

2016-V-008

Appellant: Johnny and Cindy Jacobs
Represented by Angie Jones of Locklin,
Saba, Locklin, & Jones, PA

Project/Applicant: "Dollar General" /Teramore
Development LLC

Project Location: 2800 block of Avalon Boulevard,
Milton, FL

Parcel Number: 40-1N-28-0090-47400-0190

Request: Variance Request to reduce the rear
setback from 25 feet to 10 feet to
accommodate a commercial building.

(LDC 6.05.15.I.4)

Zoning District: HCD (Highway Commercial
Development)

**Zoning Board
Decision:**

***Approved without objection at their
meeting on January 28, 2016***

Leslie Statler

From: Angela Jones <ajjones@ljslawfirm.com>
Sent: Wednesday, January 27, 2016 9:48 AM
To: Leslie Statler
Cc: Johnny Jacobs
Subject: Appeal: 2016-V-008

Good morning, Leslie. Please allow this email to serve as the request for appeal of the Zoning Board's decision in the above-referenced matter. The appeal is filed by adjacent property owners, Johnny Jacobs and Cindy Jacobs.

Please let me know if you need something more formal in order to begin the appeal process. I'll be in touch in the next day or so to get a copy of your file and the expected timeframes.

As always, I appreciate your help.

AJJ

Angela J Jones
Locklin, Saba, Locklin & Jones, PA
4557 Chumuckla Hwy
Pace, FL 32571
(850) 995-1102

Variance 2016-V-008

Part I. General Information:

Appellant: Johnny and Cindy Jacobs
Represented by Angie Jones of Locklin, Saba, Locklin, & Jones, PA

Project/Applicant: Dollar General/Teramore Development LLC

Project Location: 2800 block of Avalon Boulevard, Milton, FL

Parcel Number: 40-1N-28-0090-47400-0190

Request: Variance Request to reduce the rear setback from 25 feet to 10 feet to accommodate a commercial building.

(LDC 6.05.15.I.4)

Zoning District: HCD (Highway Commercial Development)

Current Conditions: Vacant Lot

Zoning Board Decision: *Approved without objection at their meeting on January 28, 2016*

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

6.05.15 HCD - Highway Commercial Development District

I. Minimum Required Setbacks:

4. Rear Setback There shall be a rear building setback for all uses having a depth of not less than twenty-five (25) feet, except as provided in Section 2.10.03.

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 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 rear setback.

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? Yes

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

Is this criterion met? N/A

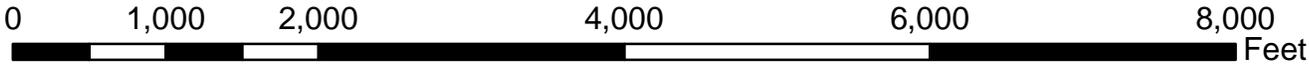
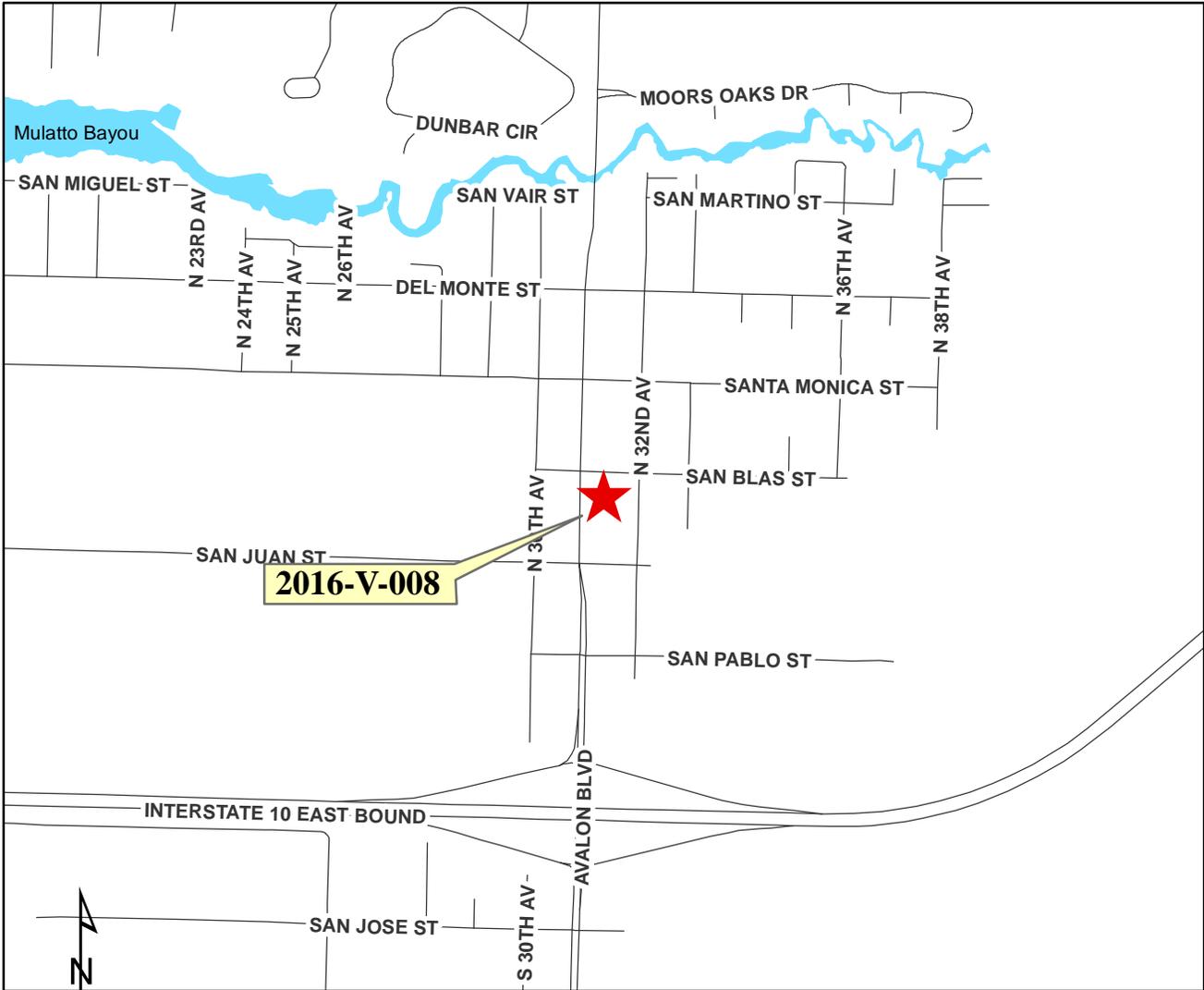
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

Part III. Additional Considerations:

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.

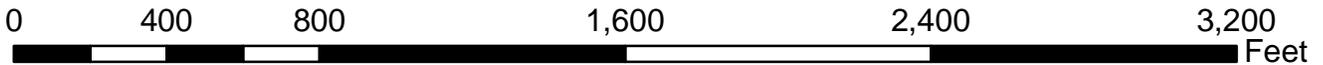
2016-V-008
Location



Legend

Disclaimer:
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2016-V-008 Zoning



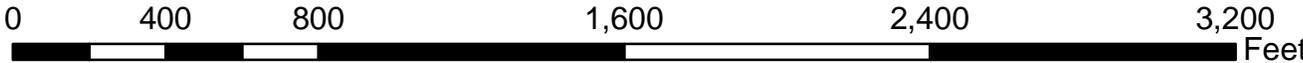
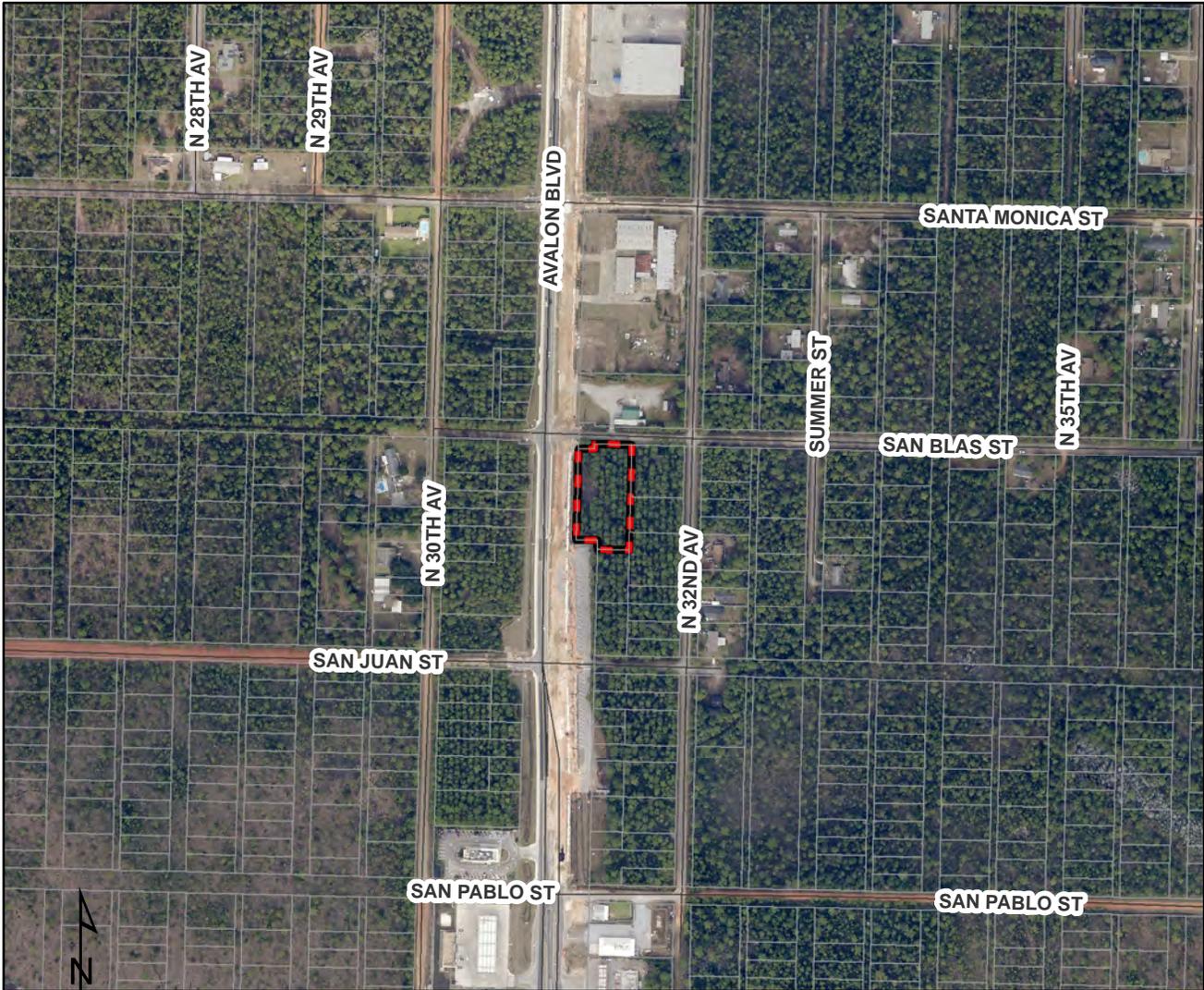
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Pending Jan ZB	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision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

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2016-V-008
2014 Aerial

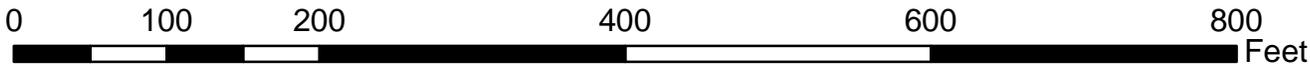


Legend

 Pending Jan ZB

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2016-V-008
2014 Close Up Aerial



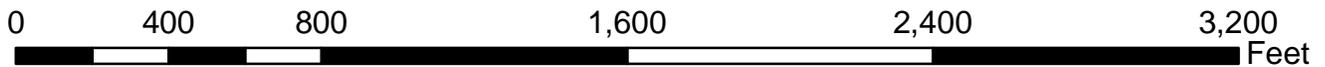
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 Pending Jan ZB

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2016-V-008

Zoning



Legend



Pending Jan ZB

Existing Land Use

CATEGORY

- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial

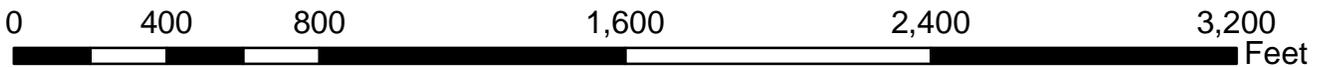
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

- Recreation/Open Space
- Right of Way
- Single Family Residential
- Silviculture
- Uncategorized
- Utilities
- Vacant
- Water

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2016-V-008 Access Management



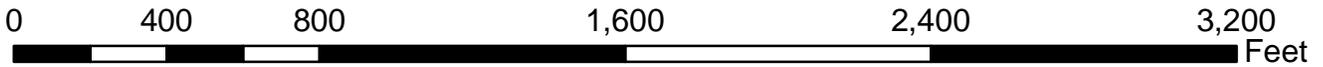
Legend

-  Pending Jan ZB
-  Principle Arterial - Interstate
-  Major Arterial
-  Minor Arterial
-  Major Collector
-  Major Collector w/Additional Restrictions
-  Minor Collector

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2016-V-008 Garcon Point Protection Area



Legend

- Pending Jan ZB
- Garcon Point Protection Area

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STAFF ENHANCED SITE PLAN

SITE PLAN EXHIBIT APPLICATION FOR VARIANCE		CITY, STATE - STREET AVALON BLVD & SAN BLAS ST MILTON, FL (SANTA ROSA COUNTY)				
PROTOTYPE:	F	DEVELOPER	DESIGNER	DATE		
BLDG SF/SALES:	9,100/9,002	COMPANY:	TRAMOR DEVELOPMENT	COMPANY:	BELL ENGINEERING SERVICES, LLC	12/20/15
ACREAGE:	1.03± AC	NAME:	JOHN HARTWELER	NAME:	JENNIFER D. BELL, P.E.	
PARKING SPACES:	37	PHONE:	(228) 516-4229	PHONE:	(850) 725-7155	

LEGEND

- EXISTING ASPHALT
- PROPOSED CONCRETE
- PROPOSED HD ASPHALT
- PROPOSED LD ASPHALT

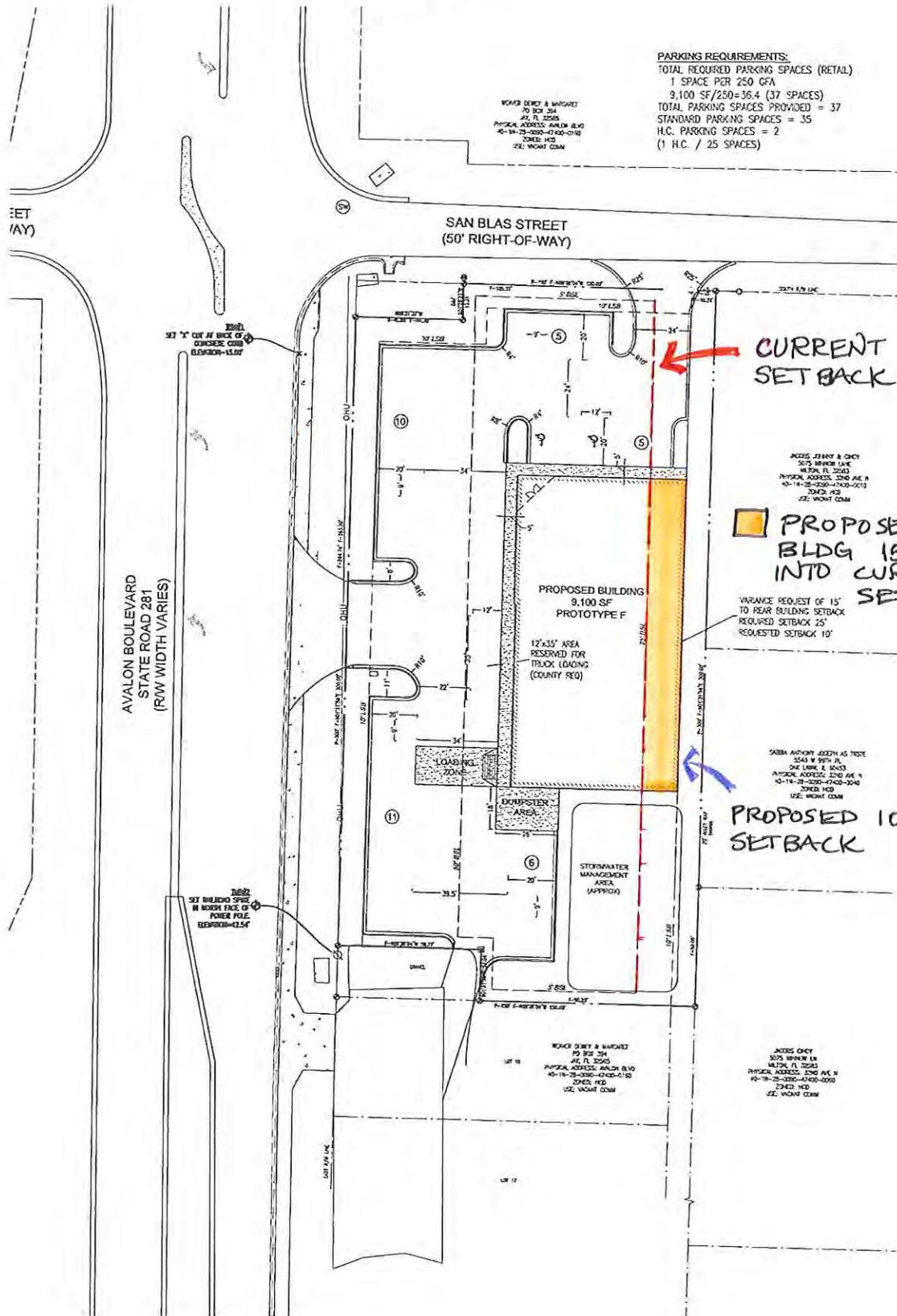


SITE SPECIFIC INFORMATION:
 PROPERTY REFERENCE #
 40-1N-28-0090-47400-0190
 AVALON BLVD.
 MILTON, FL
 1.03± AC
 ZONING: HCD
 EX LAND USE: VACANT
 COMMERCIAL
 FUTURE LAND USE: COMM

VARIANCE REQUEST:
 REQUESTING A VARIANCE TO
 THE REQUIRED 25' REAR
 BUILDING SETBACK TO A 10'
 BUILDING SETBACK

PARKING REQUIREMENTS:
 TOTAL REQUIRED PARKING SPACES (RETAIL)
 1 SPACE PER 250 GFA
 9,100 SF / 250 = 36.4 (37 SPACES)
 TOTAL PARKING SPACES PROVIDED = 37
 STANDARD PARKING SPACES = 35
 H.C. PARKING SPACES = 2
 (1 H.C. / 25 SPACES)

WOMER DONEY & WRIGHT
 PO BOX 204
 RD. FL 32504
 PHYSICAL ADDRESS: AVALON BLVD
 40-1N-28-0090-47400-0190
 ZONING: HCD
 USE: VACANT COMM



CURRENT 25' SETBACK

PROPOSED BLDG 15' INTO CURRENT SETBACK

PROPOSED 10' SETBACK

VARIANCE REQUEST OF 15' TO REAR BUILDING SETBACK
 REQUIRED SETBACK 25'
 REQUESTED SETBACK 10'

SABRA ANTHONY GORDON AS 705E
 5543 W 99TH PL
 ONE LOUIS E 80503
 PHYSICAL ADDRESS: 32ND AVE N
 40-1N-28-0090-47400-0040
 ZONING: HCD
 USE: VACANT COMM

JACQUES CHRY
 3075 BRIDGE LN
 MILTON, FL 32540
 PHYSICAL ADDRESS: 32ND AVE N
 40-1N-28-0090-47400-0000
 ZONING: HCD
 USE: VACANT COMM

WOMER DONEY & WRIGHT
 PO BOX 204
 RD. FL 32504
 PHYSICAL ADDRESS: AVALON BLVD
 40-1N-28-0090-47400-0190
 ZONING: HCD
 USE: VACANT COMM

AVALON BOULEVARD
 STATE ROAD 281
 (RW WIDTH VARIES)

SET (AY)

7'± SET 1" OUT AT BACK OF CONCRETE CURB BLOCKS-15.0'

7'± SET 1" IN FRONT FACE OF POWER POLE RESPONSE-12.5'

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

2016-V-008

Presentation Pictures – Zoning Board, January 14, 2016



Looking south, the subject site is to our left.



Looking northwest, the subject site is to our right.



Looking north, the subject site is to our right.

2016-V-008

Presentation Pictures – Zoning Board, January 14, 2016



Looking east, the subject site is to our left.



Looking south at the rear of the site.



Looking north, the subject site is to our left.

2016-V-008
Presentation Pictures – Zoning Board, January 14, 2016



Looking south at the subject site.



Santa Rosa County Development Services



Beckle Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

John T. "Tim" Tolbert
Building and Fire Official

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2016 -V- 008</u>	Date Received: <u>12/2/15</u>
Review Fee: <u>235 + 16.50</u>	Receipt No.: <u>395, 408</u>
Zoning District: <u>HCD</u>	FLUM Designation: <u>Comm</u>

± 1.032

VD#2

Property Owner Property Owner Name: Teramore Development, LLC
 Address: P.O. Box 6460
Thomasville, GA 31758
 Phone: (229) 516-4289 Fax: (229) 516-4229
 Email: develop@teramore.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. ** See attached Sales Agreement .*

Company: _____
 Contact Name: Angelo T + Amelda Lewis
 Address: 6819 Concord Rd.
Savannah, GA 31410
 Phone: _____ Fax: _____
 Email: _____

Property Information Parcel ID Number(s): 40-1N-28-0090-47400-0190
 -OR-
 Street Address of property for which the Variance is requested:
Avalon Blvd, Milton, FL 32583

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

Inspections/Compliance Division Fax: (850) 623-1208 • Planning/Zoning Division Fax: (850) 983-9874

What is the present use of the property? Vacant Commercial

Variance Request

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

A variance is being requested to the required 25' setback to a 10' building setback.

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

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.

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.

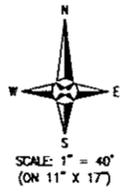
Josh Hufstetler
Applicant Name (Type or Print)
Executive Vice President
Title (if applicable)


Applicant Signature
12/1/15
Date

SITE PLAN EXHIBIT APPLICATION FOR VARIANCE		CITY, STATE - STREET AVALON BLVD & SAN BLAS ST MILTON, FL (SANTA ROSA COUNTY)		
PROTOTYPE:	F	DEVELOPER	DESIGNER	DATE
BLDG SF/SALES:	9,100/9,002	COMPANY: TERAMORE DEVELOPMENT	COMPANY: BELL ENGINEERING SERVICES, LLC	12/02/15
ACREAGE:	1.03± AC	NAME: JOSH HUFSTETLER	NAME: JENNIFER O. BELL, P.E.	
PARKING SPACES:	37	PHONE: (221) 516-4289	PHONE: (850) 723-7185	

LEGEND

- EXISTING ASPHALT
- PROPOSED CONCRETE
- PROPOSED HD ASPHALT
- PROPOSED LD ASPHALT

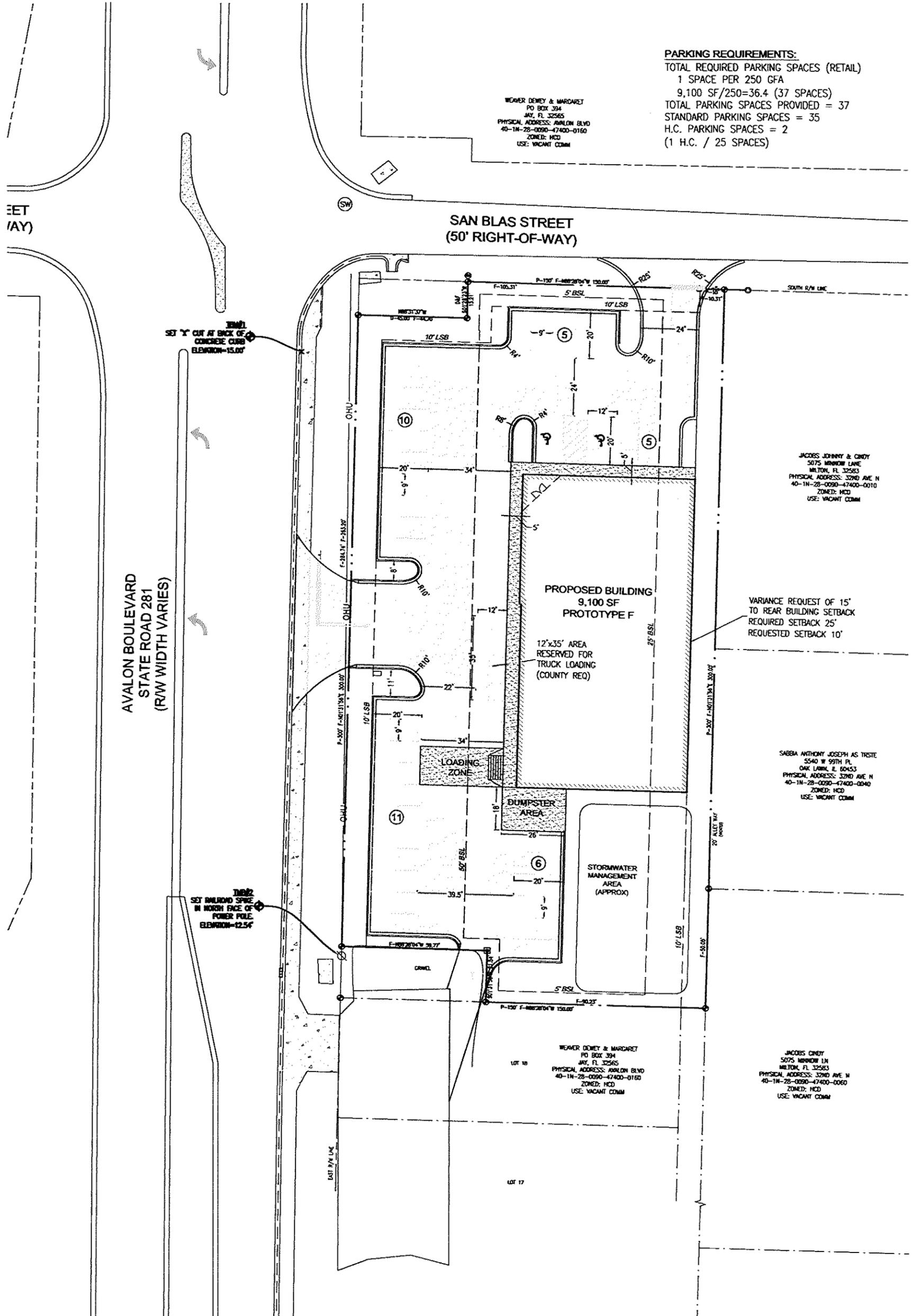


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 PROPERTY REFERENCE #
 40-1N-28-0090-47400-0190
 AVALON BLVD.
 MILTON, FL
 1.03± AC
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 H.C. PARKING SPACES = 2
 (1 H.C. / 25 SPACES)

WEAVER DOWEY & MARGARET
 PO BOX 394
 JAY, FL 32565
 PHYSICAL ADDRESS: AVALON BLVD
 40-1N-28-0090-47400-0160
 ZONED: HCD
 USE: VACANT COMM



JACOBS JOHNNY & CANDY
 5075 MIMROW LANE
 MILTON, FL 32563
 PHYSICAL ADDRESS: 32ND AVE N
 40-1N-28-0090-47400-0010
 ZONED: HCD
 USE: VACANT COMM

VARIANCE REQUEST OF 15'
 TO REAR BUILDING SETBACK
 REQUIRED SETBACK 25'
 REQUESTED SETBACK 10'

SABBA ANTHONY JOSEPH AS TRUSTE
 5540 W 99TH PL
 OAK LAKE, FL 33453
 PHYSICAL ADDRESS: 32ND AVE N
 40-1N-28-0090-47400-0040
 ZONED: HCD
 USE: VACANT COMM

WEAVER DOWEY & MARGARET
 PO BOX 394
 JAY, FL 32565
 PHYSICAL ADDRESS: AVALON BLVD
 40-1N-28-0090-47400-0160
 ZONED: HCD
 USE: VACANT COMM

JACOBS CANDY
 5075 MIMROW LN
 MILTON, FL 32563
 PHYSICAL ADDRESS: 32ND AVE N
 40-1N-28-0090-47400-0060
 ZONED: HCD
 USE: VACANT COMM



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Building Official

July 31, 2015

Ms. Jennifer Bell, P.E.
Bell Engineering Services
Via email: jennifer@belleng.com

RE: Pre-Application Meeting on July 29, 2015
Project Name: **J. Bell Commercial Retail**
Parcel(s): 401N280090474000190

Dear Ms. Bell:

Thank you for attending the above referenced pre-application meeting with the Santa Rosa County Development Services staff. Below you will find a recap of the information discussed at the meeting and the requirements for you to proceed with the project.

The purpose of a pre-application meeting is to provide you with a thorough understanding of the regulations and requirements applicable to your proposed project and to address any questions that you may have. However, pre-application meetings are informal and do not replace the need for a formal review. Therefore, please understand that the requirements presented below are based solely on the information presented by you at the meeting and is subject to change. Also, additional requirements may be applicable to your project based on information received at a later date or at the time of formal review.

Site/Land Use – Leslie Statler, (850)981-7086, leslies@santarosa.fl.gov

1. The proposed project involves the development of a general retail store approximately 9, 100 sf in size. The property is currently vacant.
2. The zoning designation for this property is HCD, Highway Commercial Development. The Future Land Use Map designation is COMM, Commercial. The proposed use is allowed within the zoning and overlay districts.
3. The area being proposed for development may contain wetlands and a wetlands determination will be necessary to verify whether the area contains jurisdictional wetlands. Local consultants who can assist with this determination include:
 - a. Biome
 - b. Wetlands Sciences
4. Based upon the scope of work proposed and size of the building, a site plan package prepared by a Florida registered civil engineer must be submitted for review and approval. The site plan will detail the site construction proposed and demonstrate consistency with County code for issues related to access, circulation, parking, landscaping, buffering, density, uses, stormwater,

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

- etc. A tree survey identifying the location, size, and species of all protected trees on the site will be required.
5. Access into the site must be at least 24 feet in width and comply with all other applicable standards for commercial driveways within Santa Rosa County, such as a thermoplastic stop bar, double yellow separator lines, and a stop sign with “no left turn” signage co-mounted on the Avalon Boulevard connection. FDOT may have additional requirements and/or allowances on the Avalon Boulevard connection. The connection on San Blas will need to be located along the eastern edge of the property.
 6. The internal circulation on the site should be 16 feet in width for one-way traffic and 24 feet in width for two-way traffic.
 7. Interconnectivity to the adjacent property to the south must be included. It is understood that this connection will be one-way and for ingress only since the adjacent development is an FDOT park-and-ride facility with one-way traffic. The connection point will need to align with the eastern side of the drive aisle within the new project to avoid traffic conflicts. A “Do Not Enter” sign will need to be installed as well.
 8. The building setbacks which would apply to the site are: Front (Avalon Blvd) = 50 feet, rear (east) = 25 feet, interior side (south) = 5 feet, and corner side (north) = 25 feet. Per the site plan presented, a Variance to the rear building setback will be required to reduce the setback from 25 feet.
 9. Variance requests are considered through a public hearing process. This process requires a public hearing during which the Zoning Board will make a determination. During this process, all property owners within 150 feet will be notified via mail and a sign will be posted on the property. The staff coordinator for the Zoning Board is Darliene Stanhope, Planner III. Darliene may be reached at 981-7065.
 - a. The cost for this process is \$235 plus the cost of mailing the notification.
 - b. You must procure the mailing labels from the Santa Rosa County Property Appraiser’s office as they certify & attest to their accuracy. They do charge a minimal fee for this request.
 10. Parking will be based upon the use of the site. For general retail, it is typically calculated on the gross floor area of the building at a rate of 1 parking space for every 250 square feet or fraction thereof. One handicap parking space is required for every 25 parking spaces required for the development. Although standard parking spaces must be 18 feet in length and 9 feet in width, we have noticed that spaces 20 feet in length and 10 feet in width work well within our community. Handicap parking spaces must be 18 feet in length and 12 feet in width with an access aisle 5 feet in width adjacent to either side of the spaces. Additionally, loading spaces are required for the proposed use at a rate of 1 space for every 10,000 square feet or fraction thereof. Loading spaces must be 35 feet in length, 12 feet in width, and 14 feet in height.
 11. Development standards include landscaping in the form of right-of-way (perimeter) landscaping, and parking area vegetation. Landscaping along the right-of-way must consist of a vegetative strip at least 10 feet in width with 1 canopy tree per every 40 linear feet or fraction thereof exclusive of the driveway connection. If overhead power lines are present, the trees may not be planted within 20 feet of the lines and may be moved to the interior of the site. The parking area landscaping must include 1 canopy tree for every 12 parking spaces. They are not required to be planted every 12 spaces; however they must be planted around the parking area to fulfill the intent of the Ordinance and provide shade for the expanse of concrete or asphalt. Existing vegetation may be counted towards these requirements.

Santa Rosa County Development Services

Public Service Complex

6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583

www.santarosa.fl.gov

Office: (850) 981-7000

12. Letters of water and sewer service availability will be required with the site plan application and prior to the issuance of any applicable permits. Please contact Rachel Lee, Pace Water System, at 850-994-5129 to request this letter.
13. Site plans and building construction plans are reviewed at staff level. Staff has 10 business days to review and issue comments for each submittal. Once complete, the project is issued a Development Order (DO). Although we encourage concurrent review of site and construction plans by staff, building permits may not be issued until the issuance of the DO. Additionally, no work may commence on the site until the issuance of the DO.

Engineering – Chris Phillips, (850)981-7100, chrisp@santarosa.fl.gov

1. The San Blas driveway should be a radii drive with as large a southern radius as will fit. There should be concrete ribbon curb along the driveway within the right of way (at a minimum).
2. Match the San Blas stop sign post with that required at the FDOT connection.
3. Parking island radii where drive aisles intersect must be 10ft minimum.
4. Do not plant trees in the same island with stop signs.

Building – Bruce Teston, (850) 981-7017, brucet@santarosa.fl.gov

1. The project review was for the construction of a one story mercantile single use occupancy, no fire sprinkler protection proposed. The Wind Speed Design Criteria would be for 150 mph Category Two Building. Some proposal of setback alteration from the proposed site plan was discussed and building code setback requirements for fire rated exterior walls distances were referenced for less than 10 feet but greater than 5 feet. Design for building compliance should reference those setback requirements for the construction type submitted by the Design Professional.

In closing, our hope is that you found the pre-application meeting to be a helpful tool so that you can make informed decisions about your project. As the County's project manager for your project, please feel free to contact me with any questions that you may have. In addition, you may contact the staff listed above if you have questions specific to their area of expertise. Also, I will be in contact with you periodically to assess the status of your project and provide assistance.

Respectfully,



Leslie Statler
Planner III
(850)981-7086
leslies@santarosa.fl.gov

LS/lf

Mr. Josh Hufstetler

Via email: joshh@teramore.net
rphillips@teramore.net

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