



**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-074

Project Name: N/A

**Applicant and/or
Property Owner:** Axcon, Corp

Representative: Brian Pedicond

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

Zoning District: HCD (Highway Commercial Development)

Part I. General Information:

Project/Applicant: Axcon, Corp
Representative: Brian Pedicond
Location: 4537 Avalon Boulevard, Milton, FL
Parcel(s): 17-1N-28-0000-03805-0000
Zoned: Highway Commercial Development (HCD)
Request 1: Variance to eliminate the requirement for interconnectivity with the parcel to the north. (LDC 4.04.03.D4)
District: Commissioner District #1
Current Conditions: New construction of a car lot

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 the parcel to the north.

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.

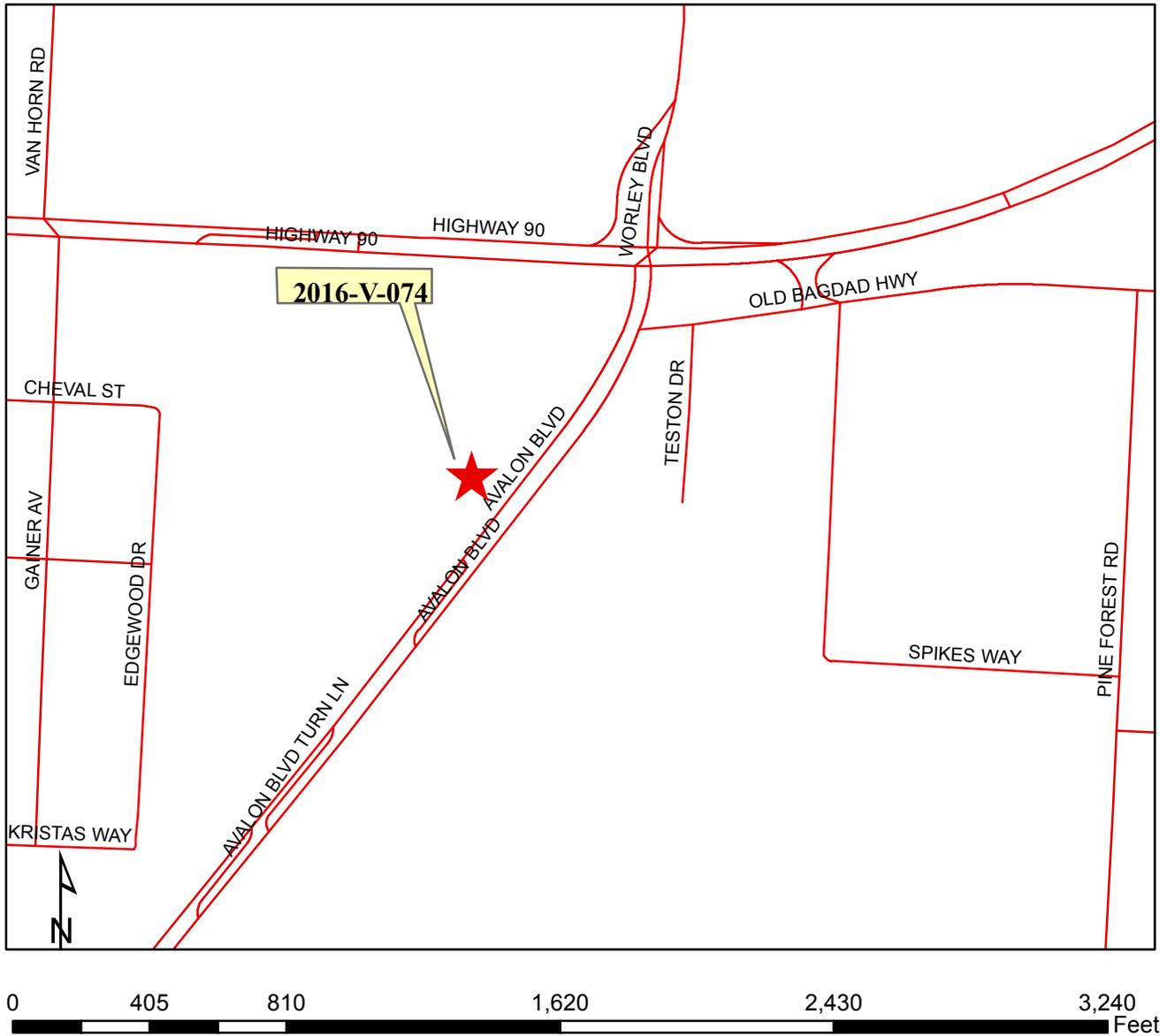
Is this criterion met? No

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.

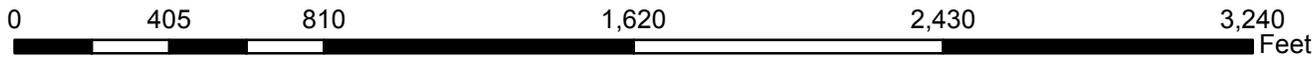
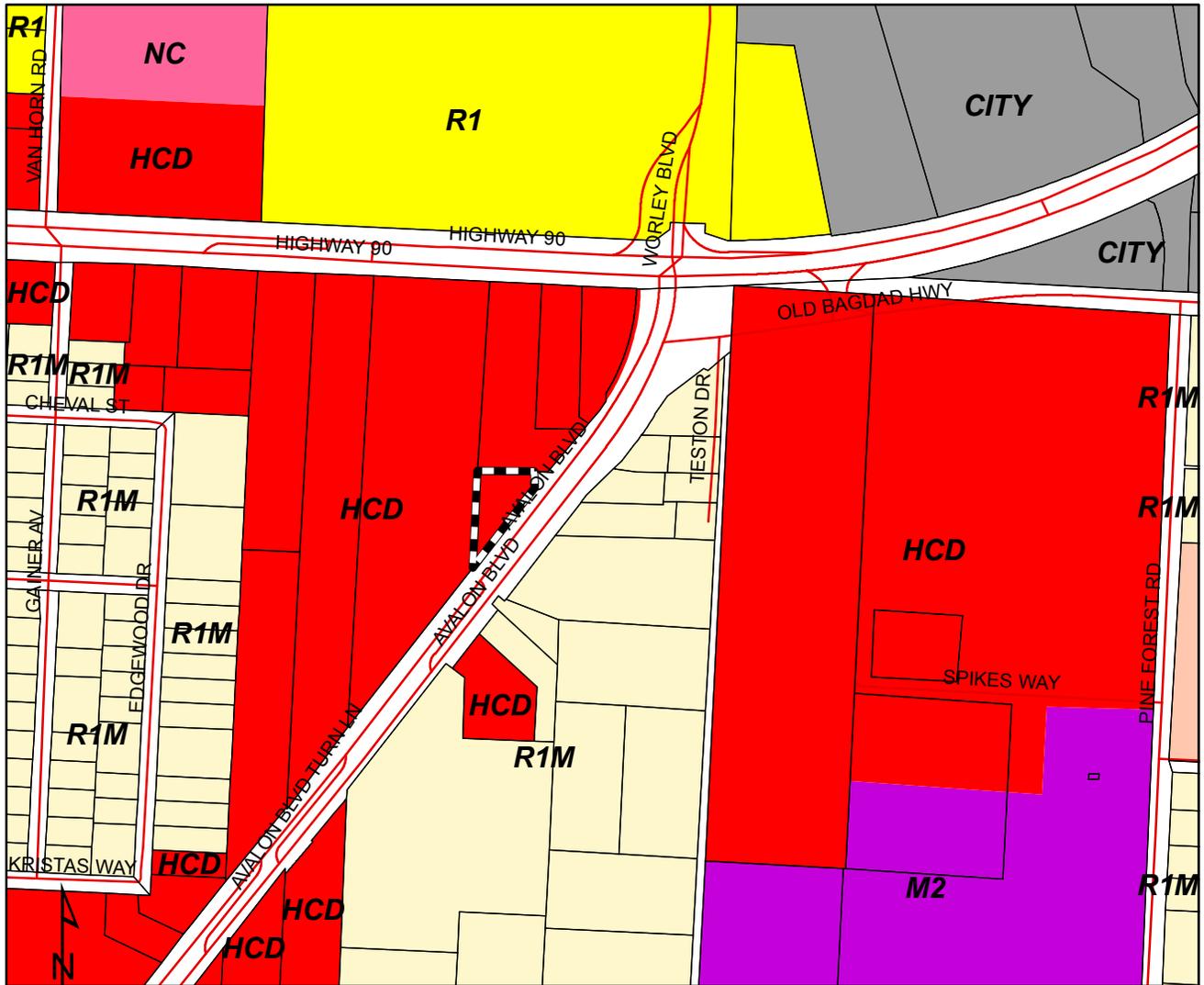
2016-V-074 Location



Disclaimer:

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-074 Zoning



Legend



Pending Nov ZB

Zoning

DISTRICT

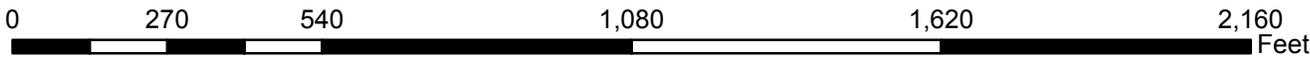
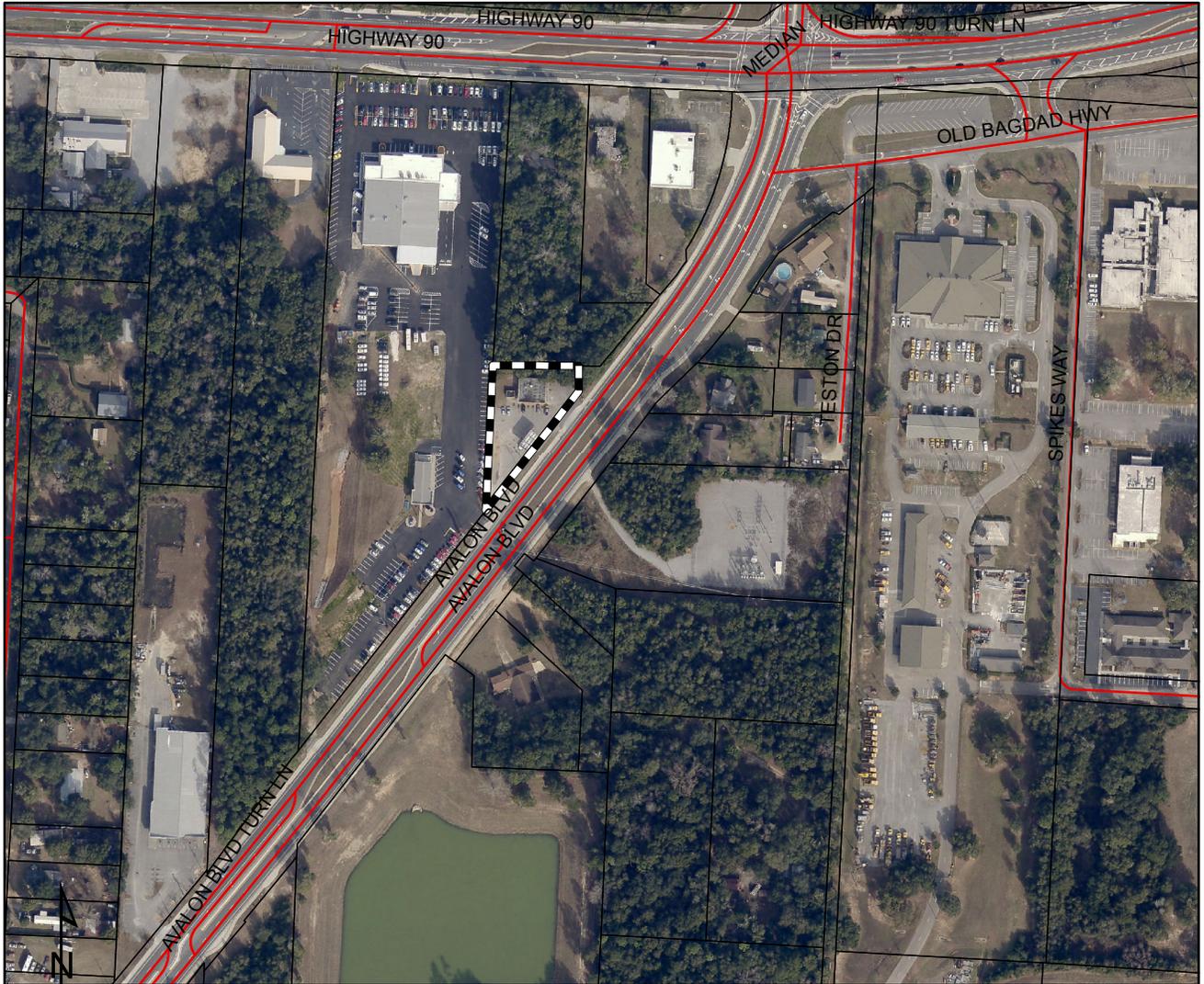
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----|----|--------------|--------|----|--------------|-----|-----|------|------------|-------|-------|--------|---------|-------|------|----|--------------|--------|----|--------|----|--------------|--------|-----|-----|-----|----|--------------|--------|-----|---------|-----|---------------|---------|----|--------------|--------|-----|---------------|----|------|-----|---------------|-------|-----------------|---------|-------|
| 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 |
|-----|----|--------------|--------|----|--------------|-----|-----|------|------------|-------|-------|--------|---------|-------|------|----|--------------|--------|----|--------|----|--------------|--------|-----|-----|-----|----|--------------|--------|-----|---------|-----|---------------|---------|----|--------------|--------|-----|---------------|----|------|-----|---------------|-------|-----------------|---------|-------|

Disclaimer:

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-074
2014 Aerial

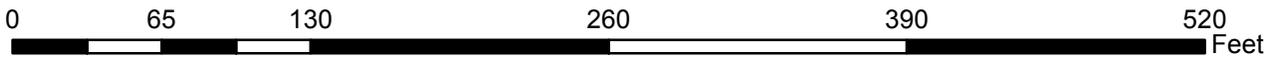


Legend

 Pending Nov ZB

Disclaimer:
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-074
Closeup Aerial

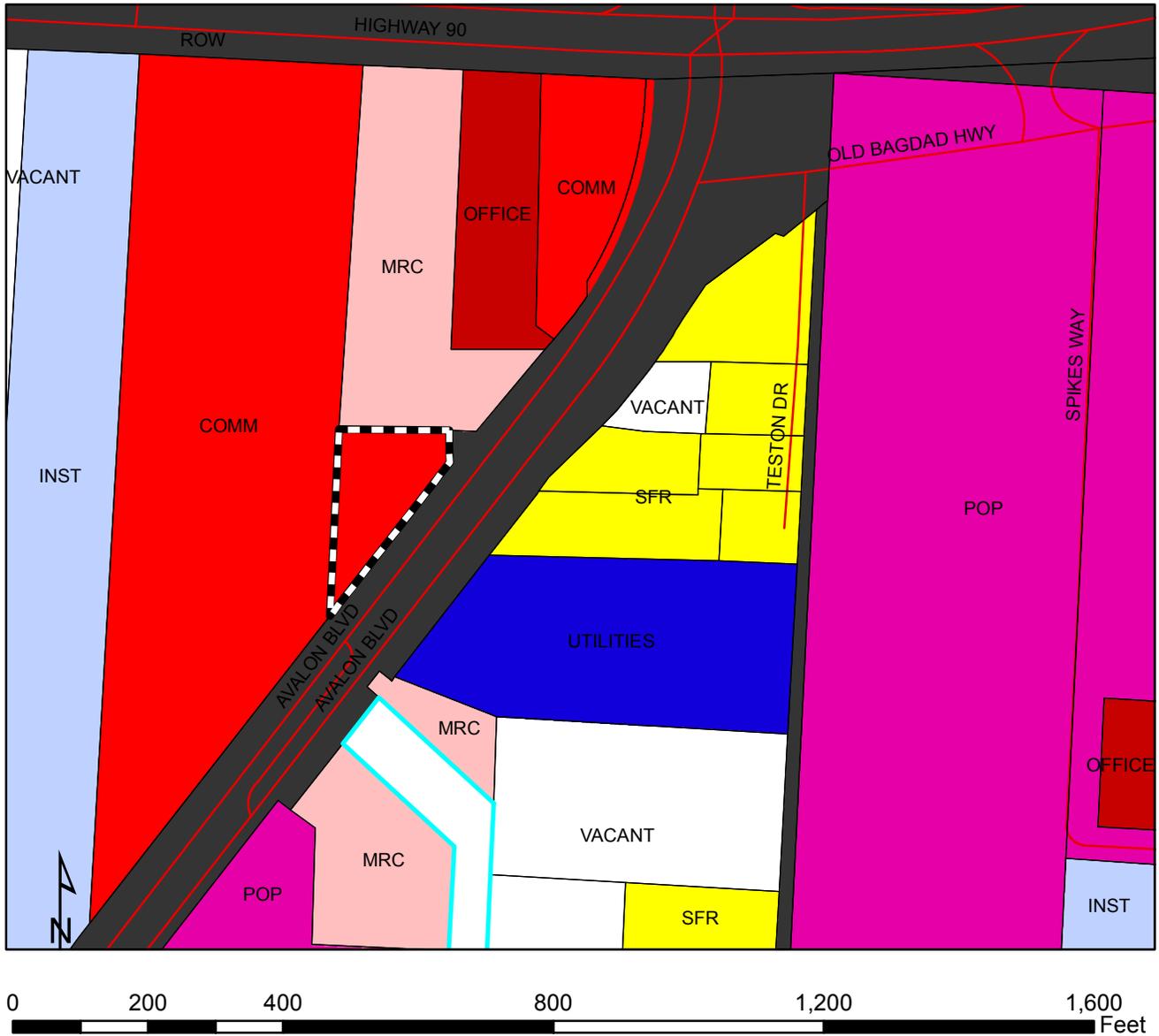


Legend

 Pending Nov ZB

Disclaimer:
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-074 Existing Land Use



Legend



Pending Nov 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 |

Disclaimer:

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.



**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
becklec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

Variance Application

* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2016-V-074</u>	Date Received: <u>7/29/16</u>
Review Fee: _____	Receipt No.: _____
Zoning District: _____	FLUM Designation: _____

Property Owner Property Owner Name: AXCON, CORP
 Address: 4537 AVALON BLVD
MILTON, FL
 Phone: 850-~~910~~ 910-4503 Fax: _____
 Email: bpedicond@axcon.net

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: AXCON CORP
 Contact Name: Brian Pedicond
 Address: 6373 Simpson Dr
MILTON, FL 32570
 Phone: 850-261-3904 Fax: _____
 Email: bpedicond@axcon.net

Property Information Parcel ID Number(s): 17-4N-28-0000-03805-0000
 -OR-

Street Address of property for which the Variance is requested:
4537 AVALON BLVD MILTON FL, 32583

Variance Request

What is the present use of the property? CAR LOT

Jaron

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

To not do the Stubout

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

Avoid THRU TRAFFIC THRU CAR LOT
PUBLIC SAFETY CONCERNS

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.

CUSTOMER SAFETY ALSO ANY TRACTION TRAILER
THRU TRAFFIC COULD DAMAGE INVENTORY AND
ASPHALT, CONCRETE WILL NOT SUPPORT HEAVY LOADS

Variance Provisions

Do you currently have a Code Enforcement Violation which pertains to this Variance request?

Yes No

And Criteria

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.

Brian Pediconi
Applicant Name (Type or Print)

[Signature]
Applicant Signature

President
Title (if applicable)

9-27-2016
Date

NOT TO SCALE:

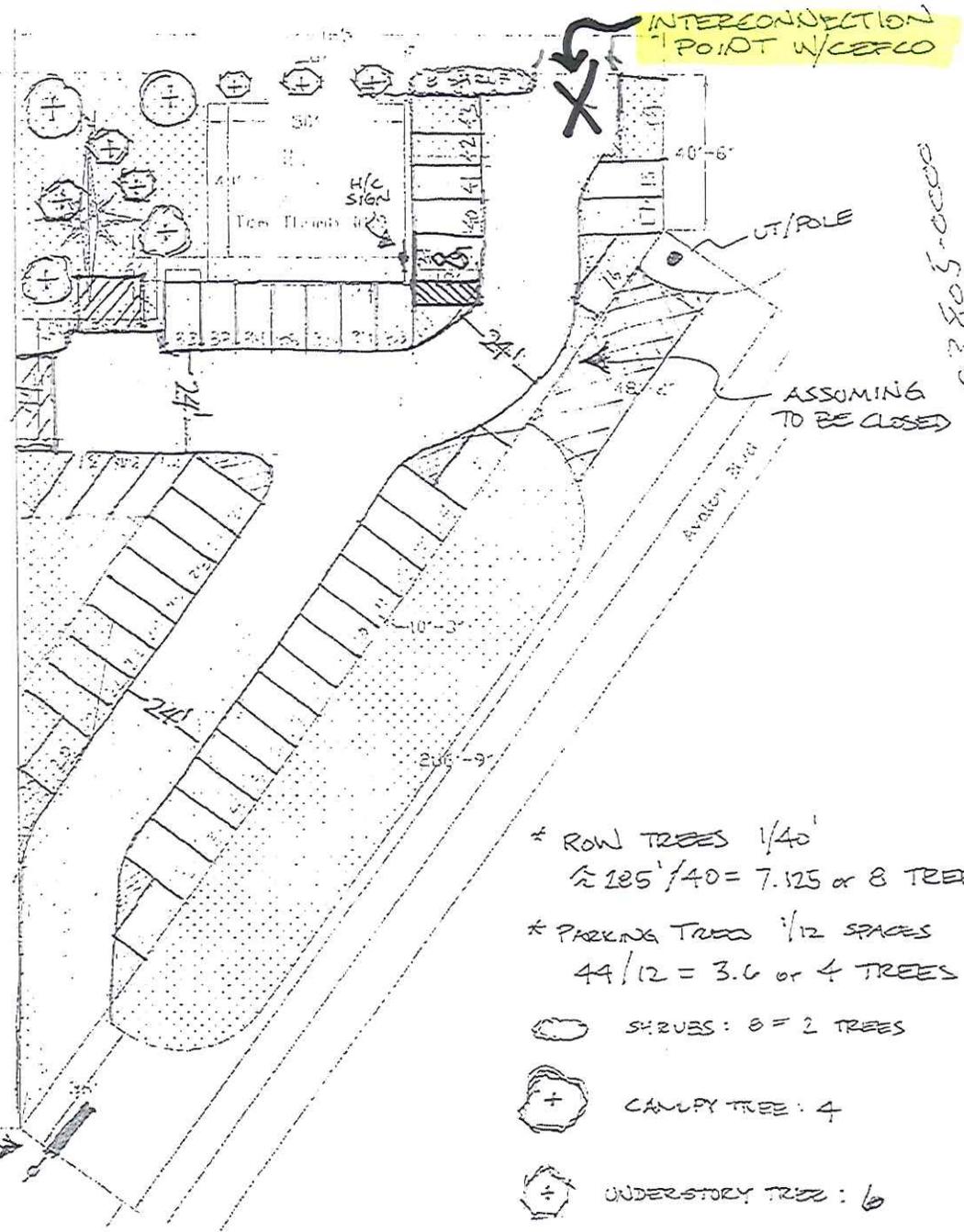


- DUMPSTER
- PARKING SPACES
- H/C SPACE
- DRIVE AISLE

44 TOTAL SPACES
 33 NEW (INCLUDING H/C)

FOOT REQUIREMENT TO REMOVE DRIVEWAY & REINSTALL SIDEWALK.
 REMOVE ENOUGH ASPHALT TO CONNECT LANDSCAPE STRIPS ON EITHER SIDE.

STOP BAR & SIGN



* ROW TREES 1/40'
 $\approx 285' / 40 = 7.125$ or 8 TREES

* PARKING TREES 1/12 SPACES
 $44 / 12 = 3.6$ or 4 TREES

SHRUBS: 8 = 2 TREES

CANOPY TREE: 4

UNDERSTORY TREE: 6

17-1W-28-0000-03805-0000