

STAFF ANALYSIS

Variance 2015-V-079

General Information:

Applicant:	Mary Hope Service
Representative:	n/a
Project Location:	8136 Navarre Parkway, Navarre, FL
Parcel Number:	20-2S-26-5770-00700-0061
Request:	Variance request to reduce the number of required parking spaces from 40 to 33, specifically 31 standard spaces and 2 ADA spaces. (LDC 7.01.08.B.2.s)
Zoning District:	HCD-HON (Highway Commercial Development-Heart of Navarre)
Current Conditions:	Vacant

Land Development Code Criteria:

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

- s. Retail Store and Personal Service Establishment: One (1) parking space for each two hundred and fifty (250) square feet of gross floor area.

Variance Criteria:

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? Yes

Staff Analysis: Staff has determined that there are special circumstances regarding the land or building in question, and that this parcel does 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 the parking requirements in the HCD-HON zone. The applicant is wanting to upgrade the parking area from gravel to asphalt which should be encouraged. There are special circumstances for this site in that the original site plan was approved in 1997 with 40 parking spaces. Since then ADA requirements and modifications to the front entrance reduced the total number to 37. The proposed site plan reduces the parking spaces to 33 to accommodate current LDC requirements.

- 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? Yes

Staff Analysis: This Variance request is necessary for the preservation and enjoyment of a substantial property right and is not merely a convenience to the property owner.

In order to meet the requirements for landscaping and loading, which the applicant is doing, enforcing the requirement of 40 parking spaces would impose an unreasonable hardship in contrast with merely granting an advantage or convenience.

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.

The proposed site plan is expected to decrease potential congestion on Navarre Parkway with the added entrance onto the site from Blue Tip Drive.

Authorization of this Variance is not expected to 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? Yes

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.

Is this criterion met? Yes

Staff Analysis: Staff has determined that enforcement of this provision could potentially impose an unreasonable hardship to the development of the parking area.

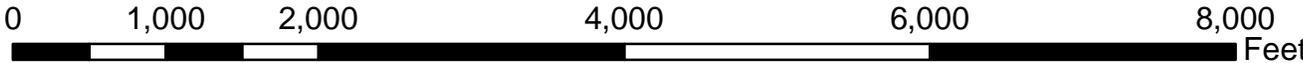
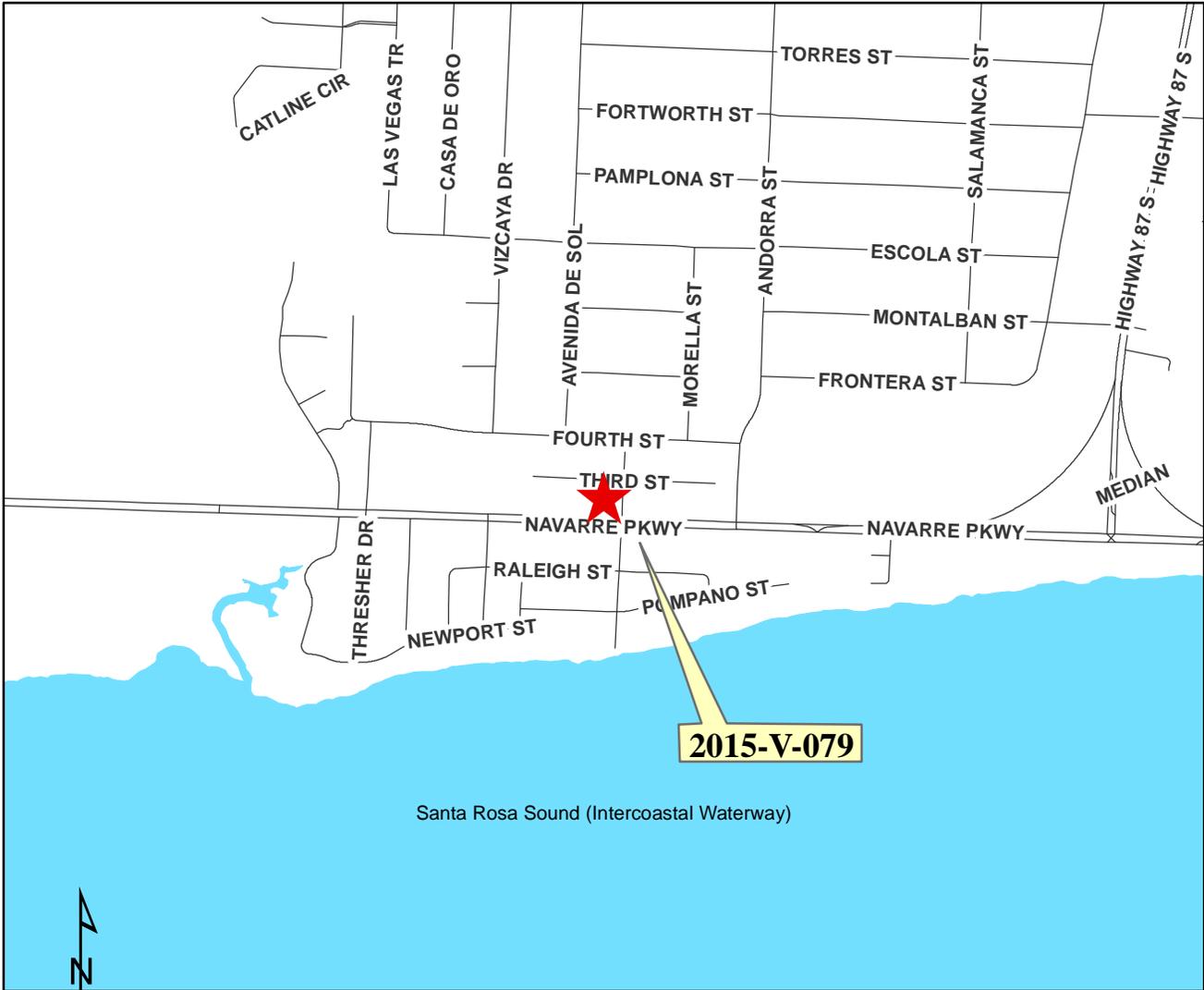
This property is already developed and has been used for retail purposes utilizing the current gravel parking lot with 37 parking spaces. The applicant is wanting to upgrade the parking area from gravel to asphalt which should be encouraged but there is no room for expansion of the parking area that was code compliant when the site plan was originally approved. In order to meet other LDC code requirements for landscaping and loading, which the applicant is doing, enforcing the requirement of 40 parking spaces would impose an unreasonable hardship in contrast with merely granting an advantage or convenience.

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-079

Location

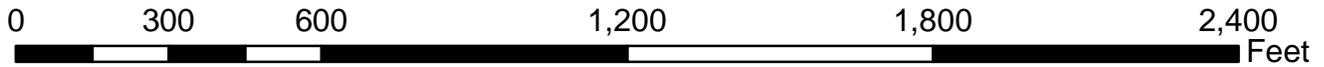
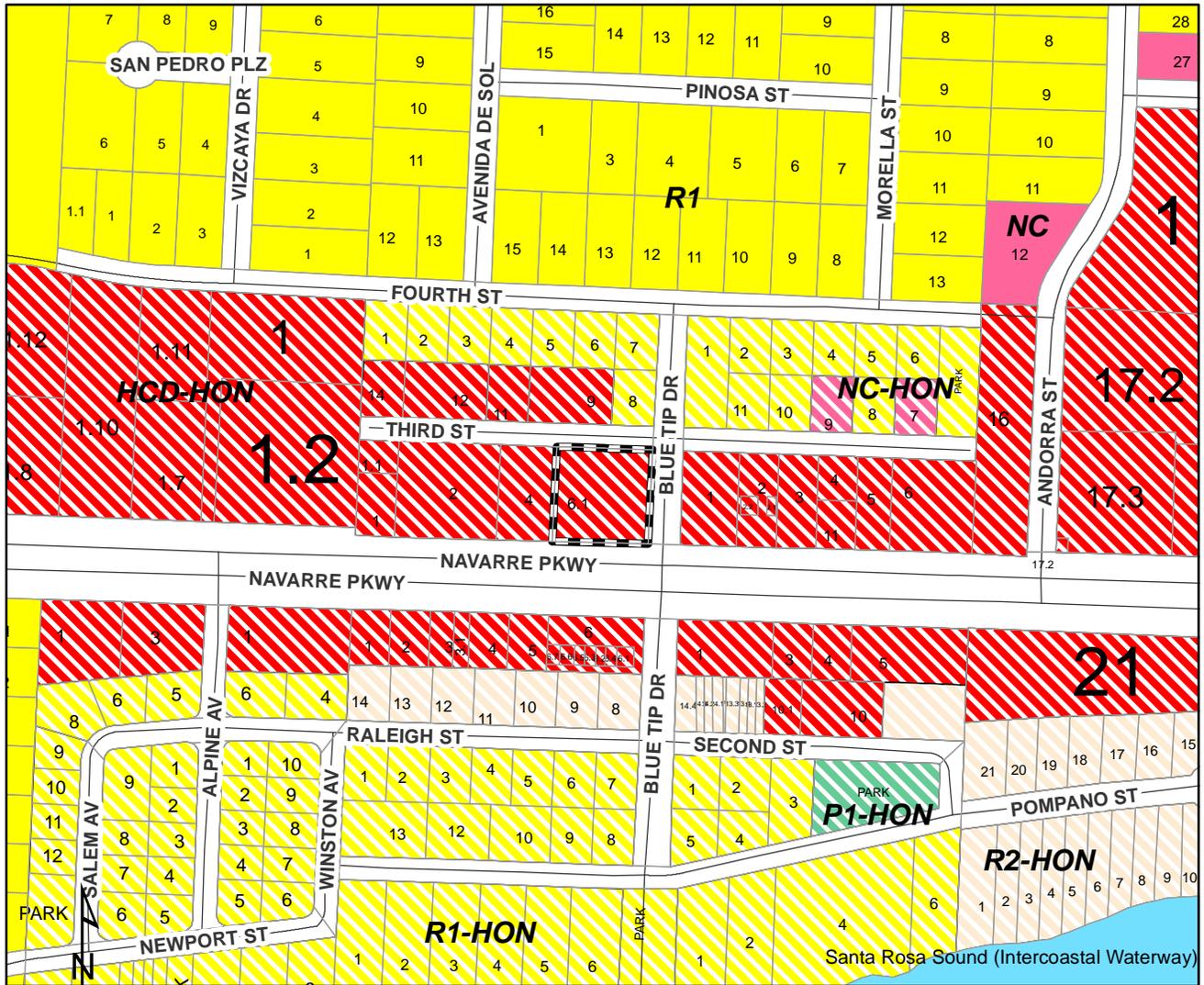


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2015-V-079

Zoning



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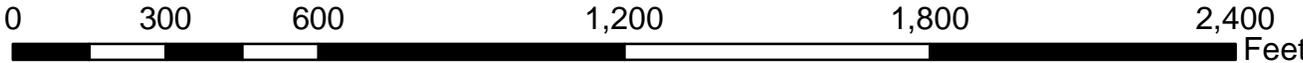
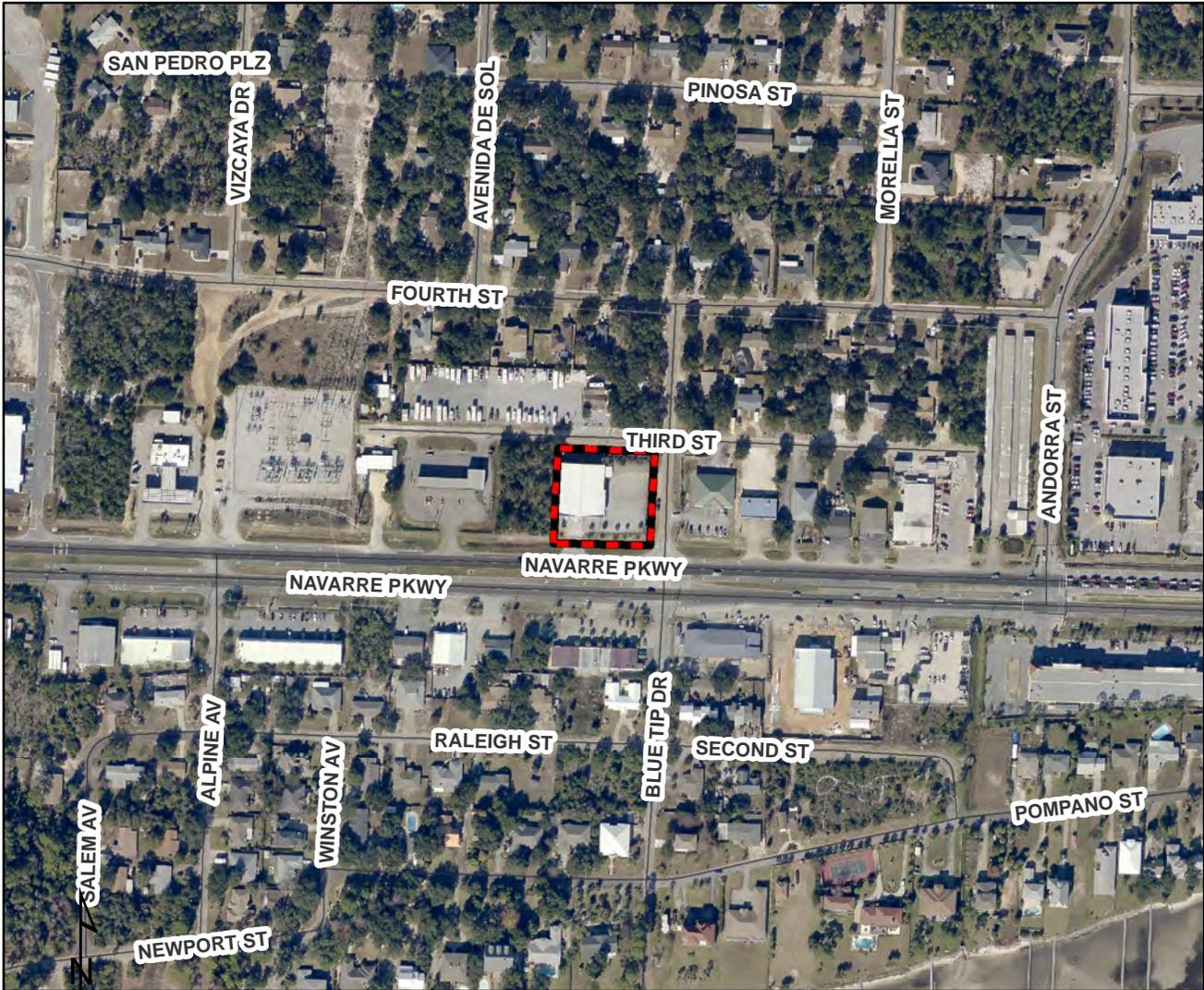
	Agriculture/Rural Residential (AG)		Single Family Residential (R-1A)	
	AG within an Accident Potential Zone (AG-APZ)		Mixed Residential Subdivision (R-1M)	
	Agriculture (AG2)		R1M within an Accident Potential Zone (R1M-APZ)	
	AG2 within an Accident Potential Zone (AG2-APZ)		R1M within the Heart of Navarre (R1M-HON)	
	Marina (C-1M)		Medium Density Residential (R-2)	
	Marina and Yacht Club (C-2M)		R2 within an Accident Potential Zone (R2-APZ)	
	Historical/Commercial (HC-1)		R2 within the Heart of Navarre (R2-HON)	
	Highway Commercial Development (HCD)		Medium Density Mixed Residential (R-2M)	
	HCD within an Accident Potential Zone (HCD-APZ)		R2M within an Accident Potential Zone (R2M-APZ)	
	HCD within the Heart of Navarre (HCD-HON)		R2M-HON	
	HCD with the Navarre Town Center (HCD-NTC)		Medium High Density Residential (R-3)	
	Historical/Single Family (HR-1)		Rural Residential Single Family (RR-1)	
	Historical/Multiple Family (HR-2)		RR1 within an Accident Potential Zone (RR1-APZ)	
	Restricted Industrial (M-1)		Navarre Town Center 1 (TC1)	
	M1 within an Accident Potential Zone (M1-APZ)		Navarre Town Center 2 (TC2)	
	M1 within the Heart of Navarre (M1-HON)		Navarre Beach - Commercial (NB-C)	

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2015-V-079

Aerial

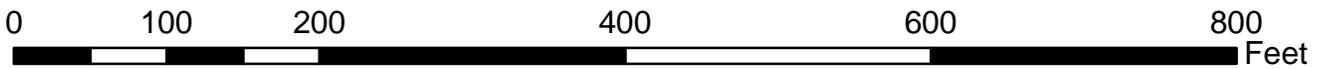


Legend

 PendingZBOctober

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2015-V-079
Close Up Aerial



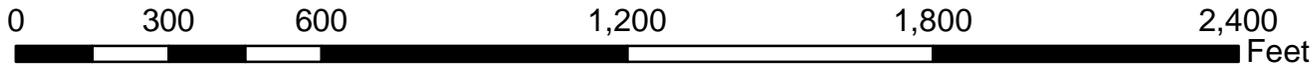
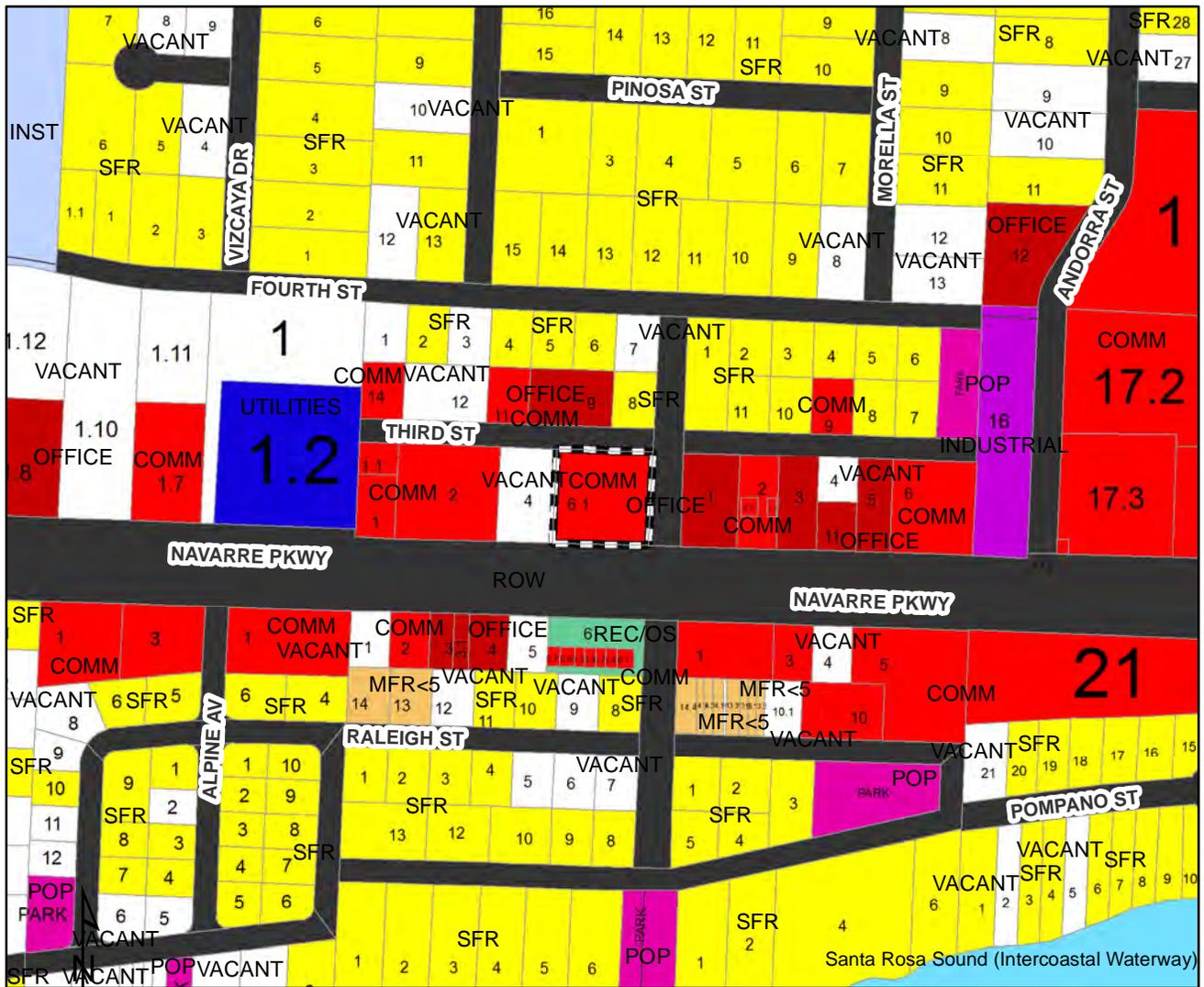
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 Pending ZBOctober

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2015-V-079 Existing Land Use



Legend

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

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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 - 079</u>	Date Received:	<u>8-27-15</u>
Review Fee:	<u>\$235 + 11.04</u>	Receipt No.:	<u>295, 319</u>
Zoning District:	<u>HCO-HON</u>	FLUM Designation:	<u>Comm</u>

t 0.874

VD#4

Property Owner

Property Owner Name: Mary Hope Service

Address: 6826 Liberty St

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: _____

Contact Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Property Information

Parcel ID Number(s): 20-2S-26-5770-00700-0061

-OR-

Street Address of property for which the Variance is requested:

8136 Navarre Pkwy, Navarre, fl 32566

Variance Request

What is the present use of the property? Commercial (Retail)

Please describe the requested variance, including exact dimensions and purpose of the variance.
Requesting a reduction of the required parking spaces from 40 to 33. The existing development contains a gravel parking lot which is proposed to be paved with asphalt. Typically, for a retail development, one parking space per 250-sf of gross floor area is required.

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

The retail facility has been in business for several years with a gravel parking lot which is capable of safely containing 33 parked vehicles within 31 standard spaces and 2 ADA spaces. Incorporating 40 spaces would not be feasible while maintaining minimum drive aisle widths and buffer requirements.

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.

The property use will remain unchanged. Accommodating the extra parking spaces would require an overhaul of the site plan and a prolonged business closure.

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

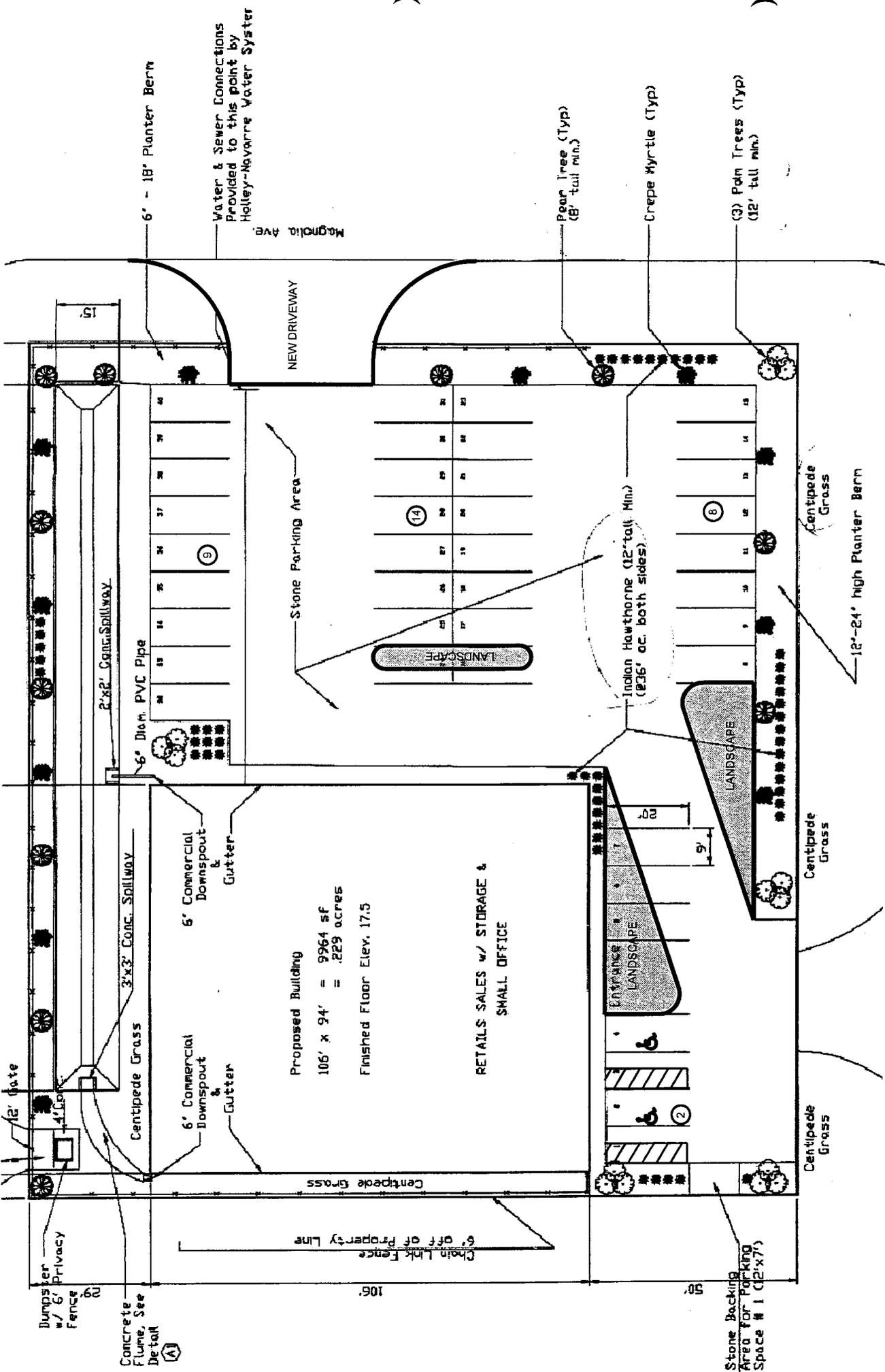
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation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

Mary Service
Applicant Name (Type or Print)

Mary Service 
Applicant Signature

Title (if applicable)

8.27.15
Date



12' Gate

Dumpster w/ 6' Privacy Fence

Concrete Flume, See Detail (A)

Centipede Grass

6' Commercial Downspout & Gutter

6' Commercial Downspout & Gutter

Proposed Building
 106' x 94' = 9964 sf
 Finished Floor Elev. 17.5

RETAILS SALES w/ STORAGE & SMALL OFFICE

Stone Parking Area

NEW DRIVEWAY

2'x2' Conc. Spillway

6" Diam. PVC Pipe

6' - 18' Planter Berm

Water & Sewer Connections Provided to this point by Holley-Navarre Water System

Magnolia Ave.

106'

50'

Chain Link Fence
 6' off of Property Line

Stone Backing Area for Parking Space # 1 (12'x7')

Centipede Grass

Centipede Grass

Centipede Grass

12'-24' high Planter Berm

Pear Tree (Typ) (8' tall min.)

Crepe Myrtle (Typ)

(3) Palm Trees (Typ) (12' tall min.)

Indian Hawthorne (12' tall Min.) (236' oc. both sides)

LANDSCAPE

LANDSCAPE

15'

40'

30'

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Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Building Official

August 5, 2015

Mr. Jason Rebol

Via email: jasonr@rebol-battle.com
paulb@rebol-battle.com

RE: Pre-Application Meeting on June 23, 2015
Project Name: **Mary Hope Service**
Parcel(s): 202S265770007000061

Dear Mr. Rebol:

Thank you for attending the above referenced pre-application meeting with the Santa Rosa County Development Services staff. Below you will find a recap of the information discussed at the meeting and the requirements for you to proceed with the project. We appreciate your patience in the delay of this information.

The purpose of a pre-application meeting is to provide you with a thorough understanding of the regulations and requirements applicable to your proposed project and to address any questions that you may have. However, pre-application meetings are informal and do not replace the need for a formal review. Therefore, please understand that the requirements presented below are based solely on the information presented by you at the meeting and is subject to change. Also, additional requirements may be applicable to your project based on information received at a later date or at the time of formal review.

Site/Land Use – Leslie Statler, (850)981-7086, leslies@santarosa.fl.gov

1. The proposed project involves the re-development of an existing commercial/retail building. The new project will include paving of the existing gravel parking area. The site was developed under 1997-SP-036 and 2002-SP-059.
2. The zoning designation for this property is HCD-HON, Highway Commercial Development within the Heart of Navarre overlay district. The Future Land Use Map designation is COMM, Commercial. The use of the site is allowed within the district.
3. Based upon the scope of work proposed, a site plan package prepared by a Florida registered civil engineer must be submitted for review and approval. The site plan will detail the site construction proposed and demonstrate consistency with County code for issues related to access, circulation, parking, landscaping, stormwater, etc.
4. Access into the site at must be at least 24 feet in width and comply with all other applicable standards for commercial driveways within Santa Rosa County, such as a thermoplastic stop bar, double yellow separator lines, and a stop sign with "no left turn" signage co-mounted at the

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entrance onto Navarre Parkway. FDOT may have additional requirements and/or allowances. The entrance into the site from Blue Tip Drive will need to be improved and provide for two-way traffic.

5. The internal circulation on the site should be 16 feet in width for one-way traffic and 24 feet in width for two-way traffic.
6. Parking is based upon the use of the site. For retail, it is typically calculated on the gross floor area of the building at a rate of 1 parking space for every 250 square feet or fraction thereof. Based upon staff calculations, the requirement is 40 spaces. One handicap parking space is required for every 25 parking spaces required for the development. Although standard parking spaces must be 18 feet in length and 9 feet in width, we have noticed that spaces 20 feet in length and 10 feet in width work well within our community. Handicap parking spaces must be 18 feet in length and 12 feet in width with an access aisle 5 feet in width adjacent to either side of the spaces. Additionally, loading spaces are required for the proposed use at a rate of 1 space for every 10,000 square feet or fraction thereof. Loading spaces must be 35 feet in length, 12 feet in width, and 14 feet in height. A Variance will be necessary to reduce the parking requirement.
7. Variance requests are considered through a public hearing process with a single public hearing during which the Zoning Board will make the final determination. During this process, all property owners within 150 feet will be notified via mail and a sign will be posted on the property. The staff coordinator for the Zoning Board is Darliene Stanhope, Planner III. Darliene may be reached at 981-7065.
 - a. The cost for this process is \$235 plus the cost of mailing the notification.
 - b. The deadline for the October 8, 2015, Zoning Board meeting is August 27, 2015.
 - c. You must procure the mailing labels from the Santa Rosa County Property Appraiser's office as they certify & attest to their accuracy. They do charge a minimal fee for this request. They may be reached at 850-983-1880.
8. Development standards include landscaping in the form of right-of-way (perimeter) landscaping, and parking area vegetation. Where deficient, the landscaping will need to be brought into compliance with this re-development. Landscaping along the right-of-way must consist of a vegetative strip at least 10 feet in width with 1 canopy tree per every 30 linear feet or fraction thereof and 1 shrub per every 5 linear feet or fraction thereof exclusive of the driveway connection. If overhead power lines are present, the trees may not be planted within 20 feet of the lines and may be moved to the interior of the site. The parking area landscaping must include 1 canopy tree and 4 shrubs for every 12 parking spaces. They are not required to be planted every 12 spaces; however they must be planted around the parking area to fulfill the intent of the Ordinance and provide shade for the expanse of concrete or asphalt. Existing vegetation may be counted towards these requirements. Where new plantings are installed, they will need to be selected from the "Permitted species" list specified within LDC 6.05.24.C.4.b.
9. Site plans and building construction plans are reviewed at staff level. Staff has 10 business days to review and issue comments for each submittal. Once complete, the project is issued a Development Order (DO). Although we encourage concurrent review of site and construction plans by staff, building permits may not be issued until the issuance of the DO. Additionally, no work may commence on the site until the issuance of the DO.

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In closing, our hope is that you found the pre-application meeting to be a helpful tool so that you can make informed decisions about your project. As the County's project manager for your project, please feel free to contact me with any questions that you may have. In addition, you may contact the staff listed above if you have questions specific to their area of expertise. Also, I will be in contact with you periodically to assess the status of your project and provide assistance.

Respectfully,



Leslie Statler
Planner III
(850)981-7086
leslies@santarosa.fl.gov

LS/lf

Mary Hope Service
6826 Liberty St.
Navarre, FL 32566

Ms Tina Tortomase
Via email: Ttortomase@naihalford.com

Mr. Logan DeVries
Ldevries@naihalford.com

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