

2015-V-040

Appellant Name: Steve Bass

**Applicant and/or
Property Owner:** Aaron Nano

Representative: n/a

Request 1: Variance to reduce the north side setback from 30 feet to 5 feet to accommodate an outdoor pavilion.

Request 2: Variance to allow a 6 foot privacy fence in lieu of the required landscape buffer “C” along the north property line.

(LDC 6.05.15.I.3 & 7.01.05.G)

Zoning District: HCD (Highway Commercial Development)

***Zoning Board
Decision:***

- 1) Approved with a vote of 9 – 0***
- 2) Approved with a vote of 9 – 0***

Variance 2015-V-040

General Information:

Applicant: Aaron Nano

Representative: n/a

Project Location: 4233 Hwy 87 South, Holley

Parcel Number: 39-1S-27-0000-03607-0000

Request 1: Variance to reduce the north side setback from 30 feet to 5 feet to accommodate an outdoor pavilion.

Request 2: Variance to allow a privacy fence in lieu of the required landscape buffer “C” along the north property line.

Current Conditions: Existing commercial business

Land Development Code Criteria:

6.05.15 HCD - Highway Commercial Development District

- I. Minimum Required Setbacks:
- 3. Side Setback: Except as provided in Section 2.10.04, there shall be a five (5) foot side building setback for Commercial Uses (excluding multiple family dwellings, hotels, motels, guest houses, and other transient quarters) except in the following situations:
 - a) On any side of a lot or project parcel which abuts any residential use or zone, a side building setback of thirty (30) feet shall be provided.
- F. Table of Landscaped Buffer Requirements

Abutting or Adjacent Use					
<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

1. 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.

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

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

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 placement of an outdoor pavilion on the parcel and the landscape buffer requirements.

The landscape buffer “C” at 20 feet in width would require 9 canopy trees, 5 understory trees, and 35 shrubs along the north property line.

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.

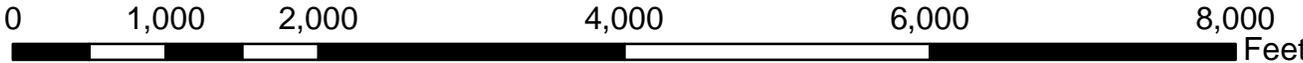
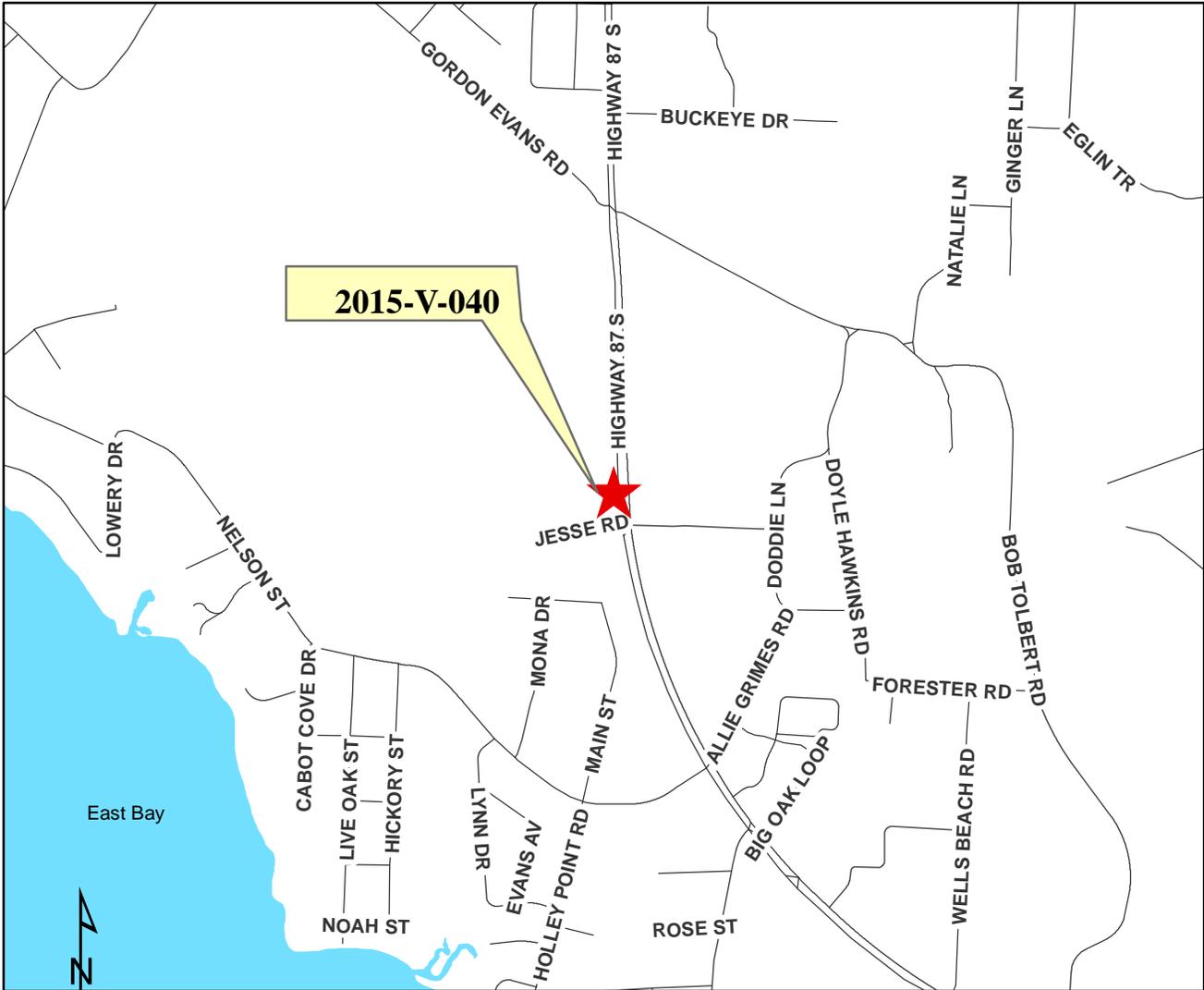
Is this criterion met? N/A

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?

The project will need to be reviewed and approved and obtain building permits.

2015-V-040 Location

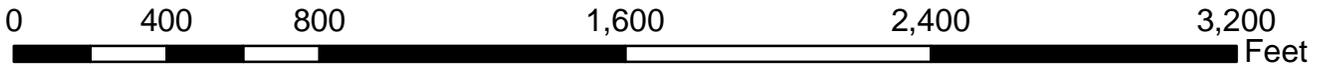
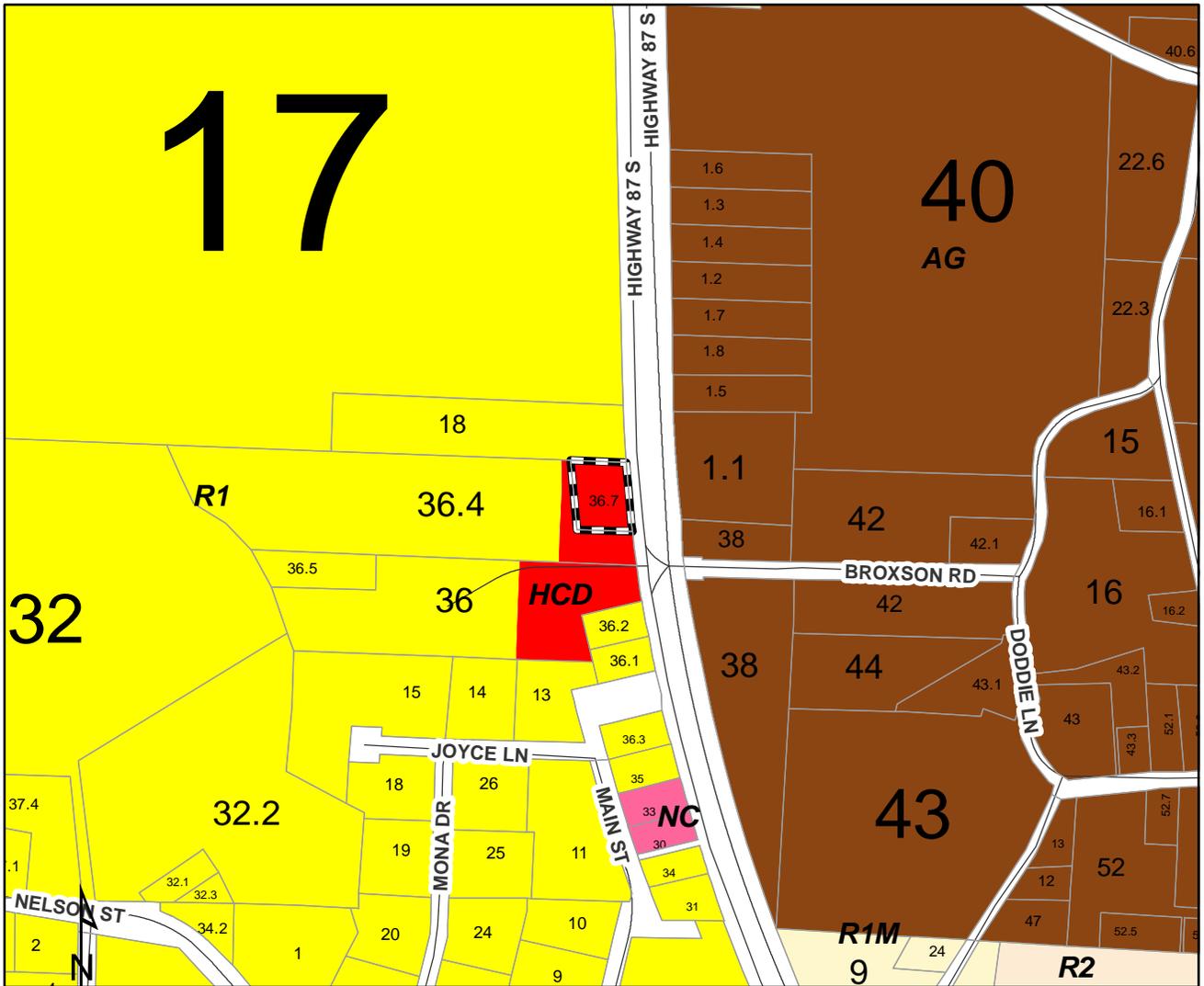


Legend

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2015-V-040

Zoning



Legend

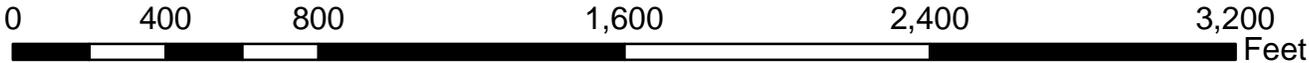
Pending ZB May	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	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)
AG2 within an Accident Potential Zone (AG2-APZ)	Neighborhood Commercial (NC)	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-APZ	Medium Density Residential (R-2)	Navarre Beach - Utilities (NB-U)	State
Marina and Yacht Club (C-2M)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	State within an Accident Potential Zone (STATE-APZ)	RAIL
Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Right of Ways (ROAD)	Military (MIL)
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Water	Municipal Boundaries (CITY)
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)		
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M-HON		
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	Medium High Density Residential (R-3)		
Historical/Single Family (HR-1)	Planned Business District (PBD)	Rural Residential Single Family (RR-1)		
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	RR1 within an Accident Potential Zone (RR1-APZ)		
Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 1 (TC1)		
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 2 (TC2)		
M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - Commercial (NB-C)		

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2015-V-040

Aerial

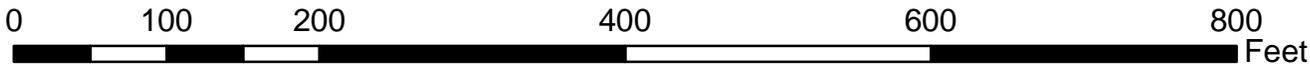
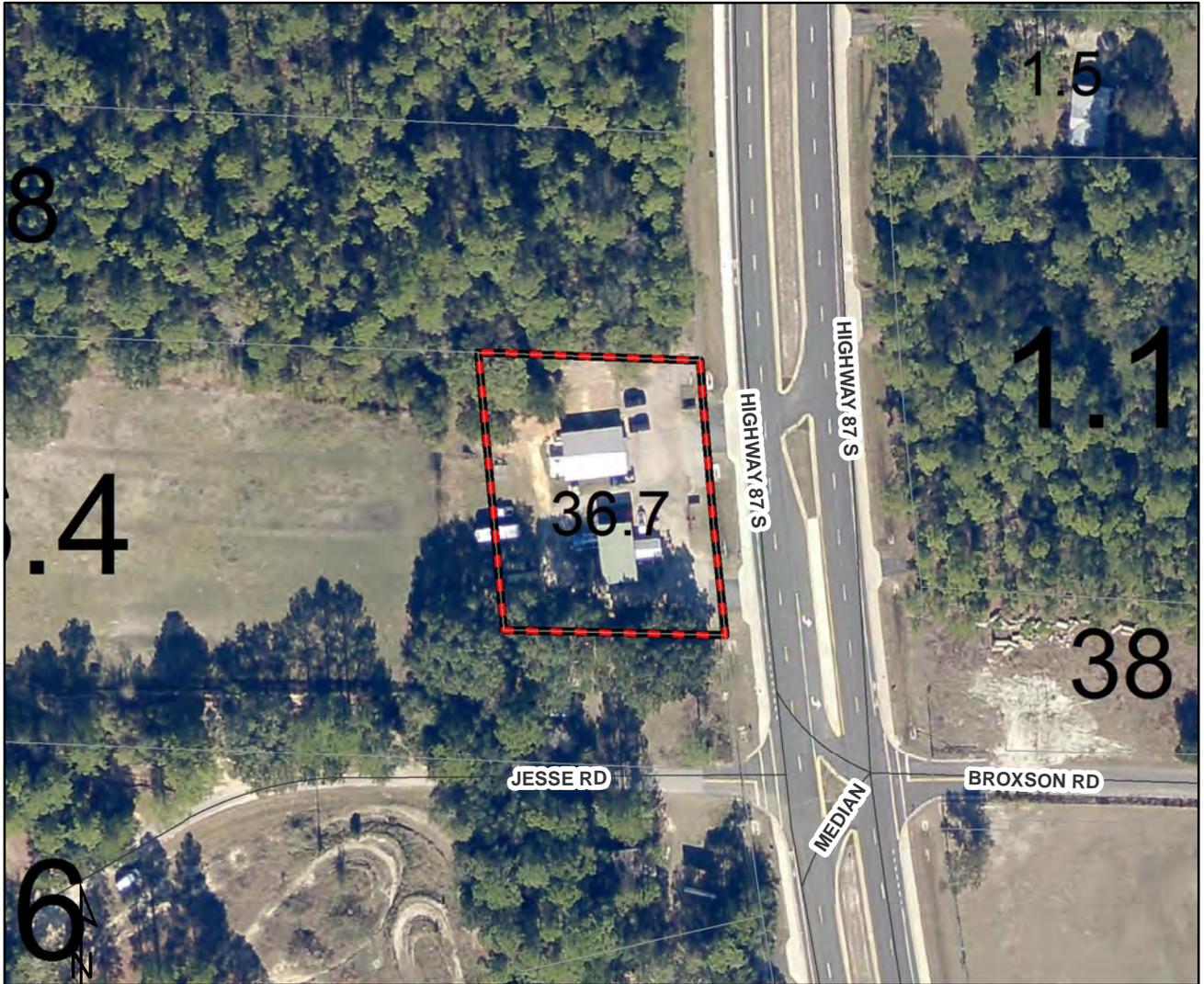


Legend

 PendingZBMay

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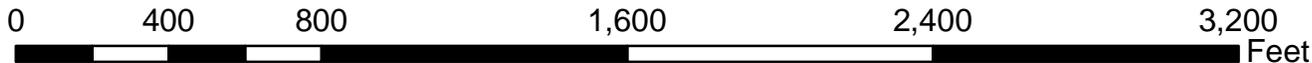
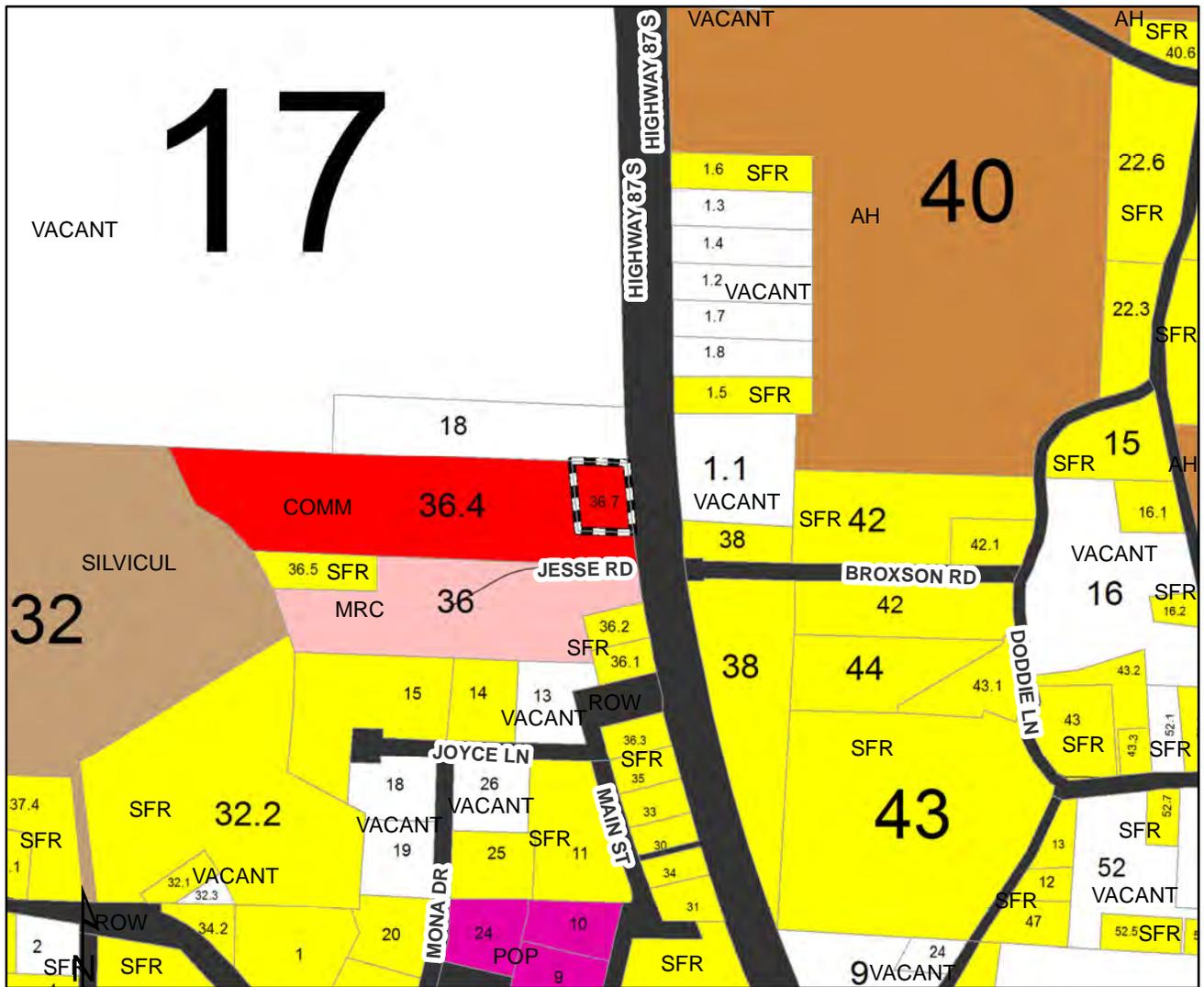
2015-V-040
Close Up Aerial



Legend
 PendingZBMay

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2015-V-040 Existing Land Use



Legend

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

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Darlene Stanhope

From: Steve Bass <sbass3@aol.com>
Sent: Friday, May 22, 2015 10:46 AM
To: Darlene Stanhope
Subject: Re: Variance application 2015-V-040 for Stephen Mullins Represented by Aaron Nano,LLC

Good Morning, Thanks for your response.

I intend to appeal the decision of the BOA zoning board regarding the noted variance application. As per the land development rules, the reason for my appeal is that I don't believe all information available was considered. I also question if the decision made is compliant with the land development code for Santa Rosa County.

I would like to send a check via US mail today. Will you please tell me to whom I make the check payable and to who and what address I mail the required fees.

I have surgery being scheduled but I should be able to make the June 25th meeting.

The Santa Rosa County Land Development Code provides an appeal process to the BOA and then another appeal to the Board of County Commissioners if necessary. Are those procedures being followed or is my appeal being directed directly to the Board of County Commissioners ? Or is the BOA meeting in the Commission Meeting Room ?

Thanks for your help. Please let me know about sending the required "appeal fee". I would like to get in the mail today.

Thanks again. Stephen Bass
727-457-2601 727-847-5391

-----Original Message-----

From: Darlene Stanhope <DarleneS@santarosa.fl.gov>
To: 'Steve Bass' <sbass3@aol.com>
Sent: Mon, May 18, 2015 10:37 am
Subject: RE: Variance application 2015-V-040 for Stephen Mullins Represented by Aaron Nano,LLC

I will need an email from you stating that you would like to appeal the decision of the Zoning Board. The meeting will be held Thursday, June 25, 2015 at 6:00 pm at the Board of County Commissioners Meeting Room.

The fee to appeal is \$135.00 plus the cost of mailout. We will be mailing 5 letters @ \$1.70 each for a total of \$6.50. The total cost of the appeal would be \$141.50.

If I can be of further assistance, please let me know.

Darlene Stanhope
Planner III
Santa Rosa County Development Services
6051 Old Bagdad Hwy. Suite 202
Milton, FL 32583

850-981-7065

Tell us how we are doing.

<http://www.santarosa.fl.gov/customerservice/survey.html>

From: Steve Bass [<mailto:sbass3@aol.com>]
Sent: Monday, May 18, 2015 8:51 AM
To: Darliene Stanhope
Subject: Re: Variance application 2015-V-040 for Stephen Mullins Represented by Aaron Nano,LLC

Hello, I understand this variance was approved even though it will effect my property and my ability to enjoy my property. Please provide me information for the appeal process. Thank You, Stephen Bass

-----Original Message-----

From: Darliene Stanhope <DarlieneS@santarosa.fl.gov>
To: 'Steve Bass' <sbass3@aol.com>
Sent: Mon, May 11, 2015 4:22 pm
Subject: RE: Variance application 2015-V-040 for Stephen Mullins Represented by Aaron Nano,LLC

I have printed your email and it will be given to the zoning board members

Darliene Stanhope
Planner III
Santa Rosa County Development Services
6051 Old Bagdad Hwy. Suite 202
Milton, FL 32583

850-981-7065

Tell us how we are doing.

<http://www.santarosa.fl.gov/customerservice/survey.html>

From: Steve Bass [<mailto:sbass3@aol.com>]
Sent: Monday, May 11, 2015 2:43 PM
To: Darliene Stanhope
Subject: Variance application 2015-V-040 for Stephen Mullins Represented by Aaron Nano,LLC

My name is Stephen H Bass
10335 Osceola Dr.
New Port Richey, Fl. 34654
I am the owner of Parcel 39-1S-27-0000-01800-0000

My property will be negatively effected by this variance, if approved, since I own the adjacent property to the north of Mr. Mullins' property. I respectfully request that you deny this request for variance.

My Grandfather, a 2nd generation Santa Rosa County native, bought this property for me when I was a child in the 1950's. It's been in my immediate family, either my father or my sisters name, according to who could keep the taxes paid. It has been in my name since my parents death.

I left Milton upon joining the Army in 1966. My career has kept me from moving back home to live. My intention for years has been to return to my property, build my retirement home, spend my time fishing and enjoying the area my family settled in 1848. I have recently retired and hope to be back in Santa Rosa County within the next year to start building.

I believe the 30 foot setback with landscaped buffer is reasonable and appropriate for this situation as written and no Variance should be granted.

I camped on this property, I planted the pines that are there in 1962, this is still a residential area and the residents and future residents and their property values should not be put at risk thru Variance. The HCD provides for commercial activity within what otherwise would be a residential area. The requirements for HCD passed scrutiny to become law and those requirements contained setbacks and buffers when next to residential property, among many other requirements. A delicate balance must be kept when mixing commercial and residential. The HCD attempts to maintain that balance with

restrictions or requirements. The applicant should operate his business within those restrictions and requirements stated for HCD. If his business can not be operated within the requirements for HCD, then they need to find a different and more suitable location.

In this case I respectfully request that the Variance Request be denied, and that applicable setbacks and buffers be required.

I'm sorry that I am unable to personally be at the meeting.

Thank You for you help.

Stephen H Bass
727-847-5391

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.



Santa Rosa County Development Services

APR 01 '15 PM 09:33



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

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **			
Application No.	<u>2015 -V-040</u>	Date Received:	<u>4/1/15</u>
Review Fee:	<u>235 + 8.95</u>	Receipt No.:	<u>115,116</u>
Zoning District:	<u>HCD</u>	FLUM Designation:	<u>COM</u>

± 0.73

VD # 4

**Property
Owner**

Property Owner Name: Stephen Mullins

Address: 134 Palmetto Avenue, Mary Esther, FL 32569

Phone: 850-582-8681 Fax: _____

Email: snillum62@yahoo.com

**Applicant
Agent**

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: AARON NANO LLC.

Contact Name: AARON NANO

Address: 5111 COMMUNITY CIR.
MILTON FL, 32583

Phone: 850-313-4674 Fax: _____

Email: _____

**Property
Information**

Parcel ID Number(s): 391S270000036070000

-OR-

Street Address of property for which the Variance is requested:

4233 Hwy 87 South, Navarre, FL 32566

SPORTS

Variance Request

What is the present use of the property? bar & motorcycle shop

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

1. Reduce the north side bldg setback from 30 feet to 5 feet
2. Allow the privacy fence on the north side in lieu of the required buffer

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

DUE TO LOCATION OF EXISTING SEPTIC DRAIN FIELD WE ARE UNABLE TO MAINTAIN CURRENT REQUIRED SET BACK FOR REQUESTED POLE BARN/PAVILION.

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

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

LITERAL ENFORCEMENT OF SAID PROVISION WOULD REQUIRE RELOCATION OF SEPTIC/DRAIN FIELD TO AN AREA WHICH WOULD REQUIRE REMOVAL OF EXISTING MATURE CANOPY TREES CURRENTLY SERVING AS REQUIRED BUFFER, THEREBY RESULTING IN UNNECESSARY HARDSHIP.

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.

Stephen Mullins
Applicant Name (Type or Print)

Stephen Mullins
Applicant Signature

PROPERTY OWNER
Title (if applicable)

1 APR 15
Date

April 1, 2015

I, Stephen Mullins, authorize Aaron Nano to act as agent and to apply for a Variance to the Santa Rosa County Zoning Board regarding the property at 4233 Highway 87 South, Navarre, Florida.

Stephen Mullins
(Signature)

Stephen Mullins
(Printed name)

Date 1 APR 15

I Buffer @ W

Low Impact Commercial (Ag activities)

= Medium Impact Commercial

= None red'd

II Buffer @ N

"C" @ 20'

150.12

- 20 (rear)
- 10 (front)

128.12'

C = 9

U = 5

S = Fence

III Right of Way Landscaping

10' wide

196
- 36
- 20
140

= 4 Canopy trees

IV Parking

$40 \times 30 = 1200 / 100 = 12$

$30 \times 32 = 960 / 100 = 10$

22

task list:

Empty rectangular box for task list.

**W. W. CURLE
LAND SURVEYING, INC.**

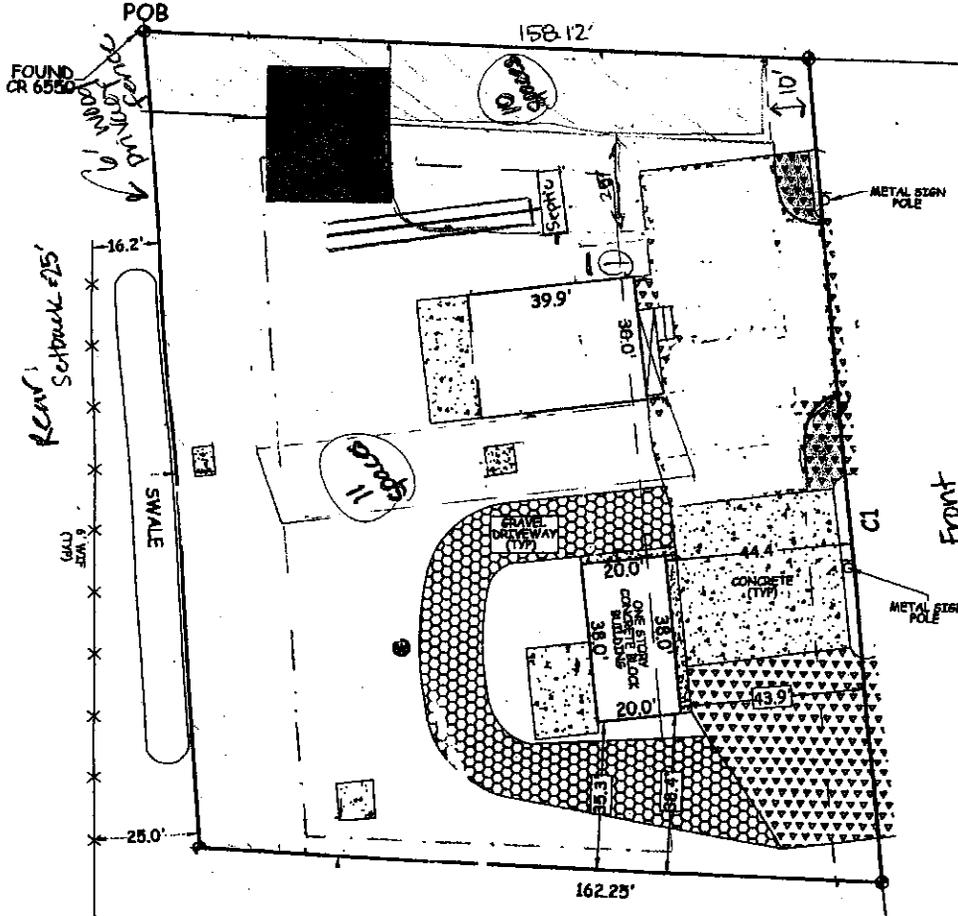
1900 Hwy 878, Suite M
Navarre, Florida 32566
(850) 539-8787
(850) 539-8777 Fax
www.wwcurle.com
Licensed Business (L.B.) 6559

*side adjacent
to residential
Setback = 30'*

FOUND
CR 2032

Scale
1"=30'

NE CORNER SOUTH 1/2
SW 1/4 SECTION 39



REAR Setback = 25'

(GALL) SW 1/4

SWALE

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	12350.00'	159.47'	199.47'	N 06°29'14" W	00°54'38"
C2	12350.00'	92.42'	92.42'	N 07°09'12" W	00°25'19"

FOUND
1/2" IR

*STEPHEN MULLINS
Sketch Made 1 APR 15*

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE HALF OF THE SOUTH WEST QUARTER OF SECTION 39, TOWNSHIP 1 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 37 MINUTES 08 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTH ONE HALF A DISTANCE OF 668.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03 DEGREES 18 MINUTES 34 SECONDS EAST A DISTANCE OF 198.95 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 08 SECONDS EAST A DISTANCE OF 162.25 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 87 (RIGHT OF WAY VARIES); THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A CIRCULAR CURVE TO THE RIGHT (RADIUS = 12,350.00 FEET, DELTA = 00 DEGREES 54 DEGREES 29 MINUTES 14 SECONDS WEST) A DISTANCE OF 199.47 FEET TO SAID NORTH LINE OF SOUTH ONE HALF OF SOUTH WEST QUARTER; THENCE NORTH 88 DEGREES 37 MINUTES 08 SECONDS WEST ALONG SAID LINE A DISTANCE OF 158.12 FEET TO THE POINT OF BEGINNING. ABOVE DESCRIBED PARCEL LIES IN SAID SECTION 39 AND CONTAINS 0.727 ACRES, MORE OR LESS.

GENERAL NOTES

- NO TITLE RESEARCH HAS BEEN PERFORMED BY THIS FIRM.
- MEASUREMENTS ARE IN ACCORDANCE WITH U.S. STANDARDS.
- UNDERGROUND STRUCTURES AND IMPROVEMENTS NOT LOCATED UNLESS NOTED.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE REQUIREMENTS FOR CLOSURE.
- DATA SHOWN OUTSIDE THE DESCRIBED PROPERTY IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- FIELD MEASUREMENTS AGREE WITH SECOND MEASUREMENTS UNLESS NOTED ON DRAWING.
- ENCROACHMENTS ARE AS SHOWN ON THE DRAWING.
- THIS IS A BOUNDARY SURVEY.
- FIELD DATE IS MAY 10, 2015.
- FIELD BOOK 29/15.
- BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 39.
- THE ABOVE DESCRIBED PARCEL IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO MAPS PUBLISHED BY FEMA, COMMUNITY-PANEL NO. 12074 0304 Q, REVISED DECEMBER 19, 2006.
- FLOOD ZONE INFORMATION TO BE USED FOR RATES ONLY. NO CERTIFICATION AS TO RISK IS BEING MADE.
- THIS PLAN IS THE EXCLUSIVE PROPERTY OF W.W. CURLE LAND SURVEYING, INC. AND IS TO BE USED ONLY FOR THE PURPOSE CONTRACTED FOR. NO REPRODUCTIONS, IN WHOLE OR IN PART, MAY BE MADE WITHOUT EXPRESSED WRITTEN PERMISSION.

CERTIFIED TO:
COAST BANK & TRUST;
CHICAGO TITLE INSURANCE COMPANY;
ODOM & BARLOW, P.A.;
STEPHEN M. MULLINS

LEGEND

- BC BACK OF CURB
- BLD BUILDING
- BMB BUILDING SET-BACK LINE
- CB CROD BEARING
- CH CHORD
- CL CHAIN LINK FENCE
- CM CONCRETE MONUMENT
- CMF CORRUGATED METAL PIPE
- CR 1/2" CAPPED ROD (UNLESS NOTED)
- D DEED CALL
- DU DRAINAGE UTILITIES
- ELEV ELEVATION
- EP EDGE OF PAVEMENT
- ND NAIL AND DISK
- NOVD NATIONAL GRID/DTM
- P VERTICAL DATUM
- FM FIELD MEASUREMENT
- FFR FENCED FLOOR ELEVATION
- FL FLOW LINE
- INV INVERT
- IP IRON PIPE
- IR IRON ROD
- L ARC LENGTH
- NR NON-RADIAL
- P PLAT DIMENSION
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PI POINT OF INTERSECTION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- PRM PERMANENT REFERENCE MARKER
- PT POINT OF TANGENCY
- RAD RADIAL
- R RANGE OR RADII
- RCP REINFORCED CONCRETE PIPE
- RP RADIUS POINT
- R/W RIGHT-OF-WAY
- SD SUBDIVISION
- SEC SECTION
- SRD STATE ROAD DEPARTMENT
- T TOWNSHIP
- TC TOP OF CURB
- TMB TEMPORARY BENCH MARK
- TYP TYPICAL
- WVF WIRE FENCE

Ordered by: Prudential Holly Properties

Drawing No. 13-0247

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

W. W. Curle

W.W. Curle, Jr. PSM 5096
Janet R. Cunningham PSM 4401



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Building Official

March 11, 2015

Mr. Aaron Nano

Via email: aaronnano@aci.com

RE: Pre-Application Meeting on March 4, 2015
Project Name: **Cricket's Hideaway**
Parcel(s): **3915270000036070000**

Dear Mr. Nano:

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 construction of a 960sf outdoor pavilion. The pavilion will be used for shade during special events. The use of the property was changed in 2010 from a feed store to a bar.
2. The zoning designation for this property is HCD, Highway Commercial Development. The Future Land Use Map designation is COMM, Commercial. The present use of the site is allowed within the zoning district. The proposed expansion is allowed as long as the performance standards can be met, specifically buffers between incompatible land uses and parking requirements.
3. Based upon the scope of work proposed and size of the building, a site plan package 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. This site plan will not be required to be prepared by a Florida licensed engineer and can be processed through our "owner-developer" initiative. As such, I will 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

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583

Office: (850) 981-7000

Inspections/Compliance Division Fax: (850) 623-1208 • Planning/Zoning Division Fax: (850) 983-9874 • Commercial Review Fax: (850) 623-1381

site plan is \$350.00. Please call LaVerne Frye, Commercial Review Office Assistant, at 981-7084 to schedule a time to meet with me to work on your site plan.

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. The building setbacks which would apply to the site are: Front = 50 feet, rear = 25 feet, side *not* adjacent to a residential use/zone (south) = 5 feet, and side adjacent to a residential use/zone (north) = 30 feet.
6. Parking will be based upon the use of the site. For bars, it is typically calculated on the gross floor area of the building at a rate of 1 parking space for every 100 square feet or fraction thereof. 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. Motorcycle parking areas may be included within the parking area; however they are not a requirement of the Code.
7. 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 40 linear feet or fraction thereof exclusive of the driveway connection. Previously, it was determined that the change in use of the property did not warrant the perimeter landscaping to be brought into compliance; however, the proposed expansion is significant enough to warrant compliance. 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. If the parking area is to be paved, the parking area must include 1 canopy tree 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 lot on the north and west sides. A buffer may be chosen from buffer options "Standard C" or "Standard E". Existing vegetation may be counted towards these requirements. Privacy fences may be used in lieu of shrubs within the buffer area.

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

1. Provide plan details for the construction of the structure meeting the requirements for the wind speed of 150 mph. It is for an open sided unenclosed pavilion with limited activity for picnic style seating and unconditioned space as presented in the meeting. Note that an elevated slab may require a ramp for access from grade for ADA compliance. You should present with the plan details a seating arrangement for the intended use of the facility and any raised platforms must also show plan details and any electrical requirements if provided must also be included with plan details from a licensed contractor.

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

1. Please provide a floor plan to show the raised platform and seating.

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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,



Leslie Statler

Planner III

(850)981-7086

leslies@santarosa.fl.gov

LS/lf

Mr. Stephen Mullins

Via email: Smillum62@yahoo.com

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**CITIZENS
COMMENTS**

2015-V-040

AFTER PACKETS

MAILED



Darliene Stanhope

From: Steve Bass <sbass3@aol.com>
Sent: Monday, May 11, 2015 2:43 PM
To: Darliene Stanhope
Subject: Variance application 2015-V-040 for Stephen Mullins Represented by Aaron Nano,LLC

My name is Stephen H Bass
10335 Osceola Dr.
New Port Richey, Fl. 34654
I am the owner of Parcel 39-1S-27-0000-01800-0000

My property will be negatively effected by this variance, if approved, since I own the adjacent property to the north of Mr. Mullins' property. I respectfully request that you deny this request for variance.

My Grandfather, a 2nd generation Santa Rosa County native, bought this property for me when I was a child in the 1950's. It's been in my immediate family, either my father or my sisters name, according to who could keep the taxes paid. It has been in my name since my parents death.

I left Milton upon joining the Army in 1966. My career has kept me from moving back home to live. My intention for years has been to return to my property, build my retirement home, spend my time fishing and enjoying the area my family settled in 1848. I have recently retired and hope to be back in Santa Rosa County within the next year to start building.

I believe the 30 foot setback with landscaped buffer is reasonable and appropriate for this situation as written and no Variance should be granted.

I camped on this property, I planted the pines that are there in 1962, this is still a residential area and the residents and future residents and their property values should not be put at risk thru Variance. The HCD provides for commercial activity within what otherwise would be a residential area. The requirements for HCD passed scrutiny to become law and those requirements contained setbacks and buffers when next to residential property, among many other requirements. A delicate balance must be kept when mixing commercial and residential. The HCD attempts to maintain that balance with restrictions or requirements. The applicant should operate his business within those restrictions and requirements stated for HCD. If his business can not be operated within the requirements for HCD, then they need to find a different and more suitable location.

In this case I respectfully request that the Variance Request be denied, and that applicable setbacks and buffers be required.

I'm sorry that I am unable to personally be at the meeting.

Thank You for you help.

Stephen H Bass
727-847-5391

