

**2015-V-052**

**Applicant and/or  
Property Owner:**

All About Dirt, Inc

**Representative:**

Sharon Phillips

**Request 1:**

Variance request to eliminate the required landscape buffer along the south side of parcel # 33-2N-27-0000-00106-0000.

**Request 2:**

Variance request to eliminate the required trees within the landscape buffer along the east side of parcels 33-2N-27-0000-00106-0000 and 33-2N-27-0000-00108-0000.

(LDC 7.01.05.A &7.01.05.G)

**Zoning District:**

M2(General Industrial)



**Variance 2015-V-052**

**General Information:**

**Applicant:** All About Dirt, Inc.

**Representative:** Sharon Phillips

**Project Location:** 8860 Rooster Run, Milton

**Parcel Number:** 33-2N-27-0000-00188-0000

**Request 1:** Variance request to eliminate the required landscape buffer along the south side of parcel # 33-2N-27-0000-00106-0000.

**Request 2:** Variance request to eliminate the required trees within the landscape buffer along the east side of parcels 33-2N-27-0000-00106-0000 and 33-2N-27-0000-00108-0000

**Current Conditions:** Vacant

**Prior Zoning Board Actions:** In 2014 a conditional use was applied for and approved for a mud racing track.

**Land Development Code Criteria:**

7.01.05      Landscape Buffers:

A.      Purpose and Intent - This section requires landscaped buffers to be provided and maintained when certain land uses are adjacent to each other in order to protect uses from the traffic, noise, glare, trash, vibration and odor likely to be associated with a more intensive land use. For purposes of this section, adjacent uses include uses directly across a local road right-of-way of 60 feet or less. Landscape buffers are also required to conserve the values of land and buildings and to provide adequate light and air. The width of the buffer and the required plantings within the buffer vary depending upon the relative intensities of the abutting or adjacent uses. The buffer requirements are intended to be flexible; the developer may choose among a number of combinations of buffer widths and buffer plantings to satisfy the requirement.

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 landscape buffers when incompatible land uses abut one another. The property is currently vacant and is being developed as mud racing track.**

**The 20' Landscape Buffer "C" would require 44 canopy trees, 22 understory trees and 185 shrubs along the south side of parcel # 33-2N-27-0000-00106-0000. The 35' Landscape Buffer "C" would require 32 trees along the east side of parcels 33-2N-27-0000-00106-0000 and 33-2N-27-0000-00108-0000.**

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?            Yes**

**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 not anticipated 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.

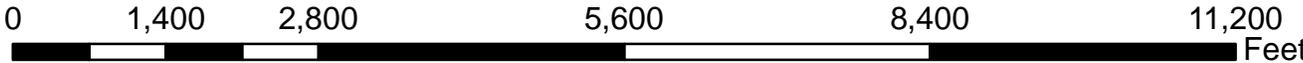
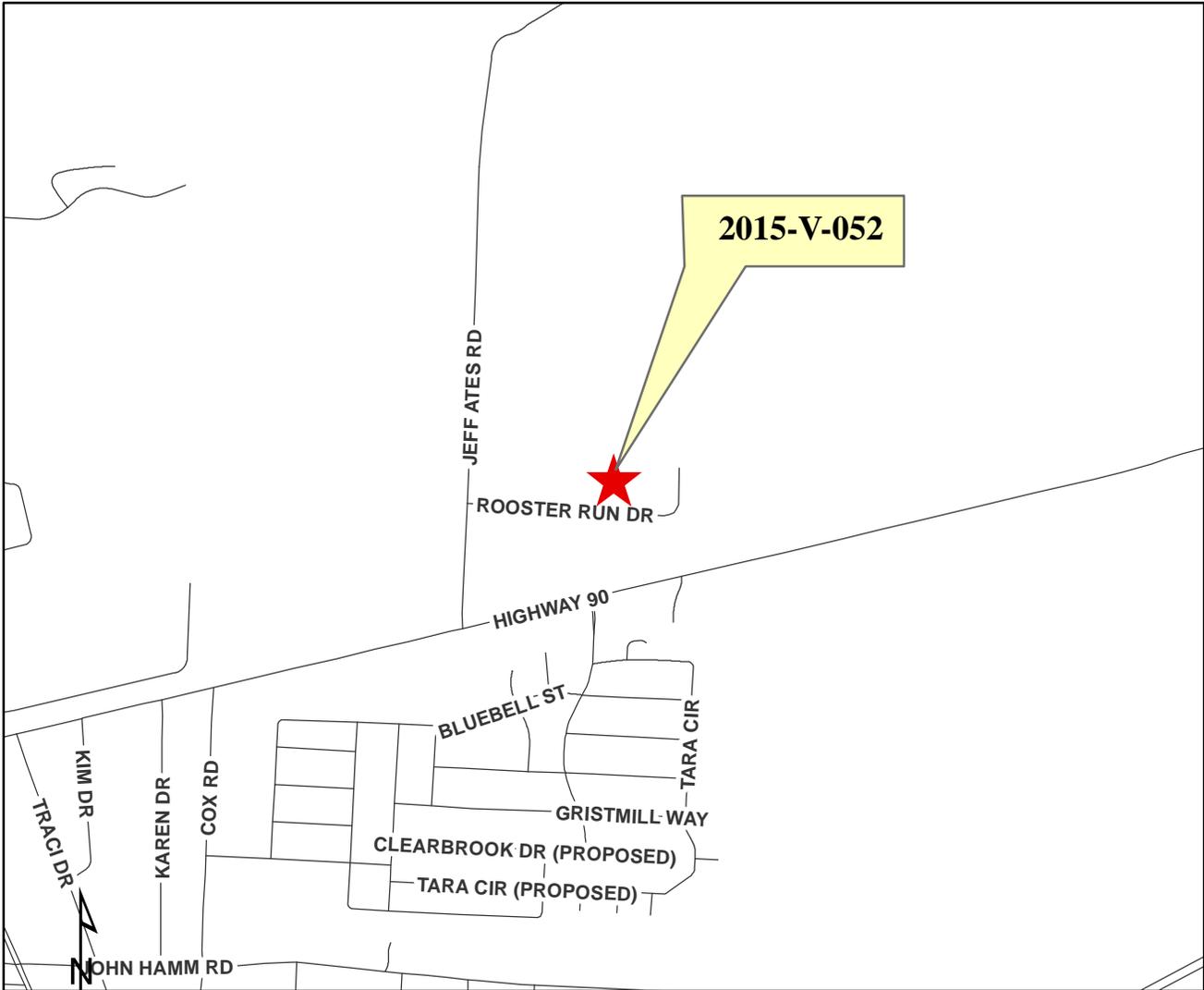
**Is this criterion met?            N/A**

**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 Variance is approved, are there any potential building code issues?**

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

**2015-V-052  
Location**

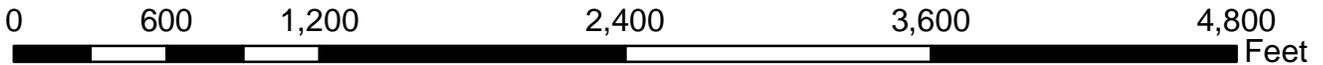
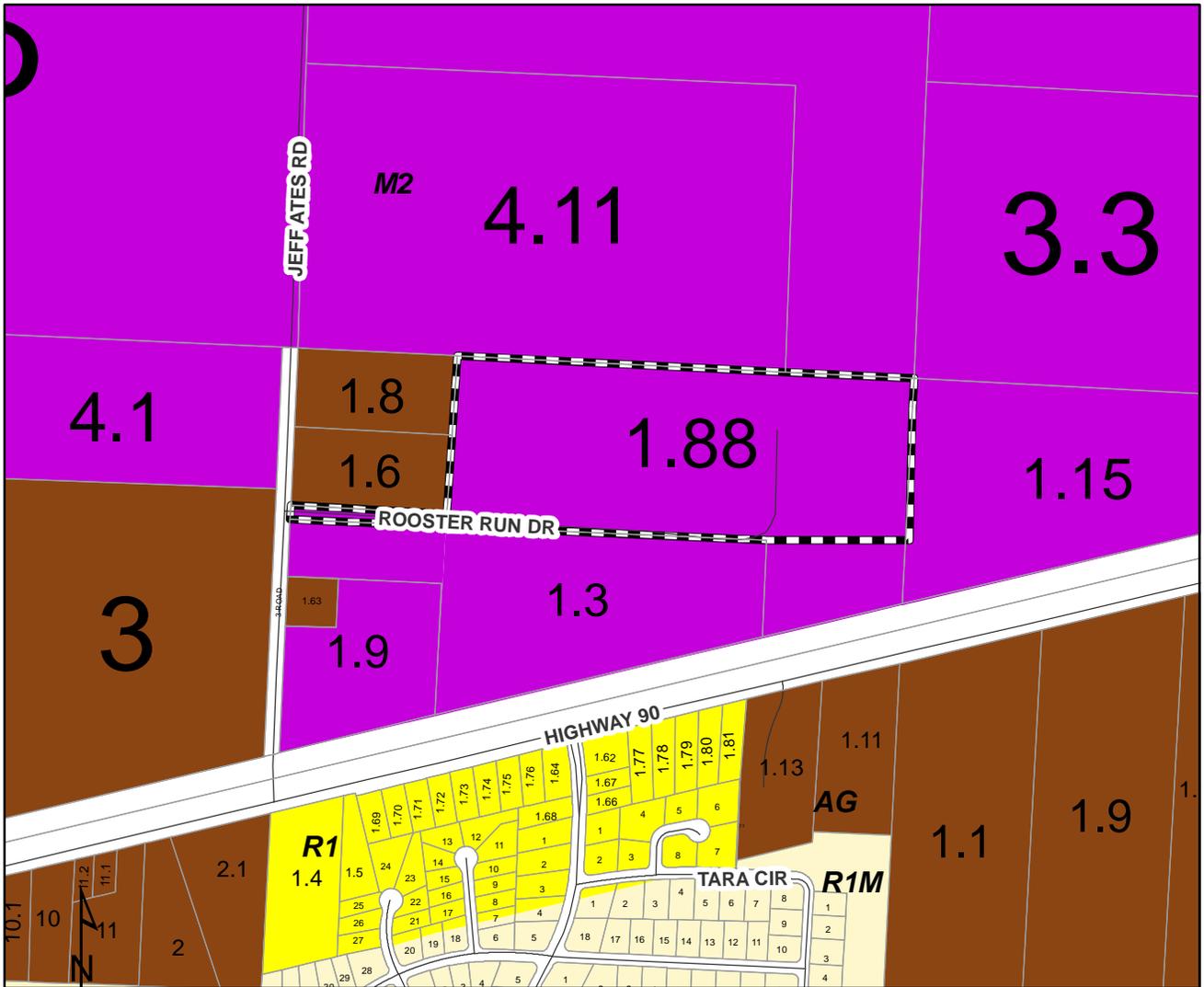


**Legend**

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# 2015-V-052

## Zoning



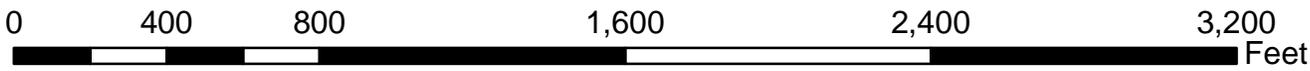
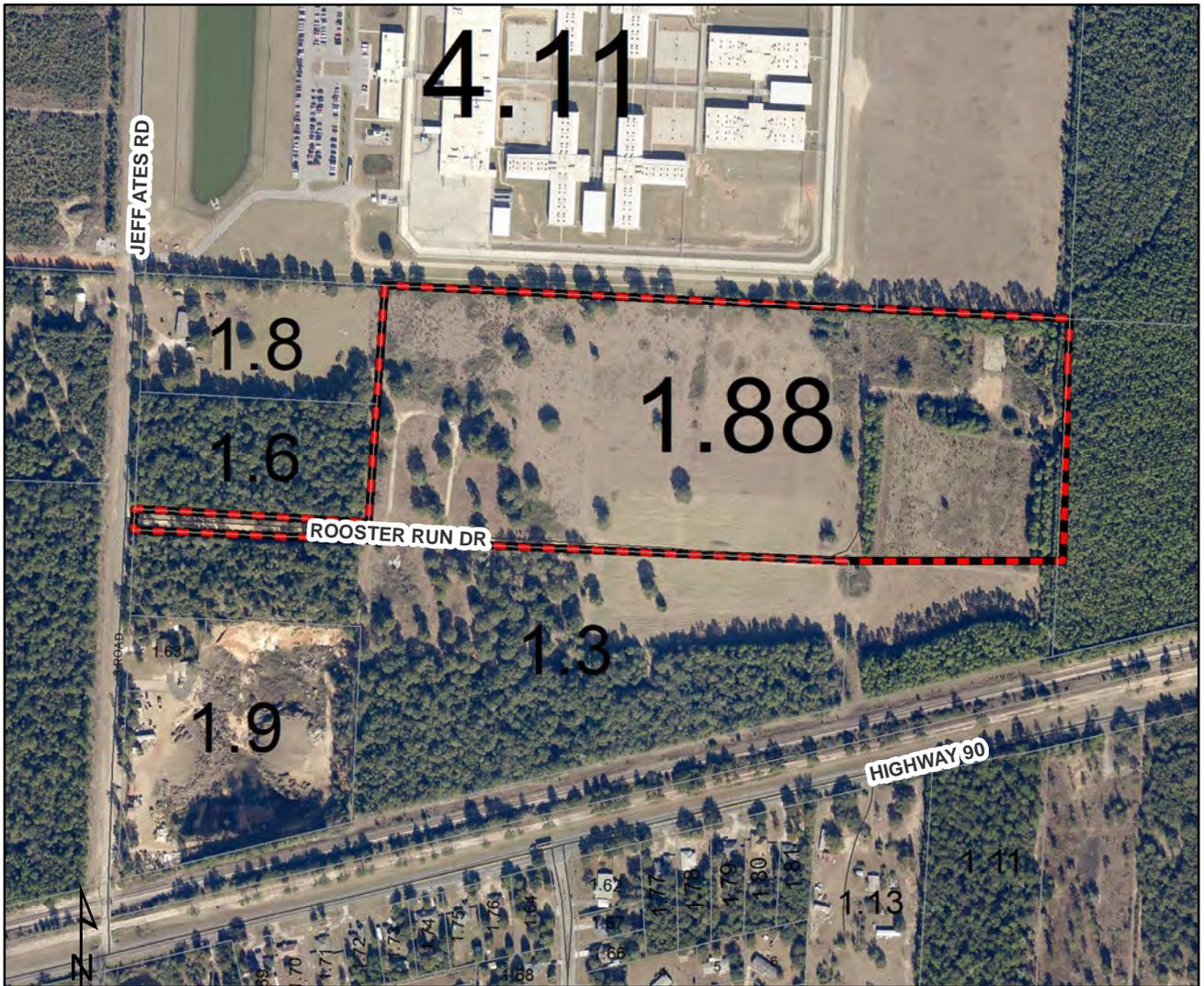
### Legend


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2015-V-052  
Close Up Aerial



**Legend**  
 PendingZBJuly

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Beckie Cato, AICP  
Planning and Zoning Director

# Santa Rosa County Development Services

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



Rhonda C. Royals  
Building Official

MAY 08 '15 PM 3:36

## Variance Application

\* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2015 -V- 052</u>	Date Received: <u>5-8-15</u>
Review Fee: <u>\$235 + 14.32</u>	Receipt No.: <u>181</u>
Zoning District: <u>AG, M2</u>	FLUM Designation: _____

± 37.67 VD#2

**Property Owner** Property Owner Name: ALL ABOUT DIRT INC / Sharon Phillips

Address: 5690 JEFF ATES RD, MILTON, FL 32583

PROJECT Name: "Down to Earth Mud Racing"

Phone: 850-336-4600 Fax: \_\_\_\_\_

Email: thretrade@bellsouth.net

**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): 332N270000001880000

**-OR-** Street Address of property for which the Variance is requested:

8860 Rooster Run, Milton

? 8848 Property Appraiser's Site

**Variance Request**

What is the present use of the property? truck mud racing track

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

1. Eliminate the required buffer along the south side of parcel 332N270000001060000; and
2. Eliminate the required trees within the buffer along the east side of parcels 332N270000001060000 and 332N270000001080000

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

The adjacent property owners support our truck mud racing operation. We have installed the fence along the east property line.

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.

**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.

Sharen C Phillips  
Applicant Name (Type or Print)

Sharen C Phillips  
Applicant Signature

V. President  
Title (if applicable)

May 8, 2015  
Date

N 88°37'19" W 26  
(O.R. BOOK 2749, P

CAPPED IRON ROD  
LB NUMBER 5802  
(TYPICAL OF 5) (FOUND)

THE NORTH LINE OF  
SECTION 33

CAPPED IRON ROD  
LB NUMBER 3407  
(FOUND)

660.03' (FIELD)

Eliminate the required plantings within this area; a privacy fence will be installed

STANDARD 35' TYPE C LANDSCAPE BUFFER  
MINIMUM REQUIRED PLANTINGS:  
4.8 CANOPY TREES PER 100 LF  
2.4 UNDERSTORY TREES PER 100 LF  
19 SHRUBS PER 100 LF  
TOTAL BUFFER LENGTH 660 LF  
CANOPY TREES REQUIRED = 32 TREES  
UNDERSTORY TREES REQUIRED = 16 TREES  
SHRUBS REQUIRED = 126 SHRUBS  
A 6' WOOD FENCE WILL BE INSTALLED IN LIEU  
OF SHRUBS PER SRC LDC 7.01.05.G.5.  
\*EXISTING VEGETATION MAY BE COUNTED  
TOWARDS BUFFER PLANTING  
REQUIREMENTS.

4" WIRE FENCE

24.0'x96.0'  
WOOD/METAL  
BUILDING

Eliminate the required buffer within this area; a fence is not proposed to be installed

STANDARD 20' TYPE C LANDSCAPE BUFFER  
MINIMUM REQUIRED PLANTINGS:  
6.6 CANOPY TREES PER 100 LF  
3.3 UNDERSTORY TREES PER 100 LF  
28 SHRUBS PER 100 LF  
TOTAL BUFFER LENGTH 660 LF  
CANOPY TREES REQUIRED = 44 TREES  
UNDERSTORY TREES REQUIRED = 22 TREES  
SHRUBS REQUIRED = 185 SHRUBS  
A 6' WOOD FENCE WILL BE INSTALLED IN LIEU  
OF SHRUBS PER SRC LDC 7.01.05.G.5.  
\*EXISTING VEGETATION MAY BE COUNTED  
TOWARDS BUFFER PLANTING REQUIREMENTS.

PARKING AREA

PARKING AREA

PROPOSED  
DUMPSTER AREA  
W/6' WOOD FENCE

PROPOSED DIF  
ACCESS ROAD

SEE ENLARGED DRIVEWAY  
CONNECTION DETAIL BELOW

N 88°37'19" W 660.00' (D)  
(O.R. BOOK 2667, PAGE 1849)  
N 87°20'10" W 659.92'

S 01°22'35" W 660.00' (D)  
(O.R. BOOK 2667, PAGE 1849)  
S 02°31'35" W 660.51'

S 02°39'50" W  
303.89' (DESC. & F)

JEFFERSON ROAD  
(RIGHT OF WAY UNKNOWN)  
S 01°22'38" W 244.48' (D)  
(O.R. BOOK 2749, PAGE 1497)  
S 02°31'35" W  
243.89' (DESC. & F)

POINT OF BEGINNING  
PARCEL B  
(O.R. BOOK 2749, PAGE 1497)

STANDARD 10' RIGHT-OF-WAY BUFFER  
MINIMUM REQUIRED PLANTINGS:  
1 CANOPY TREE PER 40 LF FRONTAGE  
(EXCLUDING DRIVEWAY WIDTH)  
TOTAL LENGTH 36 LF  
CANOPY TREES REQUIRED = 1 TREE



S 88°37'19" E 660.00' (D)  
(O.R. BOOK 2667, PAGE 1849)  
N 88°37'24" W 660.00' (D)  
(O.R. BOOK 2749, PAGE 1497)  
S 87°20'10" E 659.92' (F)

CAPPED IRON ROD  
NUMBER UNREADABLE  
(FOUND)

EXISTING 4" WATER LINE

INSTALL 2" HDPE WATER SERVICE LINE  
PROVIDE 30" MIN COVER  
& PROVIDE FITTINGS AS REQUIRED

CONNECT TO EXISTING 4" WATER LINE WITH 4"x2" TEE  
INSTALL 2" OWNER CONTROL VALVE. INSTALL 2" BACKFLOW

S 87°16'12" E 660.38' (DESC. & F)  
S 88°37'24" E 660.00' (D)

N 01°22'35" E 244.48' (D)  
(O.R. BOOK 2749, PAGE 1497)  
243.42' (F)

