

**2016-V-012**

**Project Name:** n/a

**Applicant and/or  
Property Owner:** Midway Water System

**Representative:** Paul Gardner, Fairpoint Regional  
Utility System, Inc.

**Request:** Variance to allow an additional  
driveway connection for an additional  
private utility facility which will not  
meet the required connection spacing  
along an access management corridor,  
specifically East Bay Blvd which is a  
minor arterial roadway.  
  
(LDC 4.04.03.D.1)

**Zoning District:** R1 (Single Family Residential) and M1  
(Restricted Industrial)

## Variance 2016-V-012

### General Information:

<b>Project/Applicant:</b>	Midway Water System
<b>Represented by:</b>	Paul Gardner, Fairpoint Regional Utility System, Inc.
<b>Project Location:</b>	7689 East Bay Blvd, Navarre
<b>Parcel Number:</b>	12-2S-27-0000-02400-0000
<b>Request:</b>	Variance to allow an additional driveway connection for an additional private utility facility which will not meet the required connection spacing along an access management corridor, specifically East Bay Blvd which is a minor arterial roadway.  (LDC 4.04.03.D.1)
<b>Zoning District:</b>	R1 (Single Family Residential) and M1 (Restricted Industrial)
<b>Current Conditions:</b>	Existing private utility system with 2 one-way driveway connections

**Land Development Code Criteria:**

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

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.

All access to outparcels shall be as direct as possible, avoiding excessive movement across parking aisles and queuing across surrounding parking and driving aisles. Access points shall not be located on major access drive aisles. Outparcels shall be served by a private access and shall provide for joint and cross access, shared parking and pedestrian interconnectivity. In addition, the developer shall make improvements to common driveways in accordance with the development's impact as needed.

1. Access Management System and Standards

The following access management system has been developed for roadways under state and local jurisdiction.

- a. Access management standards shall be applied in accordance with the functional classification of a roadway in the table above.
- b. The spacing requirements for driveway connections for parcels located on access management corridors will be as follows:
  1. All roadways under State jurisdiction will meet the access management spacing requirements of the State of Florida and of Santa Rosa County. If the State of Florida requirements are less

restrictive, then the requirements of Santa Rosa County may be waived at the discretion of the Planning Director and the County Engineer.

2. All roadways under County jurisdiction will meet the following spacing requirements:

Roadway Classification	Connection Spacing (in feet)	
<b>Principle Arterial (Interstate Highway)</b>	<b>Interchange Only</b>	
	> 45 mph	< 45 mph
Major/Minor Arterial	660	440
Major Collector	440	245
Minor Collector	300	185

2. Connection spacing shall be measured from the closest edge of the pavement to the next closest edge of the pavement. Where construction plans are available for the widening, relocation, or other improvement is indicated in an adopted transportation plan or the Florida Department of Transportation Five Year Work Program, the projected future edge of the pavement of the intersecting road shall be used in measuring connection spacing.

**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 not special circumstances regarding the land 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 minimum spacing requirement for development along classified roadways. Although**

**this parcel is currently developed as a private utility, a different private utility intends to develop on the site as well. Both utilities wish to keep their access to East Bay Blvd separate.**

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: The Variance request to allow the additional connection is not necessary for the preservation and enjoyment of a substantial property right and is merely a convenience to the property owner. Although both entities require fencing and security, those features could be installed further inside the development, allowing for a shared driveway connection.**

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, or unreasonably diminish or impair established property values within the surrounding area. Given the infrequency of traffic to the site, it is also not anticipated that the proposed request will increase congestion to public streets, or impair the public safety.**

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 to allow an additional driveway connection will 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.

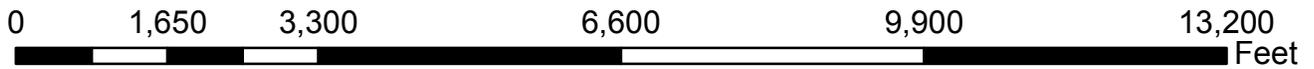
**Is this criterion met? Yes**

**Staff Analysis:** It is not anticipated that the proposed request for a third driveway connection will negatively affect the safety or operation of the roadway.

**If the Variance is approved, are there any potential building code issues?**

N/A

# 2016-V-012 Location Map

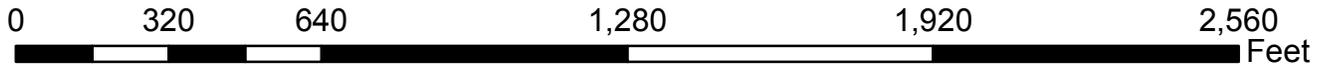
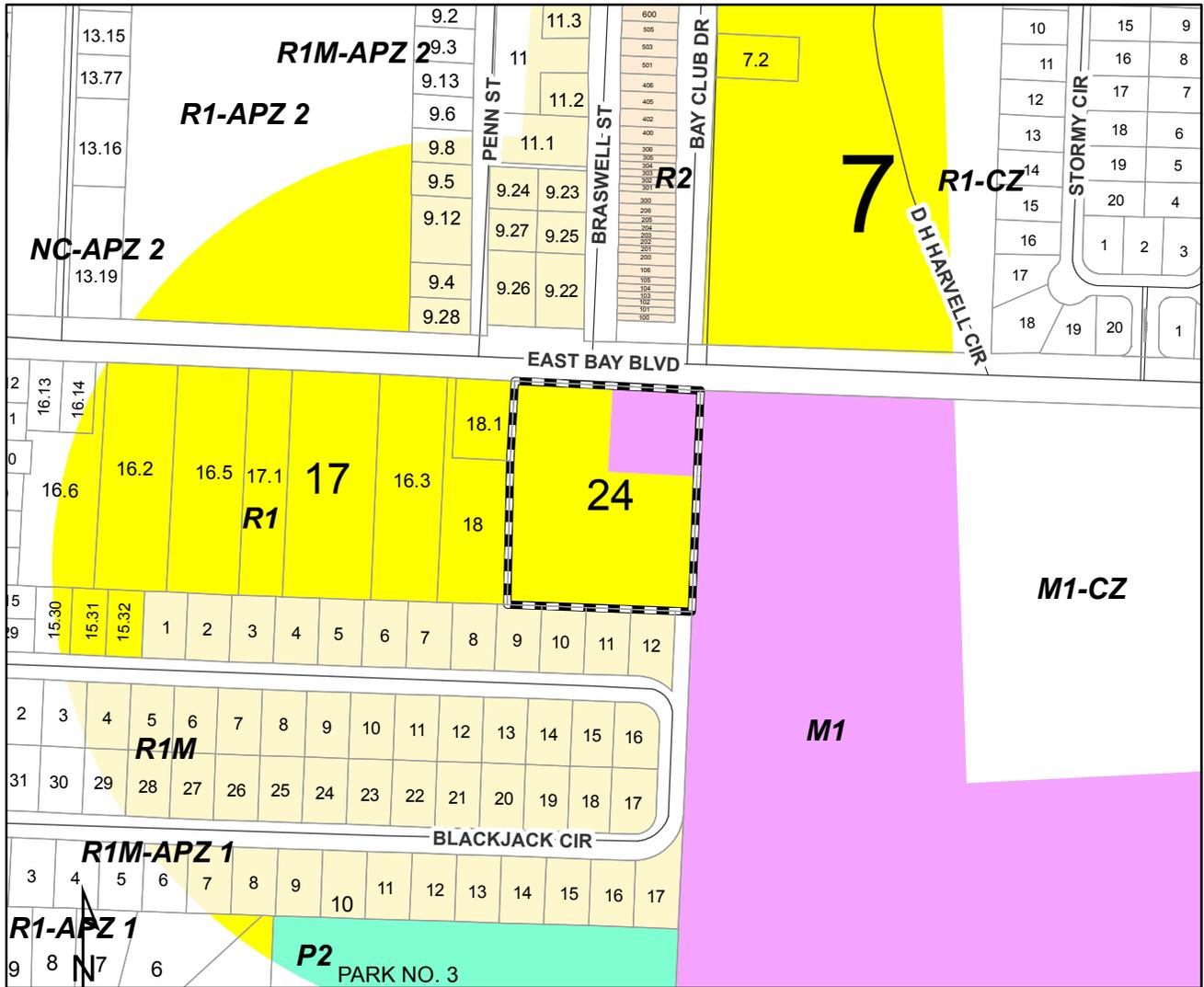


Legend

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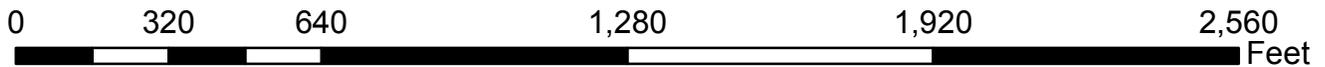
# 2016-V-012 Zoning



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

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# 2016-V-012 Existing Land Use

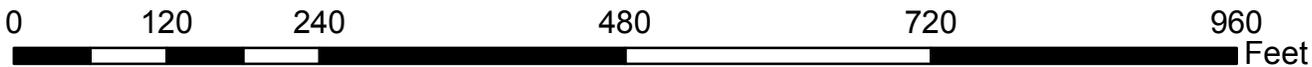
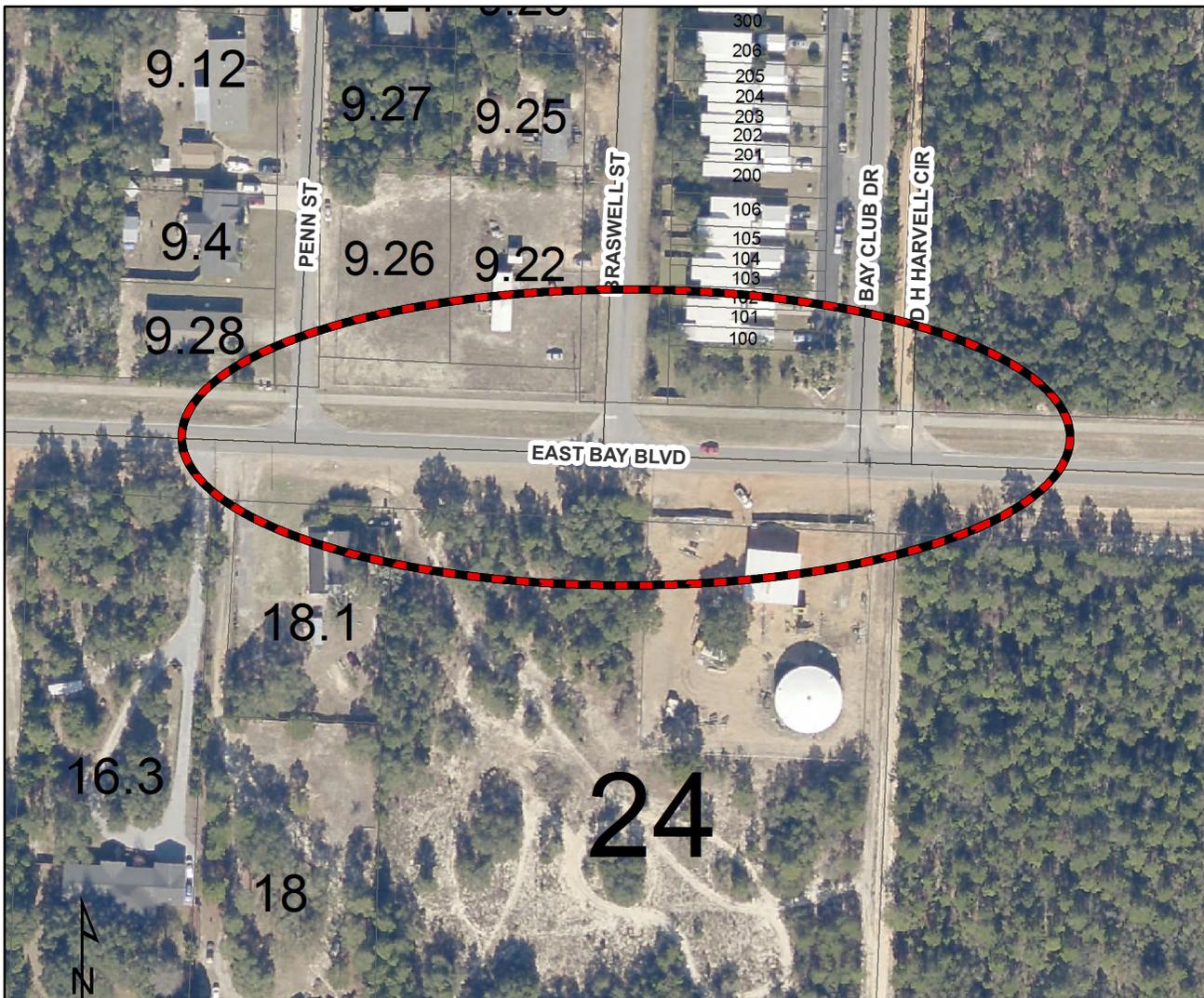


**Legend**  
 Pending Feb ZB

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**2016-V-012**  
**Aerial, Close Up**

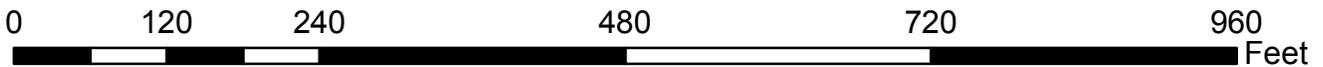
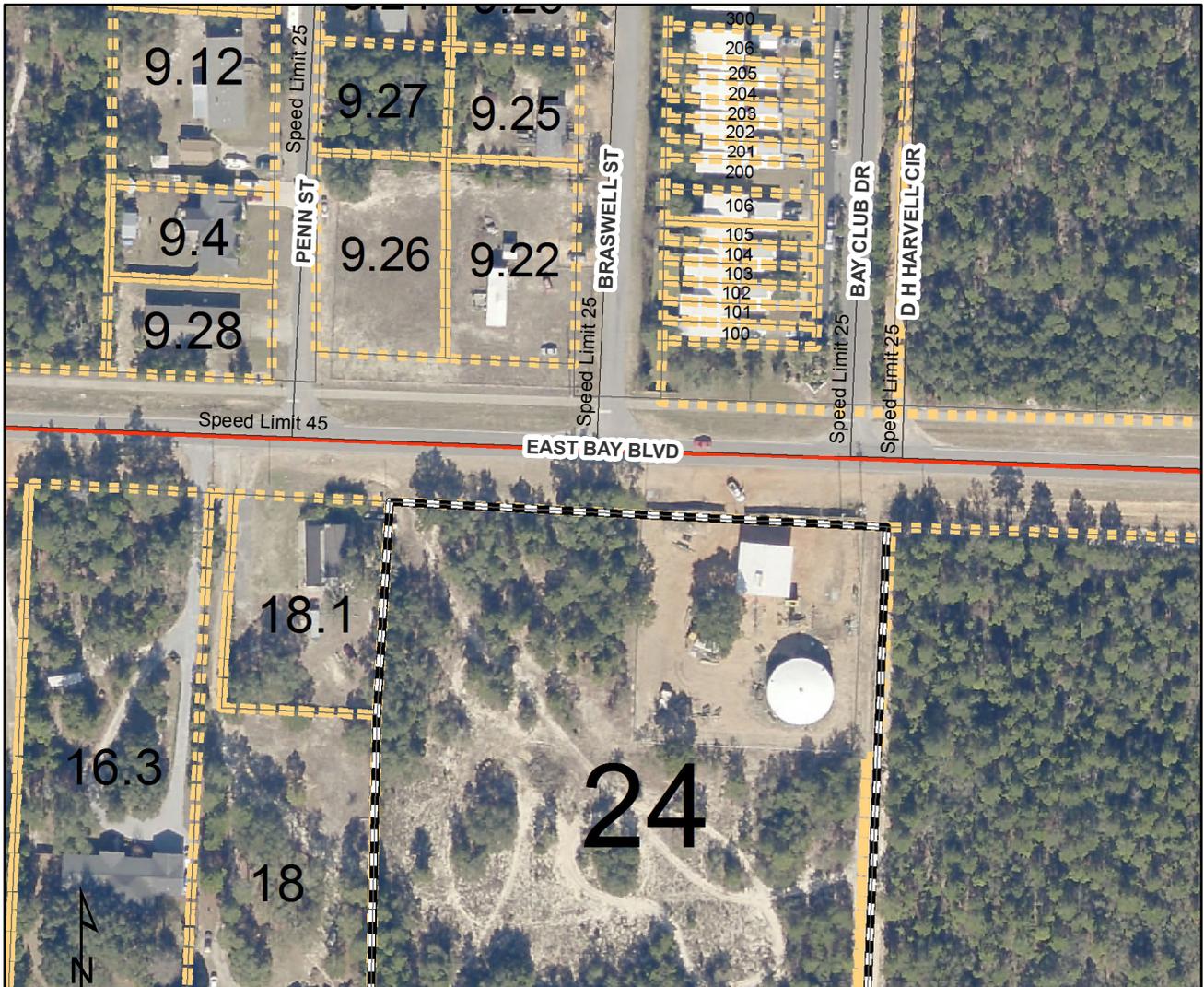


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# 2016-V-012 Access Management Data



**Legend**  
 Pending Feb ZB

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# Santa Rosa County Development Services



Beckie Cato, AICP  
Planning and Zoning Director

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

Rhonda C. Royals  
Building Official

## Variance Application

\* Application Instructions begin on Page 5

** For Official Use Only **			
Application No.	<u>2016-V-012</u>	Date Received:	<u>12/29/15</u>
Review Fee:	<u>235 + 25.76</u>	Receipt No.:	<u>5</u>
Zoning District:	<u>R1, M1</u>	FLUM Designation:	<u>SFR</u>

DEC 29 '15 PM 03:5

± 5.024

VD# 4

**Property Owner** Property Owner Name: Midway Water System, Inc.

Address: 4971 Gulf Breeze Pkwy, Gulf Breeze, Florida 32563

Phone: 850-932-5188 Fax: 850-932-5612

Email: gdelapp@midwaywater.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: Fairpoint Regional Utility System, Inc.

Contact Name: Mr. Paul Gardner

Address: 8574 Turkey Bluff Road, Navarre, Florida 32566

Phone: 850-939-2427 Fax: 850-939-9541

Email: pgardner@hnws-fl.com

**Property Information** Parcel ID Number(s): 12-2S-27-0000-02400-0000  
-OR-

Street Address of property for which the Variance is requested:

7689 East Bay Blvd

**Variance Request**

What is the present use of the property? Vacant, (Well Facility in NE corner to remain with Midway Water System)

Please describe the requested variance, including exact dimensions and purpose of the variance. to allow an additional driveway on a newly created lot in lieu of the requirement that the access be internalized with the parent parcel and using the existing connection.

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request. Fairpoint Utility System, Inc. will require independent access to it's facilities for security.

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

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

Safety and security requirements of each individual utility will require both sites to be separately fenced and gated, which will require independent access to each utility's portion of the property.

**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

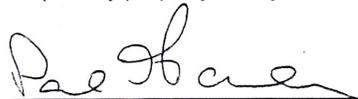
I understand that determinations by the Zoning Board of Adjustment are valid for 36 months.

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.

Mr. Paul Gardner  
Applicant Name (Type or Print)

  
Applicant Signature

Executive Director  
Title (if applicable)

12-28-15  
Date

# **Municipal Engineering Services, Inc.**

December 28, 2015  
140002-004

Ms. Leslie Statler, Planner III  
Santa Rosa County Development Services  
6051 Old Bagdad Hwy, Suite 202  
Milton, FL 32583

RE: Fairpoint Regional Utility System  
Variance Application

Dear Ms. Statler:

Pursuant to the above-reference project, please find attached the following:

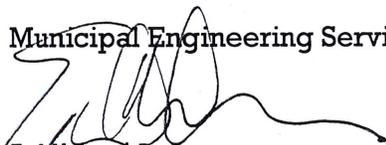
1. Executed Variance Application
2. Scaled Site Plan.
3. Notarized authorization letter from the property owner.
4. A check in the amount of \$261.56. (\$235.00 Application fee and \$26.56 for property owner letters)
5. The address label package provided by the Santa Rosa County Property Appraiser should be in your possession.

These items are submitted for your review and consideration. We look forward to meeting with you and the Zoning Board of Adjustments at the earliest meeting available.

If you have any questions, or require any additional information, please do not hesitate to contact me.

Sincerely,

**Municipal Engineering Services, Inc.**



E. Michael Dorman  
Civil Engineering Technician

Attachments

cc: Mr. Greg Delapp, Midway Water System

12-25-27-0370-00A00-0080  
ALBERT E. BELTZ, II  
P.O. BOX 5385  
NAVARRE, FL 32566

12-25-27-0000-01800-0000  
ANTHONY THOMAS  
7653 EAST BAY BLVD  
NAVARRE, FL 32566

12-25-27-0000-01801-0000  
DOUGLAS A. & TERESA D. WALBORN  
7661 EAST BAY BLVD  
NAVARRE, FL 32566

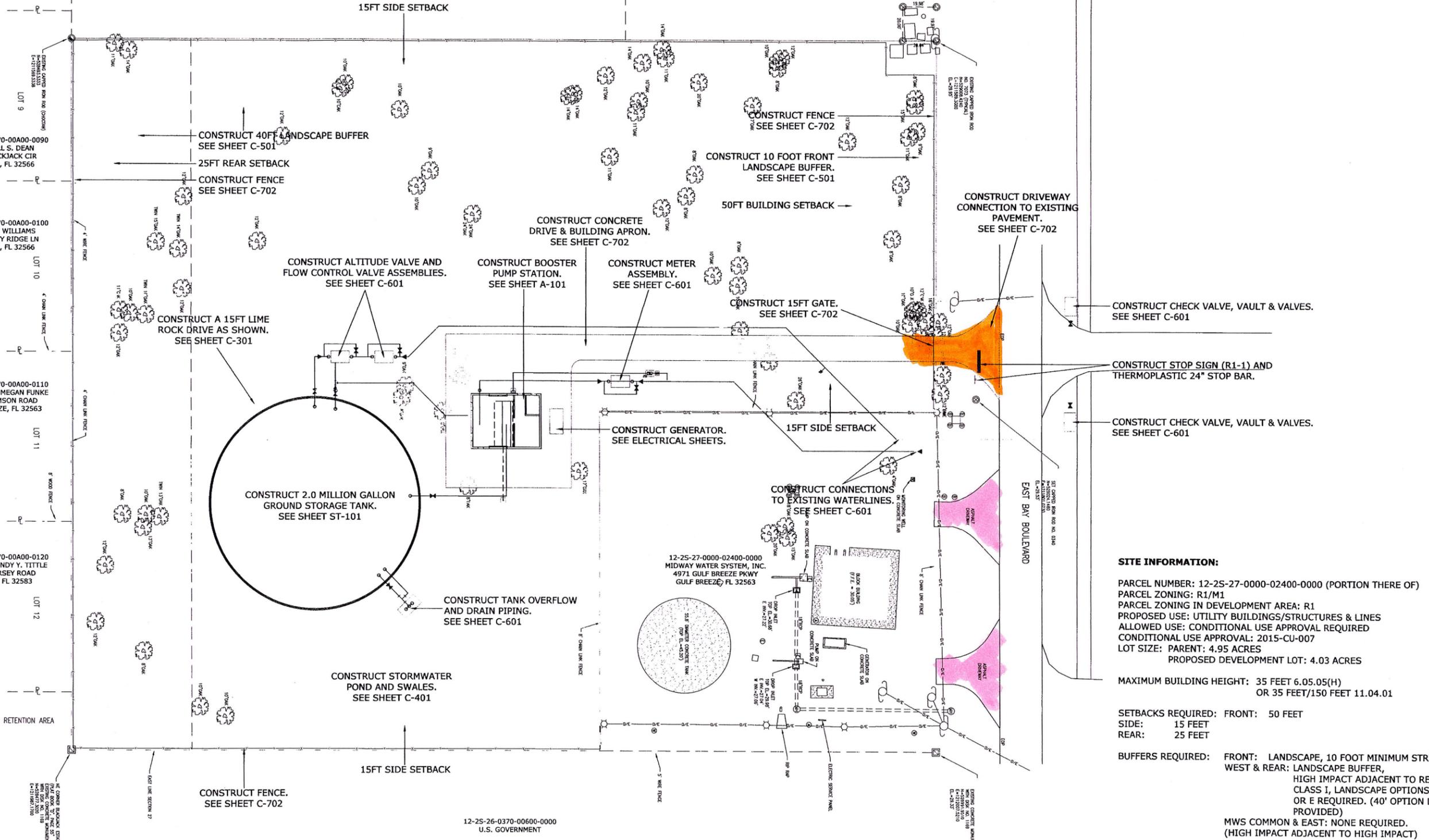
12-25-27-0370-00A00-0090  
MARSHALL S. DEAN  
7524 BLACKJACK CIR  
NAVARRE, FL 32566

12-25-27-0370-00A00-0100  
TROY LEE WILLIAMS  
8517 MISTY RIDGE LN  
NAVARRE, FL 32566

12-25-27-0370-00A00-0110  
RANDOLPH & MEGAN FUNKE  
3216 CLEMSON ROAD  
GULF BREEZE, FL 32563

12-25-27-0370-00A00-0120  
JOHN R. & CINDY Y. TITTLE  
10489 JERSEY ROAD  
MILTON, FL 32583

12-25-26-0370-00600-0000  
U.S. GOVERNMENT

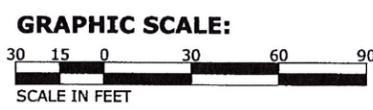


**SITE INFORMATION:**  
 PARCEL NUMBER: 12-25-27-0000-02400-0000 (PORTION THERE OF)  
 PARCEL ZONING: R1/M1  
 PARCEL ZONING IN DEVELOPMENT AREA: R1  
 PROPOSED USE: UTILITY BUILDINGS/STRUCTURES & LINES  
 ALLOWED USE: CONDITIONAL USE APPROVAL REQUIRED  
 CONDITIONAL USE APPROVAL: 2015-CU-007  
 LOT SIZE: PARENT: 4.95 ACRES  
 PROPOSED DEVELOPMENT LOT: 4.03 ACRES  
 MAXIMUM BUILDING HEIGHT: 35 FEET 6.05(H)  
 OR 35 FEET/150 FEET 11.04.01

**SETBACKS REQUIRED:** FRONT: 50 FEET  
 SIDE: 15 FEET  
 REAR: 25 FEET

**BUFFERS REQUIRED:** FRONT: LANDSCAPE, 10 FOOT MINIMUM STRIP  
 WEST & REAR: LANDSCAPE BUFFER,  
 HIGH IMPACT ADJACENT TO RES.  
 CLASS I, LANDSCAPE OPTIONS D  
 OR E REQUIRED. (40' OPTION D  
 PROVIDED)  
 MWS COMMON & EAST: NONE REQUIRED.  
 (HIGH IMPACT ADJACENT TO HIGH IMPACT)

**DEVELOPED SURFACE CHARACTERISTICS:**  
 TOTAL DEVELOPMENT PARCEL: 4.03 ACRES  
 EXISTING: EXISTING IMPERVIOUS: 0.00 ACRES  
 EXISTING PERVIOUS: 4.03 ACRES  
 PROPOSED: PROPOSED IMPERVIOUS: 0.70 ACRES  
 PROPOSED PERVIOUS: 3.33 ACRES



**MUNICIPAL ENGINEERING SERVICES, INC.**  
 EXCELLENCE IN ENGINEERING SERVICE  
 8874 Turkey Bluff Road • Navarre, Florida 32566 • P: (850) 938-5732  
 CERTIFICATE OF AUTHORIZATION: CA-90888

**FLORIDA**  
 SANTA ROSA COUNTY

**FAIRPOINT REGIONAL UTILITY SYSTEM  
 BOOSTER PUMP STATION &  
 GROUND STORAGE TANK**

**SITE PLAN**

NOT Released for Construction by \_\_\_\_\_ Date \_\_\_\_\_  
 As-Built Record Drawing by \_\_\_\_\_ Date \_\_\_\_\_

REVISION


WILLIAM V. PHILLIPS, II, P.E.  
 P.E. #4704

SCALE: AS NOTED  
 DATE: \_\_\_\_\_  
 JOB NUMBER: 140002-004 FILENAME: SEE LEFT  
 DRAWN BY: END CHECKED BY: WVP II  
 SHEET: \_\_\_\_\_

**C-201**