



**SANTA ROSA COUNTY  
DEVELOPMENT SERVICES**

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO  
Planning and Zoning Director  
beckiec@santarosa.fl.gov

RHONDA C. ROYALS  
Building Official  
rhondar@santarosa.fl.gov

**2016-V-044**

**Project Name:** Panera Bread

**Applicant and/or  
Property Owner:** C&S Signs

**Representative:** Stanley Wilbourn

**Request 1:** Variance request to increase the drive thru menu sign from 24 square feet to 35 square feet.

**Request 2:** Variance request to increase the information sign from 2 square feet to 4.2 square feet. (LDC 8.06.06.B & 8.06.06.C)

**Zoning District:** HCD (Highway Commercial Development)

**Part I. General Information:**

**Project/Applicant:** Panera Bread  
**Representative:** Stanley Wilbourn, C&S Signs  
**Location:** 4741 Hwy 90, Pace, 32571  
**Parcel(s):** 14-1N-29-0000-00210-0000  
**Zoned:** HCD (commercial)  
**Request 1:** Variance request to increase the drive thru menu sign from 24 square feet to 35 square feet.  
**Request 2:** Variance request to increase the information sign from 2 square feet to 4.2 square feet.  
(LDC 8.06.06.B & 8.06.06.C)  
**District:** Commissioner District #1  
  
**Current Conditions:** Vacant

**Part II. Land Development Code Criteria:**

- 8.06.06      Other Permanent Signs: Other signs permitted in conjunction with signs permitted in Sections 8.06.01 through 8.06.05 include:
- B.            On-premise menu signs at fast food restaurant ordering stations not in excess of twenty-four (24) square feet.
  - C.            Directional/information signs guiding traffic and parking on commercially developed property. Such signs shall not exceed two (2) square feet in size.

**Part III. Variance Criteria**

**2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES:** The ZB 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 sections of the Ordinance which regulate the permanent on premises signs in commercial zoning districts. The applicant is seeking to increase the drive thru menu sign from 24 square feet to 35 square feet, and to increase the information sign from 2 square feet to 4.2 square feet. There are no special circumstances, however, the menu board is approximately the same size, and in some cases smaller than some of the other variances that have been granted in previous board decisions.**

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. A smaller sign would not require variances.**

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?        Unknown**

**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 unknown that 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.

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.

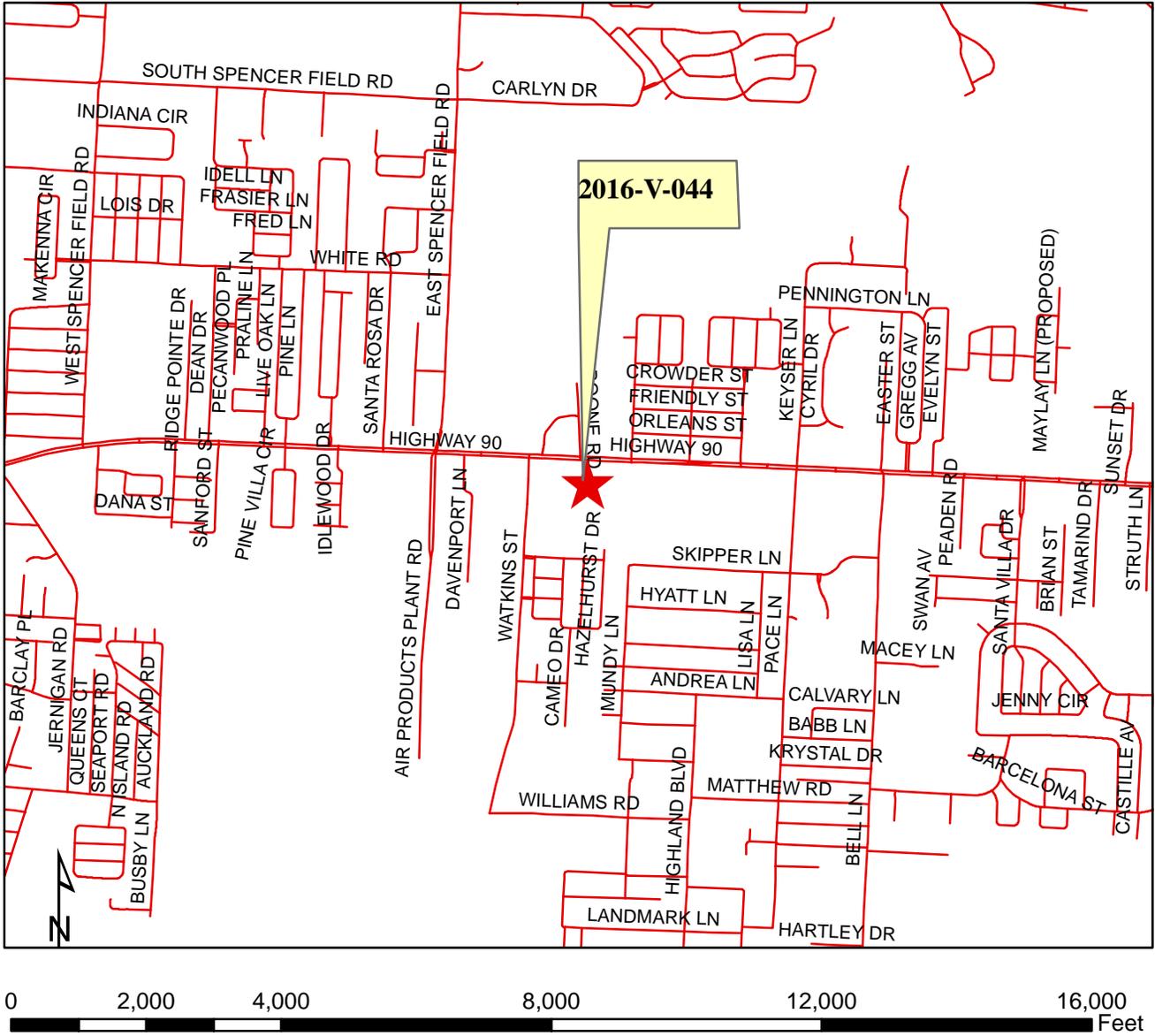
**Is this criterion met?**      N/A

**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.

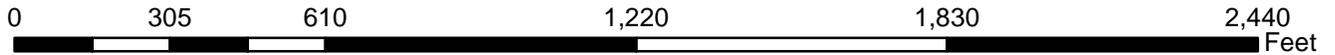
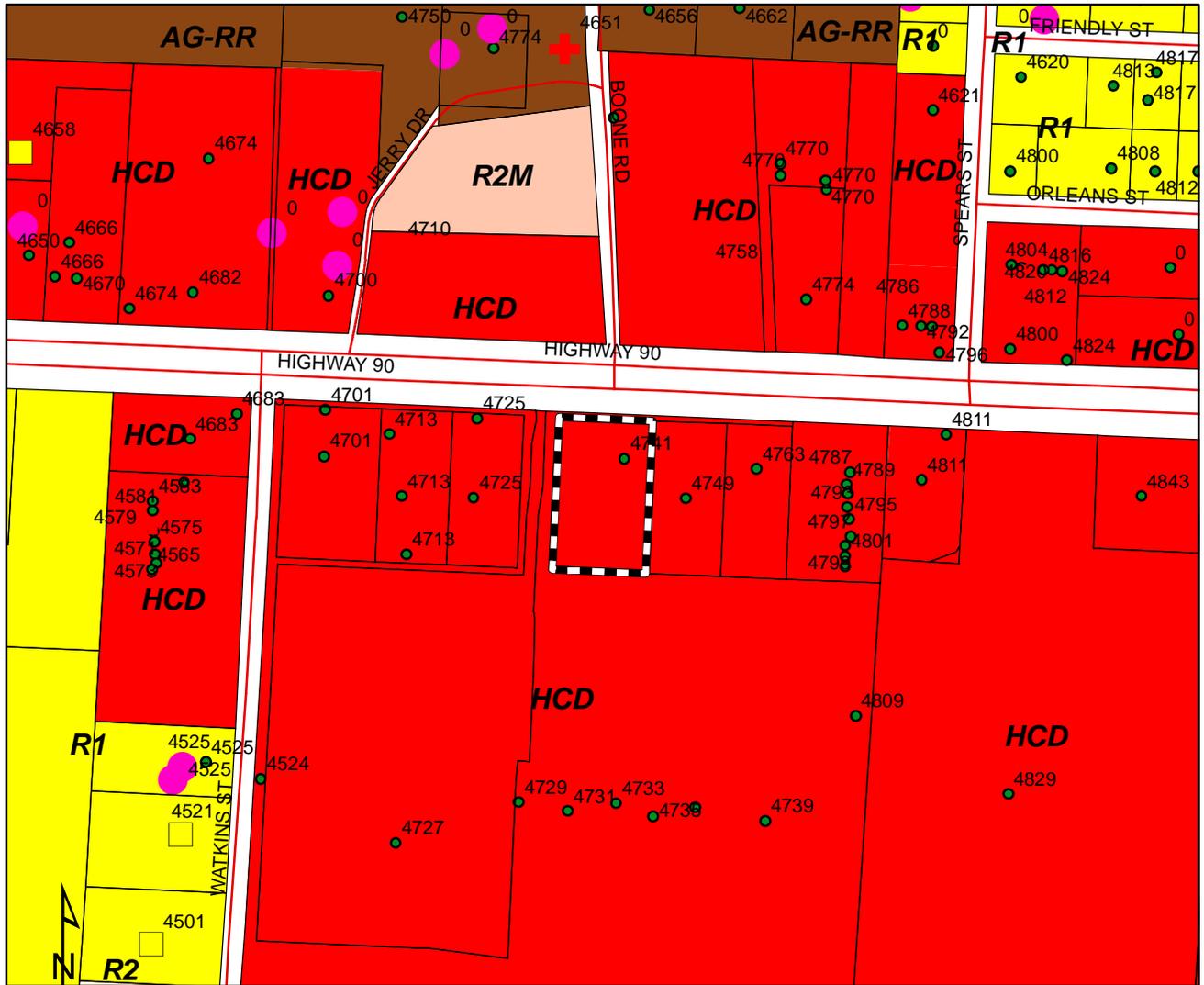
# 2016-V-044 Location



## Legend

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# 2016-V-044 Zoning



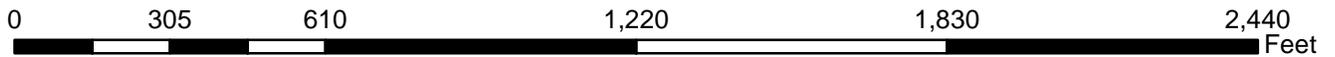
### Legend

	Pending Jul ZB		HR2		NC		R1M
	AG-RR		M1		NC-APZ or CZ		R1M-APZ or CZ
	AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ		M1-APZ or CZ		NC-HON		R1M-HON
	AG1		M1-HON		P1		R2
	AG2		M2		P1-HON		R2-APZ or CZ
	AG2-APZ or CZ		M2-APZ or CZ		P2		R2-HON
	C1M		MID		P2-APZ or CZ		R2M
	C2M		MIL		P2-HON		R2M-APZ or CZ
	CITY		NB-C		PBD		R3
	HC1		NB-CON/REC		PID		RAIL
	HCD		NB-HD		PUD		RR1
	HCD-APZ or CZ		NB-MD		R1		RR1-APZ or CZ
	HCD-HON		NB-MHD		R1-APZ or CZ		STATE
	HNB		NB-PMUD		R1-HON		STATE-APZ or CZ
	HR1		NB-SF		R1A		TC1-HON
			NB-U		R1A-HON		WATER

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2016-V-044  
2014 Aerial



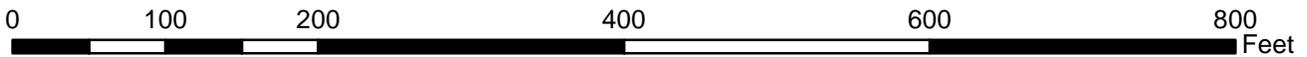
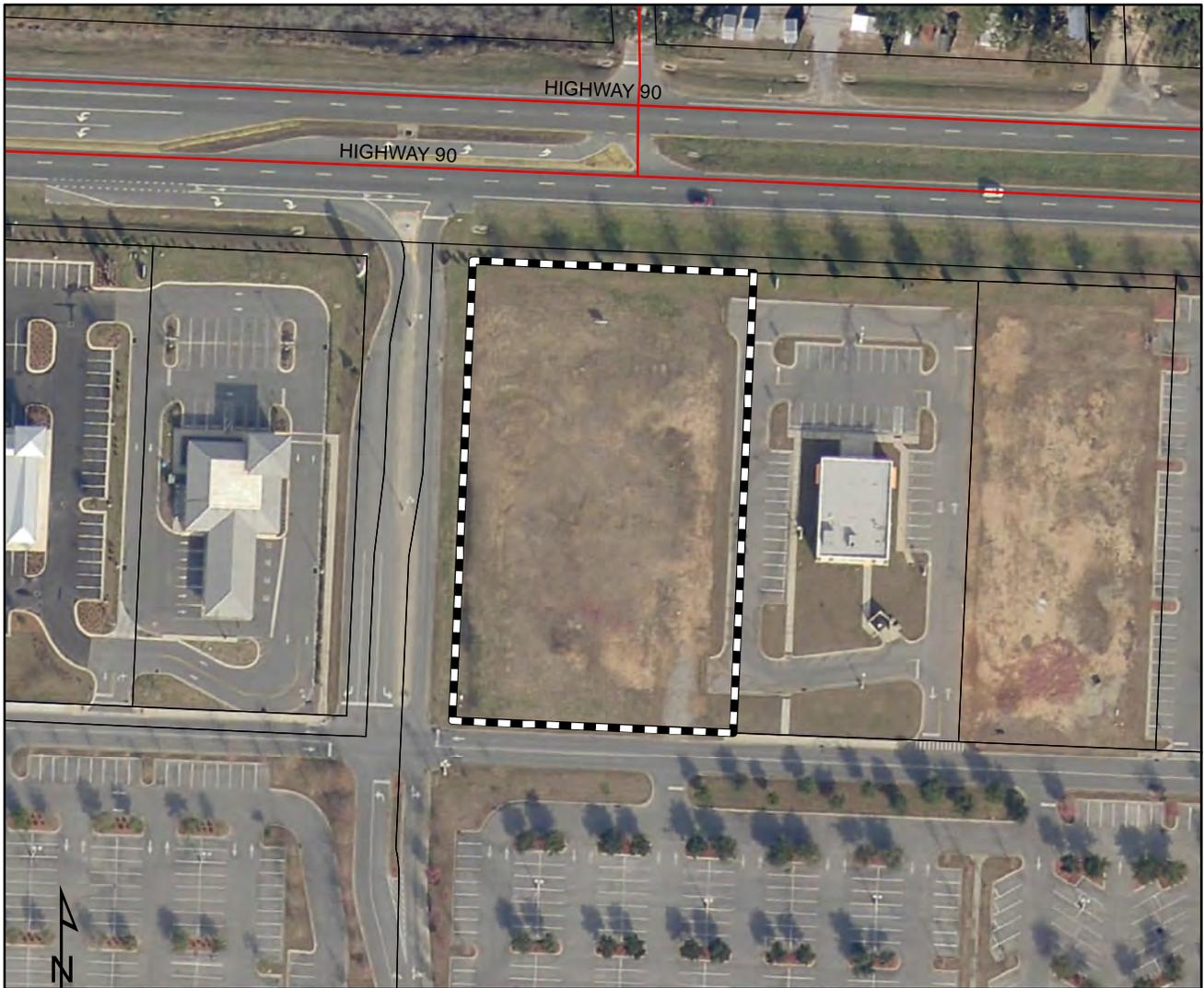
**Legend**

 Pending Jul ZB

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# 2016-V-044 Close Up Aerial

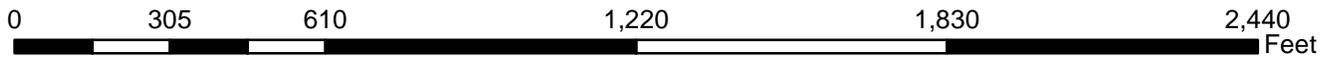
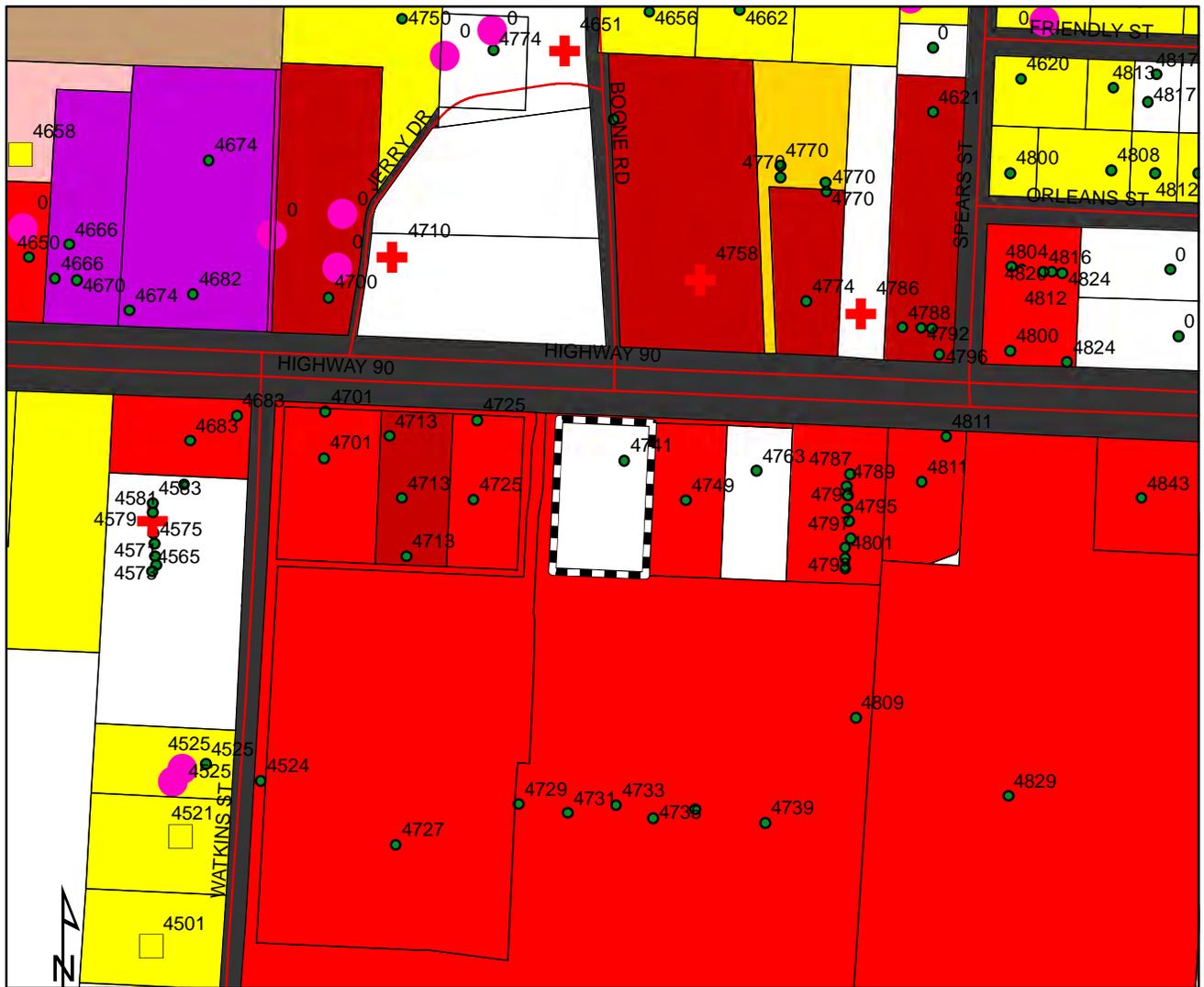


### Legend

 Pending Jul ZB

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# 2016-V-044 Existing Land Use



**Legend**



Pending Jul ZB **Existing Land Use**

**Category**

- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial (INDUS)

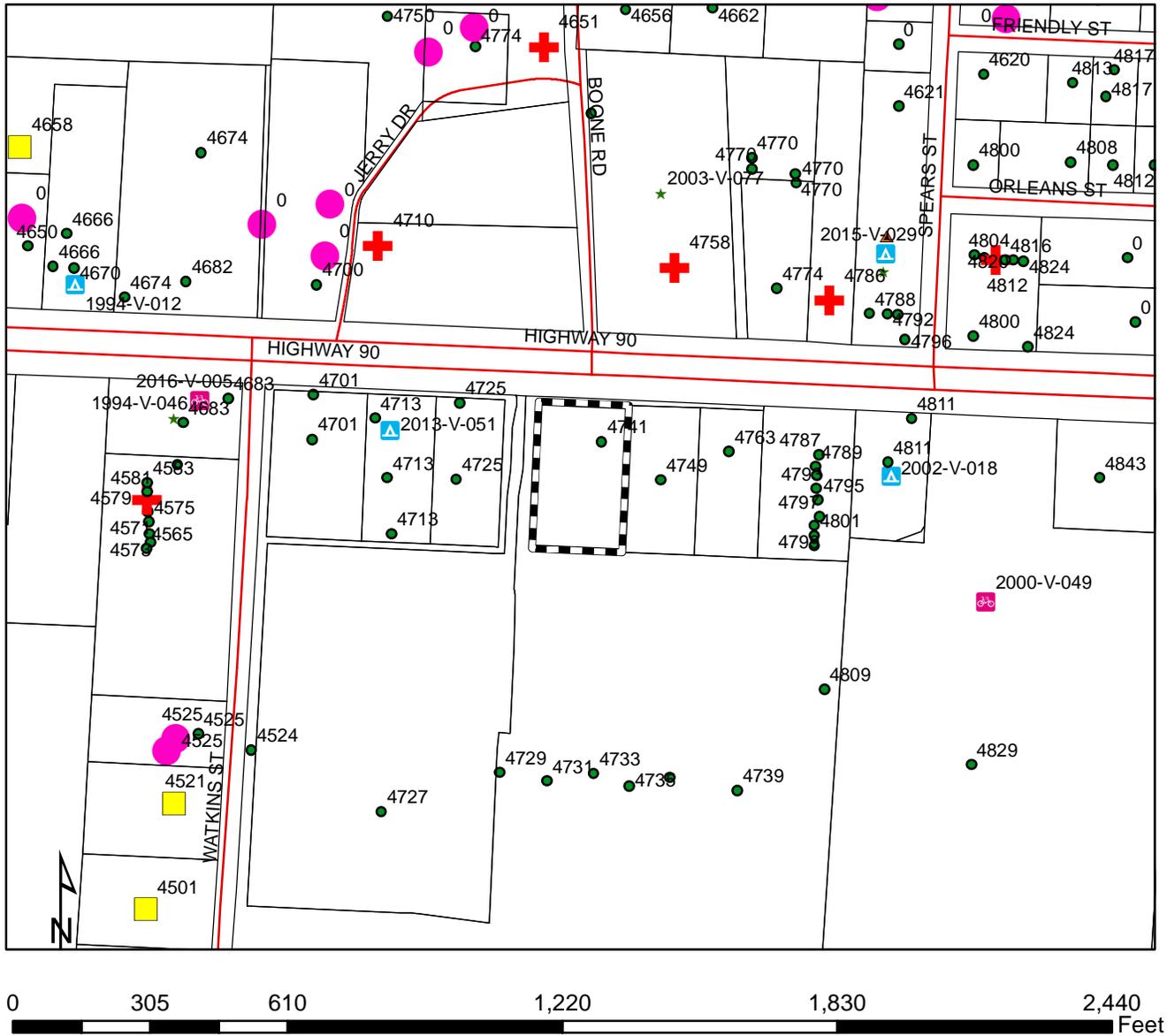
- Institutional (INST)
- Multi-Family Residential (MFR <5)
- Multi-Family Residential (MFR >5)
- Military (MIL)
- Mixed Residential/Commercial (MRC)
- Office
- Public Owned Property (POP)
- Rail
- Recreation/Commercial (REC/COMM)

- Recreation/Open Space (REC/OS)
- Right of Way (ROW)
- Single Family Residential (SFR)
- Silviculture (SILVICUL)
- Uncategorized (UNCAT)
- Utilities
- Vacant
- Water

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# 2016-V-044

## Previous Zoning Board Decisions in the Area



### Legend

 Pending Jul ZB

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**Variance Application**

\* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2016-V-099</u>	Date Received: <u>5/20/16</u>
Review Fee: <u>235 + 7.08</u>	Receipt No.: _____
Zoning District: <u>HCO</u>	FLUM Designation: <u>Comm</u>

± 1.501

VD# 1

**Property Owner**

Property Owner Name: Panera Bread

Address: \_\_\_\_\_

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: C&S Signs

Contact Name: Stanley Wilbourn

Address: 8895 South Lynn Rd  
Milton, FL 32583

Phone: 983-9540 Fax: \_\_\_\_\_

Email: cs-signs@bellsouth.net

**Property Information**

Parcel ID Number(s): 14-11-29-0000-00210-0000  
-OR-

Street Address of property for which the Variance is requested:

4741 Hwy 90, PACE 32571

**Variance Request**

What is the present use of the property? vacant

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

- ① increase the drive thru menu board sign from 24' to 35'
- ② increase the information sign from 2' to 2.7'

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

the drive thru menu board is our standard size

Are the special conditions or circumstances described above the result of a proposed or prior action of the applicant? Yes \_\_\_ No X

Please 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**

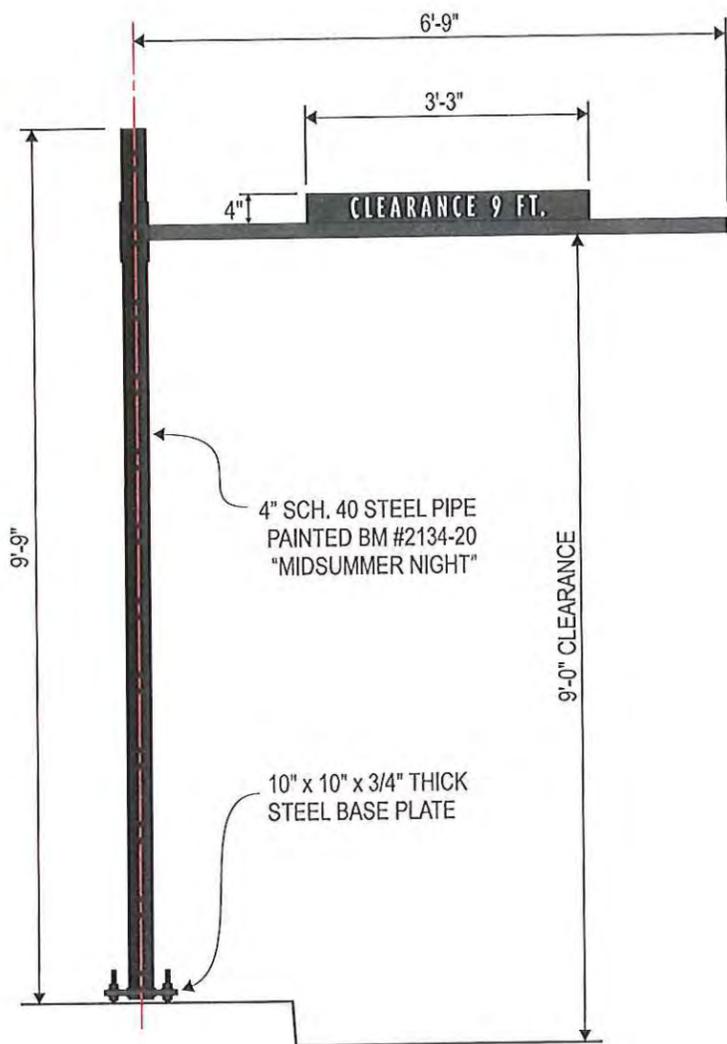
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation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

Stanley Wilbourn  
Applicant Name (Type or Print)

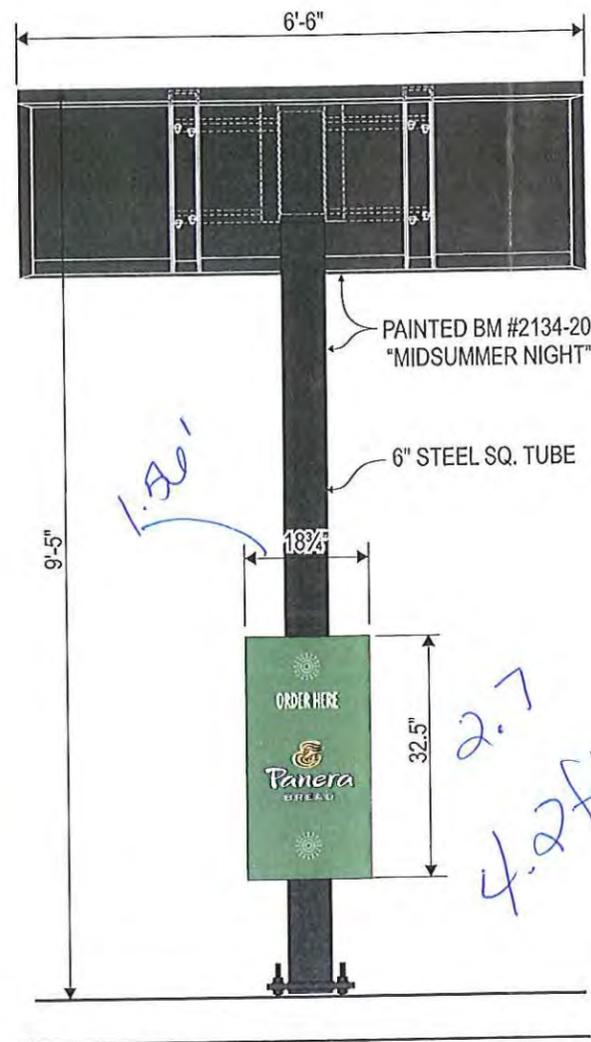
Stanley Wilbourn  
Applicant Signature

Owner  
Title (if applicable)

5/26/16  
Date



D/T HEIGHT CLEARANCE BAR  
1/2" = 1'-0"



D/T CANOPY ELEVATION  
1/2" = 1'-0"

Designed per/ Florida Building Code 2014  
5th Edition with IBC 2012 Referenced

Wind Loads:  
Risk Category.....II  
Basic Wind Speed.....160 mph  
Normal Wind Speed.....124 mph  
Wind Importance Factor.....1=1.00  
Wind Exposure.....C  
Gust Factor.....0.85

Exterior Components designed in accordance  
with applicable provisions of the ASCE 7-10



PREVIEW BOARD ELEVATION  
1/2" = 1'-0" 21.97 sq.ft.



MENU BOARD ELEVATION  
1/2" = 1'-0" 34.98 sq.ft.

MENU AND PREVIEW BOARDS NOT TO EXCEED 24 SQ.FT. EACH  
MENU BOARD IS NON-COMPLIANT.

SINCE 1917

**MANDEVILLE SIGN**  
*making your mark.*

676 GEORGE WASHINGTON HIGHWAY  
LINCOLN, RI 02865-4255

401-334-9100 401-334-7799  
PHONE FAX

www.mandevillesign.com

**APPROVALS**  
*Signatures Required Before Release to Production*

Engineering	DATE
BY	DATE
Sales	DATE
BY	DATE
Estimating	DATE
BY	DATE
Production	DATE
BY	DATE
Quality Control	DATE
BY	DATE

**REVISIONS**

NO	BY	DESCRIPTION	DATE
1	XX	XXXXXXXXXXXX	00/00/00
2			
3			

Murdoch Engineering  
2 Hummingbird Ct.  
Howell, NJ 07731  
(978)-570-8215

3/14/16  
Jim Murdoch, P.E.  
Professional Engineer  
Florida License #P.E. 73432

All electrical signs shall comply with the National  
Electric Code (Article 600) and be manufactured  
according to Underwriters Laboratories U.L. 48  
standards and labeled accordingly.

WORK ORDER # 27852-1

CUSTOMER

STORE NUMBER 1979

LOCATION Highway 90  
PACE, FL

PROJECT MANAGER Jim/Linda

DO NOT SCALE DRAWINGS

WD	01/21/16
ARTIST	DATE

DRAWING NAME 27852.8