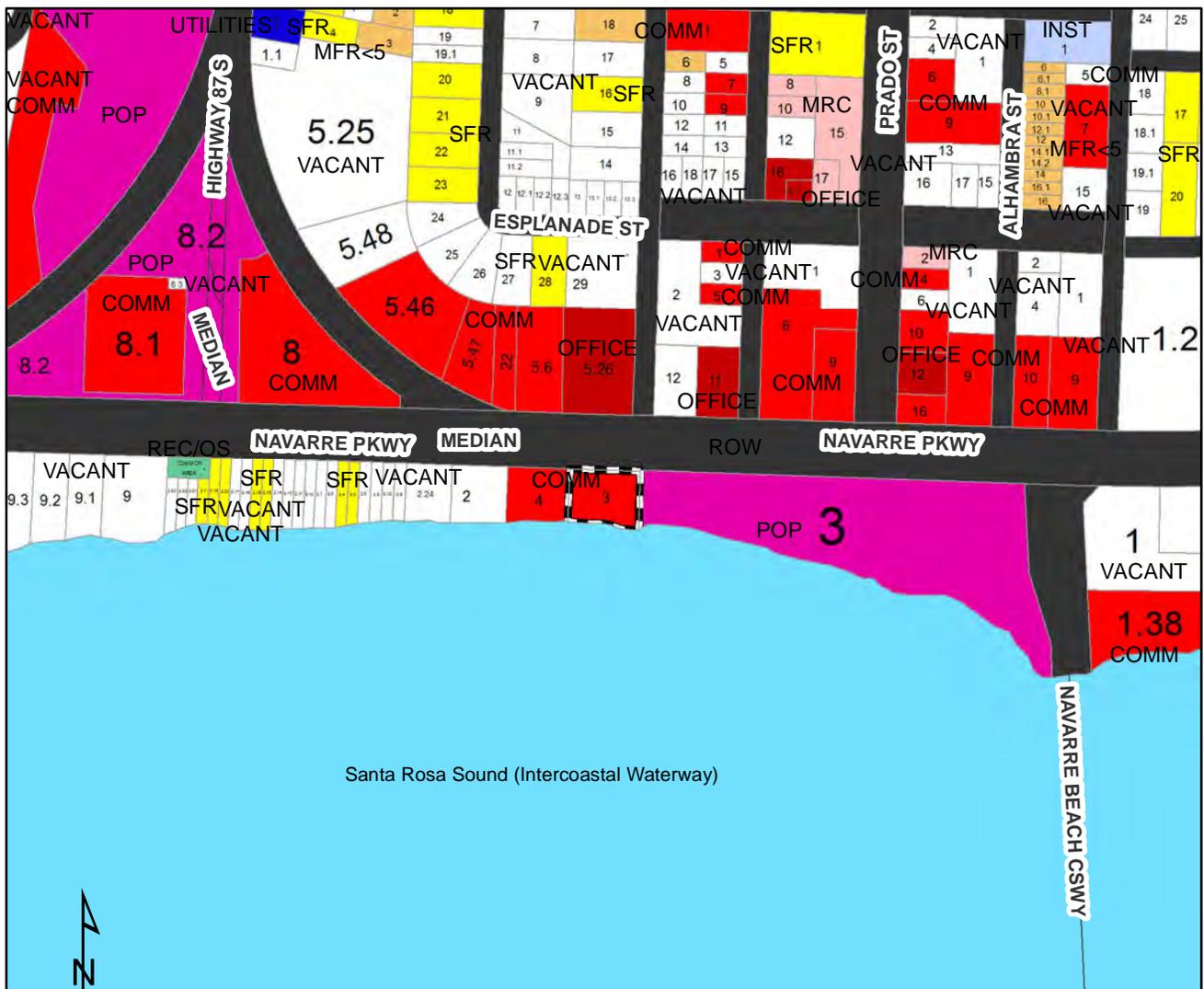
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2015-V-033 Existing Land Use



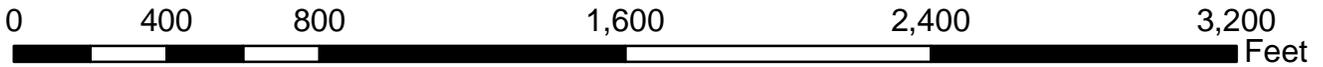
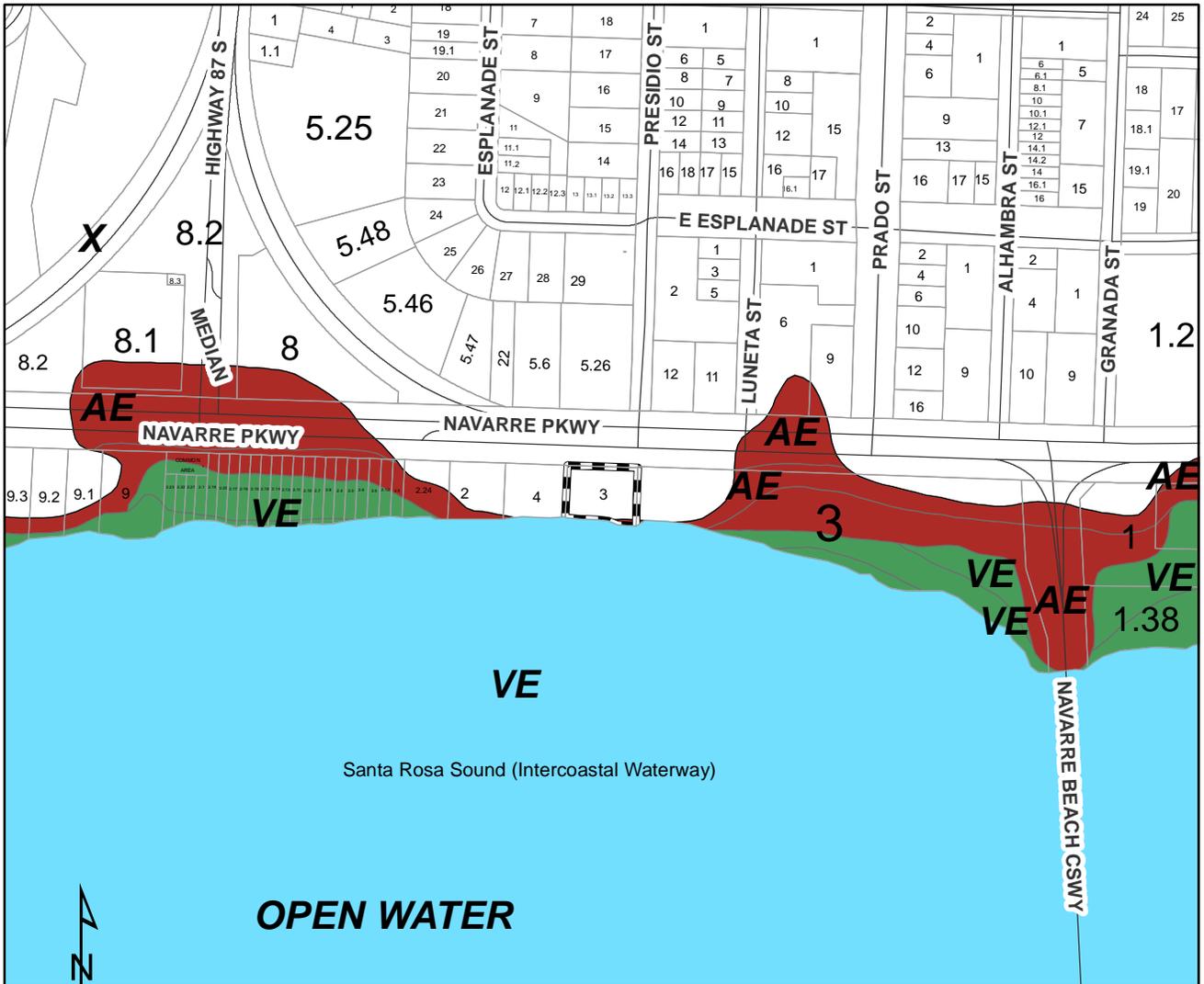
Legend

Pending ZBA April	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-V-033 Flood Zone



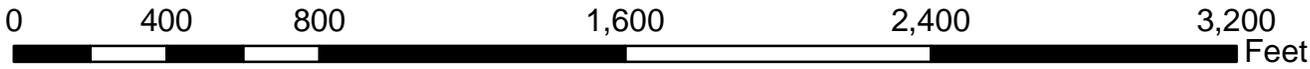
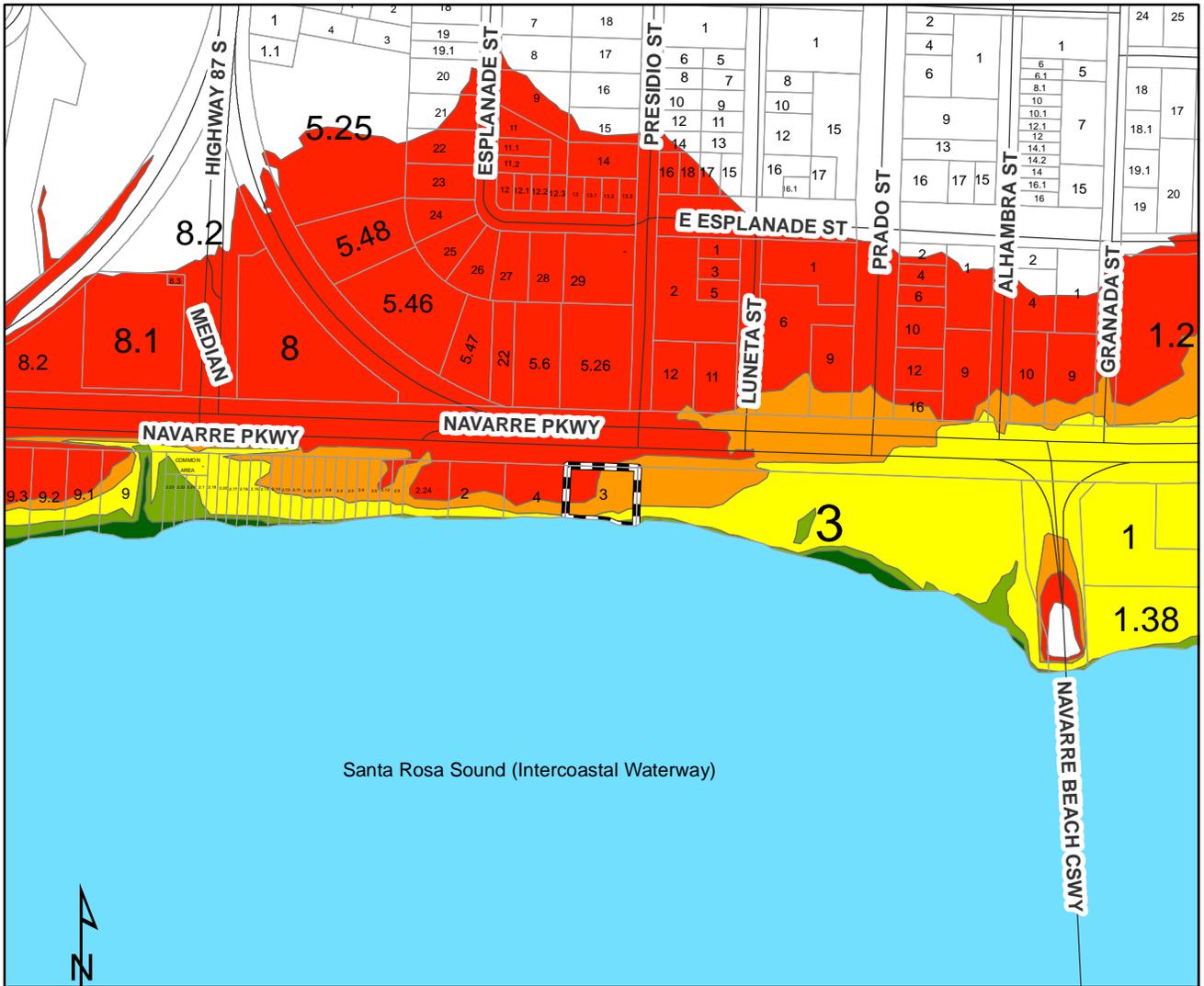
Legend

-  Pending ZBA April
- DFIRM**
- FLOOD_ZONE**
-  AE - 1% Annual Chance of Flood - BFE's
-  VE - A 1% Annual Chance of Flood - Storm Waves
-  A - 1% Annual Chance of Flood - No BFE's
-  Not in the FloodPlain

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2015-V-033 Storm Surge Zone



Legend

 PendingZBApril	 gisdata.GISADMIN.SRCSurgeZones	 2
	 <all other values>	 3
	Cat	 4
	 1	 5

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Santa Rosa County Development Services

FEB 26 '15 PM 01:51



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- V033</u>	Date Received: <u>2/26/15</u>
Review Fee: <u>235 + 3.58</u>	Receipt No.: <u>93</u>
Zoning District: <u>HCD-H0N</u>	FLUM Designation: <u>Comm</u>

± 0.72 VO #4
Property Owner Property Owner Name: James Dabney
 Address: 9200 Military Trail

Phone: 850-259-9972 Fax: _____

Email: James.Dabney@Bellsouth.net

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: Navarre Marina and Boardwalk, LLC

Contact Name: James Dabney

Address: 8495 N.P.

Phone: 850-259-9972 Fax: 850-259-39-2805

Email: _____

Property Information Parcel ID Number(s): 20-25-26-0000-00300-0000
-OR-

Street Address of property for which the Variance is requested:
8495 Navarre Parkway, Navarre, FL 32566

Variance Request

What is the present use of the property? Parking area

Please describe the requested variance, including exact dimensions and purpose of the variance.

- ① Reduce the perimeter landscape strip from 10' to 5';
- ② Allow shrubs in lieu of the trees req'd within the parking area at a ratio of 4 shrubs for every 1 tree;
- ③ Reduce the SP2 setback from 50' to 0.0' to allow a boardwalk w/ retail booths & kiosks

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

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.

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.

James Dabney
Applicant Name (Type or Print)

[Signature]
Applicant Signature

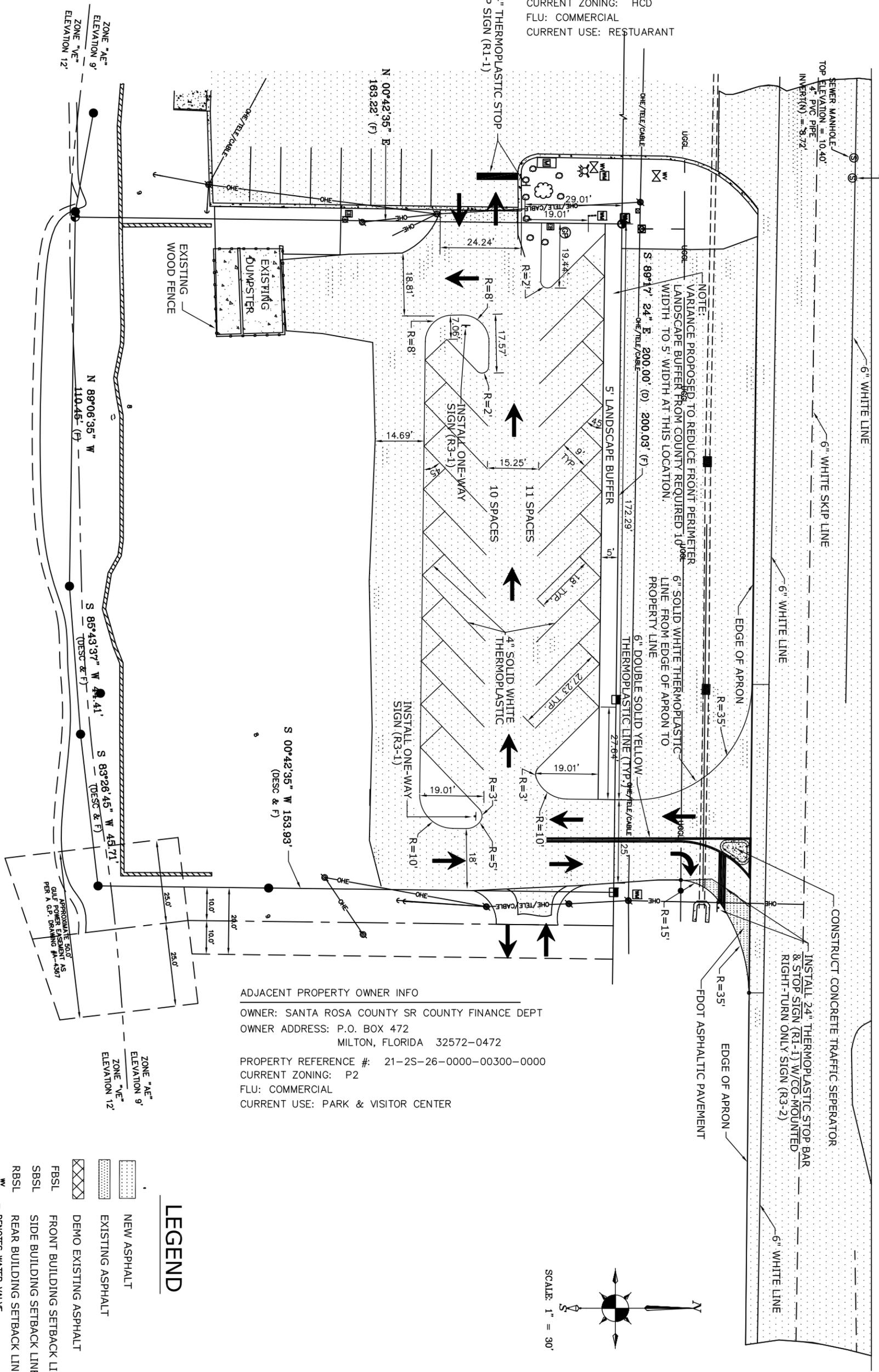
Osway
Title (if applicable)

2-25-2014
Date

ADJACENT PROPERTY OWNER INFO

OWNER: CHARLES CLARY (ESTATE)
 OWNER ADDRESS: P.O. BOX 778
 SHALIMAR, FLORIDA 32579

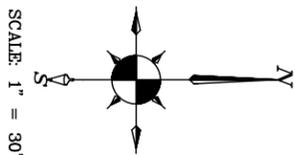
PROPERTY REFERENCE #: 20-25-26-0000-00400-0000
 CURRENT ZONING: HCD
 FLU: COMMERCIAL
 CURRENT USE: RESTUARANT



ADJACENT PROPERTY OWNER INFO

OWNER: SANTA ROSA COUNTY SR COUNTY FINANCE DEPT
 OWNER ADDRESS: P.O. BOX 472
 MILTON, FLORIDA 32572-0472

PROPERTY REFERENCE #: 21-25-26-0000-00300-0000
 CURRENT ZONING: P2
 FLU: COMMERCIAL
 CURRENT USE: PARK & VISITOR CENTER



LEGEND

- NEW ASPHALT
- EXISTING ASPHALT
- DEMO EXISTING ASPHALT
- FRONT BUILDING SETBACK LINE
- SIDE BUILDING SETBACK LINE
- REAR BUILDING SETBACK LINE
- DENOTES WATER VALVE
- DENOTES WATER BOX
- DENOTES POWER POLE
- DENOTES WATER METER

SHEET TITLE:

PHASE II
 SITE PLAN

DATE: 01-21-15

SCALE: 1" = 30'

SHEET NUMBER:

C1

SHEET 1 OF 1

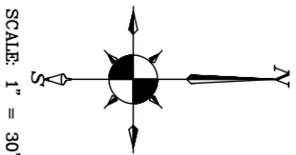
PROJECT TITLE:

NAVARRE BOARDWALK & MARINA

8495 NAVARRE PARKWAY
 NAVARRE, FLORIDA
 SANTA ROSA COUNTY, FL

ENVIRONMENTAL ENGINEERING SERVICES
 CERTIFICATE OF AUTHORIZATION #: 6515
 2120 MARIA CIRCLE
 PENSACOLA, FLORIDA 32514
 850-982-8606 (OFC)
 850-477-1176 (FAX)
 GREGORY ALLEN CAMPBELL, P.E.
 FL PE LICENSE #: 38572

NO.	REVISIONS	BY	DATE

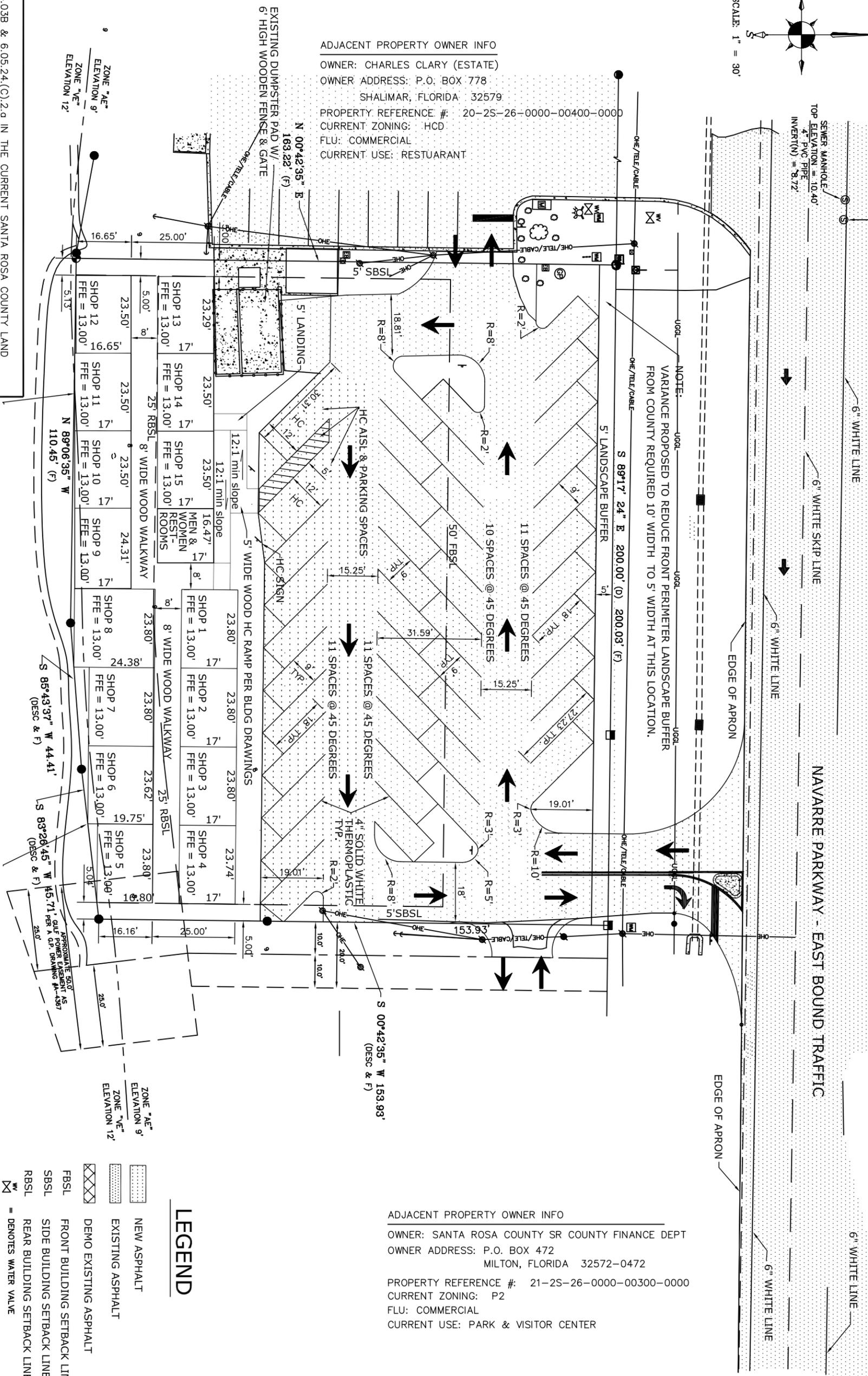


ADJACENT PROPERTY OWNER INFO

OWNER: CHARLES CLARY (ESTATE)
 OWNER ADDRESS: P.O. BOX 778
 SHALIMAR, FLORIDA 32579
 PROPERTY REFERENCE #: 20-25-26-0000-00400-0000
 CURRENT ZONING: HCD
 FLU: COMMERCIAL
 CURRENT USE: RESTUARANT

ADJACENT PROPERTY OWNER INFO

OWNER: SANTA ROSA COUNTY SR COUNTY FINANCE DEPT
 OWNER ADDRESS: P.O. BOX 472
 MILTON, FLORIDA 32572-0472
 PROPERTY REFERENCE #: 21-25-26-0000-00300-0000
 CURRENT ZONING: P2
 FLU: COMMERCIAL
 CURRENT USE: PARK & VISITOR CENTER



AS PER 4.04.03B & 6.05.24(C).2.a IN THE CURRENT SANTA ROSA COUNTY LAND DEVELOPMENT CODE, ALL NEW DEVELOPMENT WITHIN THE HCD & HEART OF NAVARRE OVERLAY DISTRICT WILL BE REQUIRED TO HAVE A FACADE ON ALL EXTERIOR WALLS OF A BUILDING EXPOSED TO PUBLIC VIEW FROM TRAVEL CORRIDORS. THE FACADE MAY BE CONSTRUCTED OF BRICK, STONE, STUCCO, WOOD. NO METAL OR VINYL BUILDINGS OR SIDING ARE ALLOWED.

NOTE:
 VARIANCE PROPOSED TO TO OBTAIN PROPOSED 0' REAR BUILDING SETBACK LINE IN LIEU OF THE COUNTY REQUIRED 25' REAR BUILDING SETBACK LINE FOR ZONING HCD.

LEGEND

- NEW ASPHALT
- EXISTING ASPHALT
- DEMO EXISTING ASPHALT
- FRONT BUILDING SETBACK LINE
- SIDE BUILDING SETBACK LINE
- REAR BUILDING SETBACK LINE
- = DENOTES WATER VALVE
- = DENOTES WATER BOX
- = DENOTES POWER POLE
- = DENOTES WATER METER

SHEET TITLE:
**PHASE III
 SITE PLAN**

PROJECT TITLE:
NAVARRE BOARDWALK & MARINA
 8495 NAVARRE PARKWAY
 NAVARRE, FLORIDA
 SANTA ROSA COUNTY, FL

ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION #: 6515
 2120 MARIA CIRCLE
 PENSACOLA, FLORIDA 32514
 850-982-8606 (OFC)
 850-477-1176 (FAX)
 GREGORY ALLEN CAMPBELL, P.E.
 FL PE LICENSE #: 38572

NO.	REVISIONS	BY	DATE

DATE: 01-21-15
 SCALE: 1" = 30'
 SHEET NUMBER:
C2
 SHEET 1 OF 1



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Building Official

October 25, 2013

Mr. James Dabney
East River Smokehouse
Via email: jamesdabney@bellsouth.net

RE: Pre-Application Meeting on October 15, 2013
Project Name: **East River Smokehouse Dock & Pier**

Dear Mr. Dabney:

Thank you for attending the above referenced pre-application meeting with the Santa Rosa County Development Services staff. Below you will find a recap of the information discussed at the meeting and the requirements for you to proceed with the project.

The purpose of a pre-application meeting is to provide you with a thorough understanding of the regulations and requirements applicable to your proposed project and to address any questions that you may have. However, pre-application meetings are informal and do not replace the need for a formal review. Therefore, please understand that the requirements presented below are based solely on the information presented by you at the meeting and is subject to change. Also, additional requirements may be applicable to your project based on information received at a later date or at the time of formal review.

Site/Land Use – Leslie Statler, (850)981-7086, leslies@santarosa.fl.gov

1. The proposed improvements include: (1) a marina with fuel tanks (and future bait kiosk) for less than 50 boats and extending 550' feet into the waterway; (2) an open-air boardwalk with 35 vendors; and (3) a sidewalk/boardwalk that would connect to the existing sidewalk within the County park to the east and would provide seating for the vendors.
2. This property is located within an HCD, Highway Commercial Development, zoning district and within the HON, Heart of Navarre, overlay district. The proposed primary use (a marina) is not allowed by right within the zoning district. During our discussion, it was brought to staff's attention that a marina was previously in operation on one of the parcels contained within the project. As such, you may seek a Special Exception from the Zoning Board to replace a non-conforming structure and use which was destroyed by an Act of God. The specific request will be "to allow the replacement of a 657' long, 30-slip commercial marina located on parcel 202S260000003000000 with a 550' long, 49-slip commercial marina located on parcel 202S260000004000000." If the length and slip numbers are incorrect, please insert the correct information. This application can be considered by the Zoning Board at their November 14,

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583

www.santarosa.fl.gov

Office: (850) 981-7000

Inspections/Compliance Division Fax: (850) 623-1208 • Planning/Zoning Division Fax: (850) 983-9874 • Commercial Review Fax: (850) 623-1381

- 2013, meeting if the application and supporting documents are received no later than Friday, October 25, 2013. [LDC 6.05.15.B & C,].
3. Special Exception requests require Zoning Board approval through the public hearing process. During this process, all property owners within 500 feet of the parcels involved, specifically 202S260000004000000 and 202S260000003000000 will be notified via mail and a sign will be posted on the property. You will need to procure the mailing labels from the Santa Rosa County Property Appraisers Office; they may be reached at 983-1880. The staff coordinator for the Zoning Board is Darliene Stanhope, Planner III. Darliene may be reached via phone at 850-981-7065 or via email to darlienes@santarosa.fl.gov.
 4. Once the primary land use has been resolved, the next step will be to involve a Florida registered civil engineer to prepare a site plan package. The site plan will detail the site construction proposed and demonstrate consistency with County code for issues related to access, circulation, parking, landscaping, buffering, density, uses, etc. [LDC 6.05.15.D, 4.04.00]
 5. The buildings and structures to be erected on the site must observe the following setbacks: Front = 50 feet, Sides = 5 feet, and Rear = 50 feet from the mean high water line. Since the boardwalk will encroach into this area, a Variance may be requested to this performance standard. Buildings which front along Highway 98 must have a façade of brick, wood, stucco, stone, or vinyl. Metal buildings are not allowed within the Heart of Navarre overlay district. [LDC 6.05.15.I, 12.01.00.A & 12.01.02.A, 6.05.24.C.2.a]
 6. Parking will be calculated based upon the uses. In a mixed-use development, we determine the total parking based upon each use and their individual parking requirements. Marinas require 1 space per 3 slips plus 1 for each employee, plus 1 for each vehicle owned by the establishment. The vendor area would be calculated as an open-air strip center. The calculation for a strip center is 1 space per 200 sf of gross floor area. However, since this is a relatively new concept for Santa Rosa County, I will research the parking for open-air malls and similar uses to determine if the ratio currently applied to strip centers is appropriate. If the site cannot accommodate the parking required for both uses, a Variance to reduce the required parking may be requested. Additionally, off-site parking may be provided as long as it is within 300 feet when measured along lines of public access. If off-site parking is proposed further than 300 feet, approval from the Zoning Board must be obtained. In addition, a loading space will need to be included on the site plan. Loading spaces must be 12 feet in width, 35 feet in length, and 14 feet in height. [LDC 7.01.08.B.2.u, 7.01.08.C.3 & 4, 7.01.08.E.1 & 2]
 7. Parking spaces are required to be 18 feet in length and 9 feet in width. Handicap parking stalls must be 18 feet in length and 12 feet in width with an additional access aisle 5 feet in width along one side. [LDC 7.01.08.E.1]
 8. Internal drive aisles must be 24 feet in width for two-way traffic and 16 feet in width for one-way traffic. [LDC 4.04.03.C.2.a]
 9. Landscaping will be required along the right-of-way as well as within the interior of the site. Landscaping along the right-of-way must consist of a vegetative strip 10 feet in width. This should be planted with 1 canopy tree for every 30 linear feet or fraction thereof of frontage excluding the driveway connection if applicable and 1 shrub for every 5 linear feet or fraction thereof also excluding the driveway connection if applicable. Trees may not be planted within 20 feet of an overhead power line and should be relocated to the interior of the site when feasible. If not feasible, shrubs may be substituted for the trees at a ratio of 4 shrubs for every tree. Within the interior of the site, there shall be 1 canopy tree and 4 shrubs planted for every 12 parking spaces. Trees and shrubs within the Heart of Navarre shall be chosen from the

Santa Rosa County Development Services

Public Service Complex

6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583

www.santarosa.fl.gov

Office: (850) 981-7000

“Permitted Species” provided in Section 6.05.24.C.4.b. [LDC 7.01.03.F, 6.0.24.C.4.d.1-3, 7.01.04.A & F, 6.05.24.C.2,j.3-4]

10. This site lies along Highway 98, which is a major arterial roadway, and is therefore subject to the County’s access management provisions. Typically speaking, project parcels are limited to one access point unless the spacing requirements can be met. The spacing on this roadway is 440 feet between driveway connections. Some latitude can be given if the additional access connection enhances the safety of the roadway. Joint access to adjacent parcels will also be required. [LDC 4.04.03.D, 4.04.03.D.b.1-2, 4.04.03.D.2, 4.04.03.D.4.a.1, 4.04.03.D.4.b.1-3, 4.04.03.D.8.b-c]
11. Additionally, you will need to coordinate with FDOT (Florida Department of Transportation) regarding any site requirements they may have relative to this project. Please contact Beth Townsend, Permits Inspector, at 981-2818 to schedule a Pre-Application meeting with FDOT. We will be happy to attend that pre-application meeting to facilitate coordination between State and County requirements. [LDC 4.04.03.D.1.b.1, 4.04.03.D.9]
12. Signage is allowed in accordance with the provisions for a “project parcel” as described in LDC section 8.06.03 as well as those described in section 6.05.24.C.8. [LDC 8.06.03, 6.05.24.C.8]
13. Since this project lies within the Heart of Navarre overlay district, additional provisions will apply. On such provision is the establishment of a viewshed to be 20% of the lot width. This may be contiguous with the building setback and may not be less than 15 feet in width. [LDC 6.05.24.E.3]
14. Another aspect of this site design is the installation of fuel tanks for the fuel pumps located on the dock. Fuel tanks may not be located within 500 feet of a residential zoning district. Depending upon the proposed location of the tanks, a Variance may be necessary. Further consideration should be given to the delivery trucks which provide the fuel. [LDC 7.01.14.D.3.c]
15. Please note that project is likely to necessitate several Variances to performance standards. The full extent will not be known until a civil engineer begins to design the site. At such time, all requests should be presented to the Zoning Board for consideration in tandem.

Building – Bruce Teston, (850)981-7017, brucet@santarosa.fl.gov

1. The project is pursuing information for approval and development of a marina and retail shops along the waterfront. Project plans would be required for the piling construction foundation for constructing a retail complex of mini-shops for vendors and retail type occupancy. The wind speed for design criteria of 150 mph must be prepared by a design professional.
2. Fire Sprinkler protection was discussed, specifically as it relates to the use of building separation and requirements relative to the fire separation requirement of properties by fire rated compartmentalization in lieu of fire sprinklers. Designed plans would require an engineer.
3. The use of common public restrooms meeting ADA compliance was discussed.

Floodplain Management – Karen Thornhill, (850)981-7029, karent@snatarosa.fl.gov

1. Dock/marina: All utility connections for dock/marina/pier must be "quick disconnect" in design. Since the location of the fuel storage tanks have not been determined, a review of their location will be required in order to ensure compliance with Article 10 of the Santa Rosa County Land Development Code.

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2. Old Town style buildings: Although the special flood hazard area does not extend into the area of the "Old Town"; it is advisable to exercise caution and have these structures supported on a piling foundation.

In closing, our hope is that you found the pre-application meeting to be a helpful tool so that you can make informed decisions about your project. As the County's project manager for your project, please feel free to contact me with any questions that you may have. In addition, you may contact the staff listed above if you have questions specific to their area of expertise. Also, I will be in contact with you periodically to assess the status of your project and provide assistance.

Respectfully,

Leslie Statler
by Beckie Cato

Leslie Statler
Planner III
(850)981-7086
leslies@santarosa.fl.gov

LS/lf

Enclosures: 4.04.00
4.04.03.C
4.04.03.D
6.05.15
6.05.24
7.01.03
7.01.04
7.01.08
7.01.14
8.06.03
12.01.00.A
12.01.02.A

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