

2012-V-024

Project Name: n/a

Applicant and/or Property Owner: Ryan Carlson, Carlson Construction, LLC

Request: Variances to the following to accommodate the placement of a residential circular driveway on a minor collector roadway (Gardenview Road):

- (1) to eliminate the requirement for a shared access driveway for a newly created lot along an access management corridor; and
- (2) to reduce the minimum required driveway spacing from 185 feet to 32.6 feet from the closest driveway on the east side of the lot and to 108.8 feet to the closest driveway on the west side of the lot

(LDC 4.04.03.D, 4.04.03.D.1.b.2)

Zoning District: RR-1 (Rural Residential Single Family District)

STAFF ANALYSIS

Variance 2012-V-024

I. Applicant:

Ryan Carlson, Carlson Construction

II. Proposed Location:

3677 Gardenview Road, Pace; on the south side of Gardenview Road, north of Berryhill Road, between Greenfield Road and Chumuckla Highway in the 5-Points community (Parcel number 32-2N-29-0000-00198-0000)

III. Request:

Variances to the following to accommodate the placement of a residential circular driveway on a minor collector roadway (Gardenview Road):

- (1) to eliminate the requirement for a shared access driveway for a newly created lot along an access management corridor; and
- (2) to reduce the minimum required driveway spacing from 185 feet to 32.6 feet from the closest driveway on the east side of the lot and to 108.8 feet to the closest driveway on the west side of the lot

IV. Land Development Code Criteria:

4.04.03 Considerations in Reviewing Site Plans:

D. Access Management Corridors – This Section shall apply to properties that abut the roadways designated in the table below. The access classification system and standards of the Florida Department of Transportation shall apply to all roadways on the State Highway System. The designated roadways as shown in the table below may be amended by resolution of the Board of County Commissioners.

Functional Class	Road Number and Name	Segment Limits	County Turn Lane Analysis Required (Y or N)
Minor Collector	Gardenview Road	CR197 (Chumuckla Highway) to CR184A (Berryhill Road)	Y

STAFF ANALYSIS

All properties fronting on roadways that have been assigned an access management corridor designation shall be entitled to reasonable access to public thoroughfares. “Reasonable access” means the minimum number of connections necessary to provide safe and efficient ingress and egress to the roadway. All lots of record or parcels subject to a contract for deed or purchase, as of the respective effective date of this Section, and fronting on those thoroughfares designated in the above table, shall be entitled one (1) driveway/connection per parcel on said public thoroughfare(s). For purposes of this section, contiguous lots under single ownership shall be considered a single parcel.

When a lot or parcel is subdivided, either as metes and bounds parcels or as a recorded plat, all access to newly created lots shall be internalized using a shared circulation system via the permitted access connection(s). The number of connections to the roadway shall be the minimum number necessary to provide reasonable access, not the maximum available for that frontage. The Planning Director may consider these factors in determining the need for multiple access connections for a development: 1) separation of standard vehicles from heavy trucks or emergency vehicles; 2) two one-way connections that in combination serve ingress and egress to the development; and 3) multiple connections enhance the safety of the abutting roadway and improve the on-site traffic circulation. Single family residential or duplex development, whether on existing lots of record or on newly created lots, shall provide for a turnaround area if a direct driveway connection is permitted to an access management roadway.

All access to outparcel shall be as direct as possible, avoiding excessive movement across parking aisles and queuing across surrounding parking and driving aisles. Access points shall not be located on major access drive aisles. Outparcels shall be served by a private access and shall provide for joint and cross access, shared parking and pedestrian interconnectivity. In addition, the developer shall make improvements to common driveways in accordance with the development’s impact as needed.

1. Access Management System and Standards

The following access management system has been developed for roadways under state and local jurisdiction

b. The spacing requirements for driveway connections for parcels located on access management corridors will be as follows:

2. All roadways under County jurisdiction will meet the following spacing requirements:

Roadway Classification	Connection Spacing (in feet)	
Principle Arterial (Interstate Highway)	Interchange Only	
	> 45 mph	< 45 mph
Major/Minor Arterial	660	440
Major Collector	440	245
Minor Collector	300	185

STAFF ANALYSIS

V. **2.04.00 SPECIAL EXCEPTIONS AND VARIANCES:** 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?

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 Ordinance which regulates spacing requirements for driveway connections for parcels located on access management corridors, specifically Gardenview Road. The applicant wishes to install a circular driveway to access the new residence which is under construction. This request is two-fold in that it addresses the eligibility of the lot to have a single driveway connection as well as the distance an allowed driveway could be from the adjacent existing driveways.

With regards to the eligibility, this lot was created after the effective date of the Ordinance which regulates access management along classified roadways within the County. Since the parent parcel (and subject property) are located on a minor collector

STAFF ANALYSIS

roadway, the division should have been reviewed by staff through a "Minor Subdivision" application. The approval with this review would have included a notation that the lots must share a driveway for access. The previous owner did acknowledge the requirement for the shared driveway when the property was rezoned in 2010; however, the property was divided without staff review. The current owners of the parent parcel have granted Carlson Construction an easement to use their driveway for access to the subject property.

With regards to the driveway spacing, the applicant is proposing to install a circular driveway approximately 32.6 feet from the closest driveway to the east and 108.8 feet from the closest driveway to the west. Both of these driveways are along the south side of Gardenview Road. With regards to the driveways along the north side of Gardenview Road, the proposed driveways are approximately 10 feet at the closest point.

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?

Staff Analysis: Since the adjacent property owners have granted the applicant legal access across their property, this Variance request is not necessary for the preservation and enjoyment of a substantial property right and serves merely as a convenience to the property owner.

STAFF ANALYSIS

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?

Staff Analysis: Although the authorization of this Variance will not impair an adequate supply of light and air to adjacent property, it is likely that it will increase congestion to public streets and impair the public safety by creating additional points of conflict on a collector roadway.

It is unknown whether the authorization of this Variance will unreasonably diminish or impair established property values within the surrounding area.

4. The variance will not impair the intent of the zoning ordinance or zoning district map.

Is this criterion met?

Staff Analysis: If authorized, a Variance 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?

Staff Analysis: Although the proposed request does not apply to the reduction of parking or loading requirements, it does apply to the access management standards which would affect the safety and operation of the roadway. The minimum driveway spacing is based upon the roadway classification and the speed limit on the segment. In this case, the roadway is classified as a "Minor Collector" with a posted speed limit less than 25 mph. Based upon that information, the minimum spacing required by the

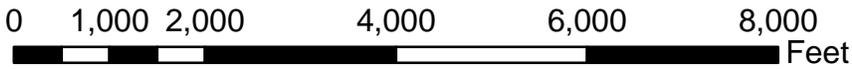
Additionally, variances from access management connection standards may be granted where the effect of the variance would be to enhance the safety or operation of the roadway.

STAFF ANALYSIS

Ordinance is 185 feet. This spacing is intended to minimize potential points of conflict on the roadway and therefore making it safer for travel.

The applicant is requesting the ability to have two driveway connections with the nearest potential point of conflict 10 feet away.

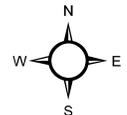
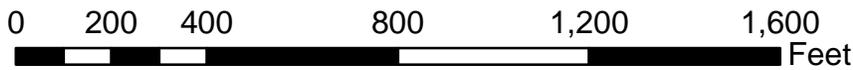
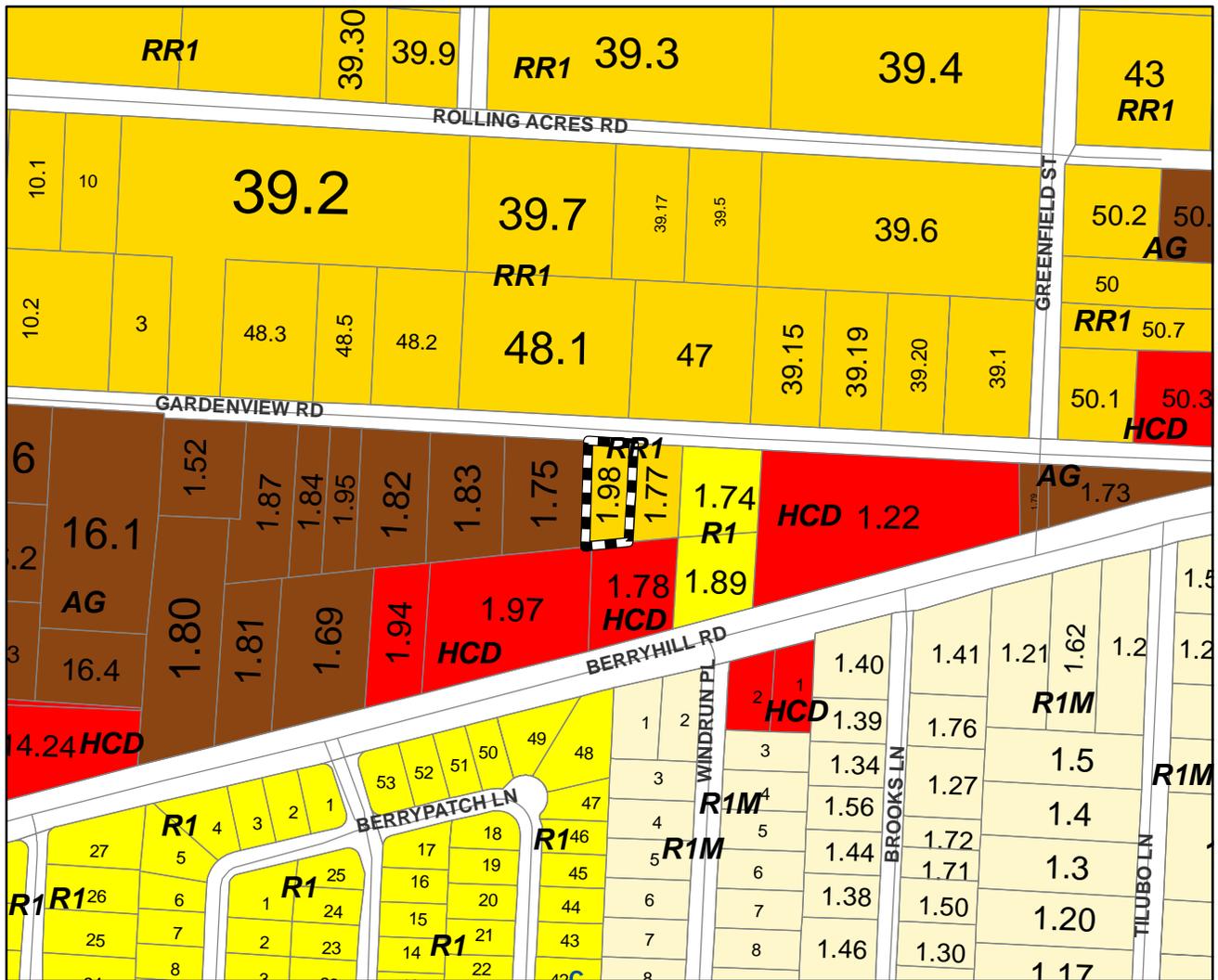
2012-V-024
Location Map



Legend

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2012-V-024 Current Zoning



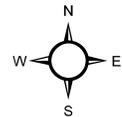
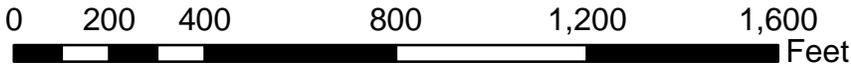
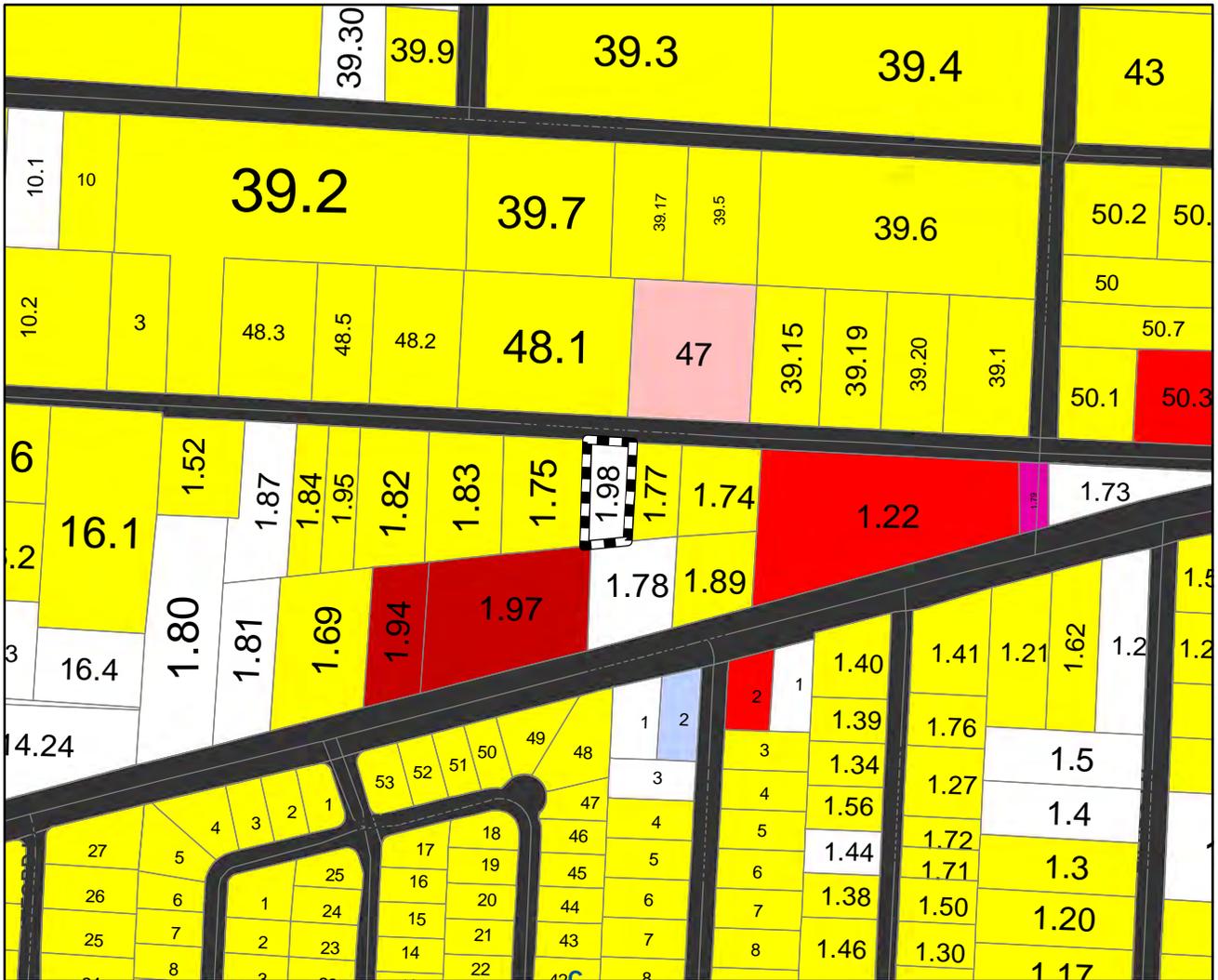
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Pending BOA	M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - Commercial
Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density
Agriculture (AG2)	Planned Industrial Development (PID)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Medium Density
AG2 within an Accident Potential Zone (AG2-APZ)	Neighborhood Commercial (NC)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Planned Mixed Use Development
Marina (C-1M)	NC-APZ	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Marina and Yacht Club (C-2M)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	Navarre Beach - Single Family
Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Navarre Beach - Medium High Density
Highway Commercial Development (HCD)	Active Park (P-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Utilities
HCD within an Accident Potential Zone (HCD-APZ)	P2 within an Accident Potential Zone (P2-APZ)	R2M within an Accident Potential Zone (R2M-APZ)	State
HCD within the Heart of Navarre (HCD-HON)	P2 within the Heart of Navarre (P2-HON)	R2M within the Navarre Town Center (R2M-NTC)	State within an Accident Potential Zone (STATE-APZ)
HCD with the Navarre Town Center (HCD-NTC)	Planned Business District (PBD)	Medium High Density Residential (R-3)	RAIL
Historical/Single Family (HR-1)	Planned Unit Development (PUD)	Rural Residential Single Family (RR-1)	Right of Ways
Historical/Multiple Family (HR-2)	Single Family Residential (R-1)	RR1 within an Accident Potential Zone (RR1-APZ)	Military
Restricted Industrial (M-1)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 1 (TC1)	Water
M1 within an Accident Potential Zone (M1-APZ)		Navarre Town Center 2 (TC2)	Municipal Boundaries

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2012-V-024 Existing Land Use



Legend

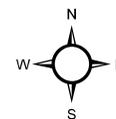
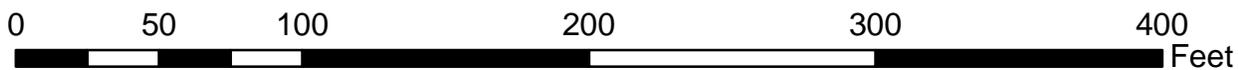
PendingBOA	Commercial (COMM)	Office	Silviculture (SILVICUL)
Existing Land Use	Industrial	Public Owned Property (POP)	Uncategorized (UNCAT)
CATEGORY	Institutional (INST)	Rail	Utilities
Agriculture (AG)	Multi-Family Residential <5 (MFR<5)	Recreation/Commercial (REC/COMM)	Vacant
Agriculture, Homestead (AH)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

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2012-V-024

Aerial



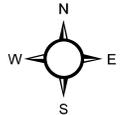
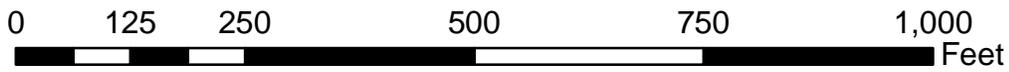
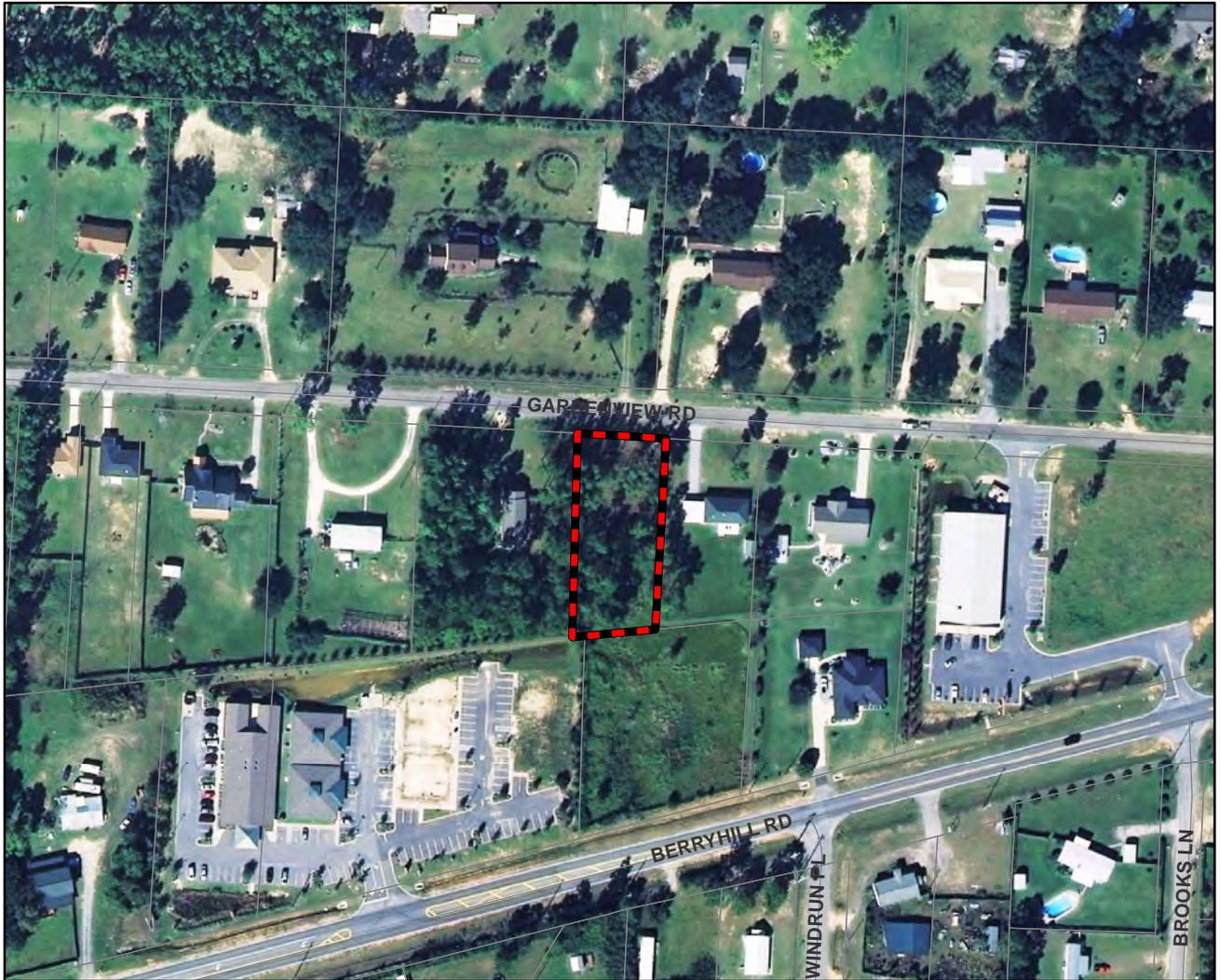
Legend

 PendingBOA

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2012-V-024
Aerial (Extended View)



Legend

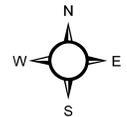
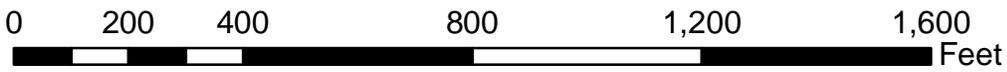
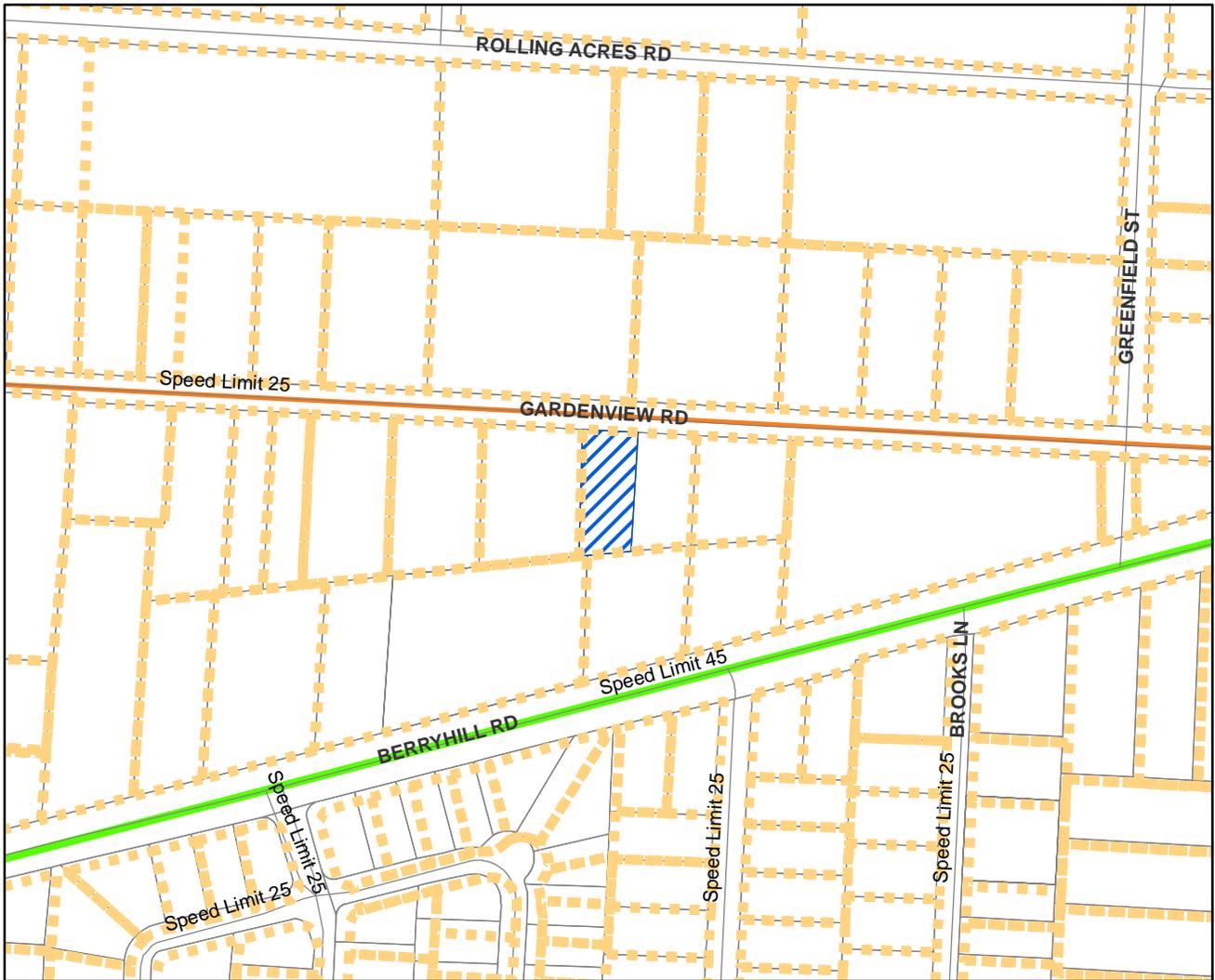


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2012-V-024

Access Management & Minor Subdivision Data



Legend

- Minor Subdivision Snapshot
- Speed Limits
- Access Management Reviews
- Principle Arterial - Interstate
- Major Arterial
- Minor Arterial
- Major Collector
- Major Collector w/Additional Restrictions
- Minor Collector

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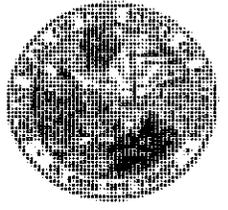
- PendingBOA

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Santa Rosa County Development Services



Community Planning, Zoning,
and Development Division
Fax: (850) 983-9874

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32588
www.santarosa.fl.gov
Office: (850) 981-7000

2012 MAY 1 PM 2 53

Building Inspections
Compliance Division
Fax: (850) 623-1208

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **			
Application No.	<u>2012-V-024</u>	Date Received:	<u>May 1, 2012</u>
Review Fee:	<u>247.80</u>	Receipt No.:	<u>80</u>
Zoning District:	<u>R21</u>	FLUM Designation:	<u>SFR</u>

Comm Dist #3

Property Owner Property Owner Name: CARLSON CONSTRUCTION, LLC
 Address: 4511 CHAMMUCKIA HWY
PACE FL 32571
 Phone: 850-304-0640 Fax: 866-519-5249
 Email: carlson-construction@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 variance approvals.

Company: _____
 Contact Name: _____
 Address: _____

 Phone: _____ Fax: _____
 Email: _____

Property Information Parcel ID Number(s): 322N29 0000001980000
 -OR-
 Street Address of property for which the Variance is requested:
3677 GARDENVIEW RD. PACE FL 32571

What is the present use of the property? VACANT RESIDENTIAL LAND, JUST PERMITTED TO BUILD NEW SINGLE FAMILY RESIDENCE.

Variance Request

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

CONSTRUCT A CIRCULAR DRIVE FOR SINGLE FAMILY RESIDENCE.
SEE ATTACHED PLOT PLAN

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

Prop. was split but new codes say the prop
isn't wide enough to fit drive specs.

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

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

It will force home owner to have a shared
Driveway.

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

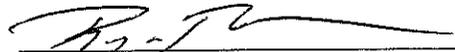
I understand that determinations by the Zoning Board of Adjustment are valid for 36 months.

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.

RYAN CAMSON
Applicant Name (Type or Print)


Applicant Signature

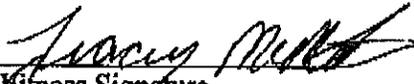
MBMA, LLC
Title (if applicable)

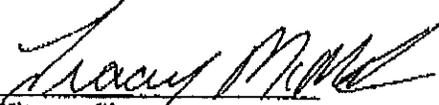
4/11/2012
Date

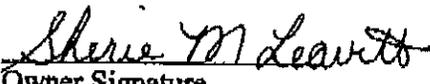
EASEMENT AUTHORIZATION
FROM ADJACENT PROPERTY
OWNER

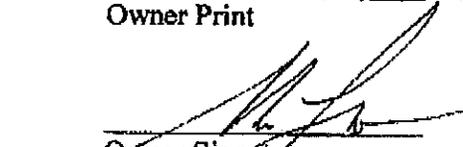
Date: 4/2/2012

I, Michael and Sherie Leavitt, hereby give Carlson Construction, LLC permission to use the first 20' of our driveway to access their lot.


Witness Signature
Tracy McMackin
Witness Print

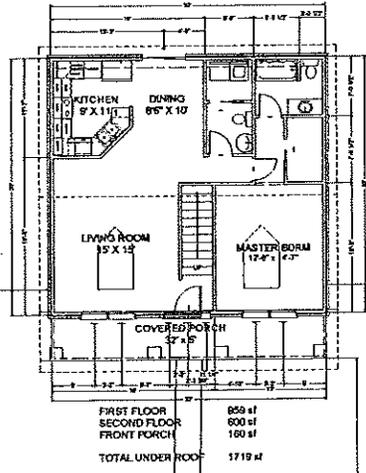

Witness Signature
Tracy McMackin
Witness Print


Owner Signature
Sherie M. Leavitt
Owner Print


Owner Signature
MICHAEL G LEAVITT
Owner Print

PROPOSED SITE PLAN WITH DRIVEWAY DISTANCES

228'



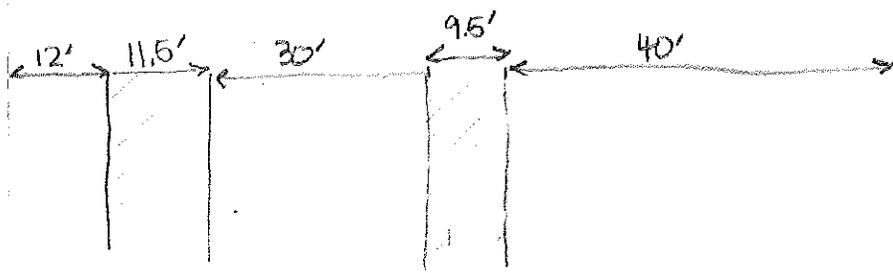
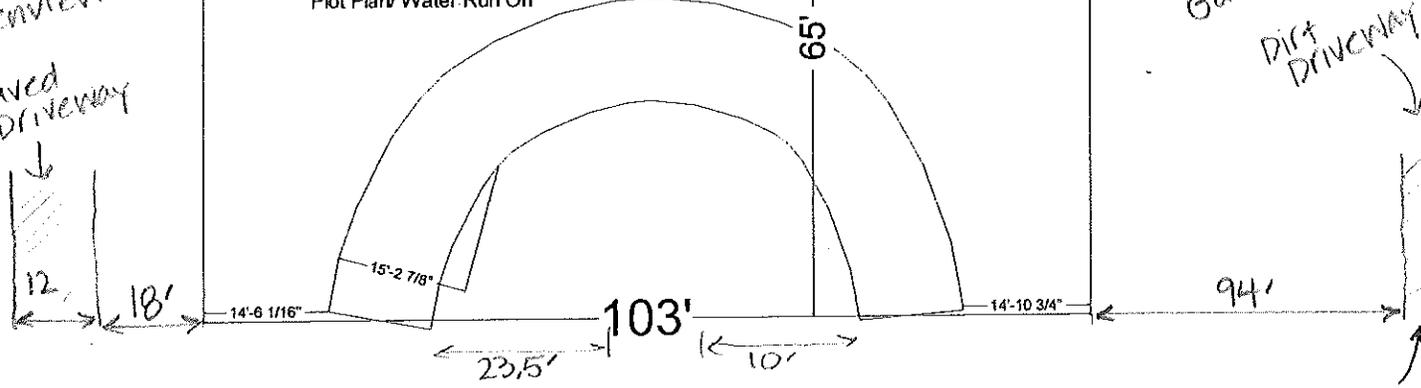
34'-11 1/2"

35'-3 1/2"

3677 Gardenview
Pace, FL 32571
Plot Plan/ Water Run Off

3683 Gardenview
Paved Driveway

3665 Gardenview
Dirt Driveway



↑
Dirt Driveway
3682 Gardenview

↑
Dirt Driveway
3662 Gardenview

11'