2016-V-015

Project Name:	**“**Navarre Grocery”
Applicant and/or Property Owner:	Titan Ventures Management, LLC
Representative:	
Request 1:	Variance to allow fuel storage to be located within 500 feet of a residence/residential zoning district; (LDC 7.01.14.D.3.c)
Request 2:	Variance to allow an additional driveway connection which will not meet the spacing requirement for lots being divided along a major arterial roadway (LDC 4.04.03.D.1. b)
Zoning District:	HCD (Highway Commercial Development)

Variance 2016-V-015

Part I. General Information:

Project/Applicant:	"Navarre Grocery" / Titan Ventures Management, LLC
Representative:	
Location:	7300 block of Navarre Parkway, Navarre, FL
Parcel(s):	24-2S-27-0000-00101-0000
Zoned:	HCD (Highway Commercial Development)
Request 1:	Variance to allow fuel storage to be located within 500 feet of a residence/residential zoning district; (LDC 7.01.14.D.3.c)
Request 2:	Variance to allow an additional driveway connection which will not meet the spacing requirement for lots being divided along a major arterial roadway (LDC 4.04.03.D.1. b)
District:	Commissioner District #4
Current Conditions:	Vacant land; previously cleared for development as "Villas at Navarre" townhome project under 2006S-008.

Part II. Data and Analysis: (Consistency with the Land Development Code Criteria)

4.04.03.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)**	
Principle Arterial (Interstate Highway)	**Interchange Only**	
	> 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.

7.01.14 Standards Regulating Nuisances:

D. Fire and Explosive Hazards - All operations, activities and uses shall be con-ducted so as to comply with the performance standards governing fire and explosion hazards prescribed below. Such uses shall comply with the rules and regulations of the National Fire Code published by the National Fire Protection Association as well as Chapter 69A, "Rules of the Marshal," and Chapter 62, “Open Burning”, Florida Administrative Code.

1. Detonatable Materials shall include, but not be limited to, all primary explosives, such as lead, azine, lead styphnate, fulminates and tetracene; all high explosives such as TNT, RDX, HMS, PETN, and picric acid; propellants and components therefore, such as dry nitrocellulose, black powder, potassium chlorate and potassium nitrate; blasting explosives such as dynamite and nitroglycerin; unstable organic compounds, such as acidtylides, tetraoles, and ozonides, unstable oxidizing agents, such as perchloric acid, perchlorates and hydrogen peroxide in concentration greater than 35% and nuclear fuels, fissionable materials and products and reactor elements, such as Uranium 235 and Plutonium 239.

2. Fire Hazard Solids:

   a. Light Industrial District "M-1" (or more restrictive district). The storage or utilization of solid materials which are active to intense burning shall be within spaces having fire resistive construction of no less than two hours and protected with an automatic fire extinguishing system. However, such storage or utilization is not permitted unless approved by the Building Director after consultation and approval of the Fire Department, based on standards incorporated herein specifically or by reference.

   b. General Industrial District "M-2": In the "M-2" district the storage, utilization or manufacture of solid materials which are active to intense burning shall be conducted within the walls having a fire resistance no less than two hours or protected by an automatic fire extinguishing system or the building wall shall be no less than 25 feet from all lot lines. The outdoor storage of such materials shall be permitted no closer than 40 feet from all lot lines. However, such activity is not permitted unless approved by the Building Director after consultation and approval of the Fire Department based on standards incorporated herein in specifically or by reference.

   c. No open burning shall be conducted at debris disposal facilities without prior approval from the state enforcement agencies (Department of Environmental Protection and/or Division of Forestry) and the County.

d. Construction and demolition (C&D) debris at disposal facilities shall be periodically covered with soil and maintained for on-site fire suppression per the terms of the applicable County permit to prevent unintended fires.

3. Fire Hazard Liquids and Gases:

   a. The storage, utilization or manufacture of flammable liquids or gases which produce flammable or explosive vapors shall be permitted only in accordance with this Section exclusive of the storage of finished products in original sealed containers (60 gallons or less) which shall be unrestricted.

   b. The total storage capacity of flammable liquids and gases shall be restricted to capacity expressly permitted by the Building Director after consultation with the Fire Department based on standards incorporated herein specifically or by reference.

   c. In no case shall hazardous or potentially hazardous materials be stored or located in residential zones or within five hundred (500) feet of any residential zone, except for those materials used as fuel by emergency generators for communications towers as provided for in Section 7.01.15 or for public and private utilities. In which case, no hazardous or potentially hazardous materials may be stored within two hundred (200) feet of any residential structure.

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 placement of fire hazard liquids and gases within 500 feet of a residential use or zoning district. The applicant would like to develop a gas station at the southern portion of the property. The underground fuel storage tanks will be located within 500 feet of single family and multi-family residences approximately 375 feet to the nearest residential dwelling. It should be noted that many of the gas stations within Santa Rosa County pre-date the Ordinance and are located within 500 feet of residential zones and/or structures. Staff recommends that the Board consider

future modification to this section of the Ordinance as it relates to underground fuel tanks and gas stations.

The applicant is also seeking relief from the section of the Ordinance which regulates the number of connections as well as the minimum spacing requirement for driveway connections for development along classified roadways. The owner intends to divide the property into several parcels. The proposed second access point at the eastern portion of the project area does not meet the required spacing of 440 feet between connection points. It would serve as ingress/egress for the new parcel adjacent to the east and would be directional only, allowing right-in and right-out maneuvers to Navarre Parkway. The full-access connection will be located further west and will align with the median opening. A traffic signal is also proposed at the main entrance. Staff believes that a right-in access would be appropriate; however, a right-out connection would create additional conflict points by (a) allowing traffic to exit the site directly into a deceleration lane; and (b) placing the connection in such close proximity to the existing left-turn lane located in the median.

FDOT initially agreed to allow a right-in only at their pre-application meeting on November 12, 2015. The applicant requested a design variance to this requirement and was granted a conditional approval on February 1, 2016. For development within Santa Rosa County, the Ordinance applies the more restrictive requirements. This can be waived by the Planning Director and the County Engineer, else a Variance may be requested. The Planning Director and County Engineer agreed to approve the right-in connection but not the right-out. Therefore, a Variance is being requested.

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 requests to allow the additional connection and to allow the underground fuel storage tanks are not necessary for the preservation and enjoyment of a substantial property right and are 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? No

   Staff Analysis: It is not anticipated that the authorization of either 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.

It is unknown to the extent the authorization of the Variance to the access management standards will impair the public safety. The spacing standards were put in place to minimize the potential conflicts and enhance the safety of the roadway. The easternmost connection does not meet the minimum spacing requirements for the main entrance into the development of for the residential development to the east.

It is unknown to the extent of the danger to the adjacent residential uses the authorization of the Variance to allow the underground storage tanks would have on the residential uses. The storage tanks would be located at least 375 feet from the nearest residential structure.

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, the Variances requested will impair the intent of the zoning ordinance. Access management standards were adopted to provide safer roadways. Variances to eliminate or decrease these standards are not consistent with the 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? No

   Staff Analysis: Santa Rosa County staff anticipates that the proposed request for the eastern driveway connection as presented will negatively affect the safety and or operation of the roadway. Staff believes that a right-in *only* access would be more appropriate rather than allowing vehicular traffic to exit the site in such close proximity to the existing left-turn lane located in the median and minimize the conflict points within this area.

   FDOT initially agreed to allow a right-in only at their pre-application meeting on November 12, 2015. The applicant requested a design variance to this requirement and was granted a conditional approval on February 1, 2016.

Part III. Additional Considerations

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

N/A

Pre-Application Review

THIS REVIEW MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL
THIS REVIEW IS VOID SIX MONTHS FROM DATE BELOW.

State Road No.: 30 Section No.: 58030 County: Santa Rosa Roadway Class: 3

Connection Category: C-D Approximate M.P. 14.700 Posted Speed: 55 MPH

Permit Number or type development: Large Grocery Store Development

Applicant Name: Unknown

Civil Engineer: Lucas Anthony P.E.

People in attendance: Lucas Anthony (Bowman Consulting Group) Tamm Melchi (FDOT D-3 Traffic Ops), Ed Gassman, (FDOT D-3 Traffic Ops), Michael Proctor (FDOT Milton Ops), Justin Jeanneret (FDOT Milton Ops) Mark Bonifay (SRC Engineers.)

A Pre-Application Review was held Nov 12, 2015 at 2:00 PM (FDOT Milton Office)
Date (On-site, Maintenance Office, etc.)

X We approve the concept as presented with the following considerations.
__ We disapprove the concept as presented with the following considerations.
__ We approve the concept as submitted and invite you to submit a permit application to the local maintenance Office with engineering drawings that reflect the concept approved here. Please include a copy of this letter with the application.
X You may continue the review of this concept with the following considerations.
__This review **DOES** include __ drainage__ design considerations.
X This review **DOES NOT** include drainage/design considerations.

If you disagree with this decision, you may contact Mr. David Wilks P.E. Maintenance Program Manager, FDOT-Milton Operations Center, at (850) 981-3000. Mr. Wilks will instruct you on the process for an appointment with our District Three Access Management Variance Committee.

Please include a copy of this letter with any correspondence concerning this issue.

Favorable review of the proposal generally means that you may develop plans complying with the review comments and submit them, within six months, to the Department for permit processing. When permit requests are submitted subsequent to a Pre-Application Review, Department permits personnel have the duties of checking the viability of the design plans in terms of standards compliance and constructability. In keeping with the spirit of the Rule, the Department will attempt to abide with review comments favorable to your plan to the extent that necessary discretion is available to the Permits Engineer. Unfavorable review generally means that a permit application based on the proposal would likely be denied.

SEE 2ND PAGE FOR CONDITIONS/COMMENTS...

Conditions/Comments: Proposed development is located on the north side of State Road (SR) 30, Hwy 98 Navarre Pkwy. The existing roadway design is rural, multi-lane highway with restrictive median openings. There is an existing median opening at Joybrooke Rd., with turn lanes in both directions and an existing right turn lane into the parcel. The developer is proposing to build a Large Grocery Store and is requesting a Traffic Signal and two driveway connection to SR 30, Hwy 98.

Minimum connection spacing is 440' ft. on SR 30 at this location. (Minimum allowable distance between conforming connections, measured from the closest edge of pavement of the first connection to the closest edge of pavement of the second connection along the edge of the traveled way.) Minimum median opening spacing 1320' for directional, full opening spacing is 0.5 mile, and minimum signal spacing 0.5 mile.

Given the existing roadway design and access Management Criteria (F.A.C. 14-97.003), the Department will consider and /or require the following:

- Provide a Signal Warrant Analyses for the proposed Traffic Signal at Joybrooke Rd. The analysis should also consider the queue length requirement of the existing left turn lanes
- Provide Shared Access/Joint Use Agreement for the eastern most parcel owned by the developer. No additional access to U.S. Hwy. 98 will be permitted. Agreement will need to include legal descriptions for all parcels and a simple plan sheet illustrating the proposed driveway connection to U.S. Hwy. 98 with property boundaries recorded in the public records of Santa Rosa County
- Provide a Driveway connection plan for the entire site build-out
- Construct a commercial driveway connection aligned with existing median opening at Joybrooke Rd
- Construct a second driveway connection east of proposed Traffic Signal connection, meeting driveway minimum spacing requirements. FDOT will consider a right in only at this location
- Construct a right turn lane for all driveway connections, maximizing right turn lane length at the Traffic Signal
- Construct 5' designated bike lane and 5' paved shoulder along right turn lane
- Driveway Connection Fee is required. (Amount depends on proposed trip generation from the most current ITE Code Book)
- Provide a 660' topo showing all roadway characteristics such as existing sidewalk, curb ramps pavement markings, existing driveway, turn lane lengths, median openings culvert, and storm drainage pipe size
- This project is currently within an active FDOT resurfacing project. If construction schedules for the proposed driveway occur during the same time frame as FDOT Construction Project, a letter of NO OBJECTION will be required PRIOR to commencement of work within State right of way. Contact either FDOT Project Manager, Dominic Richard @850-981-2804 /850-698-9148 OR FDOT Consultant Project Administrator Chad Franks @ 850-484-6011. Reference FDOT FIN# 421644-2-52-01
- The applicant will provide documentation by a Professional Engineer register in the State of Florida that construction was accomplished in accordance with the requirements set out in the permit. This documentation shall include a statement that necessary inspections, test, and physical measurements have been made, that construction was

accomplished in accordance with the design information included with the connection permit in accordance with Rule Chapter 14-96, F.A.C., and that all materials entering into the work conform to the specifications in the connection permit, conform to the applicable specifications contained in the Standard Specifications for Road and Bridge Construction, 2000 edition as amended, or otherwise conform to or meet generally accepted professional practices. The Record Drawings Report by Permittee's Professional Engineer, Form 850-040-19, shall be used for this purpose.

- Drainage for the development will need to meet Florida Administrative Rule 14-86…post development shall not exceed pre-development…Submit an FDOT Drainage Permit or submit a signed/sealed Drainage Exemption/Disqualification statement with supporting data, i.e., contour lines, proposed Storm Water Plan Sheet

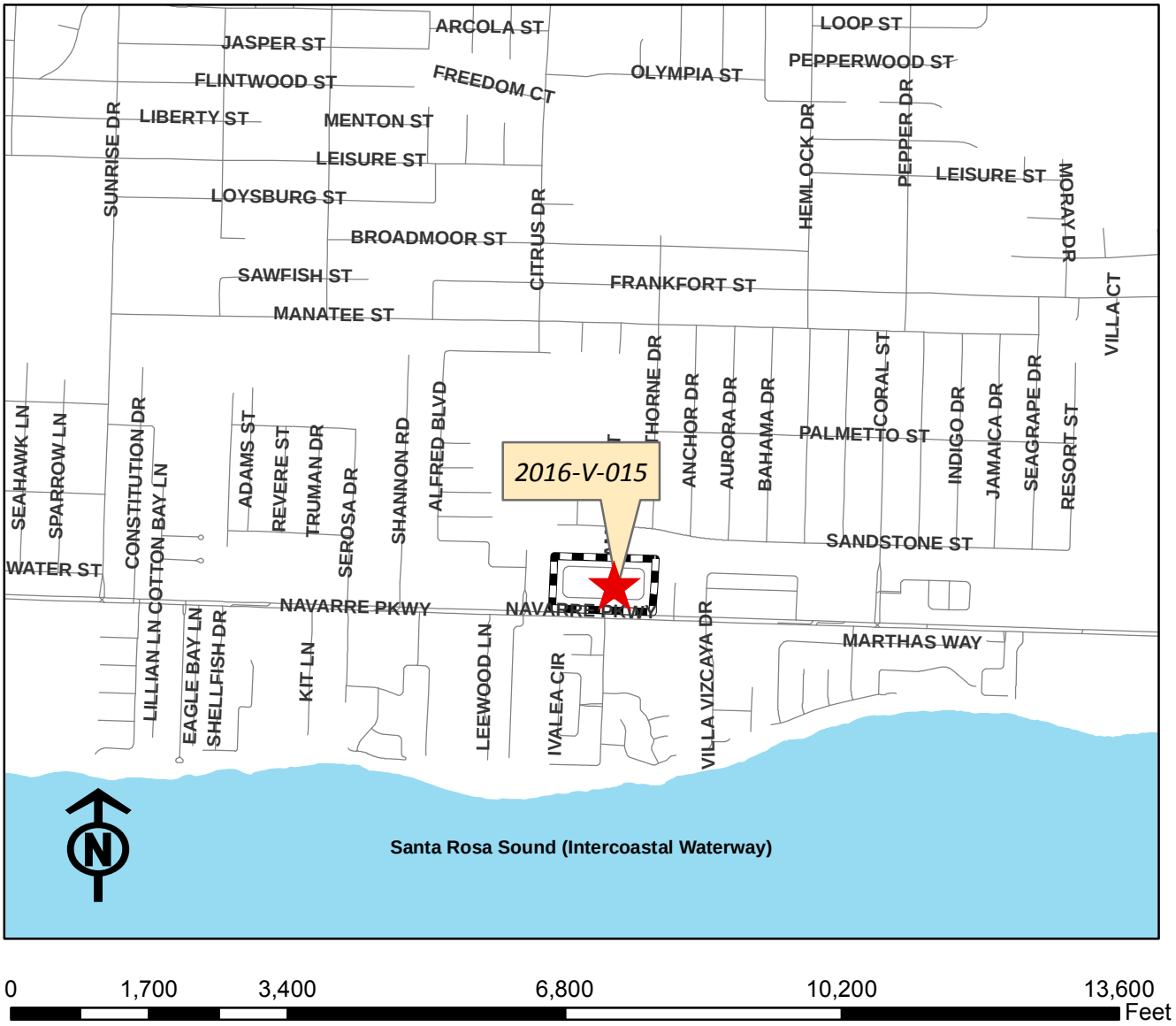
*** **Permits are to be submitted to FDOT office in 6025 Old Bagdad Hwy. Milton, FL 32583.**

Michael Proctor
Printed name of Reviewer

_____
Signature of Reviewer

cc: Heidi Taylor, Maintenance Manager/Permits
David Wilks, Maintenance Program Manager
Other: Marc Bonifay, Leslie Statler Santa Rosa Co., Planning & Development
File

2016-V-015
Location



0 1,700 3,400 6,800 10,200 13,600 Feet

Legend

Pending Mar ZB

Streets

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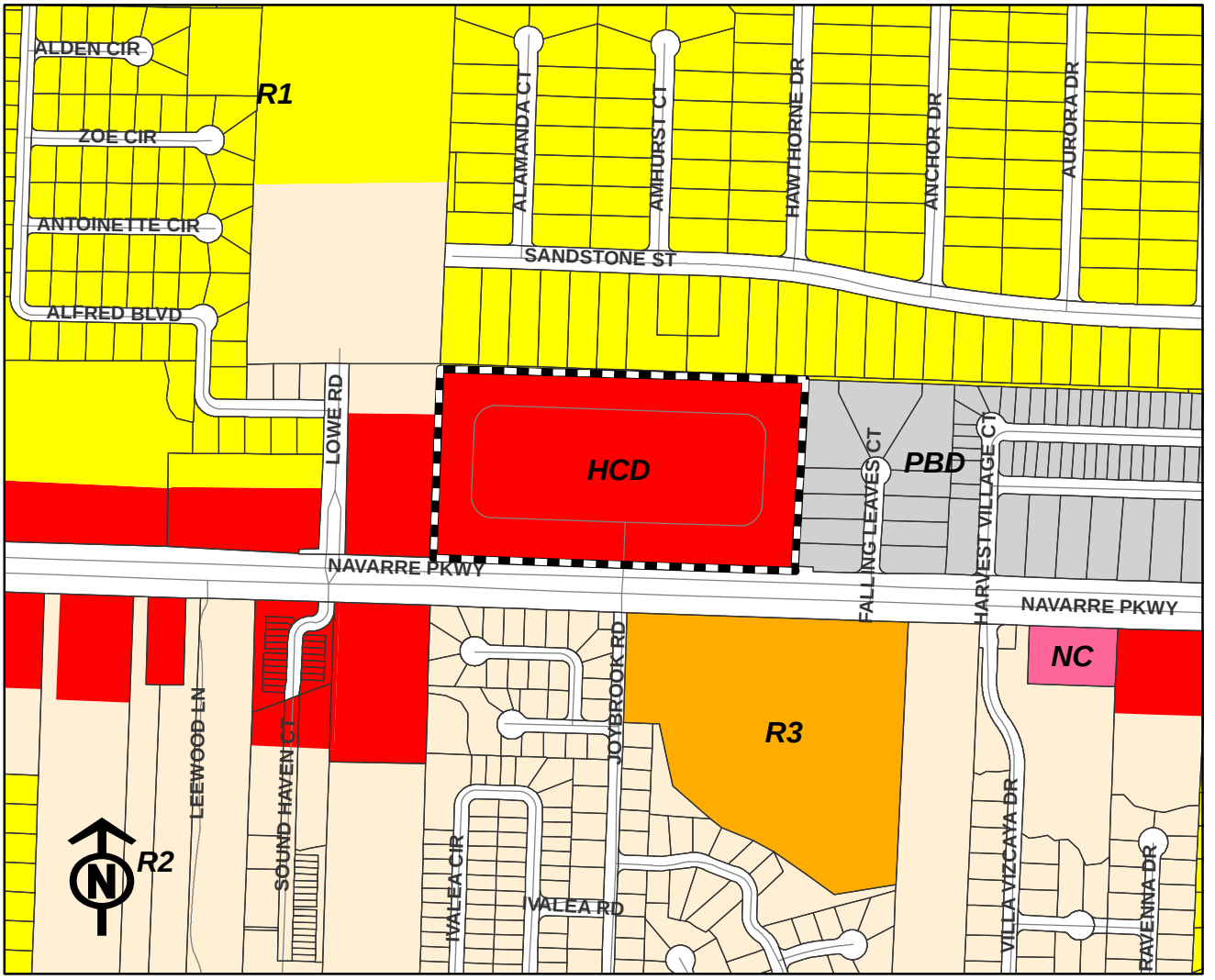
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed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

2016-V-015
Zoning District



0 487.5 975 1,950 2,925 3,900 Feet

Legend

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

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2016-V-015
Existing Land Use

Legend

- Pending Mar ZB
- Parcel Lines
- Streets

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-V-015
Aerial

0 487.5 975 1,950 2,925 3,900 Feet

Legend

- Pending Mar ZB
- Parcel Lines
- Streets

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2016-V-015
Aerial, Closer View

0 325 650 1,300 1,950 2,600 Feet

Legend

- Pending Mar ZB
- Parcel Lines
- Streets

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JAN 19'16 PM12:14

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.	2016-V-015	Date Received:	12/31/16
Review Fee:	$235 + 40.48	Receipt No.:	31
Zoning District:	HCD	FLUM Designation:	Comm

± 17.945 VD # 4

Property Owner

Property Owner Name: Titan Ventures Management, LLC

Address: 119 North Palafox Street

Pensacola, FL 32502

Phone: 850-449-8035 Fax: _____

Email: david@htauer law.com

Applicant

☐ Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue variance approvals.

Company: _____

Contact Name: _____

Address: _____

_____

Phone: _____ Fax: _____

Email: _____

Property Information

Parcel ID Number(s): 24-2S-27-0000-00101-0000

-OR-

Street Address of property for which the Variance is requested:

north side of SR 31 at Joybrook Road XXXX block of Navarre Pkwy, Navarre, FL 32566

Variance Request

What is the present use of the property? Vacant.

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

Variance to LDC 7.01.14.D3.c requiring 500 feet between gas tanks and residential district and variance to LDC 4.04.03.D1.b requiring 440 foot spacing between driveway on a major arterial with posted speed >45mph

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

See attached.

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.

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.

David Hightower
Applicant Name (Type or Print)

Applicant Signature

Manager / Owner
Title (if applicable)

12/29/2015
Date

Bowman
CONSULTING

Melbourne Office
4450 W. Eau Gallie Blvd., Suite 232
Melbourne, Florida 32934
(321) 255-5434 Fax (321) 255-7751
www.bowmanconsulting.com

December 18, 2015
Project #010135-01-009

Leslie Statler
Development Review Supervisor
6051 Old Bagdad Highway, Suite 202
Milton, FL 32583

RE: Variance Application
Proposed Grocery – North Side of Navarre Parkway and Joybrook Road

Leslie:

This letter is being submitted along with the Variance Application for the referenced project. This Application is being submitted concurrently with the Site Plan and Minor Subdivision applications.

Two variances are being requested in order to develop the site as proposed, they are as follows:

1. Code Section LDC 7.01.14.D3.c requires 500 feet of separation between proposed gas tanks and residentially zoned property. The applicant is requesting a variance of 280 feet to allow for a reduced separation of approximately 220 feet from the residentially zoned property; and

2. Code Section LDC 4.04.03.D1.b requires 440 feet of separation between driveway connections. The applicant is requesting a variance of 85 feet to allow for a reduced driveway separation of approximately 355 feet.

As more fully set forth, below, the applicant maintains that its proposal meets the requisite conditions for securing a variance under the Santa Rosa County Land Development Code, as follows:

Variance #1: 500-foot separation between gas tanks and residential property

1. *Are there special circumstances or conditions applying to the building or land in question that are peculiar to such property and do not apply generally to other land or buildings in the vicinity?*

   Yes. The property in question is currently zoned HCD (Highway Commercial), which permits the development of fuel stations as a matter of right. Additionally, this site is surrounded on all sides by residential zoning. There is no location on site that would allow for the placement of gas tanks more than 500 feet from existing residential uses.

2. *Is the variance necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant?*

   Yes. Without a variance, the property owner would be unable to develop its land with a fuel station, which is a use that is permitted by right per the provisions of the HCD zoning district.

3. *Will authorizing the variance 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?*

   No. The construction and operation of the fuel station and associated tanks – a use that is permitted by right in the HCD zoning district – will comply with all governmental regulations for the proposed use (other than the two requested variances). The location of gas stations in close proximity to residential uses is not uncommon on the Navarre Parkway corridor. For example, similar scenarios exist within one mile of the site (both east and west along Navarre Parkway), where gas stations are located adjacent to residential uses. Any secondary effects emanating from approval of the requested variance would be no more detrimental than those associated with the existing, similar uses along this commercial corridor.

4. *Will the variance impair the intent of the zoning ordinance or zoning district map?*

   No. The intent of the HCD zoning district is "*to provide for a wide range of uses in appropriate and easily accessible locations adjacent to major transportation corridors and having access to a wide market area. This district is intended to be situated along selected segments of major thoroughfares in the vicinity of major intersections. Automobiles and other vehicular service establishments, motels and hotels, business and professional offices, general retail and eating and drinking establishments, primarily characterize this district.*" Given the location of the property on Navarre Parkway / US 98, the proposed fuel station use is entirely consistent with the intent of the HCD zoning district. In this particular situation, a strict interpretation of Section 7.01.14.D3.c of the Land Development Code would prohibit a use allowed by right in the HCD zoning district and would be contrary to the stated intent of the district.

<u>Variance # 2: 440-foot Separation between Driveway Connections</u>

1. *Are there special circumstances or conditions applying to the building or land in question that are peculiar to such property and do not apply generally to other land or buildings in the vicinity?*

   Yes. In order to allow customers the ability to leave the site and travel eastbound on Navarre Parkway, a traffic signal is proposed at the intersection of Joybrook

Road. This signal will also serve the residents of Joybrook Road and allow for safer left turns entering and exiting their community. Because Joybrook Road is the only reasonable location for a traffic signal at this site, there is not enough distance to allow 440' of separation between the signal and proposed eastern driveway. Moving the eastern driveway further east would force it closer to existing homes; additionally, it would create the same separation problem with Falling Leaves Court.

2. *Is the variance necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant?*

   Yes. In order to be marketable to a new grocery tenant, the traffic signal is necessary to permit customers safe, convenient and easy access to the site. Without the installation of a traffic signal at Joybrook Road, the separation requirement could be met. Additionally, by providing a signal at this location, the residents of Joybrook Road will benefit from safer, more convenient access to their homes.

3. *Will authorizing the variance 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?*

   No. The applicant has agreed to provide cross access in perpetuity to the proposed outparcel on the east side of the grocery store. By approving this variance, the driveway will serve multiple users and provide the added benefit of being further from the existing homes on Falling Leaves Court. If 440' were provided from the proposed signal, the outparcel driveway would be directly on the eastern property line, which would be less favorable to the existing residents than having it 185 feet away (as currently designed).

4. *Will the variance impair the intent of the zoning ordinance or zoning district map?*

   No. The property is zoned HCD (Highway Commercial), which permits grocery sales by right within that zoning district. Approval of the variance would allow a currently vacant parcel to be developed, without impairing the intent of the zoning district.

5. *Would the proposed variance from the access management connection standards enhance the safety or operation of the roadway?*

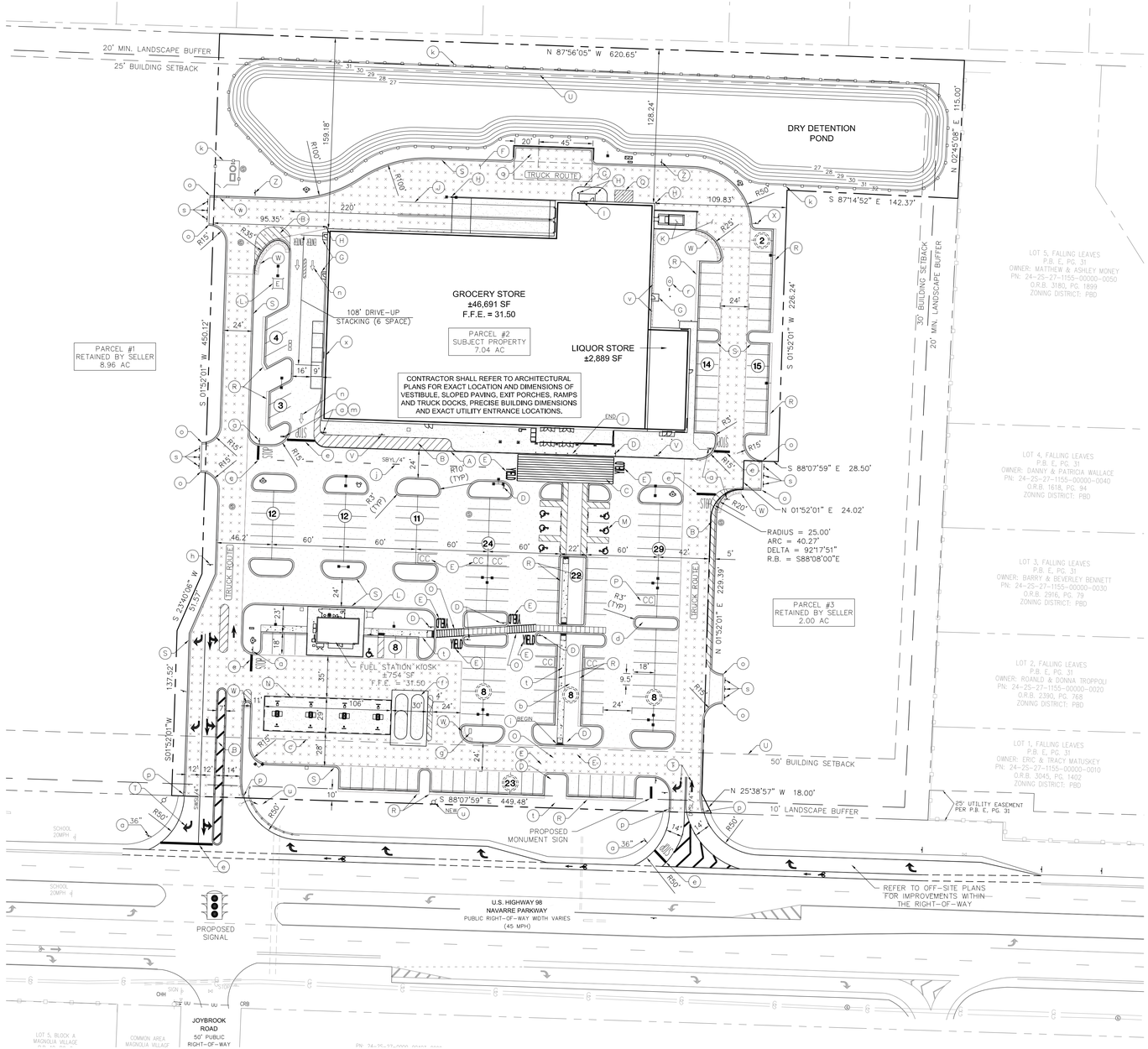
   No. The installation of a traffic signal at this location will provide for safe and orderly ingress and egress to the proposed grocery store as well as for the residents of Joybrook Road. Vehicles approaching the signal will often be slowing down by the time they reach the first (eastern) driveway and are likely to be traveling at less than the posted 45 mph speed. Although the proposed driveway does not meet the 440-foot spacing requirement, its proposed location

is appropriate when considered in conjunction with the location of the signal which will serve to slow traffic down and allow the driveway to function as intended. Approval of this variance will provide safe and convenient ingress/egress for both the future outparcel and grocery use. Restricting the development to only one driveway would create a situation where outparcel users would use the grocery parking lot as a "cut-through" to get to the signal to leave the site. This would create an unsafe condition in the parking lot Non-approval of the variance could have the unintended consequence of forcing the outparcel driveway to be located directly adjacent to the western property line of existing homes on Falling Leaves Court.

If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at (321) 270-8995 or Kai Burk at (470) 206-8030. Thank you.

Sincerely,

Lucas Anthony, PE
Senior Project Manager
Bowman Consulting
lanthony@bowmanconsulting.com



SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
9. TOTAL LAND AREA IS 7.04 ACRES.
10. NO WETLANDS WERE PRESENT ON THIS SITE AS INDICATED BY THE LETTER FROM THE U.S. ARMY CORP OF ENGINEERS LETTER DATE XX-XX-XX. (REFERENCE)
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
12. MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGN FOUNDATIONS SHALL BE CONSTRUCTED BY THE CONTRACTOR.
13. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS, OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.
15. DRIVEWAY STRIPING TO BE THERMOPLASTIC

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED 18" CURB AND GUTTER
- PROPOSED PARKING SPACES SYSL/4"
- EMPLOYEE PARKING SPACES SWSL/4"
- CC | CC — CART CORRAL
- STANDARD DUTY PAVEMENT: SEE ASPHALT PAVEMENT PLAN FOR DETAILS AND MATERIALS
- HEAVY DUTY PAVEMENT: SEE ASPHALT PAVEMENT PLAN FOR DETAILS AND MATERIALS
- ARCHITECTURAL APRON SEE ARCH. PLANS
- 3' WIDE HEAVY DUTY CONCRETE BUFFER TYP.
- 2' WIDE BUFFER FOR CAR OVERHANG (STABLE, NON-VEGETATED MATERIAL)
- CONCRETE SIDEWALK: SEE DETAIL SHEET

PAINTING STRIPING LEGEND (SEE NOTE 15)

SWSL/4" – SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" – SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL/4" – DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYSL/10" – SINGLE YELLOW SOLID LINE / 10" WIDE
SWDL/4" – SINGLE WHITE DASHED LINE / 4" WIDE
SBYL/4" – SINGLE BROKEN YELLOW LINE / 4" WIDE
SWSL/24" – SINGLE WHITE SOLID LINE / 24" WIDE

LIGHT LEGEND

SYMBOL	DESCRIPTION
	2-EAS_SC3F5509BBLCKD2F 25ft pole on 3ft base
	1-EAS_SG5N5509BBLCKD2F 25ft pole on 3ft base
	2-EAS_SJ5N5509BBLCKD2F 25ft pole on 3ft base
	1-EAS_SC3F5509BBLCKD2F 25ft pole on 3ft base
	1-EAS_SF4F5509BBLCKD2F 25ft pole on 3ft base
	CRS-SC-LED-64-HO-CW-UE

SITE LEGEND

- (A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET.
- (B) STRIPED AREA PAINTED SYSL/4" AT 45° AT 2'-0" O.C.
- (C) 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- (D) PEDESTRIAN CROSSING SIGN. TYPICAL AT PEDESTRIAN CROSSWALKS. SEE DETAIL SHEET.
- (E) "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL SHEET.
- (F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE). SEE DETAIL SHEET.
- (G) EXIT PORCH, SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS. STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- (H) 6" Ø PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- (I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- (J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- (K) 16' X 42' CONCRETE COMPACTOR PAD AND 16' X 35' HEAVY DUTY PAD (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- (L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
- (N) FUEL CANOPY (4 MPD'S)
- (O) PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.
- (P) CART CORRAL TYPICAL. SEE DETAIL SHEET.
- (Q) 10' X 15' STRIPED AREA PAINTED SYSL/4" AT 45° AT 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
- (R) 2' BUFFER FOR CAR OVERHANG - REFERENCE LANDSCAPE BUFFER DETAIL. SEE DETAIL SHEET.
- (S) 18" CONCRETE CURB AND GUTTER TYPICAL. SEE PAVEMENT PLAN FOR DETAILS.
- (T) SOLID ARROW PAVEMENT MARKINGS. SEE DETAIL SHEET.
- (U) BUILDING SETBACK LINE PER ZONING ORDINANCE.
- (V) "NO PARKING FIRE LANE" SIGN. SEE DETAIL SHEET.
- (W) 3' HD CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET.
- (X) "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.
- (Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.
- (Z) "TRUCK ROUTE" SIGN. SEE DETAIL SHEET.
- (a) "STOP" SIGN. SEE DETAIL SHEET.
- (b) ADA STALL, LANDSCAPE ISLAND WALKWAY, & CART CROSSOVER. SEE DETAIL SHEET.
- (c) AIR STATION
- (d) INTERIOR LANDSCAPE ISLAND. SEE DETAIL SHEET.
- (e) STOP BAR (SWSL/24") WITH "STOP" LETTERING. SEE DETAIL SHEET.
- (f) UNDERGROUND FUEL TANKS
- (g) REMOTE FUEL VENTS
- (h) ADVANCED INTERSECTION LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (i) ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.
- (j) 6' LONG STRIPE WITH 18' GAPS - TYPICAL.
- (k) 6' CHAIN LINK FENCE
- (m) "ONE WAY - DO NOT ENTER" SIGN. SEE PLAN FOR LOCATION.
- (n) OPEN ARROW PAVEMENT MARKINGS TYPICAL. SEE DETAIL SHEET.
- (o) END CURB
- (p) END CURB PER FDOT INDEX 300.
- (q) PALLET/BALE RECYCLING AREA (12'X45'). ORGANICS (12'X20') WITH 10' CMU WALL ON 3-SIDES, PAINTED TO MATCH BUILDING.
- (r) GREASE INTERCEPTOR, REFER TO DETAIL SHEET.
- (s) 9 BUTTON RED REFLECTORS SIGN. PER FDOT SHEET INDEX 17349.
- (t) CONCRETE SIDEWALK. SEE DETAIL SHEET.
- (u) COORDINATE WITH LOCAL UTILITY FOR PROPOSED AND RELOCATION OF EXISTING LIGHT/POWER POLES.
- (v) 18" CONCRETE STRIP. SEE DETAIL SHEET
- (w) 8' OF 18" MOUNTABLE CONCRETE CURB AND GUTTER TYPICAL. SEE PAVEMENT PLAN FOR DETAILS.
- (x) DRIVE-THRU PHARMACY WINDOW

SITE ANALYSIS TABLE

SITE AREA	
GROCERY	7.04 AC
REMAINING	10.96 AC
TOTAL	18.00 AC
FRONTAGE	
NAVARRE PKWY. (S.R. 98)	450 FT
BUILDING HEIGHT	
PROPOSED GROCERY	23 FT 4 IN
SERVICE STATION	14 FT 8 IN
CANOPY	17 FT 8 IN
GROCERY & LIQUOR (ONE STORY)	49,580 S.F.
PARKING (ASSOCIATE AND CUSTOMER)	189 SPACES
ACCESSIBLE	6 SPACES
SERVICE STATION	754 S.F.
PARKING	7 SPACES
ACCESSIBLE	1 SPACE
TOTAL PARKING RATIO	203 SPACES 4.03/1,000 S.F.
*CART CORRALS	6 CORRALS /6 SPACES
LOADING	5 SPACES

* PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO.

ALERT TO CONTRACTOR:

ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

LEGAL DESCRIPTION

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2805, PAGE 887 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 27 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 5, FALLING LEAVES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 31, OF THE SAID PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA;
THENCE NORTH 87°56'05" WEST, ALONG THE SOUTH LINE OF DRAINAGE TRACT NO. 6, HOLLEY BY THE SEA 2ND CORRECTED AND AMENDED PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK C, PAGE 183, OF THE SAID PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA, FOR A DISTANCE OF 620.65 FEET;
THENCE SOUTH 01°52'01" WEST, DEPARTING SAID SOUTH LINE, FOR A DISTANCE OF 450.12 FEET;
THENCE SOUTH 23°40'06" WEST, FOR A DISTANCE OF 51.57 FEET; THENCE SOUTH 01°52'01" WEST, FOR A DISTANCE OF 137.52 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (RIGHT-OF-WAY VARIES);
THENCE SOUTH 88°07'59" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 449.48 FEET;
THENCE NORTH 25°38'57" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 18.00 FEET;
THENCE NORTH 01°52'01" EAST, FOR A DISTANCE OF 229.39 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A OF RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 92°17'57" AND A CHORD LENGTH OF 36.06 FEET BEARING NORTH 48°0'57" EAST;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 40.27 FEET;
THENCE NORTH 01°52'01" EAST, FOR A DISTANCE OF 24.02 FEET;
THENCE SOUTH 88°07'59" EAST, FOR A DISTANCE OF 28.50 FEET;
THENCE NORTH 01°52'01" EAST, FOR A DISTANCE OF 226.24 FEET;
THENCE SOUTH 87°14'52" EAST, FOR A DISTANCE OF 142.37 FEET TO THE WEST LINE OF SAID LOT 5;
THENCE NORTH 02°45'08" EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 7.04 ACRES MORE OR LESS.

AREA BREAKDOWN

SITE AREAS	SQUARE FEET	ACRES	PERCENT
IMPERVIOUS	207,853	4.77	67.7%
BUILDING COVERAGE	50,334	1.15	16.3%
VEHICULAR USE AREA	133,863	3.07	43.6%
CONC. SIDEWALK, PADS	23,756	0.55	7.8%
PERVIOUS	98,716	2.27	32.3%
TOTAL	306,669 SF	7.04 AC	100%

SANTA ROSA COUNTY STANDARD NOTES

a. A UTILITY PERMIT FROM THE COUNTY ROAD AND BRIDGE DEPARTMENT IS REQUIRED BEFORE COMMENCING WORK IN A COUNTY RIGHT-OF-WAY.
b. AT COMPLETION OF CONSTRUCTION, ALL EXPOSED DIRT SHALL BE STABILIZED WITH SOD, A HAY/SEED MIX OR HYDRO-SEED.
c. NO MORE THAN 50% OF REQUIRED LANDSCAPING MATERIAL MAY BE OF THE SAME SPECIES.
d. A SEPARATE PERMIT IS REQUIRED FOR ALL SIGNAGE.
e. THE CONTRACTOR/OWNER SHOULD COORDINATE WITH THE COMMUNITY PLANNING, ZONING AND DEVELOPMENT DIVISION PRIOR TO PURCHASING OR INSTALLING LANDSCAPING TO DETERMINE CREDIT FOR EXISTING VEGETATION TO (PARTIALLY) MEET THE LANDSCAPING REQUIREMENTS SHOWN ON THIS PLAN.

FLOOD INFORMATION

THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" (AREA OF MINIMAL FLOOD HAZARD) BY THE FEDERAL MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBERS 12113C0568G, DATED DECEMBER 19, 2006, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY THIS PARCEL IS SITUATED IN.

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GRAPHIC SCALE
0 25 50 100
1 " = 50 '

SITE PLAN

REVISIONS	BY
03/01/16 COUNTY COMMENTS	SW

Bowman CONSULTING
4450 W. EAU GALLIE BLVD. SUITE 232, MELBOURNE, FL 32934
PHONE: (321) 255-5434 WWW.BOWMANCONSULTING.COM

LUCAS ANTHONY
LICENSE NO. 58543
March 14, 2016

PROPOSED GROCERY STORE
NAVARRE, SANTA ROSA COUNTY, FL

DRAWN	SW
CHECKED	LA
DATE	March, 2016
SCALE	AS SHOWN
JOB NO.	010135-01-009
SHEET	C06

010135-D-CP-009-SIT