

STAFF ANALYSIS

Variance 2015-V-097

General Information:

Project/Applicant:	A-1 Small Engines/Scott Steadham
Property Owner:	H Harris Investments Inc.
Project Location:	4843 West Spencer Field Road, Pace, FL
Parcel Number:	APO 09-1N-29-0000-03003-0000
Request:	Variance is to allow an additional driveway connection to West Spencer Field Road. (LDC 4.04.03.D)
Zoning District:	HCD (Highway Commercial Development)
Current Conditions:	Vacant

Land Development Code Criteria:

4.04.03 Considerations in Reviewing Site Plans

D. Access Management Corridors -

This Section shall apply to properties that abut the roadways designated in the table below. The access classification system and standards of the Florida Department of Transportation shall apply to all roadways on the State Highway System. The designated roadways as shown in the table below may be amended by resolution of the Board of County Commissioners.

Functional Class	Road Number and Name	Segment Limits	County Turn Lane Analysis Required (Y or N)
State Jurisdiction			
Major Collector	CR197B (West Spencer Field Road)	US 90 to CR184A (Berryhill Road)	Y

All properties fronting on roadways that have been assigned an access management corridor designation shall be entitled to reasonable access to public thoroughfares. "Reasonable access" means the minimum number of connections necessary to provide safe and efficient ingress and egress to the roadway. All lots of record or parcels subject to a contract for deed or purchase, as of the respective effective date of this Section, and fronting on those thoroughfares designated in the above table, shall be entitled one (1) driveway/connection per parcel on said public thoroughfare(s). For purposes of this section, contiguous lots under single ownership shall be considered a single parcel.

When a lot or parcel is subdivided, either as metes and bounds parcels or as a recorded plat, all access to newly created lots shall be internalized using a shared circulation system via the permitted access connection(s). The number of connections to the roadway shall be the minimum number necessary to provide reasonable access, not the maximum available for that frontage. The Planning Director may consider these factors in determining the need for multiple access connections for a development: 1) separation of standard vehicles from heavy trucks or emergency vehicles; 2) two one-way connections that in combination serve ingress and egress to the development; and 3) multiple connections enhance the safety of the abutting roadway and improve the on-site

traffic circulation. Single family residential or duplex development, whether on existing lots of record or on newly created lots, shall provide for a turnaround area if a direct driveway connection is permitted to an access management roadway.

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 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 access to a property on an access management corridor.

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

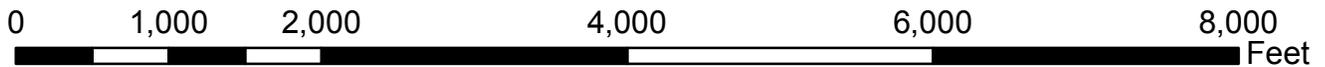
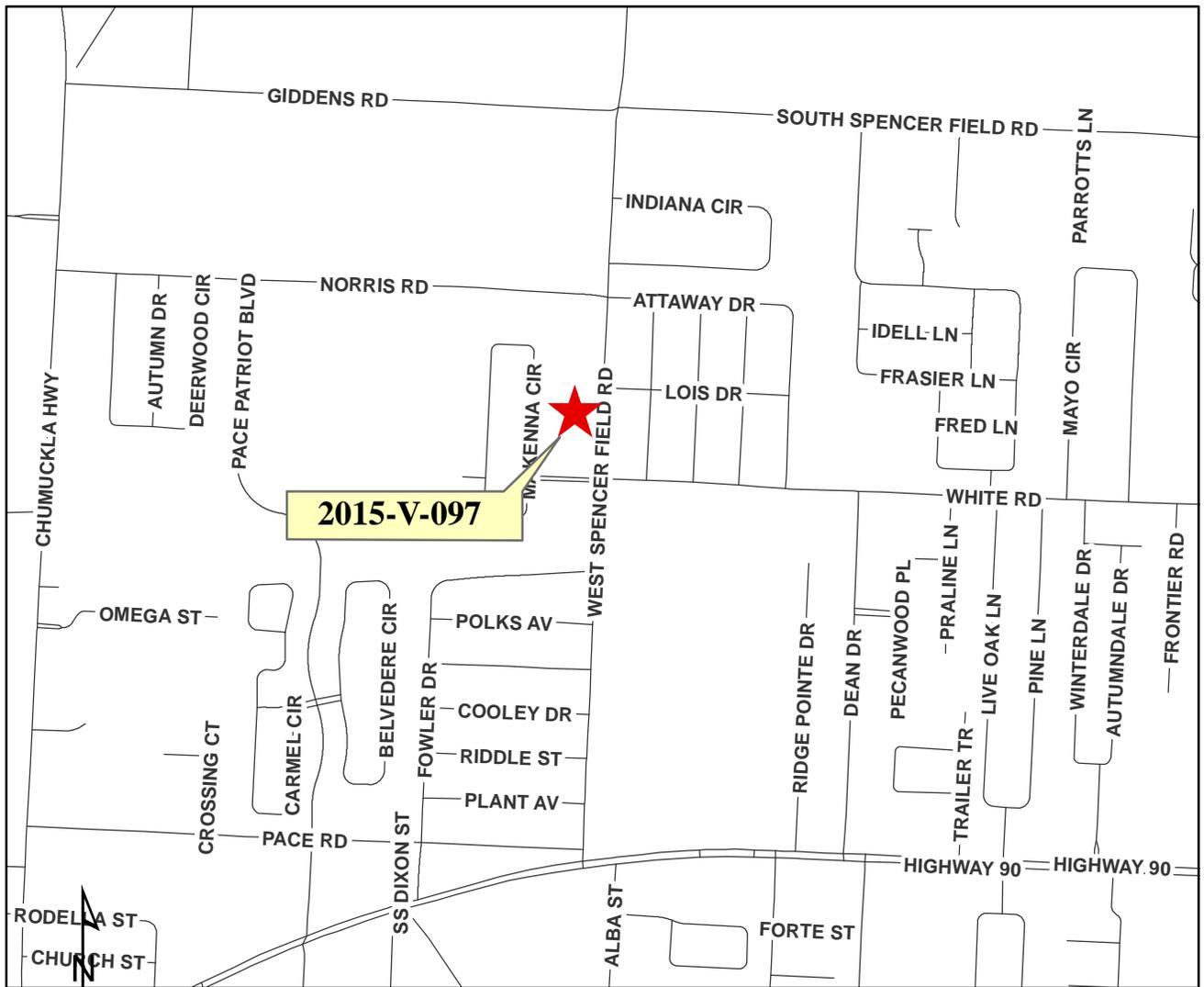
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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-097

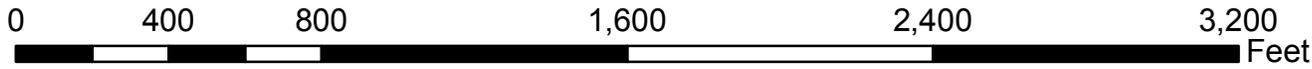
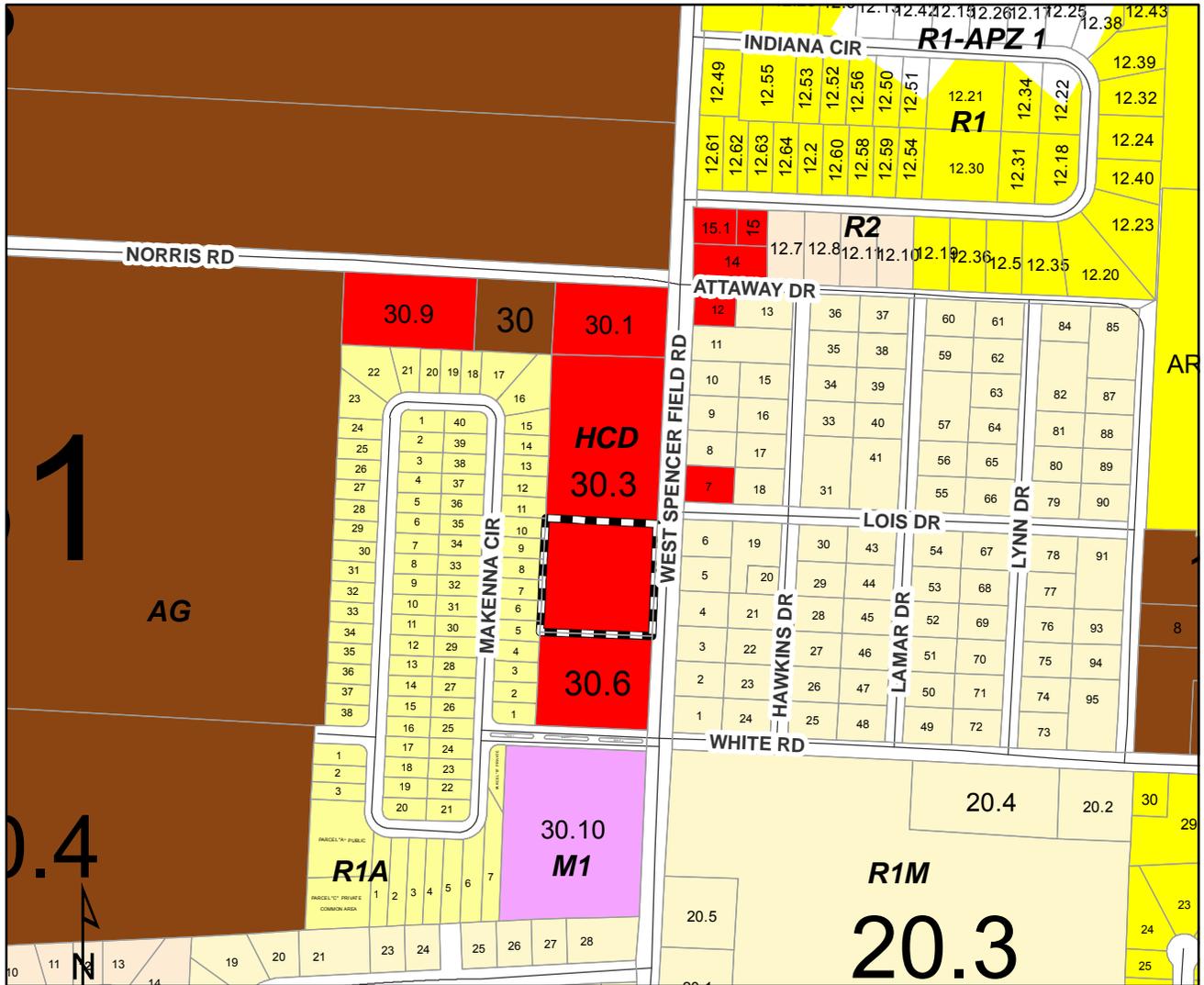
Location



Legend

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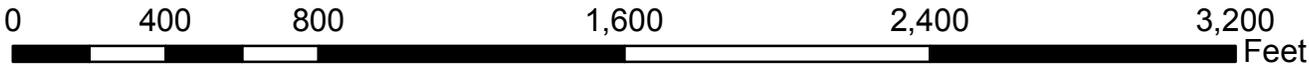
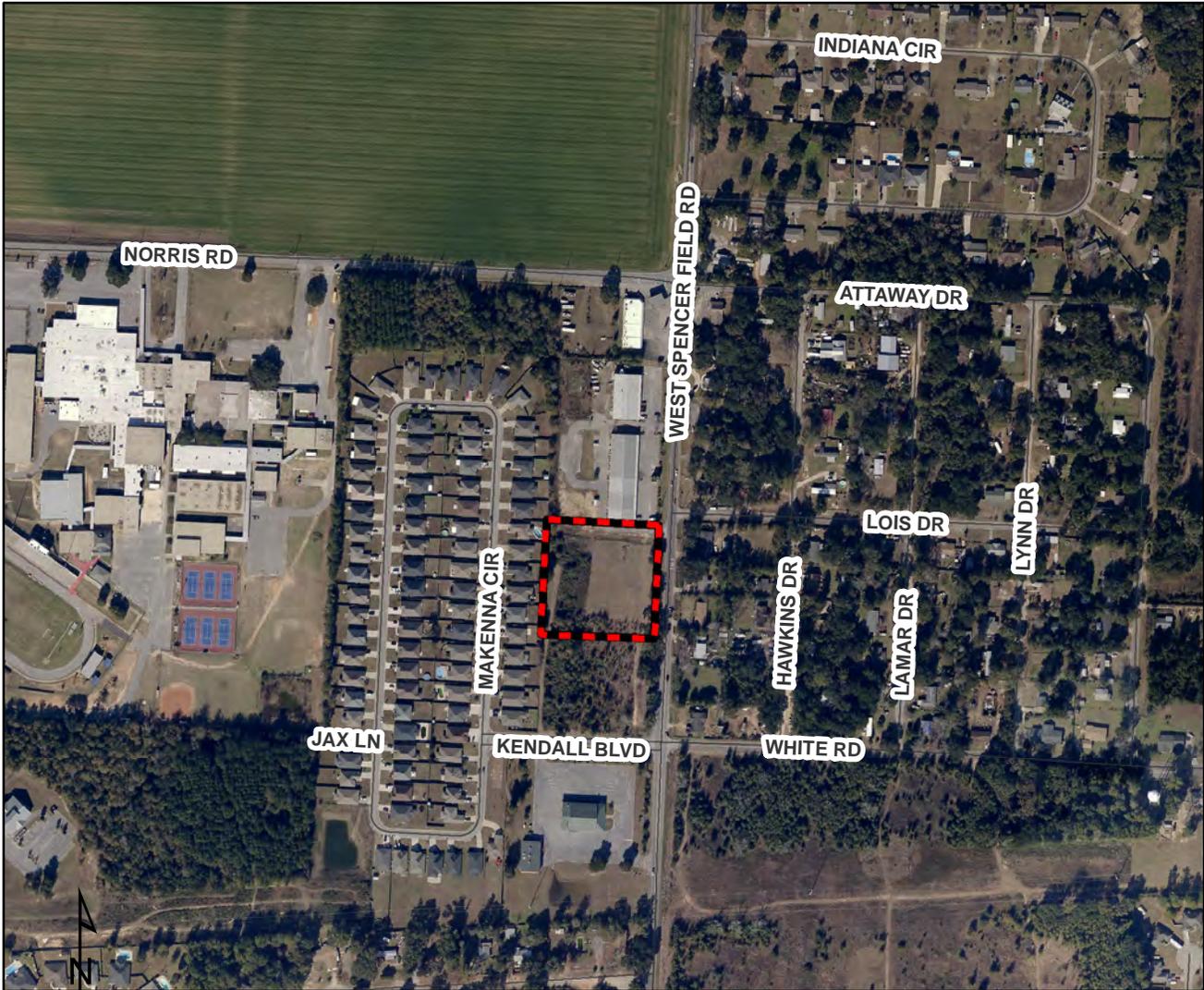
2015-V-097 Zoning



Legend			

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2015-V-097
2014 Aerial

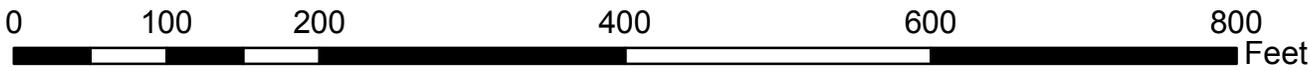
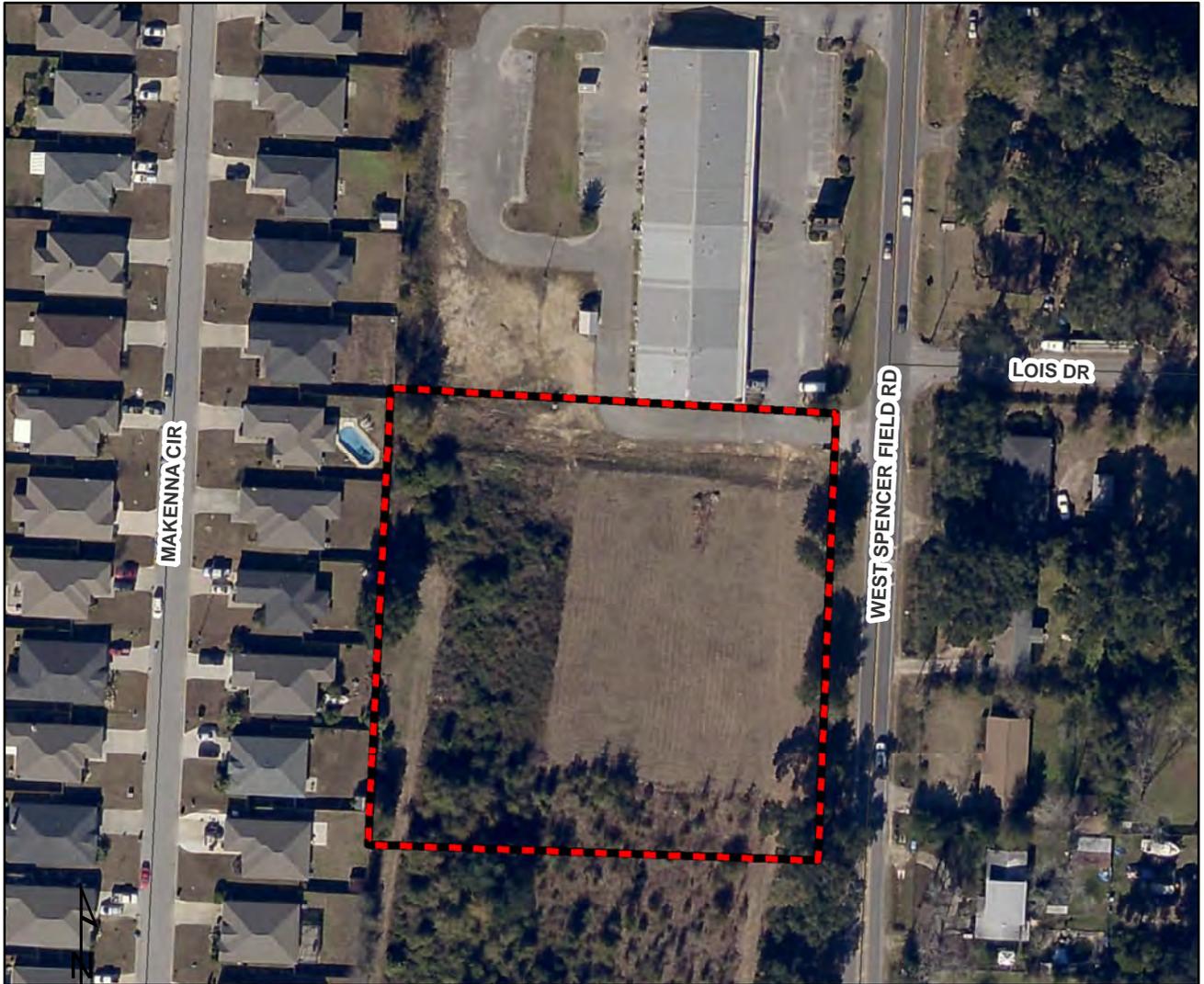


Legend

 PendingZBNovember

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2015-V-097
2014 Close Up Aerial

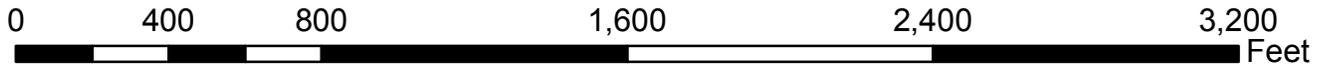


Legend

 PendingZBNovember

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2015-V-097 Access Management



Legend

- Pending ZB November
- Principle Arterial - Interstate
- Major Collector
- Major Arterial
- Minor Arterial
- Minor Collector
- Major Collector w/Additional Restrictions

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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

OCT 14 15 PM 013

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2013-V-097</u>	Date Received: <u>10/14/15</u>
Review Fee: <u>\$235</u>	Receipt No.: _____
Zoning District: <u>HCD</u>	FLUM Designation: _____

± 5.781

VD # 1

Property Owner

Property Owner Name: H HARRIS INVESTMENTS INC / Harry Harris

Address: 3909 ANDREW JACKSON CIR, PACE, FL 32571

Phone: _____ 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: A-1 Small Engines

Contact Name: Scott Steadham

Address: 700 South Highway 29, Cantonment, FL 32533

Phone: 850-572-0509

Fax: _____

Email: scott.a1se@gmail.com / scott@a1se.com

Property Information

Parcel ID Number(s): APO 091N290000030030000

-OR-

Street Address of property for which the Variance is requested:

4843 West Spencer Field Rd, Pace

(Handwritten initials)

Variance Request

What is the present use of the property? vacant

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

To allow an additional driveway connection to West Spencer Field Rd. The existing parcel is being divided; the newly created lot on the southern portion is not eligible for an access connection since the existing development has 2 connections.

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

Please see attached.

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.

Please see attached

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.

Scott Steadham
Applicant Name (Type or Print)


Applicant Signature

Title (if applicable)

Oct 14, 2015
Date

If we were to use the existing connection to the north, we would be required by the County to install a turn lane at that connection. At this time, the owner of the property would not share in the costs associated with this roadway improvement. This is not a cost that our business could afford to incur and proceed with the project.

The spacing requirements for connections on this segment of the roadway are 245 ft. We will meet this from both the existing connection to the north and the intersection of Kendall Blvd with West Spencer Field Road.

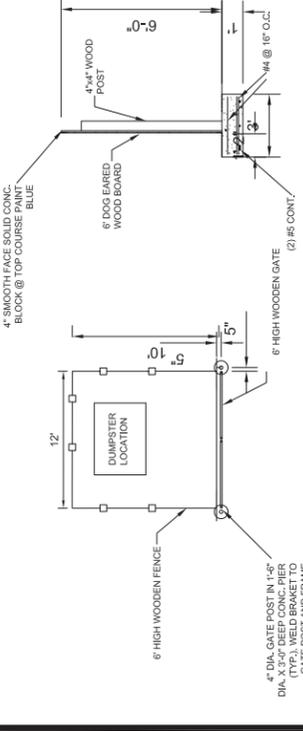
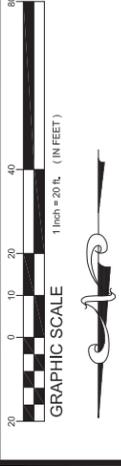
We are going to provide interconnectivity to Mr. Harris' property as well as to the vacant property to the south which has direct access to Kendall Blvd (which already has right and left turn lanes).

We are expanding our Cantonment location into the Pace market. We've looked at other properties and have found this location to be the best option. This is the right location for our business, the right fit in the market area with proximity to residential uses & small agriculture uses.

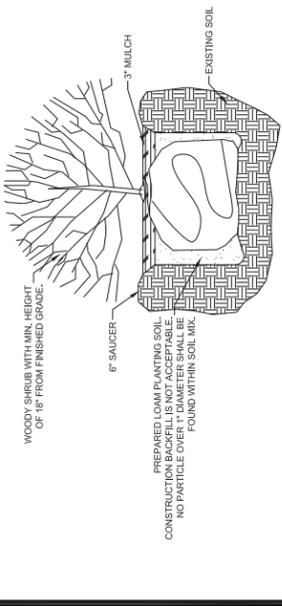
Scott O Stead
Oct, 14th 2015



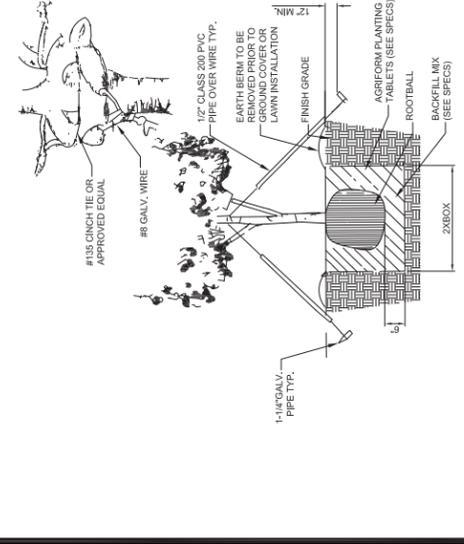
TAX PARCEL ID 09-1N-29-000-03003-0000
ADDRESS: 4843 WEST SPENCER FIELD ROAD



DUMPSTER SCREEN DETAIL
N.T.S.



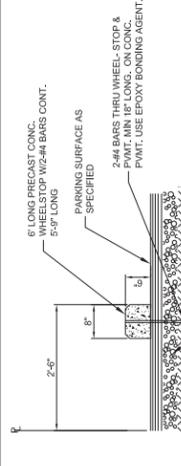
SHRUB PLANTING DETAIL
N.T.S.



TREE PLANTING DETAIL
N.T.S.

PARKING TOTALS
 RETAIL - 1 SPACE/250 SF = 13 SPACES
 WORK AREA - 1 SPACE/400 SF = 14 SPACES
 H/C SPACE = 2 SPACES (IN ABOVE TOTALS)

SRC COUNTY RIGHT OF WAY WORKS PERMITS FOR ROAD AND BRIDGE DEPARTMENT IS REQUIRED PRIOR TO COMMENCING WORK IN THE COUNTY RIGHT OF WAY.
 SIGNAGE: A SEPARATE PERMIT IS REQUIRED FOR ALL SIGNAGE. ALL SIGNAGE MUST COMPLY WITH ARTICLE 8 OF THE SRC LAND DEVELOPMENT CODE.
 ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF FACE WATER SYSTEM ENGINEERING MANUAL AND THE SANTA ROSA COUNTY LAND DEVELOPMENT CODE AND SPECIFICATIONS.



CONCRETE WHEELSTOP/ BUMPER BLOCK DETAIL
N.T.S.



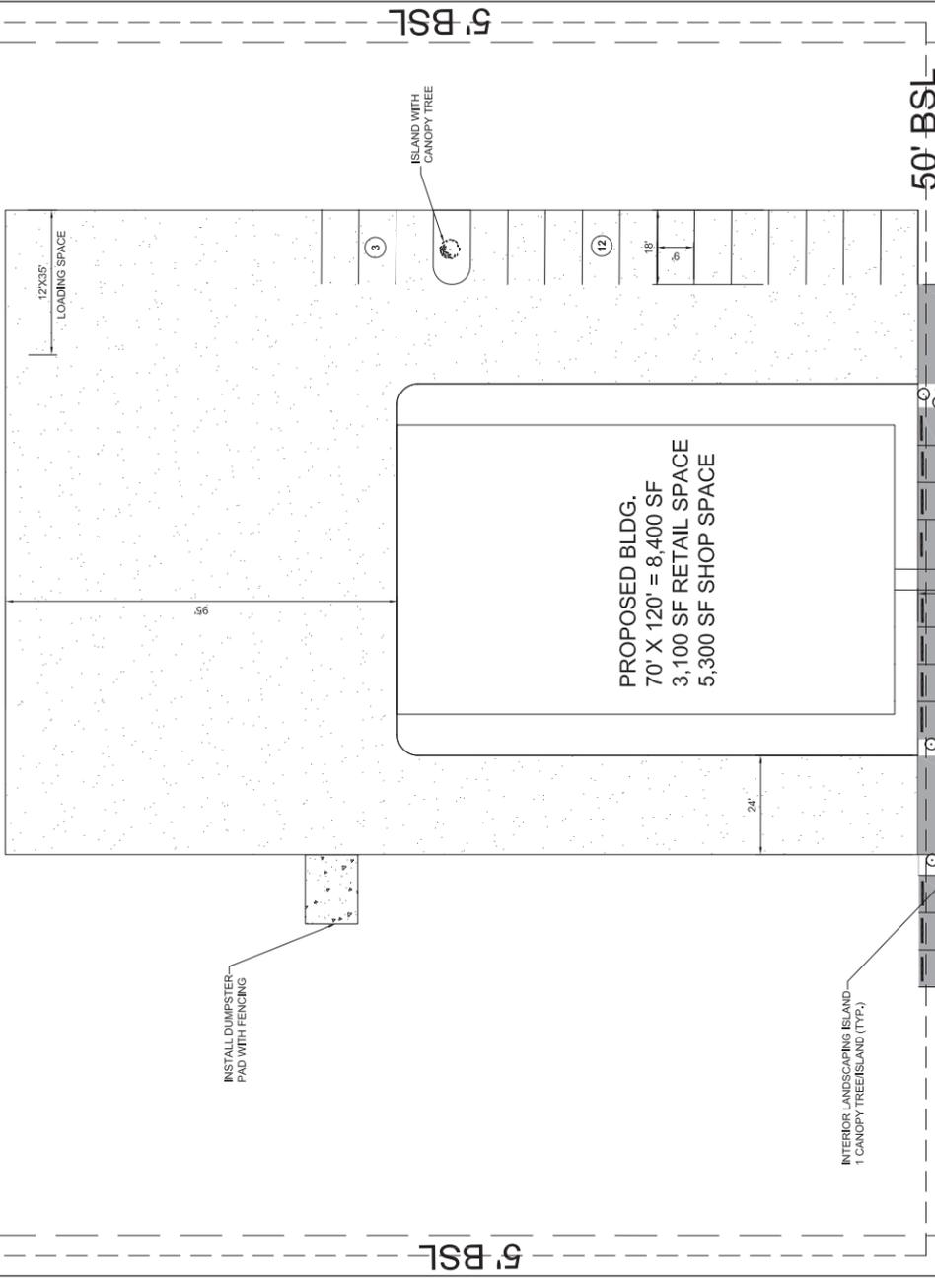
ASPHALT PAVEMENT SECTION DETAIL
N.T.S.



HANDICAPPED PARKING & PAVEMENT DETAIL
N.T.S.



PROPOSED RETENTION POND
40% MAX. ENCROACHMENT INTO BUFFER



TYPICAL GRAVEL PARKING LOT SECTION DETAIL
N.T.S.

HANDICAPPED PARKING SIGN DETAIL
N.T.S.

R1-1 STOP SIGN DETAIL
N.T.S.

HANDICAPPED PARKING SIGN DETAIL
N.T.S.

VIOLATORS \$100 FINE

INSTALL BELOW HANDICAP SIGN

INSTALL STOP SIGN (R1-1) & 24" WIDE THERMOPLASTIC STOP BAR

INSTALL 1" RIBBON CURB FROM EDGE OF WEST SPENCER FIELD ROAD TO PROPERTY/RIGHT OF WAY LINE

INSTALL 10' LANDSCAPE BUFFER

INSTALL 30' LANDSCAPE BUFFER

CONTRACTOR TO MATCHING EXIST. EDGE OF ASPHALT

RIGHT OF LANDSCAPE BUFFER - 1 TREE EVERY 40 LF

WEST SPENCER FIELD ROAD
245'



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Building Official

October 7, 2015

Mr. Jerry McGuire

Via email: jerry@mcguire-assoc.com

RE: Pre-Application Meeting on September 29, 2015
Project Name: **A-1 Small Engines**
Parcel(s): 091N290000030030000

Dear Mr. McGuire:

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 involves development of a vacant site into a lawn mower and tractor repair shop (trade service) and retail facility. The proposed building is 8,400 sf in size.
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 is allowed within the zoning district with the caveat that all activities and storage are contained within a fully enclosed building. Outdoor storage of materials is not allowed without a Variance to LDC 7.01.12.A.
3. Variance requests are considered through a public hearing process. This process requires 1 public hearing during which the Zoning Board will make their determination. During this process, all property owners within 150 feet will be notified via mail and a sign will be posted on the property. The staff coordinator for the Zoning Board is Jason McLarty, Planner II. Jason may be reached at 981-7065.
 - a. The cost for this process is \$235 plus the cost of mailing the notification.
 - b. The deadline to be placed on the November 12, 2015, Zoning Board meeting agenda is October 1, 2015.

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- c. You must procure the mailing labels from the Santa Rosa County Property Appraiser's office as they certify & attest to their accuracy. They do charge a minimal fee for this request. They may be reached at 983-1880.
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 to identify the size and location of the protected species of trees currently on the site and proposed for removal.
5. This property lies along a major collector roadway (West Spencer Field Rd) and is part of a larger parcel which currently has 2 connection points to West Spencer Field Rd. Therefore, per LDC 4.04.03.D, a third connection to West Spencer Field Rd will not be allowed per LDC 4.04.03.D which limits the number of connections to the minimum necessary to provide reasonable access to the development. Based upon our discussion, it is possible to seek a Variance to this performance standard. The process for a Variance is outlined in comment # 3 above.
6. Access into the site must be at least 24 feet in width for two-way traffic and 16 feet in width for one-way traffic 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. Additional signage will be required if the connections are one-way.
7. 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.
8. Interconnectivity to the adjacent properties to the north and south will be required at this time. The connection point to the property to the north must align with their existing drive aisle. Since the property to the south does not have an approved and /or planned connection point in place, you will have the ability to choose the location to provide the interconnectivity.
9. The building setbacks which would apply to the site are: Front = 50 feet, rear = 25 feet, and sides *not* adjacent to residential zone/use = 5 feet.
10. Parking is based upon the use of the site. For trade services, it is typically calculated on the gross floor area of the building at a rate of 1 parking space for every 400 square feet or fraction thereof. One handicap parking space is required for every 25 parking spaces required for the development. Although standard parking spaces must be 18 feet in length and 9 feet in width, we have noticed that spaces 20 feet in length and 10 feet in width work well within our community. Handicap parking spaces must be 18 feet in length and 12 feet in width with an access aisle 5 feet in width adjacent to either side of the spaces. Additionally, loading spaces are required for the proposed use at a rate of 1 space for every 10,000 square feet or fraction thereof. Loading spaces must be 35 feet in length, 12 feet in width, and 14 feet in height.
11. Development standards include landscaping in the form of right-of-way (perimeter) landscaping, parking area vegetation, 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 be moved to the interior of the site. If paved, the parking area landscaping must include 1 canopy tree for every 12 parking spaces. Landscape buffers are required between incompatible uses such as the residential properties which abut the lot on the west. A buffer may be chosen from buffer options "Standard C" or "Standard E". Existing vegetation may be counted towards these requirements.
12. Signage will be allowed in the form of freestanding signage. Freestanding signs may contain a maximum of 100 sf of advertising area per sign face and be 20 feet in height. They should

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observe a setback of 5 feet from the leading edge of the sign to the property line. Attached wall signage is also permissible with the maximum allowable signage not to exceed 10% of the building's street front elevation or 300 square feet, whichever is lesser.

13. For information regarding utility connections, please contact Rachel Lee, Pace Water Systems, at 994-5129. Letters of service availability will be required with the site plan application and prior to the issuance of any applicable permits.
14. Staff has 10 business days to review and issue comments. Upon resubmittal, staff again has 10 business days for review. 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.

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

1. The retention pond may discharge to W. Spencer Field Road equal to or less than the pre-development amount that flows there currently.
2. A soil boring will be required due to the area being known for its soils not conducive to percolation.
3. The proposed use alone will not trip the SRC turn lane warrants. However, connecting to an existing driveway serving the strip center to the north will increase the trip generation at that access point well beyond the turn lane warrant, resulting in the need for a turn lane there. To be clear, the warrant is applied by looking at the peak hour trips at the access location, regardless if the developments are independent or not. Interconnectivity will still be required to the property to the north and a stub out for future development to the south.

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

1. Proposed construction of 8,400 sf pre-engineer metal building for mixed occupancy of mercantile/storage S-1 repair moderate-hazard facility. This facility is for sales and service of lawn and garden equipment. A design professional must prepare construction drawings for design wind speed of 150 and also provide floor plans for layout of facility with required ADA restrooms, accessible route and entry to building. Fire resistant construction if required should be noted on plans, and all technical code requirements for all other mechanical, electrical, and plumbing must be prepared and authorized by qualified design professional or licensed contractor.
2. Design loads for the front portion of the building where facade requirements may impact should be noted and acknowledged by the engineered design loads for the pre-engineered building. Make reference to the building supplier of this added load for that portion of the building so it is addressed as needed for any potential added design requirements.

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

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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,

Tambre L. Lee

Tambre L. Lee

Development Review Supervisor

(850)981-7042

TambreL@santarosa.fl.gov

TL/lf

Mr. Harry Harris

3909 Andrew Jackson Circle

Pace, FL 32571

D. J. Cobb Construction

Via email: cobbsite@aol.com

Santa Rosa County Development Services

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