



**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-022

Project Name: N/A

**Applicant and/or
Property Owner:** Tara Peaden

Representative: N/A

Request: Conditional Use to allow limited manufacturing and assembly, specifically a commercial fishing pier, in a HCD (Highway Commercial Development) zoning district. (LDC 6.05.15.C)

Zoning District: HCD (Highway Commercial Development)

Part I. General Information:

Project/Applicant: Tara Peaden
Representative: N/A
Location: 7200 block of Morrell Road, Milton, FL
Parcel(s): 11-1N-28-2920-04700-0040
Zoned: HCD (Highway Commercial Development)
Request: Conditional Use to allow limited manufacturing and assembly, specifically a commercial fishing pier in a HCD (Highway Commercial Development) zoning district. (LDC 6.05.15.C)
District: Commissioner District #2
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.

6.05.15 HCD - Highway Commercial Development District

C. Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 6.09.00 et. seq. and complies with the site plan requirements listed in Section 4.04.00: Single and multiple family dwelling structures; guest homes; boarding homes; transient quarters oriented to serving seasonal or transient residents; public and private utilities and public facilities; wholesale plant nurseries and landscape services; recreation and park areas; vehicular paint and body shops; kennels; limited manufacturing and assembly; recreational activities; towers and telecommunications facilities; commercial antennas; and commercial outdoor amusement activities.

Part III. Conditional Use Criteria

Y. **Limited Manufacturing and assembly (HCD)**

1. All activities in manufacturing and assembly shall be limited to:

a. All activities shall be contained in a fully enclosed building.

Is this criterion met? No

Staff Analysis: The proposed site plan shows an ice house only at this time.

b. If noise is associated with the operation, then the operation must be housed in a fully enclosed soundproof building.

Is this criterion met? No

Staff Analysis: It is possible that there would be associated noise and sounds since an enclosed building is not shown on the proposed site plan.

c. Gross floor area of the manufacturing and assembly area shall not exceed five thousand (5,000) square feet. Storage area shall not exceed three thousand (3,000) square feet. Office and administrative areas shall not be restricted by square footage.

Is this criterion met? Yes

Staff Analysis: These requirements will need to comply with LDC and will be reviewed by staff during the site plan review process.

d. There shall be no adverse visual effects to adjoining properties.

Is this criterion met? Unknown

Staff Analysis: It is unknown whether the proposal will have adverse visual effects to adjoining properties.

e. It shall be buffered from adjoining properties at the discretion of the Community Planning, Zoning and Development Division, in order to eliminate any adverse impact to the area.

Is this criterion met? Yes

Staff Analysis: These requirements will need to comply with LDC and will be reviewed by staff during the site plan review process.

f. Loading and unloading docks shall be to the rear of the building.

Is this criterion met? Yes

Staff Analysis: These requirements will need to comply with LDC and will be reviewed by staff during the site plan review process.

g. No outside storage of any kind.

Is this criterion met? No

Staff Analysis: The proposed site plan does not show a building for outside storage at this time.

- h. There shall be no more shipping and receiving activities than normally expected with a general retail sales and service business.

Is this criterion met? No

Staff Analysis: Commercial fishing activities may occur outside typical business hours.

- i. The activity shall be free from danger of fire, explosions, toxic and noxious matter, radiation, smoke, dust, or other particulate matter, and other hazards from offensive noise, vibration, odorous matter, glare and other objectionable influences.

Is this criterion met? No

Staff Analysis: It is possible odors may result from fishing activities.

- j. Truck or bus terminal facilities are prohibited.

Is this criterion met? N/A

Staff Analysis: Truck or bus terminal facilities do not apply to this proposal.

- k. Building and facilities shall not be of design to be incompatible with other building designs.

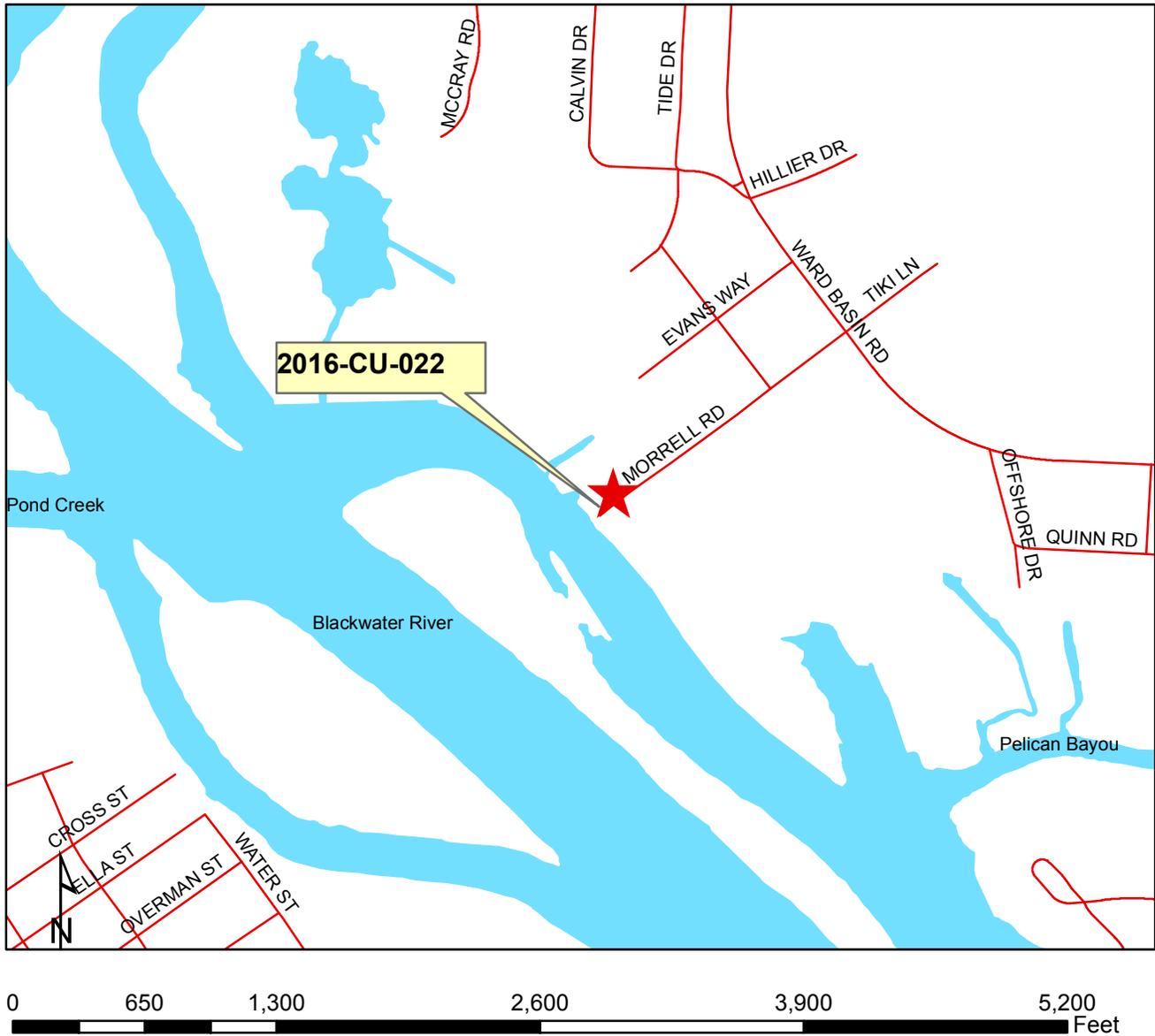
Is this criterion met? Yes

Staff Analysis: These requirements will need to comply with LDC and will be reviewed by staff during the site plan review process.

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

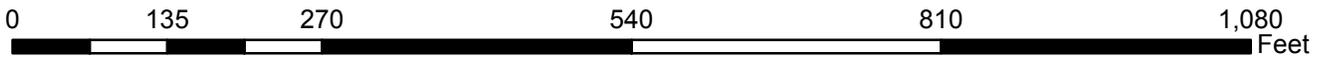
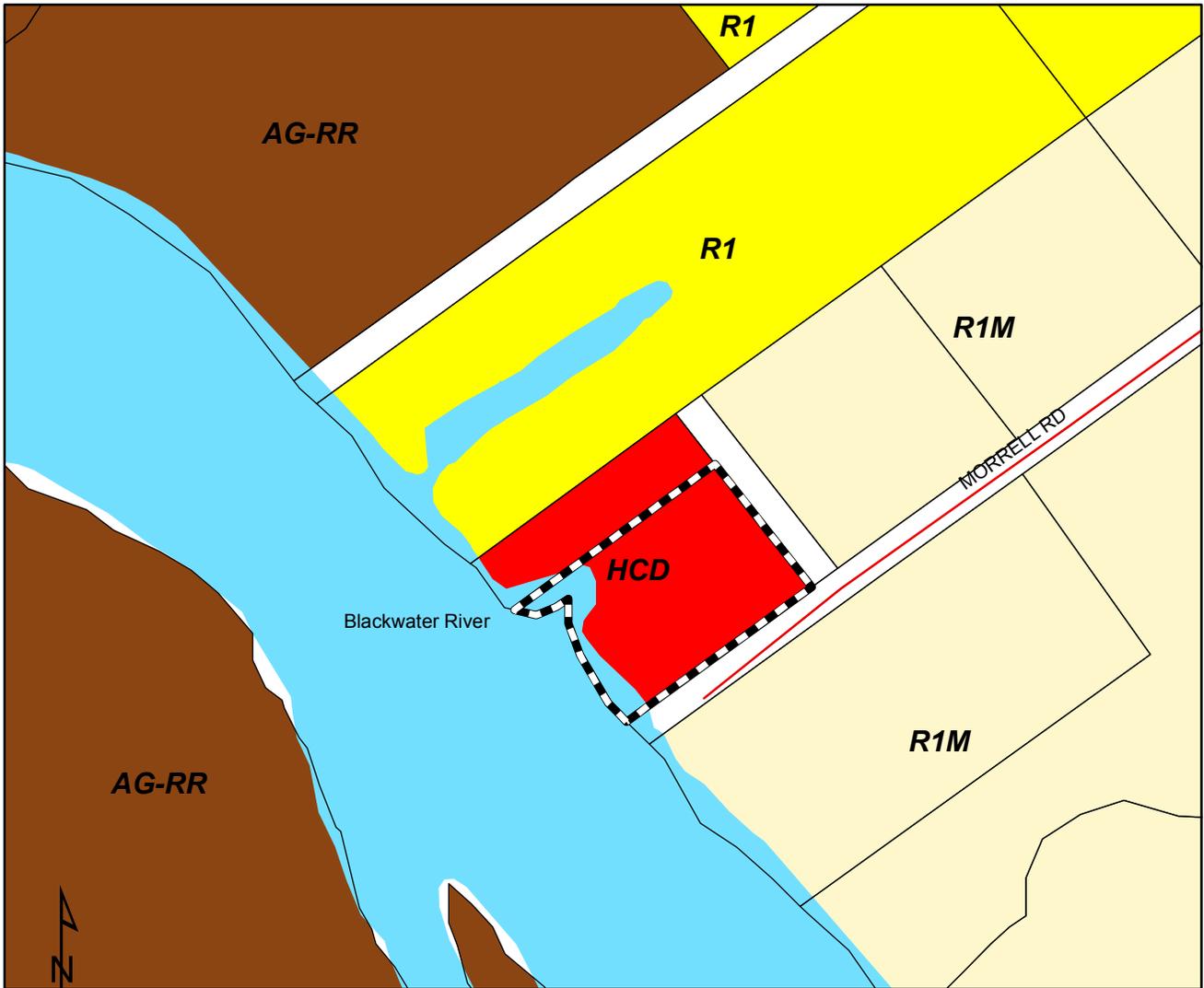
It is not anticipated that there will be any potential building code issues.

2016-CU-022 Location



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2016-CU-022 Location



Legend



Pending Nov ZB

Zoning

DISTRICT

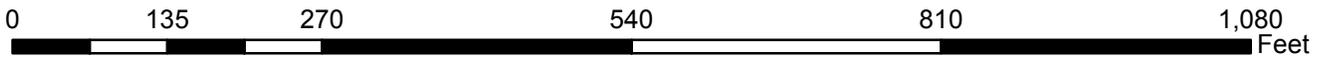
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

- | | | |
|--------------|--------------|-----------------|
| HR2 | NC | R1M |
| M1 | NC-APZ or CZ | R1M-APZ or CZ |
| M1-APZ or CZ | NC-HON | R1M-HON |
| M1-HON | P1 | R2 |
| M2 | P1-HON | R2-APZ or CZ |
| M2-APZ or CZ | P2 | R2-HON |
| MID | P2-APZ or CZ | R2M |
| MIL | P2-HON | R2M-APZ or CZ |
| NB-C | PBD | R3 |
| NB-CON/REC | PID | RAIL |
| NB-HD | PUD | RR1 |
| NB-MD | R1 | RR1-APZ or CZ |
| NB-MHD | R1-APZ or CZ | STATE |
| NB-PMUD | R1-HON | STATE-APZ or CZ |
| NB-SF | R1A | TC1-HON |
| NB-U | R1A-HON | WATER |

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2016-CU-022
2014 Aerial

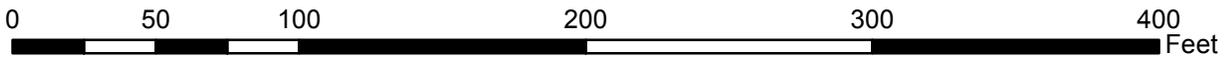


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**2016-CU-022
Closeup Aerial**

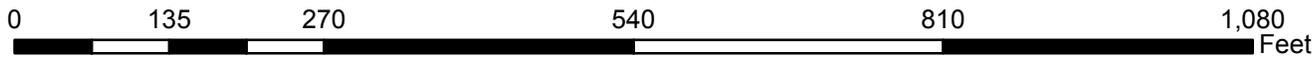
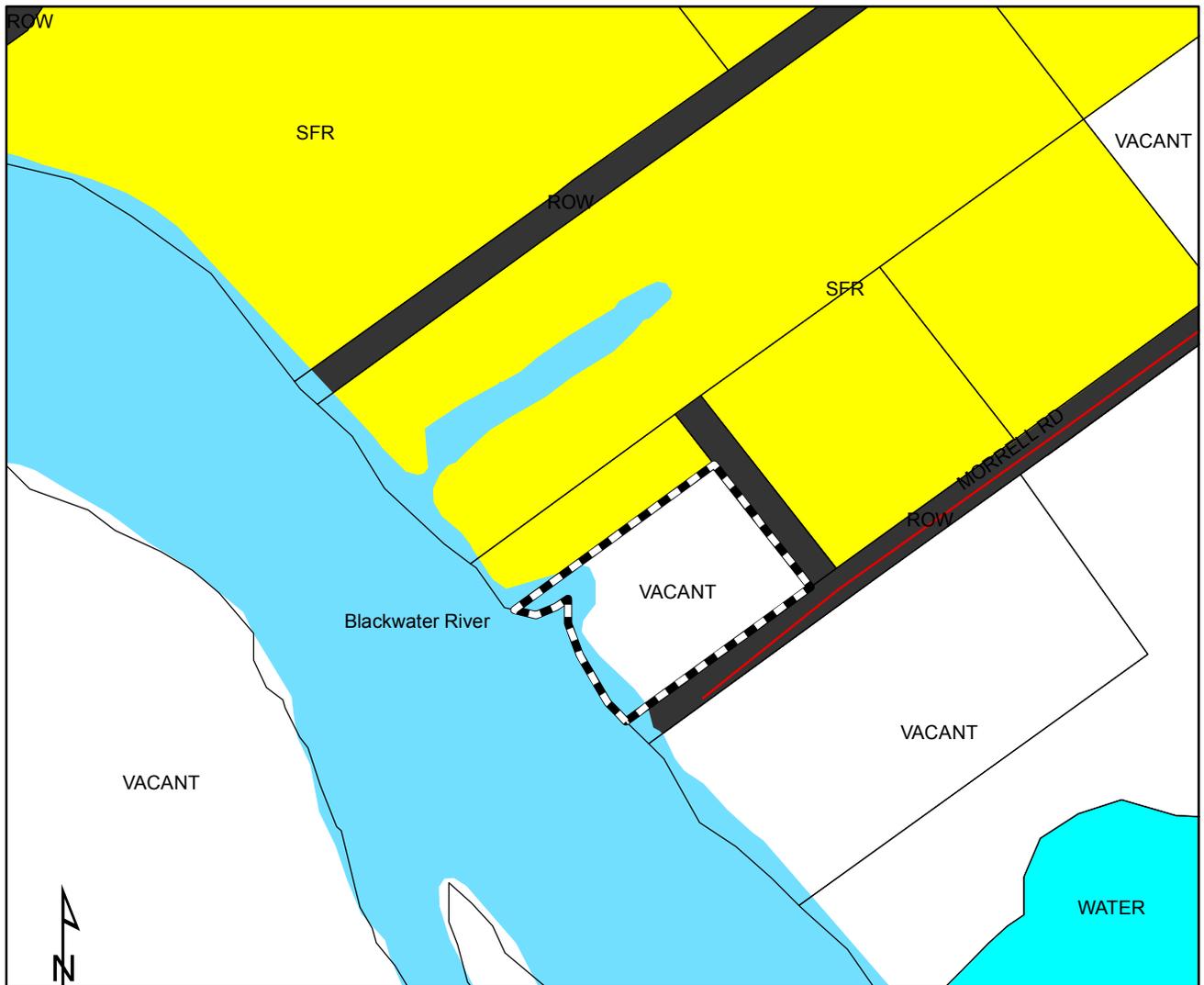


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2016-CU-022 Existing Land Use



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Existing Land Use

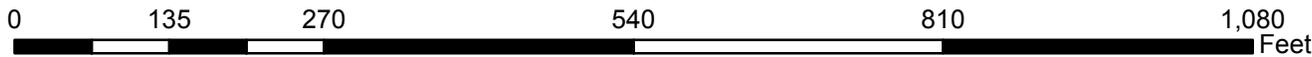
Category

Agriculture (AG)	Office
Agriculture, Homestead (AH)	Public Owned Property (POP)
Condo's/Townhomes (C/T)	Rail
City	Recreation/Commercial (REC/COMM)
Commercial (COMM)	Recreation/Open Space (REC/OS)
Industrial (INDUS)	Right of Way (ROW)
Institutional (INST)	Single Family Residential (SFR)
Multi-Family Residential (MFR <5)	Silviculture (SILVICUL)
Multi-Family Residential (MFR >5)	Uncategorized (UNCAT)
Military (MIL)	Utilities
Mixed Residential/Commercial (MRC)	Vacant
	Water

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2016-CU-022 Future Land Use

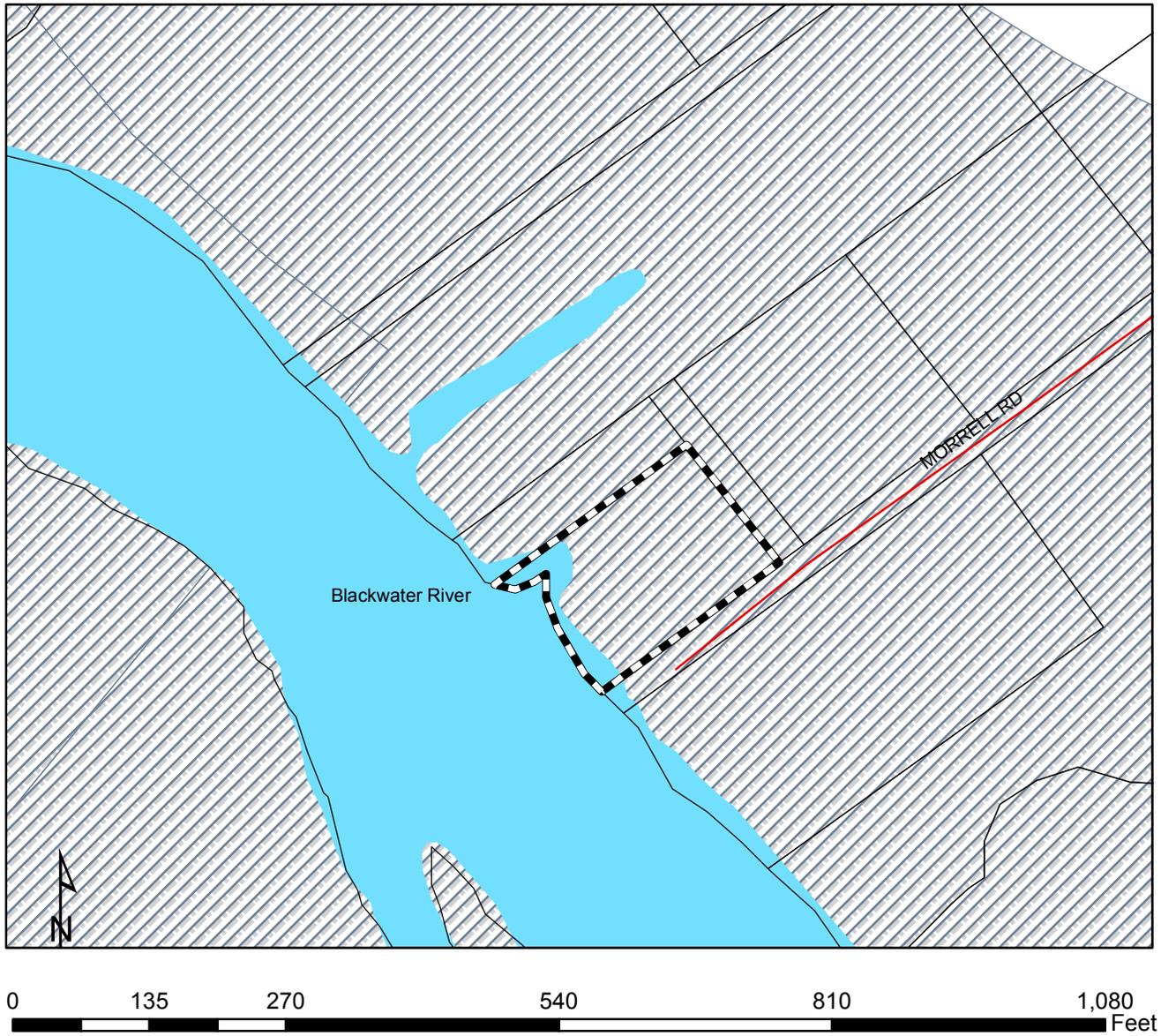


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Pending Nov ZB	AGRICULTURE (AG)	MIXED RESIDENTIAL COMMERCIAL (MRC)
SINGLE FAMILY RESIDENTIAL (SFR)	NAVARRE BEACH COMMERCIAL (NBCOMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
MEDIUM DENSITY RESIDENTIAL	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)	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-022
Stormwater Problem Area

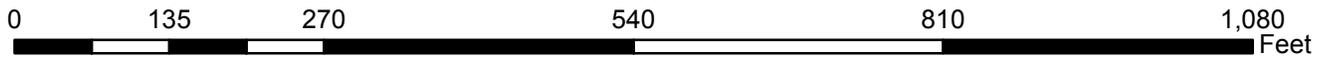
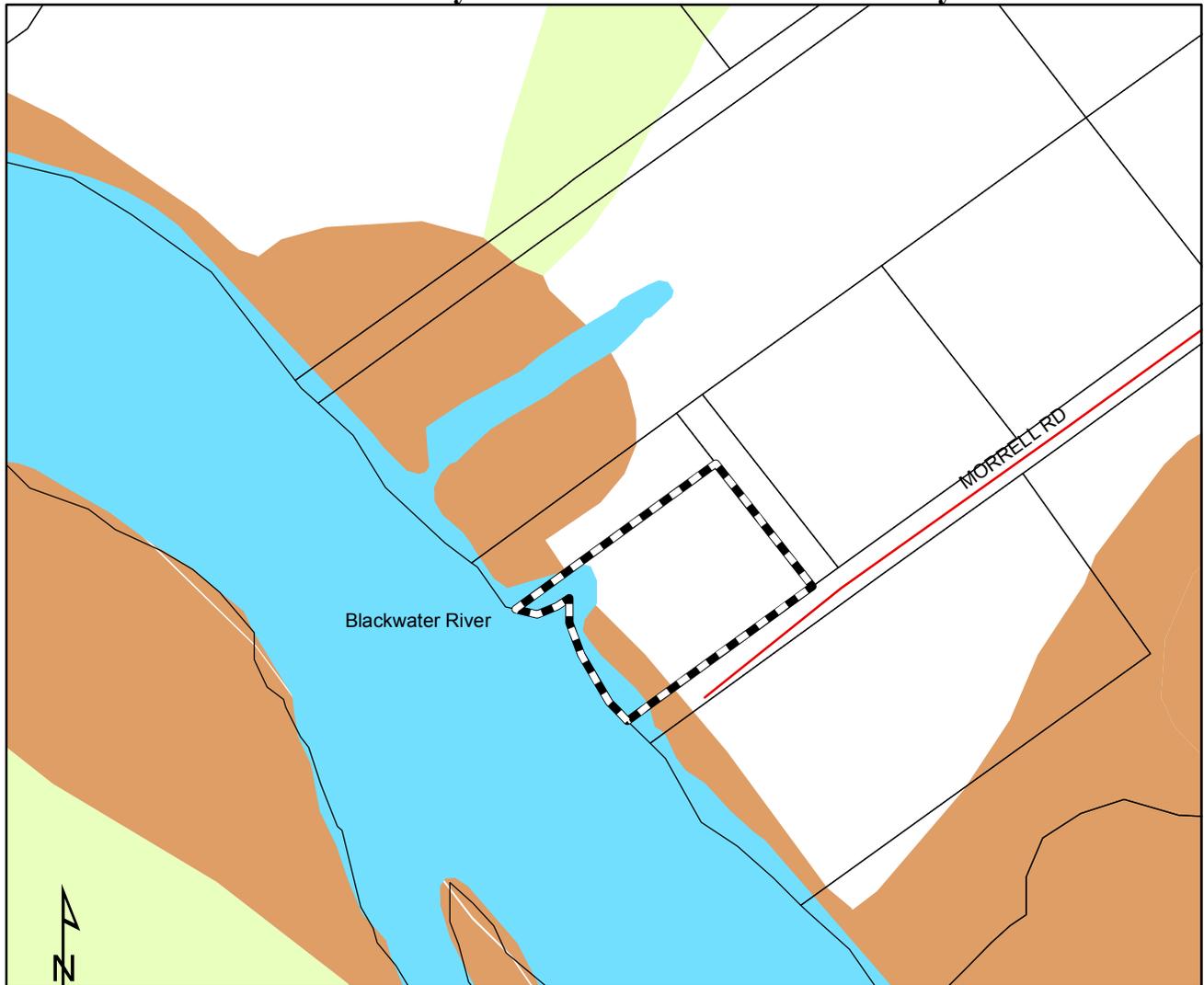


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-  Pending Nov ZB
-  Stormwater Problem Area

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**2016-CU-022
Potential Wetlands
as indicated by the National Wetlands Inventory**



Legend

 Pending Nov ZB

Potential Wetlands Nat'l Wetlands Inventory

DESCRIPT

-  ESTUARINE
-  LACUSTRINE
-  PALUSTRINE
-  RIVERINE
-  MARINE

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SANTA ROSA JUNTY 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

Conditional Use Application

*Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2016-CU-022</u>	Date Received: <u>9/30/16</u>
Review Fee: <u>235 + 15.93</u>	Receipt No.: _____
Zoning District: <u>HCD</u>	Conditional Use Request: <u>6.09.02</u>

Property Owner

± 0.482 VD# 2
Property Owner Name: Tara Peaden

Address: 8546 Indian Ford Rd
Milton FL 32570

Phone: 850-584-1507 Fax: _____

Email: tara.peaden@gmail.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): 11-1N-28-2920-04700-0040

-OR-

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

7200 block of Morrell Rd., Milton, 32570

Parcel Size (acres): .48 acre

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).

To allow limited manufacturing and assembly, specifically a Commercial Fishery dock, in a HCD zoning district

6.09.02.Y

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. _____

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.

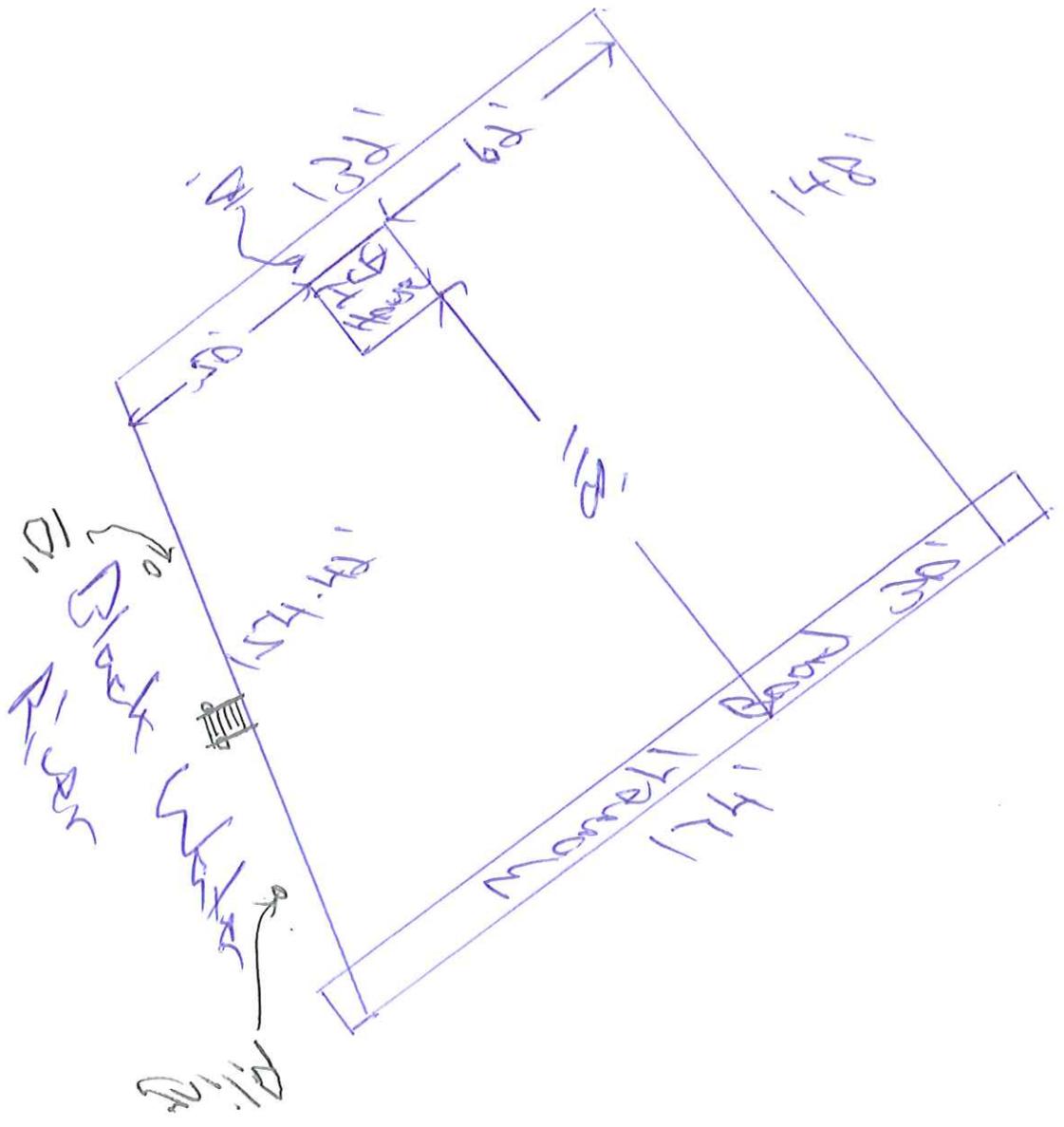
Tara Keenan
Applicant Name (Type or Print)

Tara Keenan
Applicant Signature

Title (if applicable)

9/30/16
Date

Scale
1" = 40'





**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

DATE: 10/28/2016

RE: Pre-Application Meeting on: 09/29/2016
PROJECT: FISHERTHOMAS PROJECT
7204 MORRELL RD
MILTON, FL 32583

To whom it may concern:

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.

- | | |
|--|--|
| <p>Scope of Project</p> <p>Building
BRUCE TESTON
brucet@santarosa.fl.gov
(850) 981-7017</p> <p>Land Use
JASON MCLARTY
jasonm@santarosa.fl.gov
(850) 981-7065</p> | <p>The proposed project is a commercial fishing boat dock with an ice machine (not for public use). Additionally there may be an 800 square foot metal storage building erected.</p> <ol style="list-style-type: none"> 1. Please submit two sets of construction plans from your design professional. 2. The structure will be required to meet the minimum elevation requirements for the applicable flood zone. <ol style="list-style-type: none"> 1. Zoning Map designation is HCD, Highway Commercial Development 2. Future Land Use Map designation is COMM, Commercial 3. The use is allowed with a Conditional Use approval for Limited Manufacturing & Assembly in a HCD zoning district. Please contact Danny Collins at (850) 981-7086 or DannyC@santarosa.fl.gov for application deadline details. 4. A site plan (or sketch) drawn to scale is required to demonstrate consistency with the Land Development Code (LDC). Staff is available to assist you through our Owner-Developer program. The primary LDC sections that apply to this project will be 4.04.00-4.04.10; 6.05.15, 6.09.02.Y, and 7.00.00-7.01.12. 5. Access: As Morrell Rd. only has a "prescriptive" right-of-way, no commercial drive will be required. 6. Setbacks: Front = 50' (Morrell Rd.), Rear = 25', Right Side = 50' (Shoreline Protection Zone), Left Side = 25' 7. Off-Street Parking: Parking and loading areas must meet the requirements of LDC Section 7.01.08. Required parking will be 1 space per employee plus 1 space per company vehicle. An identified loading space will be required. 8. Landscaping: Landscape buffers are required are required for the north and east property sides. Buffer options "C" or "E" apply to this site. Existing vegetation appear to satisfy the buffer requirements. SRC Staff will need to conduct an onsite inspection to verify. 9. Signage: Freestanding and wall signage is permitted per LDC Article 8. |
|--|--|

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.

Sincerely,

Tambe L. Lee
Development Review Supervisor
Santa Rosa County Development Services

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000 | Fax: (850) 623-1381