



**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

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2016-SX-006

Project Name: TowerCo 2013 LLC

**Applicant and/or
Property Owner:** TowerCo 2013 LLC

Representative: David Hockey

Request: Special Exception to divide a parcel that
does not meet the road frontage requirement.
(LDC 2.04.00.C.7)

Zoning District: HCD (Highway Commercial Development)

Part I. General Information:

Project/Applicant: TowerCo 2013 LLC
Representative: David Hockey
Location: 2756 Avalon Blvd., Milton, FL
Parcel(s): 40-1N-28-0090-39600-0151
Zoned: HCD (Highway Commercial Development)
Request: Special exception request to divide a parcel that does not meet the road frontage requirement. (LDC 2.04.00.C.7)
District: Commissioner District #2
Current Conditions: Vacant

Part II. Land Development Code Criteria:

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES: The BOA shall have the following duties and powers:

- C. Special Exceptions - To hear and decide special exceptions to the terms of this ordinance. The Board is hereby authorized to grant special exceptions in appropriate cases and with appropriate safeguards to authorize the use of a premises for a purpose not generally permitted within the district in which said premises is located or to interpret specific provisions of this ordinance expressed in this Section whenever it finds sufficient facts to demonstrate to its satisfaction that such exception if granted would be substantially in harmony with the general purpose and intent of this ordinance.
7. To permit the dividing of a parcel in the Highway Commercial Development District resulting in a parcel which does not possess the required road frontage, provided that:
- a. Joint access is provided and established through a joint access agreement between property owners. The joint access agreement must specify responsibility for access improvements necessitated by the development of either lot;
 - b. Except for road frontage, all other requirements of this Ordinance shall be adhered to; and
 - c. No more than one (1) non-conforming lot is created and that parcel is deed restricted such that it cannot be further subdivided unless all of the platting requirements are met; and
 - d. The parent parcel must conform to the road frontage requirements of this Ordinance and must abut a state or county approved roadway; and
 - e. The division of the parent parcel does not result in the creation of a flag lot; and
 - f. An access management plan for the minor subdivision must be approved by the County Engineer as provided in Section 4.04.03 (D)(11).

Part III. Special Exception Criteria

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES: The ZB shall have the following duties and powers:

C. Special Exceptions - To hear and decide special exceptions to the terms of this ordinance. The Board is hereby authorized to grant special exceptions in appropriate cases and with appropriate safeguards to authorize the use of a premises for a purpose not generally permitted within the district in which said premises is located or to interpret specific provisions of this ordinance expressed in this Section whenever it finds sufficient facts to demonstrate to its satisfaction that such exception if granted would be substantially in harmony with the general purpose and intent of this ordinance.

7. To permit the dividing of a parcel in the Highway Commercial Development District resulting in a parcel which does not possess the required road frontage, provided that:

- a. Joint access is provided and established through a joint access agreement between property owners. The joint access agreement must specify responsibility for access improvements necessitated by the development of either lot;

Is this criterion met? Yes

Staff Analysis: The parcel that TowerCo 2013 LLC owns has access through a legal easement connecting Avalon Boulevard to its property. The parcel will have access to Avalon Boulevard.

- b. Except for road frontage, all other requirements of this Ordinance shall be adhered to; and

Is this criterion met? Yes

Staff Analysis: The existing parcel is in compliance with all other requirements of this ordinance.

- c. No more than one (1) non-conforming lot is created and that parcel is deed restricted such that it cannot be further subdivided unless all of the platting requirements are met; and

Is this criterion met? Yes

Staff Analysis: The applicant is seeking approval for the special exception of one lot. No additional lots are part of this request.

- d. The parent parcel must conform to the road frontage requirements of this Ordinance and must abut a state or county approved roadway; and

Is this criterion met? Yes

Staff Analysis: The parent parcel retains the required road frontage and abuts a public road (Avalon Boulevard).

- e. The division of the parent parcel does not result in the creation of a flag lot; and

Is this criterion met: Yes

Staff Analysis: The proposed request will not create a flag lot as a result of the lot split. The property owned by TowerCo 2013 LLC retains a legal access easement connecting the parcel to a public right of way. Therefore, this criterion is met.

- f. An access management plan for the minor subdivision must be approved by the County Engineer as provided in Section 4.04.03 (D)(11).

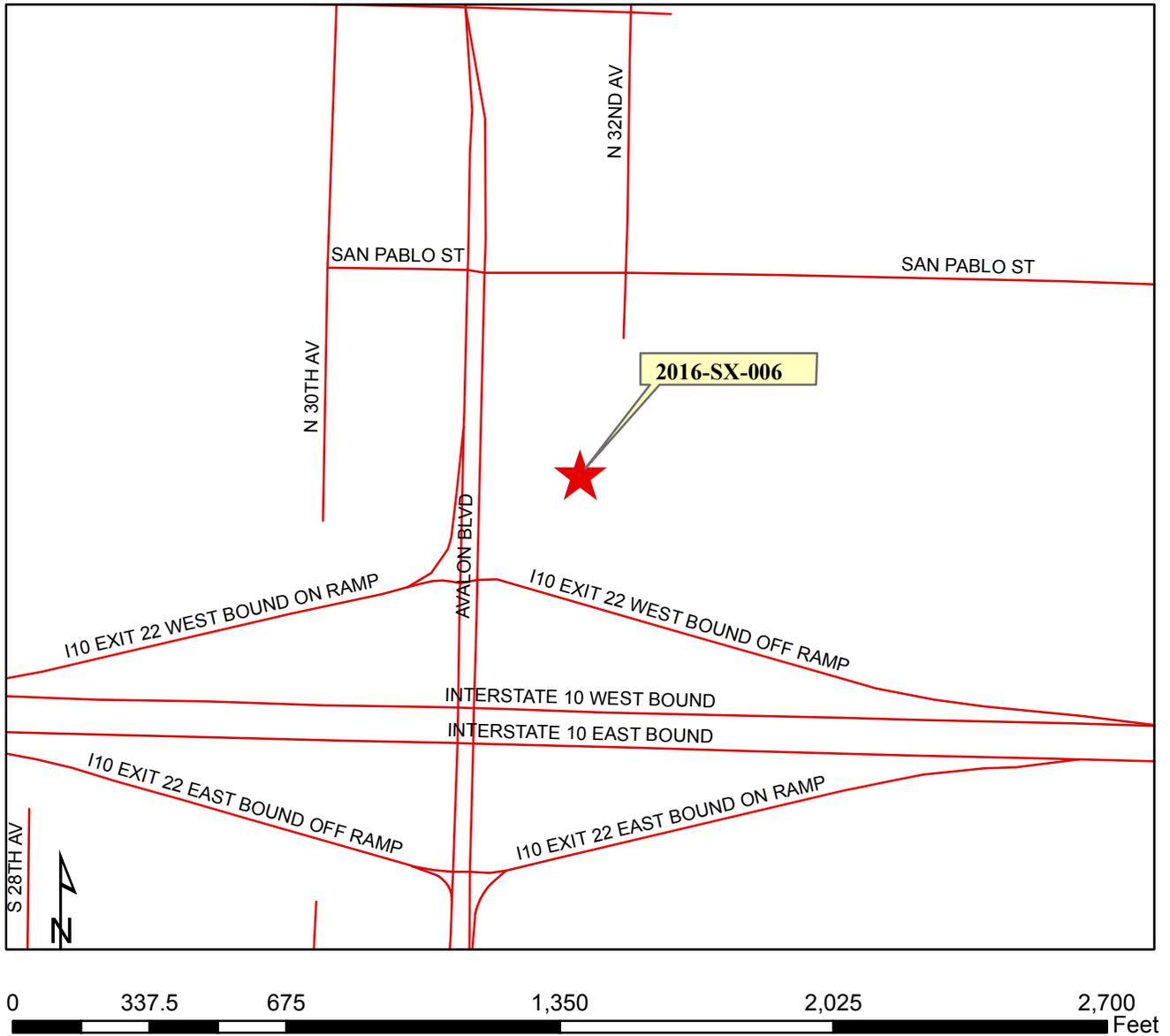
Is this criterion met: Yes

Staff Analysis: There is established access to the parcel on which the cell tower is located. The proposed request meets all other requirements.

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

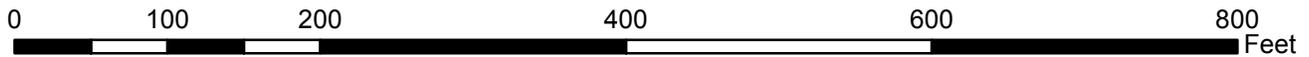
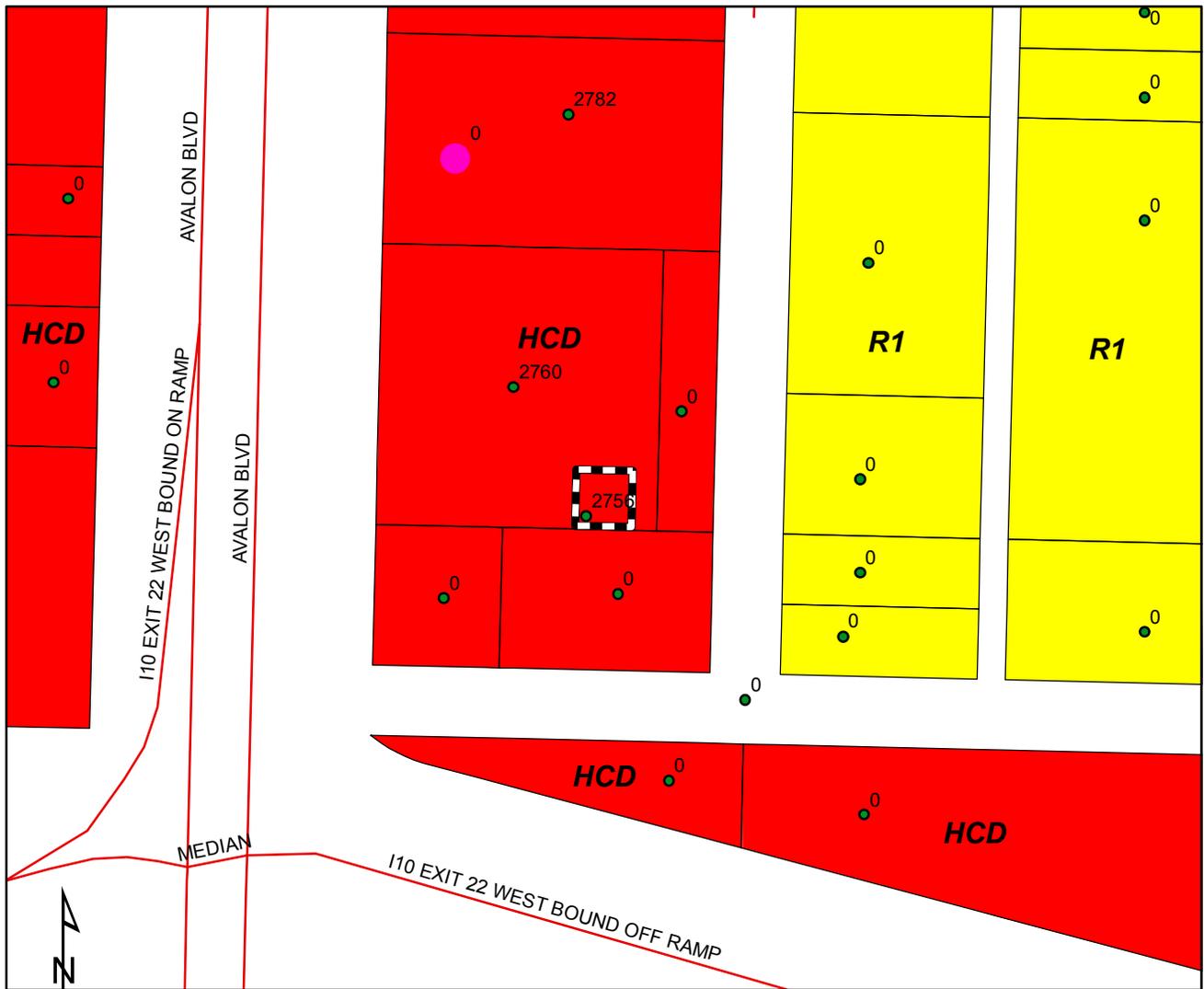
It is not anticipated that there will be any potential building code issues.

2016-SX-006 Location



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2016-SX-006 Zoning



Legend



Pending Aug ZB Zoning

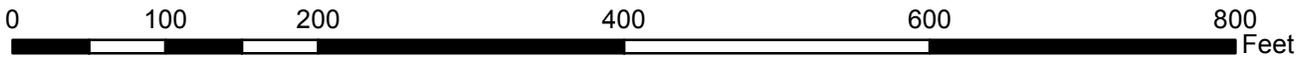
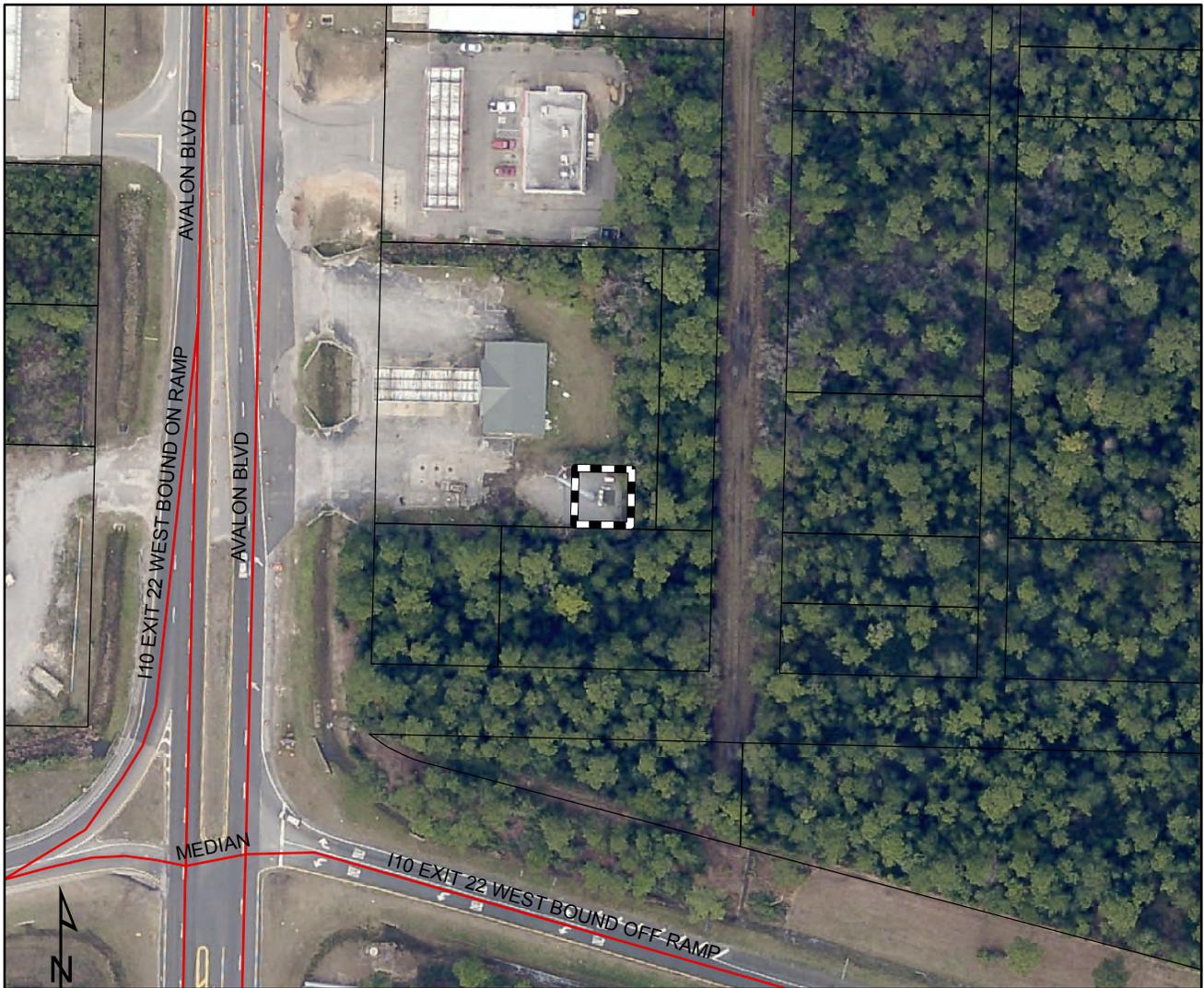
DISTRICT

- 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-SX-006
2014 Aerial

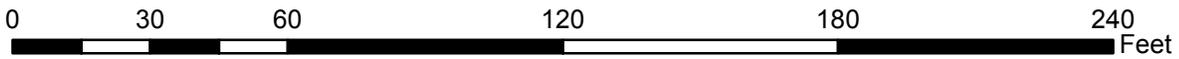


Legend

 Pending Aug ZB

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2016-SX-006 Closeup Aerial



Legend

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2016-SX-006 Existing Land Use



Legend



Pending Aug ZB

Existing Land Use

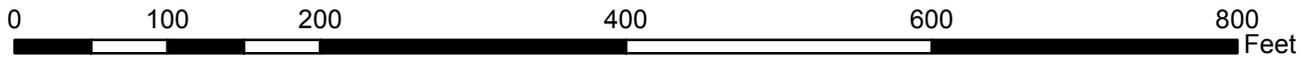
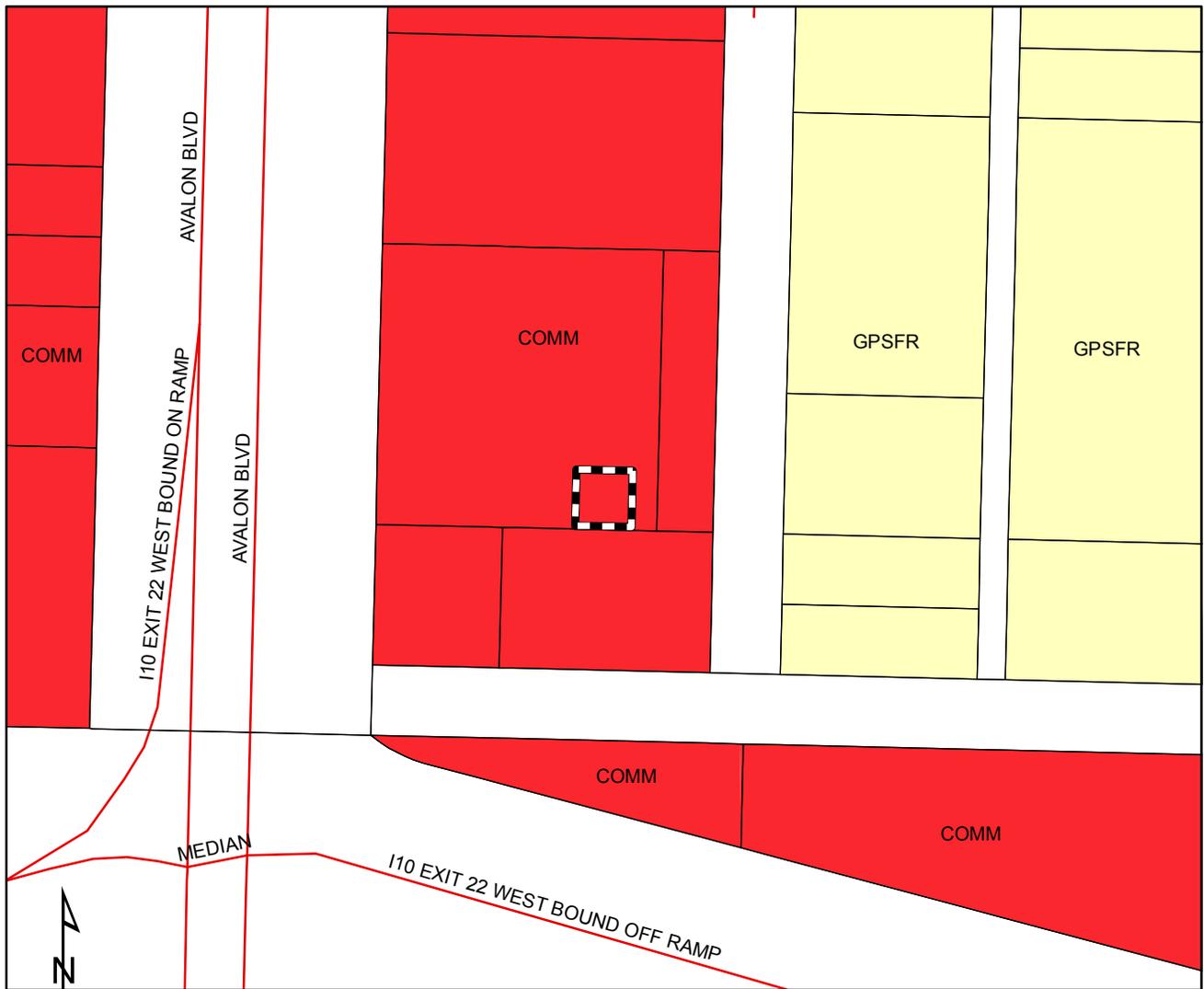
Category

Agriculture (AG)	Office
Agriculture, Homestead (AH)	Public Owned Property (POP)
Condo's/Townhomes (C/T)	Rail
City	Recreation/Commercial (REC/COMM)
Commercial (COMM)	Recreation/Open Space (REC/OS)
Industrial (INDUS)	Right of Way (ROW)
Institutional (INST)	Single Family Residential (SFR)
Multi-Family Residential (MFR <5)	Silviculture (SILVICUL)
Multi-Family Residential (MFR >5)	Uncategorized (UNCAT)
Military (MIL)	Utilities
Mixed Residential/Commercial (MRC)	Vacant
	Water

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2016-SX-006 Future Land Use



Legend

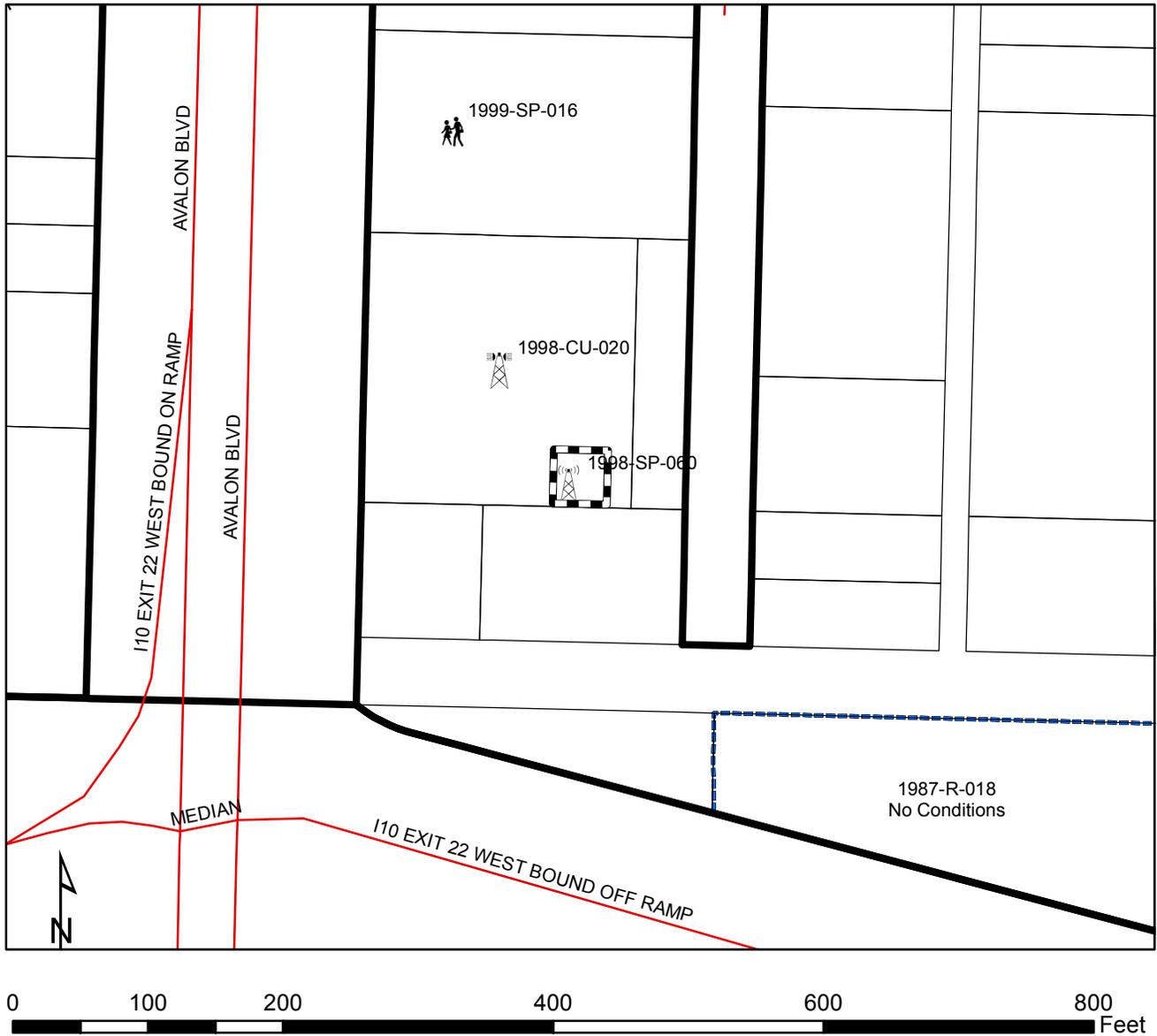
Pending Aug ZB	AGRICULTURE (AG)	MIXED RESIDENTIAL COMMERCIAL (MRC)
SINGLE FAMILY RESIDENTIAL (SFR)	NAVARRE BEACH COMMERCIAL (NBCOMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
MEDIUM DENSITY RESIDENTIAL	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL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

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2016-SX-006

Previous Zoning Board Decisions in the Area



Legend

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