

2015-V-067

Project Name: Ronny's Car Wash

**Applicant and/or
Property Owner:** Ron Scott

Representative: Same

Request: Variance to reduce the front setback
requirement from 20 feet to 10 feet to
accommodate a commercial canopy.

(LDC 2.10.02.E)

Zoning District: HCD (Highway Commercial
Development)

Variance 2015-V-067

General Information:

Applicant: Ronny's Car Wash
Representative: Ron Scott
Project Location: 4254 Woodbine Road, Pace, FL
Parcel Number: 22-1N-29-0000-00402-0000
Request: Variance to reduce the front setback requirement from 20 feet to 10 feet to accommodate a commercial canopy.
Current Conditions: The business is operating and the canopies have been constructed.

Land Development Code Criteria:

2.10.00 MODIFICATIONS AND ADJUSTMENTS OF DISTRICT REGULATIONS:

2.10.05 Front Yard Modifications

- E. Encroachment By Commercial Canopies - Canopies such as gas canopies, may be located within a front yard provided they are not less than twenty (20) feet from any property line.

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 Ordinance which regulates the setback of for commercial canopies. The canopies have been constructed and the business is operating. The applicant was advised of the setback requirement during the pre-application meeting (see attached letter signed by Leslie Slater). The approved site plan did not show the encroachment of the canopy. The encroachment was noted during the first inspection. They have obtained a temporary certificate of occupancy.

2. The variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant.

Is this criterion met? No

Staff Analysis: This Variance request is not necessary for the preservation and enjoyment of a substantial property right and is merely a convenience to the property owner.

3. The authorization of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of Santa Rosa County.

Is this criterion met? Unknown

Staff Analysis: It is not anticipated that the authorization of this Variance will impair an adequate supply of light and air to adjacent property, increase congestion to public streets, or impair the public safety.

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

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

Is this criterion met? No

Staff Analysis: If authorized, a Variance without special circumstances would impair the intent of the zoning ordinance.

5. To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

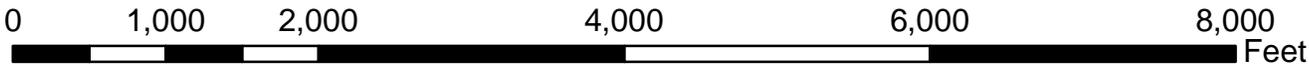
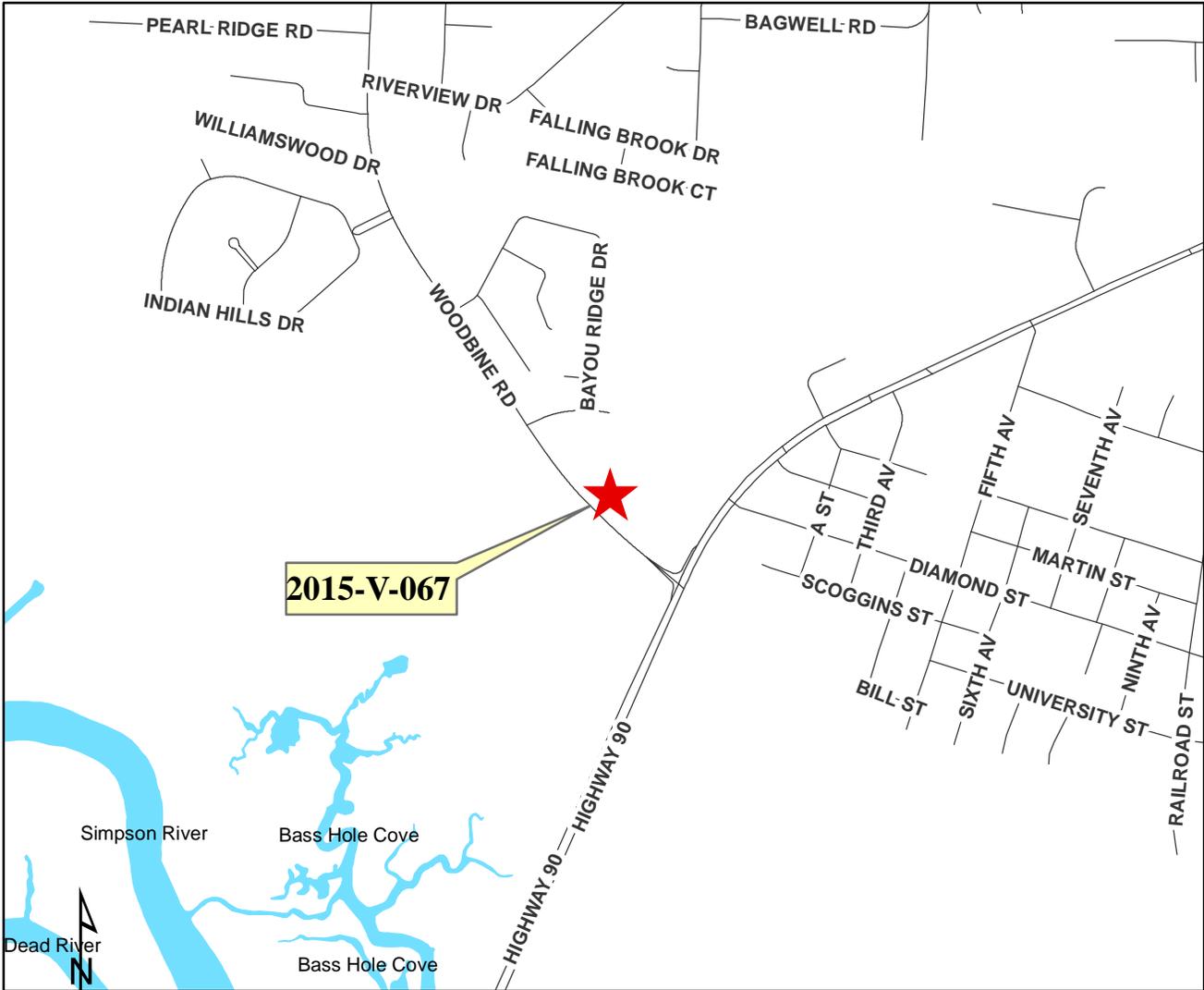
Is this criterion met? N/A

Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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

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

2015-V-067 Location

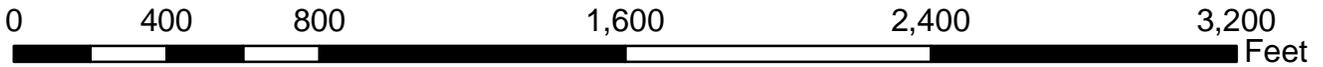
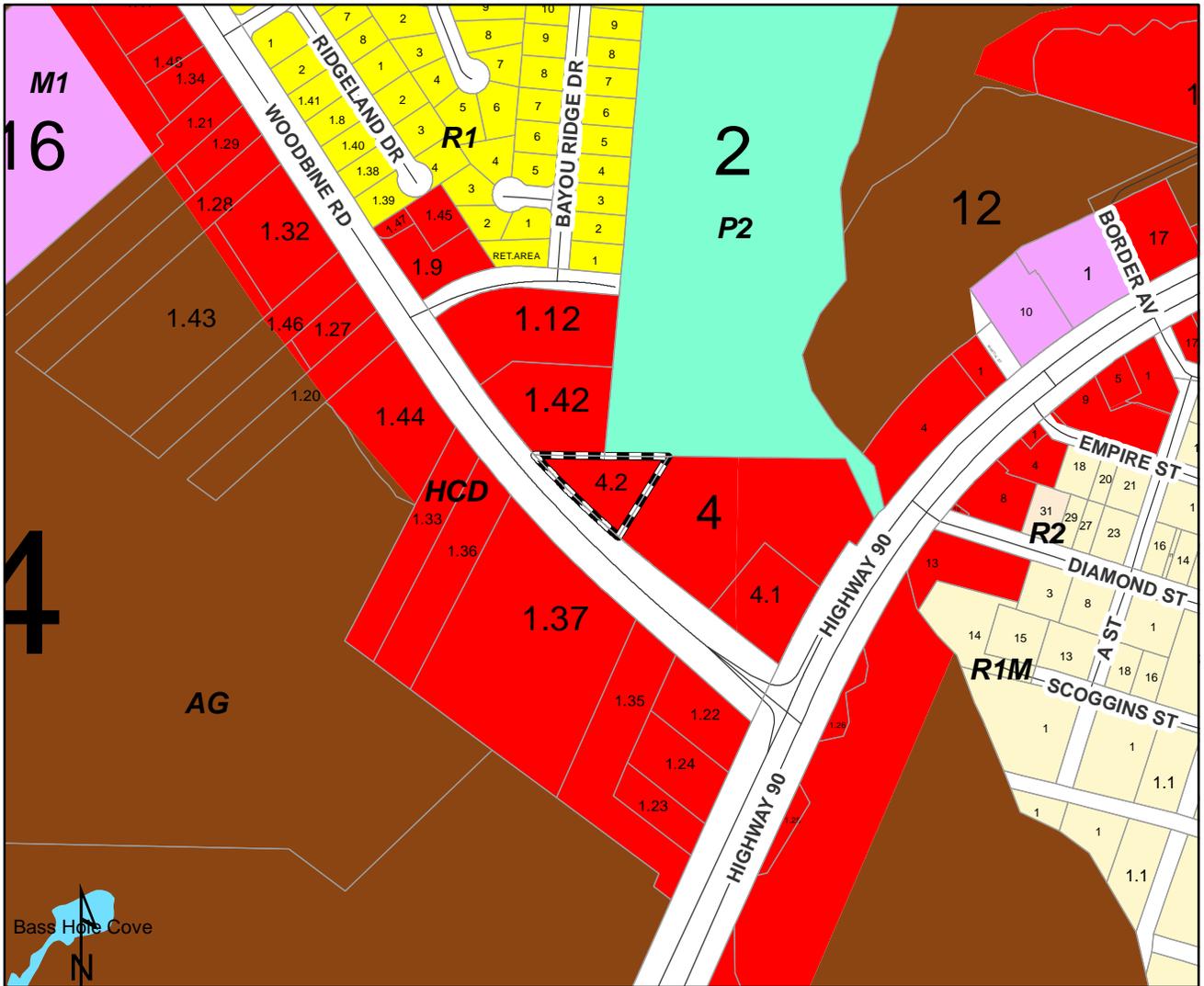


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2015-V-067

Zoning



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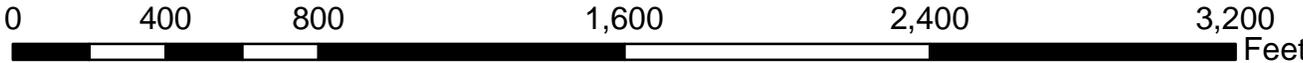
Pending ZB September	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	Navarre Beach - Medium Density (NB-MD)
Agriculture (AG2)	Planned Industrial Development (PID)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Planned Mixed Use Development (NB-PMUD)	Navarre Beach - Conservation/Recreation (NB-CON/REC)
AG2 within an Accident Potential Zone (AG2-APZ)	Neighborhood Commercial (NC)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Single Family (NB-SF)	Navarre Beach - Medium High Density (NB-MHD)
Marina (C-1M)	NC-APZ	Medium Density Residential (R-2)	Navarre Beach - Utilities (NB-U)	State
Marina and Yacht Club (C-2M)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	State within an Accident Potential Zone (STATE-APZ)	RAIL
Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Right of Ways (ROAD)	Military (MIL)
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Water	Municipal Boundaries (CITY)
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)		
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M-HON		
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	Medium High Density Residential (R-3)		
Historical/Single Family (HR-1)	Planned Business District (PBD)	Rural Residential Single Family (RR-1)		
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	RR1 within an Accident Potential Zone (RR1-APZ)		
Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 1 (TC1)		
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 2 (TC2)		
M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - Commercial (NB-C)		

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2015-V-067

Aerial

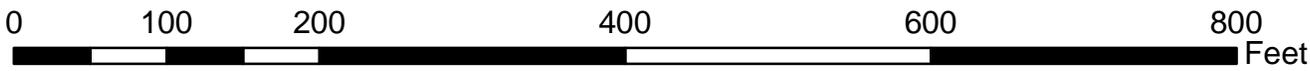


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 Pending ZB September

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2015-V-067
Close Up Aerial

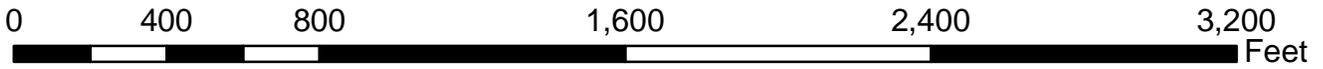
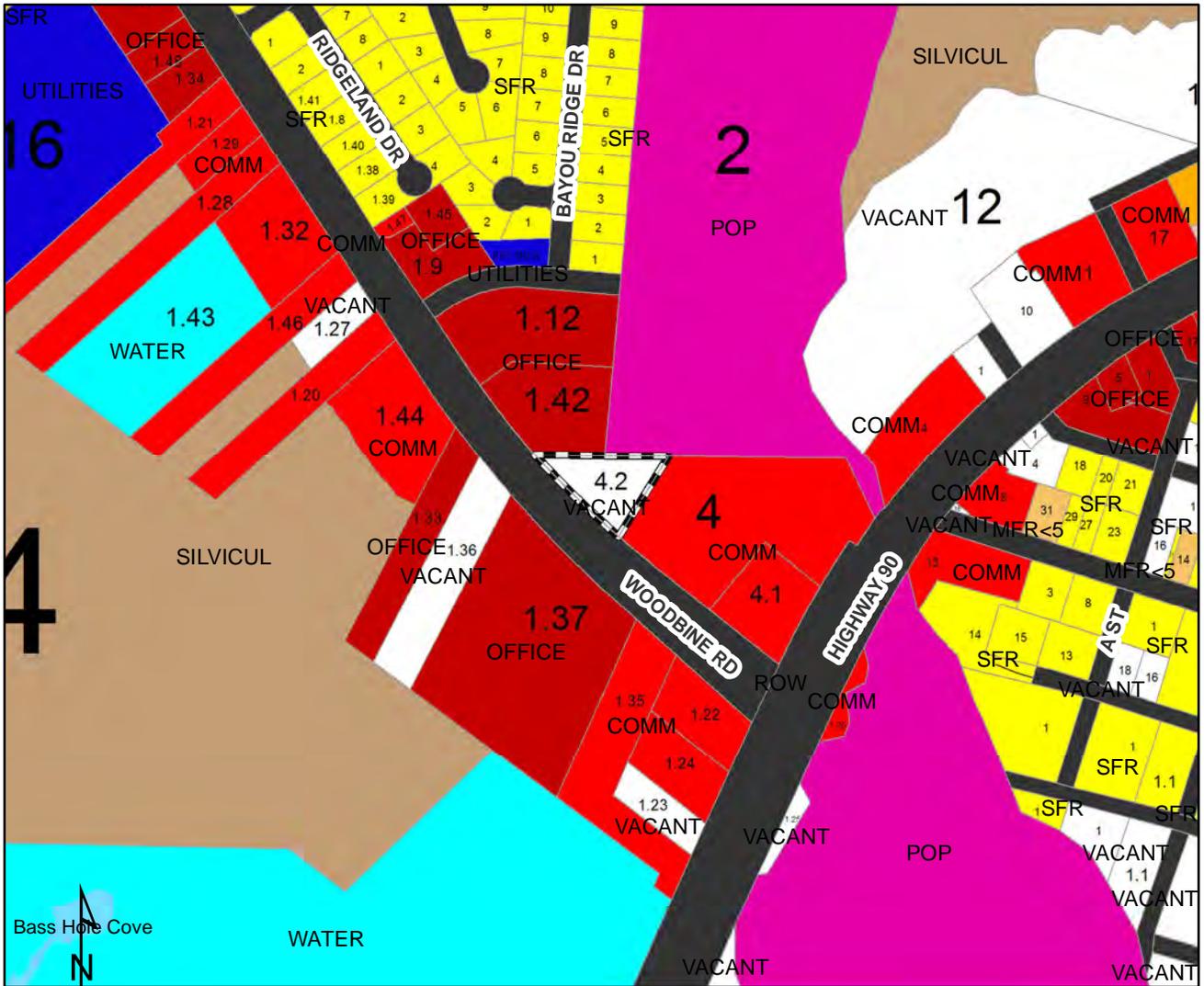


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 Pending ZB September

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2015-V-067 Existing Land Use



Legend

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

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Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Development Services

JUL 30 '15 PMO 071



Rhonda C. Royals
Building Official

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

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2015 -V- 067</u>	Date Received: <u>7-30-15</u>
Review Fee: <u>\$235 + 552</u>	Receipt No.: <u>270</u>
Zoning District: <u>HCD</u>	FLUM Designation: <u>Comm</u>

± 1.063 VD#1

Property Owner Property Owner Name: Ronny's Car Wash Express, LLC Attn: Ron Scott
 Address: ~~6155 Hwy 90~~ 4254 Woodbine Rd
~~Milton, FL 32570~~ Pace, FL 32571
 Phone: 712-7746 Fax: _____
 Email: ronnyscarwash@hotmail.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): 22-1N-29-0000-00402-0000
 -OR-
 Street Address of property for which the Variance is requested:
4254 Woodbine Rd., Pace

Variance Request

What is the present use of the property? car wash facility

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

2.10.02 E reduce the setback for commercial canopies from 20 feet to 10 feet

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

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

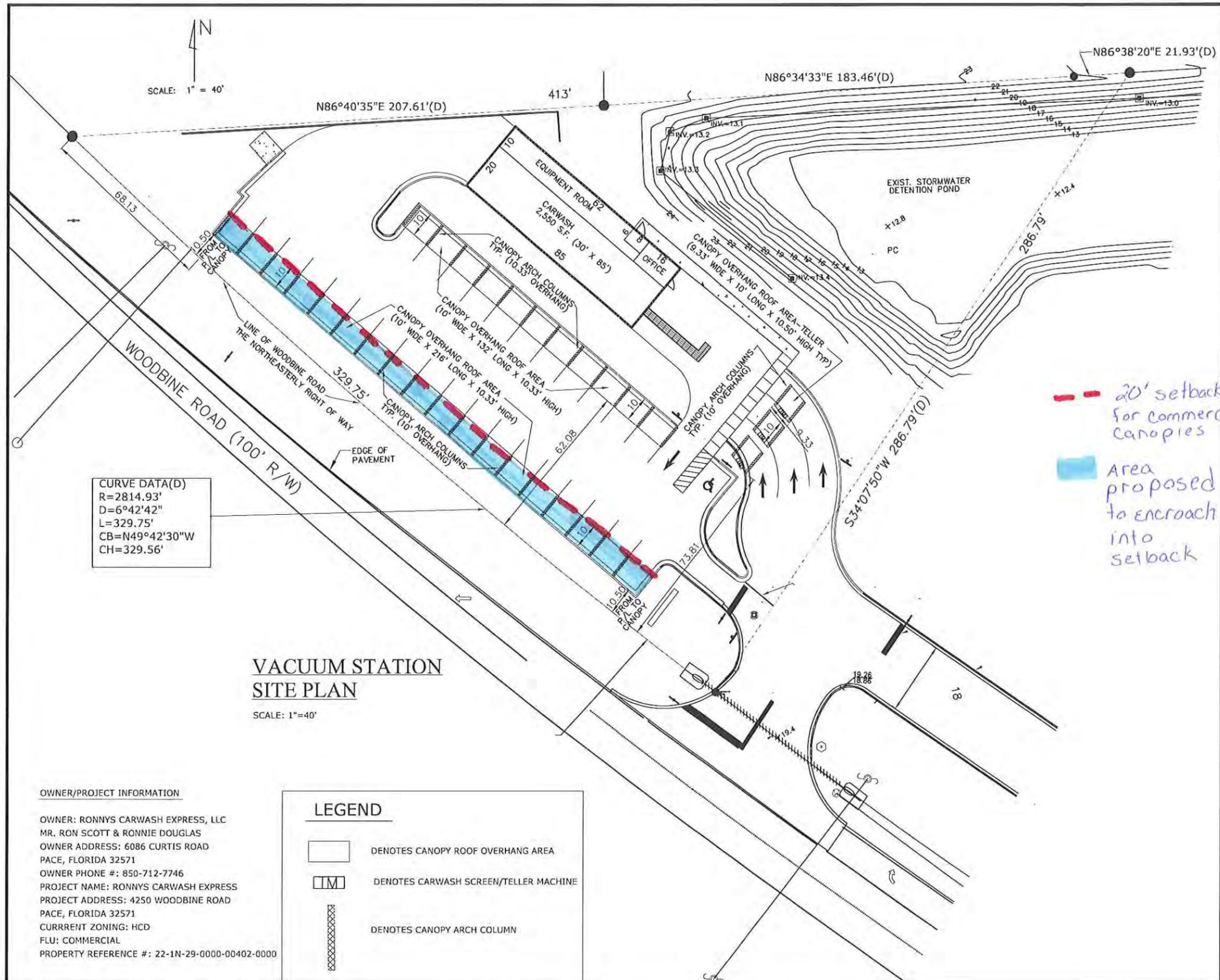
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation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

Row G. Scott
Applicant Name (Type or Print)

[Signature]
Applicant Signature

President
Title (if applicable)

7-30-15
Date



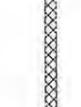
**VACUUM STATION
SITE PLAN**

SCALE: 1"=40'

OWNER/PROJECT INFORMATION

OWNER: RONNYS CARWASH EXPRESS, LLC
 MR. RON SCOTT & RONNIE DOUGLAS
 OWNER ADDRESS: 6086 CURTIS ROAD
 PACE, FLORIDA 32571
 OWNER PHONE #: 850-712-7746
 PROJECT NAME: RONNYS CARWASH EXPRESS
 PROJECT ADDRESS: 4250 WOODBINE ROAD
 PACE, FLORIDA 32571
 CURRRENT ZONING: HCD
 FLU: COMMERCIAL
 PROPERTY REFERENCE #: 22-1N-29-0000-00402-0000

LEGEND

-  DENOTES CANOPY ROOF OVERHANG AREA
-  DENOTES CARWASH SCREEN/TELLER MACHINE
-  DENOTES CANOPY ARCH COLUMN



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Building Official

June 11, 2012

Greg Campbell
2120 Maria Circle
Pensacola, Florida 32514

RE: Pre-Application Meeting on June 6, 2012
Project Name: **Ronnie's Car Wash**

Dear Mr. Campbell:

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. This property is zoned HCD (Highway Commercial Development). The proposed use is a carwash with canopies for vacuum and cleaning stations. The proposed use is allowed within this zoning district. Although the development of this site will generate a separate and distinct Development Order, this site will be reviewed and developed as an addendum to 2006-SP-056 "Pace Corners".
2. The setbacks for this project are as follows: front = 50 feet along Woodbine Road; sides = 5 feet; and rear = 25 feet.
3. **Commercial canopies may not be located closer than 20 feet to a property line.** You may seek a Variance to this performance standard from the Zoning Board. Kelly Hobbs, Planner II, is our staff member who can assist you with this request. Ms. Hobbs can be reached by phone at 850-981-7065 or via email to kellyh@santarosa.fl.gov.
4. In reviewing the proposed use of the property, the layout presented, and the existing trees, we will allow the removal of the trees identified as T- 15, T-18, T-19, T-20, T-21, T-22, T-23, T-27, T-28, T-29, T-30, & T-31 with mitigation as applicable. The trees to remain are T-24, T-25, and T-26.
5. Two-lane driveways shall be 24 feet in width. One-way driveways shall be between 14 and 16 feet in width.
6. Parking shall be required at a rate of 1 parking stall per washing module plus 2 additional parking stalls. Parking stalls shall be at least 9 feet in width and 18 feet in length. One parking stall must comply with the ADA requirements.
7. Landscaping will be required along the right-of-way adjacent to Woodbine Road. This area must contain one canopy tree for every 40 linear feet or fraction thereof. The existing trees that remain within this area may be evaluated to meet this performance standard. Please be advised that the trees within this

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landscape area are not required to be spaced equi-distant from one another. Their planting may be more fluid in design to continue to meet the needs of the project as they develop.

8. Please contact Rachel Lee, Pace Water System, at 850-994-5129 with regards to obtaining a letter of capacity for the water and sewer services.

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

1. Engineered plans are required and shall meet minimum requirements of 2010 Florida Building Code and wind speed of 150 mph.

Plumbing & Mechanical – James Rogers, (850)981-7021, jamesro@santarosa.fl.gov

1. Engineered plans are required. Plans will need to include the necessary information relative to sand-oil separator requirements, calculations on how separator was sized, and accessible bathroom requirements.

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

1. Provide impervious area square footage.
2. Provide pipe/inlet analysis for 100yr storm if pipes are to be installed.
3. Provide appropriate energy dissipation into pond. Include filter cloth over any rip-rap needed.

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.

Sincerely,

Leslie Statler
Planner III
(850)981-7086
leslies@santarosa.fl.gov

LS/lf

Ron Scott
Hammond Engineering
e-file

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