

**2015-V-029**

**Applicant and/or  
Property Owner:**

Whitney Bank

**Representative:**

Todd Snyder

**Request 1:**

Variance to reduce the front setback from 50 feet to 30 feet and to reduce the open unenclosed patio setback from 40 feet to 15 feet to accommodate a commercial development

**Request 2:**

Variance Request to allow the parking ratio to be 1 parking space for every 113 square feet in lieu of the 1 parking space per 100 square feet required for restaurants.

**Request 3:**

Variance Request to increase the wall signage on the north side of the building from 65 square feet to 106 square feet. (Note: The 65 square feet is the allowable signage on the east side street front elevation. The applicant would like to place the signage on the north side of the proposed building instead of the east side.)

(LDC 6.05.15.I.2, 2.10.02.C,  
7.01.08.B.2.r & 8.06.01.A.2)

**Zoning District:**

HCD (Highway Commercial  
Development)



**Variance 2015-V-029**

**General Information:**

**Applicant:** Whitney Bank

**Representative:** Todd Snyder

**Project Location:** 4621 Spears St., Pace

**Parcel Number:** 11-1N-29-3100-01000-0010

**Request 1:** Variance to reduce the front setback from 50 feet to 30 feet and to reduce the open unenclosed patio setback from 40 feet to 15 feet

**Request 2:** Variance to increase the parking ratio from 1 parking space per 100 square foot of building to 1 parking space per 113 square feet of building.

**Request 3:** Variance to increase the wall signage on the north side of the building from 65 square feet to 106 square feet. (Note: The 65 square feet is the allowable signage on the east side street front elevation. The applicant would like to place the signage on the north side of the proposed building instead of the east side.)

**Current Conditions:** Vacant

**Land Development Code Criteria:**

2.10.02      Front Yard Modifications

C.      Encroachment of Porch or Terrace - An open, unenclosed and uncovered paved terrace or a covered porch may project into the front yard and rear yard for a distance of not more than ten (10) feet.

6.05.15      HCD - Highway Commercial Development District

I.      Minimum Required Setbacks:

2.      Front Setback: There shall be a front building setback from any right-of-way of not less than fifty (50) feet for all uses except as provided

in Section 2.10.02.

7.01.08 Off-Street Parking and Loading Requirements:

B. Off street parking and loading requirements - When the parking standards in this Article are not sufficient in determining the required spaces for a specific land use, the most recent publication of the American Planning Association's "Off-Street Parking Requirements" may be used.

2. Parking Space Required by Use

r. Restaurant or Cafeteria: One (1) parking space for each one hundred (100) feet of gross floor area.

8.06.01 On Premises Signs: Permanent on premises signs placed in commercial, industrial and agriculture districts shall conform to the following standards:

A. Advertising Display Area

2. One attached wall sign-ten percent (10%) of the building street front elevation, not to exceed 300 square feet.

**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 front setbacks, parking requirements and wall signage. The property is currently vacant. The applicant is proposing to develop the site for restaurant(s).**

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?            No**

**Staff Analysis: The proposed request does apply to the reduction of parking it does not apply to the loading requirements or to the access management standards which would affect the safety or operation of the roadway.**

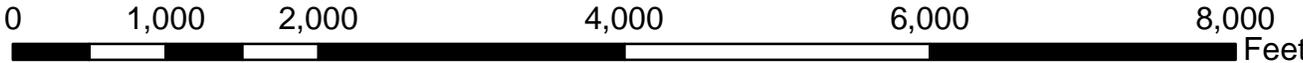
**The applicant is requesting to use the parking ratio of 1 parking space per 113 square feet in lieu of the required 1 parking space per 100 square feet that is used for restaurants.**

**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-029

Location

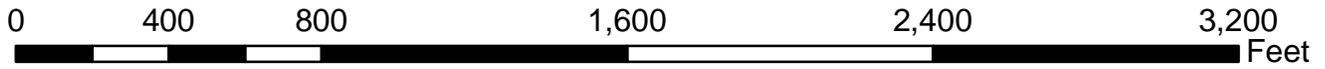
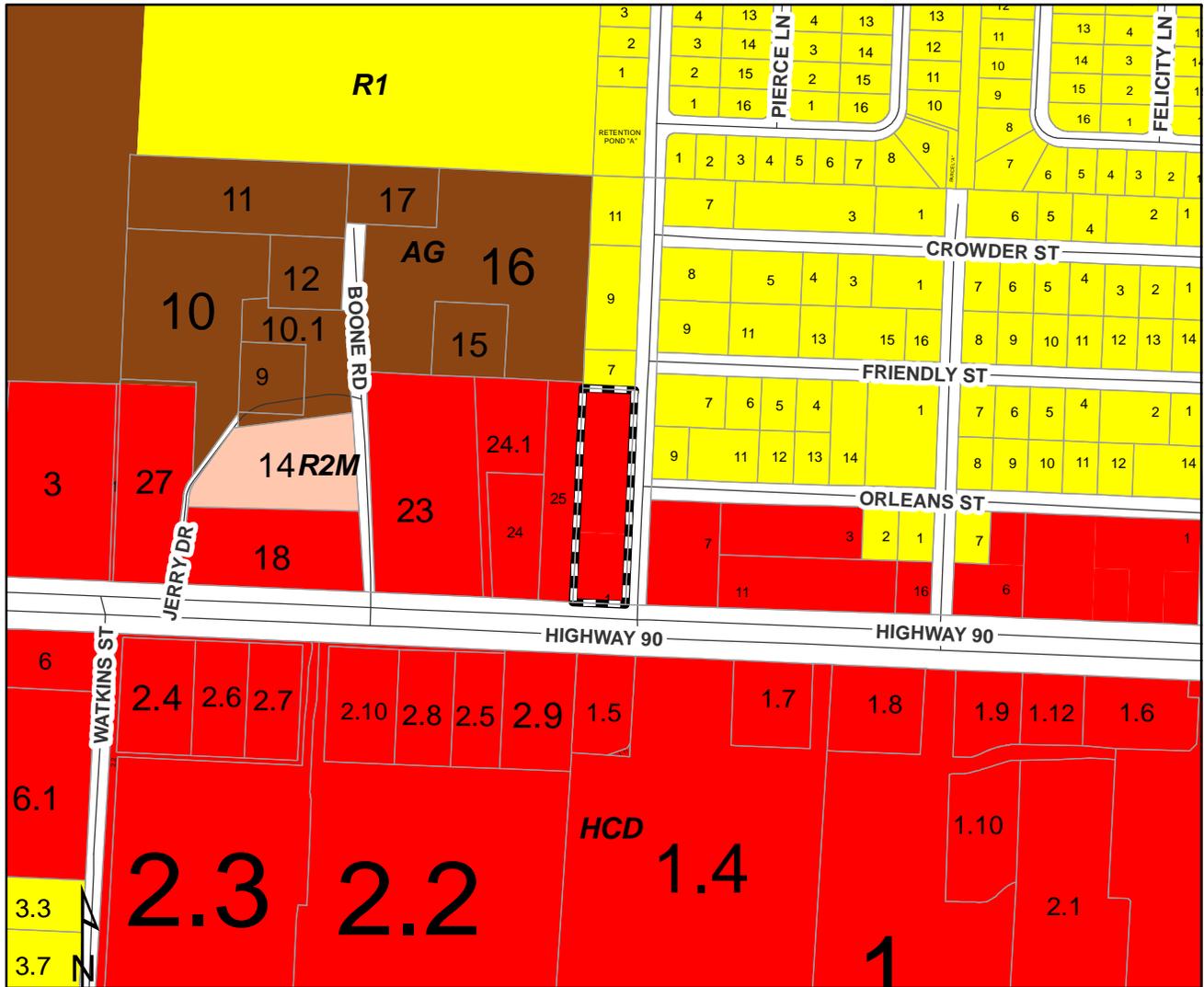


Legend

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# 2015-V-029

## Zoning



### Legend

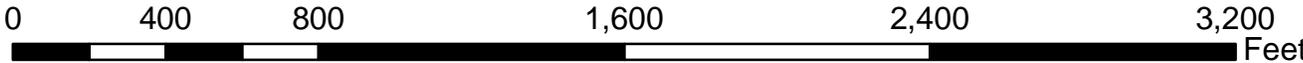
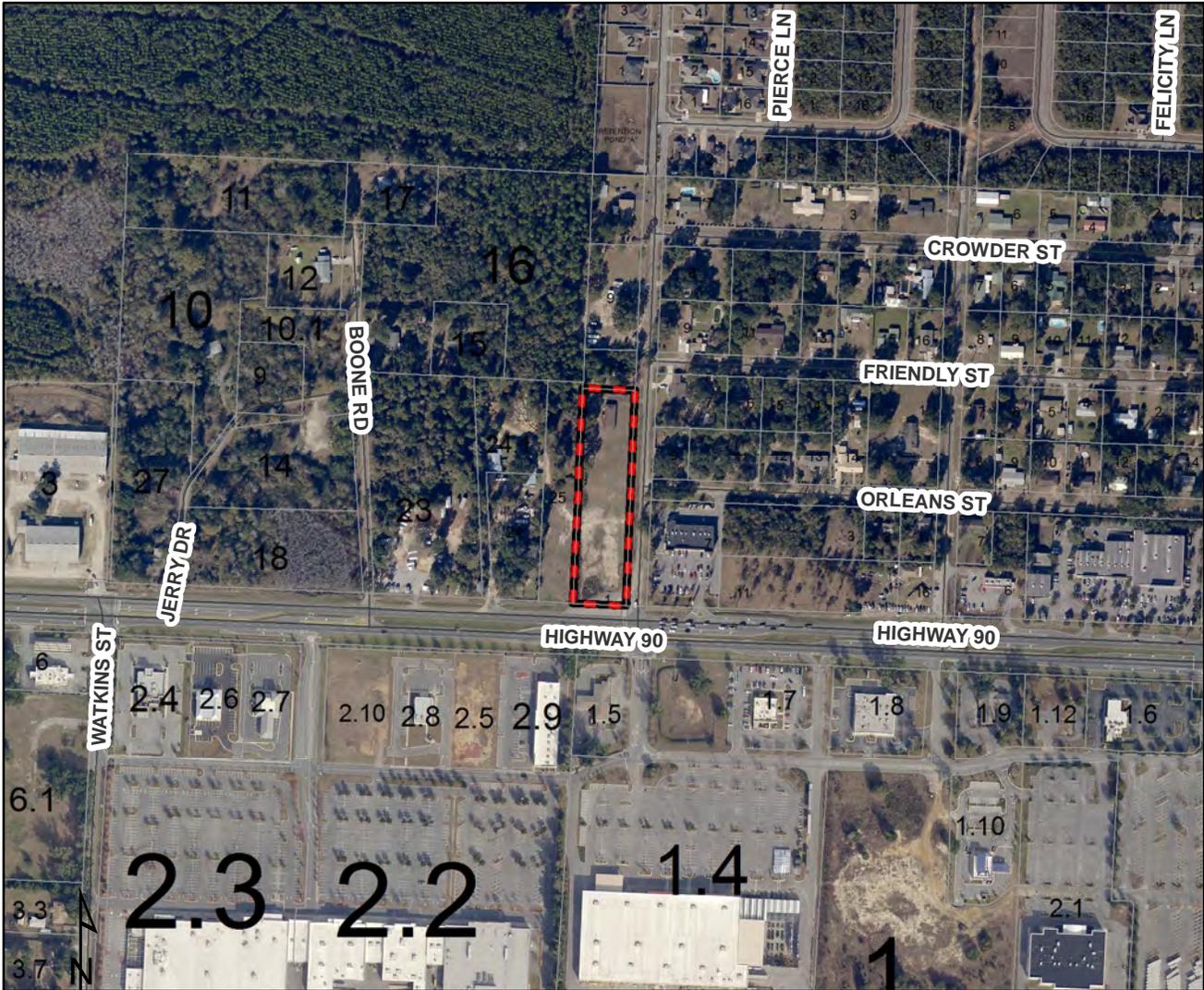
Pending ZB April	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	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)
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Water	Municipal Boundaries (CITY)
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)		
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M-HON		
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	Medium High Density Residential (R-3)		
Historical/Single Family (HR-1)	Planned Business District (PBD)	Rural Residential Single Family (RR-1)		
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	RR1 within an Accident Potential Zone (RR1-APZ)		
Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 1 (TC1)		
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 2 (TC2)		
M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - Commercial (NB-C)		

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2015-V-029

Aerial

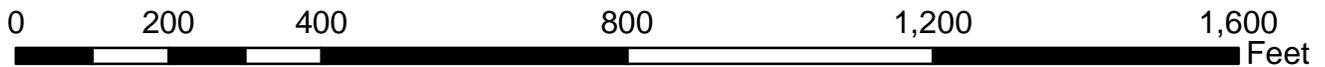


Legend

 PendingZBApril

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# 2015-V-029 Close Up Aerial



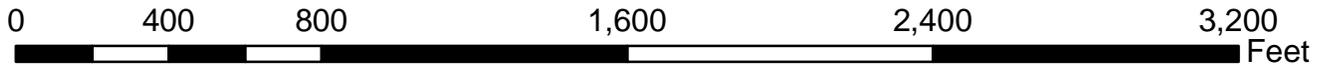
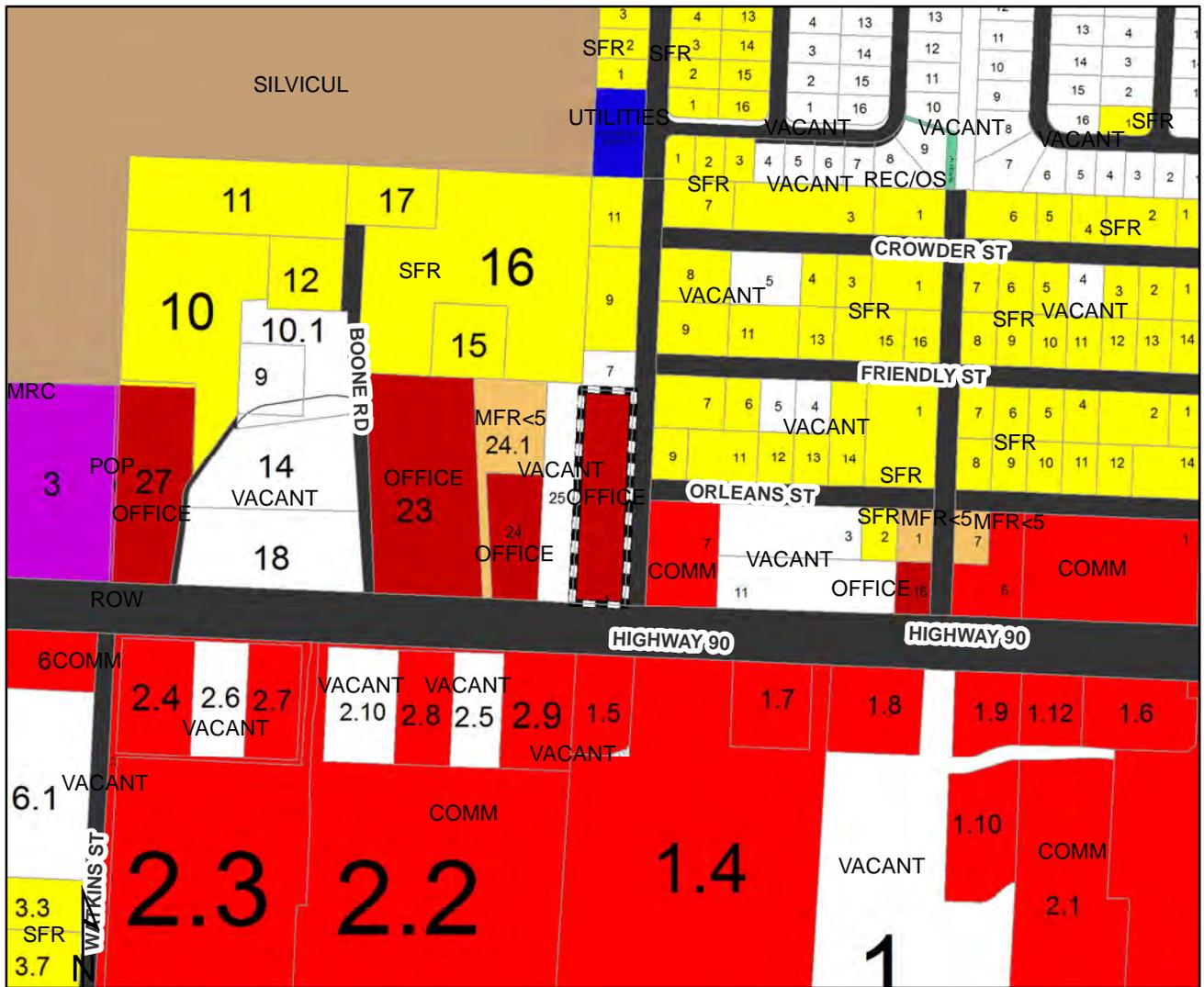
### Legend

 PendingZBApril

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# 2015-V-029 Existing Land Use



### Legend

	Pending ZBA April		Institutional		Recreation/Open Space
<b>Existing Land Use</b>			Multi-Family Residential <5		Right of Way
<b>CATEGORY</b>			Multi-Family Residential >5		Single Family Residential
	Agriculture		Military		Silviculture
	Agriculture, Homestead		Mixed Residential/Commercial		Uncategorized
	Condo's/Townhomes		Office		Utilities
	City		Public Owned Property		Vacant
	Commercial		Rail		Water
	Industrial		Recreation/Commercial		

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Beckie Cato, AICP  
Planning and Zoning Director

# Santa Rosa County Development Services

Santa Rosa County Public Service Complex  
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583  
[www.santarosa.fl.gov](http://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 - 029</u>	Date Received: <u>2/24/15</u>
Review Fee: <u>235 + 23.27</u>	Receipt No.: <u>Y2</u>
Zoning District: <u>AG</u>	FLUM Designation: <u>AG</u>

± 1.15

VD# 3

**Property Owner**

Property Owner Name: Whitney Bank d/b/a Hancock Bank

Address: 228 St. Charles Avenue, Suite 33

New Orleans, LA 70130

Phone: 850-994-9503 Fax: 850-994-9504

Email: djehle@jehle-halstead.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: Retail Acquisition Group, LLC

Contact Name: Todd Snyder

Address: P.O. Box 1230

Pensacola, FL32591

Phone: 850-434-1173 Fax: 850-516-1173

Email: ths@trademarkprop.com

**Property Information**

Parcel ID Number(s): 111N293100010000010

**-OR-**

Street Address of property for which the Variance is requested:

4621 Spears St, Pace, Fl 32571

**Variance Request**

What is the present use of the property? Vacant Commercial

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

1. 20' variance to 50' front setback to allow building at 30' from front property line. 2. Variance to allow 1 parking space per 113 square feet versus 1 space per 110 square feet.
3. Variance to allow 15' wide open, uncovered porch as opposed to 10' limitation.
4. Variance to allow 10% of the north elevation to be applied to the north side of the bldg in lieu of signage on the east side of the bldg (Spears Street elevation).

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

Due to denial of small scale land use amendment, the rear of site has FLUM designation of residential which does not allow parking. Therefore the required parking for the project force the location of the building to encroach in the setback. Additionally in order to locate side access drive in alignment with adjacent drive the building is forced forward.

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 project would not be buildable in a manner that so as to attain the square footage necessary to sustain the project.

**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**

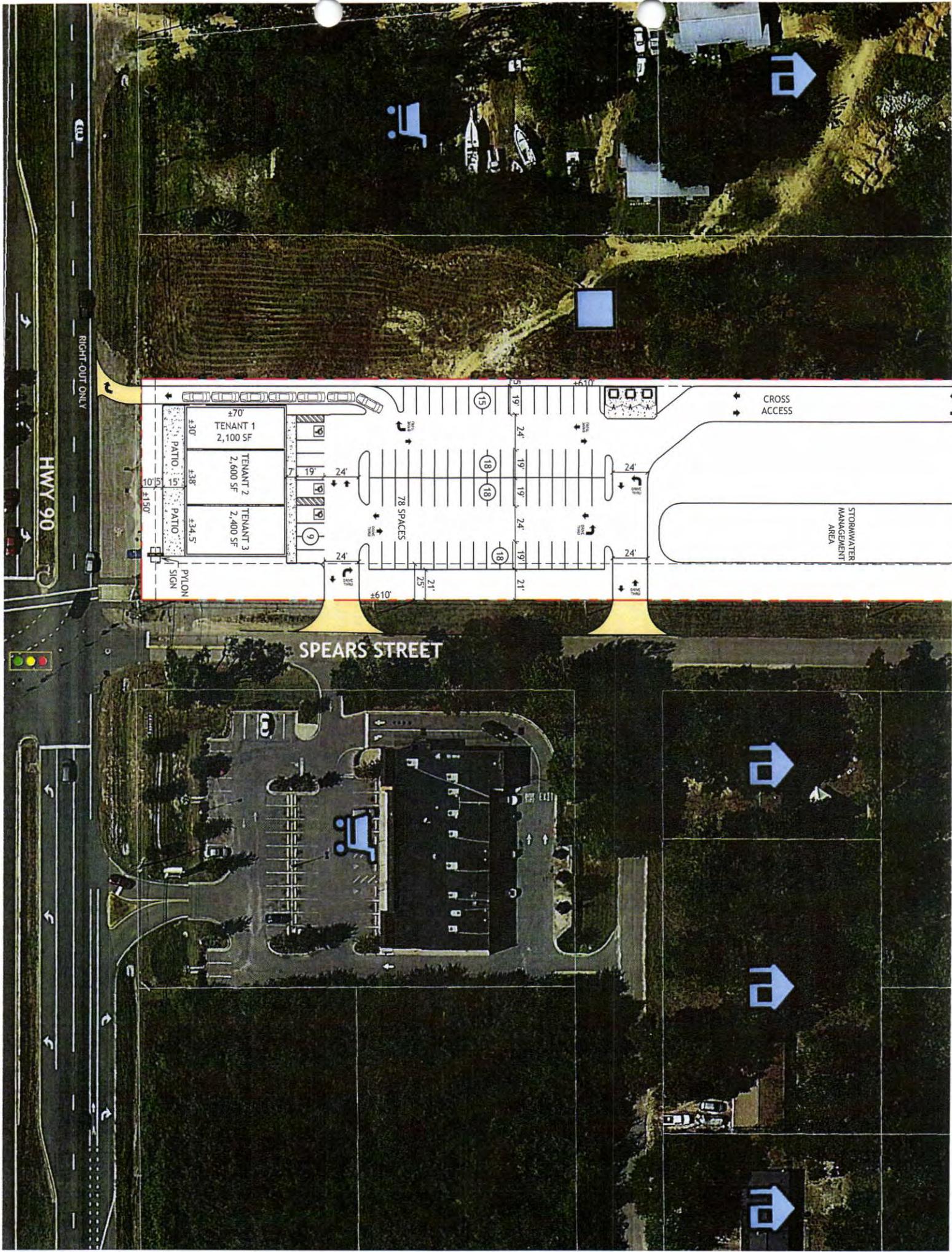
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation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

Todd Snyder  
Applicant Name (Type or Print)

  
Applicant Signature

Agent  
Title (if applicable)

2/28/15  
Date



RIGHT-OUT ONLY

HWY 90

SPEARS STREET

TENANT 1  
2,100 SF

TENANT 2  
2,000 SF

TENANT 3  
2,400 SF

78 SPACES

STORMWATER  
MANAGEMENT  
AREA

PYLON  
SIGN

CROSS  
ACCESS



