2012-V-028

Project Name:	n/a
Applicant and/or Property Owner:	North Gulf, LLC
Representative:	Darrell Barnhill
Request :	Variance to allow the encroachment of a parking stall within the front perimeter landscaped open space along Gulf Boulevard (LDC 6.07.05.F)
Zoning District:	NB-C (Navarre Beach Commercial District)

STAFF ANALYSIS

Variance 2012-V-028

I. Applicant:

North Gulf, LLC, represented by Darrell Barnhill, ECM

II. Proposed Location:

1400 Bahia Drive, Navarre; on the north side of Gulf Boulevard and the east side of Bahia Drive between Navarre Beach Causeway and Paradise Point Drive in the Bahia Badar subdivision on Navarre Beach (Parcel number 28-2S-26-9020-00000-0400)

III. Request:

Variance to allow the encroachment of a parking stall within the front perimeter landscaped open space along Gulf Boulevard

IV. Land Development Code Criteria:

6.07.05 NB - Commercial District (C) Intent and Purpose of District: This district is composed of lands and structures used primarily to provide for the retailing of commodities and the furnishing of selected services. The regulations are intended to permit and encourage a full development of essential commercial uses, at the same time, however, protecting nearby residential properties from adverse affects of commercial activity.

F. Landscaped Open Space: All commercial and/or multifamily residential (5 or more units) properties shall devote at least 20% of the parcel to landscaped open space. Landscaped open space includes a ten (10) foot wide front perimeter strip, landscaped islands in parking lots, drainage areas, preserved wetlands, and side and rear buffers. Improved parking and driveways are not considered landscaped open space. Landscaping compatible with the location shall be required, including xeriscape treatments.

V. 2.04.00 SPECIAL EXCEPTIONS AND VARIANCES: The Zoning Board 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:

STAFF ANALYSIS

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?

Staff Analysis: Although 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, staff has determined that there are special circumstances regarding the land or building in question. This property was granted a rezoning request in 2008 which allowed the commercial development of the site. The depth of the lot varies from 39.87 feet to 54.6 feet. The property owner is required to meet the performance standards for commercial development on this constrained site.

The applicant is seeking a variance to allow the encroachment of a parking stall within the landscape area along Gulf Boulevard. The proposed site plan includes an elevated structure with an elevator on the front of the building. The building layout causes the elevator to encroach into the area designated for the handicap parking stall; therefore moving the handicap parking stall closer to the Gulf Boulevard and into the landscape area.

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?

Staff Analysis: Due to the rezoning which was granted in 2008 to allow the site to be developed commercially, this Variance request is necessary for the

STAFF ANALYSIS

preservation and enjoyment of a substantial property right and does not serve 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?

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's 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?

Staff Analysis: If authorized, a Variance with special circumstances would not impair the intent of the zoning ordinance.

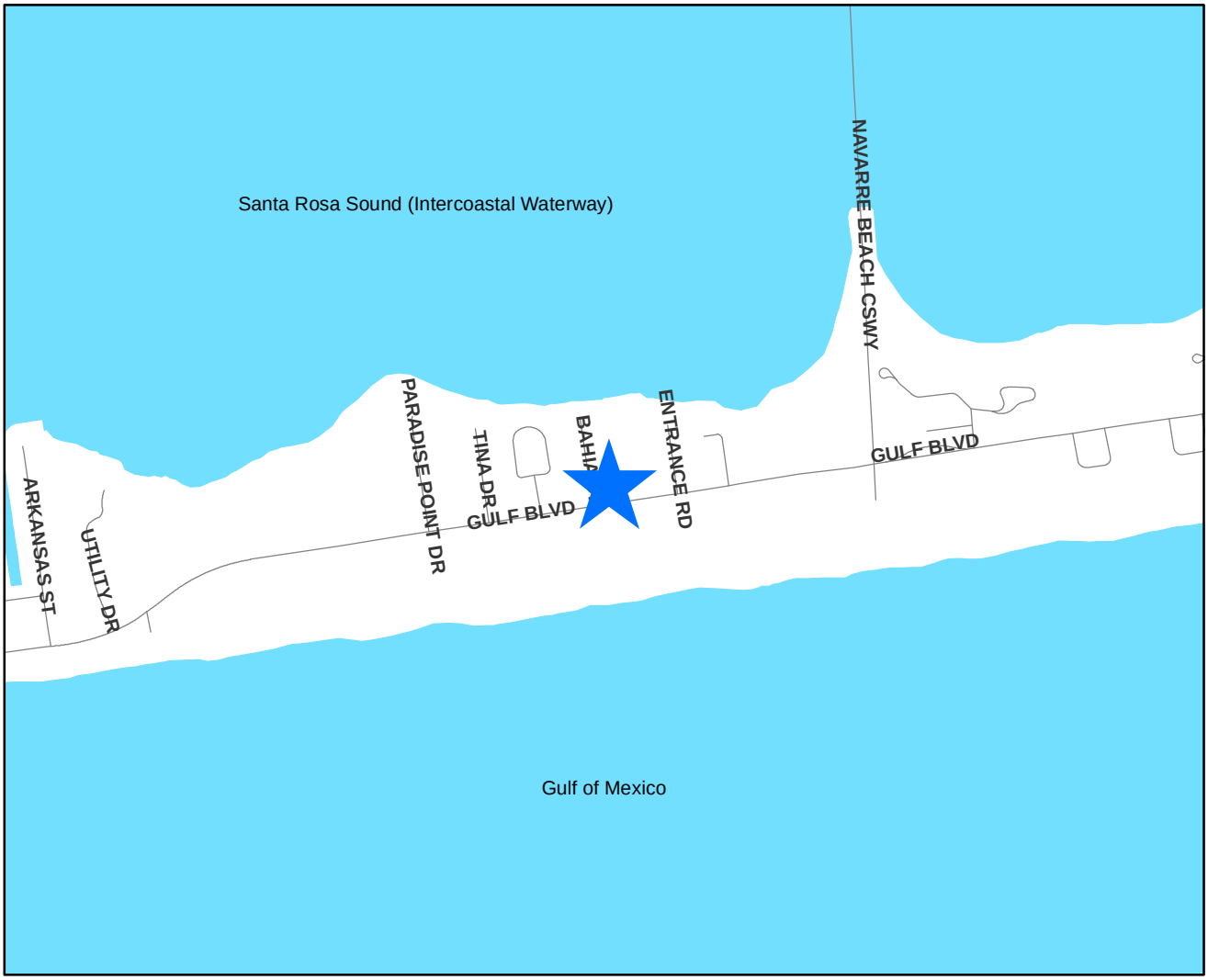
5. To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship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

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-028
Location Map



0 1,000 2,000 4,000 6,000 Feet

N W E S

Legend

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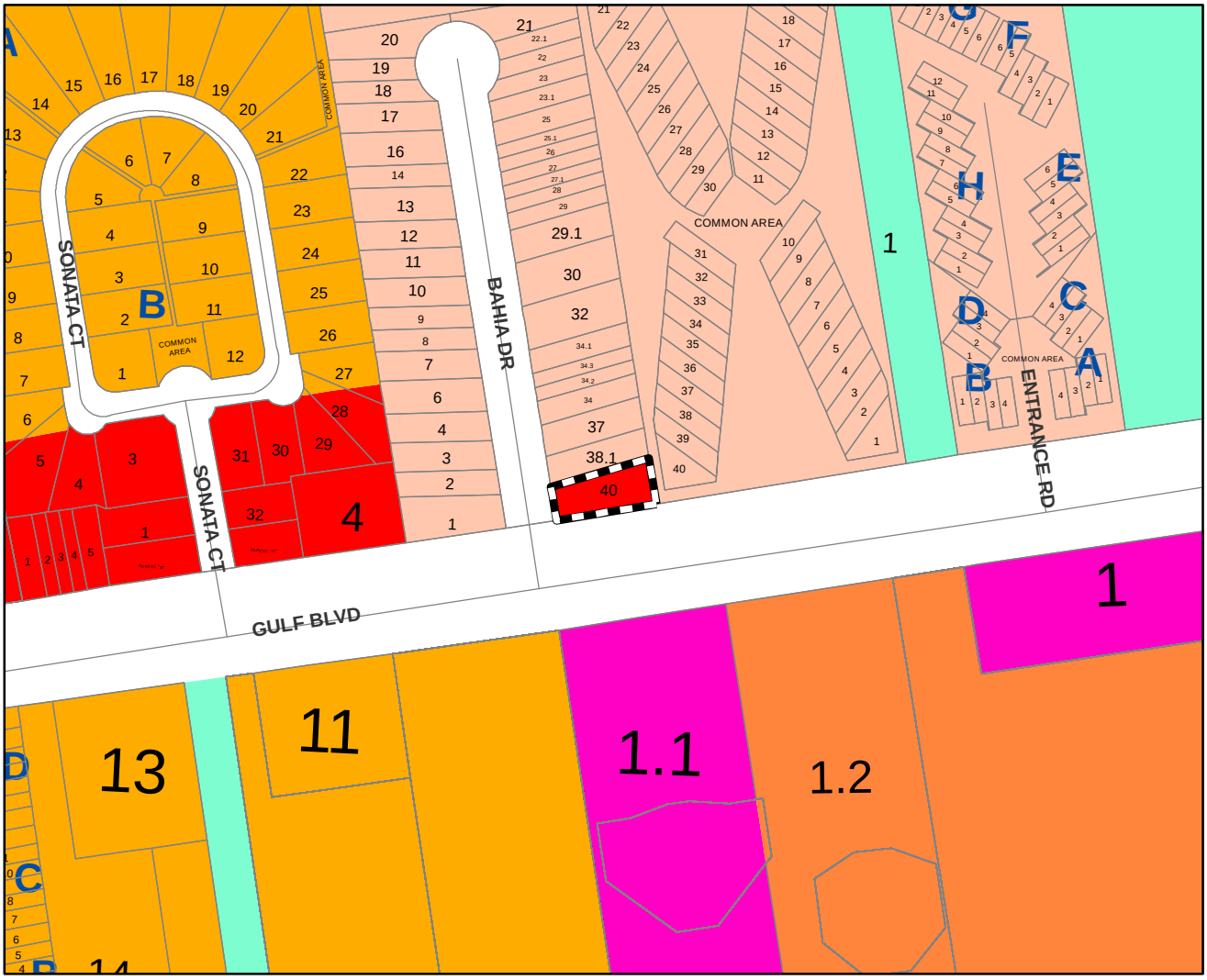
2012-V-028
Current Zoning



0 125 250 500 750 1,000 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

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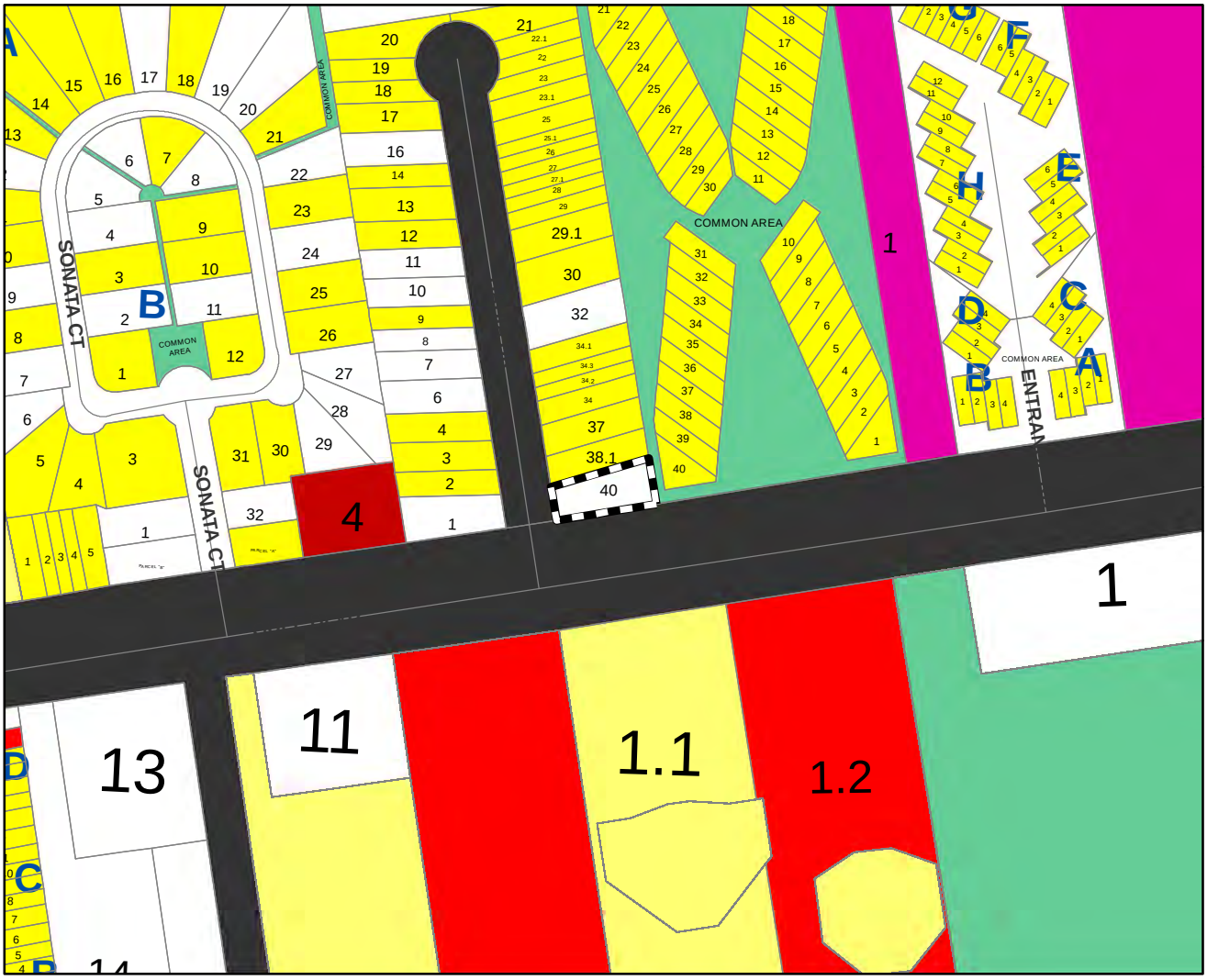
2012-V-028
Existing Land Use



0 125 250 500 750 1,000 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

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2012-V-028
Aerial

0 50 100 200 300 400 Feet

N W E S

Legend

PendingBOA

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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

** For Official Use Only **

Application No.	2012 -V-02B	Date Received:	5/23/2012
Review Fee:	235	Receipt No.:	101
Zoning District:	NBC	FLUM Designation:	NBCOMM

Comm. Dist 4

Property Owner

Property Owner Name: NORTH GULF LLC

Address: P.O Box 5207, Navarre, Fl 32566

Phone: 850-240-3827 Fax: 850-939-6008

Email: pruholleyproperties.com

Applicant

[X] 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: ECM

Contact Name: DARRELL BARNHILL

Address: 4639 GULF STARR DRIVE

DESTIN FL 32541

Phone: (850)837-7454 Fax: (850)654-2000

Email: Darrell@Waltoncountyfl.com

Property Information

Parcel ID Number(s): 28-2s-26-9020-00000-0400

-OR-

Street Address of property for which the Variance is requested:

1400 Bahia Dr

Variance Request

What is the present use of the property? Vacant

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

Place Handicap Parking next to Handicap Elevator. Size 5.5' x 20Feet.
Total of 110 Square Feet.
Purpose: Better accommodate wheel chair access to Building Elevator.

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

Failure to grant the variance for the handicap access would result in our handicap visitors maneuvering an excess of 75 feet. In respect for the handicap community the owner funded an elevator in lieu of ramp.

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.

Handicap visitors will be required to maneuver an excess to 75 feet travel across ingress and egress from the site

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

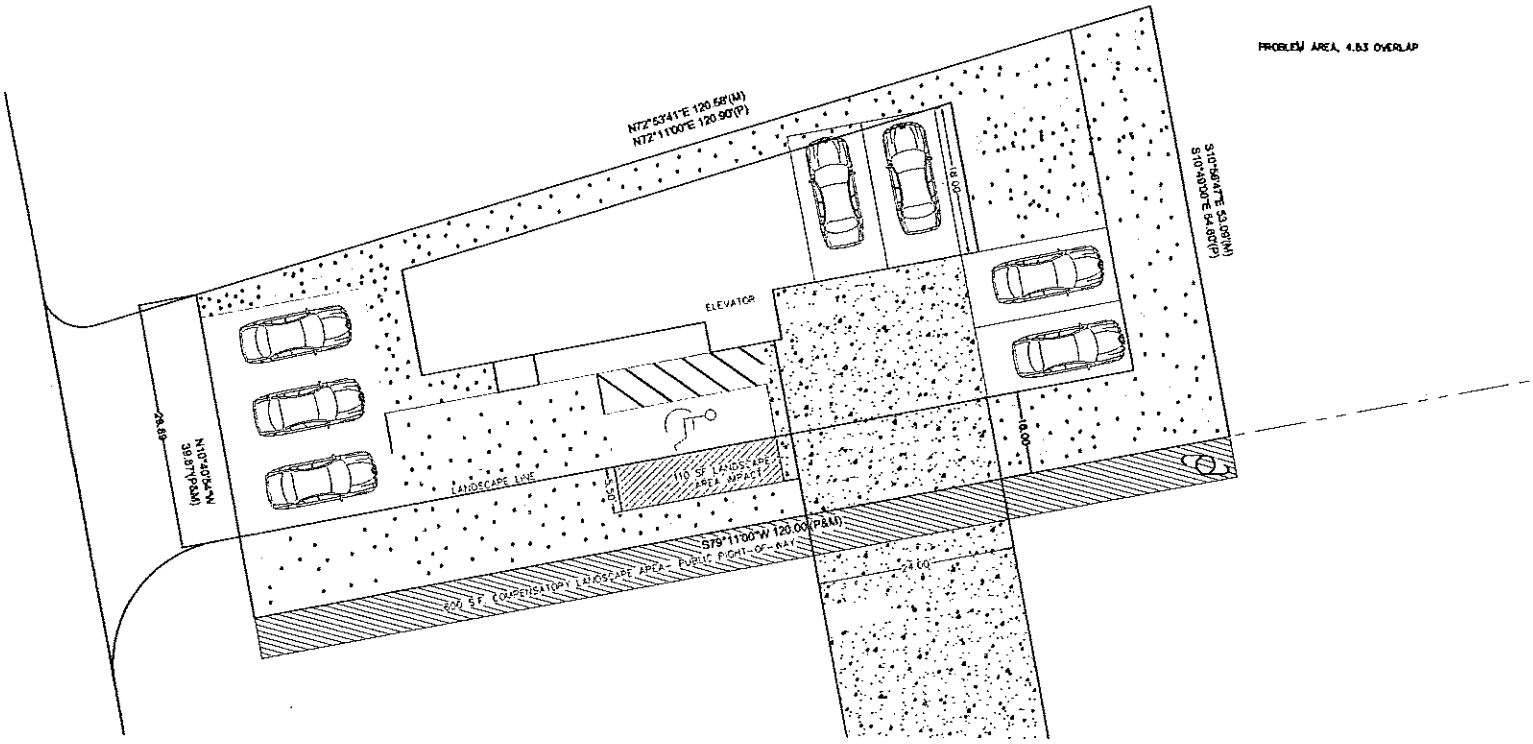
Certification and Authorization

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.

Darrell J. Barnhill, for ECM
Applicant Name (Type or Print)

_____
Applicant Signature

Project Manager
Title (if applicable)

May 21, 2012
Date

2012-V-028
Proposed Site Plan