



**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

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2016-CU-15 & 2016-V-47

Project Name: Pace Water System, Inc.

**Applicant and/or
Property Owner:** Locklin, Saba, Locklin & Jones, P.A.

Representative: Daniel P. Saba

Request 1: Conditional Use to allow for the relocation and construction of a sewer lift station with necessary infrastructure in a R1M (Mixed Residential Subdivision) zoning district. (LDC 6.09.02.J)

Request 2: Variance to eliminate the 10 foot right away landscaping on the north side of the property (LDC 7.01.03)

Request 3: Variance to eliminate the 20 foot landscape buffer "C" on the east and south side of the property. (LDC 7.01.05.A)

Request 4: Variance to reduce the corner clearance requirements from 120 feet to 40 feet at the intersection of Diamond Street and Wildflower Street (LDC 4.04.03.D.3)

Request 5: Variance to eliminate the requirement of onsite retention and detention of storm water. (LDC 4.03.06.F)

Request 6: Variance to increase the allowable fence height from 5 feet to 6 feet to accommodate a 6 foot high chain link fence within the front setback. (LDC 6.04.16.C & 7.01.0.D)

Zoning District: R1M (Mixed Residential Subdivision)

Part I. General Information:

Project/Applicant:	Pace Water System, Inc.
Representative:	Daniel P. Saba
Location:	4149 Wildflower Street, Pace, FL 32571
Parcel(s):	25-1N-29-1060-001000140
Zoned:	R1M (Mixed Residential Subdivision)
Request 1:	Conditional Use request to allow a private utility to construct a water storage tank and booster pump building in (zoning district) (LDC 6.09.02.J)
Request 2:	Variance to eliminate the 10 foot landscape buffer on the north side of the property. (LDC 7.01.03)
Request 3:	Variance to eliminate the 20 foot landscape buffer on the east and south side of the property. (LDC 7.01.05.A)
Request 4:	Variance to reduce the Corner Clearance requirement from 120 feet to 40 feet at the intersection of Diamond Street and Wildflower Street. (LDC 4.04.03.D.3)
Request 5:	Variance to eliminate the requirement of onsite retention and detention of storm water (LDC 4.03.06.F)
Request 6:	Variance to increase the allowable fence height from 5 feet to 6 feet to accommodate a 6 foot high chain link fence within the front setback. (LDC 6.04.16.C & 7.01.0.D)
District:	Commissioner District #1
Current Conditions:	Vacant

Part II. Land Development Code Criteria:

4.03.06 Construction Plans - Minimum Requirements: Construction plans for improvements to be installed shall be prepared by an engineer, whose embossed seal shall appear on such plans. Design shall meet the requirements of the Manual of Uniform Standards for Design, Construction and Maintenance for Streets and Highways, Florida Department of Transportation as amended. Complete detailed drainage and erosion control plans shall be included. A vicinity sketch referenced to an easily recognized landmark shall be included. All sheets of the construction plans shall be 24" x 36" in size. These plans shall be revised as necessary and shall be approved by the CE, following receipt of all required regulatory agency permits, before improvements are installed:

F. Drainage Plans - The developer shall submit drainage calculations and plans for the collection, control, and disposal of run-off from a critical duration storm, up to, and including, a one hundred (100) year, 24-hour storm event. The calculations and plans shall be in accordance with specifications as required by the CE, and shall include design and performance standards pursuant to Section 62.25.025 and Section 17-3.051, Florida Administrative Code. On-site retention and detention storage shall be provided for the increased storm water run-off from the proposed development and off-site contributing areas for all critical duration design storms up to and including the twenty-four (24) hour, one hundred (100) year frequency storm. The drainage facilities shall provide a release mechanism to limit the storm water run-off peak rate and timing from the storage facility to that which would have been expected from the development site under natural or pre-developed conditions up to and including a one hundred (100) year critical duration storm. The CE may decrease the allowed release rate for those developments which have documented significant downstream storm-water impacts to pre-developed storm-water runoff rate from a ten (10) year storm. The CE may reduce the detention storage requirement for developments that provide a direct stormwater discharge to the Gulf of Mexico, Santa Rosa Sound, Escambia Bay, East Bay, Blackwater Bay, East River, Yellow River, and Blackwater River

and provide 1” retention volume and recovery. Storm events and duration shall be based on FDOT, Zone 1, rain fall intensity duration curves. The plans shall include all necessary calculations and documentation demonstrating the adequacy of the facilities to accommodate off-site and on-site storm-water runoff contributions. The CE may require that the design of drainage construction for major channels or under major roads be predicated upon a more severe storm. Drainage systems in areas with no positive drainage outlet shall be designed to more stringent criteria to include retention of the twenty-four (24) hour, one hundred (100) year frequency storm with no offsite discharge. Compliance with rules and regulations of State and Federal regulatory agencies, including, but not limited to, the Florida Department of Environmental Protection and the United States Environmental Protection Agency, is the responsibility of the developer and/or his engineer and proof of such compliance in the form of permits (when required by the above agencies) must be submitted prior to the approval of the subdivision plat.

Drainage plans shall include provisions which incorporate natural drainage features into the overall drainage pattern when such incorporation does not negatively impact sensitive natural resources. Channeling runoff directly into water bodies or functioning wetlands is prohibited. Calculations for capacity of retention or detention facilities shall indicate the capacity of the facility to retain or detain with filtration at least the first inch of runoff for the design storm event. The calculations must demonstrate that the 1” retention volume will be percolated in seventy-two (72) hours, and the entire retention volume will be recovered within three hundred sixty (360) hours. Only the pond bottom surface area is to be considered the infiltration area. A safety factor of 2 is to be used when determining the design percolation rate.

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.

3. Corner Clearance

- a. Corner clearance for connections shall meet or exceed the minimum connection spacing requirements for the roadway.
- b. New connections shall not be permitted within the functional area of an intersection or interchange. Where no other alternative accesses exist, such as joint use driveways or cross access, the County Planner may allow construction of an access connection along the property line furthest from the intersection. In such cases, directional connections may be required. Site plans for developments which are located near intersections shall demonstrate the functional area of the intersection.
- c. In addition to the required minimum lot size, all corner lots created after the effective date of this Section shall be of adequate size to provide for required front yard setbacks and corner clearance on street frontage.

6.04.16 Fences and Walls: The construction, erection and maintenance of walls and fences within Santa Rosa County shall be permitted in RR-1, R-1, R-1A, and R-1M zoning districts only as follows:

- C. Where a wall or fence is erected within the front setback of any lot, such wall or fence shall not be permitted in excess of four (4) feet in height, except chain link type fences, (minimum fourteen (14) gauge galvanized welded wire), which shall not be permitted in excess of five (5) feet in height.

6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be reviewed by the Zoning Board of Adjustment and a recommendation for approval made to the Board of County Commissioners provided the Board finds that the use:

- A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected;
- B. Will not unduly adversely affect other property in the impacted area which it is located;
- C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;
- D. Satisfies criteria stipulated for similar uses as described in the following section.

6.09.02 Criteria Regulating Conditional Uses: All approved conditional uses shall be developed and maintained as approved by the Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional use shall be permitted by the Board of County Commissioners provided the Board finds that the proposed conditional use complies with the following requirements:

- J. Public and Private Utilities and Public Facilities (AG-RR, AG-1, AG-2, ER, RR-1, R-1, R-1A, R-1M, R-2, R-2M, R-3, NC, HCD, PID and C-1M)
 - 1. The location of such facility shall be situated on a site providing the most effective service to such area. The applicant shall demonstrate that such proposed sites are located effectively relative to the service area and that the site proposed is at least equal to the effectiveness of other alternative sites.
 - 2. The location of such facility shall not unreasonably increase traffic on streets in the impacted area.
 - 3. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.
 - 4. General office facilities of a utility shall be located in commercial districts.
 - 5. County facilities shall be allowed in any district.
 - 6. There shall be no time limit placed upon the approval of the Board of Adjustments for public and private utilities.
 - 7. No height variance is required for a conditional use approval for a water tower.

7.01.03 Required Perimeter Landscaping Adjacent To Public Rights-Of-Way: On the site of a building or open lot use along any abutting right-of-way there shall be provided landscaping between such area and such right-of-way as follows:

- A. A strip of land at least ten feet in depth located adjacent to the abutting right-of-way shall be landscaped with grass, ground cover, or other landscape treatment.

B. Trees are required on the development site based upon the amount of right-of-way frontage. The required number of trees planted shall be equal to one tree every 40 linear feet of right of way frontage, or fraction thereof and must consist of species from the Planning Division's recommended list of native and non-invasive plant material. These trees may be planted anywhere on the property; this section is not intended to require trees to be equally spaced along the right-of-way, but rather creative design and spacing is encouraged.

C. All necessary access ways from the public right-of-way through all such landscaping shall be permitted to service the parking for other vehicular use areas. Such access ways will be subtracted from the linear dimension used to determine the number of trees required.

D. Trees should not be planted within 20' of overhead utility lines. When alternative planting locations are not feasible, shrubs may be substituted for trees at a ratio of four (4) to one (1).

E. When required perimeter landscaping would limit the visibility of a business, and alternative planting locations are not feasible, shrubs may be substituted for trees at a ratio of four (4) to one (1).

F. See Section 6.05.24.C for Heart of Navarre landscaping requirements.

G. Development within the Rural Protection Zone is exempt from this section.

7.01.05 Landscape Buffers:

A. Purpose and Intent - This section requires landscaped buffers to be provided and maintained when certain land uses are adjacent to each other in order to protect uses from the traffic, noise, glare, trash, vibration and odor likely to be associated with a more intensive land use. For purposes of this section, adjacent uses include uses directly across a local road right-of-way of 60 feet or less. Landscape buffers are also required to conserve the values of land and buildings and to provide adequate light and air. The width of the buffer and the required plantings within the buffer vary depending upon the relative intensities of the abutting or adjacent uses. The buffer requirements are intended to be flexible; the developer may choose among a number of combinations of buffer widths and buffer plantings to satisfy the requirement.

Part III. Conditional Use Criteria

6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be reviewed by the Zoning Board of Adjustment and a recommendation for approval made to the Board of County Commissioners provided the Board finds that the use:

- A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected;

Is this criterion met? No

Staff Analysis: The applicant is requesting variances to the performance standards that are designed to reduce negative impacts on surrounding properties.

- B. Will not unduly adversely affect other property in the impacted area which it is located;

Is this criterion met? No

Staff Analysis: It is possible that the proposed use will unduly or adversely affect other property in the impacted area in which it is located. The applicant is requesting variances to the performance standards that the designed to reduce negative impacts on surrounding properties.

- C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;

Is this criterion met? Yes

Staff Analysis: The request is consistent with the Goals, Objectives and Policies of the Santa Rosa County Comprehensive Plan.

- D. Satisfies criteria stipulated for similar uses as described in the following section.

- J. Public and Private Utilities and Public Facilities (AG-RR, AG-1, AG-2, ER, RR-1, R-1, R-1A, R-1M, R-2, R-2M, R-3, NC, HCD, PID and C-1M)

1. The location of such facility shall be situated on a site providing the most effective service to such area. The applicant shall demonstrate that such proposed sites are located effectively relative to the service area and that the site proposed is at least equal to the effectiveness of other alternative sites.

Is this criterion met? Yes

Staff Analysis: The location of the proposed sewer lift station is situated on a site that provides the most effective service to the utility's customers.

2. The location of such facility shall not unreasonably increase traffic on streets in the impacted area.

Is this criterion met? Yes

Staff Analysis: The proposed facility will not increase traffic on streets in the impacted area.

3. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.

Is this criterion met? Uncertain

Staff Analysis: It is uncertain if the scale, intensity and operation of the proposed sewer lift station will generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties. Although the applicant has committed to using adequate technologies to avoid this impact, the end result is dependent on adequate maintenance over time.

4. General office facilities of a utility shall be located in commercial districts.

Is this criterion met? N/A

Staff Analysis: The proposed project does not include general office facilities.

5. County facilities shall be allowed in any district.

Is this criterion met? N/A

Staff Analysis: The proposed project is not a county facility.

6. There shall be no time limit placed upon the approval of the Board of Adjustments for public and private utilities.

Is this criterion met? Yes

Staff Analysis: If this request is approved the applicant plans to move forward with this project in a reasonable amount of time to best serve their customers.

7. No height variance is required for a conditional use approval for a water tower.

Is this criterion met? N/A

Staff Analysis: The proposed project is for a sewer lift station.

Part IV. Variance Criteria

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES: The ZB 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 sections of the Ordinance to allow the relocation and construction of a sewer lift station with necessary infrastructure in a R1M (Mixed Residential Subdivision) zoning district. The applicant is requesting to eliminate the 10 foot right of way landscape buffer along the north property line, to eliminate the 20 foot landscape buffer “C” along the east and south property lines, to reduce the corner clearance requirement from 120 feet to 40 feet, to eliminate the onsite retention and detention of stormwater and to increase the allowable fence height from 5 feet to 6 feet.

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 requests are 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 that 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.

Additionally, variances from access management connection standards may be granted where the effect of the variance would be to enhance the safety or operation of the roadway.

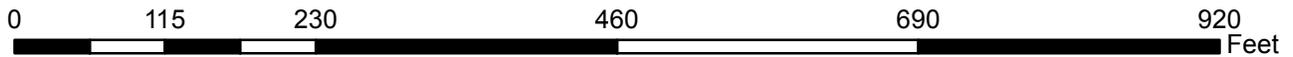
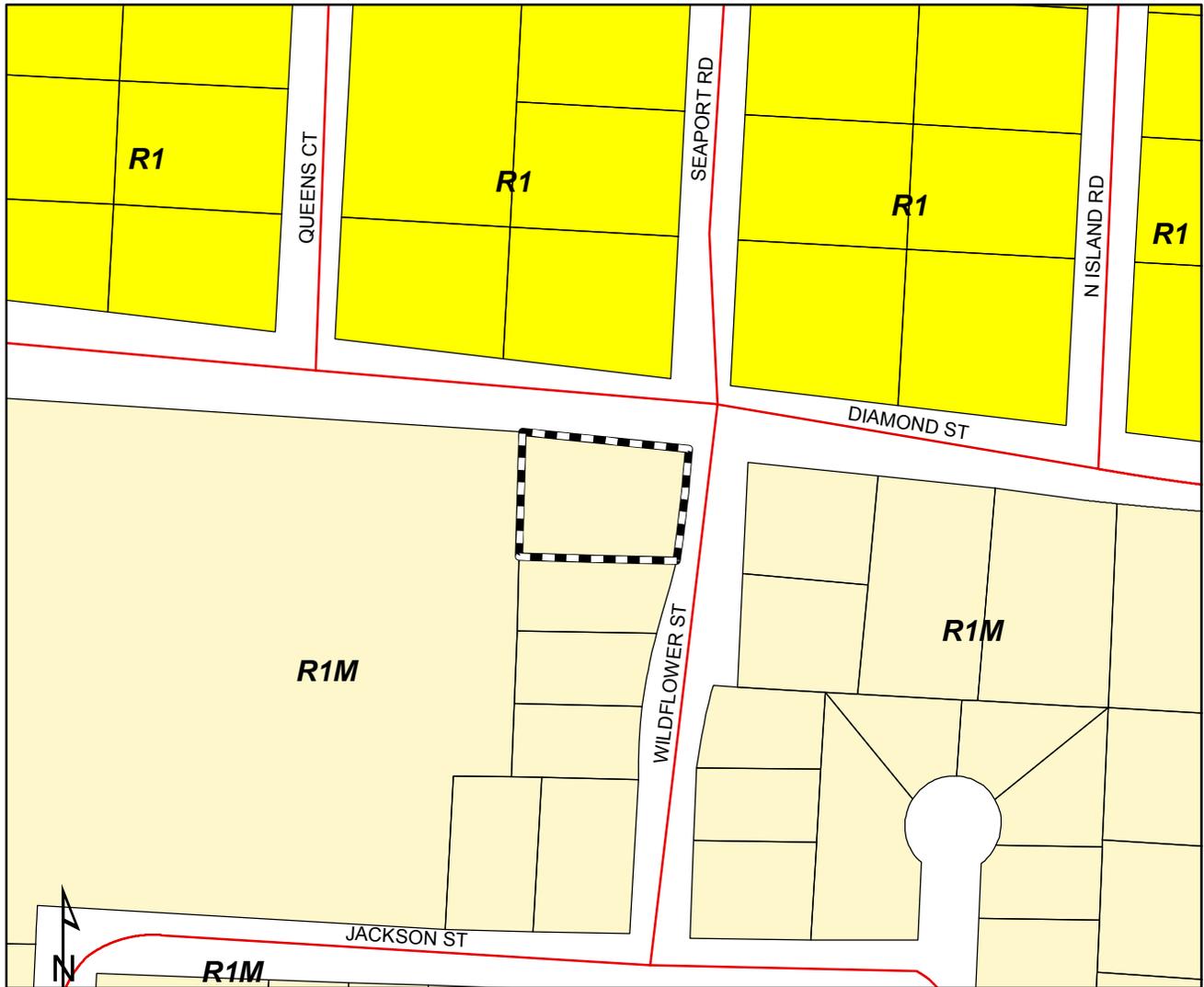
Is this criterion met? N/A

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 Conditional Use and Variance is approved, are there any potential building code issues?

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

2016-CU-015 & 2016-V-047 Zoning



Legend



Pending Jul ZB

Zoning

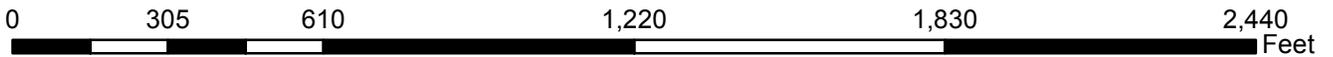
DISTRICT

- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1
- HR2
- M1
- M1-APZ or CZ
- M1-HON
- M2
- M2-APZ or CZ
- MID
- MIL
- NB-C
- NB-CON/REC
- NB-HD
- NB-MD
- NB-MHD
- NB-PMUD
- NB-SF
- NB-U
- NC
- NC-APZ or CZ
- NC-HON
- P1
- P1-HON
- P2
- P2-APZ or CZ
- P2-HON
- PBD
- PID
- PUD
- R1
- R1-APZ or CZ
- R1-HON
- R1A
- R1A-HON
- R1M
- R1M-APZ or CZ
- R1M-HON
- R2
- R2-APZ or CZ
- R2-HON
- R2M
- R2M-APZ or CZ
- R3
- RAIL
- RR1
- RR1-APZ or CZ
- STATE
- STATE-APZ or CZ
- TC1-HON
- WATER

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2016-CU-015 & 2016-V-047
2014 Aerial

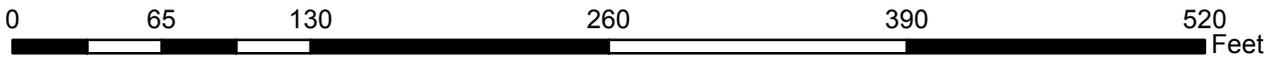


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 Pending Jul ZB

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2016-CU-015 & 2016-V-047
Close Up Aerial



Legend

 Pending Jul ZB

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2016-CU-015 & 2016-V-047 Existing Land Use



Legend



Pending Jul ZB **Existing Land Use**

Category

- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial (INDUS)

Institutional (INST)

- Multi-Family Residential (MFR <5)
- Multi-Family Residential (MFR >5)
- Military (MIL)

- Mixed Residential/Commercial (MRC)
- Office
- Public Owned Property (POP)
- Rail
- Recreation/Commercial (REC/COMM)

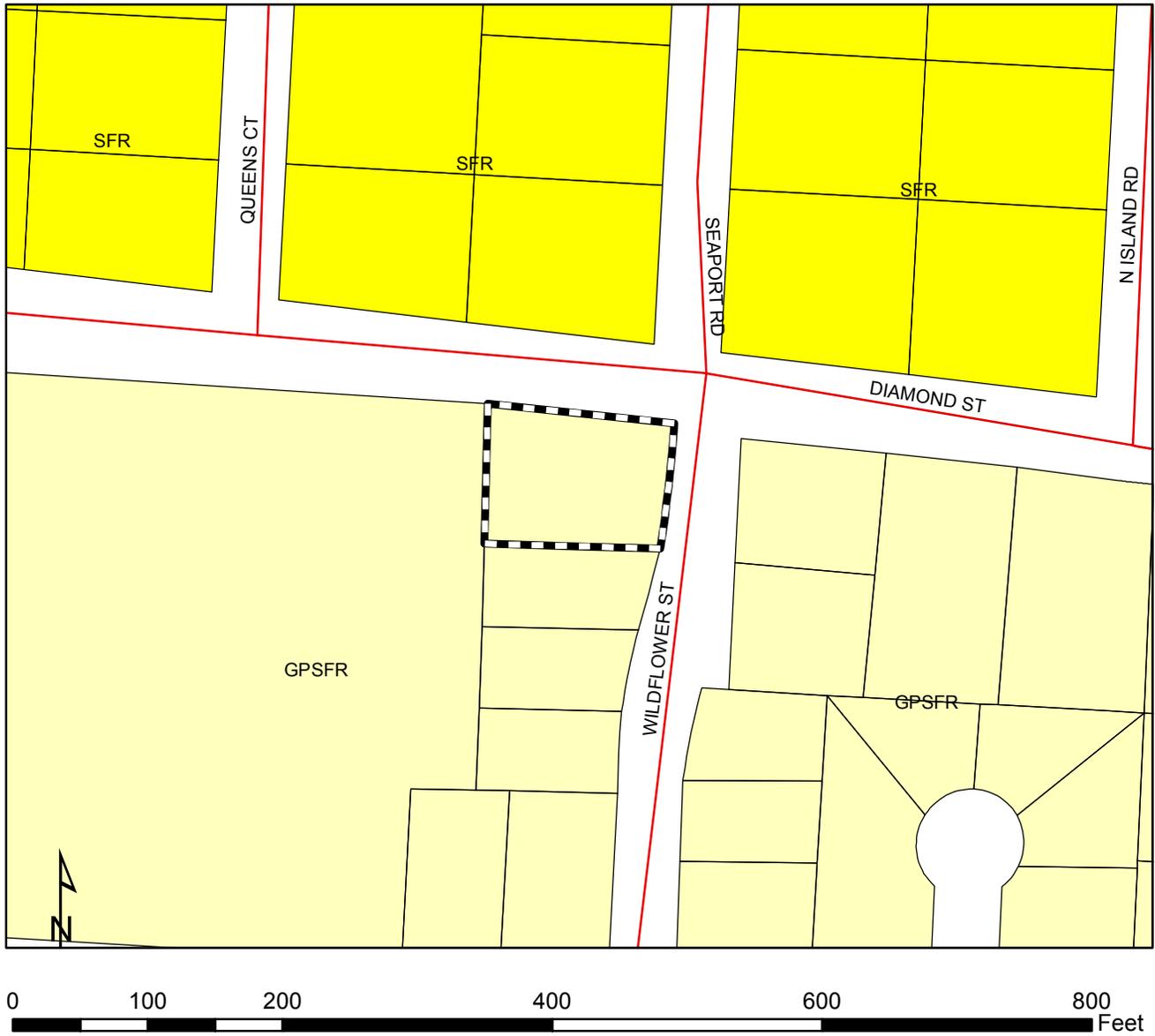
Recreation/Open Space (REC/OS)

- Right of Way (ROW)
- Single Family Residential (SFR)
- Silviculture (SILVICUL)
- Uncategorized (UNCAT)
- Utilities
- Vacant
- Water

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2016-CU-015 & 2016-V-047 Future Land Use



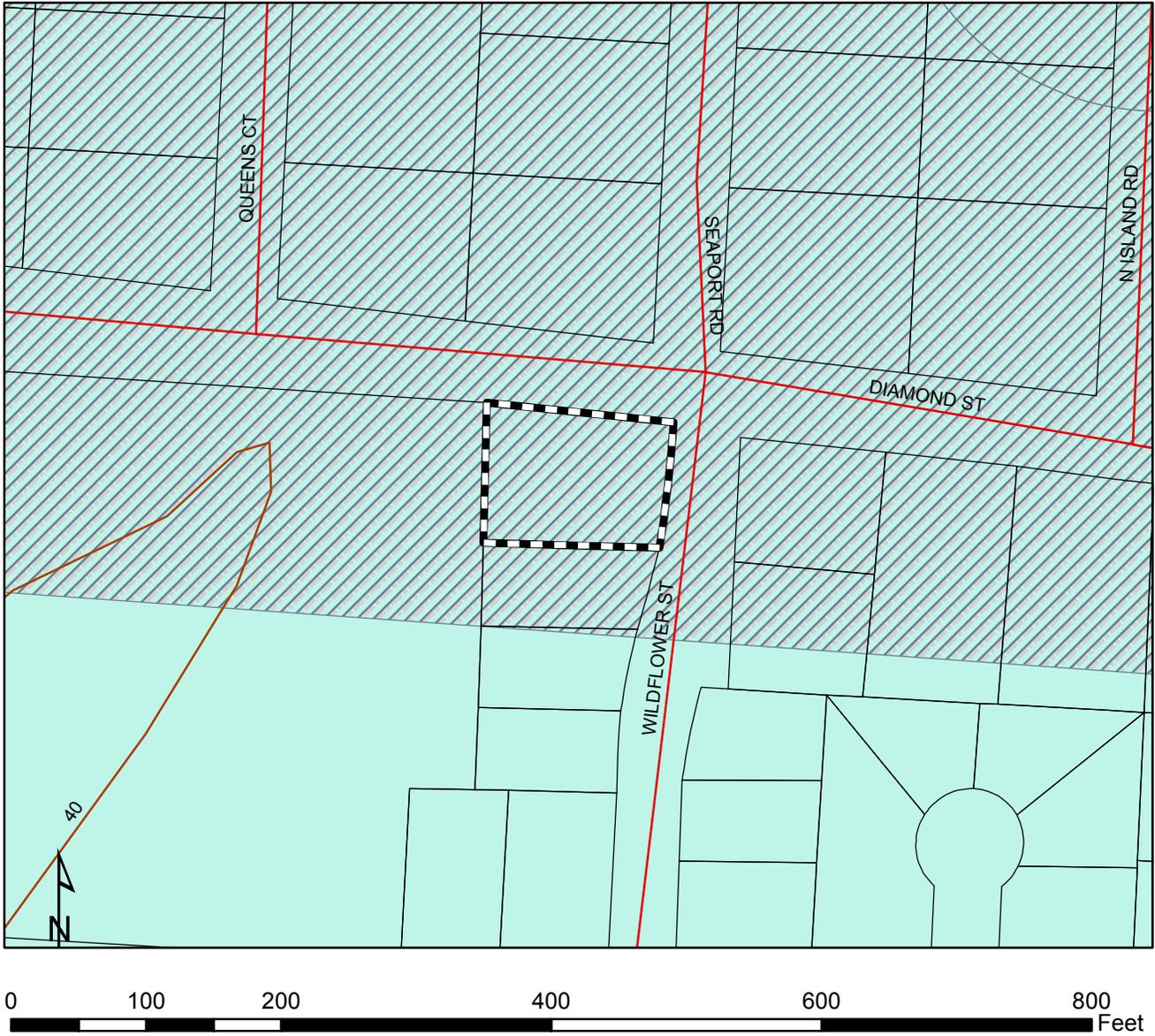
Legend

Pending Jul ZB	AGRICULTURE (AG)	MIXED RESIDENTIAL COMMERCIAL (MRC)
SINGLE FAMILY RESIDENTIAL (SFR)	MEDIUM DENSITY RESIDENTIAL	NAVARRE BEACH COMMERCIAL (NBCOMM)
RESIDENTIAL (RES)	COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
CONSERVATION/RECREATION (CON/REC)	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)	NAVARRE BEACH UTILITIES (NBU)
INDUSTRIAL (INDUS)	CITY	RAIL
MARINA (MARINA)	WATER	
MILITARY (MIL)		

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2016-CU-015 & 2016-V-047 Flood Zone



Legend

-  Pending Jul ZB
-  Contours
-  Stormwater Problem Area
-  Drainage Basin

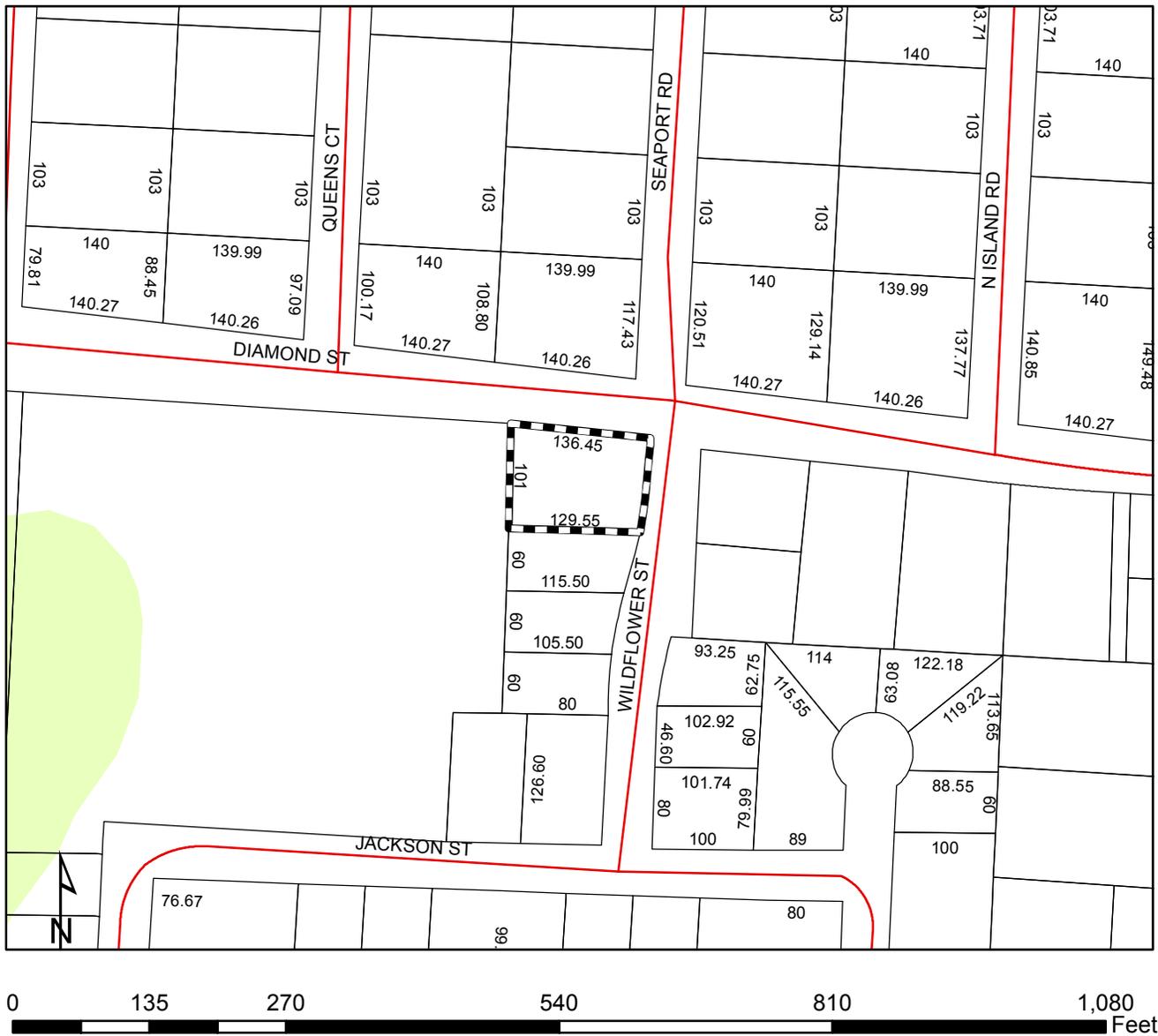
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2016-CU-015 & 2016-V-047

Potential Wetlands

as indicated by the National Wetlands Inventory



Legend

 Pending Jul ZB

Potential Wetlands Nat'l Wetlands Inventory

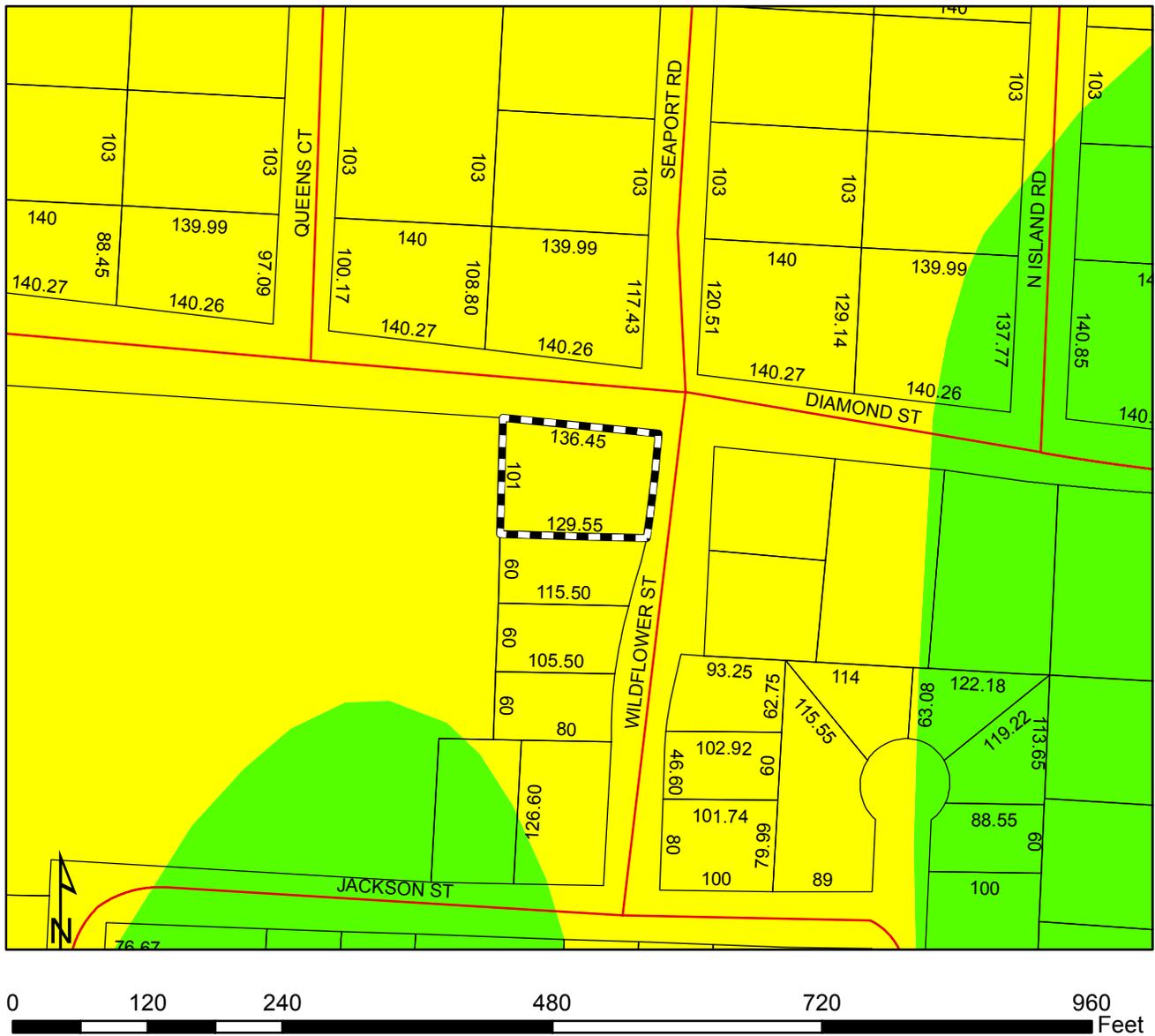
DESCRIPT

-  ESTUARINE
-  LACUSTRINE
-  PALUSTRINE
-  RIVERINE
-  MARINE

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2016-CU-015 & 2016-V-047 Potential Wetlands Based on Soils



Legend

Pending Jul ZB

Potential Wetlands Based on Soils

HYDRIC CLASSIFICATION

- All hydric
- Partially hydric
- Not hydric

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Planning and Zoning Director
beckiec@santarosa.fl.gov

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Building Official
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Conditional Use Application

*Application Instructions begin on Page 4

For Official Use Only			
Application No.	<u>2016-CU-015</u>	Date Received:	<u>6/3/16</u>
Review Fee:	<u>235 + 109.74</u>	Receipt No.:	<u>189,199</u>
Zoning District:	<u>R1M</u>	Conditional Use Request:	<u>6.09.02.</u>

Property Owner

Property Owner Name: The Pace Water System, Inc.

Address: 4401 Woodbine Road

Pace, FL 32571

Phone: 850-994-5129 Fax: _____

Email: dsaba@ljslawfirm.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 conditional use approvals.

Company: Locklin, Saba, Locklin & Jones, P.A.

Contact Name: Daniel P. Saba

Address: 4557 Chumuckla Highway

Pace, FL 32571

Phone: 850-995-1102 Fax: 850-995-1103

Email: dsaba@ljslawfirm.com

Property Information

Parcel ID Number(s): 25-1N-29-1060-00100-0140

-OR-

Street Address of property for which the Conditional Use is requested:

4195 Wildflower Street, Pace, FL 32571

Parcel Size (acres): Approximately 0.30 acres

Conditional Use Request Please describe the requested conditional use. Attach a site plan showing the proposed development in as much detail as necessary to demonstrate that your request meets the criteria found in Section 6.09.02 (attached).

To allow the relocation and construction of a sewer lift station with necessary infrastructure to be placed in a R1M zoning district. A site plan is attached.

Conditional Use Criteria I understand that all decisions made by the Zoning Board of Adjustments 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 Adjustments are valid for 36 months.

Yes No

Please read the attached conditional use information pertaining to your request and describe how your request meets the pertinent criteria. Attach additional sheets if necessary. _____

See attachments.

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.

Daniel P. Saba

Applicant Name (Type or Print)



Applicant Signature

June 2, 2016

Title (if applicable)

Date

Attachment to Conditional Use Application for The Pace Water System, Inc.

- *Description of how this request meets the conditional use criteria:*

This conditional use is requested pursuant to Section 6.09.02(J) of the Santa Rosa County Land Development Code, to allow Public and Private Utilities and Public Facilities in an R-1M zoning district. Specifically, Pace Water System seeks to relocate and construct a sewer lift station on a vacant lot adjacent to and abutting the right-of-way along Diamond Street in Pace. The specific criteria to satisfy for this request include:

1. *"The location of such facility shall be situated on a site providing the most effective service to such area. The applicant shall demonstrate that such proposed sites are located effectively relative to the service area and that the site proposed is at least equal to the effectiveness of other alternative sites".*

To effectively service the utility needs of the Pace Water System franchise, the current sewer infrastructure, including the current lift station, along Diamond Street must be replaced and upgraded. The current lift station is crowded in the right-of-way of Diamond Street. The current location and the right-of-way of Diamond Street, in general, do not provide adequate space for Pace Water to place the needed infrastructure for an upgraded lift station. The subject real property is located adjacent to the said right-of-way but outside the congestion of the said right-of-way.

2. *"The location of such facility shall not unreasonably increase traffic on streets in the impacted area."*

There will be no adverse impact on traffic in the impacted area. In fact, this location shall be advantageous in that the construction of the lift station shall be located outside of the right-of-way and would minimize road blockage and closures. In the alternative, if the construction of the lift station was to be required in the right-of-way, then portions of Diamond Street and other potential streets would be closed or have usage restrictions for a prolonged period of time.

3. *"The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties."*

The use of the subject property shall be to operate a lift station. This use generates minimal, if any, noise. The other concerns are even less applicable. As to nuisances or hazards, the purpose of the project is to replace a dated, existing lift station with a modern lift station utilizing the latest technologies. The advancements in construction and technology shall be a vast improvement over the existing lift station. To address the

only potential nuisance being potential odor, Pace Water is installing a state of the art odor control system to curb any such concerns.

Additionally, pursuant to the general provisions regulating conditional uses provided in Section 6.09.01, we feel that the proposed use (A) is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected, (B) will not unduly adversely affect other property in the impacted area which it is located, and (c) conforms to all applicable provisions of the R-1M zoning district.

Attached herewith is a site plan detailing the lift station and related infrastructure to be located on the subject real property.



SANTA ROSA COUNTY DEVELOPMENT SERVICES

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

Variance Application

* Application Instructions begin on Page 3

** For Official Use Only **			
Application No.	<u>2016 -V- 047</u>	Date Received:	<u>6/3/16</u>
Review Fee:	<u>m4015</u>	Receipt No.:	<u>189</u>
Zoning District:	<u>R1M</u>	FLUM Designation:	<u>GPSFR</u>

± 0.30

VD# 1

Property Owner Property Owner Name: The Pace Water System, Inc.
 Address: 4401 Woodbine Road
Pace, FL 32571
 Phone: 850-994-5129 Fax: _____
 Email: dsaba@jlslawfirm.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: Locklin, Saba, Locklin & Jones, P.A.
 Contact Name: Daniel P. Saba
 Address: 4557 Chumuckla Highway
Pace, FL 32571
 Phone: 850-995-1102 Fax: 850-995-1103
 Email: dsaba@jlslawfirm.com

Property Information Parcel ID Number(s): 25-1N-29-1060-00100-0140
 -OR-

Street Address of property for which the Variance is requested:
4195 Wildflower Street, Pace, FL 32571

Variance Request

What is the present use of the property? vacant land within a R1M (Mixed Residential Subdivision) zoning district

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

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

Are the special conditions or circumstances described above the result of a proposed or prior action of the applicant? Yes ___ No x

Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.
See attachments.

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.

Daniel P. Saba

Applicant Name (Type or Print)



Applicant Signature

June 2, 2016

Date

Title (if applicable)

VARIANCE REQUEST #1:

Eliminate the Ten (10') foot landscape buffer on the North (along diamond Street) and the Ten (10') foot landscape buffer on the East (along Wildflower Street)

- *Describe the requested variance, including exact dimensions and purpose of the variance*

According to Performance Standards provided in Section 7.01.03 of the Santa Rosa County Land Development Code, the proposed use would require perimeter landscaping adjacent to the rights-of-way. Being a corner lot, the two rights-of-way are Diamond Street on the North and Wildflower Street on the East. The width of the perimeter landscaping would be ten (10') feet in depth, but we seek a variance to eliminate the perimeter landscaping requirement.

- *Please describe the special circumstances or conditions that apply to the land in question which necessitates the variance request*

Pace Water System shall install a 6' Green Vinyl Coated Chain Link Fence around the entire perimeter of the real property to secure the facilities. The proposed use is a low intensity use that should not create any nuisances to the impacted perimeter areas.

It is important from a safety perspective for the visibility into the lift station area to not be obstructed with landscaping. The lift station under normal operations should not cause any health, safety, or environmental concerns. However, if trespassers enter the site, significant damage and adverse impacts could occur to the surrounding properties, the utility infrastructure, and the trespassers themselves. In particular, vandalism or misuse of the on-site equipment could cause catastrophic failure and environmental hazards. Whereby, line of site is important to report and curb such trespass, unauthorized use, and vandalism.

- *Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.*

As stated above, any benefits of perimeter landscaping would be negated by the adverse and grave concerns that could result in blocking the line of site into the subject property.

VARIANCE REQUEST #2:

Eliminate the Twenty (20') foot landscape buffer on the East (along Wildflower Street) and the Twenty (20') foot landscape buffer on the South (neighboring property)

- *Describe the requested variance, including exact dimensions and purpose of the variance*

According to Performance Standards provided in Section 7.01.05 of the Santa Rosa County Land Development Code, the proposed use would require landscape buffers of twenty (20') feet along the East and South of the subject real property. We seek to eliminate the landscape buffer requirement along the East and South.

- *Please describe the special circumstances or conditions that apply to the land in question which necessitates the variance request*

The 20' buffer requirement along the East is required because the right-of-way of Wildflower Street is less than 60 feet. The 20' buffer along the South is required because the use of the property is a low intensity impact adjacent to a potential residential use.

The purpose and intent of this section is to protect adjacent land owners from traffic, noise, glare, trash, vibration, and odor if the adjacent use is more intensive. In this instance, the use of the real property as a lift station would not have any of the stated concerns. In fact, to further eliminate the potential of odor issues, Pace Water System is installing a separate odor control system to complement the upgraded lift station.

Additionally as previously stated, Pace Water System shall install a 6' Green Vinyl Coated Chain Link Fence around the entire perimeter of the real property to secure the facilities. It is important from a safety perspective for the visibility into the lift station area to not be obstructed with landscaping. The lift station under normal operations should not cause any health, safety, or environmental concerns. However, if trespassers enter the site, significant damage and adverse impacts could occur to the surrounding properties, the utility infrastructure, and the trespassers themselves. In particular, vandalism or misuse of the on-site equipment could cause catastrophic failure and environmental hazards. Whereby, line of site is important to report and curb such trespass, unauthorized use, and vandalism.

- *Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.*

As stated above, any benefits of perimeter landscaping would be negated by the adverse and grave concerns that could result in blocking the line of site into the subject property.

VARIANCE REQUEST #3:

Reduce Corner Clearance requirement from the South property line farthest from the intersection to a point Forty (40') foot from the intersection

- *Describe the requested variance, including exact dimensions and purpose of the variance*

According to Section 4.04.03(D)(1) of the Santa Rosa County Land Development Code, corner clearance of the proposed site would require construction of an access connection along the property line furthest from the intersection of Diamond Street and Wildflower Street. This placement would be along the South property line. We are requesting that the corner clearance instead be reduced to forty (40') from the intersection of Diamond Street and Wildflower Street.

- *Please describe the special circumstances or conditions that apply to the land in question which necessitates the variance request*

The reduction in the corner clearance is sought for a few reasons. First, by moving the access further north from the South property line, it would create less impact on the only adjacent residential real property. Second, the driveway that shall be installed at the access connection would cover less square footage if the access connection is allowed as proposed. The driveway shall be made of impervious material, so the reduction in surface area of the impervious material would help reduce any potential storm water or drainage issues. Third, the lift station has been engineered to be located at a point on the northern section of the property in part to minimize impacts on the southern neighbor's potential residential use. Wherefore, we request that this effort not be ineffective by forcing an access point neighboring that said property. Finally, the intention of the corner clearance is to ensure safety on the roadway and in particular at the affected intersection. This access point will be used sparingly. This driveway shall be used for service to the lift station as needed, but will only have occasional use only by Pace Water employees. Therefore, the driveway or access point being closer to the intersection shall not cause any safety or traffic concerns due to its infrequent use.

- *Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.*

As stated above, the adverse impact to the only residential adjoining use will cause that resident to incur unnecessary intrusion along his boundary. Additionally, the location of the access point further away from the site's infrastructure shall increase impervious materials on the site and cause unnecessary storm water and drainage issues.

VARIANCE REQUEST #4:

Eliminate the requirement of onsite retention and detention of storm water

- *Describe the requested variance, including exact dimensions and purpose of the variance*

According to Section 4.03.06 of the Santa Rosa County Land Development Code, the proposed site would have to provide onsite retention and detention of storm water. We request an elimination of the requirement to engineer and construct such onsite retention and detention ponds or storage due to the location of the County storm water retention pond located adjacent to the West boundary of our real property.

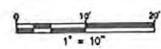
- *Please describe the special circumstances or conditions that apply to the land in question which necessitates the variance request*

As stated, Santa Rosa County constructed a massive storm water retention pond located immediately West of our real property. Currently, the storm water that falls on our real property drains to the County storm water retention pond. The planned use of our real property contains minimal structures and creates only a small footprint that differs from the current condition of the real property. Wherefore, we request to be able to continue the current path of the storm water and drainage for the real property and utilize the retention pond engineered by Santa Rosa County.

- *Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.*

The concern of protecting adjacent real properties from storm water and drainage issues caused by a change in use or character of our real property is unsupported. The installation of a lift station will only change the structure of the real property to a minor degree. The storm water from our real property will eventually end up in the neighboring County retention pond. So, engineering and designing our property to prevent the natural flow of the water to the neighboring retention pond that was designed and engineered to accept such water is redundant, wasteful, and an unnecessary hardship.

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE PACE WATER SYSTEM PUBLIC WORKS MANUAL



SITE INFORMATION:
 PARCEL: 251N291050001000140
 ZONING: R-1M
 FLU: GPSFR
 OVERLAY ZONE: GARCON POINT PROTECTION AREA

NO.	DATE	REVISIONS

THIS DRAWING IS THE PROPERTY OF KENNETH HOME & ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.
 ROBERT C. WOODRUFF
 P.E. 49849

Kenneth Home & Associates, Inc.
 CIVIL ENGINEERS
 PO BOX 10669, PENSACOLA, FLORIDA 32524
 7201 N. 9TH AVENUE, SUITE 6, PENSACOLA, FLORIDA 32504
 (850) 471-9005 info@kha.com FAX (850) 471-0083
 FL. CERTIFICATE OF AUTHORIZATION NO. 5288

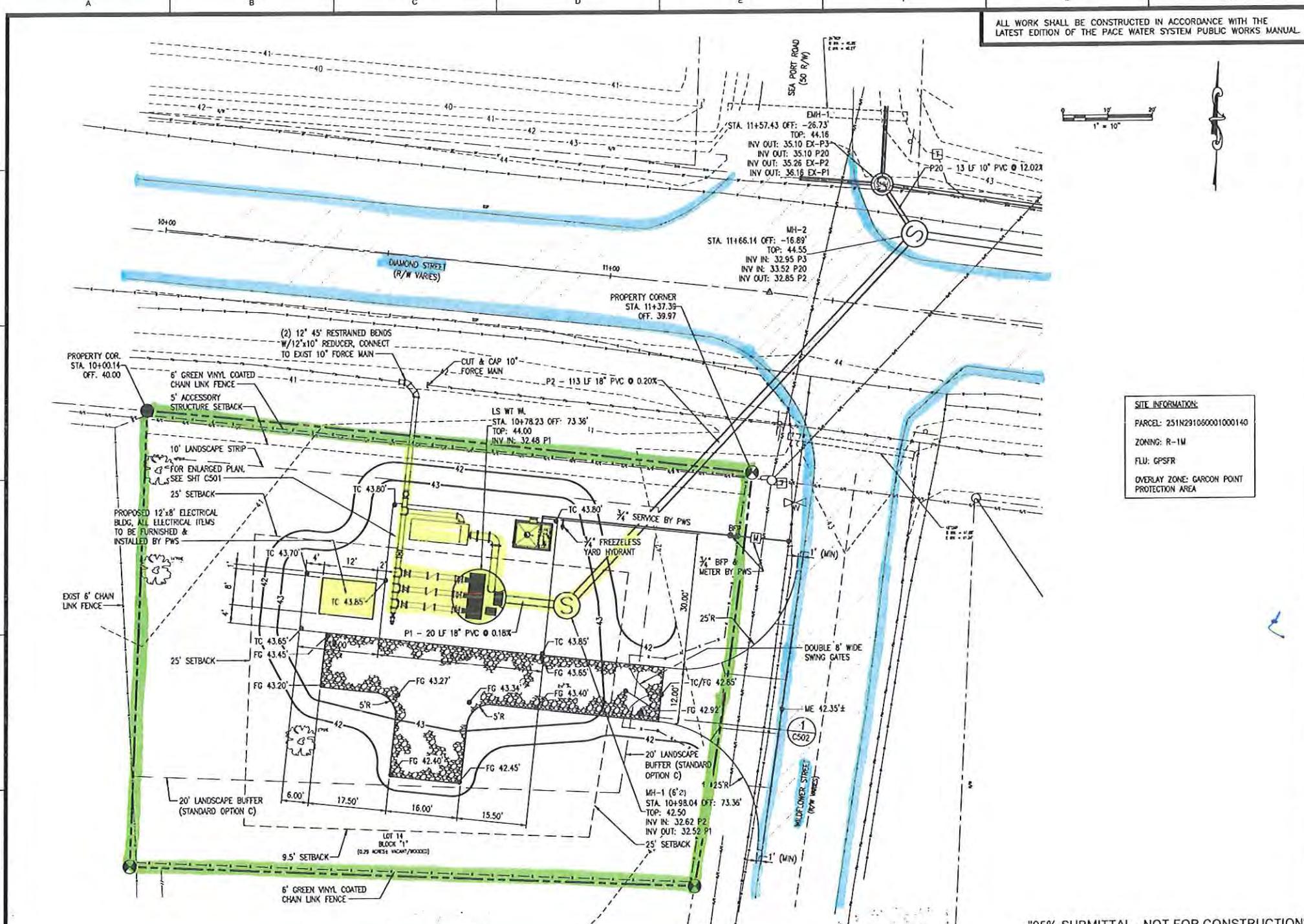


**LIFT STATION
 SITE PLAN**

DRAWN BY:	LSR / RCK
DESIGNED BY:	LSR / RCK
CHECKED BY:	08/17/16
DATE:	AS SHOWN
SCALE:	AS SHOWN
NOT FOR CONSTRUCTION	DATE:

PROJECT NO: 2014-29
 C201
 SHEET: 4 OF 19

S:\2014 Projects\2014-29 PWS Air Products Sewer\DWG\CAD\14-29_C201.dwg, Jun 02, 2016 - 4:15:19PM, pascal



"95% SUBMITTAL - NOT FOR CONSTRUCTION"



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Rhonda C. Royals
Building Official

February 26, 2016

Mr. Charlie Krasnosky, P.E.
Via email: charlie@kh-a.com

RE: Pre-Application Meeting on February 24, 2016
Project Name: **Pace Lift Station - Diamond**
Parcel(s): 251N291060001000140

Dear Mr. Krasnosky:

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.

Proposed Use - The proposed project is the development of a lift station for Pace Water System.

Site/Land Use - Jason McLarty, (850) 981-7065, jasonm@santarosa.fl.gov

1. Zoning Map designation: R-1M, Mixed Residential Subdivision

Future Land Use Map designation: GPSFR, Garcon Point Single Family Residential

Overlay Zones: Garcon Point Protection Area
2. The proposed use will require a Conditional Use (C.U.). The C.U. process requires a recommendation from the Zoning Board and approval from the Board of County Commissioners. An application for the C.U. along with meeting dates, contact

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

information and instruction is enclosed. Please refer to Land Development Code (LDC) Section 6.09.02.J for criteria regulating the C.U.

3. A Site Plan prepared by a Florida registered civil engineer is required to demonstrate consistency of the project with the LDC. A site plan application can be found online at: <http://www.santarosa.fl.gov/developmentservices/documents/Site%20Plan%20Editable.pdf>.

The primary LDC sections that apply to this project will be 4.04.00-4.04.10, 6.05.07, 6.09.02.J and 7.00.00-7.01.12.

4. Setbacks: The setbacks for this corner lot are: Front = 25', Rear = 25', north side (on minor collector) = 25', south side = 9.5'.
5. Access: This property is located on a Minor Collector and must meet the driveway and interconnectivity requirements of LDC Section 4.04.03.D. The preliminary site plan shows the access to be off of Wildflower. The corner clearance for the drive does not meet the minimum clearance of 120'. Staff is advising to move the driveway access point as far south on the parcel as allowable in lieu of seeking a variance for the corner clearance.
6. Off-Street Parking and Loading: Based on the non-public use for this utility site and the operation requirements for the site, 1 parking space will be sufficient.
7. Tree Protection: A tree survey, tree protection, and mitigation for tree removal is required per LDC Section 7.01.06.
8. Landscaping: Right-of-way landscaping is required per LDC Section 7.01.03.
9. Buffers: Landscape Buffers are required per LDC Section 7.01.05. For this use, the minimum buffer requirements will be option "C" or "E" for the east and south sides abutting the residential zone/use.
10. Variances: Variances may be requested to alter LDC development requirements. Variance request are considered through a public hearing process as with the C.U. process. This can be done with no additional fee if done concurrently with the Conditional Use.

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

1. Since the site impacts are greater than 1,500 sf, provide a storm water plan in accordance with the LDC or seek a variance to said regulations.
2. Provide a concrete driveway apron within the county right of way.

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

1. A building permit will be required for the foundation work.

Review Process:

1. Site plans and construction plans are reviewed and comments are issued within 10 days.

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

2. A Development Order is (DO) issued upon approval of a site plan. Building permits are issued upon approval of construction plans.
3. Concurrent review of site and construction plans is allowed; however, building permits may not be issued before issuance of the DO.
4. Site work may not commence prior to the issuance of the DO; construction may not commence prior to issuance of building permits.

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,

Tambre L. Lee

Tambre L. Lee
Development Review Supervisor
(850)981-7042
TambreL@santarosa.fl.gov

TL/lf

Damon Boutwell: dboutwell@pacewater.org
Rachel Lee: rlee@pacewater.org

Santa Rosa County Development Services
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