



**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

2016-CU-19

Project Name: N/A

**Applicant and/or
Property Owner:** Rowena Levy

Representative: N/A

Request: Conditional Use to allow a single family residence in a HCD (Highway Commercial Development) zoning district. (LDC 6.09.02.S)

Zoning District: HCD (Highway Commercial Development)

Part I. General Information:

Project/Applicant: Rowena Levy
Representative: N/A
Location: 9000 block of Navarre Parkway, Navarre, FL
Parcel(s): 22-2S-26-0000-01401-0000
Zoned: HCD (Highway Commercial Development)
Request: Conditional Use to allow a single family residence in a HCD (Highway Commercial Development) zoning district. (LDC 6.09.02.S)
District: Commissioner District # 4
Current Conditions: Vacant

Part II. Land Development Code Criteria:

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:

- S. R-1 Single Family Development (NC, HCD)
 - 1. Platting requirements as outlined in Article Four (4) of this ordinance are required for all subdivisions.
 - 2. Provisions as outlined in Section 6.05.05 (R-1 District) must be adhered to.
 - 3. Sites should be located so as to maximize compatibility with adjacent land uses and minimize an adverse impact by screening and buffering from adjoining existing incompatible uses.

Part III. Conditional Use Criteria

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? Yes

Staff Analysis: It is anticipated that the proposed use will be designed, located and operated so that the public health, safety and welfare will be protected.

The applicant is proposing to construct a 40' x 35' duplex with a residence on one side and a day spa on the other. The applicant previously applied for and was approved for the following variances:

- 1.) Variance to allow an accessory structure to be constructed on the parcel prior to the business.**
- 2.) Variance to reduce the west side setback from 30 feet to 5 feet to accommodate a business with the following condition: That a privacy fence be installed along the west property line.**
- 3.) Variance to eliminate the landscape buffer along the west side property line.**

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

Is this criterion met? Yes

Staff Analysis: The proposed use will not unduly or adversely affect other property in the impacted area in which it is located.

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

Is this criterion met? Yes

Staff Analysis: The request is consistent with the Goals, Objectives and Policies of the Santa Rosa County Comprehensive Plan. The LDC allows residential uses in commercial zoning districts.

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

- S. R-1 Single Family Development (NC, HCD)

1. Platting requirements as outlined in Article Four (4) of this ordinance are required for all subdivisions.

Is this criterion met? Yes

Staff Analysis: The request is to construct a duplex with a business and residence on an existing HCD (Highway Commercial Development) parcel.

2. Provisions as outlined in Section 6.05.05 (R-1 District) must be adhered to.

Is this criterion met? Yes

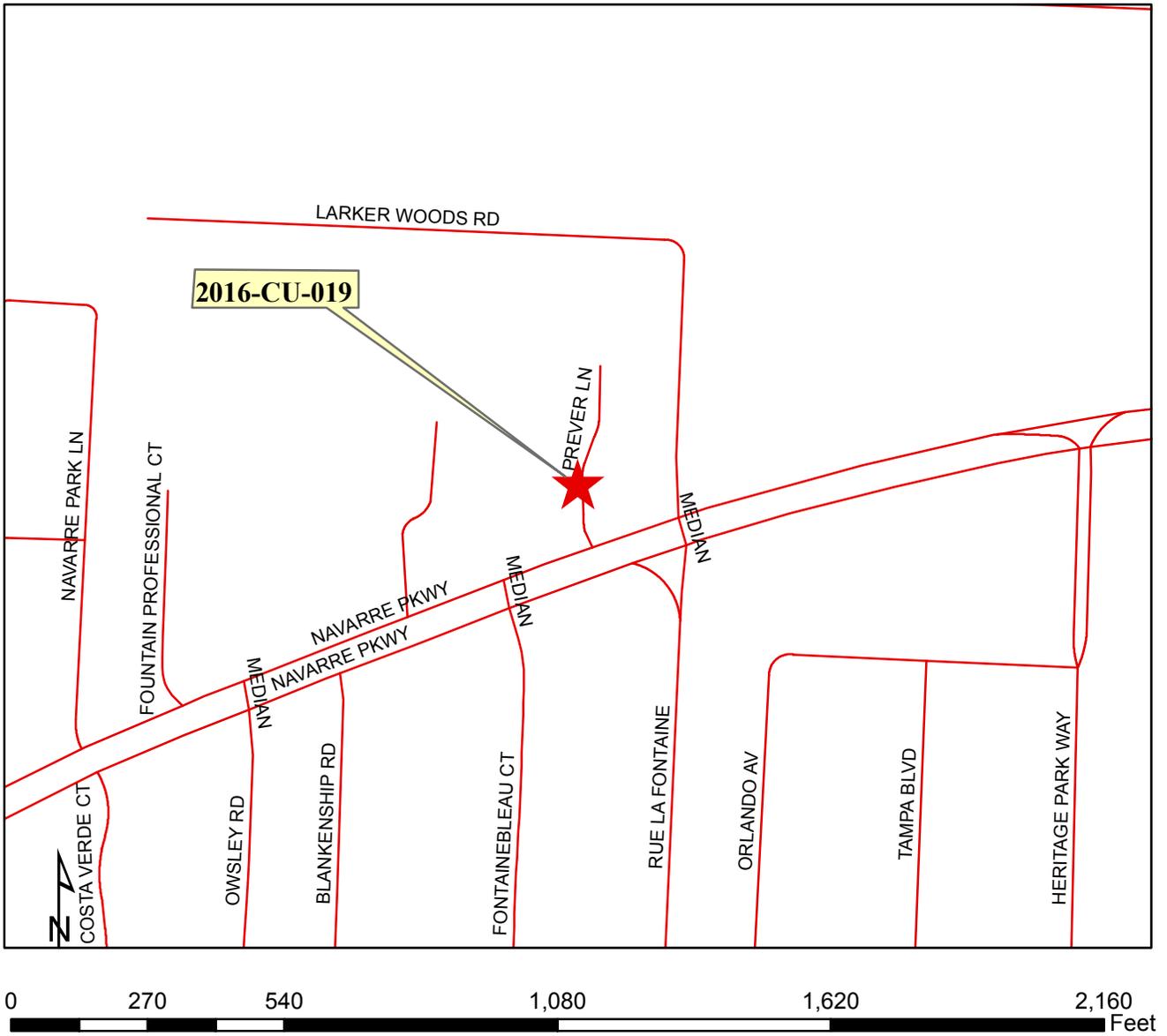
Staff Analysis: The other requirements within R-1 are proposed to be adhered to.

3. Sites should be located so as to maximize compatibility with adjacent land uses and minimize an adverse impact by screening and buffering from adjoining existing incompatible uses.

Is this criterion met? Yes

Staff Analysis: The proposed single family residence shall be located so as to maximize the compatibility with adjacent land uses and minimize any adverse impact. The surrounding zoning to the south is single family residential.

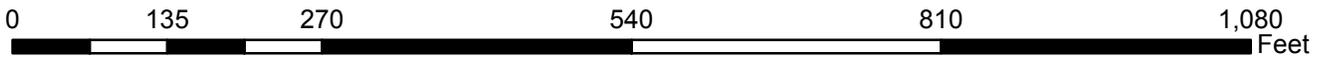
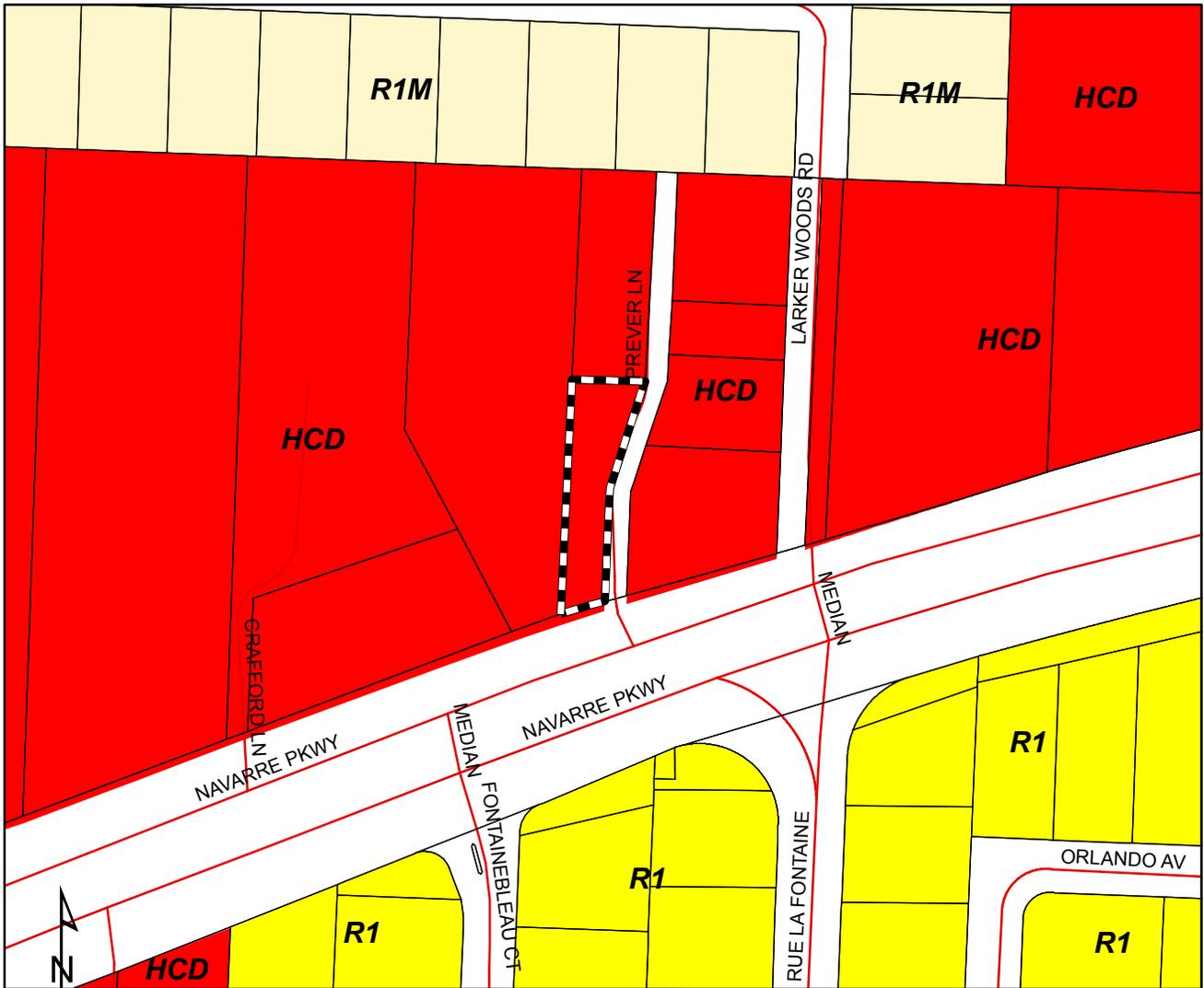
2016-CU-019 Location



Disclaimer:

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2016-CU-019 Zoning



Legend



Pending Oct ZB

Zoning

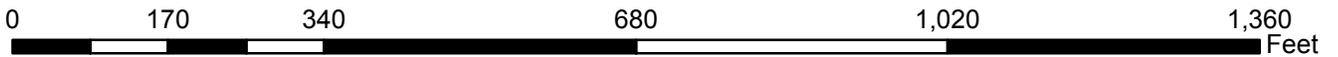
DISTRICT

- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1
- HR2
- M1
- M1-APZ or CZ
- M1-HON
- M2
- M2-APZ or CZ
- MID
- MIL
- NB-C
- NB-CON/REC
- NB-HD
- NB-MD
- NB-MHD
- NB-PMUD
- NB-SF
- NB-U
- NC
- NC-APZ or CZ
- NC-HON
- P1
- P1-HON
- P2
- P2-APZ or CZ
- P2-HON
- PBD
- PID
- PUD
- R1
- R1-APZ or CZ
- R1-HON
- R1A
- R1A-HON
- R1M
- R1M-APZ or CZ
- R1M-HON
- R2
- R2-APZ or CZ
- R2-HON
- R2M
- R2M-APZ or CZ
- R3
- RAIL
- RR1
- RR1-APZ or CZ
- STATE
- STATE-APZ or CZ
- TC1-HON
- WATER

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2016-CU-019
2014 Aerial



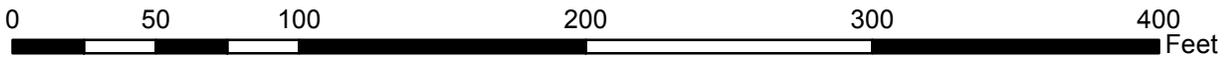
Legend

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2016-CU-019
2014 Closeup Aerial

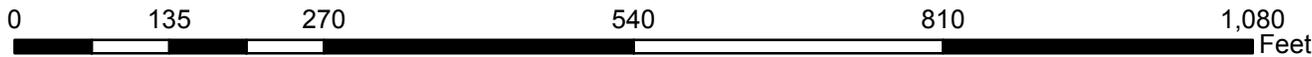
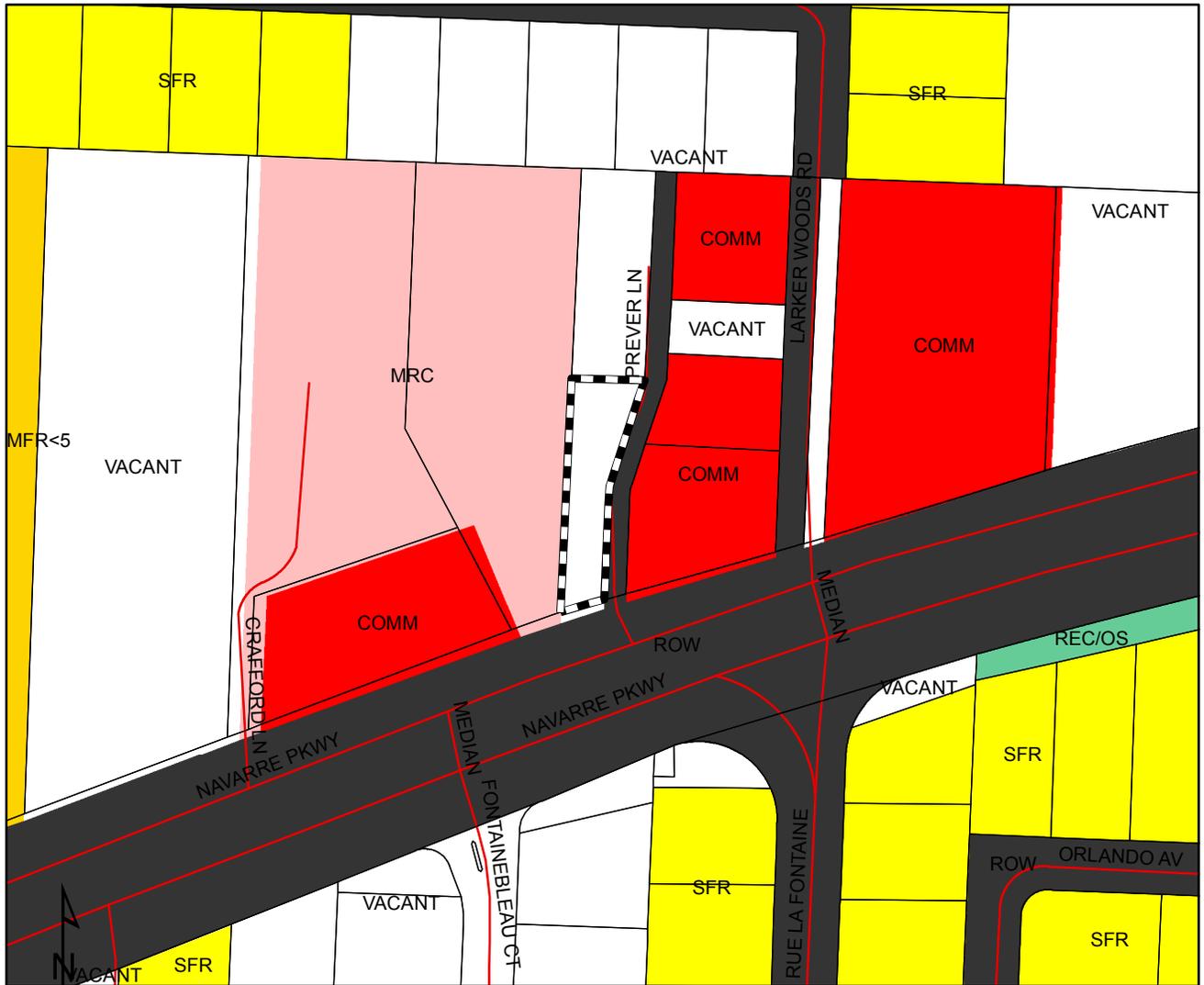


Legend

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2016-CU-019 Existing Land Use



Legend



Pending Oct ZB **Existing Land Use**

Category

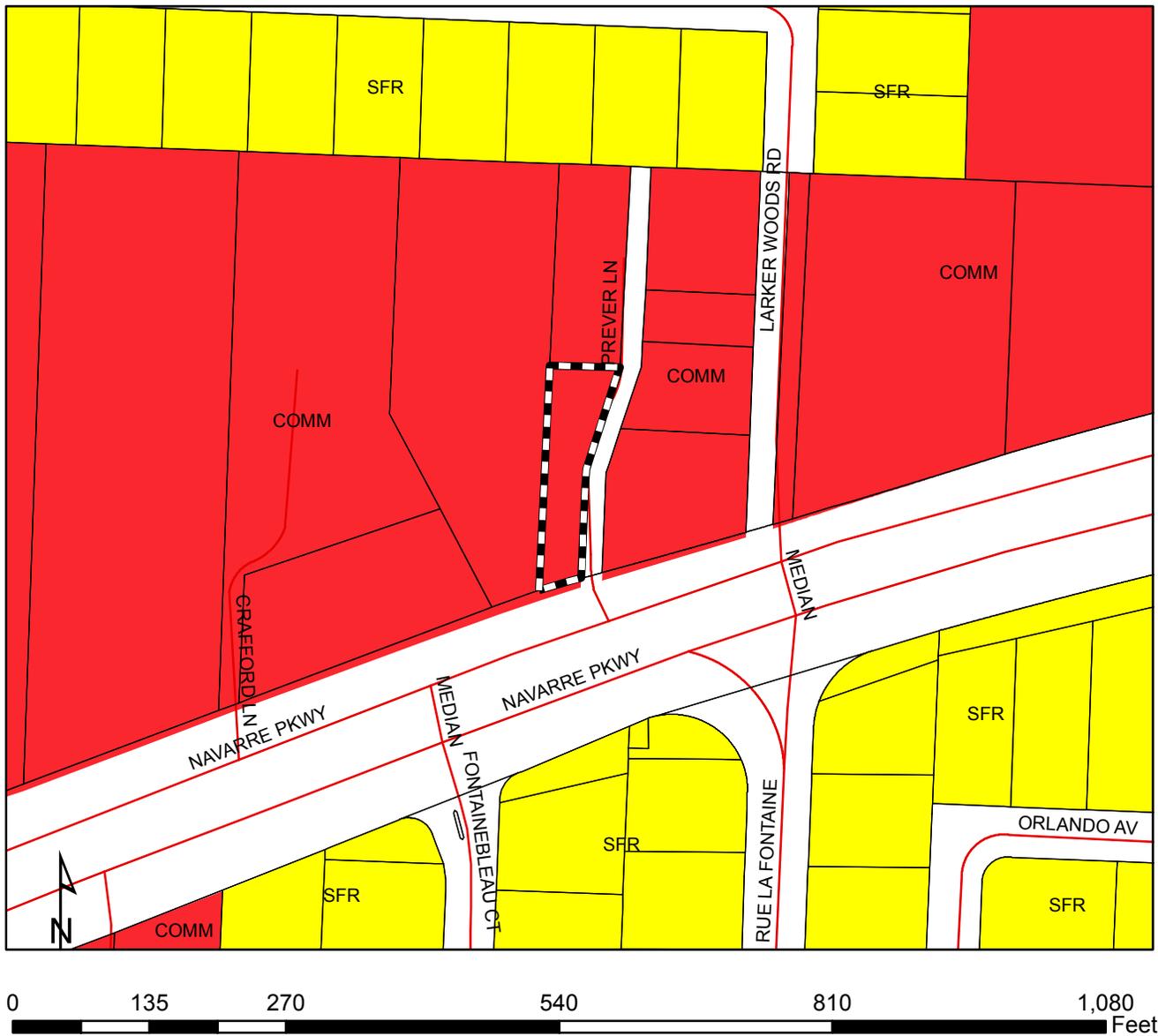
- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial (INDUS)
- Institutional (INST)
- Multi-Family Residential (MFR <5)
- Multi-Family Residential (MFR >5)
- Military (MIL)
- Mixed Residential/Commercial (MRC)

- Office
- Public Owned Property (POP)
- Rail
- Recreation/Commercial (REC/COMM)
- Recreation/Open Space (REC/OS)
- Right of Way (ROW)
- Single Family Residential (SFR)
- Silviculture (SILVICUL)
- Uncategorized (UNCAT)
- Utilities
- Vacant
- Water

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2016-CU-019 Future Land Use



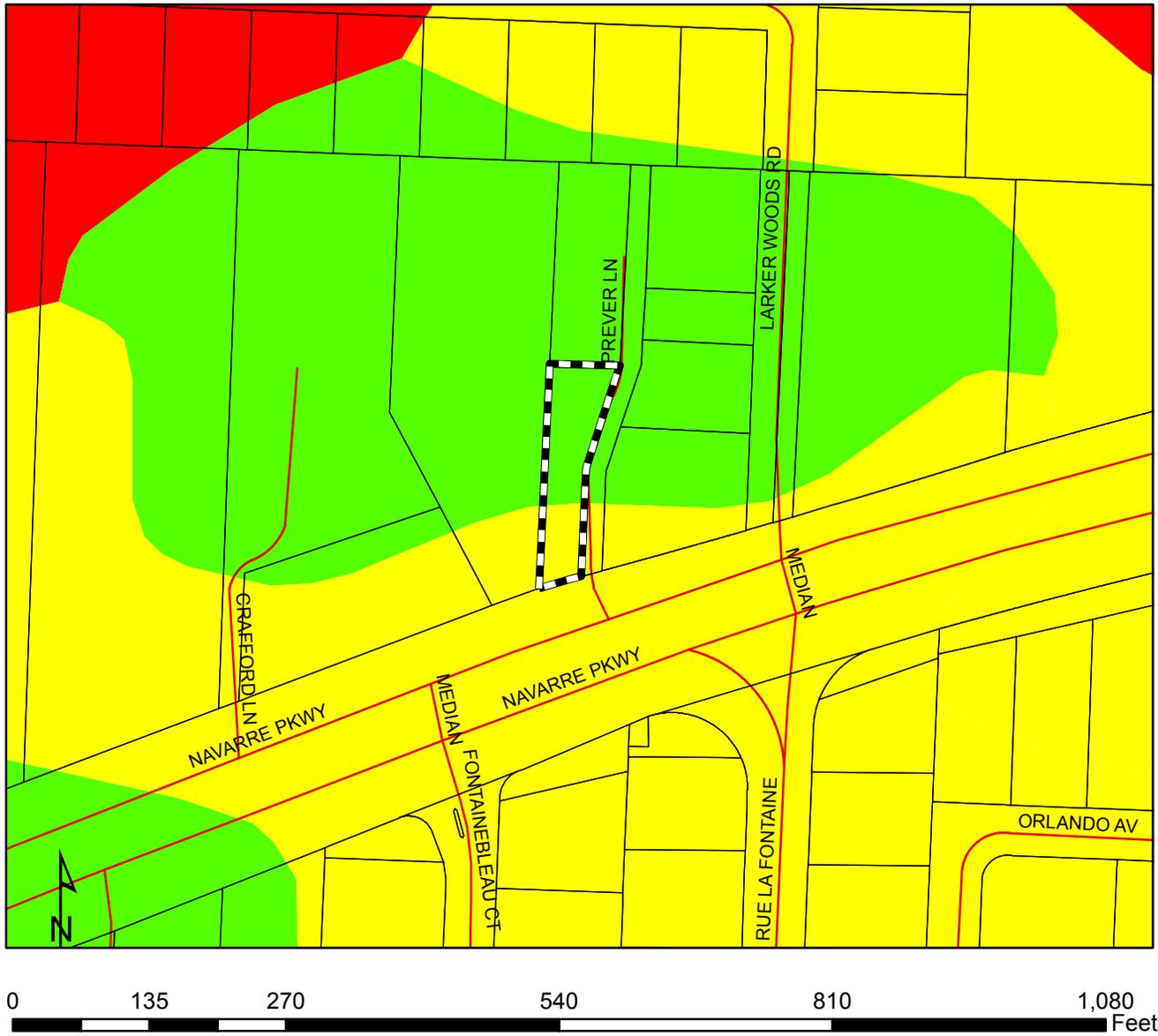
Legend

| | | |
|--|--|--|
|  Pending Oct ZB |  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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2016-CU-019 Potential For Wetlands Based on Soils



Legend

 Pending Oct ZB

Potential Wetlands Based on Soils

HYDRIC CLASSIFICATION

- All hydric
- Partially hydric
- Not hydric

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Looking at the subject site. Subject site is vacant and highly vegetated.

1



Looking north west from the subject site.

2



Looking southwest down Navarre Parkway, subject site is on our right.

3



Looking south across Navarre Parkway, subject site is behind us.

4



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

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

Rhonda C. Royals
Building Official

Conditional Use Application

*Application Instructions begin on Page 4

| ** For Official Use Only ** | |
|-------------------------------------|-------------------------------|
| Application No. <u>2016 -CU-019</u> | Date Received: <u>8-29-16</u> |
| Review Fee: <u>235 + 95.58</u> | Receipt No.: _____ |
| Zoning District: <u>HCO</u> | Conditional Use |
| FLUM Designation: <u>COMM</u> | Request: <u>6.09.02.</u> |

Property
Owner

50,227 VD#4
Property Owner Name: ROWENA LEVY

Address: 8520 Gulf Blvd. # 11
Navarre, FL 32566

Phone: (863)397-3601 Fax: N/A

Email: winal Levy@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): 2225-26-0000-01401-9000
-OR-

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

9000 Block of Navarre Parkway, Navarre, FL

Parcel Size (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).

Requesting conditional use to allow
Single Family Residential Development in an
HCD Zoning district.

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

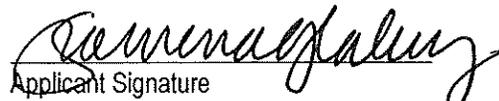
Please read the attached conditional use information pertaining to your request and describe how your request meets the pertinent criteria. Attach additional sheets if necessary. _____

Attached please find a floor plan that will be re-drawn
to a 40x35 DUPLEX to house ^{my} DAY SPA on one side
and the other side to house me, a widow & my
16-year old daughter.

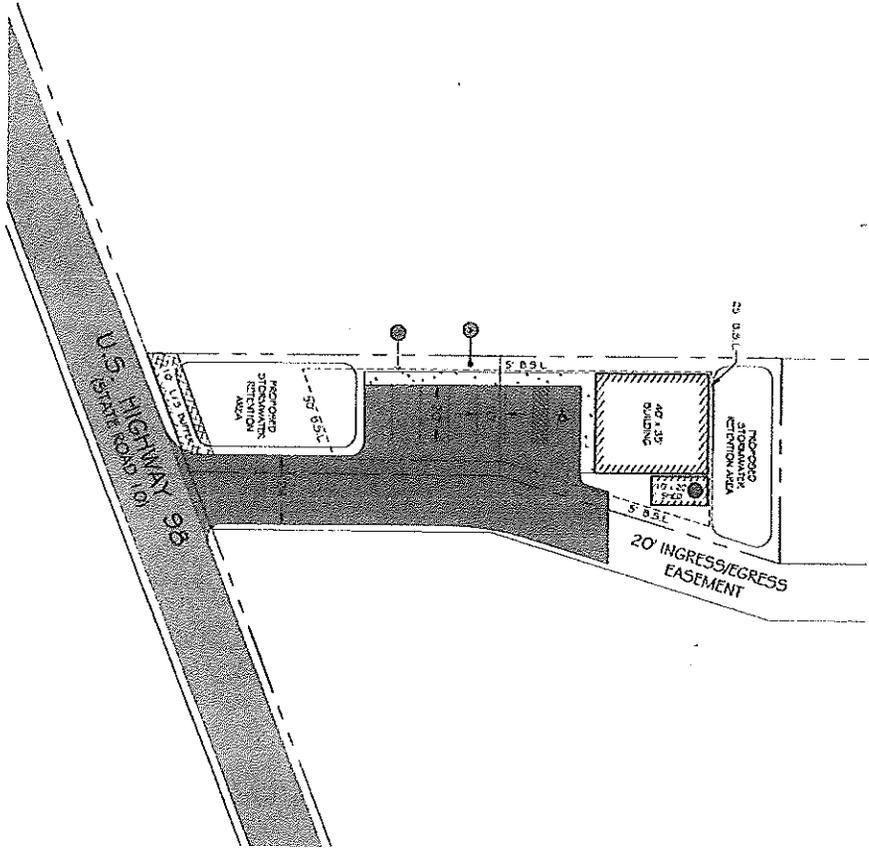
Certification and Authorization

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.

ROWENA LEVY
Applicant Name (Type or Print)
Operator
Owner of R&R Day Spa
Title (if applicable)


Applicant Signature
8/29/16
Date

VARIANCE REQUEST CONCEPTUAL SITEPLAN



LEGEND

| | |
|--|---------------------------|
| | DENOTES EXISTING ASPHALT |
| | DENOTES PROPOSED ASPHALT |
| | DENOTES PROPOSED CONCRETE |
| | DENOTES VARIANCE TIE |

VARIANCE REQUESTS

| | |
|--|--|
| | VARIANCE REQUESTED TO REMOVE THE ADJACENT PARCELS. |
| | VARIANCE REQUESTED TO REMOVE THE WESTERN SIDE SETBACK FROM 30 TO 5'. |
| | VARIANCE REQUESTED TO ALLOW THE STORAGE PAD TO BE CONSTRUCTED BEFORE THE BUILDING ON THE SITE. |

PARKING COUNT

| | |
|--------------------------------------|---|
| REQUIRED SPACES - 1 SPACE / 200 S.F. | 4 |
| TOTAL SPACES | 4 |
| 400' / 200' = 2 SPACES | 2 |
| 400' / 200' = 2 SPACES | 2 |
| TOTAL REQUIRED SPACES | 4 |
| NORMAL SPACES | 4 |
| HANDICAP SPACES | 0 |
| TOTAL REQUIRED SPACES | 4 |





Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Rhonda C. Royals
Building Official

February 26, 2016

Ms. Rowena Levy
Via email: winalevy@yahoo.com

RE: Pre-Application Meeting on February 23, 2016
Project Name: **Rowena Spa**
Parcel(s): 222S260000012010000

Dear Ms Levy:

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.

Proposed Use - The proposed project is the development of a 1500 square foot single family residence that also includes a commercial day spa to be used in the front of the residence.

Site/Land Use - Jason McLarty, (850) 981-7065, jasonm@santarosa.fl.gov

1. Zoning Map designation: HCD, Highway Commercial Development

Future Land Use Map designation: COMM, Commercial

Overlay Zones: None

2. The commercial use would be allowed on this property but the residential use would require a Conditional Use (C.U.). The C.U. process requires a recommendation from the Zoning Board and approval from the Board of County Commissioners. An application

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Office: (850) 981-7000

for the C.U. along with meeting dates, contact information and instruction is enclosed. Please refer to Land Development Code (LDC) Section 6.09.02.S for criteria regulating the C.U.

3. A Site Plan prepared by a Florida registered civil engineer is required to demonstrate consistency of the project with the LDC. A site plan application can be found online at: <http://www.santarosa.fl.gov/developmentservices/documents/Site%20Plan%20Editable.pdf>.

The primary LDC sections that apply to this project will be 4.04.00-4.04.10, 6.05.05, 6.05.15 and 7.00.00-7.01.12.

4. Setbacks: The setbacks will be for the R1 zone per the conditions of the C.U. criteria. Structure setbacks are: Front = 50', Side = 4.1', Rear = 25'.
5. Access: This property is located on a Major Arterial and must meet the driveway and interconnectivity requirements of LDC Section 4.04.03.D. It is required that you contact FDOT to discuss your proposed development and access requirements on a state highway. Contact Mike Proctor @ (850) 981-2814.
6. Off-Street Parking and Loading: Parking and loading areas must meet the requirements of LDC Section 7.01.08. For parking calculations, the proposed use is categorized as Single Family Home with 1 space per dwelling and Personal Services with 1 parking space per 250 square feet of commercial use.
7. Tree Protection: A tree survey, tree protection, and mitigation for tree removal is required per LDC Section 7.01.06.
8. Landscaping: Right-of-way and parking area landscaping is required per LDC Section 7.01.03 & 7.01.04.
9. Buffers: Landscape Buffers are required per LDC Section 7.01.05. For this use, the minimum buffer requirements will be option "B" or "E" for the west side abutting the residential zone/use.
10. Signage: Freestanding and wall signage is permitted per LDC Article 8.
11. Water and Sewer: Letters of water and sewer service availability are required. Your project is located in the following service areas:

Holley-Navarre = Buck Paulchek @ (850) 939-2427 ext. 242

12. Variances: Variances may be requested to alter LDC development requirements. Variance request are considered through a public hearing process as with the C.U. process. This can be done with no additional fee if done concurrently with the Conditional Use.

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

1. Will require an engineered site plan.

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

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1. This will be a mixed occupancy building and a design professional must submit plans in compliance with the Code requirements for commercial structures with mixed occupancy, notably residential in nature. Each unit must comply with occupancy separation and ADA compliance requirements for the proposed uses. This would apply to access to the entrance from proposed ADA parking, access into building, and access to restrooms proposed for public use.

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

Plumbing – James Rogers, (850)981-7002, jamesro@santarosa.fl.gov

1. The plumbing would be reviewed as a Day Spa, Business Type Occupancy, with an occupancy load under 15 people. One restroom would be required to meet the requirements for accessibility and would need to include 1-toilet and 1- lavatory. Two sets of plumbing plans would be required to be submitted for review. The plans may be drawn by an engineer or a plumbing contractor. If drawn by a plumbing contractor each page would be required to include the company name, license number and signature of the license holder to be notarized.

Mechanical – James Rogers, (850)981-7002, jamesro@santarosa.fl.gov

1. The mechanical would be reviewed as a Day Spa, Business Type Occupancy, with an occupancy load under 15 people. Two sets of mechanical plans would be required to be submitted for review. The plans may be drawn by an engineer or a mechanical contractor. If drawn by a mechanical contractor each page would be required to include the company name, license number and signature of the license holder to be notarized.
2. Energy Forms and Load Calculations would be required for new construction and should be provided by an engineer.
3. Ventilation outdoor air and exhaust requirements would be required for the nail station per (2014) 5th Edition Florida Mechanical Code Section 403.3. Your mechanical designer should refer to section 403.2.1 (3), Nail Salons - Note B, recirculation of air prohibited and H (source capture system capable of exhausting not less than 50 cfm per station). Please be sure to provide outdoor air and exhaust air schedules.

Review Process:

1. Site plans and construction plans are reviewed and comments are issued within 10 days.
2. A Development Order is (DO) issued upon approval of a site plan. Building permits are issued upon approval of construction plans.
3. Concurrent review of site and construction plans is allowed; however, building permits may not be issued before issuance of the DO.
4. Site work may not commence prior to the issuance of the DO; construction may not commence prior to issuance of building permits.

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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

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