



**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

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

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Building Official
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2016-CU-013

Project Name: Holley Navarre Water System Water Storage Tank and Booster Pump Station

Applicant and/or Property Owner: Holley Navarre Water System

Representative: Paul Gardner

Request: Conditional Use request to allow a private utility to construct a water storage tank and booster pump building in HCD-HON (Highway Commercial Development – Heart of Navarre Overlay) (LDC 6.09.02.J)

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

Zoning Board

Recommendation: **Recommended Approval with a vote 9 – 0**

Part I. General Information:

Project/Applicant: Holley Navarre Water System
Representative: Paul Gardner
Location: 2100 Block of Hwy 87 South, Navarre
Parcel(s): 09-2S-26-0000-00200-0000
Zoned: HCD-HON (Highway Commercial Development-Heart of Navarre)
Request: Conditional Use request to allow a private utility to construct a water storage tank and booster pump building in HCD-HON (LDC 6.09.02.J)
District: Commissioner District #4
Current Conditions: Vacant

Part II. Land Development Code 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;
- B. Will not unduly adversely affect other property in the impacted area which it is located;
- C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;
- D. Satisfies criteria stipulated for similar uses as described in the following section.

6.09.02 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:

- J. Public and Private Utilities and Public Facilities (AG-RR, AG-1, AG-2, ER, RR-1, R-1, R-1A, R-1M, R-2, R-2M, R-3, NC, HCD, PID and C-1M)
 - 1. The location of such facility shall be situated on a site providing the most effective service to such area. The applicant shall demonstrate that such proposed sites are located effectively relative to the service area and that the site proposed is at least equal to the effectiveness of other alternative sites.
 - 2. The location of such facility shall not unreasonably increase traffic on streets in the impacted area.
 - 3. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.
 - 4. General office facilities of a utility shall be located in commercial districts.
 - 5. County facilities shall be allowed in any district.
 - 6. There shall be no time limit placed upon the approval of the Board of Adjustments for public and private

utilities.

7. No height variance is required for a conditional use approval for a water tower.

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 requesting to construct a water storage tank and a booster pump building.

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

Is this criterion met? Unknown

Staff Analysis: It is unknown if the proposed use will 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: According to the Santa Rosa County Future Land Use Map (FLUM) the subject area for the proposed Conditional Use is located within a HCD-HON (Highway Commercial Development-Heart of Navarre) land use category. The request is consistent with the Goals, Objectives and Policies of the Santa Rosa County Comprehensive Plan.

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

- J. Public and Private Utilities and Public Facilities (AG-RR, AG-1, AG-2, ER, RR-1, R-1, R-1A, R-1M, R-2, R-2M, R-3, NC, HCD, PID and C-1M)

- 1. The location of such facility shall be situated on a site providing the most effective service to such area. The applicant shall demonstrate that such proposed sites are located effectively relative to the service area and that the site proposed is at least equal to the effectiveness of other alternative sites.

Is this criterion met? Yes

Staff Analysis: The location of the proposed water tank and booster pump building is situated on a site that provides the most effective service to the utility's customers.

2. The location of such facility shall not unreasonably increase traffic on streets in the impacted area.

Is this criterion met? Yes

Staff Analysis: The proposed facility will not increase traffic on streets in the impacted area.

3. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.

Is this criterion met? Yes

Staff Analysis: The scale, intensity and operation of the proposed water tank and booster pump building is not expected to generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.

4. General office facilities of a utility shall be located in commercial districts.

Is this criterion met? N/A

Staff Analysis: The proposed project does not include general office facilities.

5. County facilities shall be allowed in any district.

Is this criterion met? N/A

Staff Analysis: The proposed project is not a county facility.

6. There shall be no time limit placed upon the approval of the Board of Adjustments for public and private utilities.

Is this criterion met? Yes

Staff Analysis: If this request is approved the applicant plans to move forward with this project in a reasonable amount of time to best serve their customers.

7. No height variance is required for a conditional use approval for a water tower.

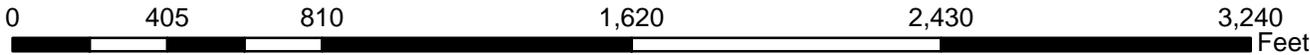
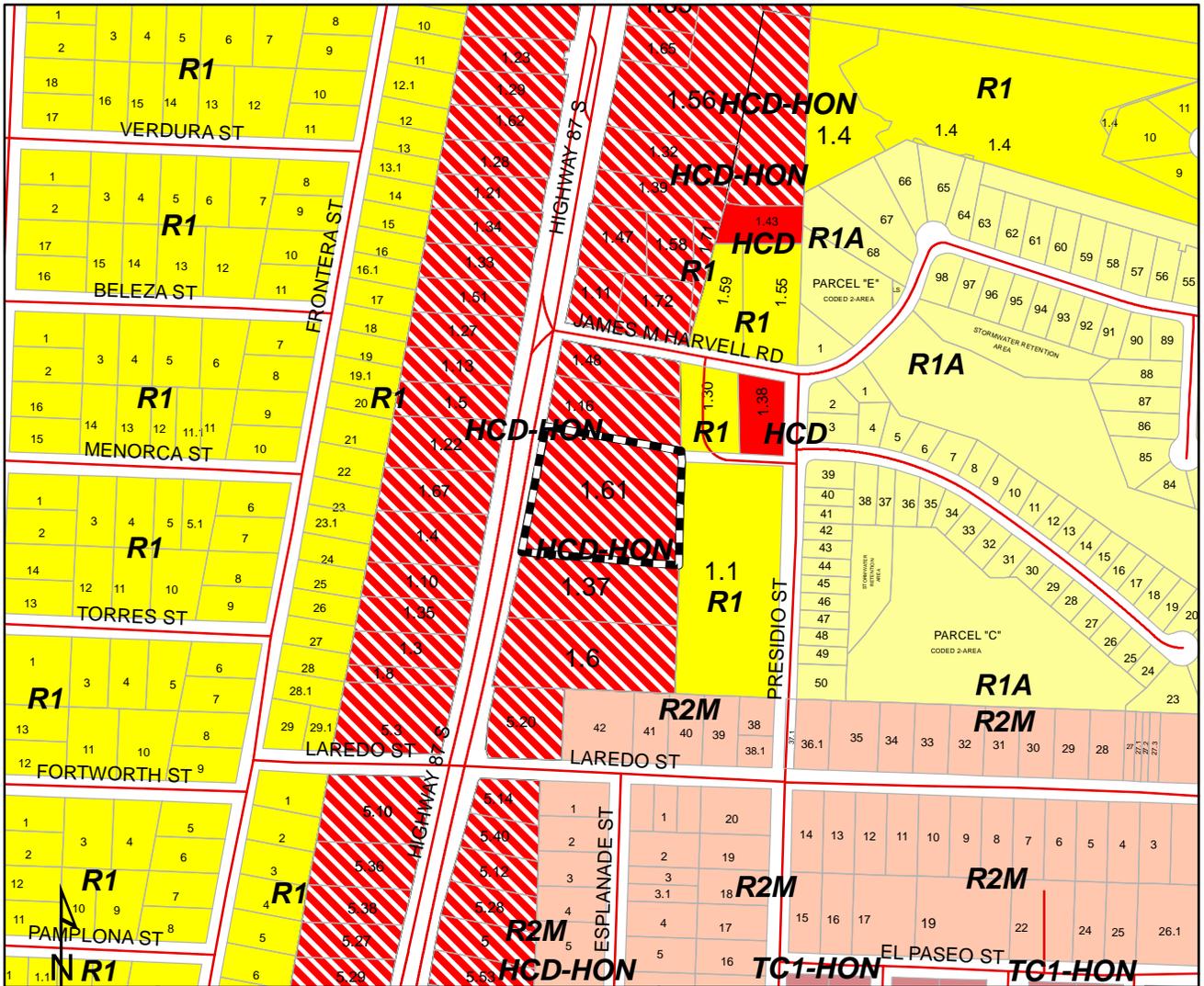
Is this criterion met? Yes

Staff Analysis: The proposed water storage tank will not exceed 35 feet in height to minimize impacts to residential properties in the vicinity.

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

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

2016-CU-013 Zoning



Legend

Pending Jun 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

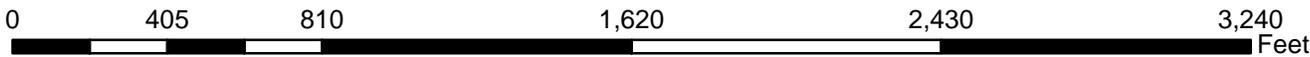
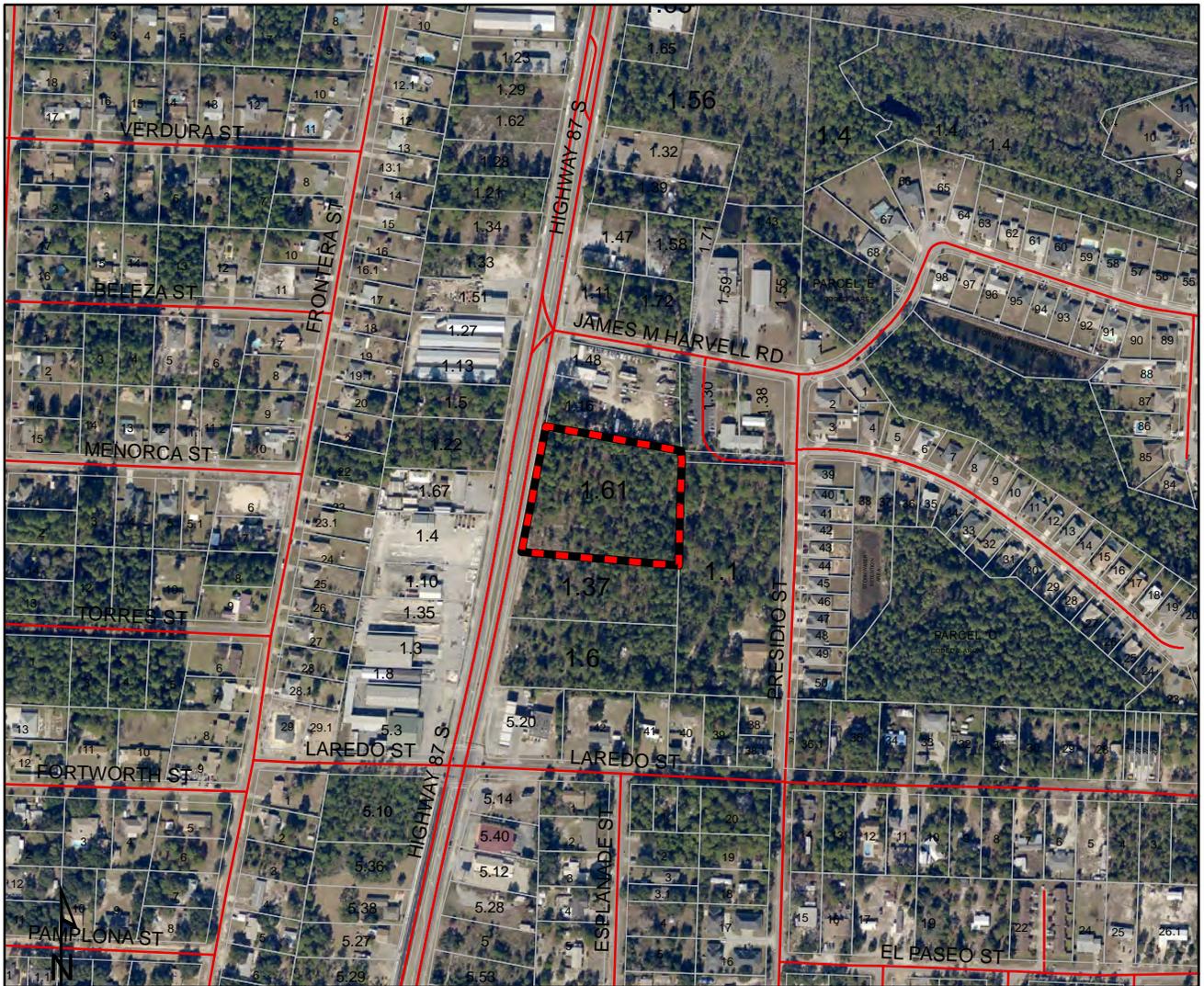
- R1
- R1-APZ or CZ
- R1-HON
- R1A
- R1A-HON
- R1M
- R1M-APZ or CZ
- R1M-HON
- R2
- R2-APZ or CZ
- R2-HON

- R2M
- R2M-APZ or CZ
- R3
- RAIL
- RR1
- RR1-APZ or CZ
- STATE
- STATE-APZ or CZ
- TC1-HON
- WATER

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.

2016-CU-013 2014 Aerial



Legend

 Pending Jun ZB

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View of the subject property

1



South on SR 87

2



Looking southwest across SR 87

3



Panning northwest across SR 87.

4



South on SR 87 with the subject property on the right.



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- 013</u>	Date Received: <u>4-28-16</u>
Review Fee: <u>235 + 12.39</u>	Receipt No.: <u>150</u>
Zoning District: <u>HCD-HON</u>	Conditional Use
FLUM Designation: <u>Comm</u>	Request: <u>6.09.02.</u>

**Property
Owner**

± 3.769 VD #4
Property Owner Name: Wible, Ronald C & wible, Ronald M, Co-Trustees

Address: 2214 Frontera St., Navarre, Florida 32566

Phone: (850) 939-3455 Fax: _____

Email: _____

Applicant

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

Company: Holley-Navarre Water System

Contact Name: Mr. Paul Gardner

Address: 8574 Turkey Bluff Road, Navarre, Florida 32566

Phone: 850-939-2427 Fax: 850-939-9541

Email: pgardner@hnws-fl.com

**Property
Information**

Parcel ID Number(s): 17-2S-26-0000-00161-0000

-OR-

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

Hwy 87 S, Navarre, Florida

Parcel Size (acres): 3.769 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).

The current zoning is HCD; Part J., provides for conditional use for Public and Private Utilities and Public Facilities in zoning HCD. (see attached)

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. _____

The proposed facilities will be used by Local Water System area. The facility will not have any office facilities and traffic will be limited to operation personnel on an as need basis only. The facilities will be placed on the property to mitigate potential noise to neighboring properties.

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.

Mr. Paul Gardner

Applicant Name (Type or Print)

General Manager

Title (if applicable)



Applicant Signature

4.27.16

Date

6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be permitted by the Board of Adjustment (Zoning Review and Appeals Board) 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;

The mechanical building will be fully enclosed and monitored on a round the clock basis. The ground water tank will be constructed of pre-stressed concrete and certified by a registered structural engineer in the State of Florida. There will be no bulk storage of any hazardous chemicals which do not meet all state, county or local codes.

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

See attached Proposed Site Plan. The proposed facilities will be placed in a portion of the property to have minimal impact on neighboring properties. The mechanical building will be fully enclosed to minimize any noise produced by the mechanical elements of the project.

C. Conforms to all applicable provisions of the district in which the use is to be located;

HCD zoning provides for the use by Public and Private Utilities and Public Facilities. Holley-Navarre Water System (HNWS) provides direct service to local customers.

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

See below.

6.09.02 Criteria Regulating Conditional Uses:

1. Location of such facility shall be situated on a site providing the most effective service to such area. The applicant shall demonstrate that such proposed sites are located effectively relative to the service area and that the site proposed is at least equal to the effectiveness of other alternative sites.

The proposed project will provide direct service to Holley-Navarre Water System customers. The Proposed site was selected due to its location relative to the main transmission line fed by the system's wells which crosses at the front of this site. The site was additionally chosen due to its size and existing use. The proposed site provides optimal service to meet the local customers' needs in the most efficient manner. Any other site will require the construction of additional transmission line and the increase in size of pumps. The use of this property will effectively provide for current and future demand at a minimal cost to the current and future local customers.

2. The location of such facility shall not unreasonably increase traffic on streets in the impacted area.

The facility will be generally monitored remotely and will not be permanently staffed. A single 30 minute visit per day is all that is anticipated.

3. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other nuisances or hazards to contiguous residential properties.

All proposed mechanical facilities will be fully enclosed to minimize any potential noise. There will be an emergency generator located outside the building that would be run only in the event of an emergency and for monthly testing for 15 minutes. The generator will be located on the site to mitigate potential

noise to the surrounding properties. The proposed ground water tank will have a height of no more than 35'-0", which should minimize the site distance of the tank.

4. General office facilities of a utility shall be located in commercial districts.

There will be no offices in the proposed facilities and no permanent staffing.

5. County facilities shall be allowed in any district.

Not applicable. However, it should be noted that the proposed facility will provide a direct service to the local customers.

6. There shall be no time limit placed upon the approval of the Board of Adjustments for public and private utilities.

N/A

7. No height variance is required for a conditional use approval for a water tower.

The proposed ground water tank will not exceed the height of 35'-0" to minimize the impact to neighboring properties.

