

2015-V-041

**Applicant and/or
Property Owner:**

Bell Lane Limited Partnership

Representative:

Duncan Mitchell

Request:

Variance request to increase the allowable
subdivision sign height from 6 feet to 8 feet

(LDC 8.06.05.B)

Zoning District:

R2 (Medium Density Residential)

Variance 2015-V-041

General Information:

Applicant: Bell Lane Limited Partnership

Representative: Duncan Mitchell

Project Location: 3801 Bell Lane, Pace

Parcel Number: 27-1N-28-0000-010040-0000

Request: Variance request to increase the allowable subdivision sign height from 6 feet to 8 feet

Current Conditions: Vacant

Land Development Code Criteria:

8.06.00 PERMANENT ON PREMISES SIGNS

8.06.05 Residential Zones: The following permanent on premises signs shall be permitted in residential zones.

B. Two signs per residential subdivision entrance, identifying said subdivision, of not more than thirty-two (32) square feet of advertising surface, and shall not exceed six (6) feet in height, identifying the residential subdivision. Where two or more residential subdivisions share the same entrance to a major thoroughfare one sign for each subdivision will be permitted at this entrance not to exceed sixty-four (64) square feet combined. Subdivision entrance signs shall be allowed on the right-of-way when approval is obtained from the Community Planning, Zoning and Development Division, Engineering and Road and Bridge Department.

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 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 subdivision sign height. The applicant is requesting to increase the height of the subdivision sign from 6 feet to 8 feet.

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, or impair the public safety.

It is not anticipated that 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.

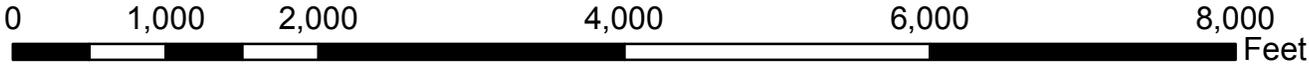
Is this criterion met? N/A

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.

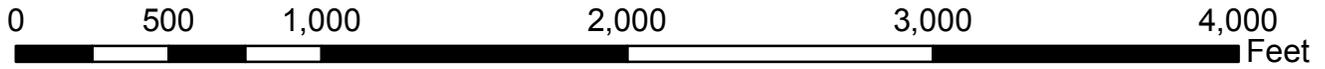
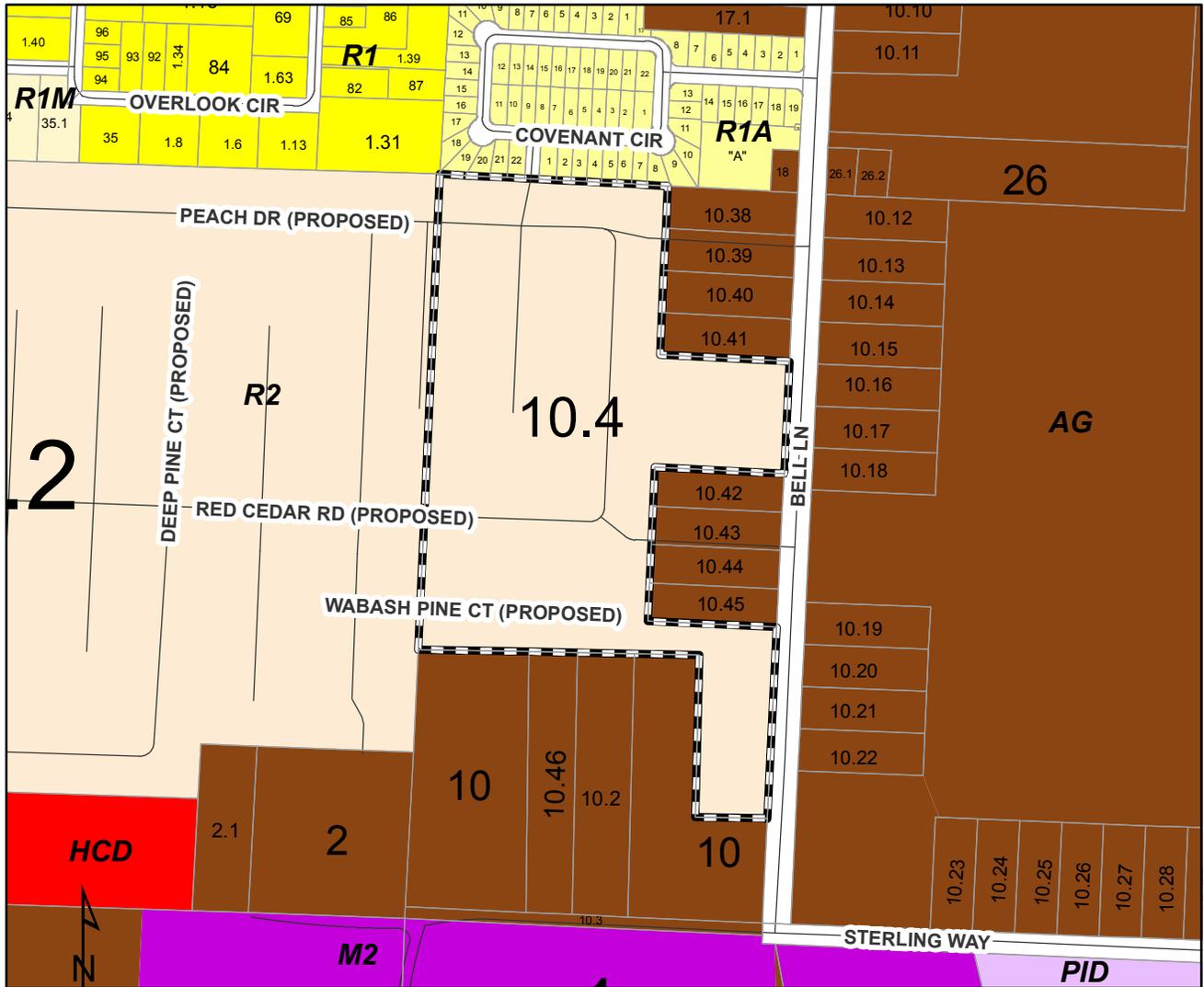
**2015-V-041
Location**



Legend

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2015-V-041 Zoning



Legend

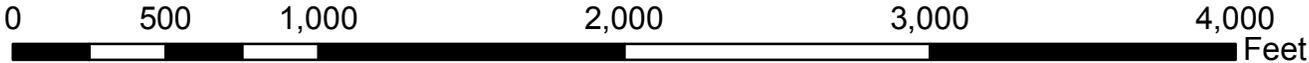
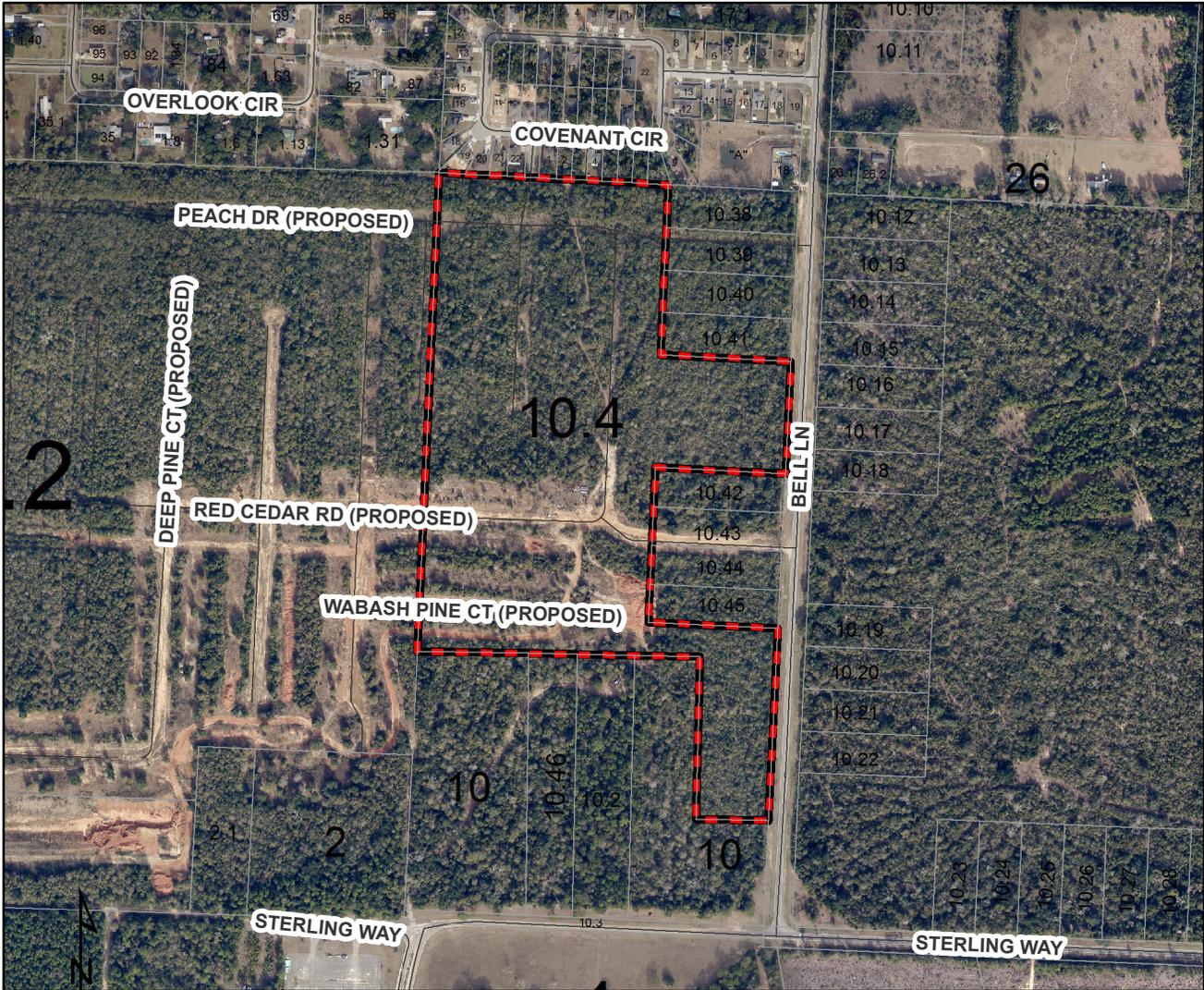
Pending ZB May	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Planned Industrial Development (PID)	Mixed Residential Subdivision (R-1M)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

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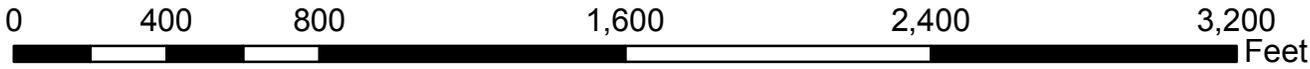
Aerial



- Legend
- PendingZBMay
 - FLSANT14_DOR_Delivery.sid
 - RGB
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

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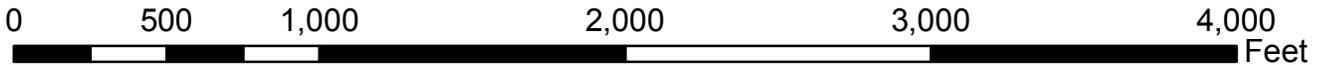
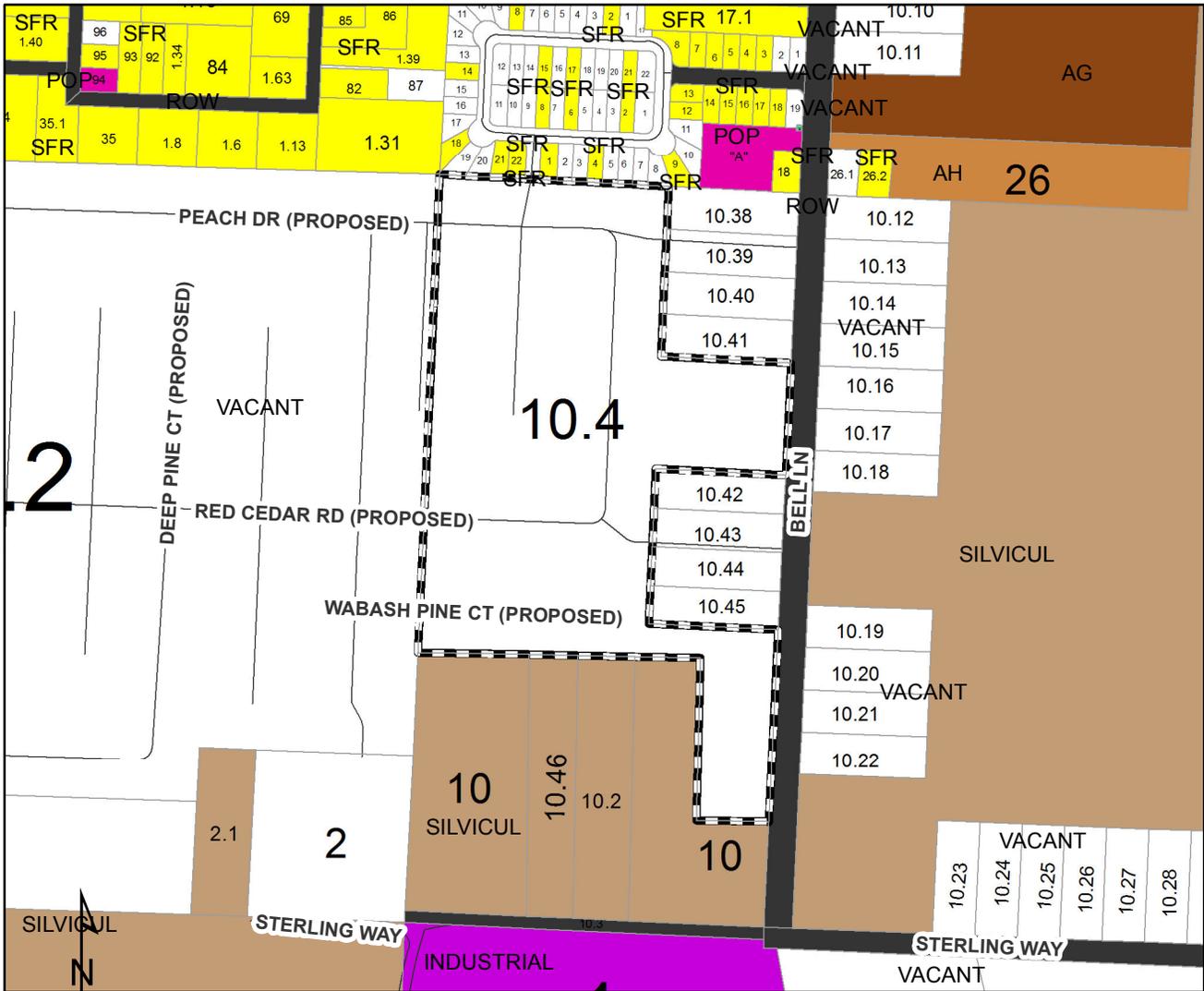
2015-V-041 Close Up Aerial



- Legend**
- PendingZBMay
 - FLSANT14_DOR_Delivery.sid
 - RGB**
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

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2015-V-041 Existing Land Use



Legend
 PendingZBMay

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Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

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

Rhonda C. Royals
Building Official

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2015 -V - 041</u>	Date Received: <u>04-2-15</u>
Review Fee: <u>235 +</u>	Receipt No.: _____
Zoning District: <u>R-2</u>	FLUM Designation: <u>SFR/MRC</u>

VO #1

Property Owner Property Owner Name: BELL LANE LIMITED PARTNERSHIP
Address: 4229 HIGHWAY 90
PACE FL 32571
Phone: (850) 994-0984 Fax: (850) 994-1871
Email: JMADDEE1@HENRYCOMPANYHOMES.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): 27-1N-29-0000-01004-0000
-OR- **NOTE: WILL BECOME SPECIFIC PARCEL # WHEN PLAT IS RECORDED**
Street Address of property for which the Variance is requested:
3801 BELL LANE IS ADDRESS FOR SIGN PERMIT

Variance Request

What is the present use of the property? VACANT LAND NEAR ENTRANCE TO SUBDIVISION DEVELOPMENT.

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

VARIANCE TO ALLOW 8' TALL ENTRY MASONRY WALLS ON WHICH SUBDIVISION SIGNS WILL BE MOUNTED. NOTE THAT THERE WILL BE A 2' TALL LANDSCAPE STONE WALL INCLUDED IN 8' HEIGHT.

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

6' OF WALL IS NOT SUFFICIENT TO ALLOW SIGN TO BE CENTERED AND LEAVE ROOM FOR LANDSCAPING.

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.

A SUBDIVISION ENTRANCE NEEDS TO BE DISTINCTIVE AND EASY TO VIEW FOR BOTH PROSPECTIVE BUYERS AND GUESTS OF HOMEOWNERS. BELL LAKE TRAFFIC IS AT OR EXCEEDING 45MPH. WE WANT EXTRA HEIGHT TO HELP WITH VISIBILITY.

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

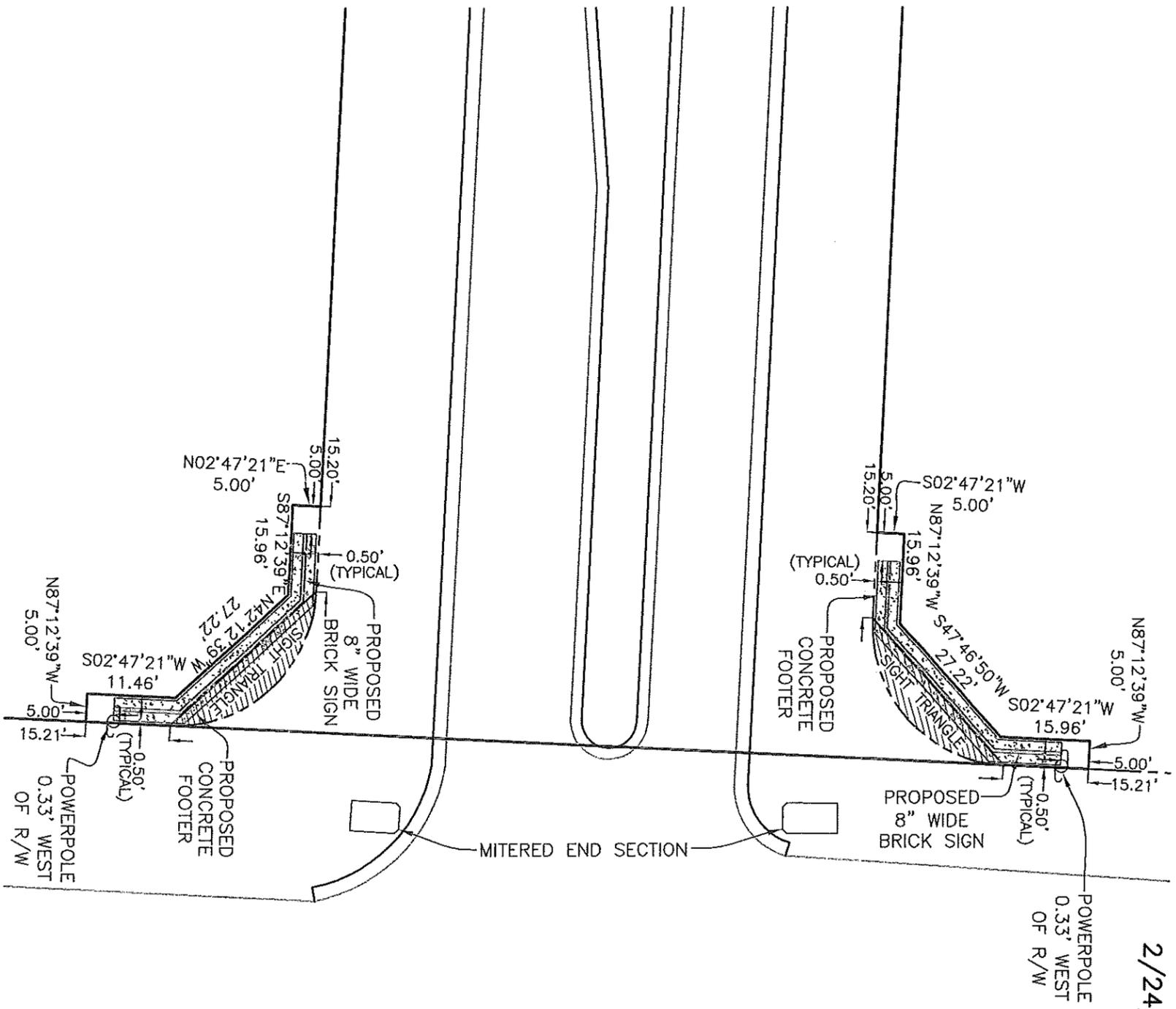
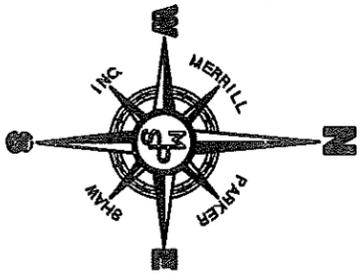
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation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

R. DUNCAN MITCHELL
Applicant Name (Type or Print)

[Signature]
Applicant Signature

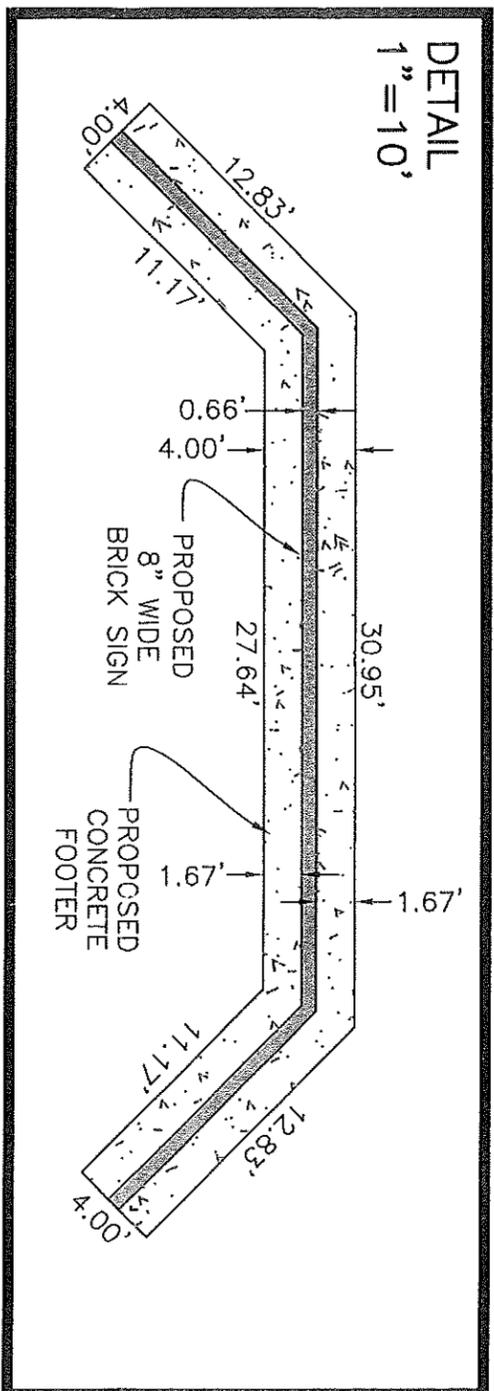
DEVELOPMENT MANAGER
Title (if applicable)
HENRY COMPANY HOMES
BELL LAKE LIMITED PARTNERSHIP

4/2/15
Date



2/24/15

POWERPOLE
0.33' WEST
OF R/W



DETAIL
1"=10'

PAGE 1 OF 1
SCALE 1":30'



MERRILL PARKER SHAW, INC.
PROFESSIONAL SURVEYING SERVICES

4928 N. Davis Highway
Pensacola, Florida 32503

Phone: (850) 478-4923
Fax: (850) 478-4924

WOODLAND MANOR
ENTRANCE SIGN
PLOT PLAN

29'-0"
WALL FACE

3 X 10-8" (32 SQ FT)
 **Woodlands Manor**

27'-0"
31'-0"
1'-0"

61'-0"

PLANTER

2'-4"
LANDSCAPE
STONE

