

2015-V-057

Project Name: Prestige Landscapes

**Applicant and/or
Property Owner:** Prestige Landscapes

Representative: Tyler Faulk

Request: Variance to eliminate the restrictions for outside displays within the Heart of Navarre Overlay district to allow for a landscape/nursery retail business with outdoor inventory.

(LDC 6.05.24.C.1)

Zoning District: HCD- HON (Highway Commercial Development – Heart of Navarre Overlay)

Variance 2015-V-057

General Information:

Applicant:	Prestige Landscapes
Representative:	Tyler Faulk
Project Location:	8486 Navarre Pkwy., Navarre
Parcel Number:	20-2S-26-0000-00526-0000
Request:	Variance to eliminate the restrictions for outside displays within the Heart of Navarre Overlay district to allow for a landscape/nursery retail business with outdoor inventory.
Current Conditions:	Vacant

Land Development Code Criteria:

6.05.24 - Heart of Navarre Overlay District

C. Development Guidelines for the Heart of Navarre Overlay District

1. Outdoor display areas shall be restricted:
 - a. The merchandise to be sold must be directly related to the retail establishment or be decorative items that relate to or complement the business.
 - b. The size of the display area shall be limited to 50% of the width of the building frontage.
 - c. The total maximum height of an outdoor merchandise display shall be 12 feet
 - d. Wares may only be displayed during business hours
 - e. Displays shall not block emergency lanes, sight distance, handicapped access, doorways, pedestrian walkways or other throughways necessary for safe and convenient access to the site or for proper internal circulation.
 - f. Displays may not encroach on permitted parking areas.
 - g. Displays shall be permitted on hardscape only (not in landscaped areas).
 - h. Displays may have one sign describing the items and price. This sign may be no larger than the display. No lighting of the display shall be permitted.

- i. Displays shall not be permitted on vacant property
- j. Displays with itinerant vendor or tent permits are excepted.

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 Ordinance which regulates the outside display of goods within the Heart of Navarre Overlay district. The nature of the proposed business does not lend itself to indoor storage of inventory.

- 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 in part 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

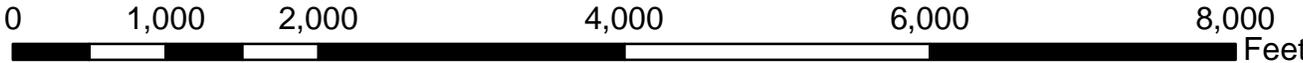
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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-057

Location

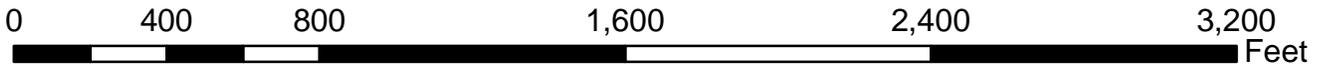
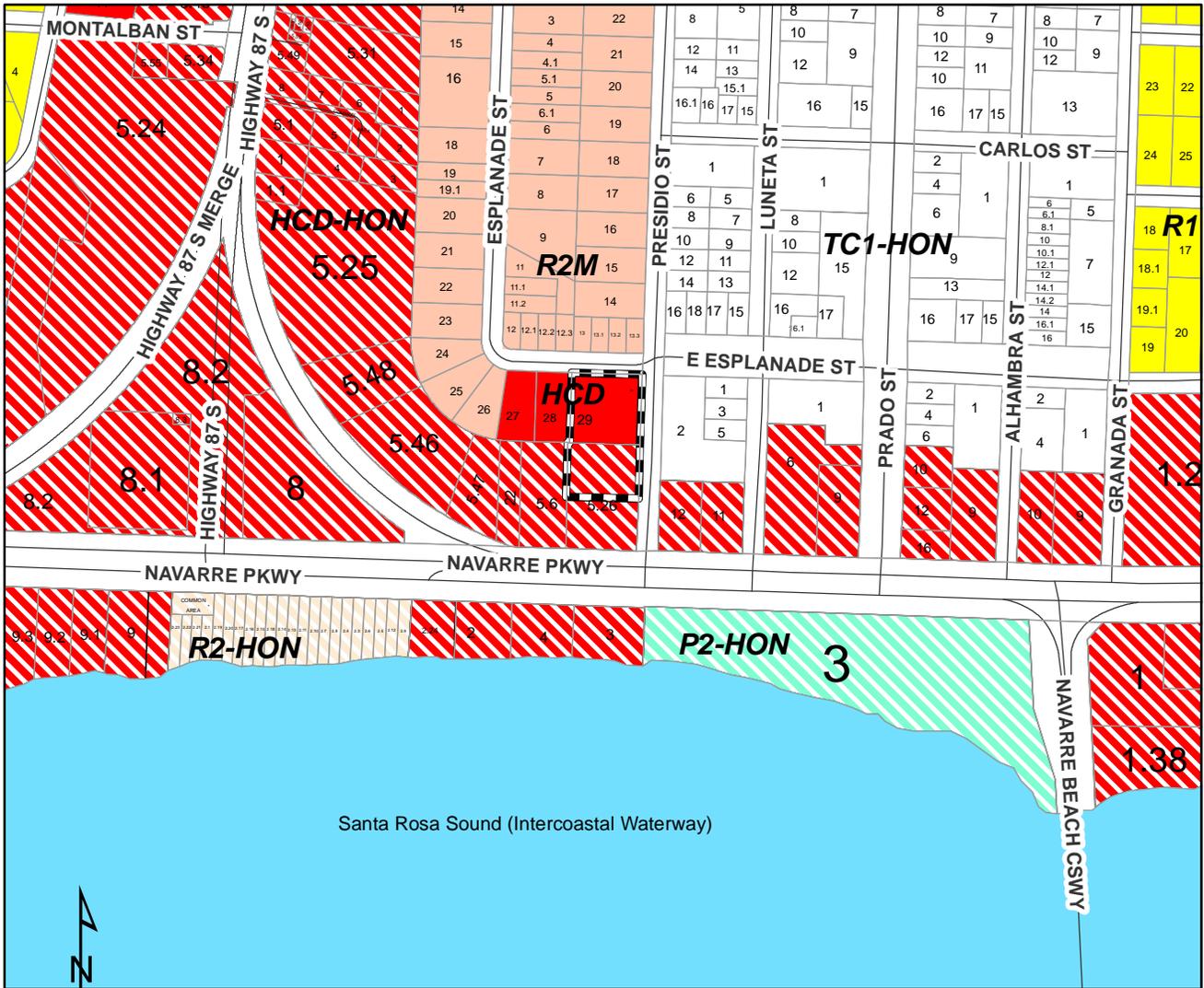


Legend

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2015-V-057

Zoning



Legend

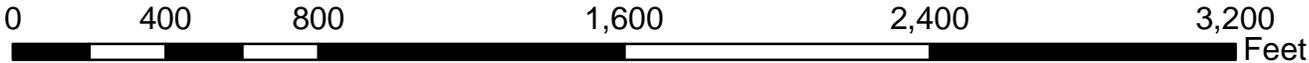
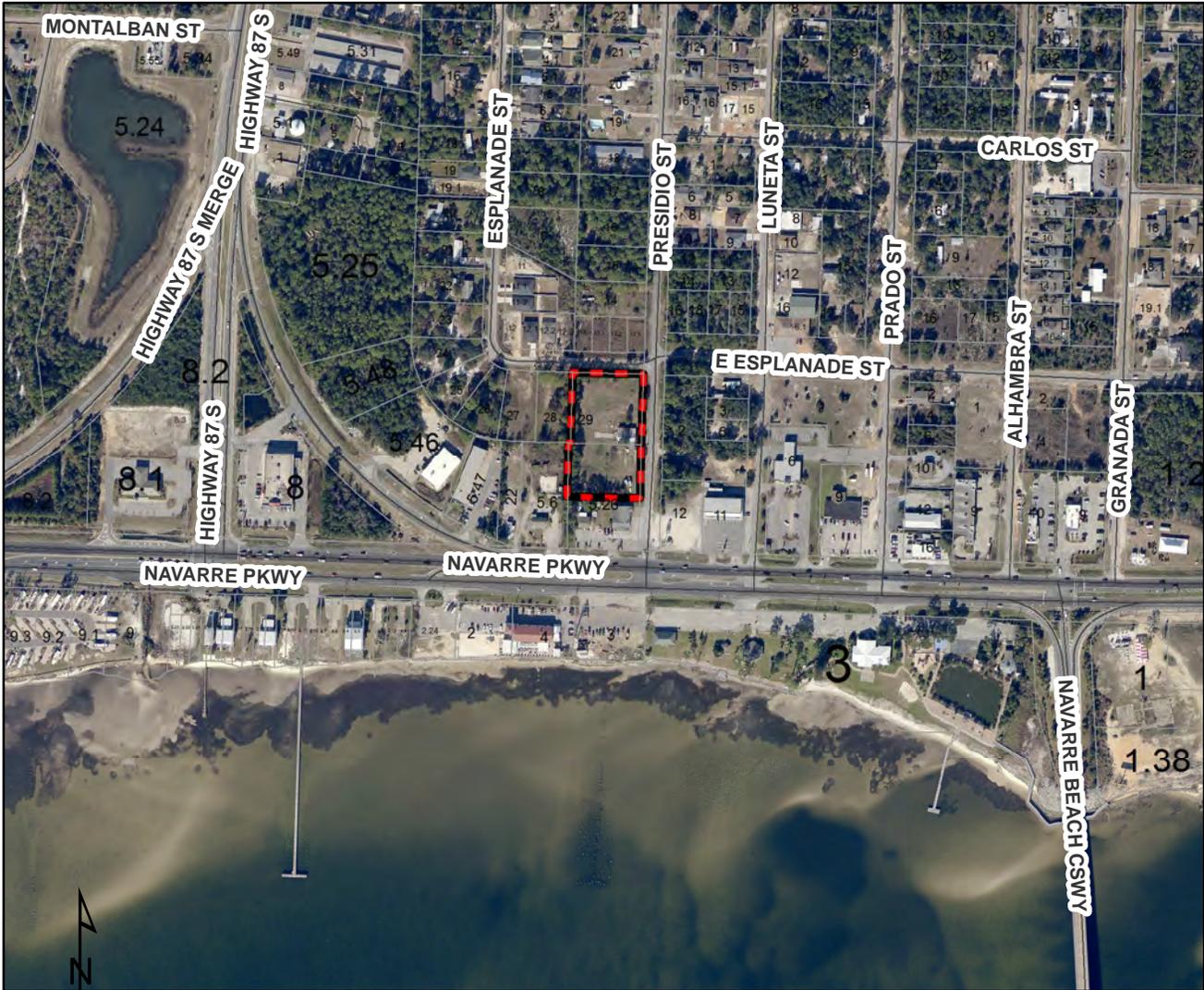
Pending ZB July	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	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-PMU)	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-057

Aerial

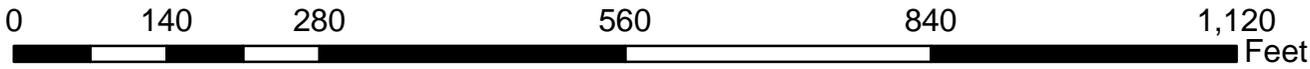
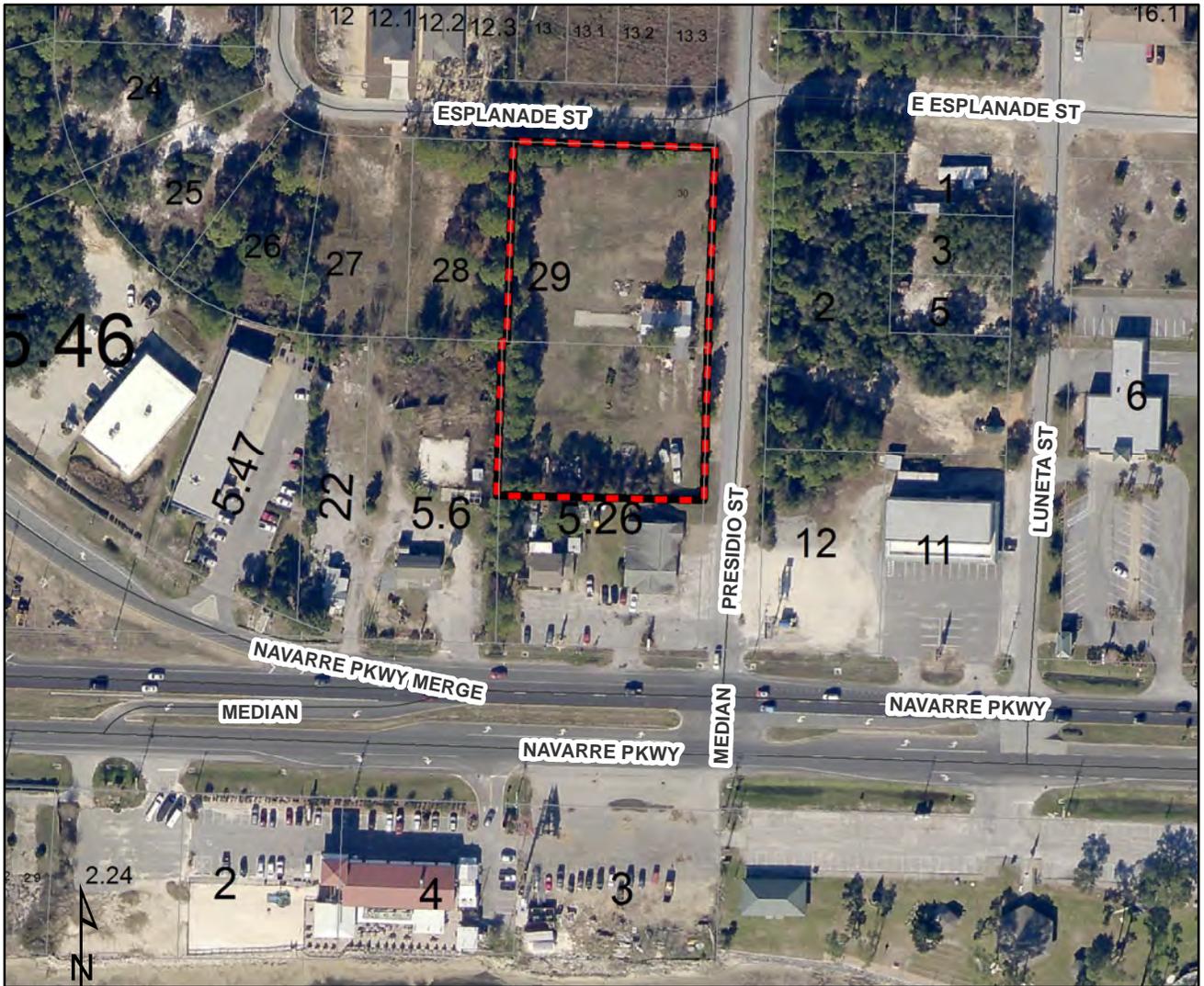


Legend

 PendingZBJuly

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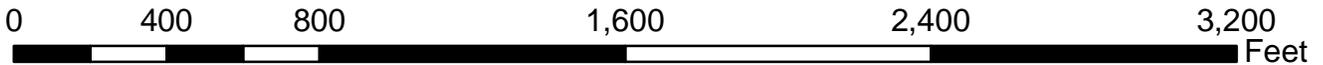
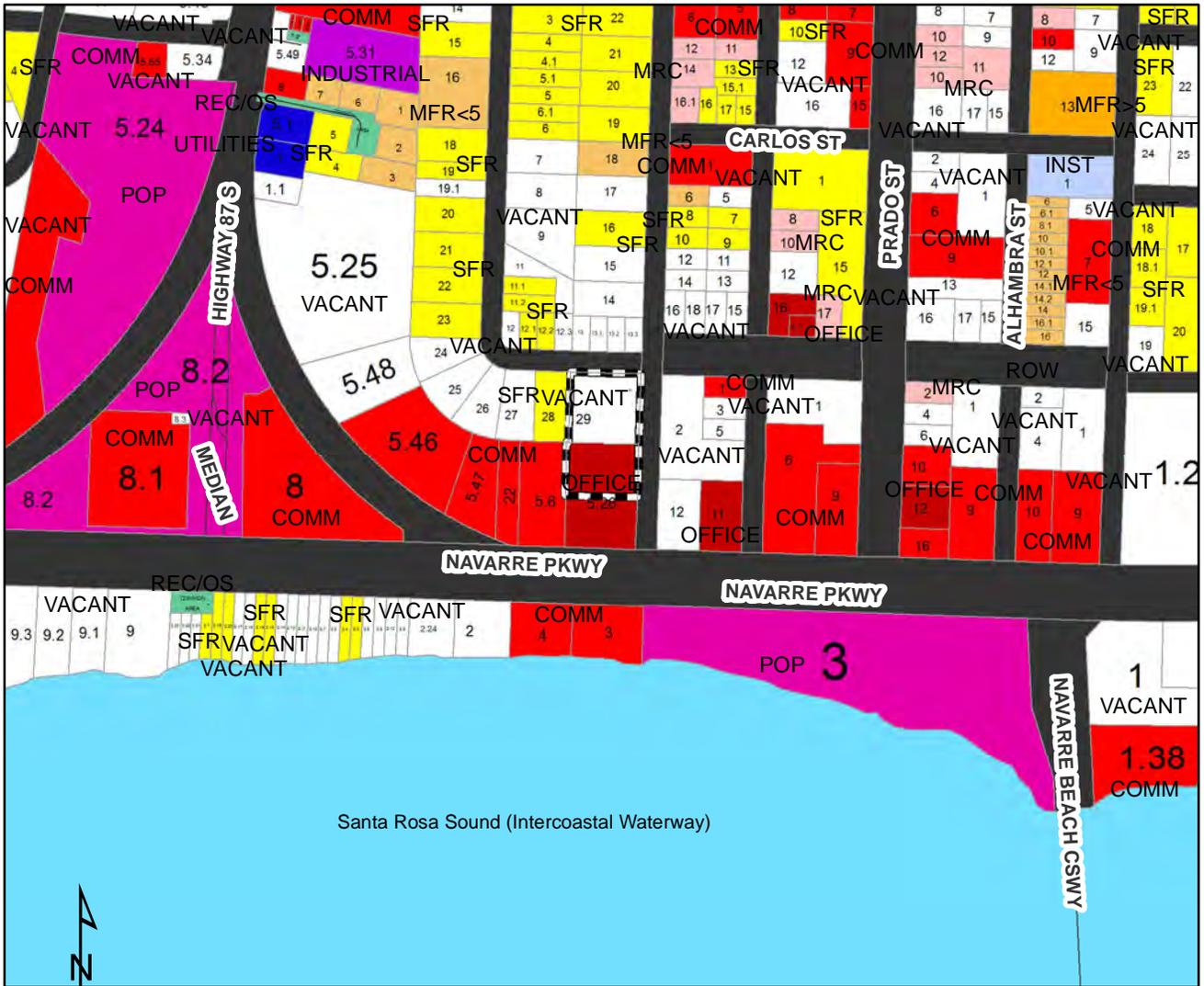
2015-V-057 Close Up Aerial



Legend
 PendingZBJuly

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2015-V-057 Existing Land Use



Legend

	Pending ZB July		Institutional		Recreation/Open Space
Existing Land Use			Multi-Family Residential <5		Right of Way
CATEGORY			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
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 - 057</u>	Date Received: <u>5-28-15</u>
Review Fee: <u>\$235 + 7.36</u>	Receipt No.: <u>201</u>
Zoning District: <u>HCD-HON</u>	FLUM Designation: <u>Comm</u>

± 1.377

VO # 4

Property Owner

Property Owner Name: ALPHA LAND LLC / Bobby Killingsworth

Address: PO BOX 5067, Navarre, FL 32566

Phone: _____ Fax: _____

Email: _____

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: Prestige Landscapes

Contact Name: Tyler Faulk

Address: 3107 Carvajal Ct. Navarre, FL 32566

Phone: 850-393-1168 on 3751065 Fax: _____

Email: tyler@prestigelandscapes.net

Property Information

Parcel ID Number(s): 202S260000005260000

-OR-

Street Address of property for which the Variance is requested:

8486 Navarre Pkwy Navarre, FL 32566

Variance Request

What is the present use of the property? Vacant; previously aircraft hangar

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

To eliminate the restrictions for outside displays within the Heart of Navarre overlay district to allow for a landscape/nursery retail business with outdoor inventory LDC 6.05.24.C.1

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

The nature of the business involves the outside display of inventory and the ability of the customer to take the merchandise at the point of sale.

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.

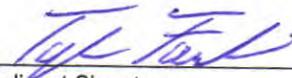
Yes No

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.

Tyler Faulk

Applicant Name (Type or Print)


Applicant Signature

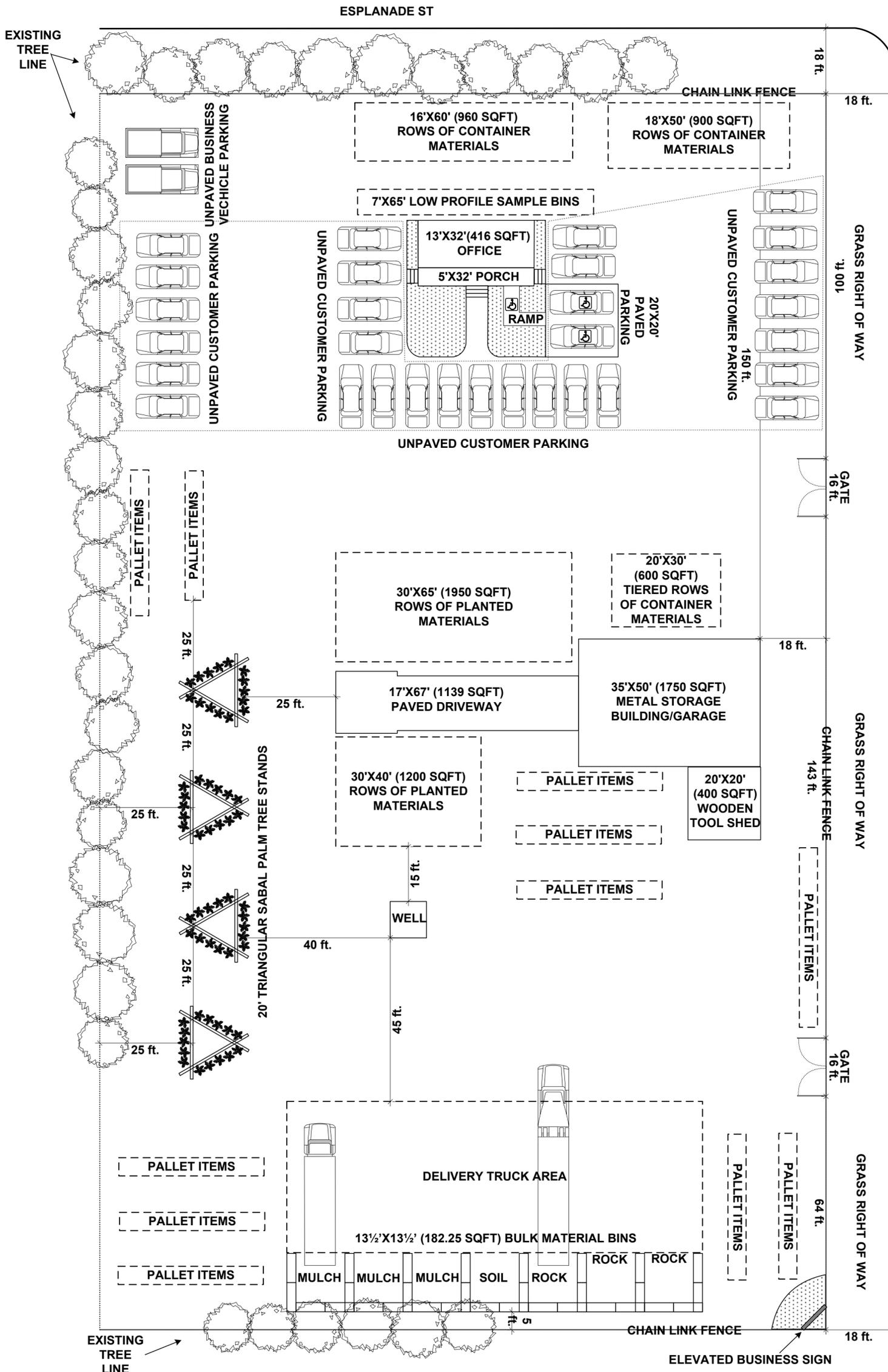
Owner

Title (if applicable)

5/28/15
Date

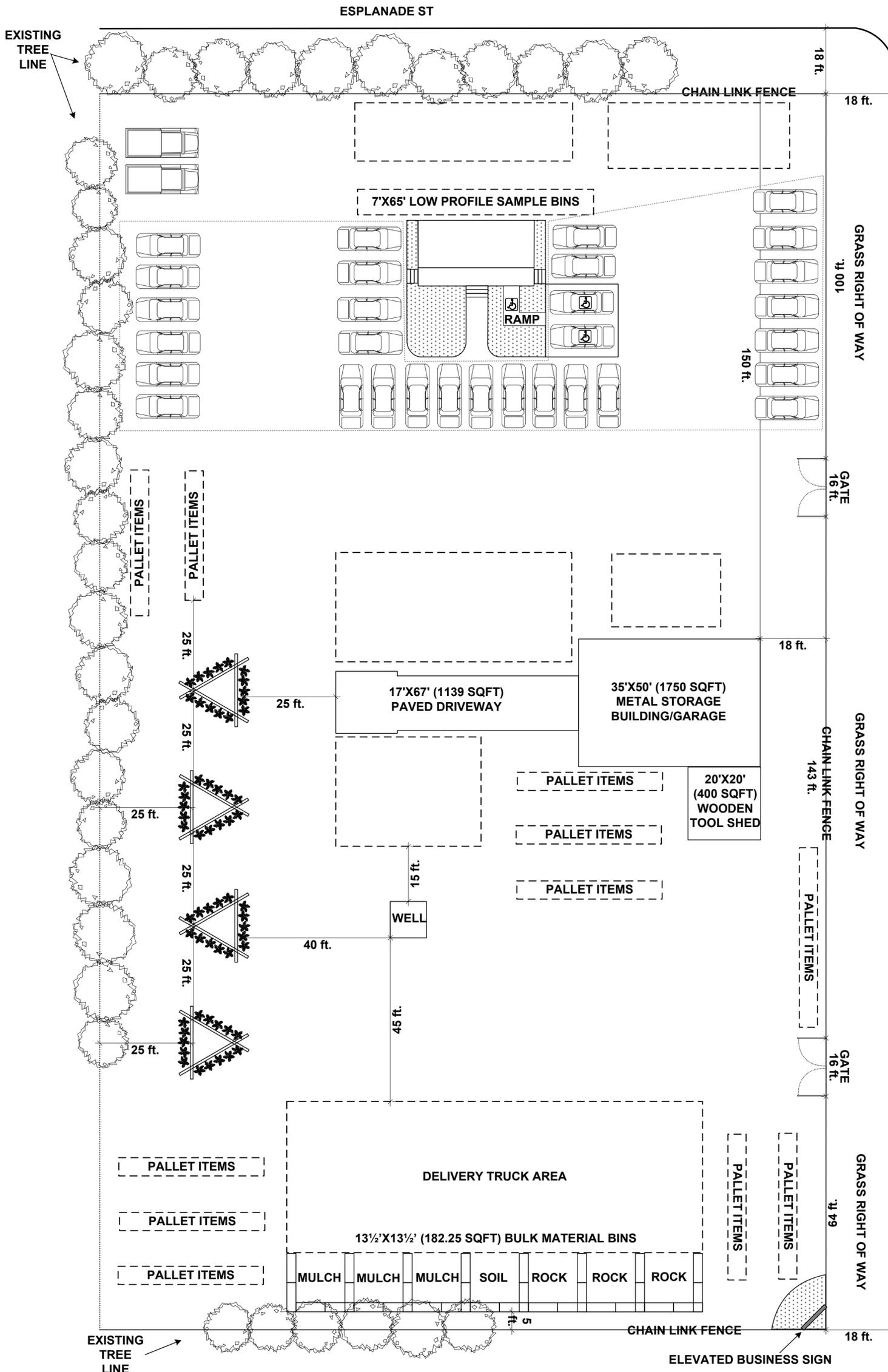


(AERIAL MAP) Proposed Site Development	PENSACOLA PALM & ROCK ESPLANADE ST NAVARRE, FL 32566			
	Prestige Landscapes LLC			
	PAGE 1	DEPT. Landscape	DESIGNER G. Allen/T. Faulk	REV 0
	SCALE	NOT TO SCALE	22 April 2015	SHEET 1 OF 6



SITE	
AREA TO BE DEVELOPED: 67,833 SQUARE FEET	
MATERIAL CAPACITIES & AREA	
BULK MATERIALS: 500 CUBIC YARDS	
PLANTED MATERIALS: 3,150 SQUARE FEET	
CONTAINER MATERIALS: 2,460 SQUARE FEET	
PALLET AREAS: 2,225 SQUARE FEET	
SAMPLE BINS: 455 SQUARE FEET	
SABAL PALM STANDS; 60 TREES	
LANDSCAPED AREAS	
LANDSCAPED AREAS: 690 SQUARE FEET	
PAVED PARKING AREA: 400 SQUARE FEET	
UNPAVED PARKING AREAS: 9,600 SQUARE FEET	

(DIMENSION PLAN) Proposed Site Development		PENSACOLA PALM & ROCK ESPLANADE ST NAVARRE, FL 32566			
		Prestige Landscapes LLC			
PAGE 3	DEPT. Landscape	DESIGNER G. Allen/T. Faulk	REV 0		
SCALE CIVIL 1" = 20'		22 April 2015	SHEET 3 OF 6		



ALL EXCAVATED DIRT FROM GRADING WILL BE COMPACTED USING A ROLLING SHEEPFOOT ENSURING NOT TO RE-DIRECT DRAINAGE TO ADJOINING PROPERTIES. FINAL GRADE WILL NOT EXCEED AN ELEVATION HIGHER THAN ITS EXISTING HIGHEST ELEVATION. NO DIRT WILL BE ADDED TO THE EXISTING SWALE AREA FOR NATURAL DRAINAGE.

(GRADING PLAN) Proposed Site Development	PENSACOLA PALM & ROCK ESPLANADE ST NAVARRE, FL 32566			
	Prestige Landscapes LLC			
	PAGE 6	DEPT. Landscape	DESIGNER G. Allen/T. Faulk	REV 0
	SCALE CIVIL 1" = 20'		22 April 2015	SHEET 6 OF 6

Darliene Stanhope

From: Leslie Statler
Sent: Monday, June 29, 2015 2:55 PM
To: Darliene Stanhope
Subject: RE: 2015-V-057

I met with Tyler several weeks ago to discuss the development of the site after having a minor phone conversation. The site plan he has submitted is different from that originally discussed. He originally wanted to have the business office on the south parcel and the materials on the north parcel. This property has mixed zoning – one lot is located within the HON district and is subject to the additional performance standards. I advised Tyler that the parking area would need to be paved on the southern lot. We discussed the site layout and the requirement for an engineered site plan as well as potential variances and ways to minimize the need for a multitude of variances.

- He is adjacent to commercial districts/uses and will not be required to buffer.
- Landscaping will be required along the ROW to the east and north. HON requirements will apply to the southern property.
- The site appears to have ample room to meet the parking requirements.
- The gate at the customer entrance will be widened to 24 feet to accommodate 2-way traffic. The gate at the southern entrance may remain at 16 feet for service deliveries.
- Driveway aprons will be paved from the edge of pavement to the property line and will include the applicable safety features (stop bar/sign)

Leslie

Ms. Leslie Statler
Planner III
SRC Development Services
850.981.7086 (ph)
850.623.1381 (fax)

From: Darliene Stanhope
Sent: Wednesday, June 10, 2015 2:34 PM
To: Roger Blaylock; Michael Schmidt; Marc Bonifay; Chris Phillips; Leslie Statler
Cc: Beckie Cato
Subject: 2015-V-057

This variance request is to eliminate the restrictions for outside displays within the Heart of Navarre overlay district to allow for landscape/nursery retail business with outdoor inventory. I have attached a copy of the application and the maps.

This customer has not had a formal preapp meeting.

Darliene Stanhope
Planner III
Santa Rosa County Development Services

