

STAFF ANALYSIS

Variance 2015-V-088

General Information:

Applicant: Cajun Contractors Inc.

Property Owner: B and B Land

Represented By: Troy Bossier of Cajun Contractors Inc.

Project Location: 2200 block of Highway 87 South, Navarre, FL

Parcel Number: 17-2S-26-0000-00165-0000

Request: Variance to eliminate the requirement within the Heart of Navarre Overlay District prohibiting metal and vinyl buildings and to allow a building with non-metal façade and the remaining three sides as metal.

(LDC 6.05.24.C.2.a)

Zoning District: HCD (Highway Commercial Development)-HON (Heart of Navarre)

Current Conditions: Vacant

Land Development Code Criteria:

6.05.24 - Heart of Navarre Overlay District

C. Development Guidelines for the Heart of Navarre Overlay District

2. Performance Standards

- a. Metal and vinyl buildings and siding are prohibited in the Heart of Navarre District

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 regarding metal and vinyl buildings within the Heart of Navarre Overlay District. There was a similar variance (2010-V-043) granted for a parcel near the applicant parcel.

- 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

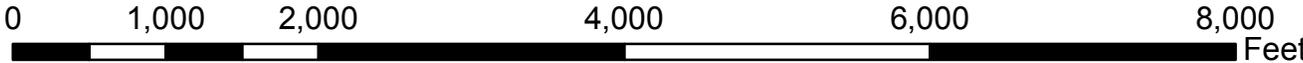
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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-V-088

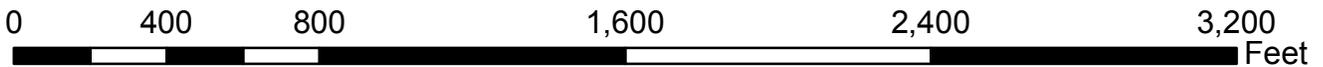
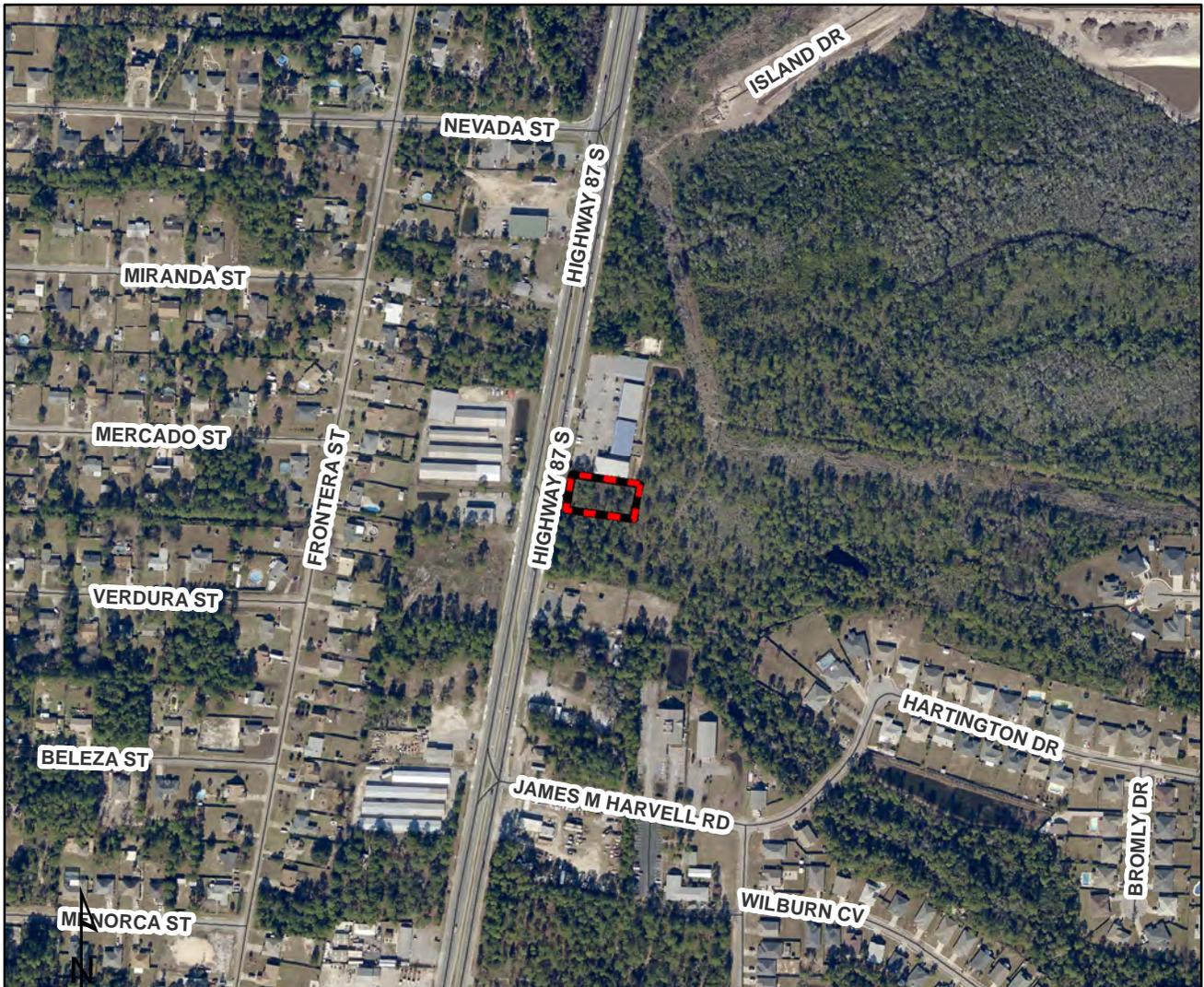
Location



Legend

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2015-V-088
2014 Aerial



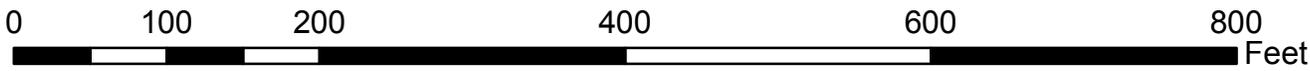
Legend

 PendingZBNovember

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2015-V-088
2014 Close Up Aerial

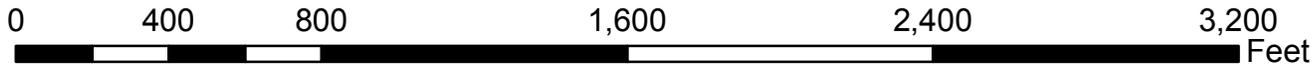
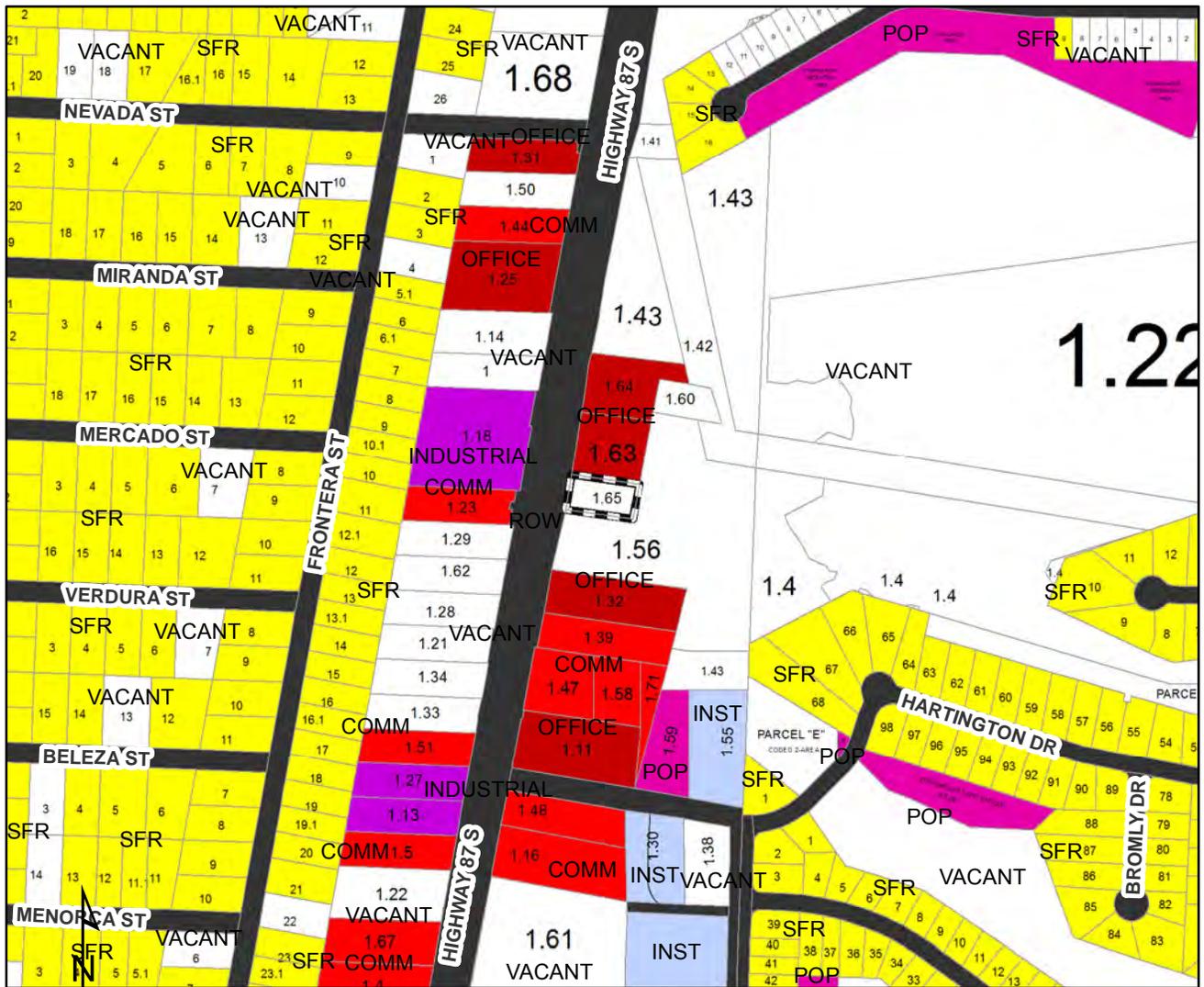


Legend

 PendingZBNovember

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2015-V-088 Exsting Land Use



Legend

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

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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-088</u>	Date Received: <u>9/30/15</u>
Review Fee: <u>\$235 +</u>	Receipt No.: _____
Zoning District: <u>HCD-HON</u>	FLUM Designation: <u>Comm</u>

± 0.456

VD # 4

Property Owner Property Owner Name: B And B Land

Address: 3147 Calle de Cortez
Navarre, FL 32566

Phone: 850 393-6930 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: Cajun Contractors Inc.

Contact Name: Troy Bossier

Address: P. O. Box 5310
Navarre, FL 32566

Phone: 850 225-8747 Fax: _____

Email: cajuncontractor1@aol.com

Property Information Parcel ID Number(s): 17-2s-26-0000-~~0165-0000~~ ⁰⁰¹⁶⁵⁻⁰⁰⁰⁰

-OR-

Street Address of property for which the Variance is requested:
Hwy 87 S, Navarre, FL 32566

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

What is the present use of the property? Vacant Land

Variance Request

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

Request that the proposed building match surrounding buildings that only have a facade on the front of the building

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

The majority if not all buildings in the local area only have a facade other than metal on the front of the building, therefore requiring our proposed building to have a facade on ALL 4 sides creates undue financial burden with no affect on local building appearance

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

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

Requiring ALL 4 sides of the proposed building to be covered as other than a metal building will cuase undue financial expenditure with NO net gain surrounding building facades

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.

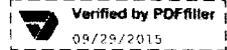
Yes No

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.



Troy L. Bossier

Applicant Name (Type or Print)

Troy L Bossier

Applicant Signature

Title (if applicable)

9-29-15

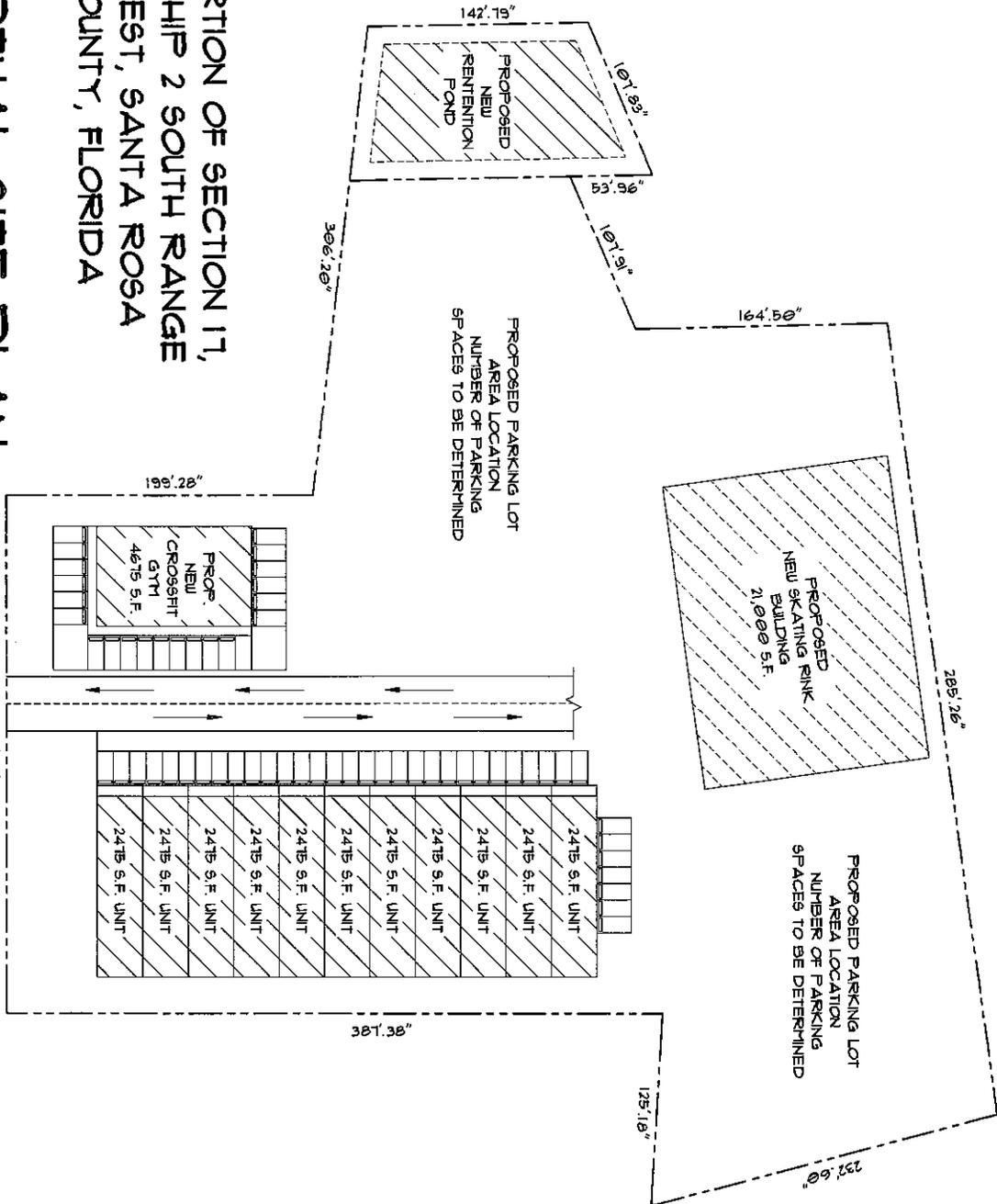
Date

A PORTION OF SECTION 17,
TOWNSHIP 2 SOUTH RANGE
26 WEST, SANTA ROSA
COUNTY, FLORIDA

CONCEPTUAL SITE PLAN

SCALE: NTS

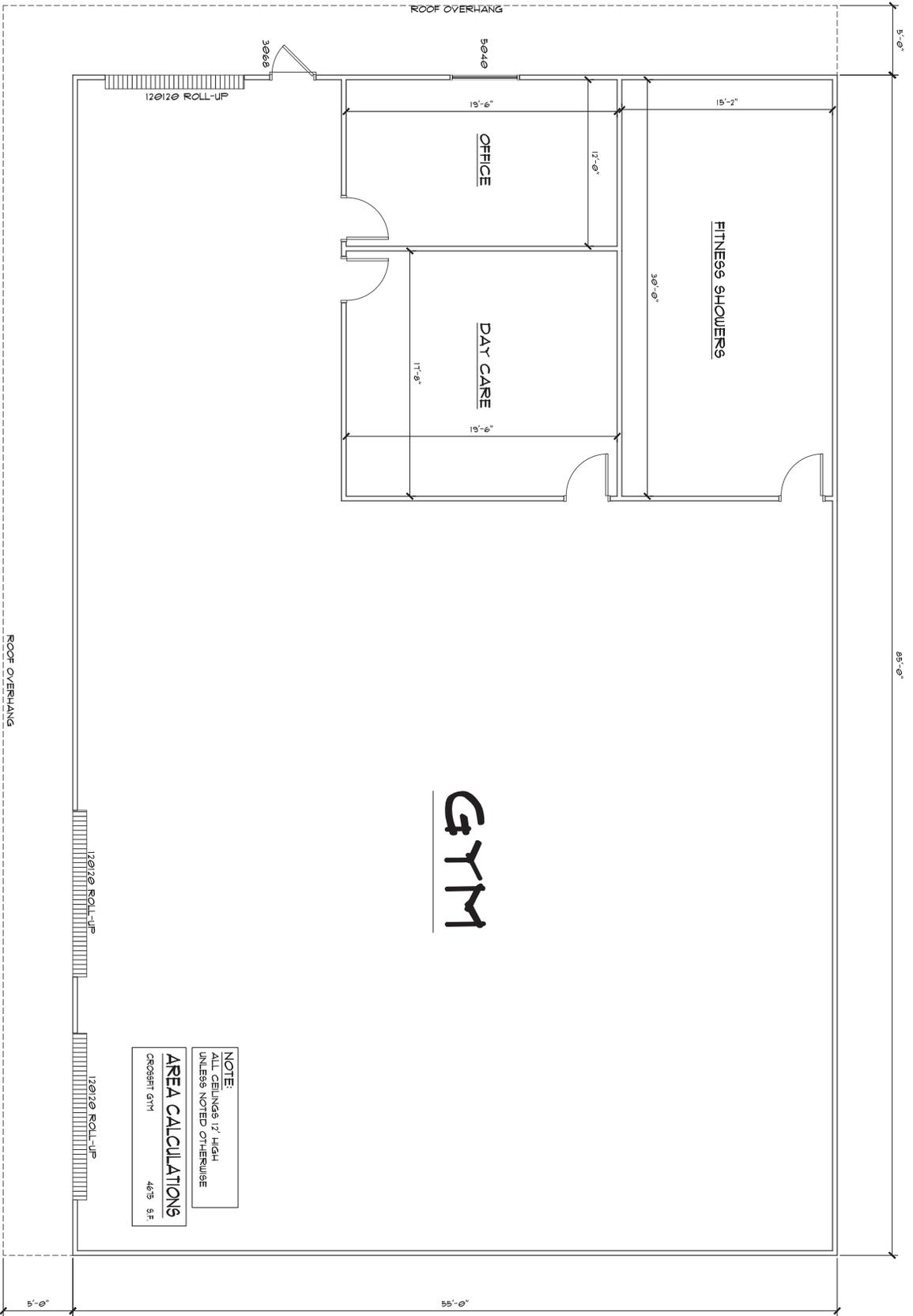
STATE ROAD 87



PROJECT NUMBER: 15-2154-5	DATE: 04/18/2018	SCALE: AS SHOWN	PROJECT NUMBER: 15-2154-5
1 OF 1			

A CONCEPTUAL SITE PLAN FOR A PORTION OF SECTION 17, TOWNSHIP 2 SOUTH RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA

CAJUN CONTRACTORS
2313 HIGHWAY 87 2313
NAVARRE, FL 32566



FLOOR PLAN

SCALE: NTS

NOTE:
 ALL CEILING 12' HIGH
 UNLESS NOTED OTHERWISE

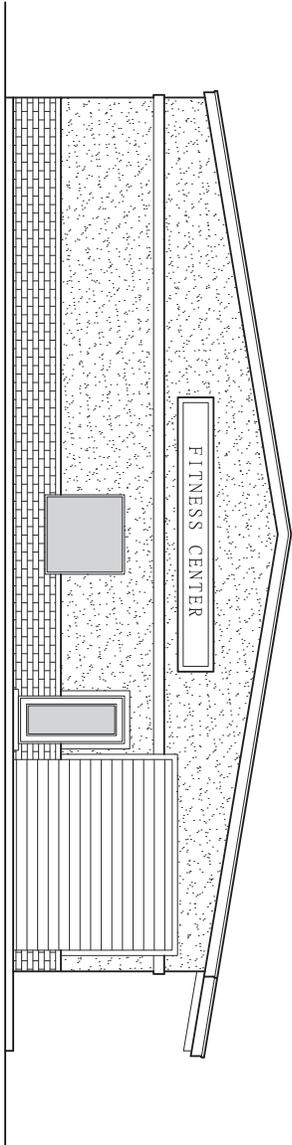
AREA CALCULATIONS
 CROSSFT GYM 4675 SF

SHEET
 A3
 PROJECT NUMBER
 15-1-2154-9

PROJECT CODE: R15-F-14
 DATE
 SCALE: AS NOTED

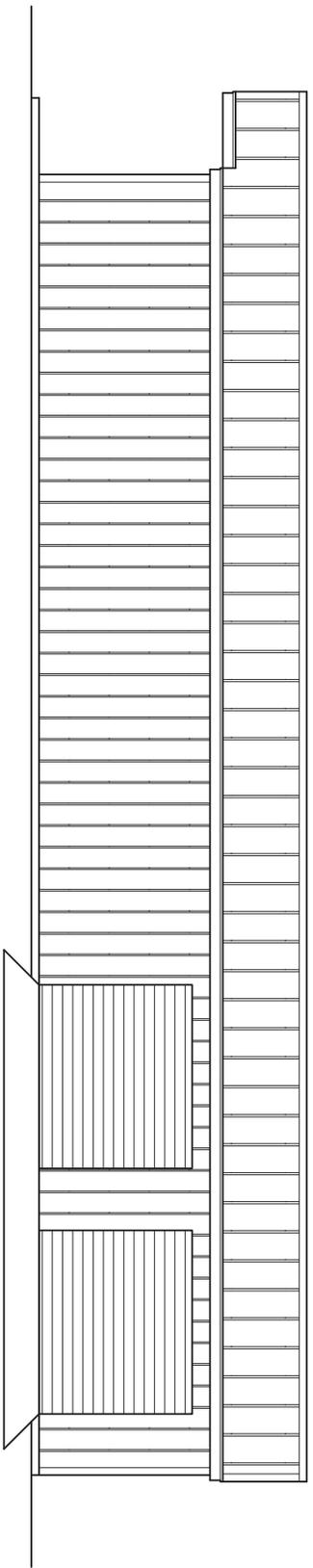
A CONCEPTUAL SITE PLAN FOR A PORTION OF SECTION 17, TOWNSHIP 2 SOUTH RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA

CAJUN CONTRACTORS
 2313 HIGHWAY 87 2313
 NAVARRE, FL 32566



FRONT ELEVATION

SCALE: NT'S



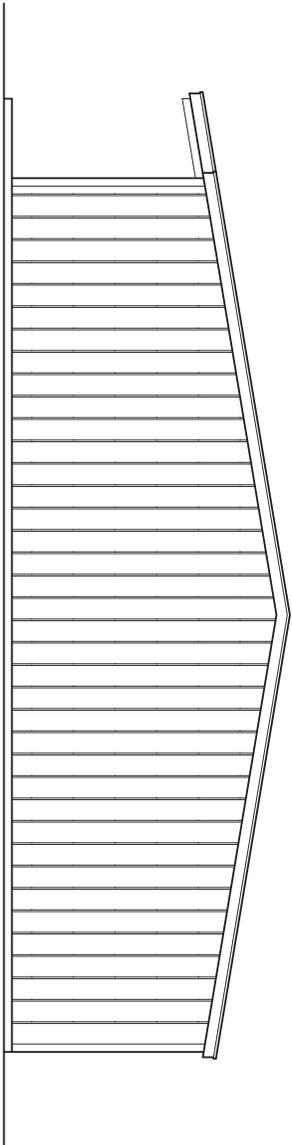
RIGHT ELEVATION

SCALE: NT'S

CAJUN CONTRACTORS
 2313 HIGHWAY 87 2313
 NAVARRE, FL 32566

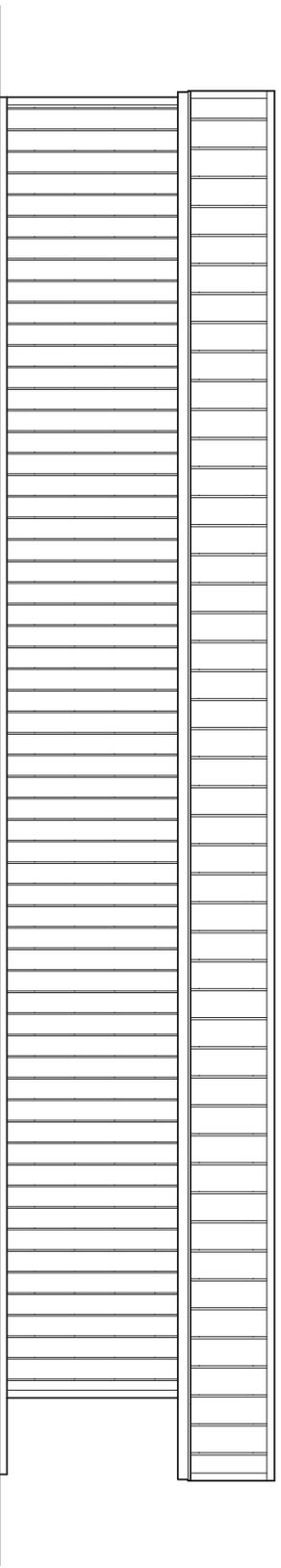
A CONCEPTUAL SITE PLAN FOR A
 PORTION OF SECTION 17, TOWNSHIP
 2 SOUTH RANGE 26 WEST, SANTA
 ROSA COUNTY, FLORIDA

PROJECT NUMBER	15-1-2154-6
DATE	
SCALE	AS SHOWN
SHEET	A5



REAR ELEVATION

SCALE: NTS



LEFT ELEVATION

SCALE: NTS

CAJUN CONTRACTORS
2313 HIGHWAY 87 2313
NAVARRE, FL 32566

A CONCEPTUAL SITE PLAN FOR A
PORTION OF SECTION 17, TOWNSHIP
2 SOUTH RANGE 26 WEST, SANTA
ROSA COUNTY, FLORIDA

PROJECT NUMBER	15-1-2154-6
DATE	
SCALE	AS SHOWN
SHEET	A 6



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Building Official

September 29, 2015

Mr. Troy Lee Bossier

Via email: cajuncontractor1@aol.com

RE: Pre-Application Meeting on September 23, 2015
Project Name: **CrossFit Navarre**
Parcel(s): 172S260000001650000

Dear Mr. Bossier:

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 project involves the development of approximately 5.75 acres of vacant wooded land into a commercial center with a CrossFit facility, skating rink, and retail strip center.
2. The zoning designation for this property is HCD-HON, Highway Commercial Development within the Heart of Navarre overlay district. The Future Land Use Map designation is COMM, Commercial. The use of the site as presented is allowed within the zoning and overlay districts.
3. The area being proposed for development may contain wetlands and a wetlands determination will be necessary to verify whether the area contains jurisdictional wetlands. Local consultants who can assist with this determination include:
 - a. Biome
 - b. Wetlands Sciences
4. Based upon the scope of work proposed and size of the building, a site plan package prepared by a Florida registered civil engineer must be submitted for review and approval. 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, storm water, etc. A tree survey indicating the size, species, and location of all protected trees on the site is required. The project may be developed in phases as determined by the owner and engineer.

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Office: (850) 981-7000

5. Access into the site must be at least 24 feet in width and comply with all other applicable standards for commercial driveways within Santa Rosa County, such as a thermoplastic stop bar, double yellow separator lines, and a stop sign with “no left turn” signage co-mounted. FDOT may have additional requirements and/or allowances.
6. Highway 87 South is an access management roadway and driveway connections must meet minimum spacing requirements. As such, the parcels within this project area will be required to have a shared driveway connection.
7. Turn lanes may be required for the future phases of the project based on traffic generation by the project as a whole. Documentation will be required during the site plan review phase acknowledging the parties responsible for such improvements.
8. 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.
9. Interconnectivity to the adjacent properties is required. The location of the connection to the Duncan Plaza property must align with their parking lot drive isle and must be completed to the property line to allow for physical connection in the future.
10. The building setbacks which would apply to the site are: Front = 50 feet, rear = 25 feet, interior sides *not adjacent to a residential zone/use* = 5 feet, and interior sides *adjacent to a residential zone/use* = 30 feet
11. Within the Heart of Navarre overlay district, metal and vinyl facades are prohibited on any side of the building. This is a performance standard to which a Variance may be requested.
12. Variance requests are considered through a public hearing process with a single public hearing during which the Zoning Board will make the final determination. During this process, all property owners within 150 feet will be notified via mail and a sign will be posted on the property. The staff coordinator for the Zoning Board is Jason McLarty, Planner II. Jason may be reached at 981-7065.
 - a. The cost for this process is \$235 plus the cost of mailing the notification.
 - b. The deadline for the October 12, 2015, Zoning Board meeting is October 1, 2015.
 - c. You must procure the mailing labels from the Santa Rosa County Property Appraiser’s office as they certify & attest to their accuracy. They do charge a minimal fee for this request. They may be reached at 850-983-1880.
13. Parking will be based upon the uses of the site. For fitness centers, it is typically calculated on the gross floor area of the building at a rate of 1 parking space for every 250 square feet or fraction thereof. For strip centers with variable tenants, the rate used is 1 space for every 200 square feet or fraction thereof. As stated during the meeting, we will allow an alternative of 1 space for every 350 sf of building area or fraction thereof for the skating rink; this is based upon comparisons with local venues and standards within adjacent counties. One handicap parking space is required for every 25 parking spaces required for the development. Although standard parking spaces must be 18 feet in length and 9 feet in width, we have noticed that spaces 20 feet in length and 10 feet in width work well within our community. Handicap parking spaces must be 18 feet in length and 12 feet in width with an access aisle 5 feet in width adjacent to either side of the spaces. Additionally, loading spaces are required for the proposed use at a rate of 1 space for every 10,000 square feet or fraction thereof. Loading spaces must be 35 feet in length, 12 feet in width, and 14 feet in height.
14. Within the Heart of Navarre overlay district, the parking area must be paved.

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15. Development standards include landscaping in the form of right-of-way (perimeter) landscaping, parking area vegetation, and landscape buffers between incompatible uses. Landscaping along the right-of-way must consist of a vegetative strip at least 10 feet in width with 1 canopy tree per every 30 linear feet or fraction thereof and 1 shrub per every 5 linear feet or fraction thereof exclusive of the driveway connection. If overhead power lines are present, the trees may not be planted within 20 feet of the lines and may be moved to the interior of the site. The parking area landscaping must include 1 canopy tree and 4 shrubs for every 12 parking spaces. They are not required to be planted every 12 spaces; however they must be planted around the parking area to fulfill the intent of the Ordinance and provide shade for the expanse of concrete or asphalt. Landscape buffers are required between incompatible uses such as the residential properties which abut the project on the east. A buffer may be chosen from buffer options "Standard C" or "Standard E". Existing vegetation may be counted towards these requirements. Where new plantings are installed to meet the above standards, they will need to be selected from the "Permitted species" list specified within LDC 6.05.24.C.4.b.
16. For information regarding utility connections, please contact Buck Paulchek, Holley Navarre Water System, at 850-939-2427. Letters of service availability will be required with the site plan application and prior to the issuance of any applicable permits.
17. Site plans and building construction 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). Although we encourage concurrent review of site and construction plans by staff, building permits may not be issued until the issuance of the DO. Additionally, no work may commence on the site until the issuance of the DO.

Engineering – Marc Bonifay, (850)981-7100, marcb@santarosa.fl.gov

1. Storm water system can be phased with the project.
2. Right turn lane may be required at some phase of the project depending on the square footages and uses of the total project.

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

1. The proposed Crossfit Gym will need to be designed to meet the Florida Building Code, 5th edition and is located in an area required to meet the 150 mph wind load requirements. Buildings planned for future development will be subject to meeting the requirements of the current code in place at time of construction.

Flood Plain Management – Karen Thornhill, (850) 981-7029, karent@santatrosa.fl.gov

Electrical – John Belew, (850) 981-7007, johnb@santarosa.fl.gov

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@hnfd.org, for fire/life safety requirements and fire department impact fee information.

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2. A site plan will need to be submitted to the fire department for review.

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,

Tambre L. Lee

Tambre L. Lee

Development Review Supervisor

(850)981-7042

TambreL@santarosa.fl.gov

TL/lf

Ms. Nadja Robles

Via email: nadja.robles.32566@gmail.com

Santa Rosa County Development Services

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6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583

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Office: (850) 981-7000