



**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-060**

**Project Name:** Production Metal Stampings, Inc.

**Applicant and/or  
Property Owner:** Production Metal Stampings, Inc.

**Representative:** Barry Fulford

**Request 1:** Variance to reduce the rear setback from 25 feet to 6 feet to expand a building for the storage of industrial material (6.05.20.H.4)

**Zoning District:** M2 (General Industrial)

**Part I. General Information:**

**Project/Applicant:** Production Metal Stampings, Inc.  
**Representative:** Barry Fulford  
**Location:** 8133 Opportunity Drive, Milton, FL, 32583  
**Parcel(s):** 31-2N-27-0000-00117-0000  
**Zoned:** M2 (General Industrial)  
**Request 1:** Variance to reduce the rear setback from 25 feet to 6 feet to expand a building for the storage of industrial material. (LDC 6.05.20.H.4)  
**District:** Commissioner District #2  
**Current Conditions:** Manufacturing

**Part II. Land Development Code Criteria:**

6.05.20      M-2 - General Industrial District

H.      Minimum Required Setbacks:

4.      Rear Setback: Except as provided in Section 2.10.03, there shall be a rear building setback of twenty-five (25) feet except where this district abuts a residential district, then there shall be a building setback of fifty (50) feet required.

**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 the placement of structures on a lot. The applicant is proposing to build on an existing concrete pad at the location.**

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?        Unknown**

**Staff Analysis: It is not anticipated that the authorization of this variance will impair an adequate supply of light and air to adjacent property, increase congestion to public streets, or impair the public safety.**

4. The variance will not impair the intent of the zoning ordinance or zoning district map.

**Is this criterion met?        No**

**Staff Analysis: If authorized, a variance without special circumstances would impair the intent of the zoning ordinance.**

5. To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

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

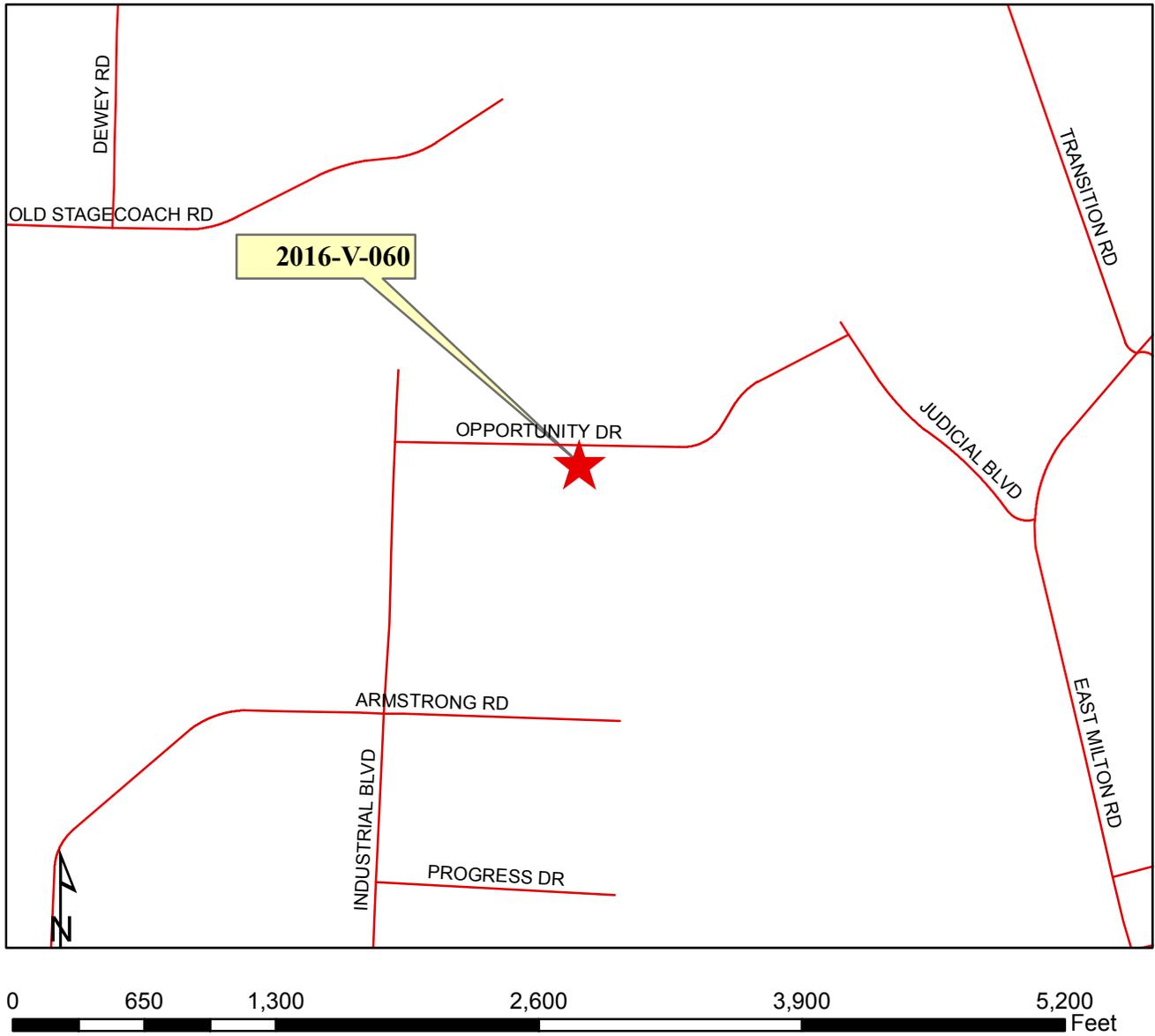
**Is this criterion met?**      N/A

**Staff Analysis:** The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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

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

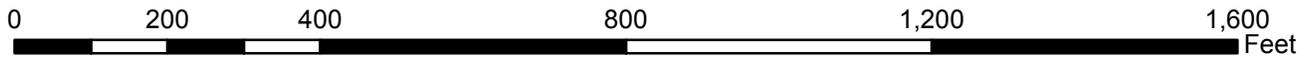
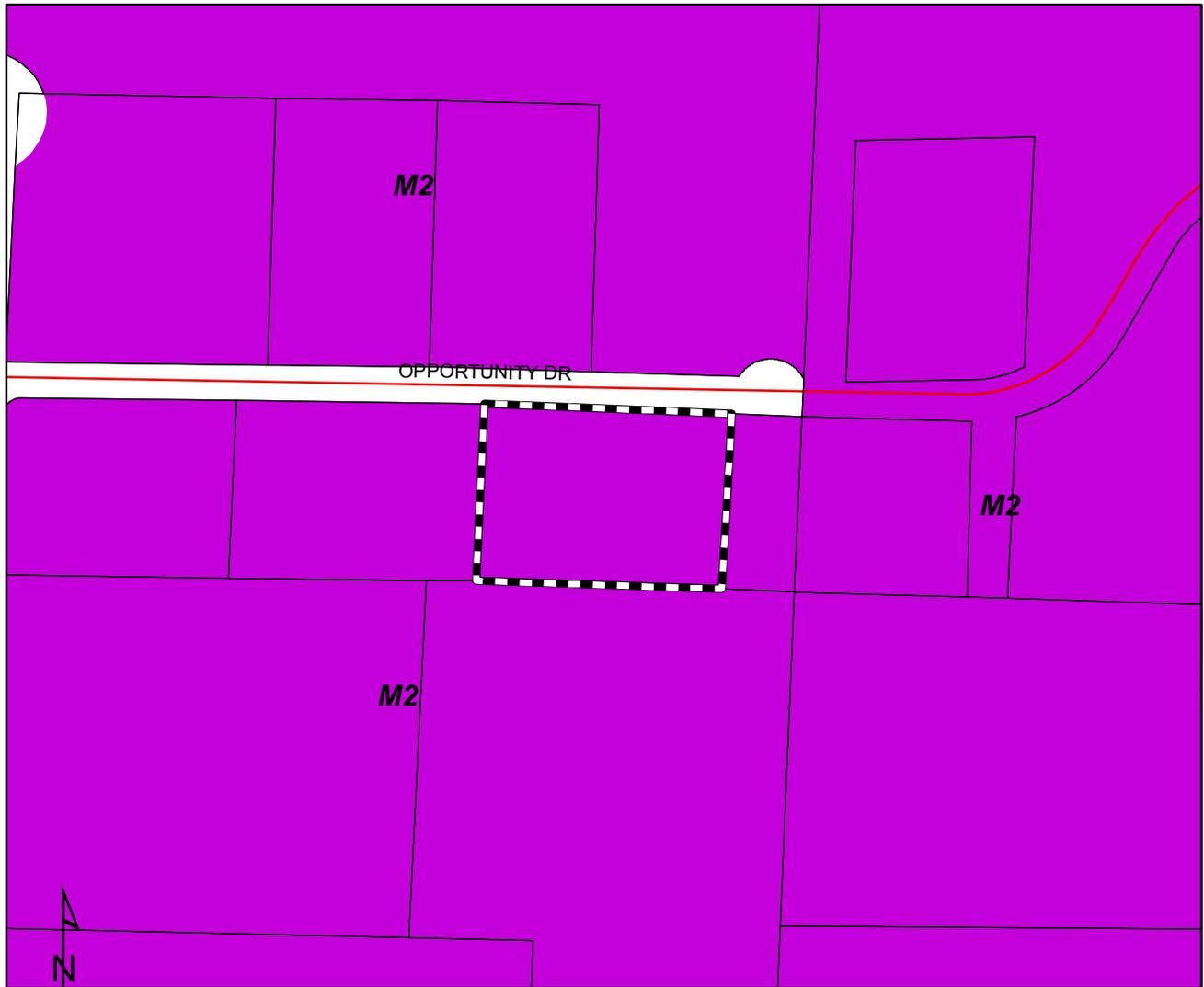
# 2016-V-060 Location



**Disclaimer:**

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# 2016-V-060 Zoning



**Legend**



Pending Sep ZB **Zoning**

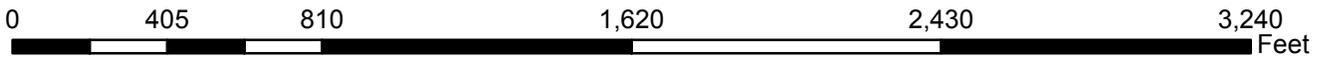
**DISTRICT**

- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

- |     |    |              |        |    |              |     |     |      |            |       |       |        |         |       |      |    |              |        |    |        |    |              |        |     |     |     |    |              |        |     |         |     |               |         |    |              |        |     |               |    |      |     |               |       |                 |         |       |
|-----|----|--------------|--------|----|--------------|-----|-----|------|------------|-------|-------|--------|---------|-------|------|----|--------------|--------|----|--------|----|--------------|--------|-----|-----|-----|----|--------------|--------|-----|---------|-----|---------------|---------|----|--------------|--------|-----|---------------|----|------|-----|---------------|-------|-----------------|---------|-------|
| HR2 | M1 | M1-APZ or CZ | M1-HON | M2 | M2-APZ or CZ | MID | MIL | NB-C | NB-CON/REC | NB-HD | NB-MD | NB-MHD | NB-PMUD | NB-SF | NB-U | NC | NC-APZ or CZ | NC-HON | P1 | P1-HON | P2 | P2-APZ or CZ | P2-HON | PBD | PID | PUD | R1 | R1-APZ or CZ | R1-HON | R1A | R1A-HON | R1M | R1M-APZ or CZ | R1M-HON | R2 | R2-APZ or CZ | R2-HON | R2M | R2M-APZ or CZ | R3 | RAIL | RR1 | RR1-APZ or CZ | STATE | STATE-APZ or CZ | TC1-HON | WATER |
|-----|----|--------------|--------|----|--------------|-----|-----|------|------------|-------|-------|--------|---------|-------|------|----|--------------|--------|----|--------|----|--------------|--------|-----|-----|-----|----|--------------|--------|-----|---------|-----|---------------|---------|----|--------------|--------|-----|---------------|----|------|-----|---------------|-------|-----------------|---------|-------|

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2016-V-060  
2014 Aerial



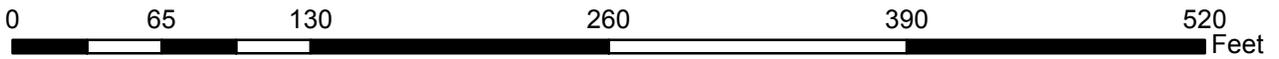
Legend

 Pending Sep ZB

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# 2016-V-060 Closeup Aerial



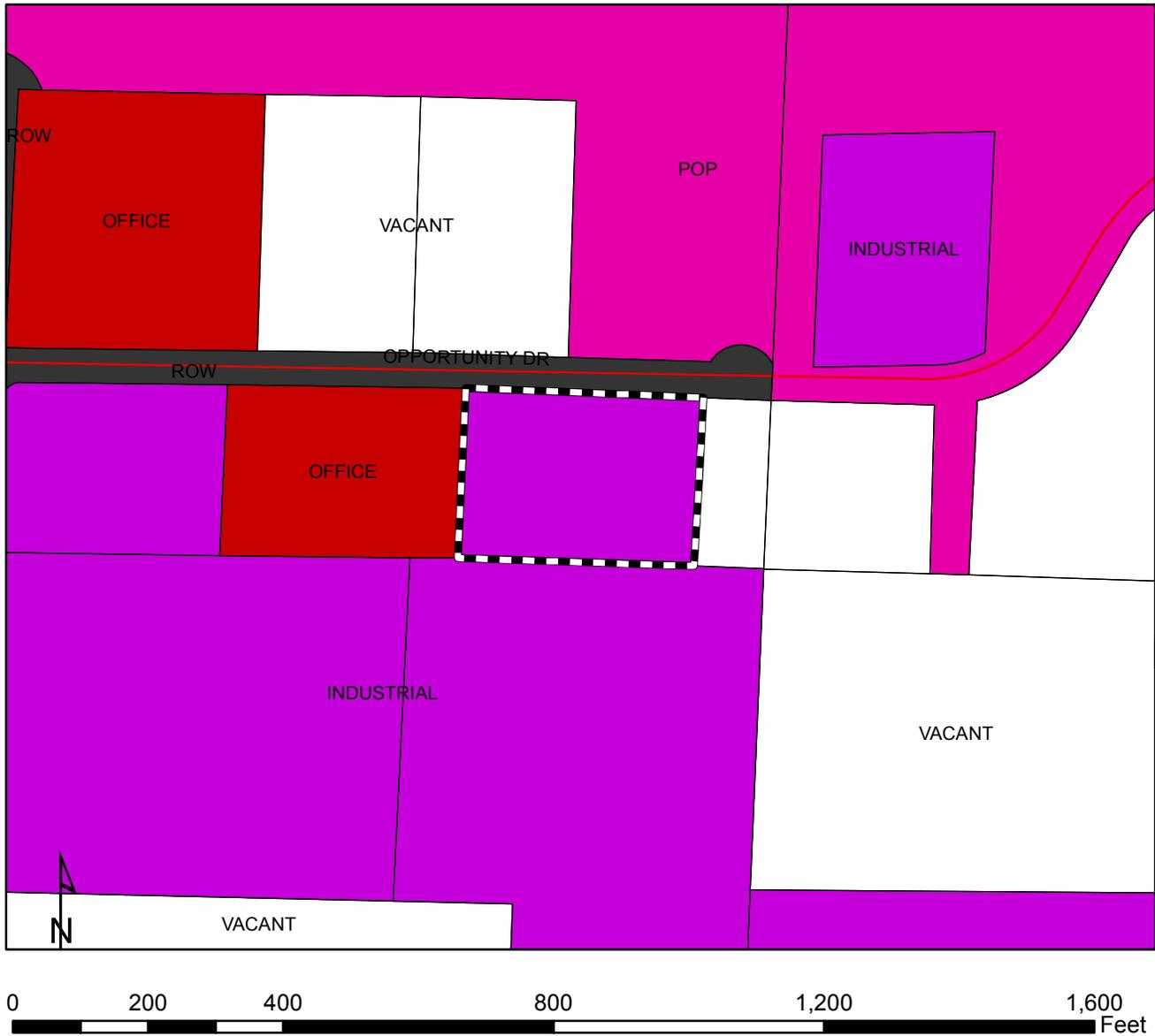
### Legend

 Pending Sep ZB

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# 2016-V-060 Existing Land Use



### Legend



Pending Sep ZB

#### Existing Land Use

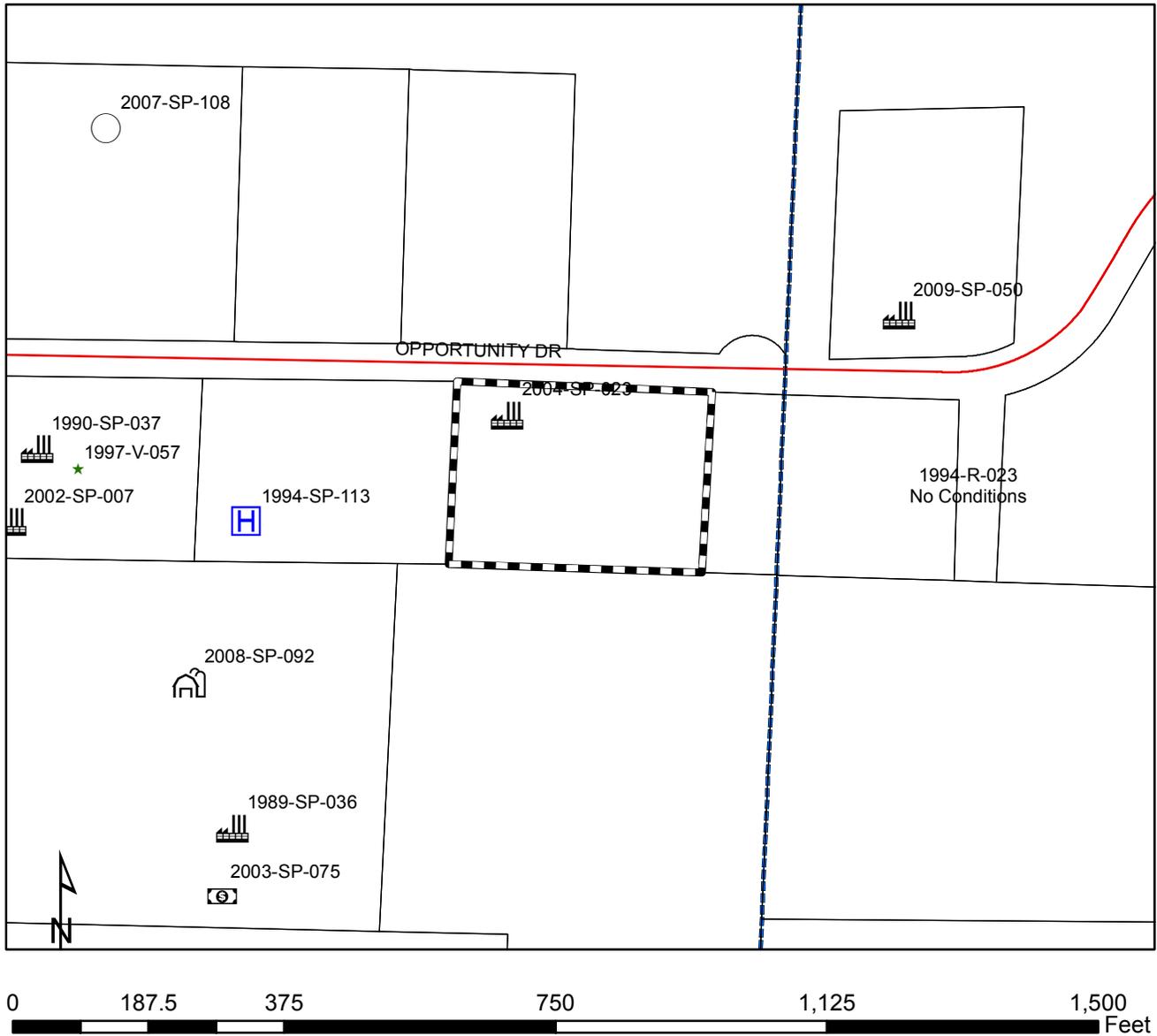
##### Category

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

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# 2016-V-060 Previous Zoning Board Decisions in the Area



**Legend**

 Pending Sep ZB

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## Variance Application

\* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2016 -V-060</u>	Date Received: <u>8/5/16</u>
Review Fee: <u>235+7.08</u>	Receipt No.: <u>268</u>
Zoning District: <u>M2</u>	FLUM Designation: <u>INDUS</u>

± 2.0

VD: 2

**Property  
Owner**

Property Owner Name: PRODUCTION METAL STAMPINGS INC.

Address: 8133 OPPORTUNITY DR.

MILTON FL 32583.

Phone: 850-981-8240 Fax: 850-981-3904 Cell 850-3314

Email: barry.fulford@productionmetalstampings.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): 31-2N-27-0000-0017-0000  
-OR-

Street Address of property for which the Variance is requested:

8133 OPPORTUNITY DRIVE. MILTON FL 32583

**Variance Request**

What is the present use of the property? MANUFACTURING

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

Approx 2800 sq ft.

Expansion of building, covering and securing material.

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

To build upon an existing concrete slab to cover and protect material storage from the elements.

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

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

The available area without the variance is too small to work with. The requirement to cover and secure customers material of quantity.

**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**

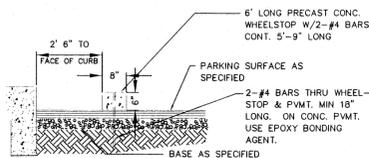
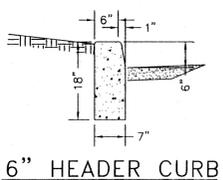
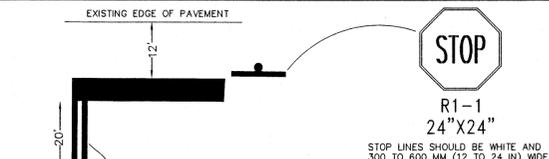
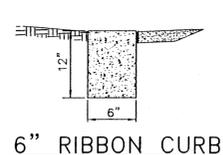
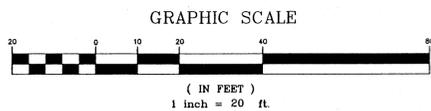
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation 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.

Barry Fulford  
Applicant Name (Type or Print)

[Signature]  
Applicant Signature

OWNER/PRES.  
Title (if applicable)

8-4-16.  
Date



**DUTY TO IDENTIFY**  
 THE CONTRACTOR SHALL DEFEND, IDENTIFY, KEEP AND SAVE HARMLESS THE OWNER AND ENGINEER AND THEIR RESPECTIVE MEMBERS, REPRESENTATIVES, AGENTS, AND EMPLOYEES IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY GROWING OUT OF OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF FLORIDA AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFOR, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

**SIGNAGE ALLOWED:**  
 ONE FREESTANDING OR PROJECTING SIGN NOT TO EXCEED ONE HUNDRED (100) SQ. FT. PER STREET FRONT &/OR ONE ATTACHED WALL SIGN: TEN PERCENT (10%) OF THE BUILDING STREET FRONT ELEVATION, NOT TO EXCEED 500 SQ. FT. FREESTANDING SIGNAGE IS ADDITIONALLY LIMITED TO A MAXIMUM HEIGHT OF THIRTY (30) FEET. NO ATTACHED SIGN SHALL EXTEND ABOVE THE EAVE LINE OF A BUILDING TO WHICH IT IS ATTACHED. NO SIGN SURFACES CONSTRUCTED AT AN ANGLE OF 75 DEGREES OR MORE FROM HORIZONTAL SHALL BE REGARDED AS WALL SPACE. SIGNAGE MUST BE SETBACK FIVE (5) FEET FROM ANY PROPERTY LINE MEASURED FROM THE LEADING EDGE OF THE SIGN OR SUPPORTING UPRIGHT, WHICHEVER PROTRUDES FARTHEST OUT TOWARD THE PROPERTY LINE. NO SIGN SHALL BE ERECTED WITHOUT A PERMIT & EACH SIGN SHALL DISPLAY THE PERMIT, UNLESS OTHERWISE STATED.

SEPARATE PERMIT IS REQUIRED FOR ALL SIGNAGE

NOTE: THE COUNTY, ITS OFFICERS, AND EMPLOYEES SHALL BE HELD HARMLESS FROM ANY DAMAGE TO PERSONS OR PROPERTY WHICH MIGHT RESULT FROM WORK OR ACTIVITY UNDERTAKEN BY THE DEVELOPER AUTHORIZED BY THE COUNTY.  
 NOTE: NO EXTERIOR LIGHTING WILL BE APPROVED WITHOUT A PHOTOMETRIC PLAN AND LIGHTING FIXTURE CUT SHEETS

TOTAL SITE ACREAGE: 2.01 ACRES = 87,477 SQ.FT.			
IMPERVIOUS and PAVEMENT AREA			
	EXISTING	REMOVE	NEW
BUILDING	0 SF	0 SF	9,520 SF
ASPHALT	0 SF	0 SF	11,971 SF
CONCRETE	0 SF	0 SF	1,377 SF
TOTAL IMPERVIOUS AREA	0 SF	0 SF	22,868 SF
LANDSCAPE AREA	87,477 SF	22,868 SF	0 SF
PERCENTAGE OF LANDSCAPE	100%	0 SF	74%

PARKING REQUIREMENTS			
	EXISTING	REMOVE	NEW
NON-HANDICAPPED SPACES	0	0	15
HANDICAPPED SPACES	0	0	1

**PRODUCTION METAL STAMPING**  
 COMMERCIAL  
 OPPORTUNITY DRIVE  
 MILTON, FL 32570  
 PROPERTY ID #: 31-2N-27-0000-00100-0000  
 OWNER/DEVELOPER:  
 BARRY FULFORD  
 8305 KLONDIKE ROAD  
 PENSACOLA, FL 32526  
 PHONE # 850.941.0325  
 ZONING DESIGNATION: M-2

ALL REGULAR PARKING STALLS MEASURE 9' IN WIDTH AND 18' IN LENGTH. ALL HANDICAP PARKING STALLS MEASURE 12' IN WIDTH AND 18' IN LENGTH AND HAVE A 5' WIDE AISLE RUNNING PARALLEL.

**PARKING CALCULATIONS:**  
 9520 SF COMMERCIAL BUILDING  
 LIGHT MANUFACTURING ESTABLISHMENT  
 1 PARKING STALL/600 SF GROSS FLOOR AREA  
 9520/600=16 STALLS REQUIRED  
 15 REGULAR SPACES PROPOSED  
 1 HANDICAP SPACES PROPOSED  
 16 TOTAL SPACES PROPOSED

NOTE: HANDICAP PARKING SIGNS SHALL CONFORM TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARD INDEX NUMBER 17355, SHEET 3 OF 8, F1P-25 SIGN.

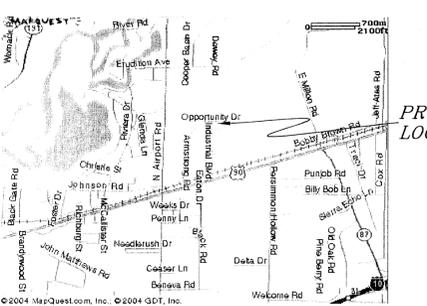
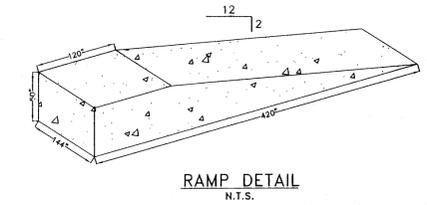
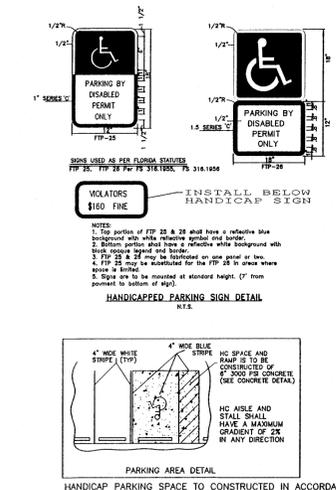
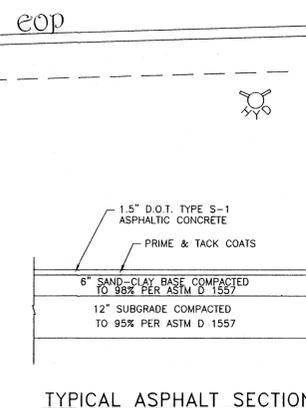
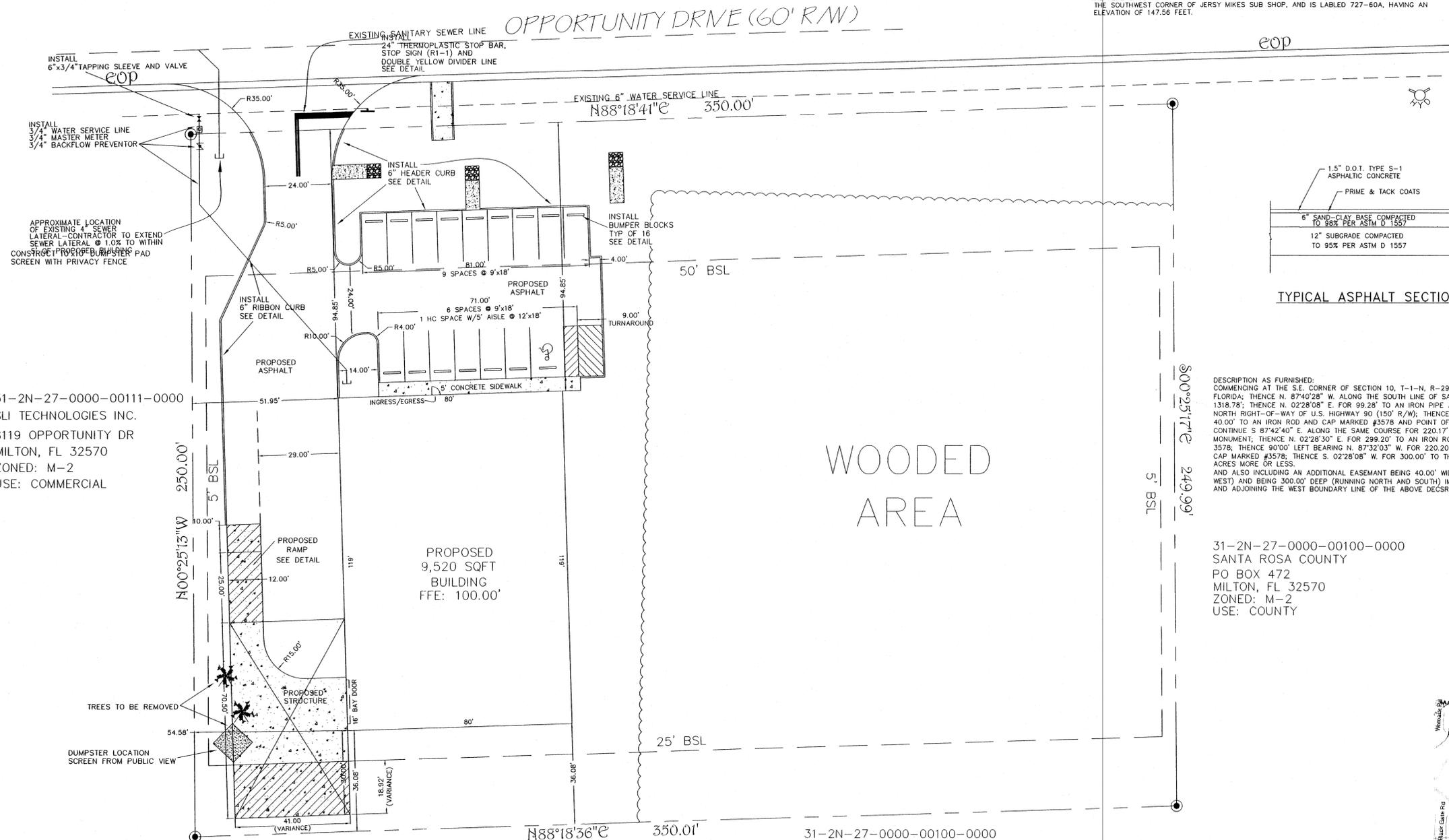
REQUIRED SETBACKS BASED ON M-2 ZONING  
 50' FRONT YARD REQUIRED  
 25' REAR YARD REQUIRED  
 5' SIDE YARD REQUIRED

**SURVEYOR'S NOTES:**  
 - THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.  
 - NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY SOUTHEAST SURVEY & LAND DESIGN LLC, FOR THE SUBJECT PROPERTY, THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAYS, STATE AND /OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS OR RECORD THAT COULD AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY.  
 - NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.  
 - THE ERROR OF CLOSURE MEETS MINIMUM TECHNICAL STANDARDS.  
 - BASIS OF BEARING = N87°42'40"W ALONG THE NORTHERLY R/W LINE OF HIGHWAY NO. 90.  
 - REFERENCE SOURCE: DEEDS OF RECORD, THE DESCRIPTION AS FURNISHED, FIELD WORK, EXISTING FIELD MONUMENTATION, COPY OF BOUNDARY SURVEY AS PREPARED BY SCHUMERS PROFESSIONAL SURVEYING INC. (JOB NO. 03F-078B, DATED 5/22/2003, AND SIGNED BY VICTOR G. SCHUMER.)  
 - THE ENCROACHMENTS ARE AS SHOWN.  
 - THIS SURVEY DOES NOT DETERMINE OWNERSHIP.  
 - THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "C" (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN). BASE FLOOD ELEVATION IS NOT APPLICABLE, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF SANTA ROSA COUNTY, FLORIDA (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER: 120274 0190 B, AS DATED NOVEMBER 01, 1985.  
 - THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 FROM BENCHMARK ESTABLISHED BY OTHERS AND SHOWN ON CONSTRUCTION DRAWINGS BY CARLINIKILLAM CONSULTING GROUP, INC. DATED 2/09/01, PROJECT NUMBER 970377.0001.0002. THE REFERENCE BENCHMARK IS A 60D NAIL IN THE EAST SIDE OF A POWERPOLE LOCATED AT THE SOUTHWEST CORNER OF JERRY MIKE'S SUB SHOP, AND IS LABELED 727-60A, HAVING AN ELEVATION OF 147.56 FEET.

07/14/05

NO.	DATE	REVISIONS
1	04/28/04	AS PER SANTA ROSA COUNTY
2	05/19/04	REVISED 5/19/04 WATERLINE TO 3/4" WATERLINE
3	09/27/04	REVISED CONCRETE SLAB AND DUMPSTER LOCATION AS PER OWNER REQUEST

**HAMMOND ENGINEERING, INC.**  
 AUTHORIZATION NO. 9130  
 100 W. HERMAN STREET  
 PENSACOLA, FLORIDA 32505  
 FAX 850.437.5883  
 TOM@SELANDESIGN.COM



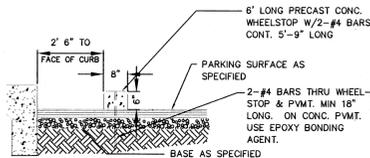
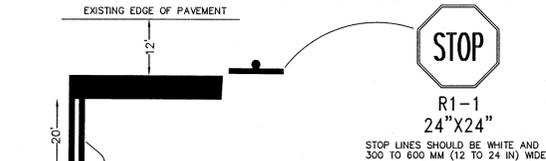
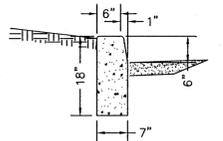
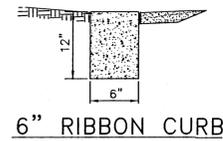
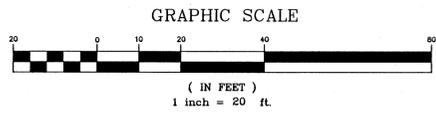
31-2N-27-0000-00111-0000  
 SLI TECHNOLOGIES INC.  
 8119 OPPORTUNITY DR  
 MILTON, FL 32570  
 ZONED: M-2  
 USE: COMMERCIAL

WOODED AREA

31-2N-27-0000-00100-0000  
 SANTA ROSA COUNTY  
 PO BOX 472  
 MILTON, FL 32570  
 ZONED: M-2  
 USE: COUNTY

31-2N-27-0000-00100-0000  
 SANTA ROSA COUNTY  
 PO BOX 472  
 MILTON, FL 32570  
 ZONED: M-2  
 USE: COUNTY

SITE PLANS FOR	FLORIDA
PRODUCTION METAL STAMPING	
DIMENSION/STAKING PLAN	
SANTA ROSA	
DRAWN BY: RLS	DATE: X
DESIGNED BY: RLS	
CHECKED BY: TGH	
DATE: 04/01/04	
SCALE: 1"=20'	
NOT RELEASED	
FOR CONSTRUCTION	
BY: X	
PROJECT NO: 04-024	
FILE NO: LAYOUT	
SHEET: 1 OF 3	



TOTAL SITE ACREAGE: 2.01 ACRES - 87,477 SQ.FT.				
IMPERVIOUS and PERVIOUS AREA				
BUILDING	EXISTING	REMOVE	NEW	NET
ASPHALT	0 SF	0 SF	9,520 SF	9,520 SF
CONCRETE	0 SF	0 SF	1,377 SF	1,377 SF
TOTAL IMPERVIOUS AREA	0 SF	0 SF	22,868 SF	22,868 SF
LANDSCAPE AREA	87,477 SF	22,868 SF	0 SF	64,609 SF
PERCENTAGE OF LANDSCAPE	100%	0 SF	0 SF	74%

PARKING REQUIREMENTS				
	EXISTING	REMOVE	NEW	NET
NON-HANDICAPPED SPACES	0	0	15	15
HANDICAPPED SPACES	0	0	1	1

PRODUCTION METAL STAMPING  
 COMMERCIAL  
 OPPORTUNITY DRIVE  
 MILTON, FL 32570  
 PROPERTY ID#: 31-2N-27-0000-00100-0000  
 OWNER/DEVELOPER:  
 BARRY FULFORD  
 8300 KLONDIKE ROAD  
 PENSACOLA, FL 32526  
 PHONE # 850.941.0325  
 ZONING DESIGNATION: M-2

**DUTY TO IDEMNIFY**  
 THE CONTRACTOR SHALL DEFEND, DEMNIFY, KEEP AND SAVE HARMLESS THE OWNER AND ENGINEER AND THEIR RESPECTIVE MEMBERS, REPRESENTATIVES, AGENTS, AND EMPLOYEES IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY GROWING OUT OF OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF FLORIDA AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

**SIGNAGE ALLOWED:**  
 ONE FREESTANDING OR PROJECTING SIGN NOT TO EXCEED ONE HUNDRED (100) SQ. FT. PER STREET FRONT &/OR ONE ATTACHED WALL SIGN, TEN PERCENT (10%) OF THE BUILDING STREET FRONT ELEVATION, NOT TO EXCEED 300 SQ. FT. FREESTANDING SIGNAGE IS ADDITIONALLY LIMITED TO A MAXIMUM HEIGHT OF THIRTY (30) FEET. NO ATTACHED SIGN SHALL EXTEND ABOVE THE FAVE LINE OF A BUILDING TO WHICH IT IS ATTACHED. ROOF SURFACES CONSTRUCTED @ AN ANGLE OF 75 DEGREES OR MORE FROM HORIZONTAL SHALL BE REGARDED AS WALL SPACE. SIGNAGE MUST BE SETBACK FIVE (5) FEET FROM ANY PROPERTY LINE MEASURED FROM THE LEADING EDGE OF THE SIGN OR SUPPORTING UPRIGHT, WHICHEVER PROTRUDES FARTHEST OUT TOWARD THE PROPERTY LINE. NO SIGN SHALL BE ERRECTED WITHOUT A PERMIT & EACH SIGN SHALL DISPLAY THE PERMIT, UNLESS OTHERWISE STATED.

NOTE: THE COUNTY, ITS OFFICERS, AND EMPLOYEES SHALL BE HELD HARMLESS FROM ANY DAMAGE TO PERSONS OR PROPERTY WHICH MIGHT RESULT FROM WORK OR ACTIVITY UNDERTAKEN BY THE DEVELOPER AUTHORIZED BY THE COUNTY.

NOTE: NO EXTERIOR LIGHTING WILL BE APPROVED WITHOUT A PHOTOMETRIC PLAN AND LIGHTING FIXTURE CUT SHEETS

SEPARATE PERMIT IS REQUIRED FOR ALL SIGNAGE

**SURVEYOR'S NOTES:**  
 - THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.  
 - NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY SOUTHEAST SURVEY & LAND DESIGN LLC, FOR THE SUBJECT PROPERTY; THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAYS, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS OR RECORD THAT COULD AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY.  
 - NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.  
 - THE ERROR OF CLOSURE MEETS MINIMUM TECHNICAL STANDARDS.  
 - BASIS OF BEARING = N87°42'40"W ALONG THE NORTHERLY R/W LINE OF HIGHWAY NO. 90.  
 - REFERENCE SOURCE: DEEDS OF RECORD, THE DESCRIPTION AS FURNISHED, FIELD WORK, EXISTING FIELD MONUMENTATION, COPY OF BOUNDARY SURVEY AS PREPARED BY SCHUMERS PROFESSIONAL SURVEYING INC. (JOB NO. 03F-078B, DATED 5/22/2003, AND SIGNED BY VICTOR G. SCHUMER.)  
 - THE ENCROACHMENTS ARE AS SHOWN.  
 - THIS SURVEY DOES NOT DETERMINE OWNERSHIP.  
 - THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "C" (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN), BASE FLOOD ELEVATION IS NOT APPLICABLE, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF SANTA ROSA COUNTY, FLORIDA (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER: 120274 0190 B, AS DATED NOVEMBER 01, 1985.  
 - THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 FROM BENCHMARK ESTABLISHED BY OTHERS AND SHOWN ON CONSTRUCTION DRAWINGS BY CARLHILLMAN CONSULTING GROUP, INC. DATED 2/09/01, PROJECT NUMBER 970377.0001.0002.  
 - THE REFERENCE BENCHMARK IS A 600 NAIL IN THE EAST SIDE OF A POWERPOLE LOCATED AT THE SOUTHWEST CORNER OF JERSEY MIKES SUB SHOP, AND IS LABELED 727-60A, HAVING AN ELEVATION OF 147.56 FEET.

ALL REGULAR PARKING STALLS MEASURE 9' IN WIDTH AND 18' IN LENGTH. ALL HANDICAP PARKING STALLS MEASURE 17' IN WIDTH AND 18' IN LENGTH AND HAVE A 5' WIDE AISLE RUNNING PARALLEL.

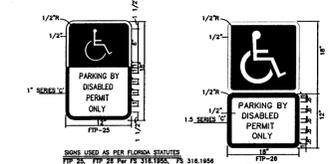
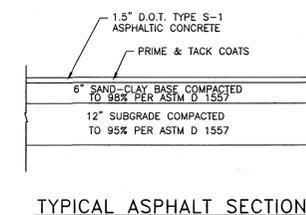
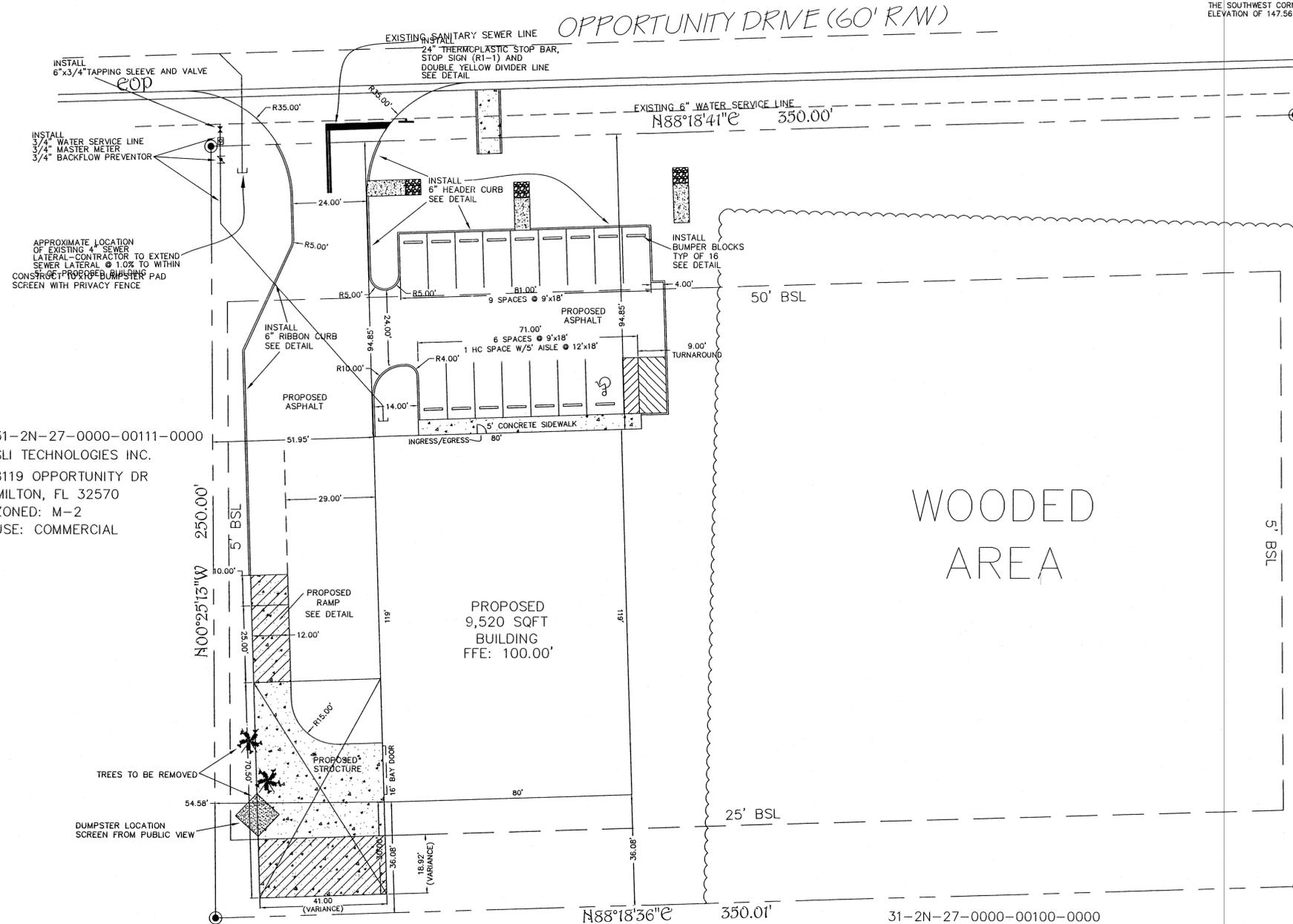
NOTE: NON-HANDICAP PARKING SPACES LINES ARE TO BE WHITE.

**PARKING CALCULATIONS:**

9520 SF COMMERCIAL BUILDING
LIGHT MANUFACTURING ESTABLISHMENT
1 PARKING STALL/600 SF GROSS FLOOR AREA
9520/600=16 STALLS REQUIRED
15 REGULAR SPACES PROPOSED
1 HANDICAP SPACES PROPOSED
16 TOTAL SPACES PROPOSED

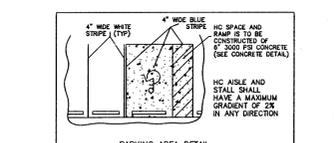
NOTE: HANDICAP PARKING SIGNS SHALL CONFORM TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARD INDEX NUMBER 17355, SHEET 3 OF 8, FIP-25 SIGN.

REQUIRED SETBACKS BASED ON M-2 ZONING  
 50' FRONT YARD REQUIRED  
 25' REAR YARD REQUIRED  
 5' SIDE YARD REQUIRED



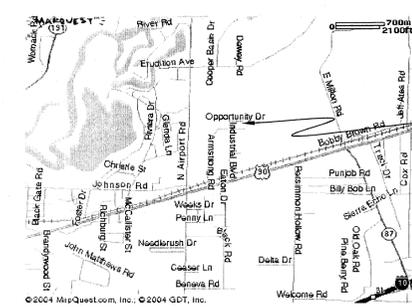
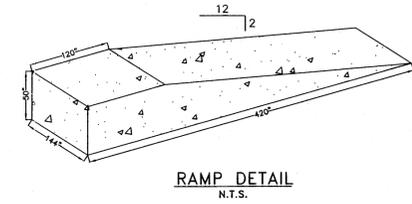
**VIOLATORS \$150 FINE**  
 INSTALL BELOW HANDICAP SIGN

NOTE:  
 1. Top portion of FIP 25-28 shall have a reflective blue background with white lettering. The background shall be 1/2\"/>



DESCRIPTION AS FURNISHED:  
 COMMENCING AT THE S.E. CORNER OF SECTION 10, T-1-N, R-29-W, SANTA ROSA COUNTY, FLORIDA; THENCE N. 87°40'28\"/>

31-2N-27-0000-00100-0000  
 SANTA ROSA COUNTY  
 PO BOX 472  
 MILTON, FL 32570  
 ZONED: M-2  
 USE: COUNTY



**HAMMOND ENGINEERING, INC.**  
 AUTHORIZATION NO. 9130  
 100 W. HERMAN STREET  
 PENSACOLA, FLORIDA 32505  
 850.437.5883  
 FAX 850.433.1510  
 TOM@SELANDESIGN.COM

**SITE PLANS FOR**  
 PRODUCTION METAL STAMPING  
 DIMENSION/STAKING PLAN  
 SANTA ROSA FLORIDA

**REVISIONS**

NO.	DATE	DESCRIPTION
1	04/28/04	AS PER SANTA ROSA COUNTY
2	05/15/04	REVISED 5/8\"/>
3	09/27/04	REVISED CONCRETE SLAB AND BUMPER LOCATION AS PER OWNER REQUEST
4	07/14/05	ADDED HEADER CURB AND FLUME

**DRAWN BY: RLS**  
**DESIGNED BY: RLS**  
**CHECKED BY: TGH**  
**DATE: 04/01/04**  
**SCALE: 1\"/>**

**PROJECT NO: 04-024**  
**FILE NO: LAYOUT**  
**SHEET: 1 OF 3**