

2015-V-068

Project Name: Lowcost Container & Solid Storage

**Applicant and/or
Property Owner:** Lowcost Container & Solid Storage

Representative: Karl Burger and Steve Hancy

Request 1: Variance to allow outside storage of items intended for sale on 2 acres of the parcel.

(LDC 7.01.12.A)

Request 2: Variance to reduce the front setback from 50 feet to 30 feet to allow for structures to be placed for advertisement purposes.

(LDC 6.05.15.I.1.b)

Zoning District: HCD (Highway Commercial Development)

Variance 2015-V-068

General Information:

Project Name: Lowcost Container & Solid Storage

Applicant/Owner: Lowcost Container & Solid Storage

Representative: Karl Burger and Steve Hancy

Project Location: 5036 Bent Tree Road, Milton, Fl.

Parcel Number: 05-1N-27-0000-00110-0000

Request 1: Variance to allow outside storage of items intended for sale on 2 acres of the parcel.

Request 2: Variance to reduce the front setback from 50 feet to 30 feet to allow for structures to be placed for advertisement purposes.

Current Conditions: Wooded area with cleared out center and cell tower in southeast corner.

Land Development Code Criteria:

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.

6.05.15 HCD - Highway Commercial Development District

- I. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
 - b. Along an arterial road, the minimum required building setback shall be fifty (50) feet.

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 approval for storing material outdoors from the Board and relief from the section of the Ordinance which regulates front setbacks.

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

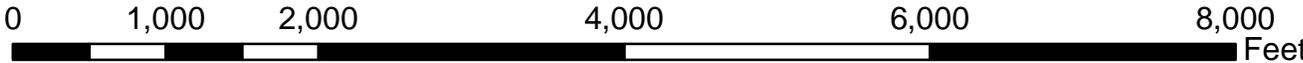
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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-068

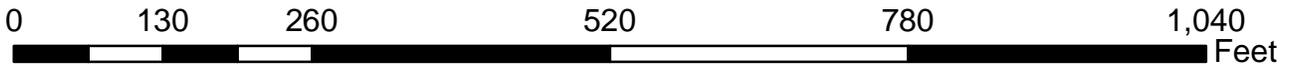
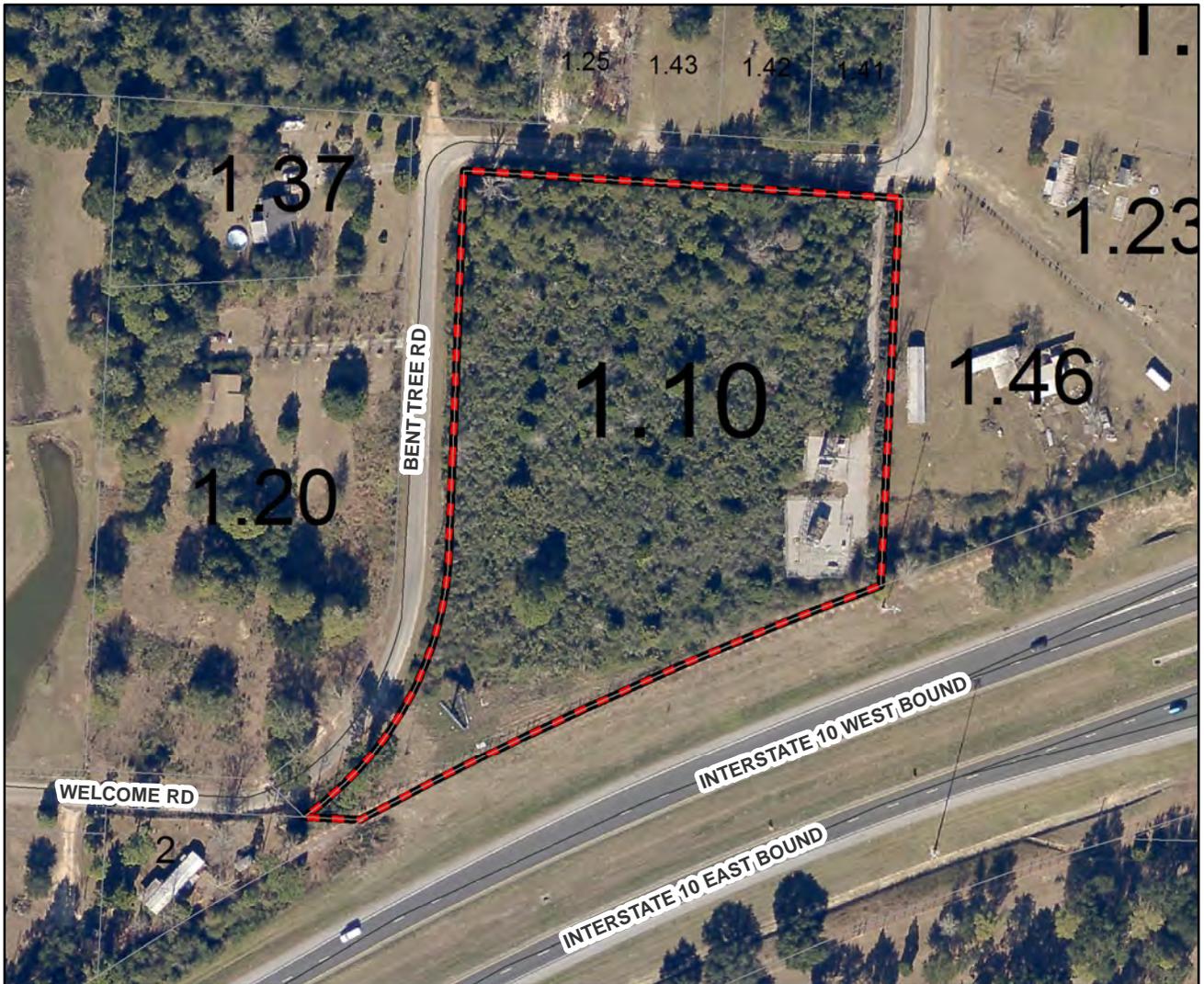
Location



Legend

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Close Up Aerial



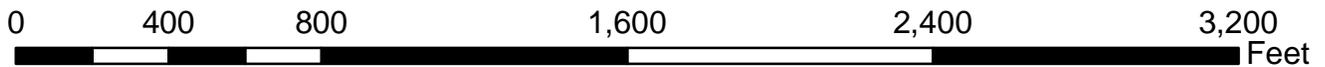
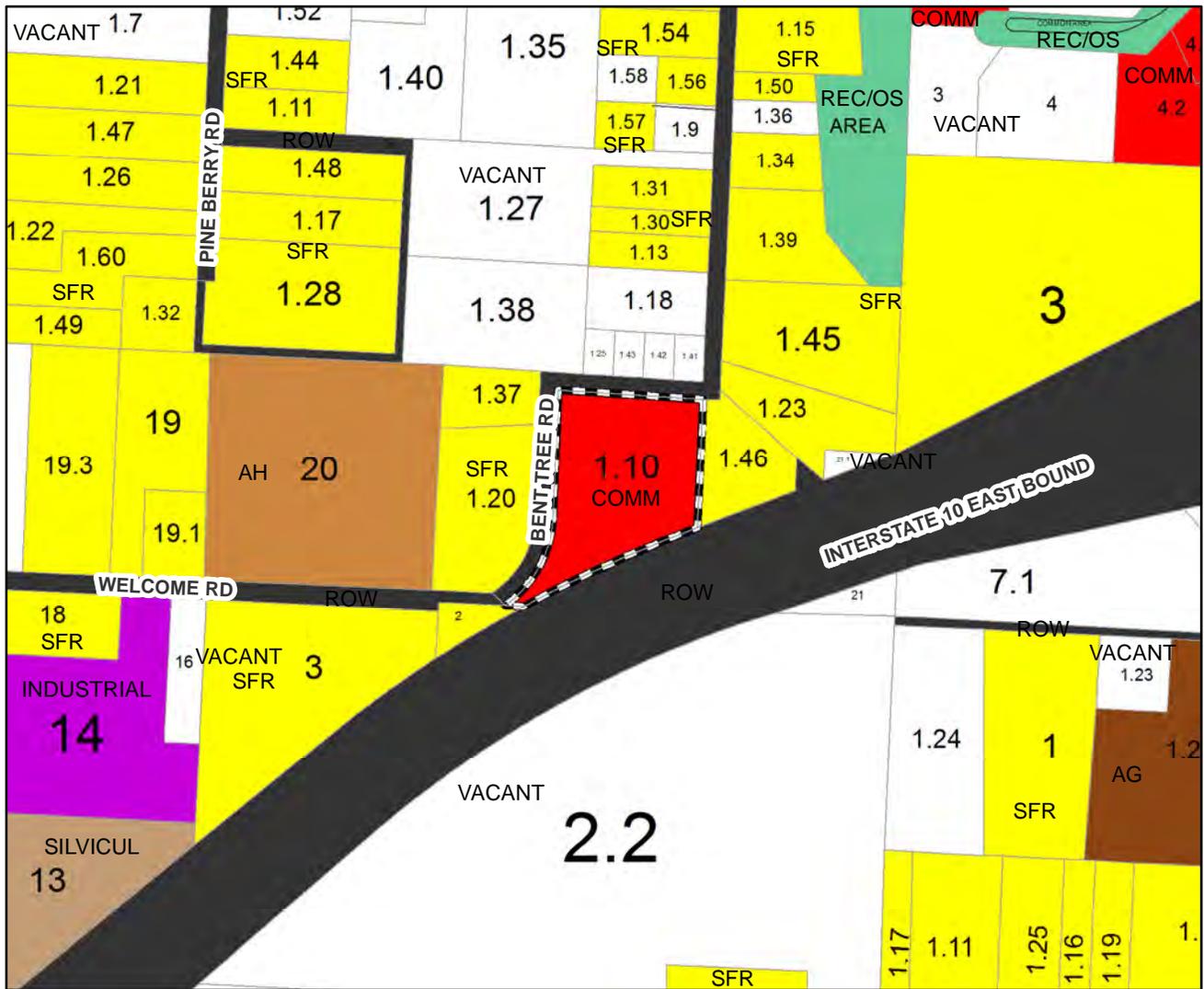
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 Pending ZB September

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2015-V-068 Existing Land Use



Legend



Pending ZB September

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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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 - 068</u>	Date Received:	<u>7/30/15</u>
Review Fee:	<u>235 + 14.72</u>	Receipt No.:	<u>267</u>
Zoning District:	<u>HCO</u>	FLUM Designation:	<u>Comm</u>

APC 4.38

VD#2

Property Owner Property Owner Name: WOS Enterprises
Address: P.O box 422 Milton Fl.

Phone: 850-994-4611 Fax: _____

Email: _____

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: Lowcost Container ,llc and Solid Storage ,llc

Contact Name: Karl Burger / Steve Hancy

Address: P.O Box 3494 Pensacola Fl ,32516

Phone: 850-206-6140 Fax: 850-203-1776

Email: hollandjames@hotmail.com

Property Information Parcel ID Number(s): 05-1N-27-0000-00110-0000 APC
-OR-

Street Address of property for which the Variance is requested:
5036 Bent Tree Rd Milton Fl

Variance Request What is the present use of the property? Cell Phone Towers and Billboard

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

Outside storage on 2 acres of the parcel (295x295 feet)

Reduce set back on I-10 to 30 feet

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

HCD will not allow storage of the equipment, intended for sale, on the property.

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.

The parcel would not be able to be used for the intended purpose of the business and the business would have to find another location.

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.

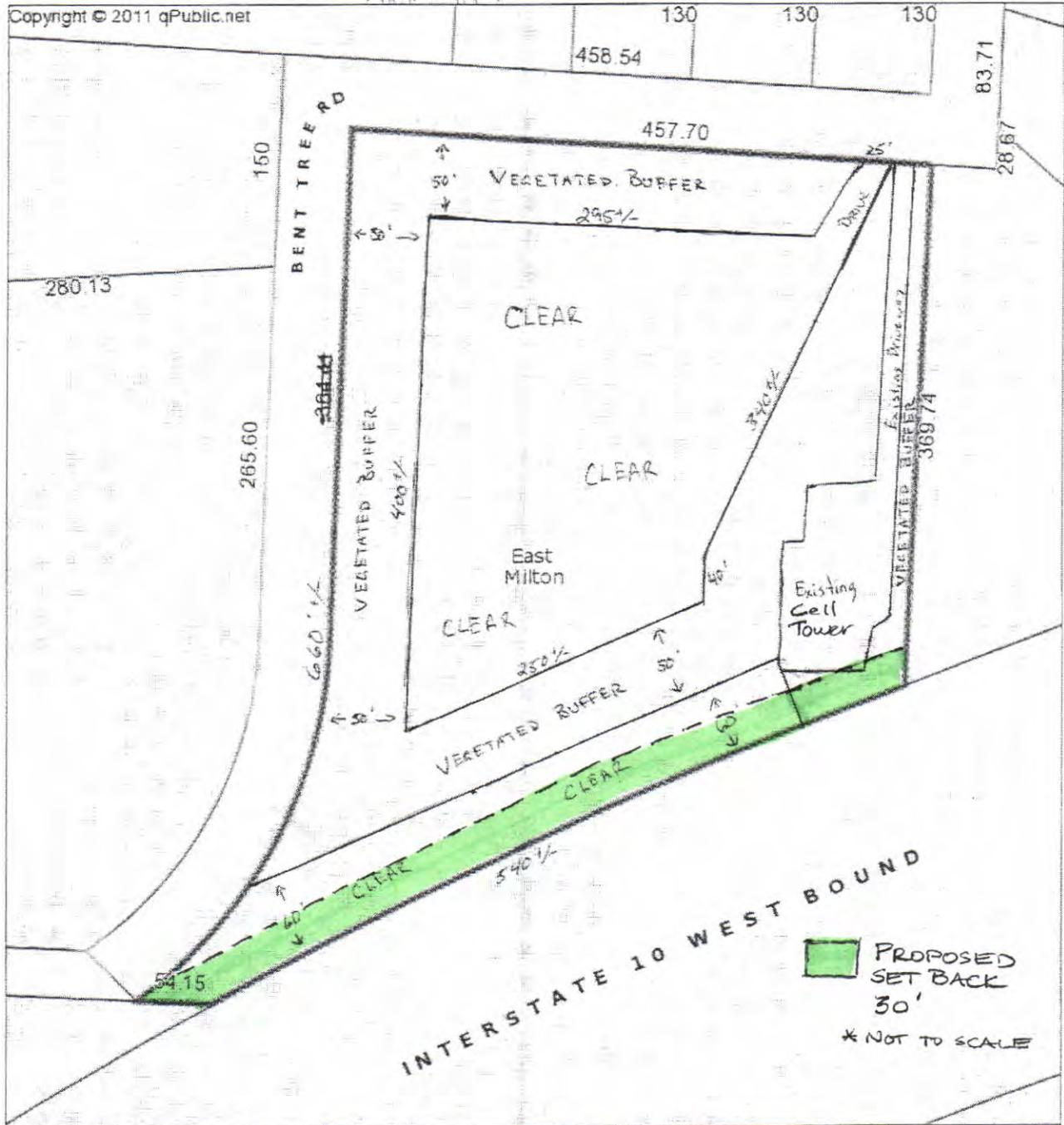
Karl Burger
Applicant Name (Type or Print)

Karl Burger
Applicant Signature

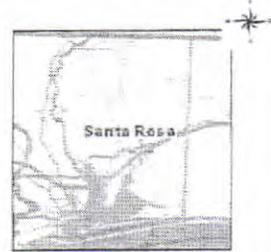
Owner/ LowcostContainer,flc
Title (if applicable)

07/29/2015
Date

1 inch = 119 1/2'



Santarosa County Appraiser	
Parcel: 05-1N-27-0000-00110-0000 Acres: 4.38	
Name:	WOS ENTERPRISES LLC
Site:	5036 BENT TREE RD MILTON
Sale:	\$100 on 2002-11 Reason=V Qual=U
Mail:	PO BOX 422 MILTON, FL 32572
	Land Value: 44,480
	Building Value: 0
	Misc Value: 5,404
	Just Value: 49,884
	Assessed Value: 49,884
	Exempt Value: 0
	Taxable Value: 49,884



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. Greg Brown Santa Rosa County Property Appraiser
Date printed: 07/30/15 : 17:26:04



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Building Official

July 31, 2015

Mr. James Holland
Via email: hollandjames@hotmail.com

RE: Pre-Application Meeting on July 22, 2015
Project Name: **Holland Project**
Parcel(s): **051N270000001100000**

Dear Mr. Holland:

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 is the development of vacant land for commercial uses involving two components: (a) on-site storage of the available storage units; and (b) the retail facility for the sale of storage units.
2. The zoning designation for this property is HCD, Highway Commercial Development. The Future Land Use Map designation is COMM, Commercial. The proposed use of the site for the storage of the units is allowed with approval from the Zoning Board and requires the area be screened effectively from adjacent residential uses and from the public right-of-way per LDC 7.01.12.A. The retail sales operation is allowed within the district with an approved site plan.
3. Application has been made for the Variance mentioned above. This request will be considered by the Zoning Board at their September 10, 2015, meeting.
4. Based upon the scope of work proposed and size of the building, a site plan package prepared by a Florida registered civil engineer must be submitted for review and approval. The site plan will detail the site construction proposed and demonstrate consistency with County code for issues related to access, circulation, parking, landscaping, buffering, density, uses, storm water, etc. A tree survey will be required identifying the size, location, and species of all protected trees on the site.

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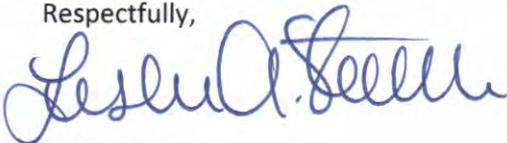
5. Access into the site must be at least 24 feet in width and comply with all other applicable standards for commercial driveways within Santa Rosa County, such as a thermoplastic stop bar, double yellow separator lines, and a stop sign. Access to Interstate 10 is prohibited.
6. The internal circulation on the site should be 16 feet in width for one-way traffic and 24 feet in width for two-way traffic.
7. The building setbacks which would apply to the site are: Front (north) = 50 feet, rear (south) = 50 feet, corner side = 25 feet, and interior side adjacent to a residential zone/use = 30 feet. It has been determined that the buildings for display will need to observe the building setbacks which apply to the site.
8. 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 north, east and west sides. A buffer may be chosen from buffer options "Standard C" or "Standard E". Existing vegetation may be counted towards these requirements.
9. 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.

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

1. The site development proposal was for the storage of metal containers of various sizes on site for sale to off-site locations to clients for storage. No building or structures for use were proposed at this time. Site plan details for arrangement of display and storage should be submitted to verify property line setbacks and access and egress for property protection for emergency vehicles.

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,



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

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LS/lf

WOS Properties, LLC
PO Box 422
Milton, FL 32572

Mr. Karl Burger
Via email: karl.burger@cox.net

Mr. Stephen Haney
Via email: solidstoragellc@gmail.com

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