



**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

2016-V-048

Project Name: YB Gulf Breeze LLC

**Applicant and/or
Property Owner:** YB Gulf Breeze LLC

Representative: Robert Young

Request 1: Variance to eliminate the requirement for
interconnectivity with the parcel to the west.
(LDC 4.04.03.D4)

Zoning District: HCD (Highway Commercial Development)

Part I. General Information:

Project/Applicant: YB Gulf Breeze LLC
Representative: Robert Young
Location: 2583 Gulf Breeze Pkwy, Gulf Breeze, FL, 32563
Parcel(s): 36-2S-29-0000-00612-0000
Zoned: Highway Commercial Development (HCD)
Request 1: Variance to eliminate the requirement for interconnectivity with the parcel to the west. (LDC 4.04.03.D4)
District: Commissioner District #5
Current Conditions: Medical Office Building

Part II. Land Development Code Criteria:

4.04.03 Considerations in Reviewing Site Plans

D. Access Management Corridors -

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

*Turn lane analysis required for portion inside the City Limits of Milton/Town Limits of Jay that is maintained by Santa Rosa County.

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.

Part III. 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 section of the Ordinance which regulates accessibility and access management. The applicant is seeking to eliminate the requirement to provide interconnectivity to a nearby parcel.

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

Is this criterion met? No

Staff Analysis: This variance request is not necessary for the preservation and enjoyment of a substantial property right and is merely a convenience to the property owner.

3. The authorization of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of Santa Rosa County.

Is this criterion met? No

Staff Analysis: It is anticipated that the authorization of this variance may increase congestion to public streets, and therefore could impair 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.

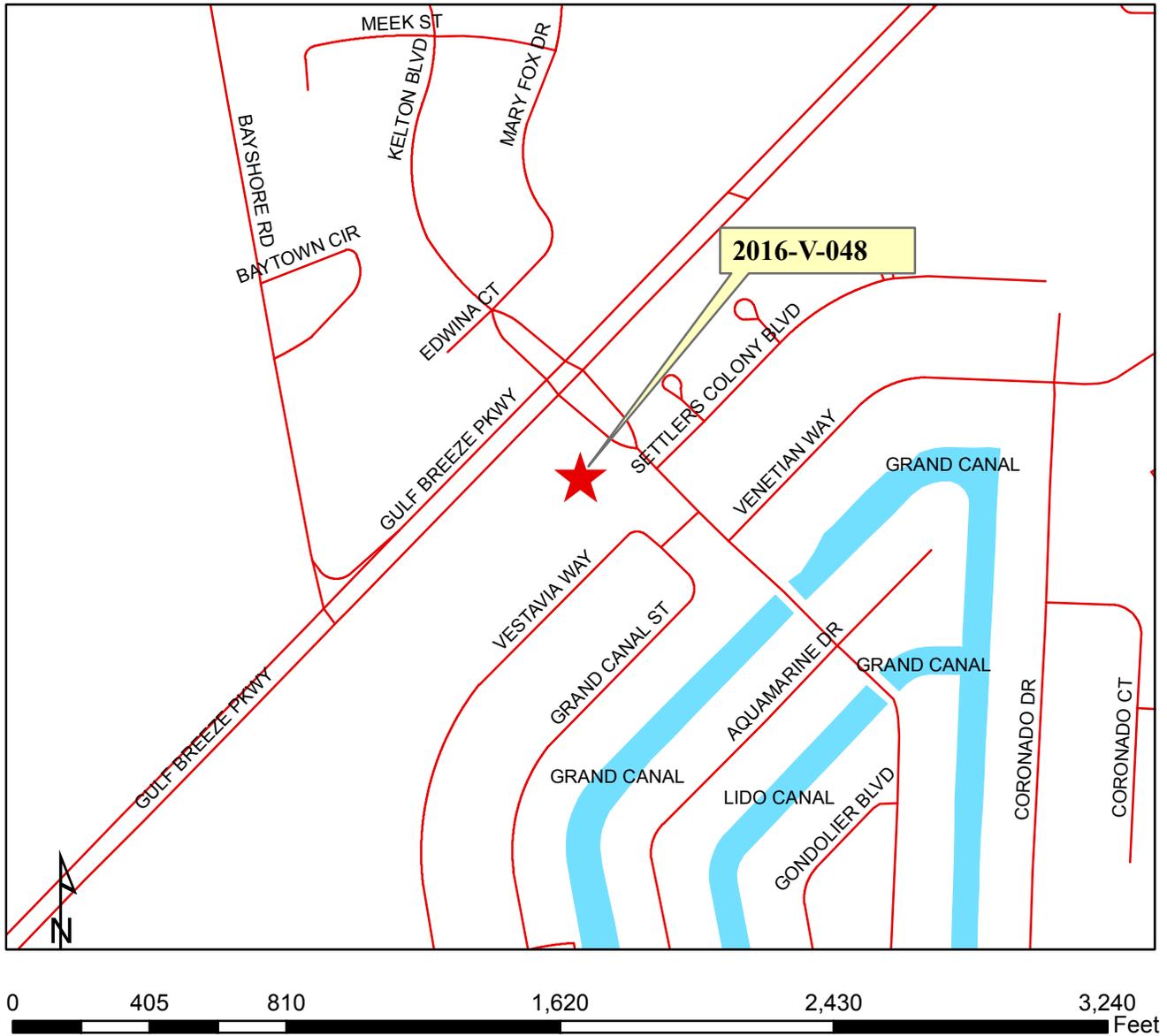
Is this criterion met? No

Staff Analysis: Staff anticipates that the proposed request to eliminate the requirement for interconnectivity to an adjacent parcel, may increase congestion, and diminish the safety and operation of the roadway.

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

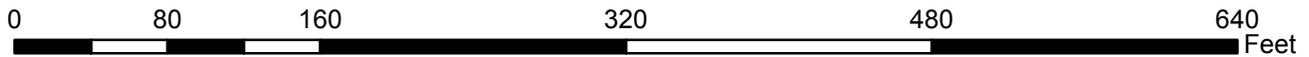
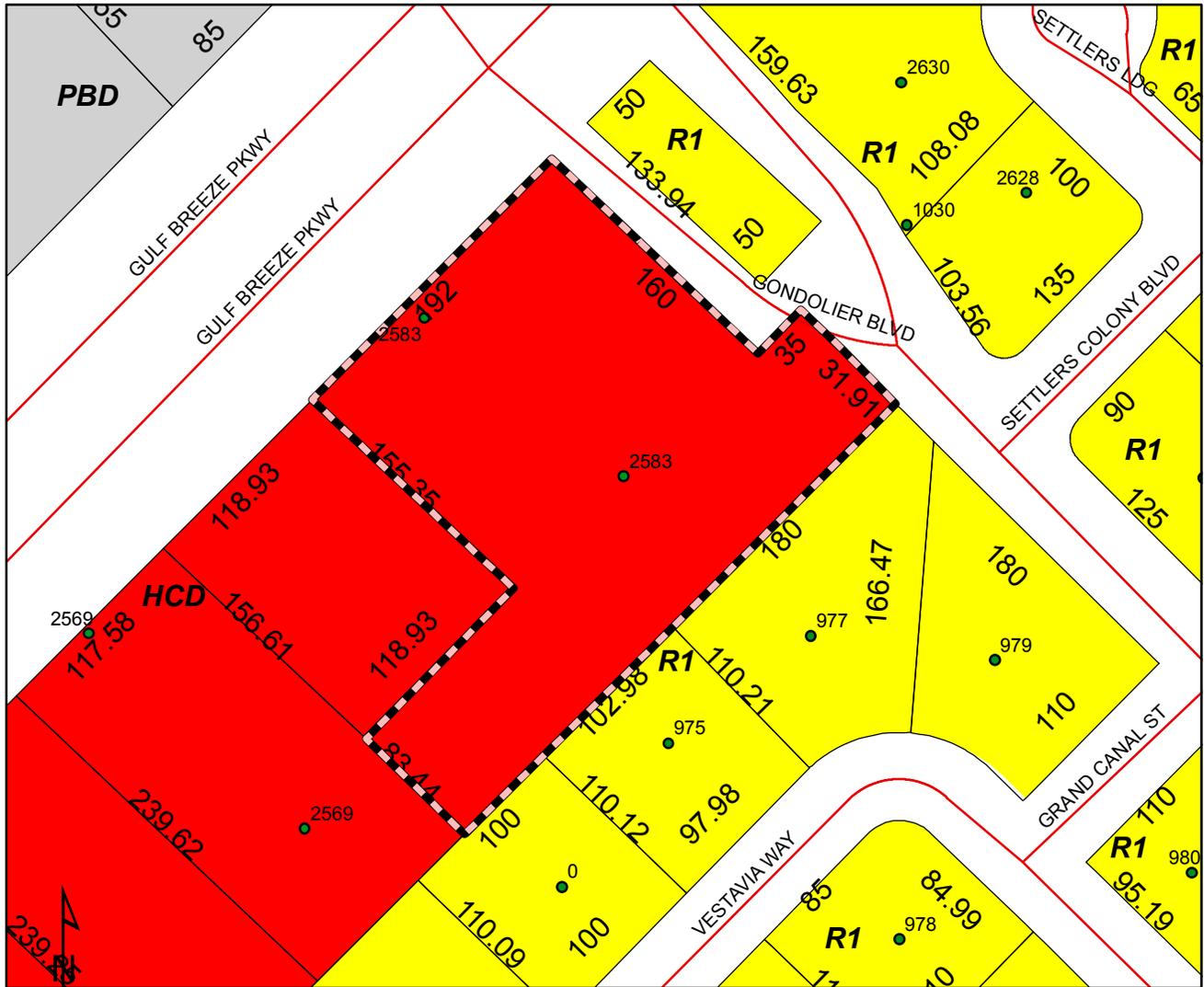
It is not anticipated that there will be any potential building code issues.

2016-V-048 Location



Disclaimer:
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2016-V-048 Zoning



Legend



- Zoning**
- Pending Aug ZB
 - 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

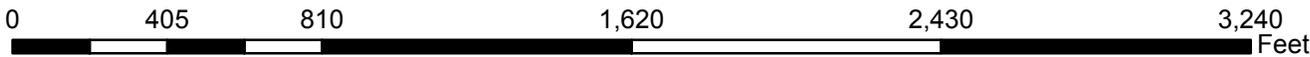
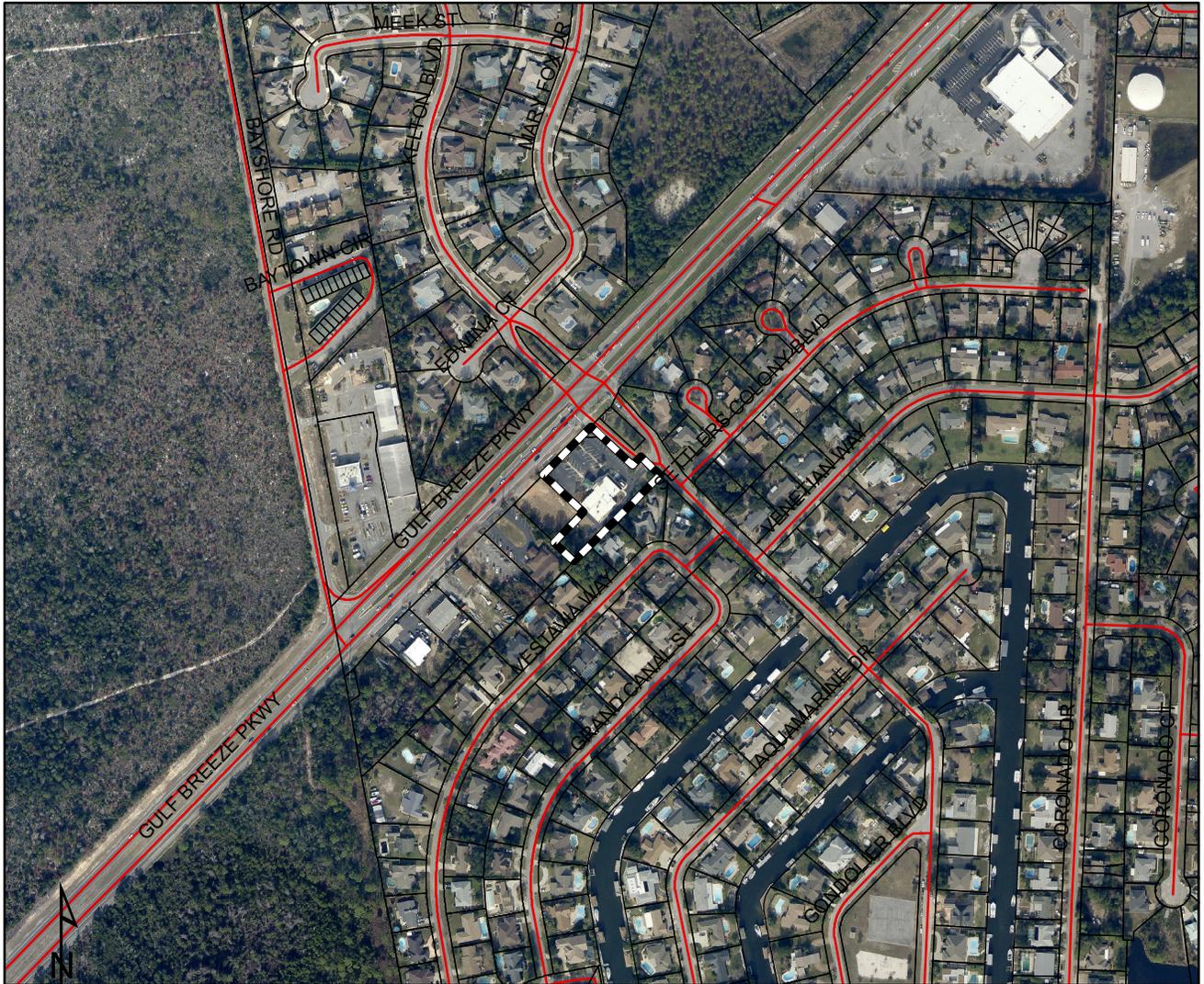
- HR2
- M1
- M1-APZ or CZ
- M1-HON
- M2
- M2-APZ or CZ
- MID
- MIL
- NB-C
- NB-CON/REC
- NB-HD
- NB-MD
- NB-MHD
- NB-PMUD
- NB-SF
- NB-U

- 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-V-048
2014 Aerial

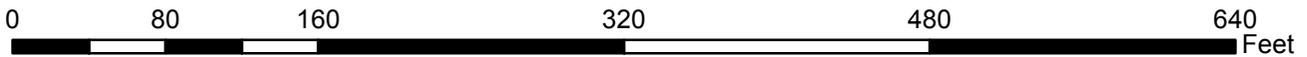
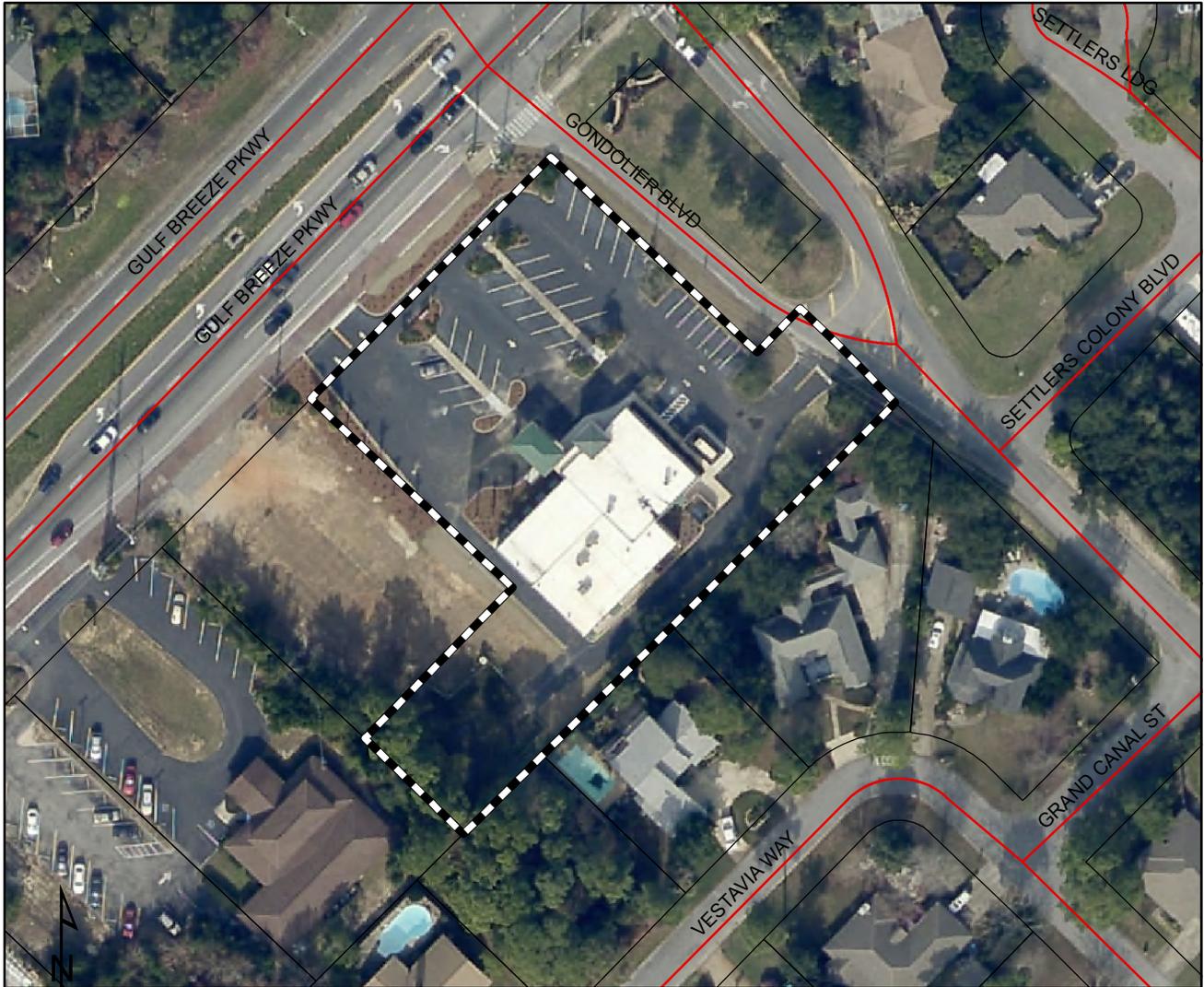


Legend

 Pending Aug ZB

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2016-V-048
Close up Aerial

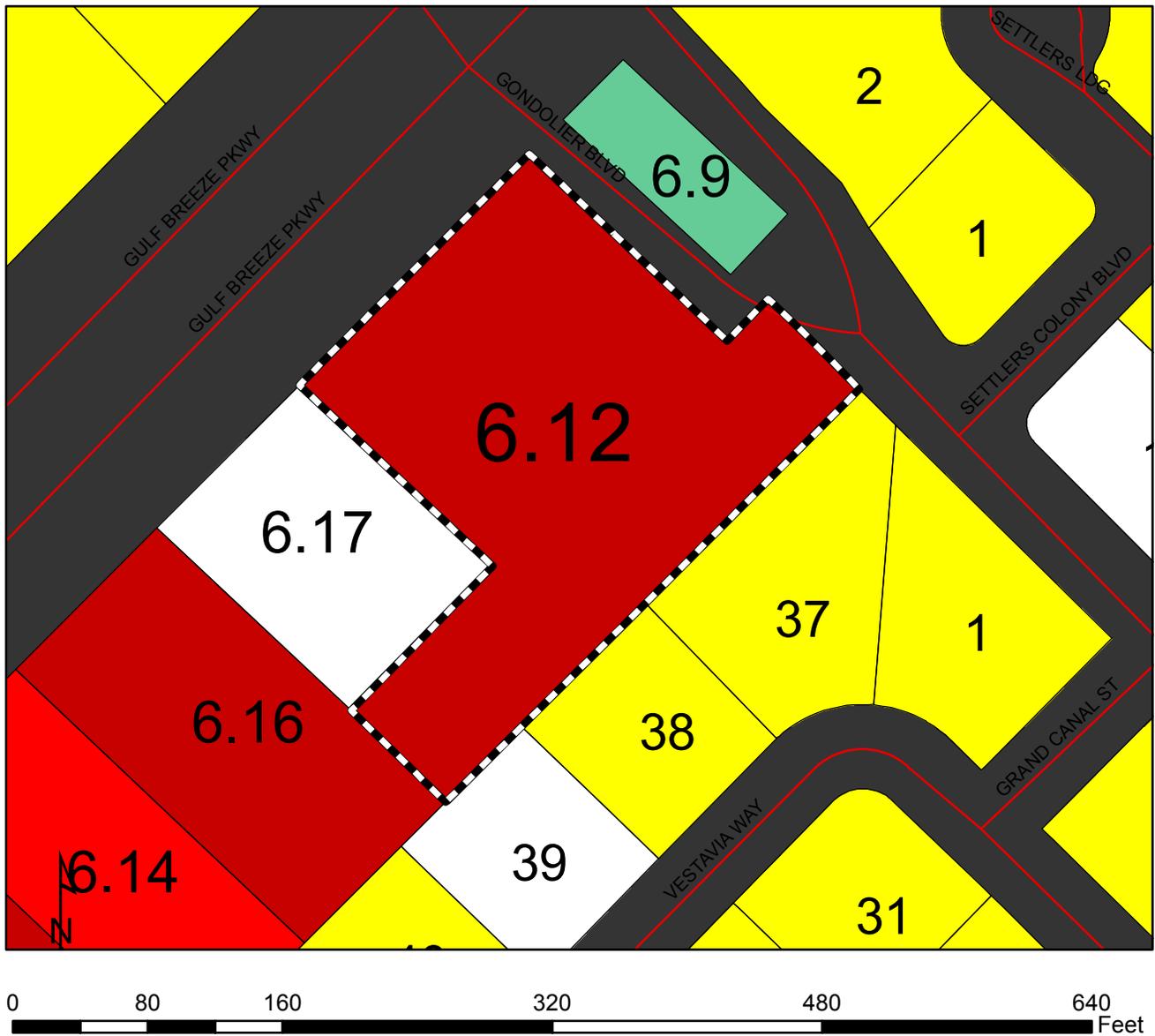


Legend

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2016-V-048 Existing Land Use



Legend



Pending Aug ZB

Existing Land Use

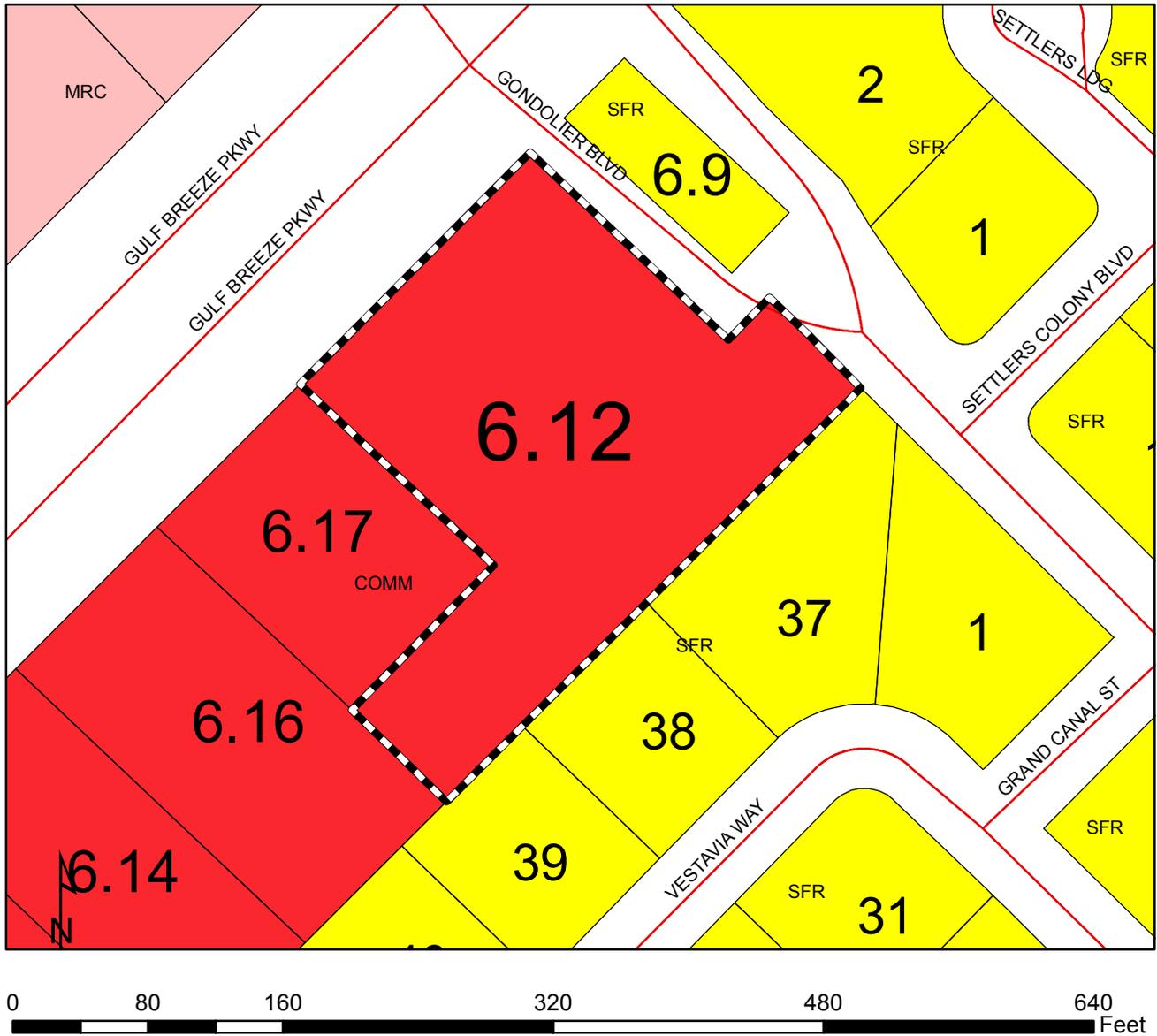
Category

- Commercial (COMM)
- Office
- Recreation/Open Space (REC/OS)
- Right of Way (ROW)
- Single Family Residential (SFR)
- Vacant

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2016-V-048 Future Land Use



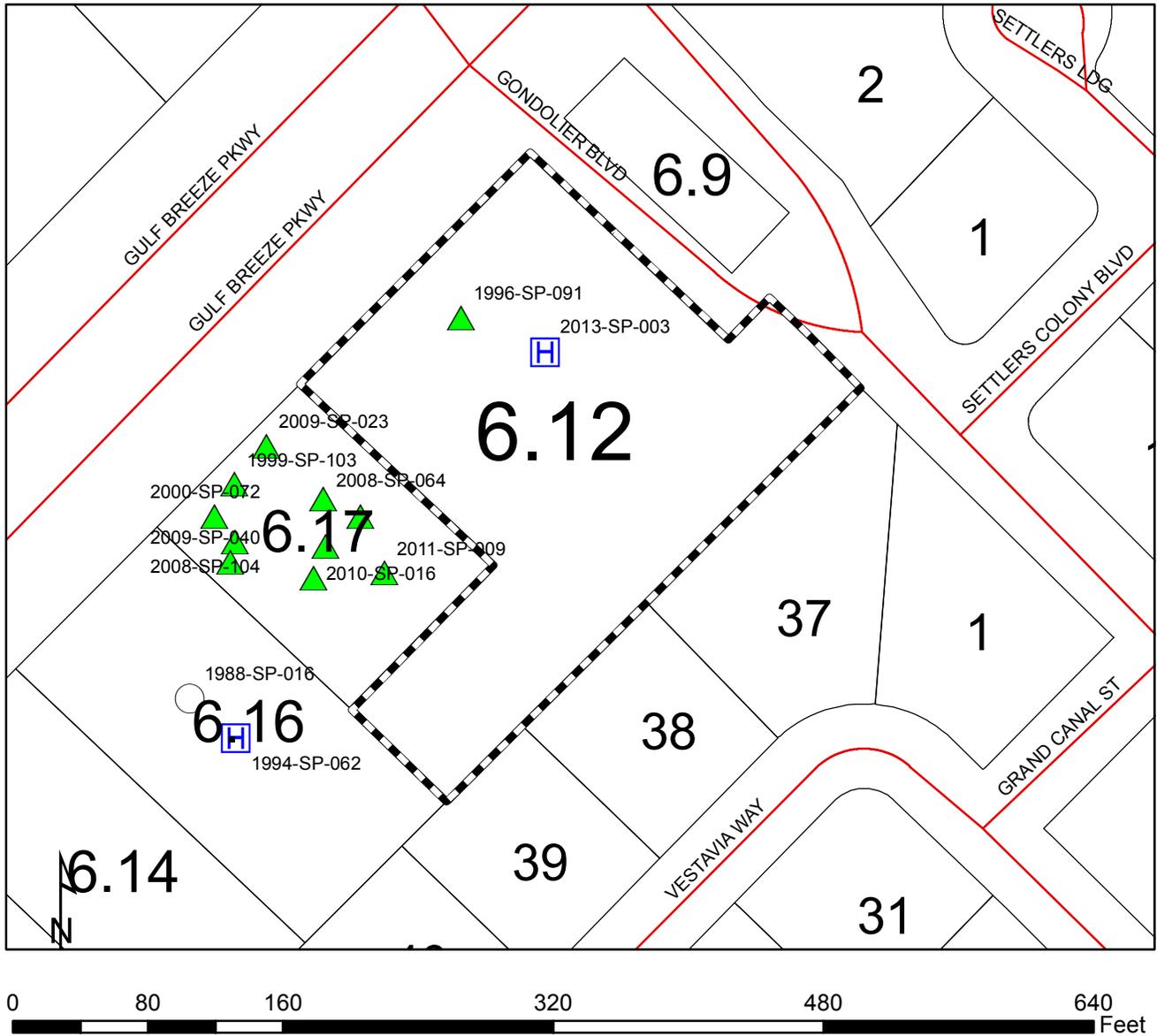
Legend

- Pending Aug ZB
- SINGLE FAMILY RESIDENTIAL (SFR)
- COMMERCIAL (COMM)
- MIXED RESIDENTIAL COMMERCIAL (MRC)

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2016-V-048
Previous Zoning Board Decisions in the Area



Legend

 Pending Aug ZB

Approved Site Plans

Cat2

-  Medical
-  Office
-  Tent

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Aug



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 - 048</u>	Date Received:	<u>6/13/16</u>
Review Fee:	<u>\$235 + 23.01</u>	Receipt No.:	<u>208</u>
Zoning District:	<u>HCD</u>	FLUM Designation:	<u>comm</u>

± 1.455

VD #5

Property Owner Property Owner Name: YB Gulf Breeze LLC

Address: 7420 -D Hitt Road, Mobile, Al 33695

Phone: 770--522-1044 Fax: _____

Email: _____

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

Company: _____

Contact Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Property Information Parcel ID Number(s): 36-2S-29-0000-00612-0000
-OR-

Street Address of property for which the Variance is requested:

2583 Gulf Breeze Pkwy, Gulf Breeze, Fl. 32563

Variance Request

What is the present use of the property? Medical Office Bldg

Please describe the requested variance, including exact dimensions and purpose of the variance.
Remove requirement for a future interconnectivity with the parcel to the west.

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.
Site plan is being modified due to FDOT taking of property for widening of US Hwy 98.

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.
Long term tenant will have the ability to terminate lease

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

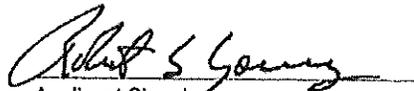
I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required. Yes No

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.

Robert S. Young
Applicant Name (Type or Print)


Applicant Signature

Managing Member
Title (if applicable)

6/6/16
Date

FRESENIUS MEDICAL CENTER PROJECT NARRATIVE

Originally the site was permitted for a bank building with four (4) drive thru lanes and two (2) driveways to US Highway 98 and one (1) driveway to Gondolier Blvd.. Please see Exhibit 1. The size of the bank building was 3,227.38 sf +/- and the driveways to US Highway 98 had widths of 41.94 ft +/- and 62.51 ft +/-.

In 2012, the existing bank building was converted to a Fresenius Medical Center. Please see Exhibit 2. The size of the Medical Center building is 7,238 sf +/- . During the review process by Santa Rosa County for the Medical Center conversion, Santa Rosa County requested Driveway No. 2 on US Highway 98 to be closed and a landscape buffer be installed along the frontage of US Highway 98. As part of the conversion, the drive thru lanes were removed and the building enlarged.

In 2015, the property owner was notified by FDOT that US Highway 98 was to be widen and a portion of the property was required for the FDOT project. Provided as Exhibit 3 is the Medical Center building plan with the FDOT taking superimposed. As shown on Exhibit 3, two (2) existing parking spaces as well as a portion of the landscape buffer along US Highway 98 are located within the FDOT take area. Provided as Exhibit 4 is a plan showing the proposed FDOT US Highway 98 roadway improvements and the remnant property. As part of the FDOT roadway improvements, the driveway to the property is to be reduced in width from 41.94 ft +/- to 24 feet. In addition, a gravity wall with handrail is to be constructed across the front of the property.

In an effort to recover the lost parking spaces and landscape buffer, the site plan is being modified. Provided as Exhibit 5 is the modified site plan submitted to Santa Rosa County for review and approval. As shown on Exhibit 5, a 10 foot wide landscape buffer is shown along the front of the property as well as the replacement of the two (2) lost parking spaces. The parking spaces have been relocated to the north side of the property. In addition, the proposed gravity wall and handrail are shown to be removed.

Provided as Exhibit 6 is a copy of the Santa Rosa County review comments for the proposed modified site plan. As indicated under Item 3 of the review comments, a future interconnectivity must be provided for the west parcel. The requirement to provide a future interconnectivity places the current long term lease in jeopardy. It is requested a variance to Item 3 be approved.

U.S. HIGHWAY 98

DRIVEWAY #1 = 41.94'

11.6' LANDSCAPE BUFFER

WEST PARCEL

GONDOLIER BLVD

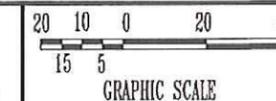
EXISTING DRIVEWAY

MEDICAL CENTER BLDG AREA = 7,238 S.F.±

LEGEND

PROPOSED	EXISTING
—V— WATER MAIN	—V— WATER MAIN
—F— FIRE MAIN	—F— FIRE MAIN
—RM— REGULAR WATER MAIN	—RM— REGULAR WATER MAIN
—R— REDUCER	—R— REDUCER
—T— TEMPORARY BLOWOFF	—T— TEMPORARY BLOWOFF
—F— FIRE HYDRANT	—F— FIRE HYDRANT
—G— GATE VALVE (S.V. & B.O.)	—G— GATE VALVE (S.V. & B.O.)
—C— FIRE DEPARTMENT CONNECTION	—C— FIRE DEPARTMENT CONNECTION
—D— DOUBLE CHECK ASSEMBLY	—D— DOUBLE CHECK ASSEMBLY
—M— WATER METER	—M— WATER METER
—S— SANITARY SEWER LINE	—S— SANITARY SEWER LINE
—T— SANITARY SEWER FORCEMAIN	—T— SANITARY SEWER FORCEMAIN
—A— SANITARY SEWER MANHOLE	—A— SANITARY SEWER MANHOLE
—C— CLEAN OUT	—C— CLEAN OUT
—S— STOP DRAIN	—S— STOP DRAIN
—R— ROOF DRAIN	—R— ROOF DRAIN
—G— GRATE DRAIN	—G— GRATE DRAIN
—J— JUNCTION BOX	—J— JUNCTION BOX
—E— EROSION CONTROL	—E— EROSION CONTROL
—O— OUTFALL STRUCTURE	—O— OUTFALL STRUCTURE
—M— MITERED END SECTION (M.E.S.)	—M— MITERED END SECTION (M.E.S.)
—T— TOP OF BANK	—T— TOP OF BANK
—F— FENCE OR WALL	—F— FENCE OR WALL
—E— EASEMENT OR SETBACK	—E— EASEMENT OR SETBACK
—A— TRAFFIC FLOW ARROW	—A— TRAFFIC FLOW ARROW
—H— HANDICAP PARKING SPACE	—H— HANDICAP PARKING SPACE
—N— N.P. OR CHANGE IN GRADE	—N— N.P. OR CHANGE IN GRADE
—U— UNDERPASS	—U— UNDERPASS
—E— ELEVATION	—E— ELEVATION
—C— CONTOUR	—C— CONTOUR
—P— P.C.T. U.S. ELECTRICAL LINE	—P— P.C.T. U.S. ELECTRICAL LINE
—G— GAS MAIN	—G— GAS MAIN

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.



SITE DATA

SITE AREA = 61,850.5 S.F.±
 ZONED = HIGHWAY COMMERCIAL DEVELOPMENT (HCD)
 PARCEL ID# = 36-2S-29-0000-00612-0000
 FUTURE LAND USE# = COMMERCIAL (COMM)
 BUILDING SETBACKS:
 REQUIRED: FRONT = 50 FEET
 SIDE = 25 FEET (EAST)
 SIDE = 5 FEET (WEST)
 REAR = 25 FEET
 BUILDING INFORMATION:
 BUILDING HEIGHT: 50 FEET MAX.
 GROSS FLOOR AREA:
 = 7,238 SQ.FT. (FOOTPRINT)
 EXISTING PARKING SPACES REQUIRED
 1 SPACE PER 200 S.F. = 37
 EXISTING NO. OF PARKING SPACES:
 HANDICAP SPACES = 2
 STANDARD SPACES = 35
 TOTAL = 37
 IMPERVIOUS AREA EXISTING:
 = 41,242.8 SQ.FT. OR 66.7%

EXHIBIT 2

OWNER: YB GULF BREEZE LLC 7420-D HITT ROAD MOBILE, AL. 36695	PROJECT NAME: FRESENIUS MEDICAL CENTER SITE PLAN SHOWING MEDICAL CENTER BLDG	SEC. 36 TWP. 25 RNG. 29W	PROJECT NUMBER 15-2098	NO.	DATE	BY	REVISIONS	©2018 by Professional Engineering Resources, Inc. All Rights Reserved. The arrangements depicted herein are the sole property of Professional Engineering Resources, Inc. and may not be reproduced in any form without its written permission.	PROFESSIONAL ENGINEERING RESOURCES, INC. 10625 ULMERTON ROAD, SUITE 4D LARGO, FL 33771 CIVIL ENGINEERS, PLANNERS, PERMIT EXPERTS (727) 408-5897 CERTIFICATE OF AUTHORIZATION NUMBER: 4401	DRAWING TYPE <input type="checkbox"/> PRELIMINARY <input checked="" type="checkbox"/> CONSTRUCTION <input type="checkbox"/> RECORD	DESIGNED BY PVS	SHEET NUMBER 2
			SCALE 1"=20'								CHECKED BY PVS	

LEGEND

PROPOSED	EXISTING
—V—	—V—
—F—	—F—
—R—	—R—
—T—	—T—
—B—	—B—
—C—	—C—
—D—	—D—
—E—	—E—
—G—	—G—
—H—	—H—
—I—	—I—
—J—	—J—
—K—	—K—
—L—	—L—
—M—	—M—
—N—	—N—
—O—	—O—
—P—	—P—
—Q—	—Q—
—R—	—R—
—S—	—S—
—T—	—T—
—U—	—U—
—V—	—V—
—W—	—W—
—X—	—X—
—Y—	—Y—
—Z—	—Z—

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-632-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

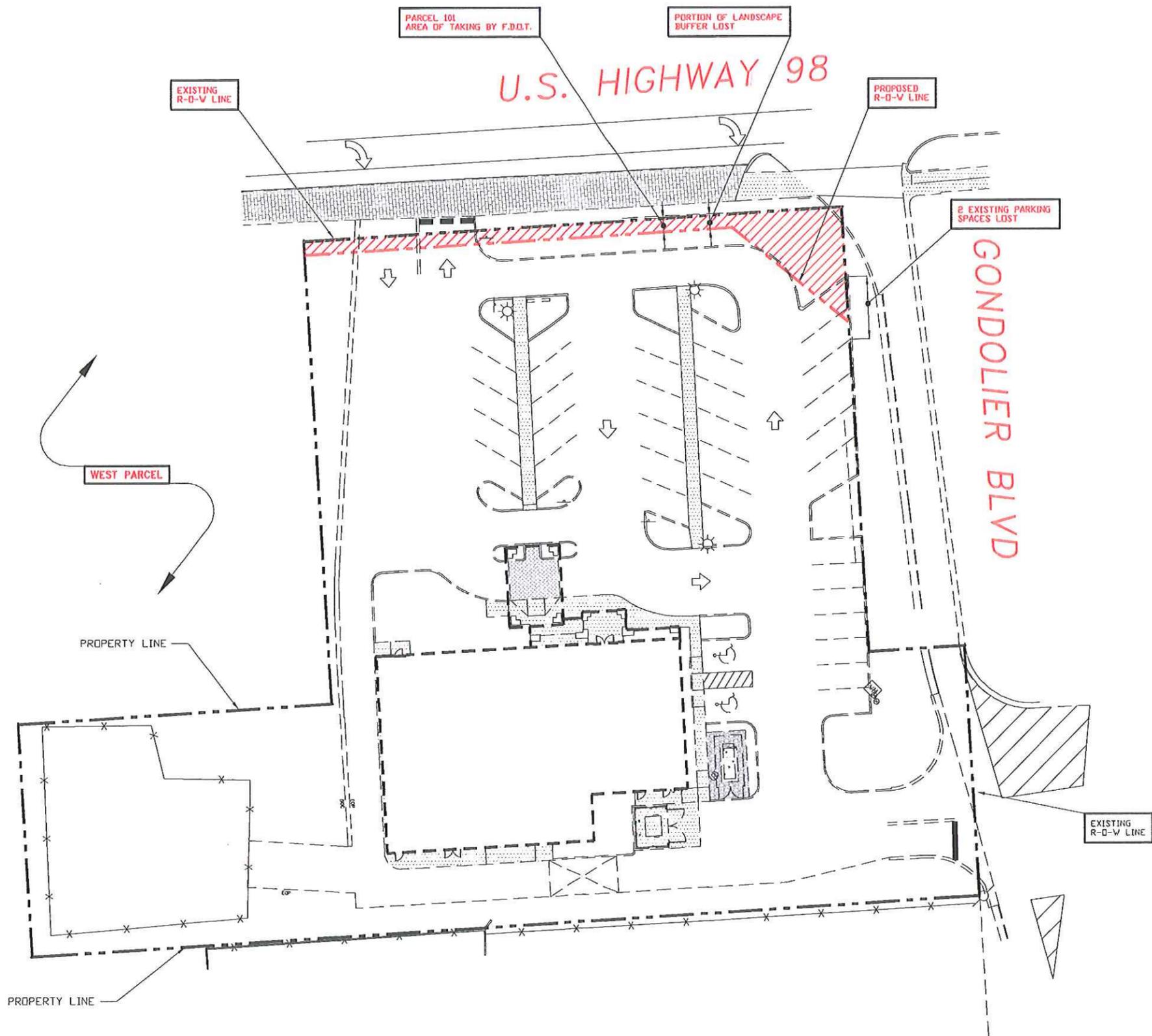
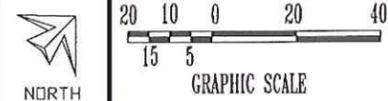
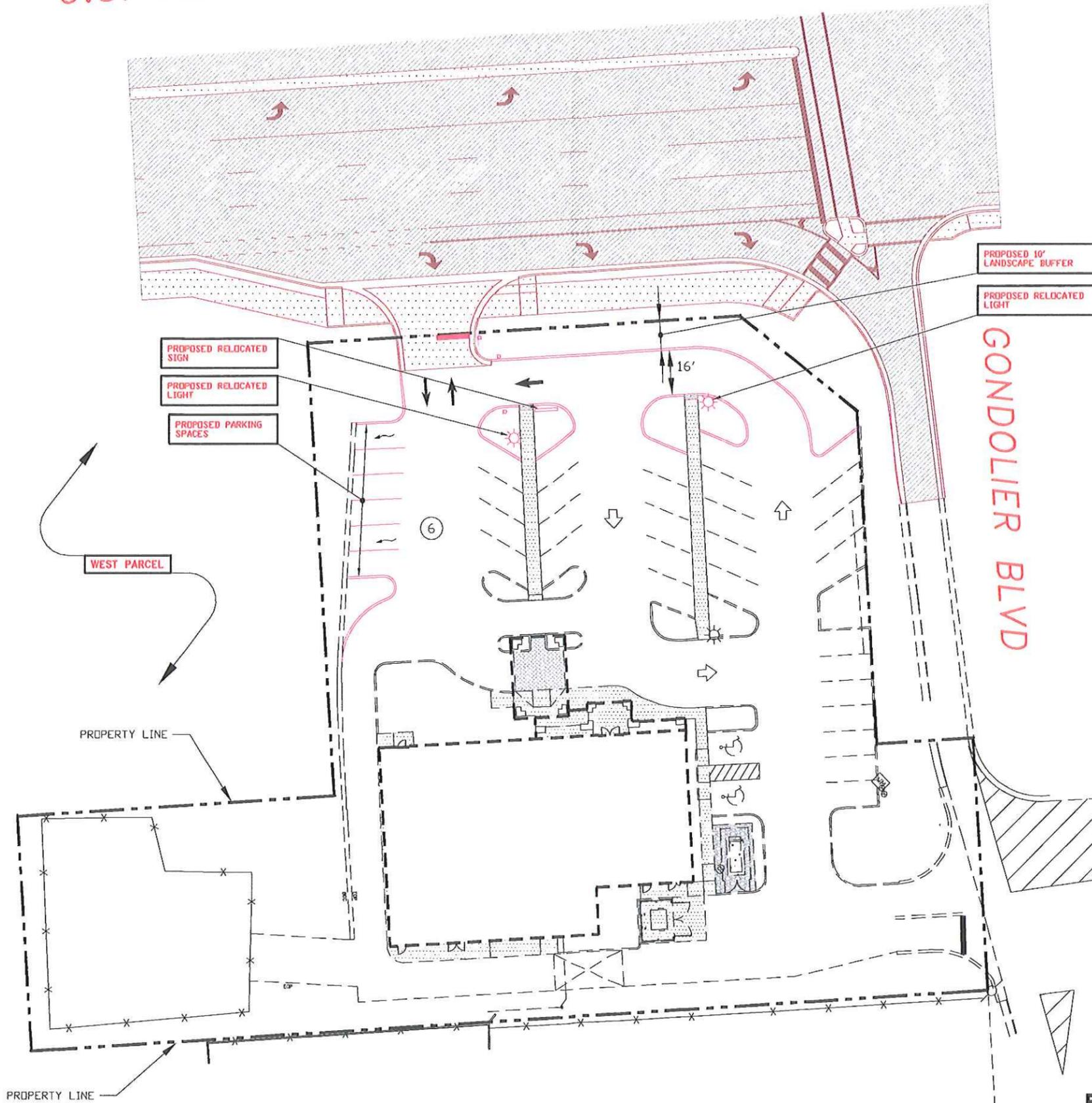


EXHIBIT 3

OWNER: YB GULF BREEZE LLC 7420-D HITT ROAD MOBILE, AL. 36695	PROJECT NAME: FRESENIUS MEDICAL CENTER MEDICAL CENTER BLDG SHOWING F.D.O.T. TAKING	SEC. 36 TWP. 2S RNG. 29W	PROJECT NUMBER 15-2098	NO.	DATE	BY	REVISIONS	PROFESSIONAL ENGINEERING RESOURCES, INC. 10225 ULMERTON ROAD, SUITE 40 LARGO, FL 33771 CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-5107 CERTIFICATE OF AUTHORIZATION NUMBER: 4401	DRAWING TYPE	DESIGNED BY PVS	SHEET NUMBER 3
		SCALE 1"=20'	<input type="checkbox"/> PRELIMINARY <input checked="" type="checkbox"/> CONSTRUCTION <input type="checkbox"/> RECORD	DRAWN BY SAG	CHECKED BY PVS	DATE	APPROVED				
PAUL V. SHERMA, REG. NO. 35628											

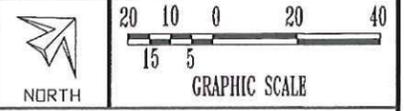
U.S. HIGHWAY 98



LEGEND

PROPOSED	EXISTING
—V—	—V—
—F—	—F—
—RW—	—RW—
—R—	—R—
—B—	—B—
—C—	—C—
—D—	—D—
—E—	—E—
—G—	—G—
—H—	—H—
—I—	—I—
—J—	—J—
—K—	—K—
—L—	—L—
—M—	—M—
—N—	—N—
—O—	—O—
—P—	—P—
—Q—	—Q—
—R—	—R—
—S—	—S—
—T—	—T—
—U—	—U—
—V—	—V—
—W—	—W—
—X—	—X—
—Y—	—Y—
—Z—	—Z—

CONTRACTOR TO CALL "SUNSHINE" AT 1-800-632-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.



SITE DATA

SITE AREA	= 60,135.15 SF.±
ZONED	= HIGHWAY COMMERCIAL DEVELOPMENT (HCD)
PARCEL ID:	= 36-2S-29-000-00612-000
FUTURE LAND USE:	= COMMERCIAL (COMM)
IMPERVIOUS AREA EXISTING:	= 41,242.8 SQ.FT. OR 66.7%
IMPERVIOUS AREA PROPOSED:	= 39,519.7 SQ.FT. OR 65.7%
BUILDING SETBACKS:	
REQUIRED FRONT	= 50 FEET
SIDE	= 25 FEET (EAST)
SIDE	= 5 FEET (WEST)
REAR	= 25 FEET
BUILDING INFORMATION:	
BUILDING HEIGHT:	50 FEET MAX.
GROSS FLOOR AREA:	= 7,238 SQ.FT. (FOOTPRINT)
PARKING SPACES REQUIRED:	
1 SPACE PER 200 S.F.	= 37
PROPOSED NO. OF PARKING SPACES:	
HANDICAP SPACES	= 2
STANDARD SPACES	= 35
TOTAL	= 37

NOTES

1. THERE ARE NO WETLANDS ON THE SITE.
2. RAMP, FLARE, PARKING SPACES, ACCESS AISLES, WALKS, ETC. USED FOR HANDICAPPED ACCESSIBILITY ARE TO COMPLY WITH FLORIDA BUILDING CODE LATEST EDITION.
3. ALL HANDICAP RAMP ARE TO BE AS PER SANTAROSA COUNTY REQUIREMENTS.
4. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES AND PROVIDE INFORMATION TO PROFESSIONAL ENGINEERING RESOURCES, INC. IN WRITING PRIOR TO CONSTRUCTION.
5. ALL DISTURBED OPEN SPACE TO BE SOODED.
6. BEST MANAGEMENT PRACTICES WILL BE MAINTAINED AND WILL COMPLY WITH SANTAROSA COUNTY ORDINANCES.
7. EXISTING INFORMATION TAKEN FROM GARVER LLC PRESNIUS MEDICAL CENTER PLANS DATED 10/18/2012.
8. IT IS ANTICIPATED F.D.D.T. WILL REMOVE THE PROPOSED RETAINING WALL ALONG U.S. 98 ADJACENT TO THE PROPERTY AND CONSTRUCT ENHANCEMENT SLOPE.
9. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC AS PER CURRENT F.D.D.T. ROADWAY STANDARDS INDEXES 600-670.
10. CONTRACTOR TO PROVIDE 100% IRRIGATION TO PROPOSED LANDSCAPE AREAS.
11. A UTILITY PERMIT FROM THE COUNTY ROAD AND BRIDGE DEPARTMENT IS REQUIRED BEFORE COMMENCING WORK IN A COUNTY RIGHT-OF-WAY.
12. AT COMPLETION OF CONSTRUCTION, ALL EXPOSED DIRT SHALL BE STABILIZED WITH SOG, A HAY/SEED MIX OR HYDRO-SEED.
13. NO MORE THAN 50% OF REQUIRED LANDSCAPING MATERIAL MAY BE OF THE SAME SPECIES.
14. A SEPARATE PERMIT IS REQUIRED FOR ALL SIGNAGE.
15. 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.
16. THIS SITE LIES WITHIN FLOOD ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SANTA ROSA COUNTY, FLORIDA, COMMUNITY PANEL NO. 1211300266, DATED DECEMBER 19, 2006.

EXHIBIT 5

OWNER:	PROJECT NAME:	SEC. 36 TWP. 2S RNG. 29W	PROJECT NUMBER	NO.	DATE	BY	REVISIONS	<p>PROFESSIONAL ENGINEERING RESOURCES, INC. 10225 ULMERSON ROAD, SUITE 40 LARGO, FL 33771 (727) 404-3207 CERTIFICATE OF AUTHORIZATION NUMBER: 4401</p>	DRAWING TYPE	DESIGNED BY PVS	SHEET NUMBER	
YB GULF BREEZE LLC 7420-D HITT ROAD MOBILE, AL. 36695	FRESENIUS MEDICAL CENTER MODIFIED MEDICAL CENTER BLDG SITE PLAN		15-2098						<input type="checkbox"/> PRELIMINARY <input checked="" type="checkbox"/> CONSTRUCTION <input type="checkbox"/> RECORD	DRAWN BY SAG	CHECKED BY PVS	5
			SCALE				1"=20'		DATE	APPROVED	PAUL V. SHERMA, REG. NO. 35628	