

2015-V-061

**Applicant and/or
Property Owner:**

Santa Rosa County Creek Indian
Tribe, Inc.

Representative:

Thomas Nichols

Request:

Variance to eliminate the tree
requirement of the landscape buffer
and to allow the planting of seedlings
in place of the tree requirement.

(LDC 7.01.05.G.1)

Zoning District:

P2 (Active Park)

Variance 2015-V-061

General Information:

Applicant: Santa Rosa County Creek Indian Tribe, Inc.
Representative: Thomas Nichols
Project Location: 4751 Willard Norris Rd., Milton
Parcel Number: 14-2N-29-0000-00500-0000
Request: Variance to eliminate the tree requirement of the landscape buffer and to allow the planting of seedlings in place of the tree requirement.
Current Conditions: Vacant

Land Development Code Criteria:

7.01.05 Landscape Buffers:

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 required landscape buffers.

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.

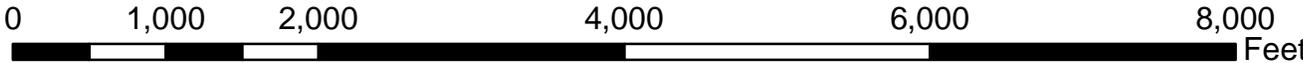
Is this criterion met? N/A

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.

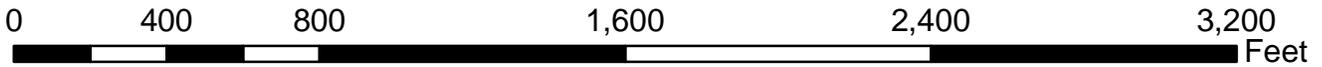
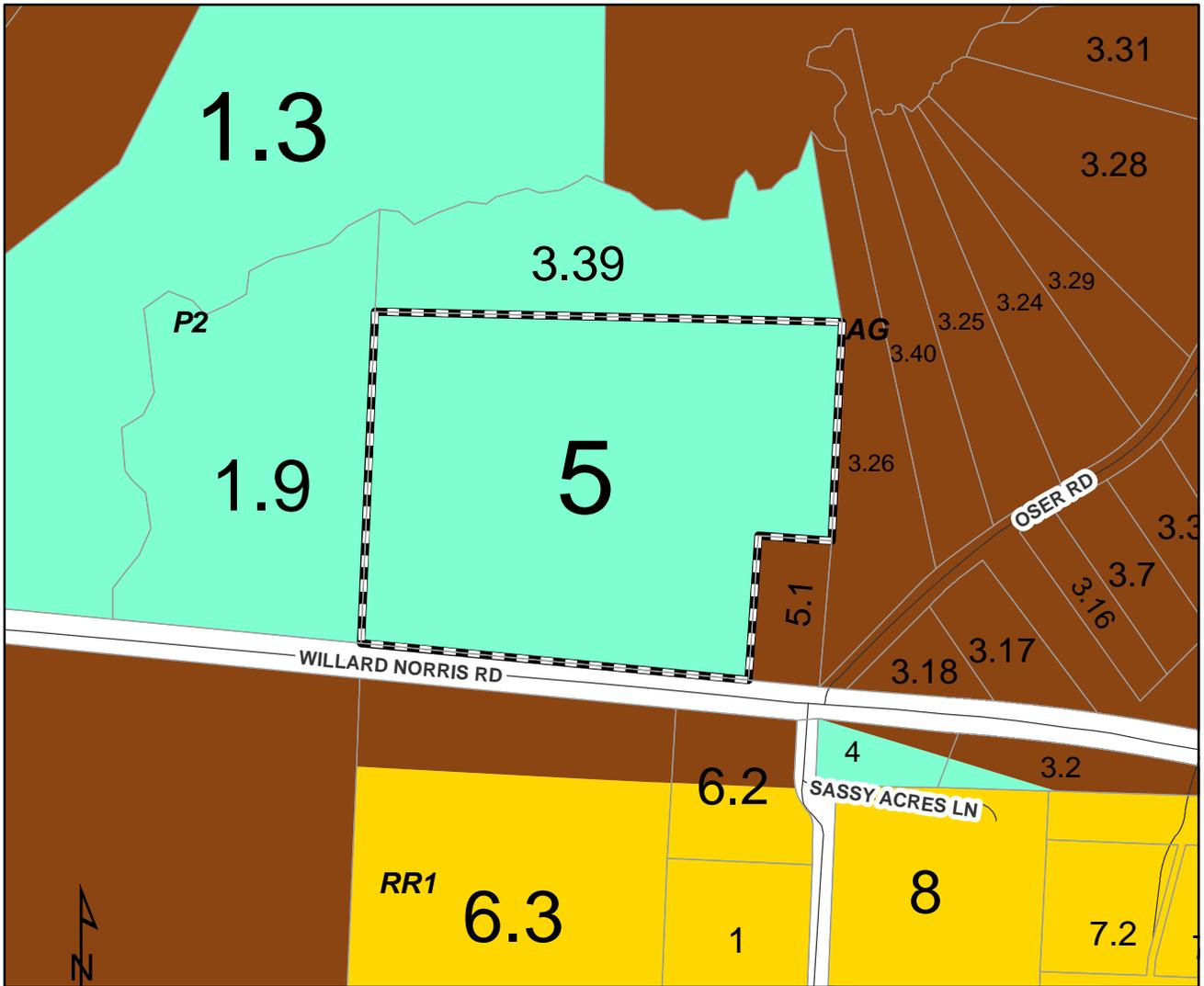
2015-V-061 Location



Legend

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2015-V-061 Zoning



Legend

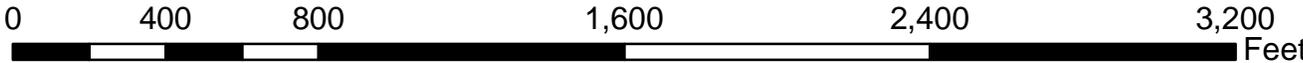
Pending ZB August	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	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)	Military (ML)
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-061

Aerial

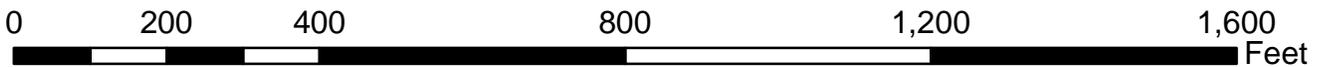


Legend

 PendingZBAugust

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2015-V-061
Close Up Aerial



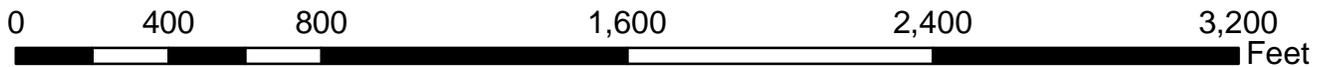
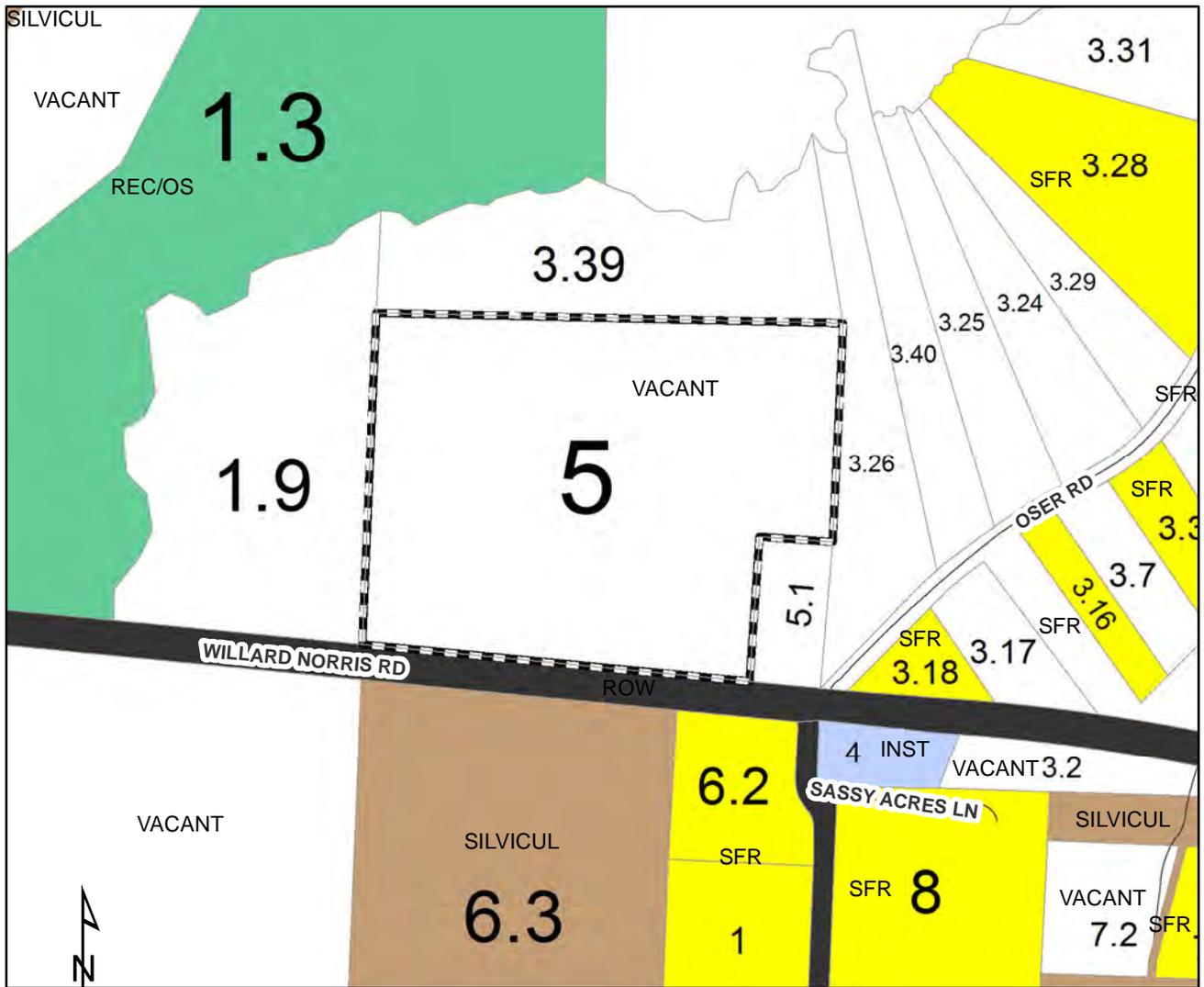
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 PendingZBAugust

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2015-V-061 Existing Land Use



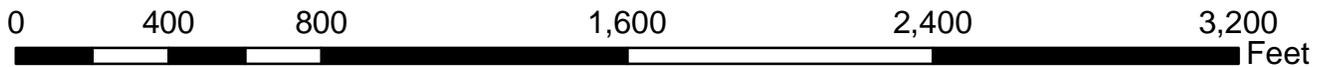
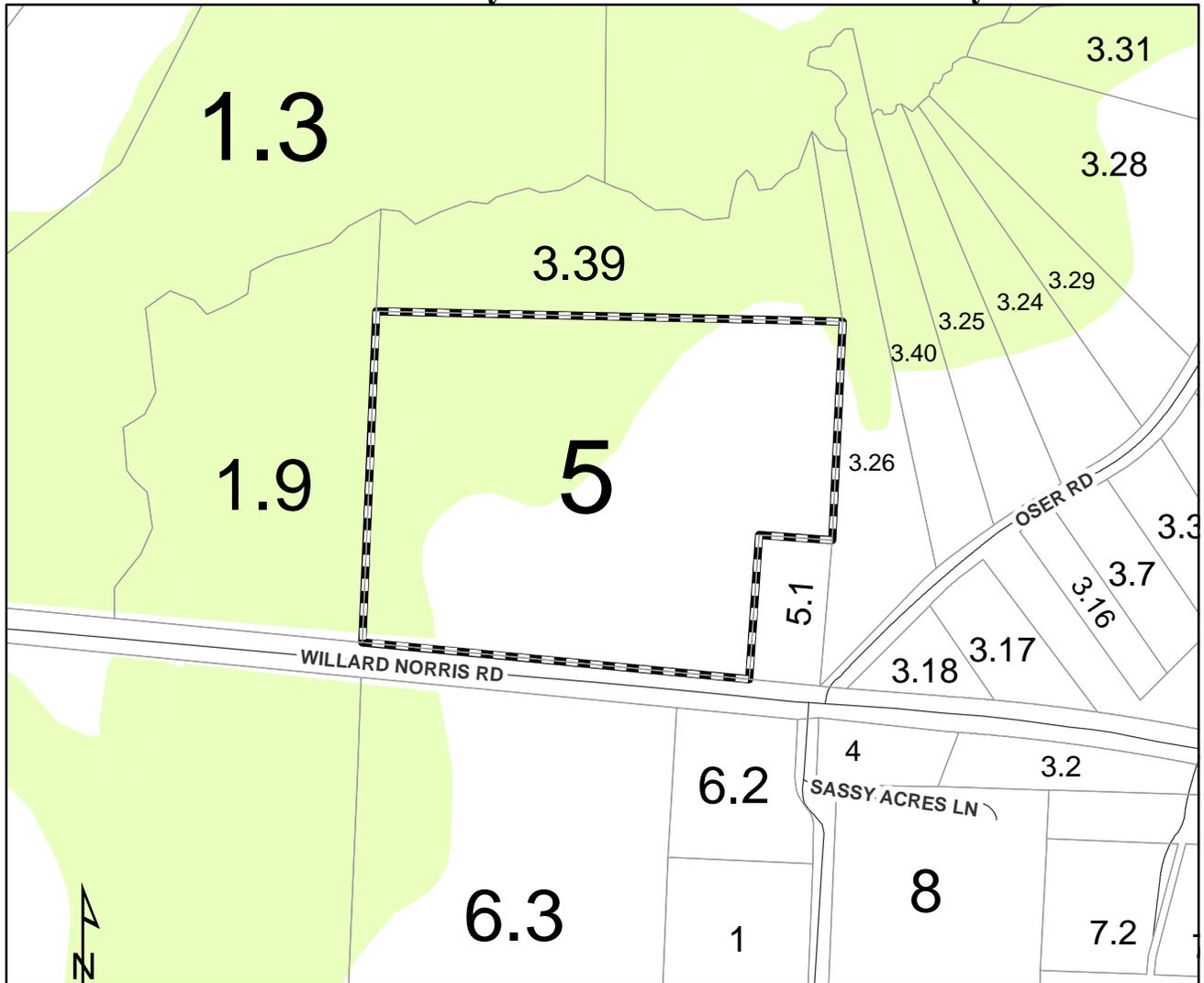
Legend

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

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2015-V-061
Potential Wetlands
as indicated by the National Wetlands Inventory



Legend

 Pending ZBA August

Potential Wetlands

DESCRIPT

-  ESTUARINE
-  LACUSTRINE
-  PALUSTRINE
-  RIVERINE
-  MARINE

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Santa Rosa County Development Services



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 - 061</u>	Date Received:	<u>7-6-15</u>
Review Fee:	<u>235 + 11.04</u>	Receipt No.:	<u>236</u>
Zoning District:	<u>P2</u>	FLUM Designation:	<u>AG</u>

+ 31.0

VD#3

**Property
Owner**

Property Owner Name: THE SANTA ROSA COUNTY CREEK
INDIAN TRIBE, INC
Address: 7200 CHUMUCKLA HWY, PACE, FL 32571

Layd Hinote
516-6960

Phone: 850-994-4882 Fax: 850-995-9614

Email: INC.BENCHMARK@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): 14-2N-29-0000-00500-0000

-OR-

Street Address of property for which the Variance is requested:

5100 block of WILLARD NORRIS RD, MILTON, FL

Variance Request

What is the present use of the property? TRIBAL GROUNDS TO BE USED FOR ANNUAL 2 DAY POW WOW AND NATURE RESERVE.

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

SEE ATTACHMENT

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

SEE ATTACHMENT

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.

SEE ATTACHMENT

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

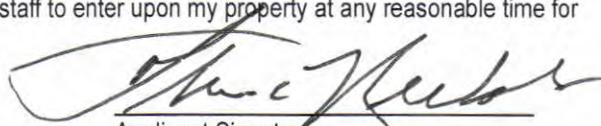
I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required. Yes No

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.

Thomas E. Nichols
Applicant Name (Type or Print)


Applicant Signature

President (chief)
Title (if applicable)

7-3-15
Date

VARRIANCE REQUEST

The Santa Rosa County Creek Indian Tribe, Inc. is building a Native American Cultural Center on our Tribal Grounds on Willard Norris Road in Milton, FL. Our mission is to revive and preserve the Language, Heritage and Culture of Native Americans. We will use the facility for our annual Pow Wow, a two day event held each November. Additionally, the center will be a field trip destination for schools. Nature trails will teach children and the Community at large the plants and animals the Creek People used for food, medicine and clothing. Primitive camping will be available to youth groups. We plan to complete the project in phases, the first of which is constructing an infrastructure. Subsequent phases include a building which will house a meeting room, teaching facilities an artifacts museum. The final phase will be construction of a replica Creek Village and Nature Trails. There will be no charge to the Public for admission to the Cultural Center.

Our Tribe receives no financial assistance from the Federal Government or State Government. Construction of the subsequent phases is dependent upon our Tribe being favored with Grants and Donations.

The Santa Rosa Creek Indian Tribe, Inc has been permitted to construct infrastructure improvements to our Tribal Grounds. These improvements include; drainage, driveway, electrical service, water well, onsite septic tank system and restroom. We are a 501-C (3) Non-profit organization. Funding for this project comes primarily from a \$102,500 grant from Impact 100.

The approximately 20+/- acre site on which the Cultural Center is being constructed was cleared of all trees and shrubs prior to acquisition by The Santa Rosa County Creek Indian Tribe, Inc. It has been our intention from the beginning to include various landscaping and a natural buffer to be planted along the Eastern Boundary of the property. However, we had planned to do this in a subsequent phase. Because, upon completion of the Infrastructure phase, the only structure visible on the grounds will be the restroom.

The buffer we have planned would be the planting of Southern Red Cedar seedlings along the entire Eastern Boundary of the property. The spacing would be that recommended by the University of Florida Horticulture Department which is 6 feet to 8 feet apart.

Per the University of Florida Horticulture Department; Southern Red Cedar is a densely coniferous evergreen with a Fast Growth Rate. A Fast Growth Rate is deemed to be growth of 3 feet or more per year. Typical dimensions are 25 feet to 45 feet high and 20 feet to 30 feet in diameter. These trees have a high tolerance for wind and drought. They are insect and disease resistant. Southern Red Cedar has low nutritional requirements and is exceptionally tolerant of alkaline or high pH soils. Over 50 species of birds use them as a food source. The University of Florida Horticulture Department recommends these trees for screens, street scape, windbreaks and large-scale landscapes such as Parks. (See attached photos)

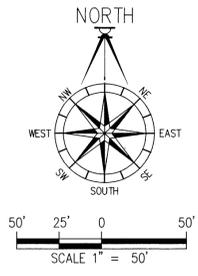
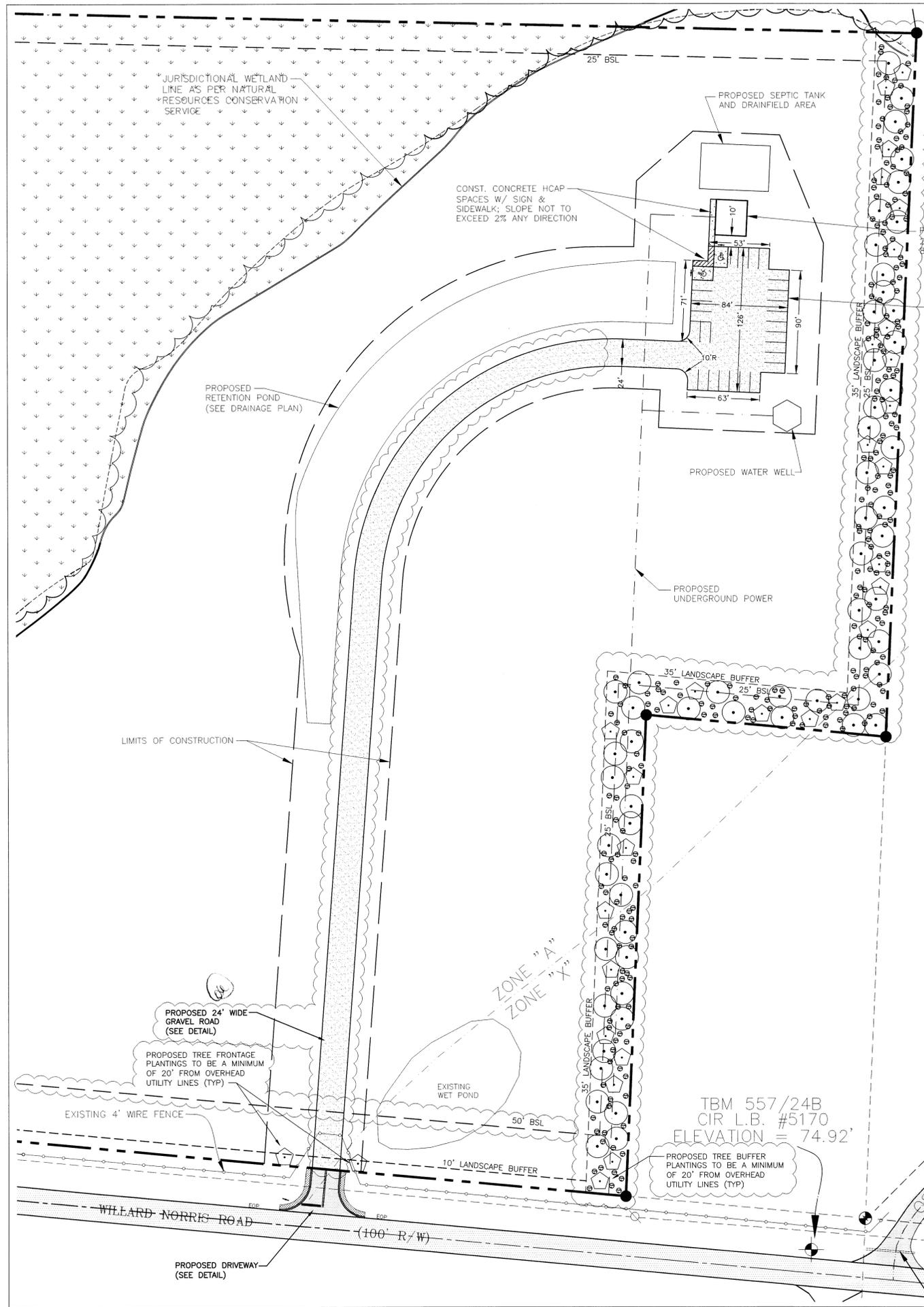
We are building a Native American Cultural Center. It is our desire to use only indigenous species of plants and trees. Our plan all along was to plant Cedar trees because they are sacred to Native American

Indians. They have been used in Native American Sacred Ceremonies and the making of medicines for hundreds in not thousands of years.

The Santa Rosa County Creek Indian Tribe, Inc respectfully request that we be permitted to substitute the landscaping requirements outlined in Development Order 2015-SP-024 with Southern Red Cedar trees to be planted 6 feet to 8 feet apart as recommended by the University of Florida Horticulture Department. We are prepared to do this within the timeframe of this Development Order. By the time of completion of all phases of the Cultural Center, the trees should be tens of feet high and provide a buffer that precludes the parcels adjacent to the Eastern Boundary from having a view of any improvements or activities taking place on our Tribal Grounds.

SOUTHERN RED CEDAR





LOT COVERAGE

TOTAL LAND AREA	1,218,934 SF	27.98 ACRES
EXISTING IMPERVIOUS	0 SF	0%
EXISTING SEMI-IMPERVIOUS	0 SF	0%
EXISTING PERVIOUS	1,218,934 SF	100%
EXISTING IMP. TO BE REMOVED	0 SF	
EXISTING SEMI-IMP. TO BE REMOVED	0 SF	
PROPOSED PAVING/CONCRETE	792 SF	
PROPOSED BUILDINGS	837 SF	
PROPOSED SEMI-IMPERVIOUS	28,183 SF	
NEW + EXISTING IMPERVIOUS	1,629 SF	0.1%
NEW + EXISTING SEMI-IMPERVIOUS	28,183 SF	2.3%
REMAINING PERVIOUS	1,189,122 SF	97.6%

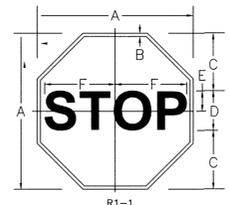
PARKING CALCULATIONS:
NO PARKING REQUIREMENTS

SOLID WASTE NOTE:
SOLID WASTE WILL BE DISPOSED OF BY ROLL-OUT CONTAINERS

LANDSCAPING REQUIREMENTS:
FRONT 10' LANDSCAPE BUFFER (ALONG WILLARD NORRIS ROAD)
THE DESIGNATED LIMITS OF CONSTRUCTION HAS A WIDTH OF 85' AT WILLARD NORRIS ROAD, 85'-24' DRIVEWAY = 61' 61' / 40' = 1.5
2 TREES ARE REQUIRED ALONG WILLARD NORRIS ROAD.
EAST BOUNDARY 35' TYPE 'C' LANDSCAPE BUFFER, 1,237 CANOPY TREES: 4.8/100' => 60 CANOPY TREES
UNDERSTORY TREES: 2.4/100' => 30 UNDERSTORY TREES
SHRUBS: 19/100' => 236 SHRUBS

LANDSCAPING LEGEND

- PROPOSED UNDERSTORY TREE
- PROPOSED CANOPY TREE
- ⊙ PROPOSED SHRUB

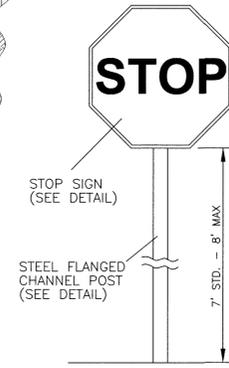


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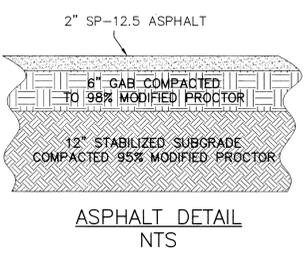
SIGN	A	B	C	D	E	F
BIKE	18	3/8	6	6C	3	7-3/4
MIN	24	5/8	8	8C	4	10
STD.	30	3/4	10	10C	5	12-1/2
EXPWY.	36	7/8	12	12C	6	15
SPECIAL	48	1-1/4	16	16C	8	20

COLORS
LEGEND - WHITE (REFL)
BACKGROUND - RED (REFL)

STOP SIGN DETAIL
NTS



SIGN MOUNTING HEIGHT DETAIL
NTS



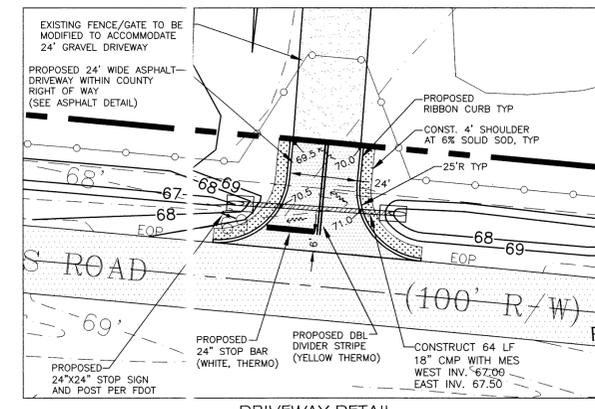
ASPHALT DETAIL
NTS

SANTA ROSA COUNTY LANDSCAPING LIST

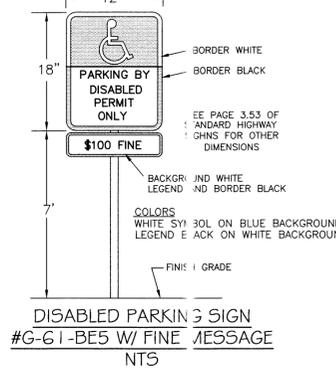
CANOPY TREE	UNDERSTORY TREE	SHRUBS
RED MAPLE	FLOWERING DOGWOOD	ABELIA
SILVER MAPLE	LORIBERRY	AUCUBA
AMERICAN HORNBAM	AMERICAN HOLLY	BARBERRY
SOUTHERN RED CEDAR	DAHOON HALLY	JAPANESE BOYWOOD
LELAND CYPRESS	GRAPE MYRTLE	BEAUTY BERRY
RIVER BIRCH	GLOSSY PRIVET	JAPANESE PLUM-NEW
PIGNOLETTA	SAUCEUR MAGNOLIA	SILVERTHORN ELAGANUS
GREEN ASH	SWEETBAY MAGNOLIA	FATSIA
MAGNOLIA TREE	SOUTHERN OAK	GAERDANIA
SWEETGUM	WAX MYRTLE	BURFORD HOLLY
TULIP POPLAR	BRADFORD PEAR	JAPANESE PRIVET
SOUTHERN MAGNOLIA	YAUPOIN HOLLY	SOUTHERN WAX MYRTLE
TURKLE/SOUR GUM	LOULAI	CHINESE HOLLY
SLASH PINE	EASTERN REDBUD	OWARF JAPANESE HOLLY
LONGLEAF PINE	FRINGEE TREE	CHINESE HOLLY
SYCAMORE	HAWTHORN	INDIAN HAWTHORN
WHITE OAK	SILVERBELL	OWARF YAUPOIN HOLLY
SHUMARD OAK		CHINESE JUNIPER
SOUTHERN RED OAK		INDIAN HAWTHORN
		RED-TIP PHOTINIA
		RHOODENDRON/AZALEA

LANDSCAPE NOTES

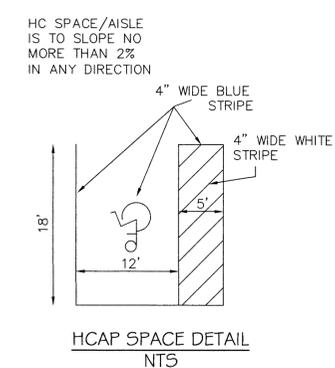
- LANDSCAPE BY SOODING OR PLANTING OF BEYOND ALL NEW PAVED AREAS.
- TREES ARE TO BE CARED FOR BY WATERING, FERTILIZATION, INSECTICIDES, ETC. UNTIL THE OWNER ACCEPTS COMPLETE RESPONSIBILITY IN WRITING.
- SOIL IS TO BE CARED FOR BY WATERING, FERTILIZATION, INSECTICIDES, ETC. UNTIL THE OWNER ACCEPTS COMPLETE RESPONSIBILITY IN WRITING.
- LANDSCAPING IS REQUIRED TO BE IN PLACE PRIOR TO FINAL INSPECTION.
- TREES ARE TO BE 2" DIAMETER AND A MINIMUM CLEAR TRUNK OF 5' FROM FINISHED GRADE AND 2" CALIPER MEASURED AT 4.5' ABOVE FINISH HEIGHT OF 18" ABOVE FINISHED GRADE.
- PROPOSED TREES AND SHRUBS ARE TO BE APPROPRIATE TO THE SITE AND TO BE PLANTED IN ACCORDANCE WITH THE SRC LDC.
- CURB ISLANDS ARE TO BE 8" WIDE MIN. W/ 1" BOTH FRONT RADI BEING 5' FROM THE FRONT OF CURB.
- ALL CURB ISLANDS ARE TO BE BUILT IN ACCORDANCE WITH THE SRC LDC.
- ALL PLANT MATERIAL IS TO BE PLANTED IN THE SAME SPECIES AND PLANTING SCHEDULES FORWARDED TO THE PLANTING CONTRACTOR.
- NO MORE THAN 50% OF THE REQUIRED PLANTING MATERIAL MAY BE PLANTED IN THE SAME SPECIES.
- NO TREES ARE REQUIRED WITHIN THE PARKING LOT IF THE PARKING LOT IS PAVED.
- ADDITIONAL TREES WILL BE REQUIRED TO MAINTAIN A 1:1 RATIO OF CANOPY TREES PER EVERY 12 SQUARE FEET OF PAVED AREA AT A MINIMUM.
- A PLANTING SCHEDULE WILL BE REQUIRED PRIOR TO THE FINAL SITE INSPECTION.



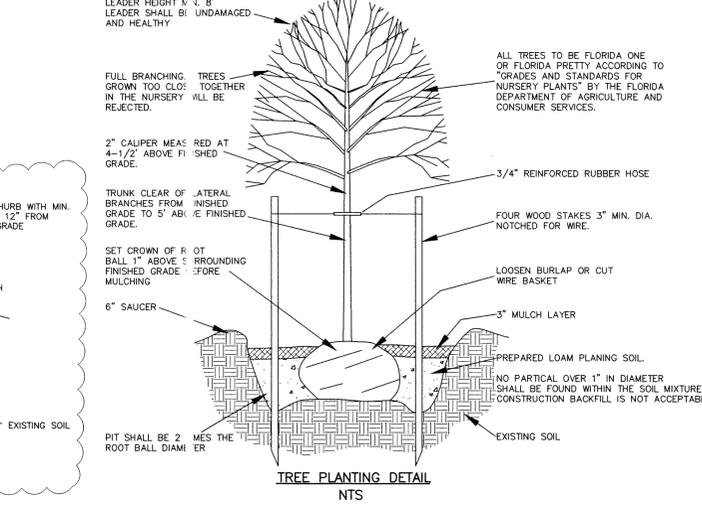
DRIVEWAY DETAIL
NTS



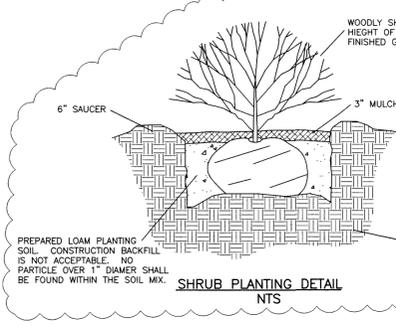
DISABLED PARKING SIGN
#G-61-BE5 W/ FINE MESSAGE
NTS



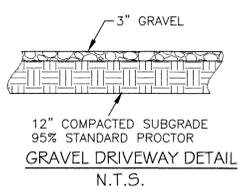
HCAP SPACE DETAIL
NTS



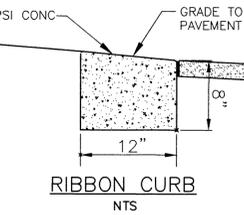
TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS



GRAVEL DRIVEWAY DETAIL
N.T.S.



RIBBON CURB
NTS

SANTA ROSA COUNTY
PLANNING AND ZONING
APPROVAL
JUN 23 2015

THESE PLANS ARE REQUIRED TO BE SUBMITTED TO THE BUILDING INSPECTION DEPARTMENT

DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.E.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 W. WINDYBROOK STREET
PENSACOLA, FL 32534
PH: (850) 476-8677 FAX: (850) 476-7708

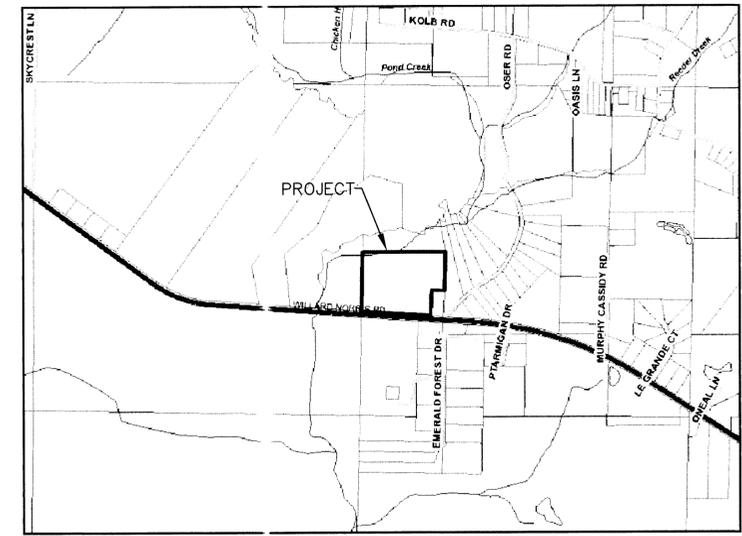
CREEK INDIAN TRIBAL GROUNDS
SITE PLAN

DATE:	6/15
REVISION:	SANTA ROSA COUNTY COMMENTS
NUMBER:	
DRAWN BY:	A. BURKETT
DESIGNED BY:	D. FITZPATRICK
SIGNATURE & SEAL:	
DATE:	6/15
PROJECT NUMBER:	15-104
PLOT DATE:	6/9/15
SHEET:	C2 OF C3

RECEIVED
JUN 10 2015
SANTA ROSA COUNTY
PLANNING SERVICES

DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALMFOX STREET
PENSACOLA, FL 32504
PH: (850)476-8677 FAX: (850)476-7708

CREEK INDIAN TRIBAL GROUNDS
EXISTING CONDITIONS / DEMOLITION PLAN



SANTA ROSA COUNTY
PLANNING AND ZONING
APPROVAL

JUN 23 2015
2015-SP-024
THESE PLANS ARE REQUIRED
TO BE SUBMITTED TO
THE BUILDING INSPECTION DEPARTMENT

PROJECT INFORMATION	
PROPERTY REFERENCE #	14-2N-29-0000-005-00-0000
ZONE	P2
FLU	AG
OWNER/DEVELOPER	SANTA ROSA COUNTY CREEK INDIAN TRIBE INC 7200 CHUMUCKLA HWY PACE, FL 32571
SITE ADDRESS	WILLARD NORRIS ROAD

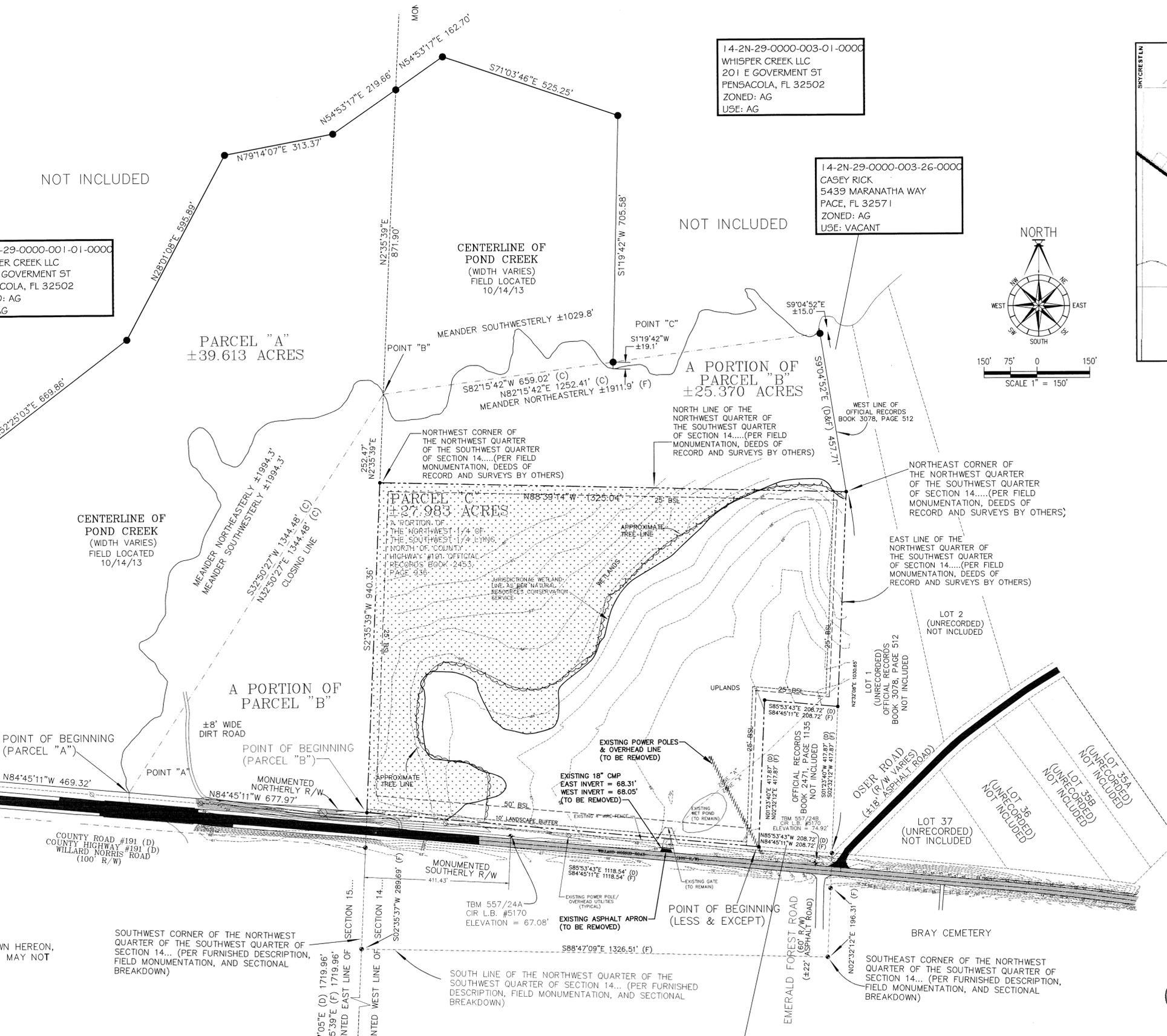
ZONING NOTE:
THIS PARCEL WAS REZONED TO P2 IN REZONING CASE 2007-R-072

GENERAL NOTES

- BOUNDARY SURVEY AND DESCRIPTION IS SUPPLIED BY OWNER
- UNDERGROUND UTILITIES SHOWN PER INFORMATION FURNISHED BY THE RESPECTIVE UTILITY SUPPLIER. CONTRACTOR IS TO CONTACT SUNSHINE UTILITY LOCATION SERVICE AT 1-800-432-4770, 48 HOURS BEFORE WORKING IN OR NEAR THE RIGHT-OF-WAY.
- ALL DISTURBED AREAS ARE TO BE STABILIZED WITH SEED AND MULCH, SOD OR HYDROSEED. ALL OF WHICH ARE TO BE FERTILIZED AND WATERED AS REQUIRED.
- SILT FENCES AND / OR BALED HAY BARRIERS SHALL BE UTILIZED TO OBTAIN EROSION AND SEDIMENTATION CONTROL DURING ALL PHASES OF THE PROJECT. (INSTALL EROSION PROTECTION PRIOR TO CONSTRUCTION)
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW AS BUILT CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF POND, OUTLET STRUCTURES, DIMENSIONS, ETC. THESE RECORD DRAWINGS ARE TO BE PROVIDED TO THE PROJECT ENGINEER PRIOR TO REQUESTING FINAL INSPECTION.
- HANDICAP PARKING SIGNAGE SHALL BE PER DETAIL.
- CONTRACTOR IS TO CLEANOUT ACCUMULATED SILT IN DETENTION/RETENTION POND AND INLETS AND PIPES AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- RETENTION AREA SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A UTILITY PERMIT FROM THE COUNTY ROAD AND BRIDGE DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES WITHIN THE COUNTY'S R/W.
- NO POLE LIGHTING WILL BE PERMITTED WITHOUT PHOTOMETRIC PLAN REVIEW.
- NO OUTSIDE STORAGE IS PERMITTED WITHOUT SITE PLAN REVIEW.
- THE COUNTY, ITS OFFICERS, AND EMPLOYEES SHALL BE HELD HARMLESS FROM ANY DAMAGE TO PERSONS OR PROPERTY WHICH MIGHT RESULT FROM WORK OR ACTIVITY UNDERTAKEN BY THE DEVELOPER AND AUTHORIZED BY THE COUNTY.
- OUTSIDE WASTE FACILITIES SHALL BE COMPLETELY SCREENED IN ACCORDANCE WITH THE LATEST EDITION OF THE SANTA ROSA COUNTY LAND DEVELOPMENT CODE.
- AT COMPLETION OF CONSTRUCTION, ALL EXPOSED DIRT SHALL BE STABILIZED WITH SOD, A HAY/SEED MIX OR HYDRO-SEED.
- A SEPARATE PERMITS REQUIRED FOR ALL SIGNAGE.
- THE CONTRACTOR/OWNER SHOULD COORDINATE WITH THE COMMUNITY PLANNING, ZONING AND DEVELOPMENT DIVISION PRIOR TO PURCHASING OR INSTALLING LANDSCAPING TO DETERMINE CREDIT FOR EXISTING VEGETATION TO (PARTIALLY) MEET THE LANDSCAPING REQUIREMENTS SHOWN ON THIS PLAN.
- A PHOTOMETRIC PLAN WITH FIXTURE CUT SHEETS MUST BE REVIEWED AND APPROVED BEFORE ELECTRICAL PERMITS ARE ISSUED. LIGHTING SHALL BE INSTALLED SO AS NOT TO SHINE DIRECTLY ON ADJACENT PROPERTY, OR ONTO RIGHT-OF-WAY. LIGHTING SHALL AVOID ANNOYANCE FROM BRIGHTNESS AND GLARE. DIRECT OR INDIRECT LIGHT FROM THE SOURCE SHALL NOT CAUSE ILLUMINATION IN EXCESS OF 0.5 FOOT-CANDELES WHEN MEASURED IN A RESIDENTIAL DISTRICT.
- NO MORE THAN 50% OF REQUIRED LANDSCAPING MATERIAL MAY BE OF THE SAME SPECIES.
- NO ACTIVITIES OR STRUCTURES MAY BE LOCATED WITHIN 25 FEET OF THE PROPERTY LINES. STRUCTURES MUST OBSERVE A BUILDING SETBACK OF 50 FEET FROM WILLARD NORRIS ROAD. PARKING MAY NOT BE LOCATED WITHIN 25 FEET OF RESIDENTIALLY ZONED PROPERTY.

DESCRIPTION AS FURNISHED BY CLIENT
(OFFICIAL RECORDS BOOK 2453, PAGE 936):
(PARCEL "C")

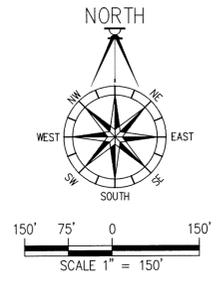
That portion of the Northwest quarter of the Southwest quarter of Section 14, Township 2 North, Range 29 West, Santa Rosa County, Florida, lying North of County Highway 191 (Willard Norris Road 100' R/W), Said parcel being in area 29.98 acres more or less. LESS AND EXCEPT that portion thereof lying within the R/W limits of County Highway 191 (100' R/W)



14-2N-29-0000-003-01-0000
WHISPER CREEK LLC
201 E GOVERNMENT ST
PENSACOLA, FL 32502
ZONED: AG
USE: AG

14-2N-29-0000-003-26-0000
CASEY RICK
5439 MARANATHA WAY
PACE, FL 32571
ZONED: AG
USE: VACANT

14-2N-29-0000-005-01-0000
MOORE DONALD
PO BOX 10038
PENSACOLA, FL 32524
ZONED: AG
USE: VACANT



DATE	REVISION	DESCRIPTION
6/15	1	SANTA ROSA COUNTY COMMENTS

DRAWN BY:	A. BURKETT
DESIGNED BY:	D. FITZPATRICK
SIGNATURE & SEAL	
DATE:	6/15
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