2012-V-050

Project Name:	N/A
Applicant and/or Property Owner:	Cozy Land LLC
Representative:	Paul McLeod, Southern Site & Utility Design
Request:	Variance to reduce the two-way driveway from 24 feet to 15 feet to accommodate the expansion of an existing mobile home park (LDC 4.04.03.C.6.c, 4.04.03.C.2.a)
Zoning District:	R2-M (Medium Density Mixed Residential District)

STAFF ANALYSIS

Variance 2012-V-050

I. Applicant:

Cozy Land, LLC, represented by Paul McLeod, Southern Site & Utility Design

II. Request:

Variance to reduce the two-way driveway from 24 feet to 15 feet to accommodate the expansion of an existing mobile home park (LDC 4.04.03.C.2.a, 4.04.03.C.6.c)

III. Land Development Code Criteria:

4.04.03 Considerations in Reviewing Site Plans

C. Access, Internal Circulation and Off-Street Parking:

2. Parking areas and driveways shall be clearly identified and separated from principal pedestrian routes by curbs, pavement markings, planting areas, fences or similar features designed to promote pedestrian safety.

Parking lot aisle widths shall be a minimum of 16 feet for a one-way aisle and a minimum of 24 feet for a two-way aisle. These widths may be reduced by two feet should confines of the site dictate or in an effort to achieve another public purpose. The Planning Director may determine that another width is more conducive to public safety.

Principle pedestrian routes within a parking lot shall be identified using pavement markings, signage, or special pavers.

The turning radii on all landscape islands shall be at least 4.0 feet, and the turning radii of all internal drives shall be no less than 10 feet. Parking islands may be delineated with landscape timbers without consideration for the required radius in Impact Fee Area 1 (Rural).

Stop signs, painted pavement messages, directional arrows and/or other pavement markings shall be used to control circulation and the direction of travel within a parking lot.

6. Driveway Standards: Driveway design features shall be considered as shown in the graphic below:

   c. For an unsignalized two-way connection to a public thoroughfare, each lane shall have a width of 12 feet and a maximum of four lanes shall be allowed. Whenever more than two lanes are proposed, entrance and exit lanes shall be divided by a median. The median shall have a minimum area of 75 square feet and shall be a minimum of 4 feet wide.

IV. <u>Proposed Location:</u>

6404 ABC Park Court, Milton; this property is located on the east side of Highway 87 North between Maddox Road and Wilmar Avenue in the Milton community (Parcel Number 16-2N-28-0000-05900-0000)

V. <u>2.04.00 SPECIAL EXCEPTIONS AND VARIANCES</u>: The BOA shall have the following duties and powers:

B. No variances shall be authorized under this provision unless the Board finds that all of the following conditions exist:

1. The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to other land or buildings in the vicinity.	**Is this criterion met?** **NO** **Staff Analysis: Staff has determined that there are 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 a section of the Ordinance which regulates the width of driveways.** **The applicant wishes to reduce**

the width of a two-way driveway from 24 feet to 15 feet to accommodate the expansion of an existing mobile home park.

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 serves merely as 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: The authorization of this Variance will not impair an adequate supply of light and air to adjacent property, increase congestion to public streets, or impair the public safety. It is unknown whether the 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.

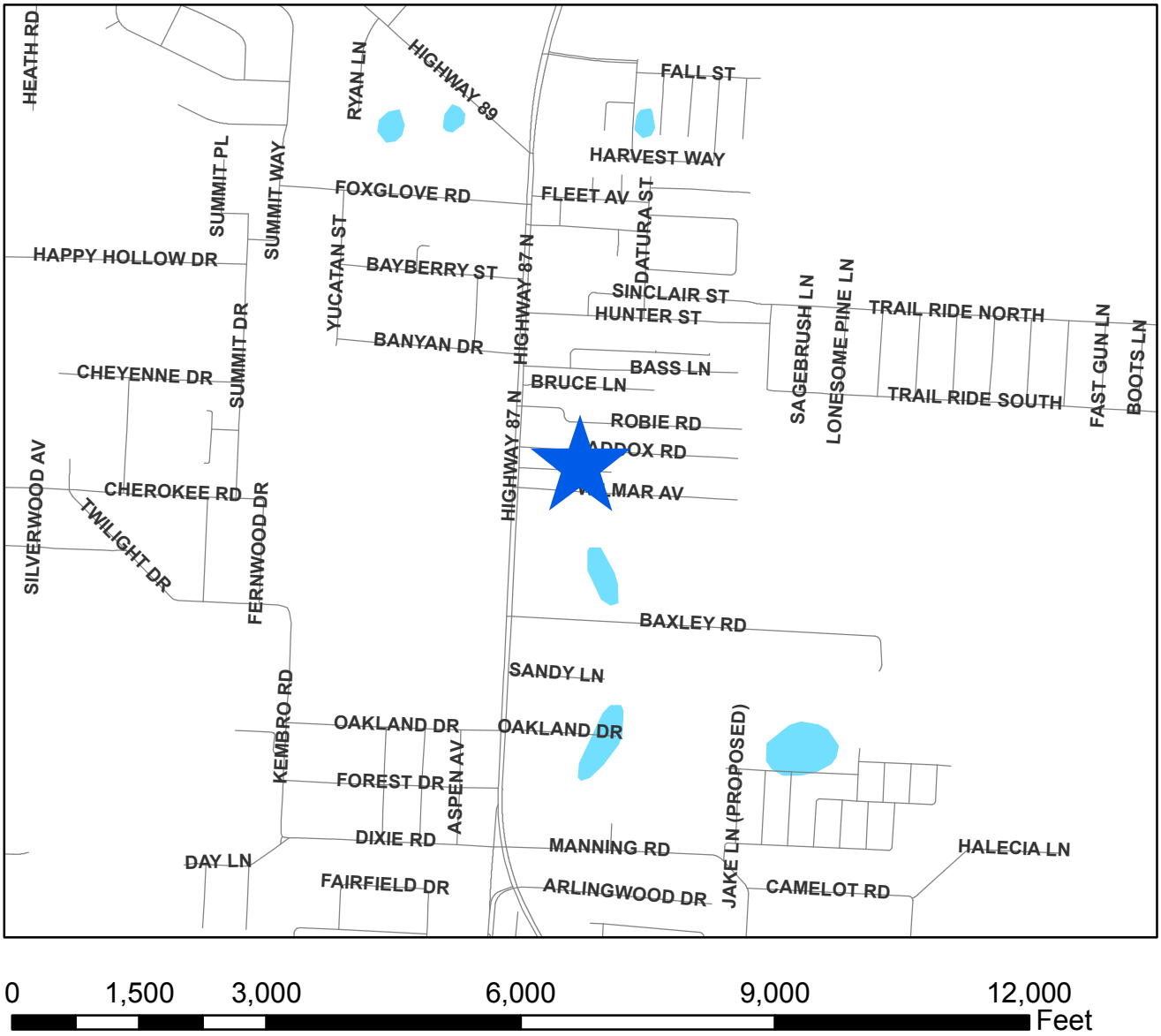
Is this criterion met?

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?** **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.**

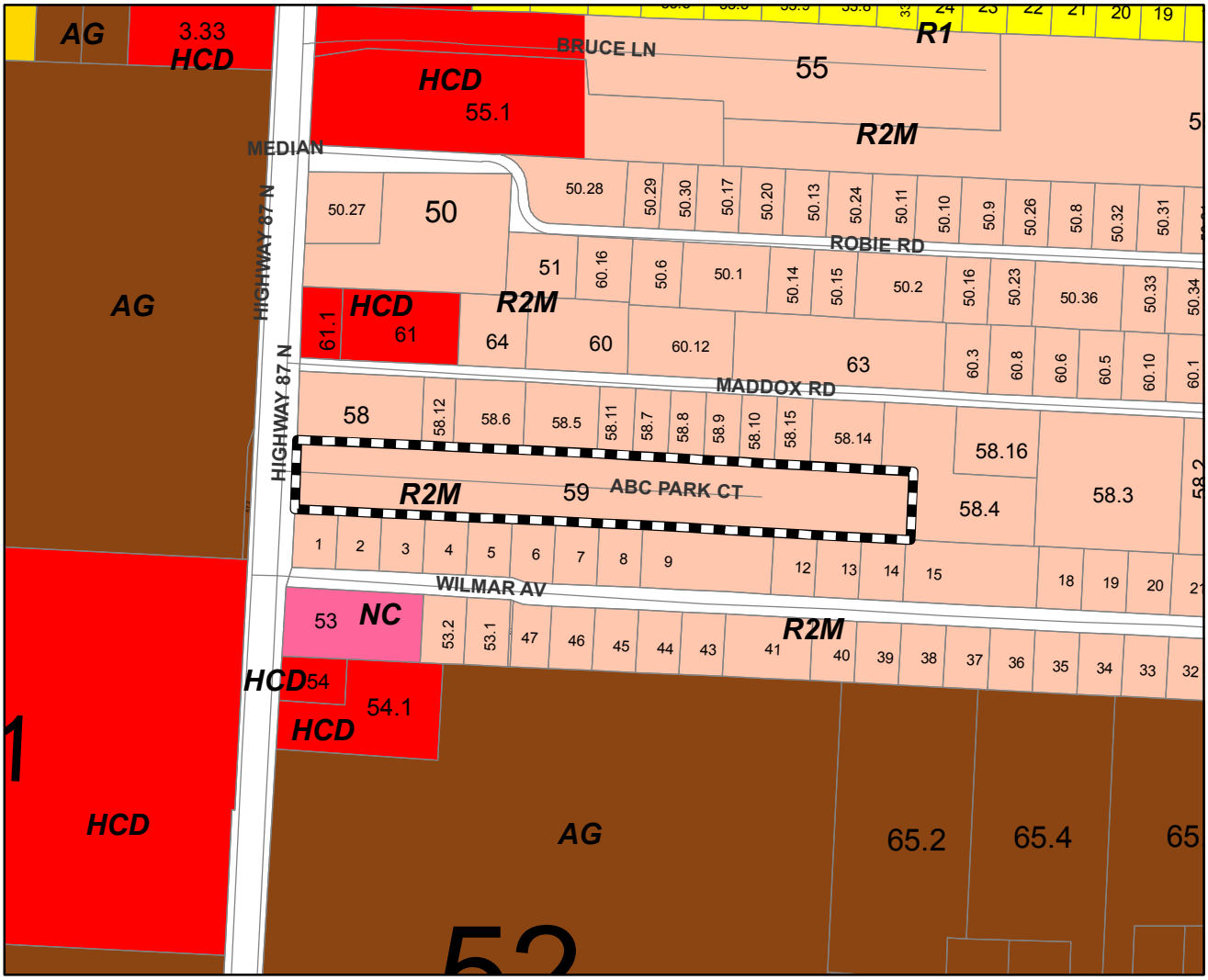
2012-V-050
Location



Legend

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.

2012-V-050
Zoning



0 200 400 800 1,200 1,600 Feet

N W E S

Legend

- PendingBOA
- Agriculture/Rural Residential (AG)
- AG within an Accident Potential Zone (AG-APZ)
- Agriculture (AG2)
- AG2 within an Accident Potential Zone (AG2-APZ)
- Marina (C-1M)
- Marina and Yacht Club (C-2M)
- Historical/Commercial (HC-1)
- Highway Commercial Development (HCD)
- HCD within an Accident Potential Zone (HCD-APZ)
- HCD within the Heart of Navarre (HCD-HON)
- HCD with the Navarre Town Center (HCD-NTC)
- Historical/Single Family (HR-1)
- Historical/Multiple Family (HR-2)
- Restricted Industrial (M-1)
- M1 within an Accident Potential Zone (M1-APZ)
- M1 within the Heart of Navarre (M1-HON)
- General Industrial (M-2)
- M2 within an Accident Potential Zone (M2-APZ)
- Planned Industrial Development (PID)
- Neighborhood Commercial (NC)
- NC-APZ
- NC within the Heart of Navarre (NC-HON)
- Passive Park (P-1)
- P1 within the Heart of Navarre (P1-HON)
- Active Park (P-2)
- P2 within an Accident Potential Zone (P2-APZ)
- P2 within the Heart of Navarre (P2-HON)
- Planned Business District (PBD)
- Planned Unit Development (PUD)
- Single Family Residential (R-1)
- R1 within an Accident Potential Zone (R1-APZ)
- R1within the Heart of Navarre (R1-HON)
- Single Family Residential (R-1A)
- Mixed Residential Subdivision (R-1M)
- R1M within an Accident Potential Zone (R1M-APZ)
- R1M within the Heart of Navarre (R1M-HON)
- Medium Density Residential (R-2)
- R2 within an Accident Potential Zone (R2-APZ)
- R2 within the Heart of Navarre (R2-HON)
- Medium Density Mixed Residential (R-2M)
- R2M within an Accident Potential Zone (R2M-APZ)
- R2M within the Navarre Town Center (R2M-NTC)
- Medium High Density Residential (R-3)
- Rural Residential Single Family (RR-1)
- RR1 within an Accident Potential Zone (RR1-APZ)
- Navarre Town Center 1 (TC1)
- Navarre Town Center 2 (TC2)
- Navarre Beach - Commercial
- Hotel - Navarre Beach
- Navarre Beach - High Density
- Navarre Beach -Medium Density
- Navarre Beach - Planned Mixed Use Development
- Navarre Beach - Conservation/Recreation
- Navarre Beach - Single Family
- Navarre Beach - Medium High Density
- Navarre Beach - Utilities
- State
- State within an Accident Potential Zone (STATE-APZ)
- RAIL
- Right of Ways
- Military
- Water
- Municipal Boundaries

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.

2012-V-050
Existing Land Use

0 200 400 800 1,600 Feet

N W E S

Legend

PendingBOA

Existing Land Use

CATEGORY

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

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.

2012-V-050
Aerial

0 200 400 800 1,200 1,600 Feet

N W E S

Legend

PendingBOA

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

Community Planning, Zoning, and Development Division
Fax: (850) 983-9874

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

Building Inspections Compliance Division
Fax: (850) 623-1208

Variance Application

* Application Instructions begin on Page 5

* Nov. 2012

** For Official Use Only **			
Application No.	2012 -V- 050	Date Received:	
Review Fee:		Receipt No.:	
Zoning District:	R-2m	FLUM Designation:	

Dist 3

Property Owner

Property Owner Name: Cozy Land LLC

Address: PO Box 805 Gulf Breeze FL 32562

Physical Site Location: 6404 ABC Park CT. Milton FL 32570

Phone: 850-207-7255 Fax:

Email: ltmanson@aol.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): 16-2N-28-0000-05900-0000

-OR-

Street Address of property for which the Variance is requested:

6404 ABC Park Ct. Milton, FL 32570

2012 OCT 5 PM 12 43

What is the present use of the property? Mobile Home Park

Variance Request

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

Allow Landscape Buffer "B", 10' wide vs. 25' wide

Allow 15' Driveway vs. 24' wide

SEE DRAWING. Also, allow Fire Protection according to letter from Skyline Fire & Rescue.

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

This is an addition to an existing Mobile home park. Variance will allow for development similar to that which exists

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

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

The Parcel width will not allow for development according to current LDC.

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.

Tom Manson
Applicant Name (Type or Print)

Applicant Signature

owner
Title (if applicable)

01/3/12
Date

SKYLINE FIRE AND RESCUE
DISTRICT, INCORPORATED
6924 Hwy 87 N.
Milton, Florida 32570
(850) 623-1292 Station
(850) 983-0120 Fax

September 24, 2012

Mr. Paul McLeod
Southern Site & Utility Design
5318 Stewart Street
Milton, Florida 32570

RE: Cozy Cottages Property

Mr. McLeod:

After reviewing the proposed expansion of the Cozy Cottages property located at 6404 ABC Park Court that you have supplied and our walk through of the property; I have discussed this issue with Fire Chief Diamond and we do not have any objections to the expansion of adding additional mobile homes up to the areas we viewed and discussed. This area would allow the expansion of mobile homes up to the existing improved asphalt driveway.

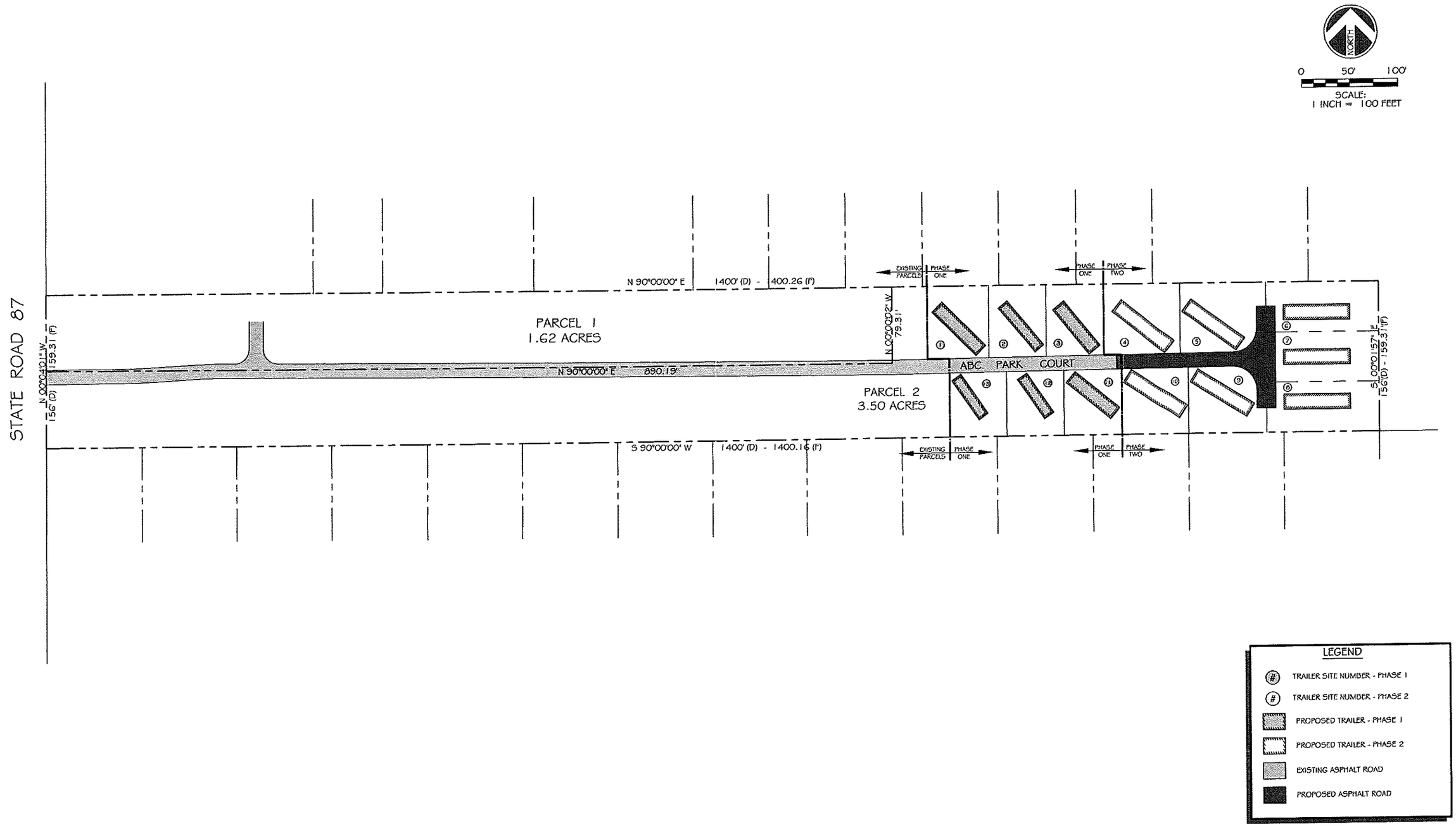
From our review of the planned expansion it would be approximately 1000' from the entrance of the property at Highway 87 to the end of the driveway. Even though this is over 1000' to the nearest fire hydrant, we can accommodate sustaining a water supply from water carried on apparatus and also by using a split lay if needed to the fire hydrant.

If we can be of any further assistance please let us know.

Sincerely,

Robbie Whitfield
Fire Captain

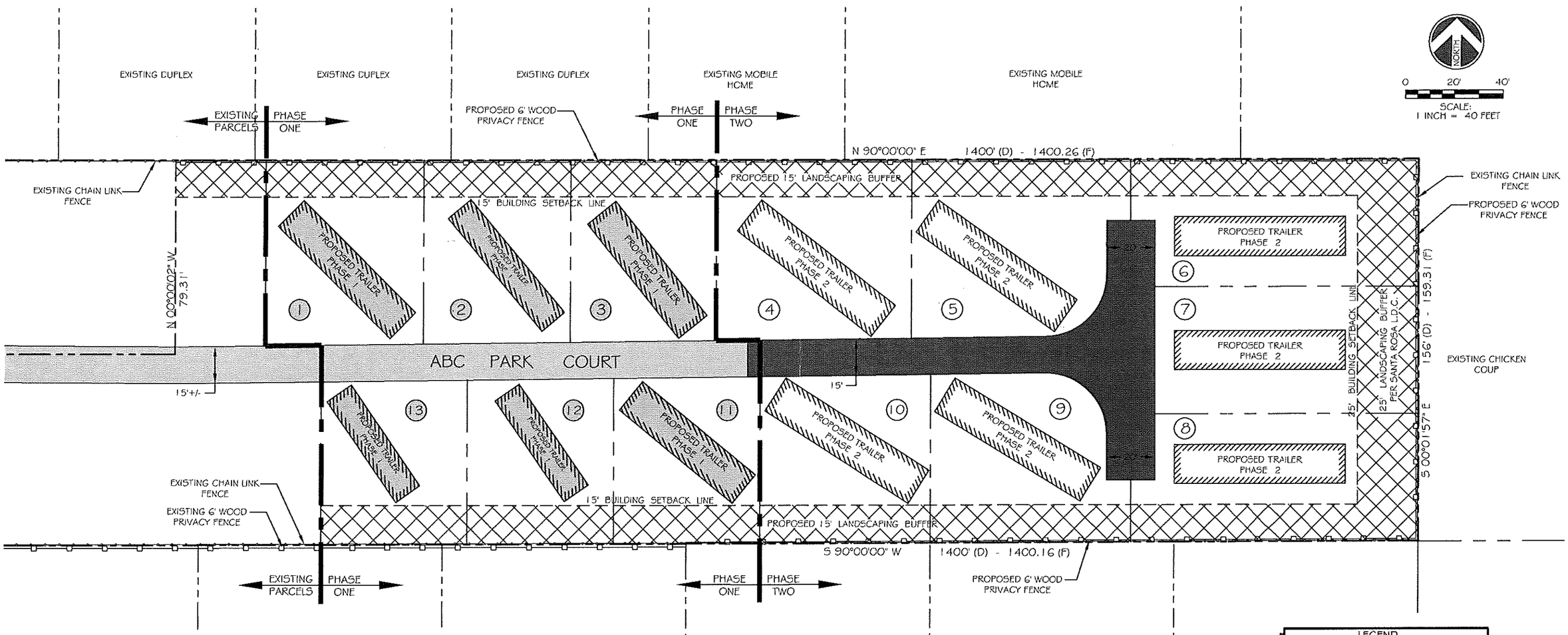
Cc: Tim Diamond, Fire Chief
File



SITE PLAN

SHEET 1 OF 2

COZY COTTAGES MOBILE HOME PARK		SOUTHERN SITE & UTILITY DESIGN, INC. FLORIDA CERTIFICATE OF AUTHORITY NO. 8983 8098 HWY 89 N MILTON, FLORIDA 32570 PH:(850) 623-9493 E-MAIL: ssud@bellsouth.net EROSION CONTROL PLANS * POTABLE WATER & SANITARY SEWER SITE PLANS * SUBDIVISIONS * STORMWATER MANAGEMENT		DEVELOPER:
ADDRESS: 6404 ABC PARK CT.				COZY LAND, L.L.C. P.O. BOX 805 GULF BREEZE, FL 32562
ACREAGE: 1.72 +/-				
PROPOSED TRAILER SITES: 13				



LAND DEVELOPMENT REQUIREMENTS

L.D.C. REQUIREMENTS	PROPOSED CONDITIONS
50' FRONT SETBACK LINE	50' FRONT SETBACK LINE
25' REAR SETBACK LINE	25' REAR SETBACK LINE
15' SIDE SETBACK LINES	15' SIDE SETBACK LINES
15' LANDSCAPING BUFFER 'B'	15' LANDSCAPING BUFFER 'B'
6' PRIVACY FENCE	6' PRIVACY FENCE
24' ROAD WIDTH	15' ROAD WIDTH (VARIANCE)

LEGEND

- TRAILER SITE NUMBER - PHASE 1
- PROPOSED TRAILER - PHASE 1
- TRAILER SITE NUMBER - PHASE 2
- PROPOSED TRAILER - PHASE 2 BUILDINGS TO BE SPRINKLED
- PROPOSED LANDSCAPING BUFFER AREA
- EXISTING ASPHALT ROAD
- PROPOSED ASPHALT ROAD

ENLARGED SITE PLAN

SHEET 2 OF 2

COZY COTTAGES MOBILE HOME PARK		SOUTHERN SITE & UTILITY DESIGN, INC. FLORIDA CERTIFICATE OF AUTHORITY NO. 8983 8098 HWY 89 N MILTON, FLORIDA 32570 PH:(850) 623-9493 E-MAIL: ssud@bellsouth.net EROSION CONTROL PLANS * POTABLE WATER & SANITARY SEWER SITE PLANS * SUBDIVISIONS * STORMWATER MANAGEMENT		DEVELOPER:
ADDRESS: 6404 ABC PARK CT.				COZY LAND, L.L.C. P.O. BOX 805 GULF BREEZE, FL 32562
ACREAGE: 1.72 +/-				
PROPOSED TRAILER SITES: 13				