

2015-CU-031 & 2015-V-075

Applicant and/or Property Owner: Superior Construction Company

Representative: Wilford Ellis and Chris Perritt

Request 1: Conditional Use to allow public and private utilities and public facilities, specifically a temporary modular construction office and a laydown area for a capital improvements project.

Request 2: Conditional Use request to allow a transient quarters, specifically 4 units for employees.

Request 3: Variance request to allow outside storage of items in an AG zone, specifically a laydown yard for a capital improvements project.

Request 4: Variance request to eliminate the screening requirement for outside storage.

Request 5: Variance request to eliminate the landscape buffer requirements for outside storage.

(LDC 6.09.02.F, 6.09.02.J, 7.01.12.A, 7.01.05.F)

Zoning District: AG (Agriculture/Rural Residential)

Conditional Use 2015-CU-031 & 2015-V-075

General Information:

Applicant:	Superior Construction Company
Representative:	Wilford Ellis and Chris Perritt
Project Location:	8951 Fortune Road Camper 1, Milton, FL
Parcel Number:	16-1N-27-0000-00331-0000
Request 1:	Conditional Use to allow public and private utilities and public facilities, specifically a temporary modular construction office and a laydown area for a capital improvements project.
Request 2:	Conditional Use request to allow a transient quarters, specifically 4 units for employees.
Request 3:	Variance request to allow outside storage of items in an AG zone, specifically a laydown yard for a capital improvements project.
Request 4:	Variance request to eliminate the screening requirement for outside storage.
Request 5:	Variance request to eliminate the landscape buffer requirements for outside storage.

Land Development Code Criteria:

6.09.00 CONDITIONAL USES

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 use the site for a temporary modular construction office and a laydown area for a capital improvements project and transient quarters for the employees.

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

Is this criterion met? No

Staff Analysis: It is anticipated that the proposed use will unduly or adversely affect other property in the impacted area in which it is located. There is no noted time frame on the application for just how long “temporary” may be. With the potential for having the screening and buffer requirements relieved, the office and laydown area could cause both an aesthetic and noise hazard to the neighboring residents.

The subject site has vacant property to the west, single family residential uses to the north, silviculture to the east and south.

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

Is this criterion met? Yes

Staff Analysis: According the Santa Rosa County Future Land Use Map (FLUM) the subject area for the proposed Conditional Use is located within AG (Agriculture) land use category. The request is consistent with the Goals, Objectives and Policies of the Santa Rosa Comprehensive Plan.

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

J. Public and Private Utilities and Public Facilities (AG, 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 subject site is located just west of Highway 87 South. This location does provide the applicant with the most effective service to their work areas.

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 conditional use request will not unreasonably increase traffic 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? No

Staff Analysis: The conditional use temporary office and laydown area could 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 request is not for a general office facility.

5. County facilities shall be allowed in any district.

Is this criterion met? n/a

Staff Analysis: This request is not for 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 fairly quickly with this project.

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

Is this criterion met? n/a

Staff Analysis: The applicant is not requesting approval for a water tower.

- F. Guest Houses, (or Boarding Houses) and Transient Quarters (AG, NC, HCD)
1. Sites shall be located near major thoroughfares so as to discourage traffic along local residential streets. The minimum size lot required shall be fifteen thousand (15,000) square feet.

Is this criterion met? Yes

Staff Analysis: The location is just west of Highway 87 South and on a large AG zoned site.

2. Interior displays visible from the exterior of the building shall be harmonious with the character of the impacted area.

Is this criterion met? Yes

Staff Analysis: The proposed project does not include interior displays.

3. The proposed facility shall comply with applicable regulations in the State Division of Hotels and Restaurants cited in the Florida Administrative Code.

Is this criterion met? n/a

Staff Analysis: The proposed project request is to allow 4 recreational vehicles to be used as transient quarters for the employees of the construction company.

4. 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: It is not anticipated that the scale, intensity and operation of the proposed use will generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to the surrounding properties.

7.01.12 Processing And Storage:

A. Within all Districts (except the M-2 District) all businesses, services, or manufacturing or processing of materials, goods or products shall be conducted within completely enclosed buildings in the "M-1" district and more restrictive districts. Storage may be permitted outdoors upon demonstration of need subsequent approval by the County Board or Adjustment (Zoning Review and Appeals Board), but shall be effectively screened by a wall, fence or planting so that such materials will not be visible from a public way, except in those cases where the County Board or Adjustment (Zoning

Review and Appeals Board) determines such screening is unreasonable. However, in all instances such outside storage areas shall be screened from adjacent residential areas.

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 outside storage, screening of said storage, and landscape buffers. The applicant is requesting to allow storage of materials in AG zone, elimination of screening of the outside storage, and to eliminate the required landscape buffer “C” on the west side of the subject site.

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: The 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? No

Staff Analysis: It is anticipated that the authorization of this variance will impair the comfort and general welfare of the inhabitants of neighboring residences.

It is unknown that 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.

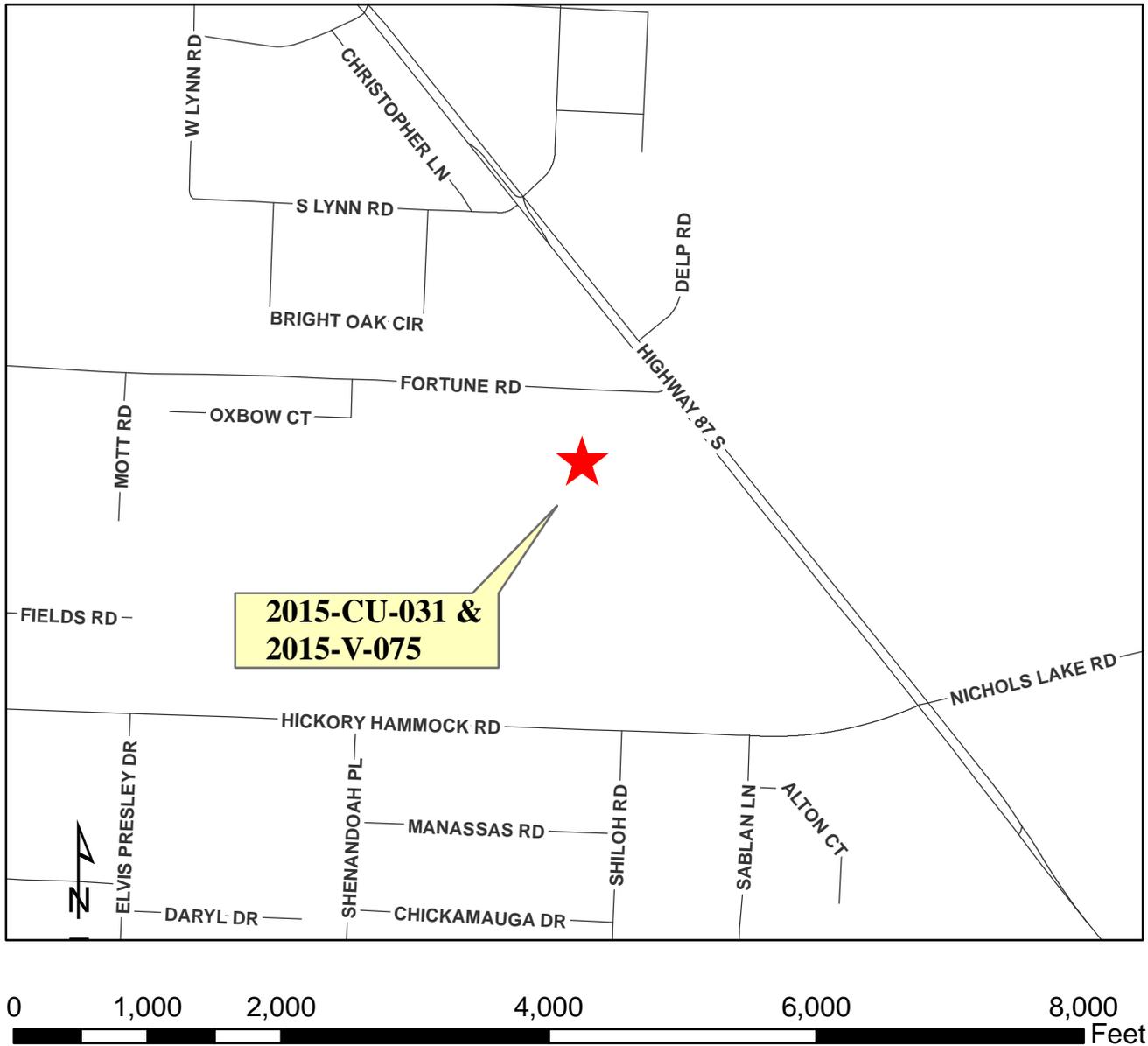
Is this criterion met? N/A

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

It is not anticipated that there will be any potential building code issues. The site will have to go through commercial site plan review.

2015-CU-031 & 2015-V-075 Location

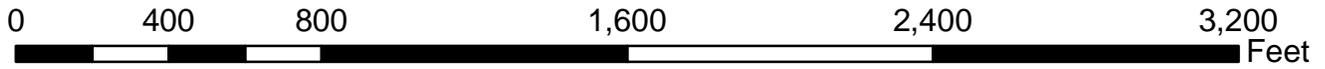
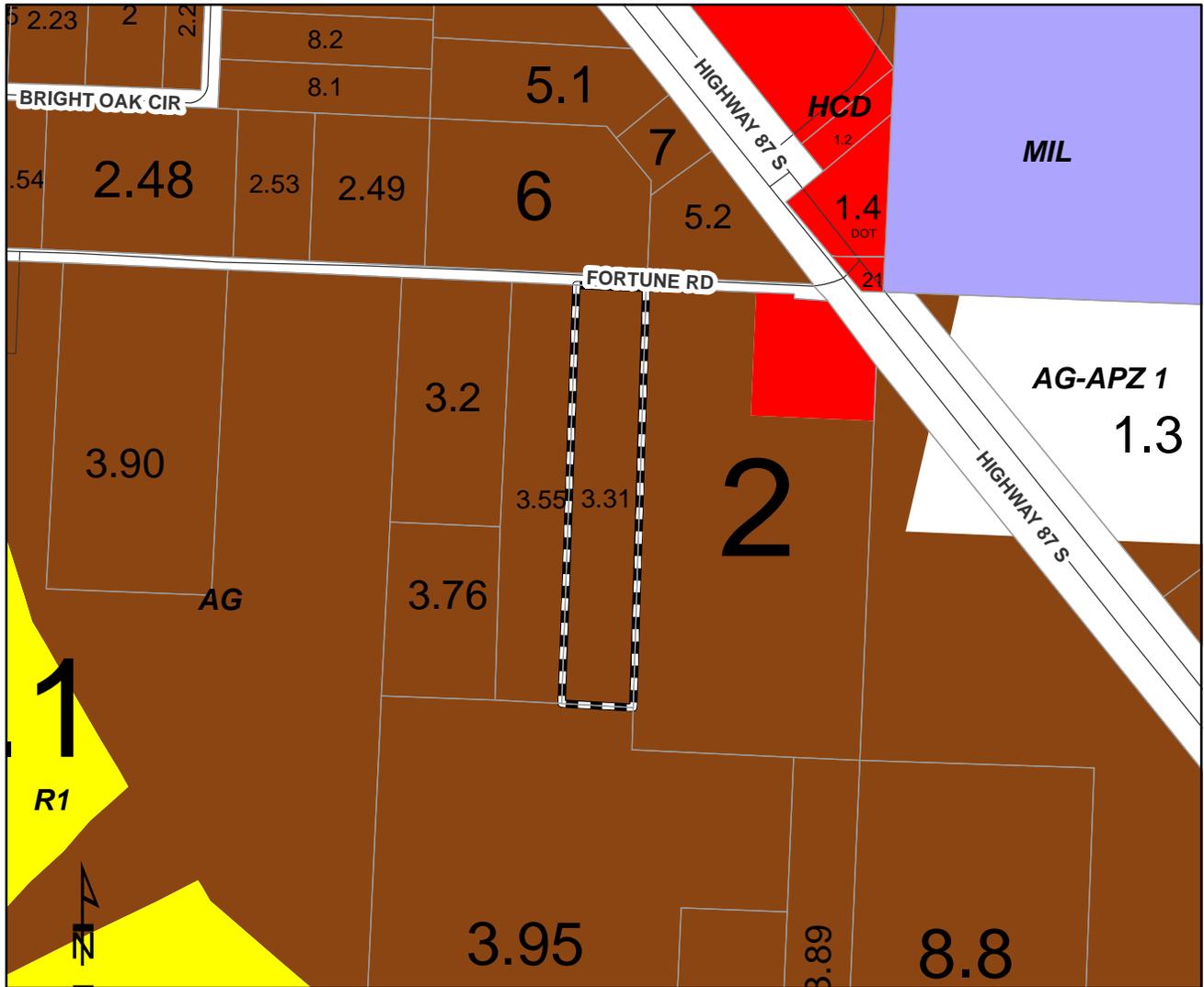


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2015-CU-031 & 2015-V-075 Zoning



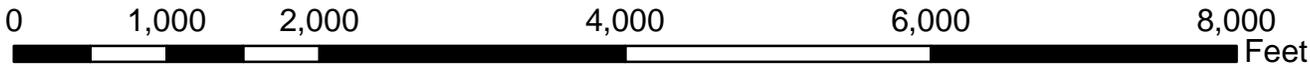
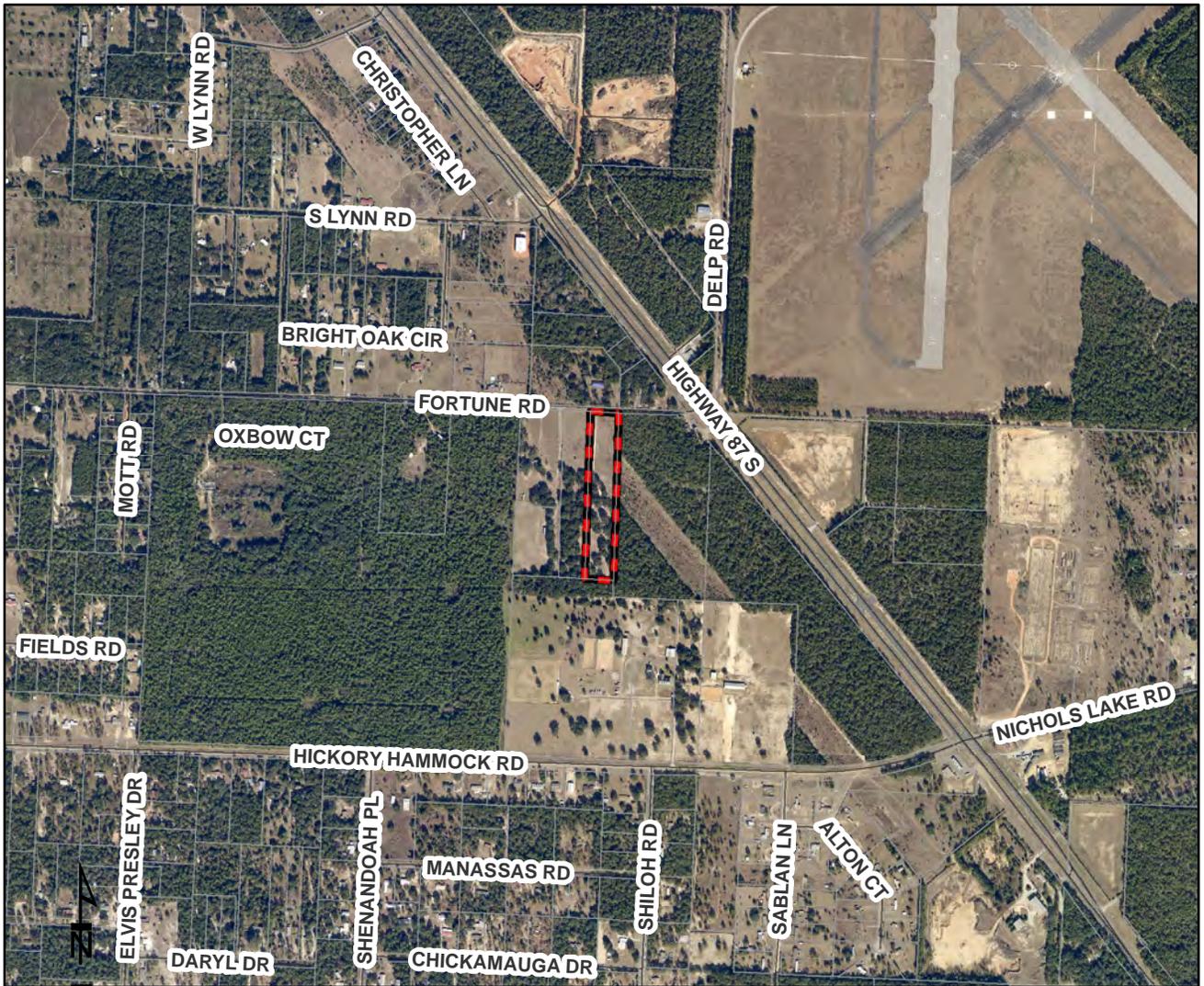
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Pending ZB August	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential 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)	Municipal Boundaries (CITY)
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)		
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-CU-031 & 2015-V-075

Aerial



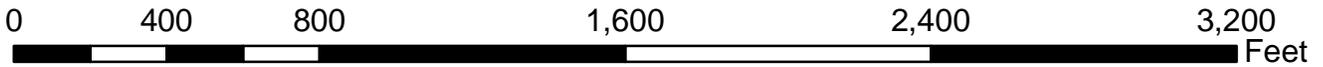
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 Pending ZBAugust

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2015-CU-031 & 2015-V-075 Close Up Aerial



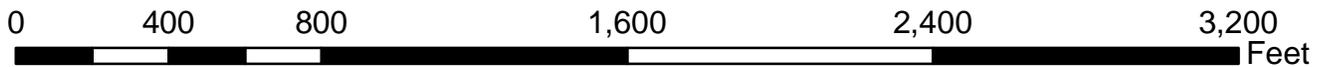
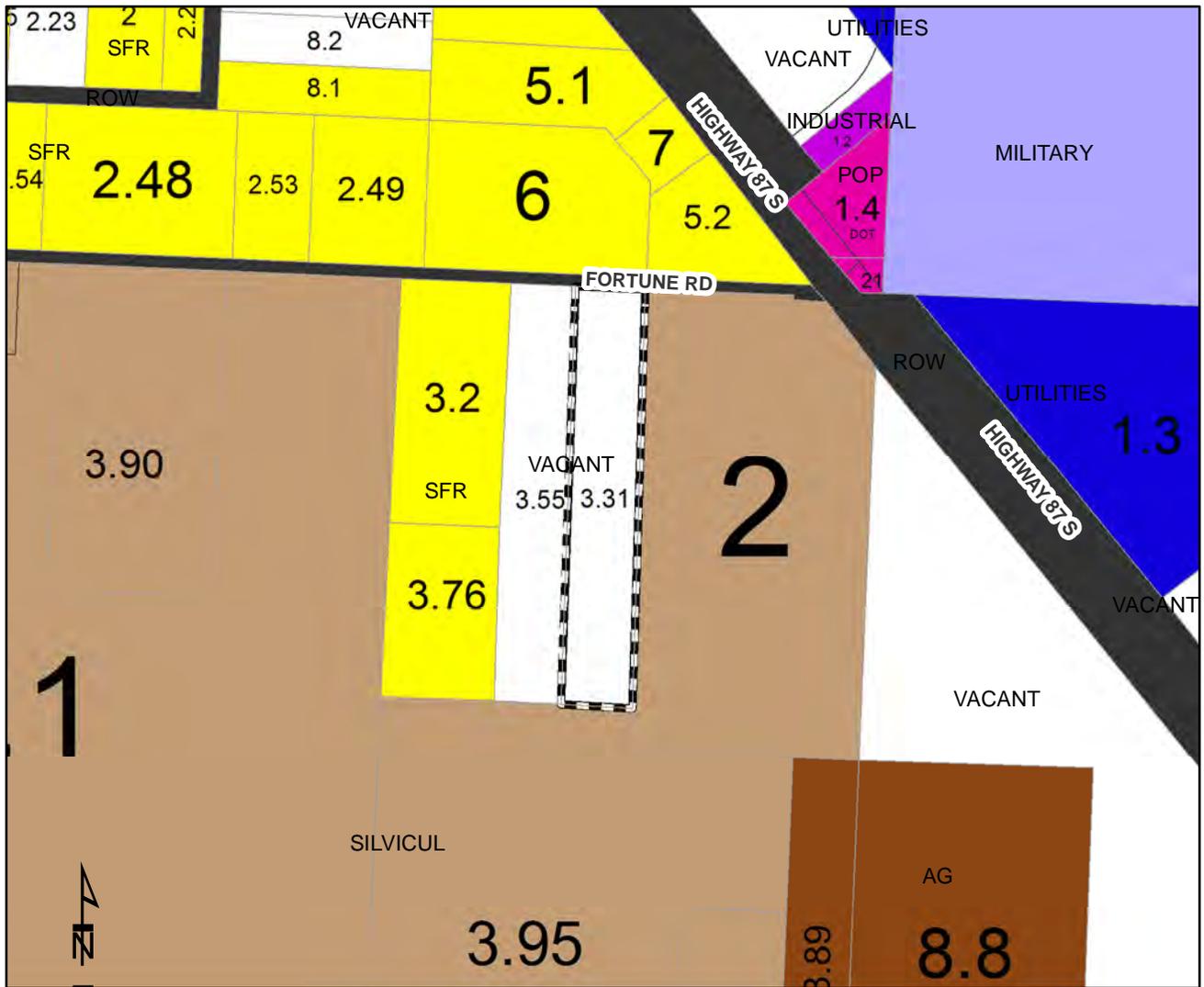
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 PendingZBAugust

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2015-CU-031 & 2015-V-075 Existing Land Use



Legend



Pending ZBA August **Existing Land Use**

CATEGORY

- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial

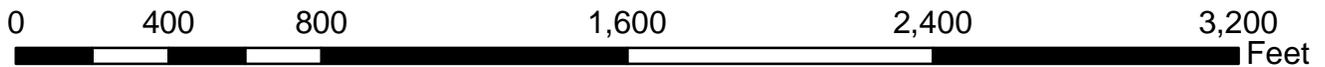
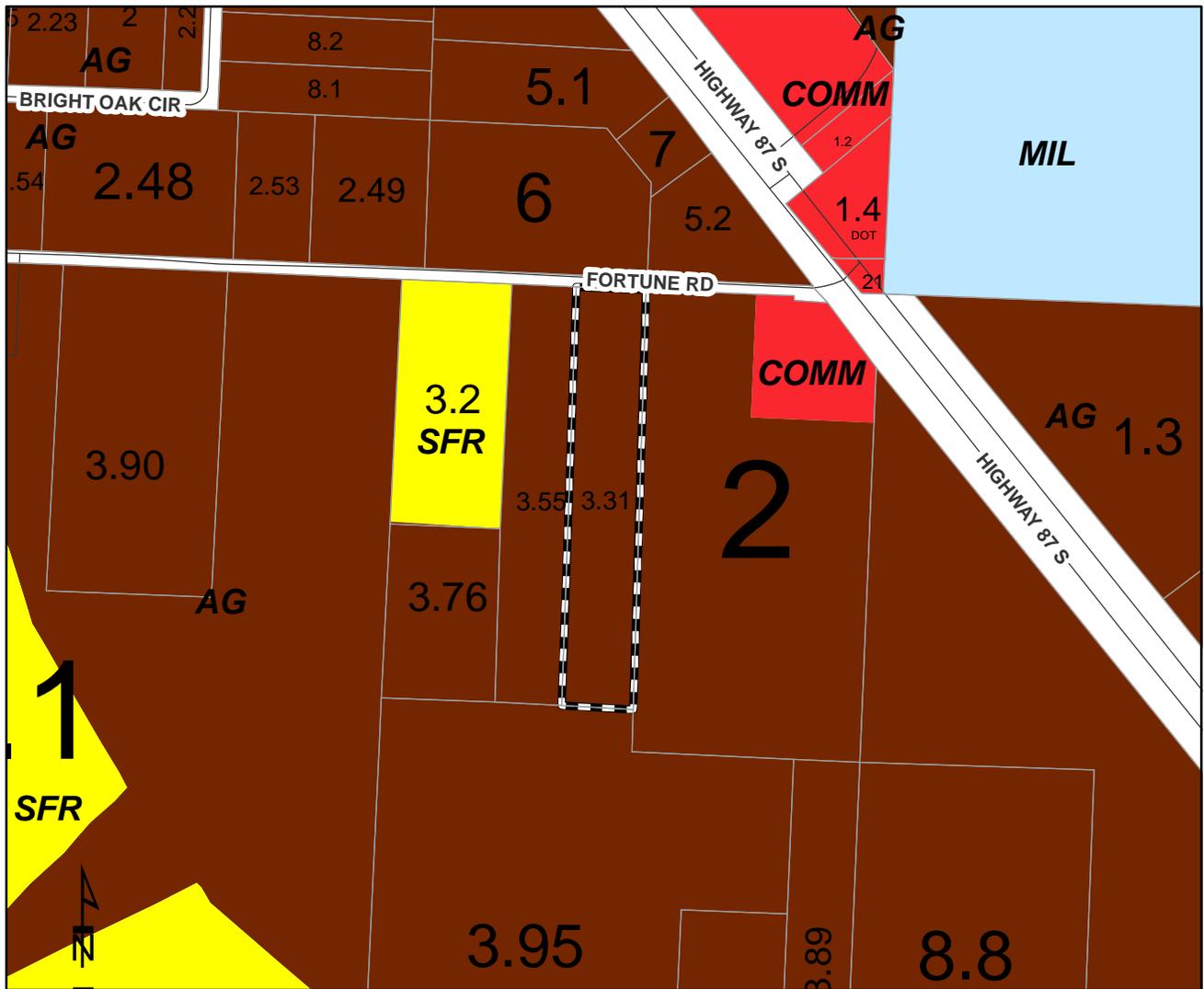
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

- Recreation/Open Space
- Right of Way
- Single Family Residential
- Silviculture
- Uncategorized
- Utilities
- Vacant
- Water

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2015-CU-031 & 2015-V-075 Future Land Use



Legend

Pending ZBA August	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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Santa Rosa County Development Services



Beckie Gato, 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>2015 -CU- 031</u>	Date Received:	<u>7/30/15</u>
Review Fee:	<u>\$2354.22.08</u>	Receipt No.:	<u>263</u>
Zoning District:	<u>AG</u>	Conditional Use	
FLUM Designation:	<u>AG</u>	Request:	<u>6.09.02.</u>

Property Owner

± 6.07

VD#2

Property Owner Name: Joseph D. Sasnett

Address: 6285 Angie Drive, Milton, FL 32570

Phone: 832-723-6035

Fax: _____

Email: joseph.sasnett@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: Superior Construction Company

Contact Name: Wilford Ellis / Chris Perritt

Address: 7060 Highway 90, Milton, FL 32583

Phone: 850-377-2110 / 850-377-4387

Fax: _____

Email: wellis@superiorse.com / cperritt@superiorse.com

Property Information

Parcel ID Number(s): 16-1N-27-0000-00331-0000

-OR-

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

8951 Fortune Rd Camp 1, Milton, FL 32583

Parcel Size (acres): 6.07

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).

Superior Construction Company (SCC) request to use above said property as a temporary modular construction office and material storage location to manage multiple FDOT projects.

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. _____

See attached letter.

Certification and Authorization

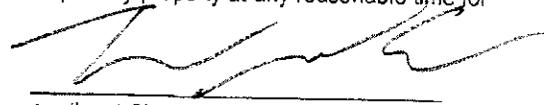
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation 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.

Wilford Ellis

Applicant Name (Type or Print)

Project Coordinator

Title (if applicable)



Applicant Signature

7/29/15

Date



Superior Construction Company Southeast
General Contractors
7060 Highway 90
Milton, FL 32583

July 29, 2015

LaVerne R. Frye
Office Assistant I
Commercial Plan Review
Development Services
6051 Old Bagdad Hwy Ste 202
Santa Rosa County, Florida

Reference: **16-1N-27-0000-00331-0000** (8951 Fortune Road, Milton, FL 32583)

Subject: **Conditional Use Application for Temporary Construction Modular Office/Laydown Yard**

Dear Ms. LaVerne R. Frye,

Superior Construction Company (SCC) is requesting the conditional use for a temporary construction office and laydown yard to manage multiple FDOT projects in the area.

SCC agrees to conform to 6.09.01 General Provisions Regulating Conditional Uses and 6.09.02 (J) public and private utilities and public facilities per the conditional use application attached information.

Sincerely,

Superior Construction Co.

Wilford Ellis
Project Coordinator
wilfisi.superiorse.com
850-377-2110

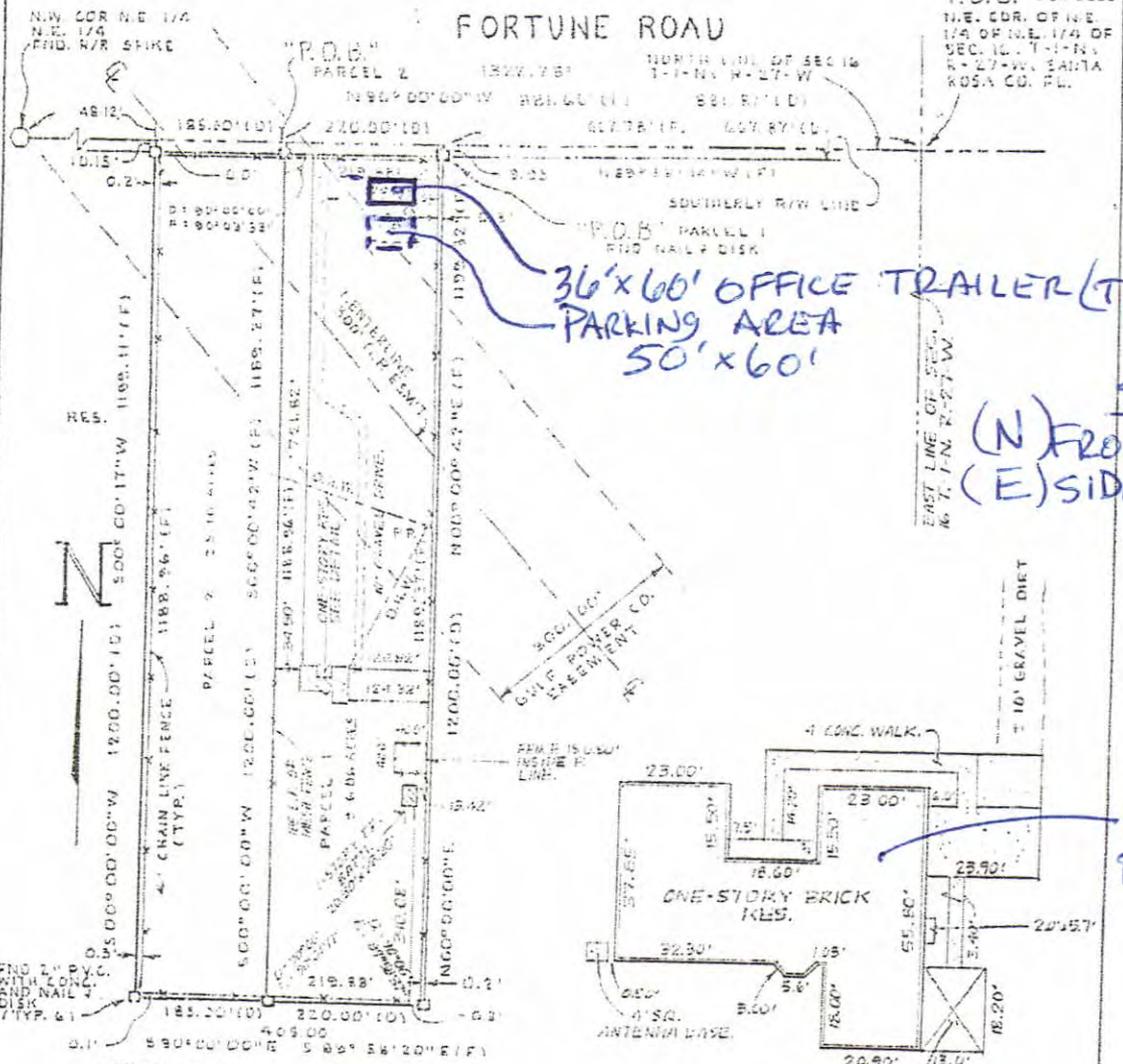
Lewis J. Parker
 3500 West Fairfield
 Pensacola, Florida
 32508
 (904) 495-8086

The undersigned acknowledges receipt of a copy of this survey this 22nd day of December, 1992.

JOSEPH D. SASNETT

SANDY L. SASNETT
 LEGAL DESCRIPTION ATTACHED

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT WITHIN THE 100 YEAR FLOOD PRONE AREA, ACCORDING TO THE FLOOD INSURANCE RATE MAP, ZONE "C".



"P.O.C." PER DEED
 N.E. COR. OF 1/4
 1/4 OF 1/4 OF 1/4 OF
 SEC. 16, T. 1-N., R. 2-W.,
 S. 27-31, SANTA
 ROSA CO., FL.

SET BACK:
 (N) FRONT = 33'
 (E) SIDE = 33'

HOME HAS BEEN REMOVED

HOUSE DETAIL
 SCALE: 1" = 30'

- NOTES:**
1. All bearings shown are assumed using a base bearing of N 90°00'00" W for the North line of Section 16, Township 1 North, Range 2 West.
 2. Improvements and improvements are as shown.
 3. No underground installations or improvements have been located except as shown.
 4. No instruments of record reflecting easements, rights of way and/or ownership were furnished this surveyor except as shown.
 5. Refer to any of previous survey by Louis P. Johnston 12112, furnished by client, field data & existing field monuments; D. Dennis Dodson, P. Dennis Field Information.
 6. Boundary closure exceeds minimum technical standards for accuracy.

ADDRESS: **ROUTE 4 BOX 126 B MILTON FL.** REVISED & RECERTIFIED 9/23/92

All measurements according to United States standard foot.

Type of Survey: **BOUNDARY**
 Ordered by: **JOE SASNETT**
 Owner/Buyer: **SASNETT**
 Bearing Ref: **SEE NOTES**
 Date of Plat: **4-9-87**
 Date of Survey: **4-7-87**
 Scale: **1" = 200'**
 Job No. **874-N Sec. 16 T. 1-N. R. 2-W**
 DRN: **C.G.**

I hereby certify the survey shown hereon meets the minimum technical standards set forth by the Florida Board of Land Surveyors Pursuant to Section 472.027, Florida Statutes
Joseph D. Sasnett
 Registered Land Surveyor No. 3486

Survey not Valid Unless Stamped With Embossed Seal.

1" = 200'

ADDED Parcel 2, fence, power pole, concrete pad to drive, abbreviations, changed location of Gulf Power Easement and Section 16.



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Rhonda C. Royals
Building Official

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2015 -V- 075</u>	Date Received: <u>8-25-15</u>
Review Fee: <u>on 2015-01-031</u>	Receipt No.: _____
Zoning District: <u>AC</u>	FLUM Designation: <u>AC</u>

± 6.07

VD#2

Property Owner Property Owner Name: Joseph D. Sasnett

Address: 6285 Angie Drive, Milton, FL 32570

Phone: 832-723-6035 Fax: _____

Email: joseph.sasnett@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 variance approvals.

Company: Superior Construction Company

Contact Name: Wilford Ellis / Chris Perritt

Address: 7060 Highway 90, Milton, FL 32583

Phone: 850-377-2110 / 850-377-4387 Fax: _____

Email: wellis@superiorse.com / cperritt@superiorse.com

Property Information Parcel ID Number(s): 12-1N-27-0000-00331-0000
-OR-

Street Address of property for which the Variance is requested:

Variance Request

What is the present use of the property? Lay-down yard

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

1. To allow the outside storage of material within AG.

2. To eliminate the required screening fence for outside storage.

3. To eliminate the buffer requirements.

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

Superior Construction Company (SCC) has applied for conditional use for the property.

SCC request that this application be in tandem with the conditional use application.

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.

This would allow SCC to continue to use the property as requested in the conditional use application.

This will allow SCC to develop a permanent presence in the local FDOT Road Construction Industry.

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

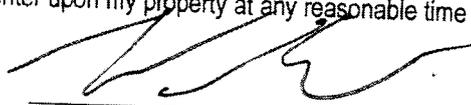
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation 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.

Wilford Ellis

Applicant Name (Type or Print)

Project Coordinator

Title (if applicable)



Applicant Signature

8/24/15

Date



Santa Rosa County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. All data is subject to change before the next certified taxroll. All data is subject to change before the next certified taxroll. Greg Brown Santa Rosa County Property Appraiser
Date printed: 08/24/15 : 12:05:10

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Superior Construction Company Southeast, LLC

General Contractors
7072 Business Park Boulevard
Jacksonville, Florida 32256-2749

August 24, 2015

Darliene Stanhope
Planner III
Commercial Plan Review
Development Services
6051 Old Bagdad Hwy Suite 202
Milton, Florida 32583

Reference: **16-1N-27-0000-00331-0000** (8951 Fortune Road, Milton, FL 32583)

Subject: **Conditional Use Application for Temporary Construction Modular Office/Laydown Yard/RV Site**

Dear Ms. Darliene Stanhope,

Superior Construction Company Southeast, LLC (SCC) request to use the above reference property as a temporary office, laydown yard, and RV sites for transient workers. SCC's intent is to use referenced property to manage multiple capital improvement projects, specifically FDOT road construction projects.

Currently, SCC has used the referenced property as a laydown yard for approximately two years. SCC would like to apologize for the inappropriate use throughout the past two years. SCC was not aware that such conditional use approval was required. To date, SCC is unaware of any complaints of the current use. With this being said, SCC request that this past error not affect SCC's future endeavors.

Also, SCC employees approximately sixty workers from the area. With a strong local workforce, SCC strives to continue to develop and make a permanent presence in the local FDOT road construction industry. This property will help assist SCC in accomplishing this goal.

In closing, SCC would like to show gratitude the Santa Rosa County Community Planning, Zoning and Development Division for all their assistance with this matter. SCC is excited to advance as part of this growing community!

Please find the attached Conditional uses outline.

Sincerely,

Superior Construction Company Southeast, LLC

A handwritten signature in blue ink, appearing to read "Wilford Ellis".

Wilford (Junnie) Ellis
Project Coordinator



Conditional Uses Outline

6.09.01 General Provisions Regulating Conditional Uses:

- A. The above referenced property will be used, designed, located, and proposed to be operated so that the public health, safety and welfare will be protected at all times.
- B. Superior Construction Company Southeast, LLC (SCC) will not unduly adversely affect other property in the impacted area which the above referenced property is located.
- C. SCC agrees to conform to all applicable provisions of the district in which the use of the above referenced property is located.
- D. SCC agrees to satisfy the stipulated criteria as described in section 6.09.02 Criteria Regulating Conditional Uses subpart J. Public and Private Utilities and Public Facilities.

6.09.02 (F) Transient Quarters:

1. The property is located near State Highway 87 and will discourage traffic along local residential streets. This property also meets the minimum required lot size of fifteen thousand square feet.
2. The interior displays visible from the exterior of the building shall be harmonious with the character of the impacted area.
3. Not Applicable
4. SCC shall not allow unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties in the area.

6.09.02 (J) Public and Private Utilities and Public Facilities:

1. SCC will locate the Temporary Construction Modular Office on the above referenced property providing the most effective service to such area. SCC will demonstrate that the proposed site is located effectively relative to the service area and that the site proposed is at least equal to the effectiveness of other alternative sites.
2. SCC shall not allow an unreasonable increase of traffic on Fortune Road in Milton, FL.
3. SCC shall not allow unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties in the area.
4. Not Applicable
5. Not Applicable
6. There shall be no time limit placed upon the approval of the Board of Adjustments for public and private utilities.
7. Not Applicable



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Building Official

August 18, 2015

Mr. Junnie Ellis
Via email: wellis@superiorse.com

RE: Pre-Application Meeting on August 12, 2015
Project Name: **Superior Construction**
Parcel(s): 161N270000003310000

Dear Mr. Ellis:

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 use of the vacated homestead as a lay-down/storage yard for capital improvements projects, specifically FDOT road construction, as well provide RV sites for the transient workers employed on the jobs.
2. The zoning designation for this property is AG, Agriculture. The Future Land Use Map designation is AG, Agriculture. This property is also located within the MAZ (Military Airport Zone) for NOLF Santa Rosa. The proposed uses are not allowed within the zoning district without Conditional Use approval for "Public Private Utilities and Facilities" (LDC 6.09.02.J) and "Transient Quarters" (LDC 6.09.02.F).
3. Conditional Use 2015-CU-031 has been filed with this department and will be considered by the Zoning Board on September 10, 2015, and the Board of County Commissioners on September 24, 2015. This application was made for the lay-down yard and will need to be amended to include the additional request for "transient quarters". The supplemental information for this request will need to be submitted to our office no later than close of business on Wednesday, August 19, 2015. This supplemental information will include a modified site plan as well a more comprehensive letter of explanation.

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

www.santarosa.fl.gov

Office: (850) 981-7000

4. A site plan will be required for the change of use to ensure that County performance standards for commercial development are adhered to. Depending upon the scope of work proposed, specifically if the parking area is to be improved and the impacted area will exceed 1,500 square feet, this site plan package may be required to be prepared by a Florida registered civil engineer must be submitted for review and approval. If an engineered site plan is not required, the site plan can be processed through our "owner-developer" initiative. As such, I can assist you in the design and layout of the site to ensure that the applicable performance standards for commercial sites are addressed. All non-conforming items such as the driveway connection, parking area, and buffers between incompatible uses will need to be brought into compliance.
5. Access into the site must be at least 24 feet in width and comply with all other applicable standards for commercial driveways within Santa Rosa County, such as a thermoplastic stop bar, double yellow separator lines, and a stop sign.
6. 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. Please be advised that the area within the site is not required to be paved.
7. The building setbacks which would apply to the site are: Front = 25 feet, rear = 25 feet, sides = 15 feet.
8. Relative to the maximum height for cranes, staff will consult with Randy Roy, Navy Operational Liaison Officer, to make this determination.
9. Outside storage of materials is not allowed without a Variance from the Zoning Board. This also requires that the material being stored is screened from public view and adjacent residential properties. A Variance can be requested in tandem with the Conditional Use. If you wish to make this request, the application can be considered in tandem with the Conditional Use if received in our office no later than close of business on August 19, 2015.
10. Development standards include landscaping in the form of right-of-way (perimeter) landscaping, 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. 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. Landscape buffers are required between incompatible uses such as the residential properties which abut the lot on the northeast and east sides. A buffer may be chosen from buffer options "Standard D" or "Standard E". Existing vegetation may be counted towards these requirements. As discussed, this use will be located beneath a Gulf Power easement and existing power lines. A Variance to eliminate the applicable buffers may be requested due to the potential restrictions on plantings and structures within this area. If you wish to make this request, the application can be considered in tandem with the Conditional Use if received in our office no later than close of business on August 19, 2015.
11. Site plans and building construction plans are reviewed at staff level. Staff has 10 business days to review and issue comments for each submittal. Once complete, the project is issued a Development Order (DO). Although we encourage concurrent review of site and construction plans by staff, building permits may not be issued until the issuance of the DO. Additionally, no work may commence on the site until the issuance of the DO. Although this project requires Board approvals, you may submit the site plan application as well as the building permits

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applications prior to the Board's final determination. The DO cannot be issued and permits released until the land use is approved; however, the applications can be reviewed for compliance and awaiting issuance pending the Board's approval.

Engineering – Chris Phillips, (850)981-7100, chrisp@santarosa.fl.gov

1. Material storage can continue as it is currently without the need for an engineered site plan. If additional gravel, paving, or a proliferation of employee RV's takes place to increase the runoff from the site, and engineered storm water plan will be required.
2. A driveway apron with stop sign and stop bar will be required. See attached detail for approved driveway apron.

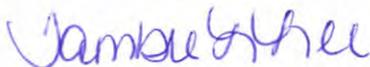
Building – Bruce Teston, (850)981-7017, brucet@santarosa.fl.gov

1. The proposed office would be required to be provided with a plan to anchor the building for Wind Speed compliance of 150 mph. A permit for the electric supply to the proposed office and RV units would require the method of providing electric service. ADA access to the office must be provided if it is used for business available to the public. Provide for review a floor plan and unit dimensions for the office building and indicate access to the building entry/exit landing and stairs or ramp provided.
2. The method for sewage disposal must have approval of the Health Department for the units and office building.

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

In closing, our hope is that you found the pre-application meeting to be a helpful tool so that you can make informed decisions about your project. As the County's project manager for your project, please feel free to contact me with any questions that you may have. In addition, you may contact the staff listed above if you have questions specific to their area of expertise. Also, I will be in contact with you periodically to assess the status of your project and provide assistance.

Respectfully,



Tambre Lee
Commercial Development Supervisor
(850)981-7042
TambreL@santarosa.fl.gov

TL/lf

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