

## STAFF ANALYSIS

### Variance 2015-V-077

#### General Information:

<b>Applicant:</b>	Holley-Navarre 2787 Elks Lodge
<b>Representative:</b>	Represented by Ben Gray
<b>Project Location:</b>	2002 Elks Way, Navarre, FL
<b>Parcel Number:</b>	21-2S-26-0780-0BB02-0000
<b>Request 1:</b>	Variance request to reduce the front setback from 50 feet to 10 feet to accommodate an 8 foot screening fence.
<b>Request 2:</b>	Variance request to replace the required landscape buffer "C" requirements with landscape buffer "A" requirement, specifically a 10 foot buffer requirement.  (LDC 6.05.15.I.1.b, 7.01.10.D & 7.01.05.F&G)
<b>Zoning District:</b>	HCD (Highway Commercial Development)
<b>Current Conditions:</b>	Current use is institutional (Elks Lodge).



**Land Development Code Criteria:**

**6.05.15 HCD - Highway Commercial Development District**

**I. Minimum Required Setbacks:**

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:

b. Along an arterial road, the minimum required building setback shall be fifty (50) feet.

**7.01.10 Fences and Walls:** The construction, erection and maintenance of walls and fences within Santa Rosa County shall be permitted only as follows:

D. Where a wall or fence is erected within the front setback of any lot, such wall or fence shall not be permitted in excess of four (4') feet in height, except chain link type fences, (minimum fourteen (14) gauge galvanized welded wire), which shall not be permitted in excess of five (5) feet in height. Agriculture districts are exempt from this provision.

Where a wall or fence is erected within the front setback of a lot in an HCD zone such wall or fence shall not be permitted in excess of four (4) feet in height, except chain link type fences, (minimum fourteen (14) gauge galvanized welded wire), which shall not be permitted in excess of eight (8) feet in height. Where a wall or fence is erected within the front setback of a lot in M1 or M2 zones, such wall shall not exceed four (4) feet in height except chain link type fences, (minimum fourteen (14) gauge galvanized welded wire), which shall not be permitted in excess of ten (10) feet in height.

**7.01.05 Landscape Buffers:**

**F. Table of Landscaped Buffer Requirements**

<b>Abutting or Adjacent Use</b>					
<u>Proposed Use</u>	<u>High Impact</u>	<u>Medium Impact</u>	<u>Low Impact</u>	<u>Residential Class I</u>	<u>Residential Class II</u>
High Impact	None	None	B	D or E	D or E
Medium Impact	None	None	None	C or E	C or E
Low Impact	B	None	None	C or E	B or E
Residential Class I	D or E	C or E	C or E	None	A or E
Residential Class II	D or E	C or E	B or E	A or E	None

G. Landscaped Buffer Options

- Use these specifications to select the desired landscaped buffer option for the building site. These buffer requirements are stated in terms of the width of the buffer yard in linear feet. To determine the total number of plants required, the length of each side of property requiring a buffer shall be divided by one hundred (100) and multiplied by the number of plants described below and the following illustration.

**LANDSCAPED BUFFER OPTIONS STANDARD C**

**LANDSCAPED BUFFER OPTIONS STANDARD A**

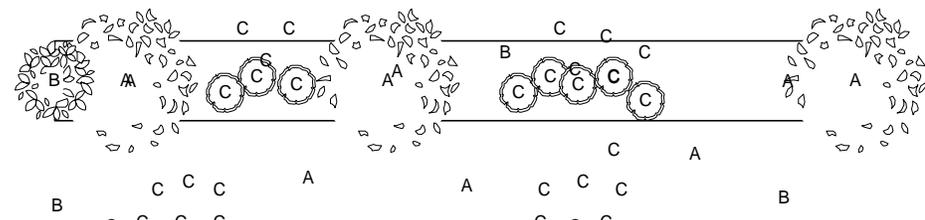
- a. Landscaped Buffer Options Standard A Planting Requirements per 100'

	Width 20'	Width 15'	Width 10'
1.2 Canopy 4.8 Understory 2.4 Shrubs	1.2	1.8	2.4
Canopy			
Understory	.4	.6	.8
Shrubs	4	6	8

1.8 Canopy  
.6 Understory  
6 Shrubs

**Landscaped Buffer Options Standard "A"**  
Plant Material per 100' Example

2.4 Canopy  
.8 Understory  
5.4 Canopy  
8 Shrubs  
2.7 Understory  
22 Shrubs



**LANDSCAPED BUFFER OPTIONS STANDARD B**

- c. Landscaped Buffer Options Standard C Planting Requirements per 100'

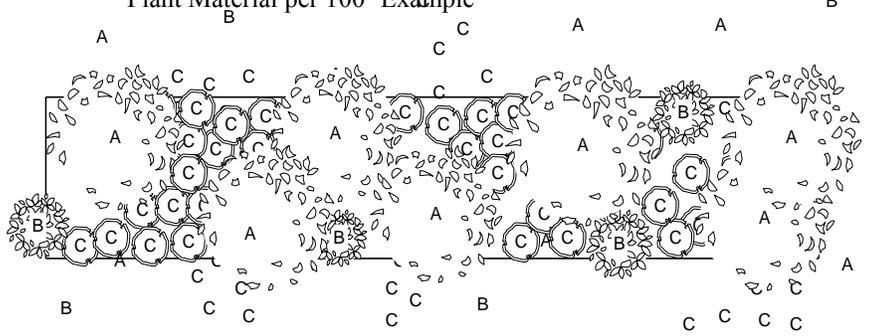
	Width 35'	Width 30'	Width 25'	Width 20'
3.5 Canopy 1.4 Understory 14 Shrubs	4.8	5.4	6	6.6
6 Canopy 3.3 Understory 24 Shrubs	2.4	2.7	3	3.3
Canopy				
Understory				
Shrubs	19	22	24	28

**Landscaped Buffer Options Standard "C"**  
Plant Material per 100' Example

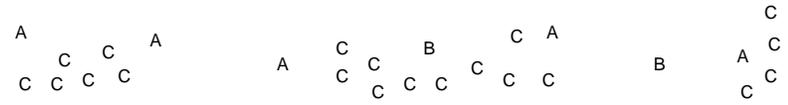
4 Canopy  
1.6 Understory  
16 Shrubs

6.6 Canopy  
3.3 Understory  
28 Shrubs

4.5 Canopy  
1.8 Understory  
18 Shrubs



5 Canopy  
2 Understory  
20 Shrubs



**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 sections of the Ordinance which regulate the front setback and landscape buffer requirements. The applicant is requesting to allow an 8 foot screening fence to be placed at 10 feet in lieu of the 50 foot setback requirement on an arterial road. The applicant has 120 feet of property line requiring 8 canopy and 4 understory trees with buffer "C". The difference in total canopy trees from buffer "C" to "A" is 5 trees (8 to 3), and the difference in understory trees is 3 (4 to 1). The applicant will be utilizing an 8' screening fence in lieu of shrubs.**

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 if 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**

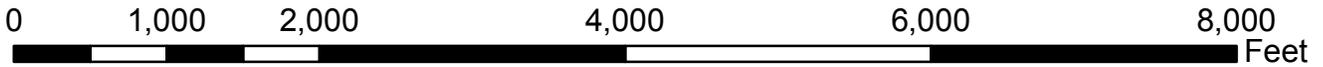
**Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.**

**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-V-077

## Location



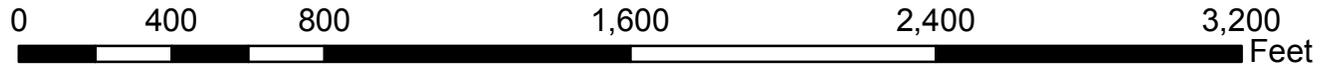
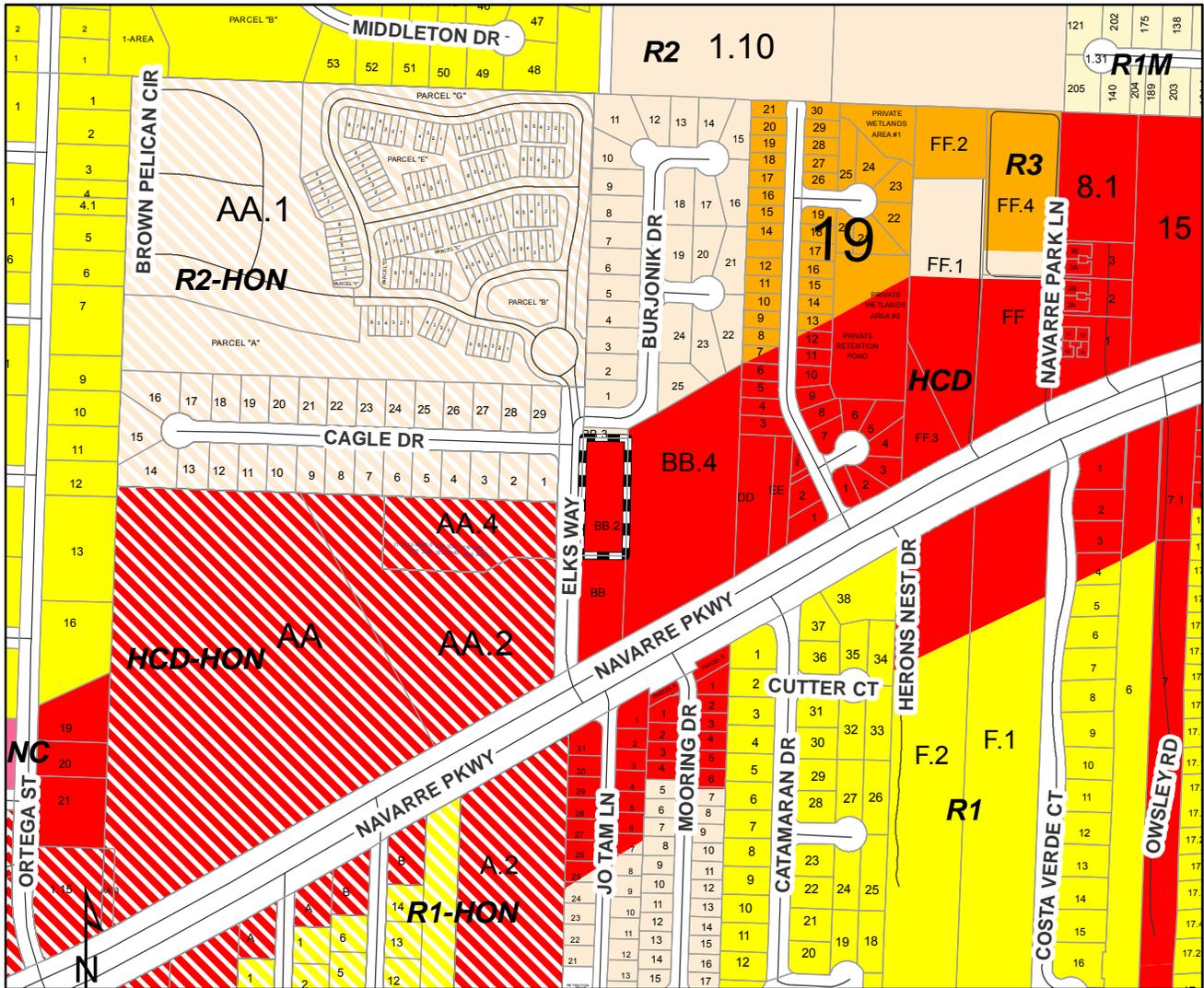
### Legend

#### Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

# 2015-V-077

## Zoning

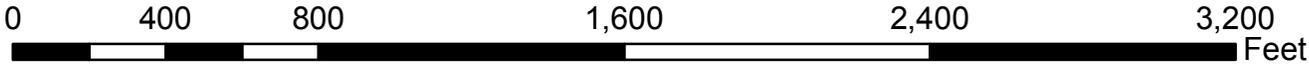


### Legend

Pending ZB October	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)
Neighborhood Commercial (NC)	NC-APZ	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 within the Heart of Navarre (NC-HON)	Medium Density Residential (R-2)	Navarre Beach - Utilities (NB-U)	State
Marina and Yacht Club (C-2M)	Passive Park (P-1)	R2 within an Accident Potential Zone (R2-APZ)	State within an Accident Potential Zone (STATE-APZ)	RAIL
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	R2 within the Heart of Navarre (R2-HON)	Right of Ways (ROAD)	Military (MIL)
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	Medium Density Mixed Residential (R-2M)	Water	Municipal Boundaries (CITY)
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M within an Accident Potential Zone (R2M-APZ)		
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	R2M-HON		
Historical/Single Family (HR-1)	Planned Business District (PBD)	Medium High Density Residential (R-3)		
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	Rural Residential Single Family (RR-1)		
Restricted Industrial (M-1)	Single Family Residential (R-1)	RR1 within an Accident Potential Zone (RR1-APZ)		
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 1 (TC1)		
M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Town Center 2 (TC2)		
		Navarre Beach - Commercial (NB-C)		

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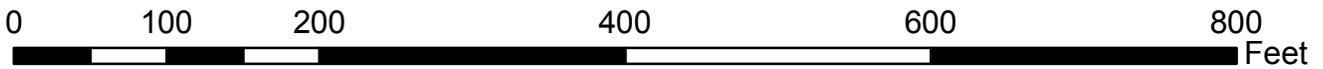


**Legend**

 Pending ZBOctober

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2015-V-077  
Close Up Aerial



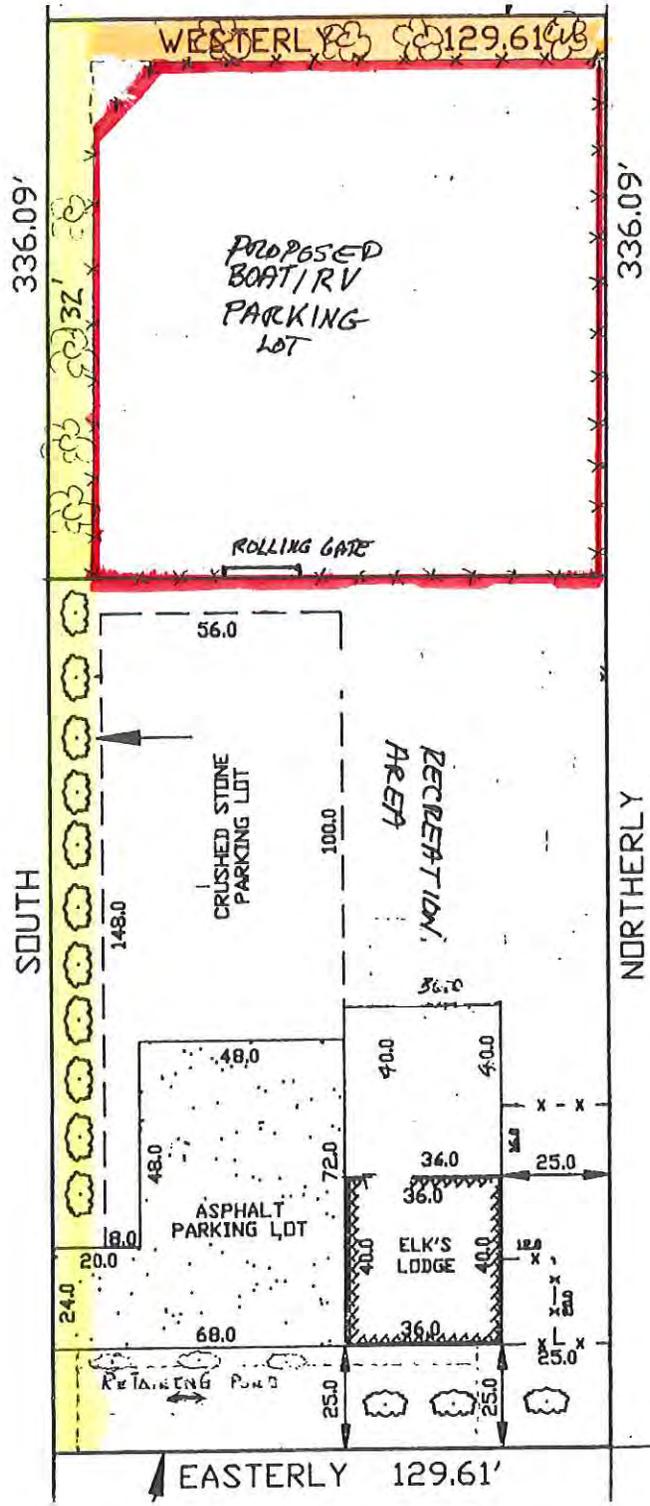
**Legend**

 Pending ZBOctober

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- ROW landscaping 1,401' @ 132 = 4C
- Buffer A @ 120 C=3 U=1 S = screening fence
- No impervious surface to be added

# ELK'S

- Screening fence is 8' in height

-  REQUESTED 10' SETBACK
-  REQUESTED 10' BUFFER
-  8' SCREENING FENCE

BR  
8/26/15



# Santa Rosa County Development Services



**Beckie Cato, AICP**  
Planning and Zoning Director

**Tony Gomillion**  
Public Service Director

**John T. "Tim" Tolbert**  
Building and Fire Official

## Variance Application

\* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2015 -V-077</u>	Date Received: <u>8-26-15</u>
Review Fee: <u>235+23.92</u>	Receipt No.: <u>293</u>
Zoning District: <u>HCO</u>	FLUM Designation: <u>Comm</u>

I 1.002

VO # 4

**Property Owner** Property Owner Name: Holley-Navarre 2787 ELKS Lodge  
Address: P.O. BOX 5387, Navarre FL, 32566

Phone: 850-529-9906 Fax: \_\_\_\_\_

Email: ben@brgray.com

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

Company: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Property Information** Parcel ID Number(s): 21-25-26-0780-08B02-0000  
**-OR-**

Street Address of property for which the Variance is requested:  
2002 ELKS WAY, Navarre FL, 32566

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

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

What is the present use of the property? Elk's Lodge

**Variance Request**

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

We want to fence in our vacant property to provide an R/V parking facility to benefit the Lodge financially so we can continue and and hopefully expand our charitable and community service activities.

① to allow a screening fence to be located within the front setback

→ reduce from 50' to 10'

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

We need to fence to the property line in order to have sufficient space for the proposed purpose. This will place the fence inside the 50' front setback on the vacant part of the lot which requires a variance.

② to replace the required landscape buffer "C" with a 10' landscape buffer "A"

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

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

Enforcement of the 50' front setback on the vacant portion of the lot would render the remaining space unusable for our intended purpose.

**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

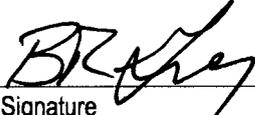
I understand that determinations by the Zoning Board of Adjustment are valid for 36 months.

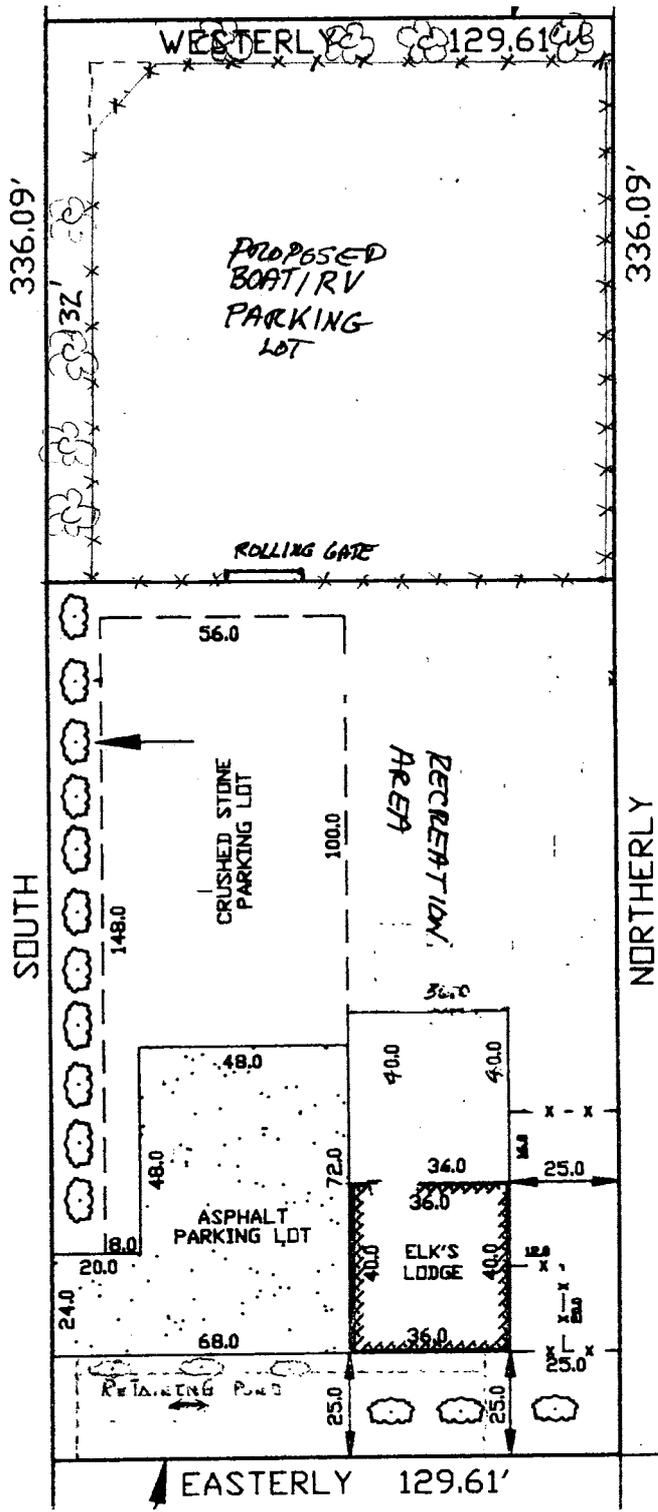
Yes  No

**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.

B.R. GRAY  
Applicant Name (Type or Print)  
Chairman, Board of Directors  
Title (if applicable)

  
Applicant Signature  
8/26/15  
Date



- ROW landscaping  
1.401F @ 132  
= 4C
  - Buffer AC @ 120  
C=3  
U=1  
S = screening fence
  - No imperious surface to be added
- ELK'S**
- Screening fence is 8' in height

*BR*  
8/26/15

**CITIZENS  
COMMENTS**

**2015-V-077**

~~Received after  
packets mailed~~

**Jason McLarty**

---

**From:** Louise Biernesser <lbiernesser@gmail.com>  
**Sent:** Monday, September 07, 2015 4:17 PM  
**To:** Jason McLarty  
**Cc:** ben@brgray.com  
**Subject:** ben@brgray.com  
**Attachments:** Elks Lodge RV Parking Charity Letter.docx

I am sending the attached in support of the Variance Requests for Holley-Navarre Elks Lodge #2787

--

*Louise Biernesser*  
*President, Panhandle Butterfly House*  
*[lbiernesser@gmail.com](mailto:lbiernesser@gmail.com)*



*The Panhandle  
Butterfly House is a  
program of:*

UF/IFAS Cooperative  
Extension Service



Santa Rosa Clean  
Community System,  
Inc.



September 7, 2015

To: Santa Rosa County Zoning Board

Subject: Variance Requests for Holley-Navarre Elks Lodge #2787

From: Panhandle Butterfly House

Dear madam/sir,

As one of the benefactors of the Holley-Navarre Elks Lodge, we would like to add our support to their requests for variances in pursuit of utilizing their vacant land at 2002 Elk's Way as a source of revenue, enabling them to continue their service to the community. The Panhandle Butterfly House supports this request.

The Panhandle Butterfly House is an educational facility that teaches both community visitors and tourists alike the benefits of promoting and protecting our pollinators and the environment. The Elks Lodge has supported our mission with both donations and with service during our events for many years. As such, we support this endeavor as it will allow them to continue, and to grow, their support to our community.

We hope the Board will find favorably for these requests.

Sincerely,

*Louise Biernesser*

Louise Biernesser

President, Panhandle Butterfly House

8581 Navarre Parkway

Navarre, FL 32566

**From:** [Mary Nelson](#)  
**To:** [Jason McLarty](#)  
**Subject:** Holly-Navarre Elks Lodge variance request  
**Date:** Wednesday, September 09, 2015 3:04:58 PM

---

Dear Sir,

As one of the benefactors of the Holley-Navarre Elks Lodge charity, we would like to add our support to their request for variances in pursuit of utilizing their vacant land at 2002 Elk's way as a source of revenue, enabling them to continue to provide financial support to local community charitable organizations.

Our Billory Bread of Life food shelf counts on support from the Elks to help meet our goals in providing the best possible food services to people in need within the Holley-Navarre community..

Thanks for your consideration in this matter.

Mary Nelson, Manager  
Billory Baptist Church -Bread-of- Life Food Pantry



Santa Rosa Kids' House
5643 Stewart Street
Milton, FL 32570
850.623.1112 (phone)
850.623.1219 (fax)
coordinator@srkidshouse.org
SRKidsHouse.org

Board of Executive Officers

To: Santa Rosa County Zoning Board
Subject: Variance Requests for Holley-Navarre Elks Lodge #2787
From: Santa Rosa Kids' House
Date: September 1, 2015

Sheriff Wendell Hall
Chairman
Jason English
Vice Chairman
Connie Cushing
Treasurer
Margaret Porter
Secretary

Roy Andrews
Legal Counsel

Paul Lio

Adair Cotton

Michele Tucker

Dear madam/sir,

As one of the benefactors of the Holley-Navarre Elks Lodge, we would like to add our support to their requests for variances in pursuit of utilizing their vacant land at 2002 Elk's Way as a source of revenue, enabling them to continue their service to the community.

Our organization serves the abused and neglected children of Santa Rosa County. We investigate, prosecute, and treat the children who have been abused and neglected. The support provided by the Elks as well as the rest of our county is essential to our mission.

We hope the Board will find favorably for these requests.

Sincerely,

[Handwritten signature of Wendell Hall]

Wendell Hall
Chairman of the Board

[Handwritten signature of Keith Ann Campbell]

Keith Ann Campbell
Executive Director

Board of Directors

Tamie Peterson

Liz Simmons

Sandy Park-O'Hara

Jimmie Melvin

Ed Carson

Carol Lutz

Annette Bankich

Tony Alexander

Toggy Pace

Jerry Burden

Patrick Dawson

Jimmy Coker

Martha Odom

Jacqueline Pergande



FOR YOUTH DEVELOPMENT  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

September 17, 2015

Navarre Elks Lodge:

At the YMCA, we hold a special place in our hearts and services for kids with special needs. For three years now, our Y has partnered and been trained through the National Inclusion Project to except and include all kids with special needs, We have many in our Afterschool Program, as well as our Summer Camp Program. Their needs range from Down's Syndrome to ADD to ADHD to PTSD and everything in between. We are also the only child care facility that can subsidize families who cannot afford the entire cost of our programs. We also host "Halloween at the Y" every year for kids from both Santa Rosa and Escambia counties that have special needs. That event has grown over the past 6 years to more than 300 children who have a special day just for them.

Below are links to our website and a video that further describe both of these programs. It's through donations from organizations such as the Navarre Elks Club that we can afford to have these programs for special needs kids in our community. We thank you so much for trusting the Y with your donation, knowing that many children with benefit from it. God bless you for your interest and support of our Navarre community!

[www.ymcanwfl.org/programs/social.../halloween-at-the-y](http://www.ymcanwfl.org/programs/social.../halloween-at-the-y)

[ANGELS IN OUR MIDST \(Summer camps for kids with special needs\)](#) Jun 8, 2015 ... As parents, we hope our children will have friends and get to do fun things ... **Angels In Our Midst** is brought to you by the Children's Hospital at ...[www.weartv.com/.../angels-in-our-midst/.../angels-our-midst-summer-camps-kids-special-needs-390.shtml](http://www.weartv.com/.../angels-in-our-midst/.../angels-our-midst-summer-camps-kids-special-needs-390.shtml)

Warm Regards,

**Dottie Thomas**  
**Branch Director**  
Betty J. Pullum Family YMCA  
2379 Pawnee Drive  
Navarre, FL 32566  
850 936 0049  
dthomas@ymcanwfl.org

YMCA OF NORTHWEST FLORIDA

ADMINISTRATION  
415B N. Tarragona St.  
Pensacola, FL 32501  
850 432 8237  
F AX 850 465 9924

DOWNTOWN  
410 N. Palafox St.  
Pensacola, FL 32501  
850 438 4406  
FAX 850 465 0596

NORTHEAST  
3215 Langley Ave.  
Pensacola, FL 32504  
850 478 1222  
FAX 850 478 7255

BETTY J. PULLUM  
2379 Pawnee Drive  
Navarre, FL 32566  
850 936 0049  
FAX 850 939 7447

[www.ymcanwfl.org](http://www.ymcanwfl.org)



# Santa Rosa County Development Services



Beckie Cato, AICP  
Planning and Zoning Director

Tony Gomillion  
Public Service Director

Rhonda C. Royals  
Building Official

August 20, 2015

Mr. Ben Gray

Via email: [ben@brgray.com](mailto:ben@brgray.com)

RE: Pre-Application Meeting on August 19, 2015  
Project Name: **Holley-Navarre Lodge # 2787**  
Parcel(s): 212S2607800BB020000

Dear Mr. Gray:

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](mailto:leslies@santarosa.fl.gov)

1. The proposed project involves the development an RV/boat storage facility on the northern half of the existing Elks Lodge site.
2. The zoning designation for this property is HCD, Highway Commercial Development. The Future Land Use Map designation is COMM, Commercial. The proposed use is allowed within the zoning district; however, this use is subject to additional provisions per LDC 6.04.15. Storage is limited to RVs, boats, utility trailers, cars, and small vehicles. All storage must be screened by an 8' privacy fence.
3. The scope of work is considered new development which warrants a site plan package to be submitted for review and approval. The site plan must detail the site development proposed, along with work already done, and demonstrate consistency with County code for issues related to access, circulation, parking, landscaping, buffering, uses, storm water, etc. This project falls within the parameters of our "owner-developer" program wherein I can assist you in the design and layout of the site to ensure that the applicable performance standards for commercial sites are addressed. The fee for this type of site plan is \$350.00. *You have scheduled a meeting with Leslie Statler, Planner III, on Wednesday, August 26, 2015, at 3:00 to review the application and site plan requirements.*

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4. The internal circulation on the site should be 16 feet in width for one-way traffic and 24 feet in width for two-way traffic.
5. Although buildings are not being proposed at this time, the building setbacks which would apply to the site are: Front = 50 feet, rear = 25 feet, sides adjacent to residential zone/use = 30 feet, and sides *not* adjacent to residential zone/use = 5 feet.
6. Per LDC 6.04.15, this use requires a screening fence. Screening fences may not be located within a front building setback. A Variance to this performance standard will be submitted on Wednesday, August 26, 2015.
7. The screening fence may be wood, vinyl or chain link with privacy slats.
8. Please be advised that it may be subject to provisions within the Fire Code. Please contact Joe Early, Holley Navarre Fire District, at 939-5236 to discuss any applicable fire and life safety requirements for this redevelopment.
9. Development standards for this project include landscaping in the form of right-of-way (perimeter) landscaping, and landscape buffers between incompatible uses. Landscaping along the right-of-way shall consist of a vegetative strip at least 10 feet in width with 1 canopy tree per every 40 linear feet or fraction thereof exclusive of the driveway connection. If overhead power lines are present, the trees may be moved to the interior of the site. Landscape buffers are required between incompatible uses such as the residentially zoned property which abuts the lot along the north side. A buffer may be chosen from buffer options "Standard C" or "Standard E". A Variance to this request may be added to the Variance to allow the screening fence within the front building setback. Existing vegetation may be counted towards these requirements.
10. For information regarding utility connections, please contact the following entities. Letters of service availability will be required with the site plan application and prior to the issuance of any applicable permits if utilities are to be provided.
  - A. Water = Holley-Navarre Water System, Buck Paulchek; 939-2427.
  - B. Sewer = Holley-Navarre Water System, Buck Paulchek; 939-2427.
11. Site plans are reviewed at staff level. Staff has 10 business days to review and issue comments for each submittal. Once complete, the project is issued a Development Order (DO). The DO may not be issued until the appeal period for the Variance (if approved) has expired. Additionally, no work may commence on the site until the issuance of the DO.

### **Life Safety –**

1. This project is located within the jurisdiction of Holley-Navarre Fire Department. Please contact Joe Early at (850)939-5236 or [inspector@hdfd.org](mailto:inspector@hdfd.org), for Fire/Life Safety requirements.

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.

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Respectfully,

*Tambre L. Lee*

Tambre L. Lee

Commercial Development Supervisor

(850)981-7042

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TL/lf

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