

STAFF ANALYSIS

Variance 2015-V-089

General Information:

Applicant/Owner: Eric Cabaniss

Project Location: 5800 Block of Highway 90, Milton, FL

Parcel Number: 08-1N-28-0000-04202-0000

Request: Variance to increase the allowed encroachment distance of a stormwater detention pond from 40% of the required landscape buffer to 85%, specifically, allowing the pond to encroach 17 feet into the 20 foot landscape buffer.

(LDC 7.01.05.D.2)

Zoning District: HCD (Highway Commercial Development)

Current Conditions: Vacant

Land Development Code Criteria:

7.01.05 Landscape Buffers:

D. Use of Landscaped Buffers

2. Stormwater Retention/Detention Facilities - Storm water retention/detention facilities may encroach into landscaped buffers a maximum of 40% of buffer width, when all planting requirements of this section are met and the visual screen provided by the landscaped buffer will be fully achieved.

Variance Criteria:

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 the distance a stormwater detention facility can encroach into a landscape buffer. The landscape buffer is required because of adjacent residential use. It is anticipated that some of the adjacent parcels will be Commercial according to the Future Land Use Map which could eliminate the need for a landscape buffer. The applicant has stated that the alternative to the variance would be a 4 foot tall block retaining wall surrounding the detention pond. The applicant will not be reducing the amount of plantings required for the landscape buffer.

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 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 not 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

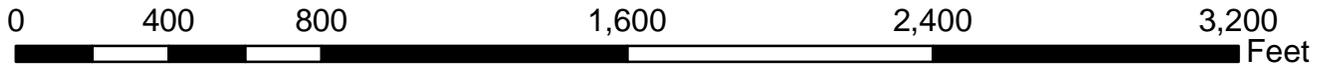
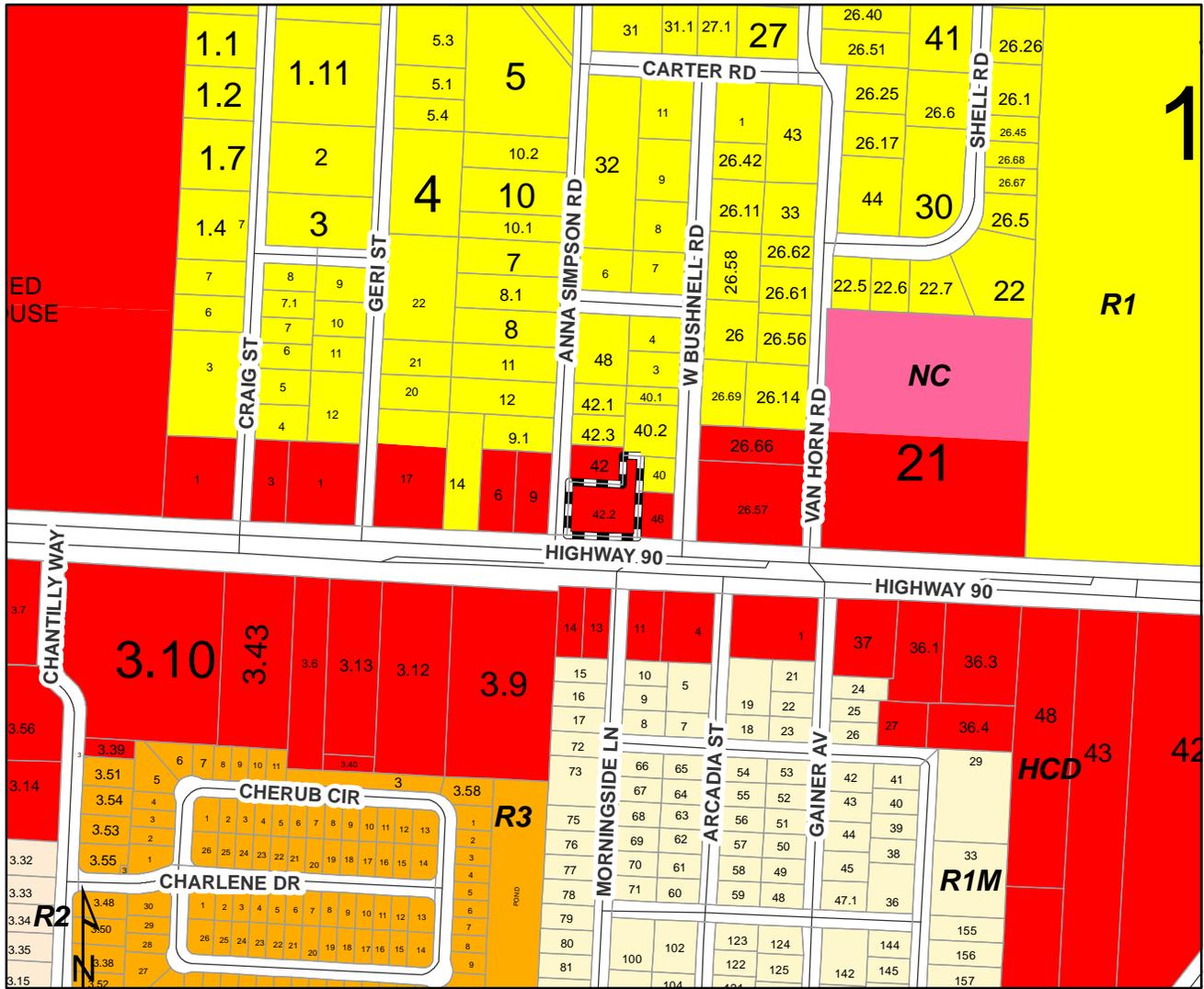
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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-089

Zoning



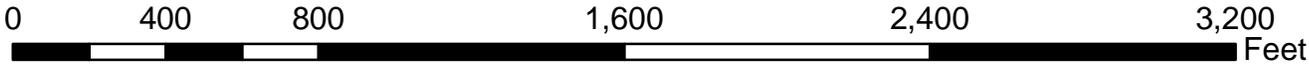
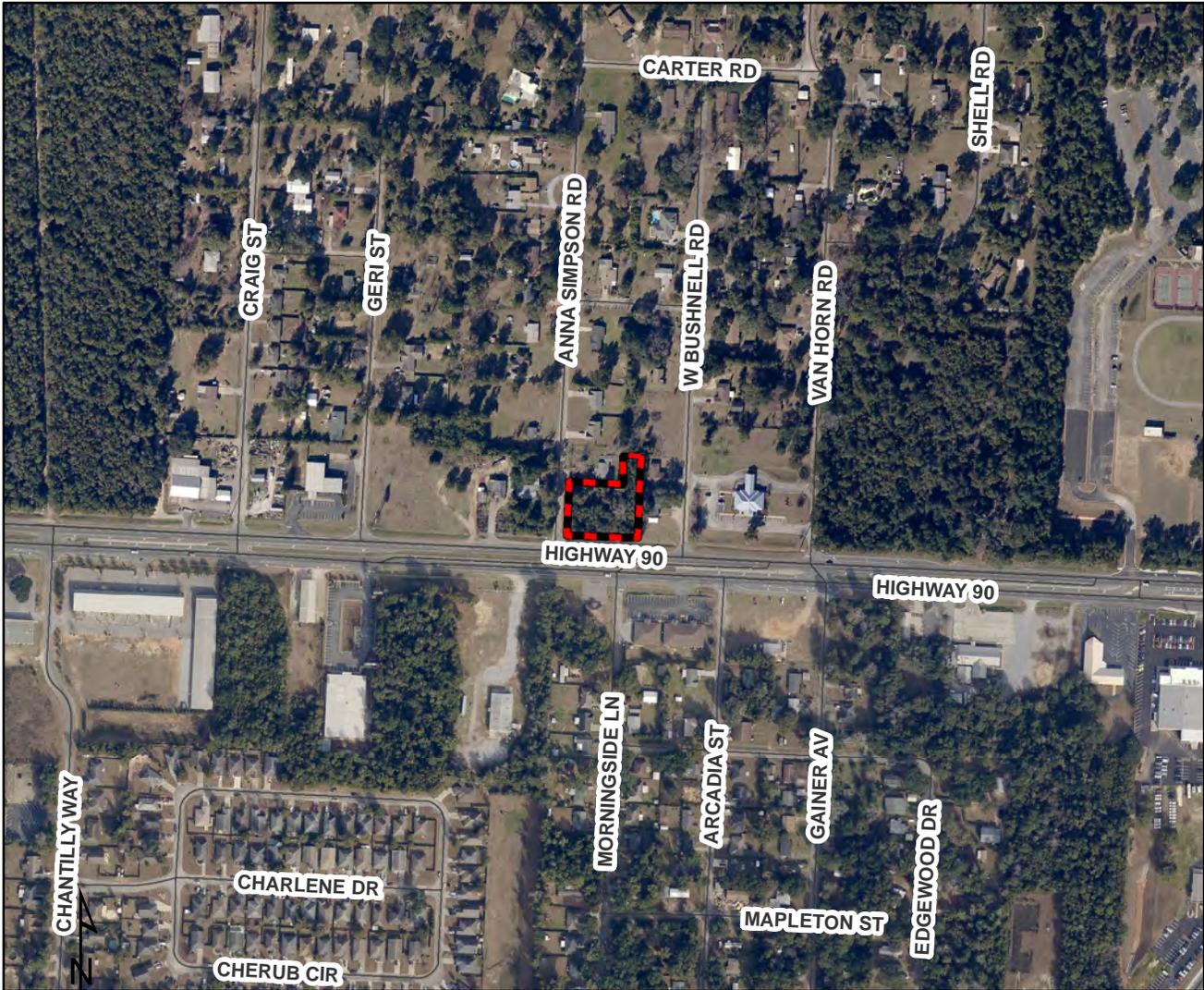
Legend

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

Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2015-V-089
2014 Aerial

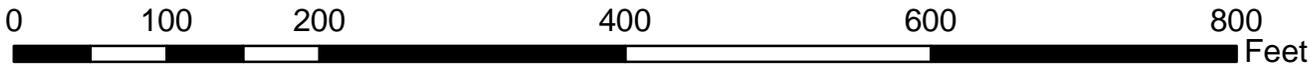


Legend

 PendingZBNovember

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2015-V-089
2014 Close Up Aerial

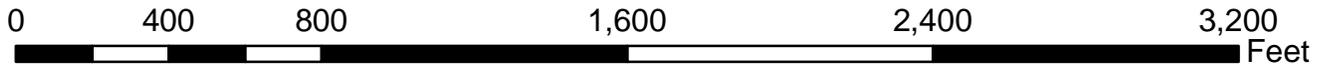


Legend

 PendingZBNovember

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2015-V-089 Existing Land Use



Legend

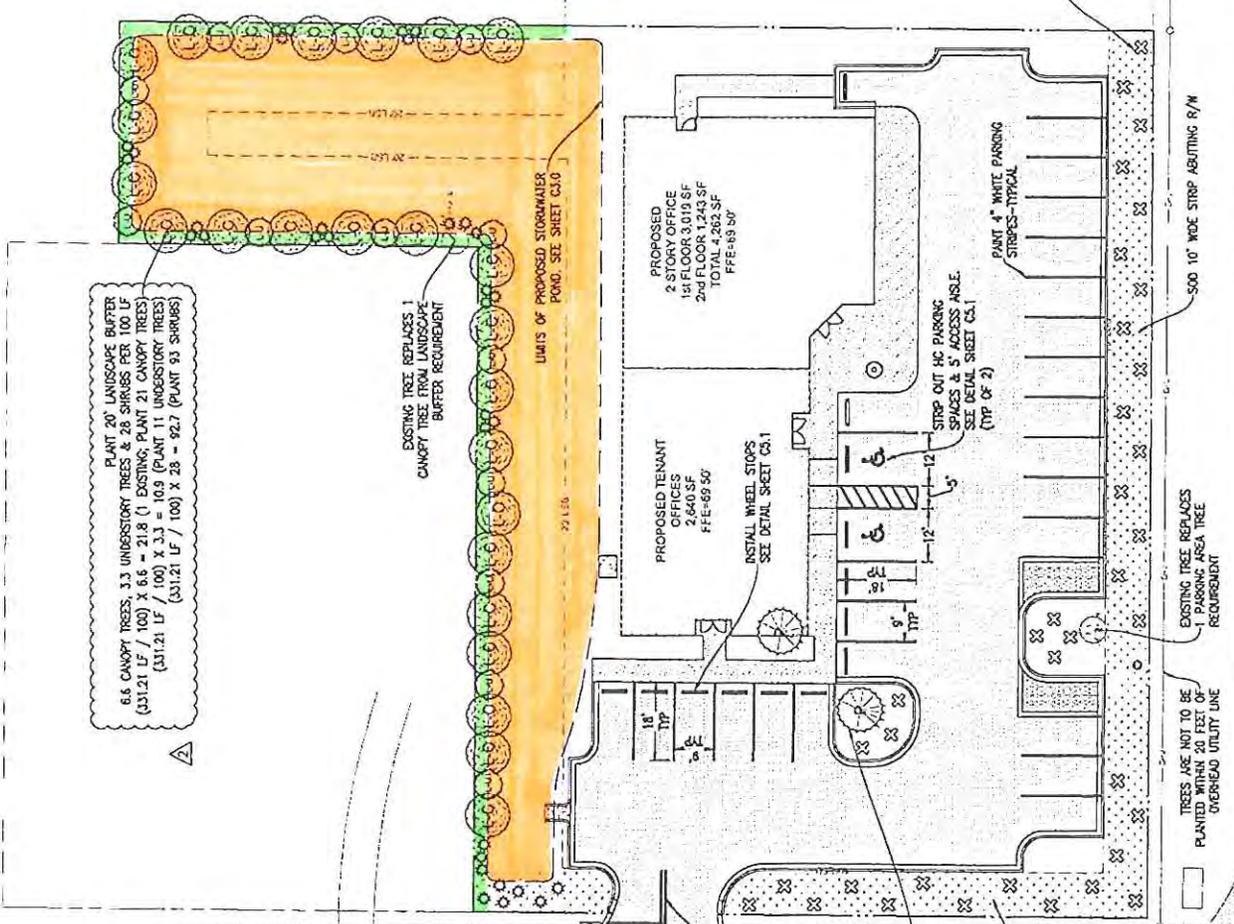
| | | | | | | |
|--|------------------------|--------------------------|------------------------------|-----------------------------|--|---------------------------|
| | Pending ZB November | Existing Land Use | | Institutional | | Recreation/Open Space |
| | | CATEGORY | | Multi-Family Residential <5 | | 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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PROPOSED LIMITS OF DETENTION POND

PROPOSED LANDSCAPE BUFFER



PLANT 20' LANDSCAPE BUFFER
23.15
6.6 CANOPY TREES, 33 UNDERSTORY TREES & 28 SHRUBS PER 100 LF
(331.21 LF / 100) X 6.6 = 21.9 (1 EXISTING, PLANT 21 CANOPY TREES)
(331.21 LF / 100) X 3.3 = 10.9 (PLANT 11 UNDERSTORY TREES)
(331.21 LF / 100) X 2.8 = 9.27 (PLANT 93 SHRUBS)

EXISTING TREE REPLACES 1
CANOPY TREE FROM LANDSCAPE
BUFFER REQUIREMENT

LIMITS OF PROPOSED STORMWATER
POND. SEE SHEET CS10

PROPOSED
2 STORY OFFICE
151' FLOOR 3,017 SF
2nd FLOOR 1,243 SF
TOTAL 4,262 SF
FFE=69.50'

PROPOSED TENANT
OFFICES
2,640 SF
FFE=69.50'

INSTALL WHEEL STOPS
SEE DETAIL SHEET CS.1

STRIP OUT HC PARKING
SPACES & 5 ACCESS AISLE.
SEE DETAIL SHEET CS.1
(TYP OF 2)

PLANT 4' WHITE PARKING
STRIPES-TYPICAL

PLANT R/W LANDSCAPE BUFFER
1 TREE OR 4 SHRUBS / 40 LF OF STREET FRONTAGE
326.35 LF / 40 = 8.2 TREES (9 TREES REQUIRED)
PLANT 36 SHRUBS

500' 10" WIDE STRIP ABUTTING R/W

TREES ARE NOT TO BE
PLANTED WITHIN 20 FEET OF
OVERHEAD UTILITY LINE

EXISTING TREE REPLACES
1 PARKING AREA TREE
REQUIREMENT

TREES ARE NOT TO BE PLANTED WITHIN
20 FEET OF OVERHEAD UTILITY LINE

RELOCATE SPEED LIMIT SIGN

INSTALL R1-1 STOP SIGN ASSEMBLY
SEE DETAIL SHEET CS.1

PAINT 13 1/2' OF 24"
WHITE THERMOPLASTIC
STOP BAR

PAINT 13 1/2' OF 6"
DOUBLE YELLOW
THERMOPLASTIC STRIPE

PLANT PARKING AREA LANDSCAPE TREE
30 SPACES / 12' = 2.5 (1 EXISTING,
PLANT 2 CANOPY TREES)

500' 10" WIDE STRIP ABUTTING R/W

U.S. HIGHWAY #90
(RW VARIES)
STATE ROAD #10



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 - 089</u> | Date Received: | <u>9/30/15</u> |
| Review Fee: | <u>\$235 + 22.08</u> | Receipt No.: | <u>334</u> |
| Zoning District: | <u>HCD</u> | FLUM Designation: | <u>Comm</u> |

E 0.79

VD #1

Property Owner

Property Owner Name: Eric Cabaniss

Address: 6373 Highway 90

Milton, FL 32570

Phone: 850-623-0149 Fax: _____

Email: eric.cabaniss.mmla@statefarm.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): 08-1N-28-0000-04202-0000

-OR-

Street Address of property for which the Variance is requested:

Hwy 90, Milton 32583

Variance Request

What is the present use of the property? Vacant Commercial

Please describe the requested variance, including exact dimensions and purpose of the variance.
Requesting an increase of the distance in which a proposed stormwater management facility may encroach into a landscape buffer from 40% to 85%. Currently, 20-foot landscape buffers are required for the property. The variance would allow the pond to encroach 17 feet.

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.
The geometry of the parcel causes the proposed stormwater pond to be in an area where the landscape buffer is "doubled-up"; the buffers in this area do not block the adjacent residences from the proposed building. All of the required buffer vegetation will still be planted.

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.

In order to attenuate the 100-year storm event with the current restrictions on encroachment distance into the landscape buffer, the owner will be forced to construct over 240-LF of a 4' tall stacked block retaining wall.

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

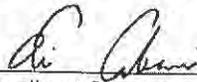
I understand that determinations by the Zoning Board of Adjustment are valid for 36 months. Yes No

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.

Eric Cabaniss

Applicant Name (Type or Print)


Applicant Signature

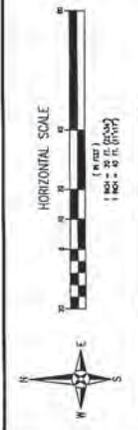
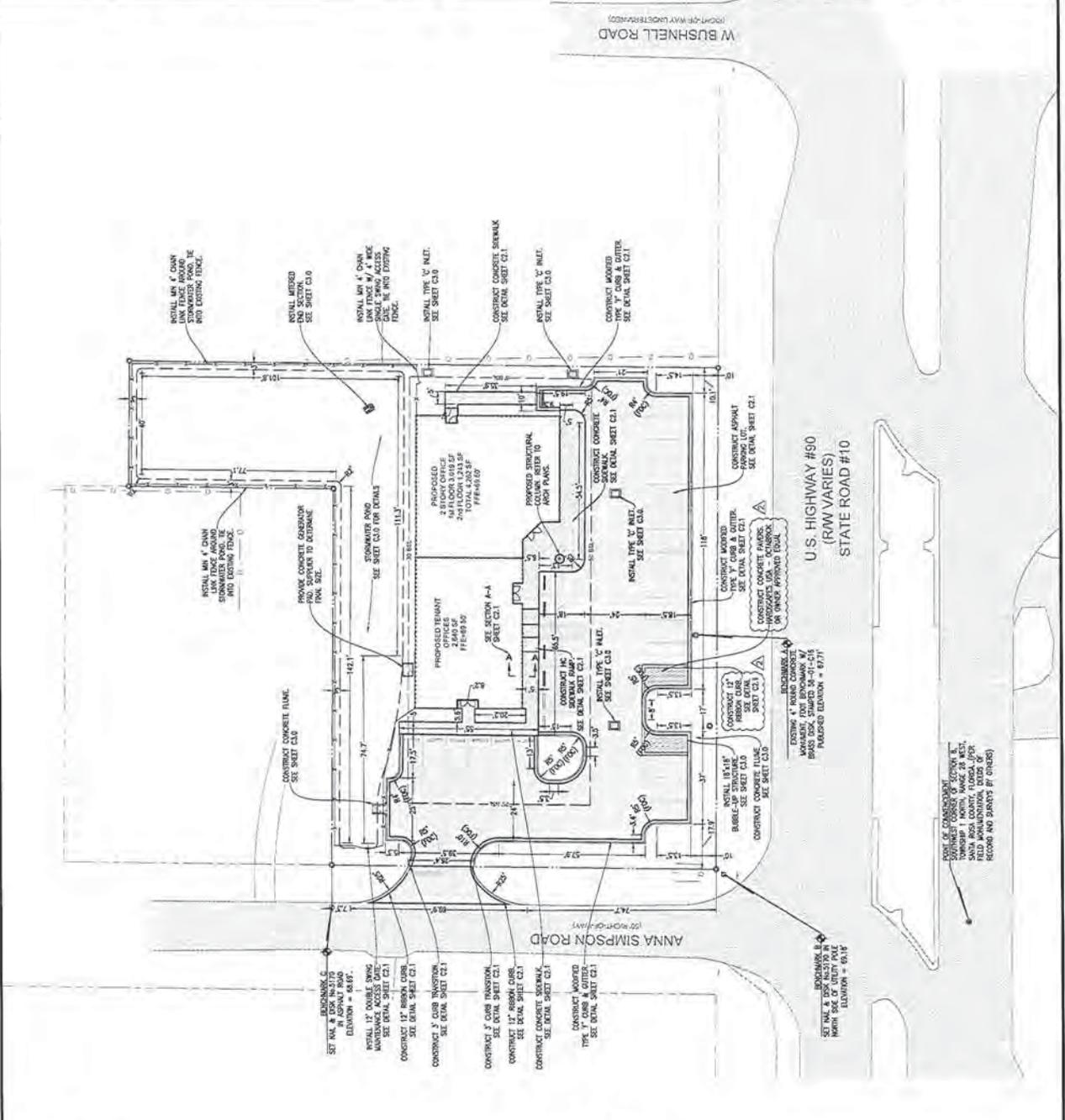
Property Owner

Title (if applicable)

9-29-15
Date

| NO. | DATE | REVISION |
|-----|---------|--------------|
| 1 | 6-16-15 | PWS COMMENTS |
| 2 | 6-07-15 | SNC COMMENTS |

| | |
|----------------------|----------------------|
| REVISION/COMMENT | NO. DATE |
| NOT FOR CONSTRUCTION | |
| DRIVING NO. | |
| C2.0 | SHEET 1 OF 15 |



LEGEND

| | |
|----------|-------------------|
| [Symbol] | EXISTING ASPHALT |
| [Symbol] | EXISTING PAVT |
| [Symbol] | PROPOSED ASPHALT |
| [Symbol] | PROPOSED CONCRETE |
| [Symbol] | BOUNDARY LINE |
| [Symbol] | LOT LINE |
| [Symbol] | RIGHT-OF-WAY LINE |
| [Symbol] | EXISTING FENCE |
| [Symbol] | PROPOSED FENCE |

PARKING REQUIREMENTS:
 TOTAL RECORDED PARKING SPACES (TOTAL) = 14 SPACES
 TOTAL RECORDED PARKING SPACES (MINIMUM) = 10 SPACES
 TOTAL RECORDED PARKING SPACES (MAXIMUM) = 20 SPACES
 TOTAL RECORDED PARKING SPACES (PROPOSED) = 14 SPACES
 TOTAL RECORDED PARKING SPACES (REQUIRED) = 14 SPACES
 TOTAL RECORDED PARKING SPACES (AVAILABLE) = 14 SPACES
 TOTAL RECORDED PARKING SPACES (DEFICIT) = 0 SPACES

AREA CALCULATIONS:
 TOTAL EXISTING BUILDING AREA = 0 SF
 TOTAL PROPOSED IMPROVED AREA = 16,535 SF (0.31%)
 TOTAL PROPOSED PARKING AREA = 15,818 SF (0.29%)
 TOTAL PROPOSED IMPROVED AREA = 32,353 SF (0.58%)
 TOTAL PRODUCT AREA = 14,141 SF

- GENERAL NOTES:**
- THE TIME REQUIREMENTS WILL BE ALLOWED ON WEATHER INCLUDING THE DAY PROCEEDING AND THE DAY FOLLOWING. NO LANE CLOSURES WILL BE ALLOWED DURING THE HOURS OF 6:00 AM TO 6:00 PM.
 - ALL EXISTING UTILITIES AND STRUCTURES SHALL BE IDENTIFIED AND INSTALLED ACCORDING TO THE RIGHT-OF-WAY MAP.
 - ALL CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE RIGHT-OF-WAY MAP.
 - ALL EXISTING UTILITIES AND STRUCTURES SHALL BE IDENTIFIED AND INSTALLED ACCORDING TO THE RIGHT-OF-WAY MAP.
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PROJECT NOTES:
 TRAFFIC SIGNALS SHALL BE PROVIDED BY COURTESY OF THE LOCAL MAINTENANCE DEPARTMENT ON HIS REQUEST.
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Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Development Services

Tony Gomillion
Public Service Director



Rhonda C. Royals
Building Official

August 7, 2015

Kevin Gibson
Rebol-Battle & Associates
Via email: keving@rebol-battle.com

Re: Cabaniss Office Building (2015-SP-041)

Dear Kevin,

This is to acknowledge the receipt of your site plan submitted (July 24, 2015) to both the Engineering and Planning Departments. Please address the following comments and resubmit for review:

Engineering Comments:

1. Add a thermoplastic double yellow divider stripe to the driveway connection to Anna Simpson. Call out the 24" white stop bar as thermoplastic.
2. The skimmer top (66.92) is below the max stage (67.50) of the pond. Revise.
3. This stretch of Hwy 90 has historically been treated as a closed basin. Provide evidence the water can flow along the Hwy 90 ditch to at least the Apostolic Church to the west. You may provide inverts of side drains to show flow direction.

Planning Comments:

1. Please correct/update the following on the cover page:
 - a. "Property Zoning" = HCD, Highway Commercial Development
 - b. "Future Land Use" = COMM, Commercial
 - c. Setbacks are as follows: Corner Side Yard = 25 feet, Interior Side Yard = 5 feet, and Rear (north) = 25 feet.
2. Include pervious pavers around the base of T1. The pavers should extend to the drip line.
3. A laurel oak was included as a protected tree within the mitigation tables. It is not a protected species and does not require mitigation.
4. A dumpster location has not been shown. Please clarify how refuse will be disposed of.
5. The landscaping buffer calculations are incorrect. By my calculations, you have included an additional 50 feet which is unnecessary. This results in the following plantings totals: 22 Canopy, 11 Understory, and 93 shrubs.

Site Utility Comments:

Approved as submitted

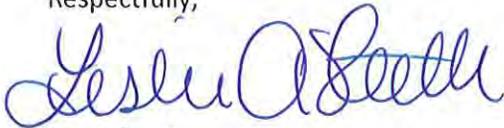
Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000

Please submit a response to the above comments, including required or requested documentation and four (4) complete sets of revised site plans (if plan revisions are required) **with the changes clouded**. If a re-submittal addressing all comments has not been submitted within six months, the project will be deemed inactive and will be removed from our system, at which time any future request for a development order on this site will require submission of a new site plan package in accordance with the current Santa Rosa County Land Development Code and payment of applicable fees.

Also, this project requires a permit from the Building Inspections Department. To expedite this project, building plans may be submitted at the Santa Rosa County Development Services Center or the Santa Rosa County South End Service Center for review at this time. However, please understand that permits will not be issued until a development order is issued for this project. Please direct any questions about permitting or plan requirements to Bruce Teston, Commercial Plans Examiner, at 850-981-7017 or LaVerne Frye, Commercial Office Assistant, at 850-981-7084.

Please feel free to contact me with any questions.

Respectfully,



Leslie Statler
Planner III

Eric Cabaniss

Via email: eric.cabaniss.mmla@statefarm.com

File