



**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-065**

**Project Name:** McDonalds – Navarre

**Applicant and/or  
Property Owner:** David Costa

**Representative:** Bert Turner of Ralph Long, Architect

**Request:** Variance to reduce the front setback from 50 feet to 35 feet to accommodate an addition to an existing building (McDonalds). (LDC 6.05.15.I.2)

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

**Part I. General Information:**

**Project/Applicant:** McDonalds – Navarre  
**Representative:** Bert Turner of Ralph Long, Architect  
**Location:** 8644 Navarre Parkway, Navarre, FL  
**Parcel(s):** 21-2S-26-0000-00117-0000  
**Zoned:** HCD-HON (Highway Commercial Development) – (Heart of Navarre)  
**Request:** Variance to reduce the front setback from 50 feet to 35 feet to accommodate an addition to an existing building (McDonalds). (LDC 6.05.15.I.2)  
**District:** Commissioner District #5  
**Current Conditions:** Existing Restaurant

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

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.

**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 section of the Ordinance which regulates the placement of structures on lots. The variance request is to reduce the front setback from 50 feet to 35 feet to accommodate an addition to an existing McDonalds Restaurant.**

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?        Unknown**

**Staff Analysis: It is unknown 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.**

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?

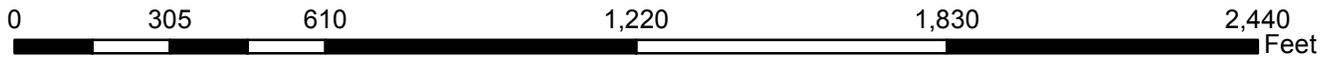
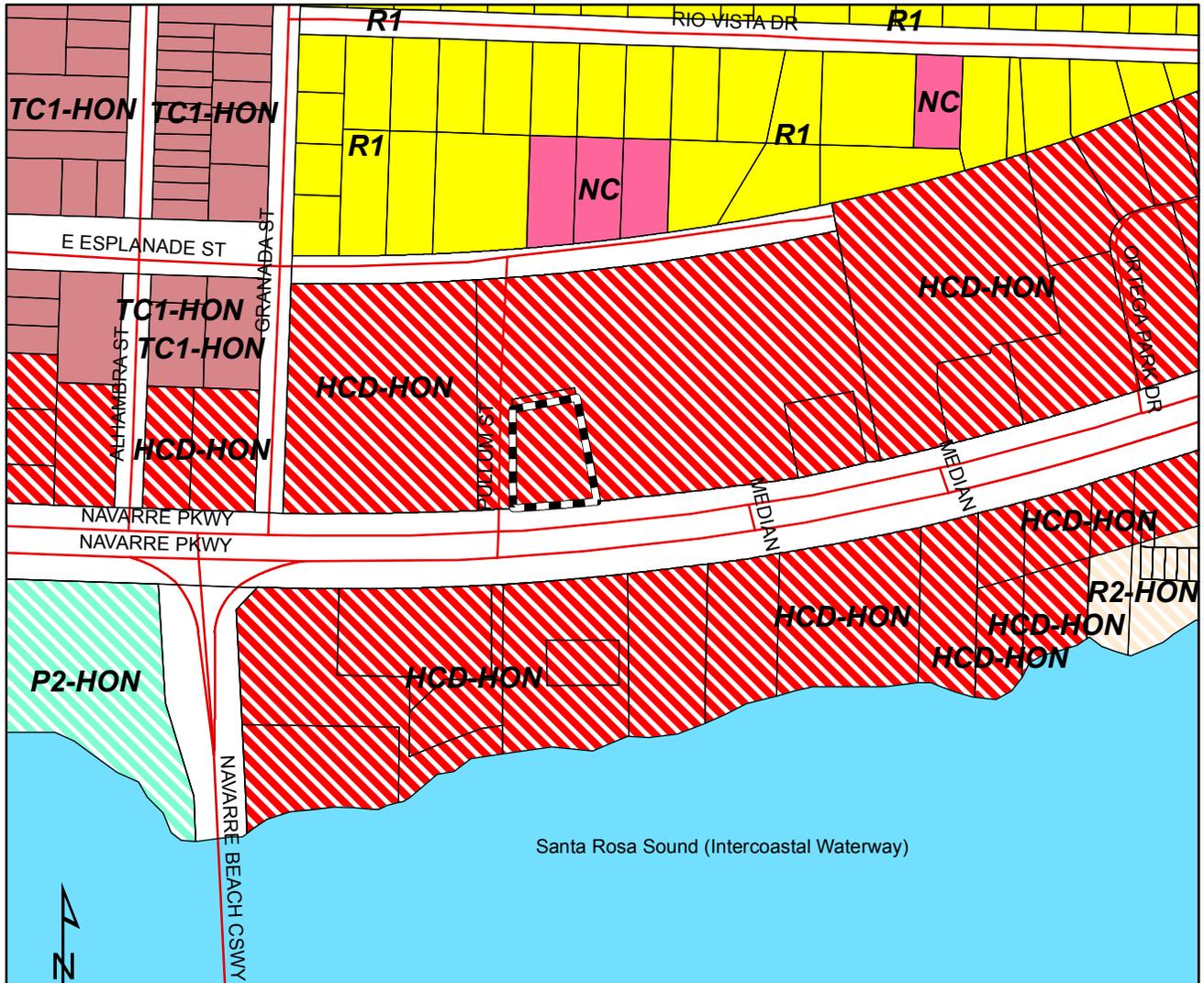
**There are no potential building code issues.**

# 2016-V-065 Location



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# 2016-V-065 Zoning



### Legend



Pending Oct ZB

### Zoning

#### DISTRICT

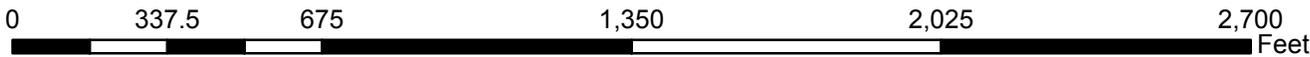
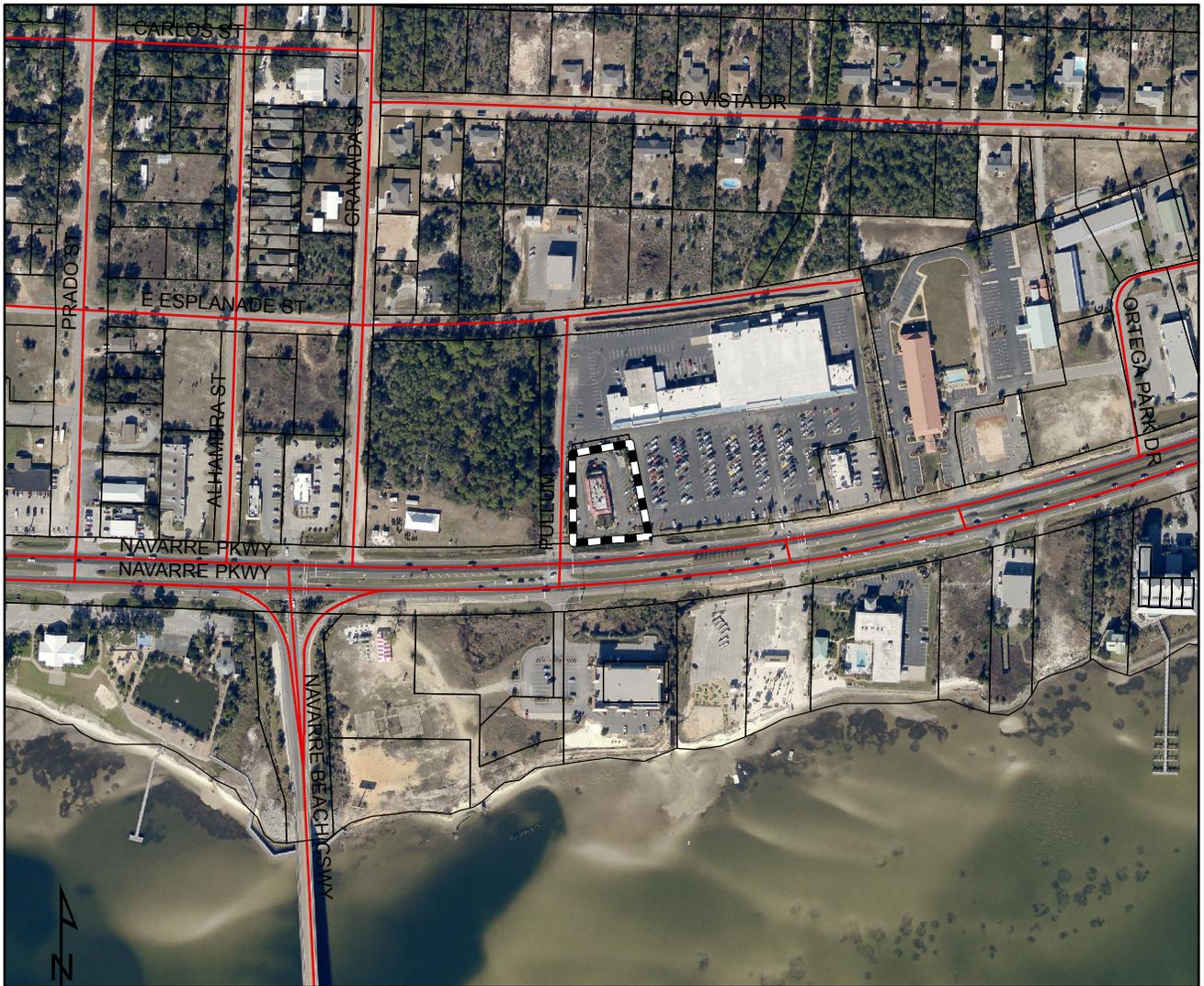
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

- |              |              |                 |
|--------------|--------------|-----------------|
| HR2          | NC           | R1M             |
| M1           | NC-APZ or CZ | R1M-APZ or CZ   |
| M1-APZ or CZ | NC-HON       | R1M-HON         |
| M1-HON       | P1           | R2              |
| M2           | P1-HON       | R2-APZ or CZ    |
| M2-APZ or CZ | P2           | R2-HON          |
| MID          | P2-APZ or CZ | R2M             |
| MIL          | P2-HON       | R2M-APZ or CZ   |
| NB-C         | PBD          | R3              |
| NB-CON/REC   | PID          | RAIL            |
| NB-HD        | PUD          | RR1             |
| NB-MD        | R1           | RR1-APZ or CZ   |
| NB-MHD       | R1-APZ or CZ | STATE           |
| NB-PMUD      | R1-HON       | STATE-APZ or CZ |
| NB-SF        | R1A          | TC1-HON         |
| NB-U         | R1A-HON      | WATER           |

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2016-V-065  
2014 Aerial

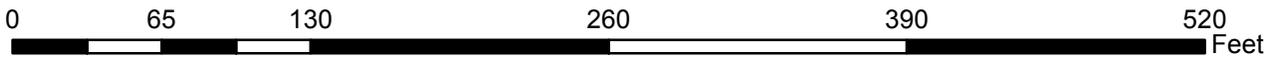
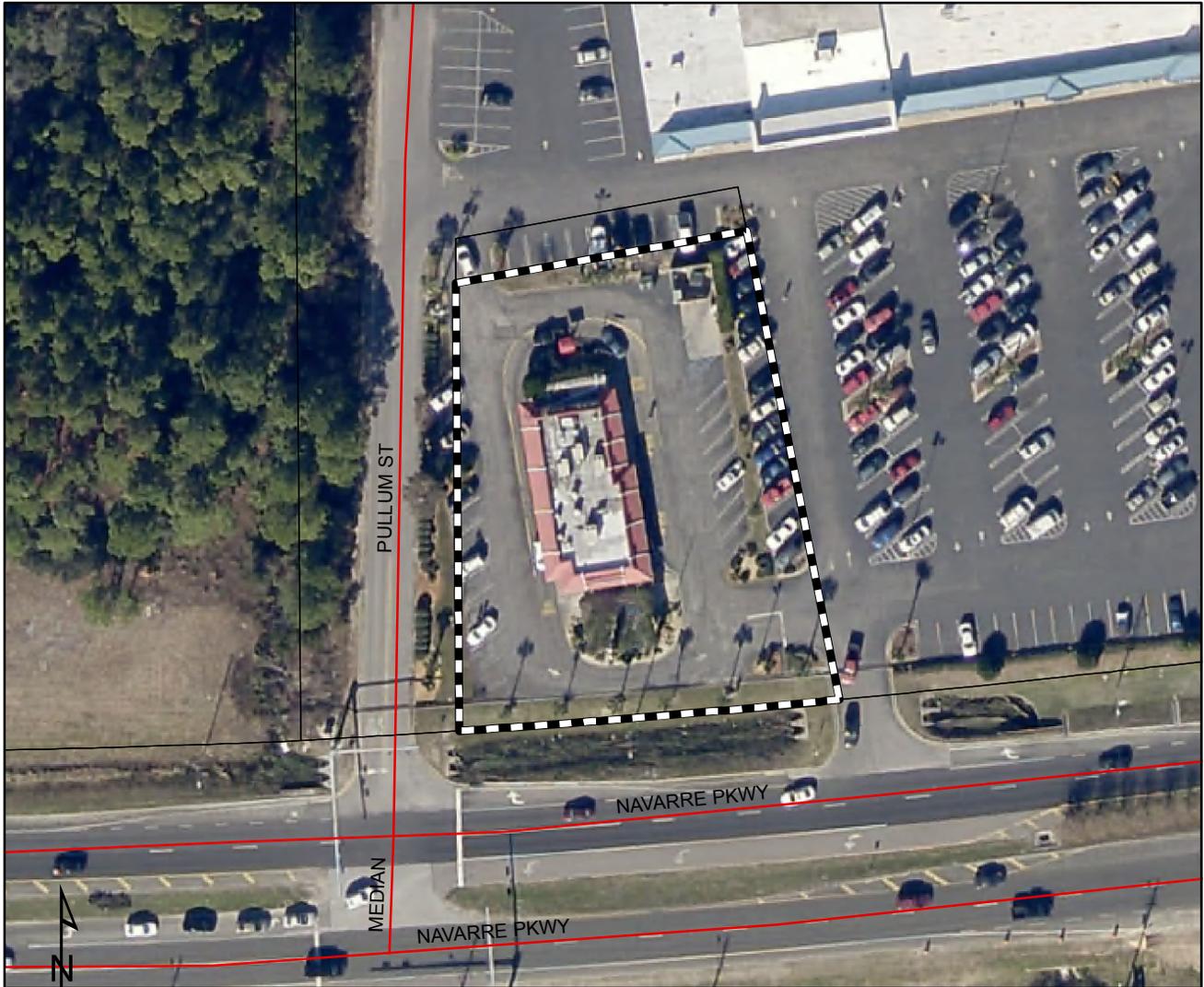


Legend

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# 2016-V-065 Closeup Aerial



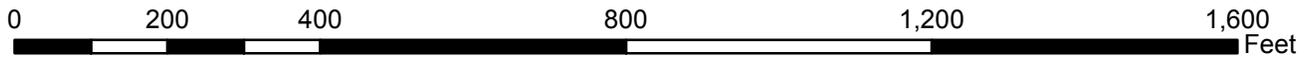
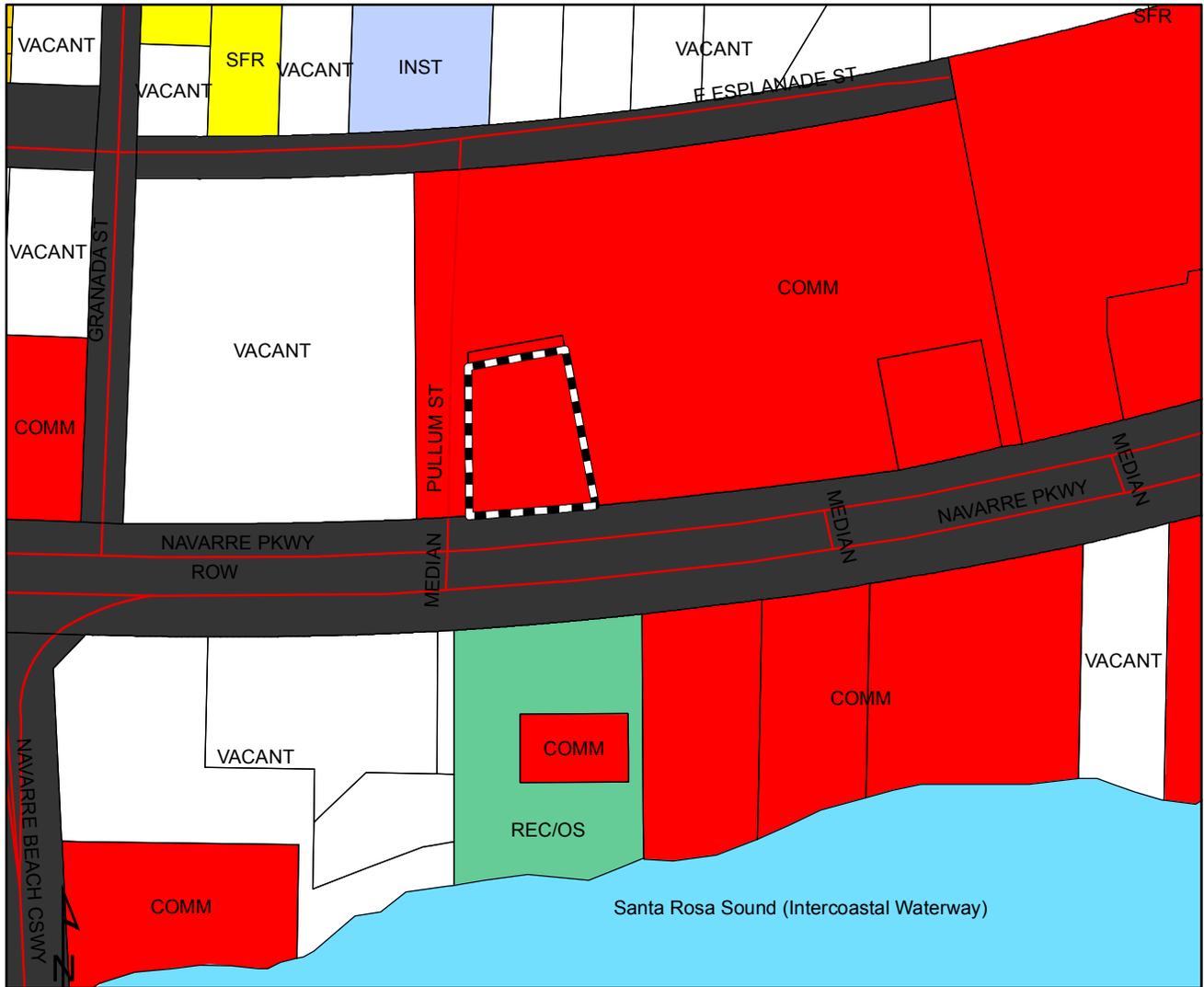
## Legend

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# 2016-V-065 Existing Land Use



**Legend**



Pending Oct ZB **Existing Land Use**

**Category**

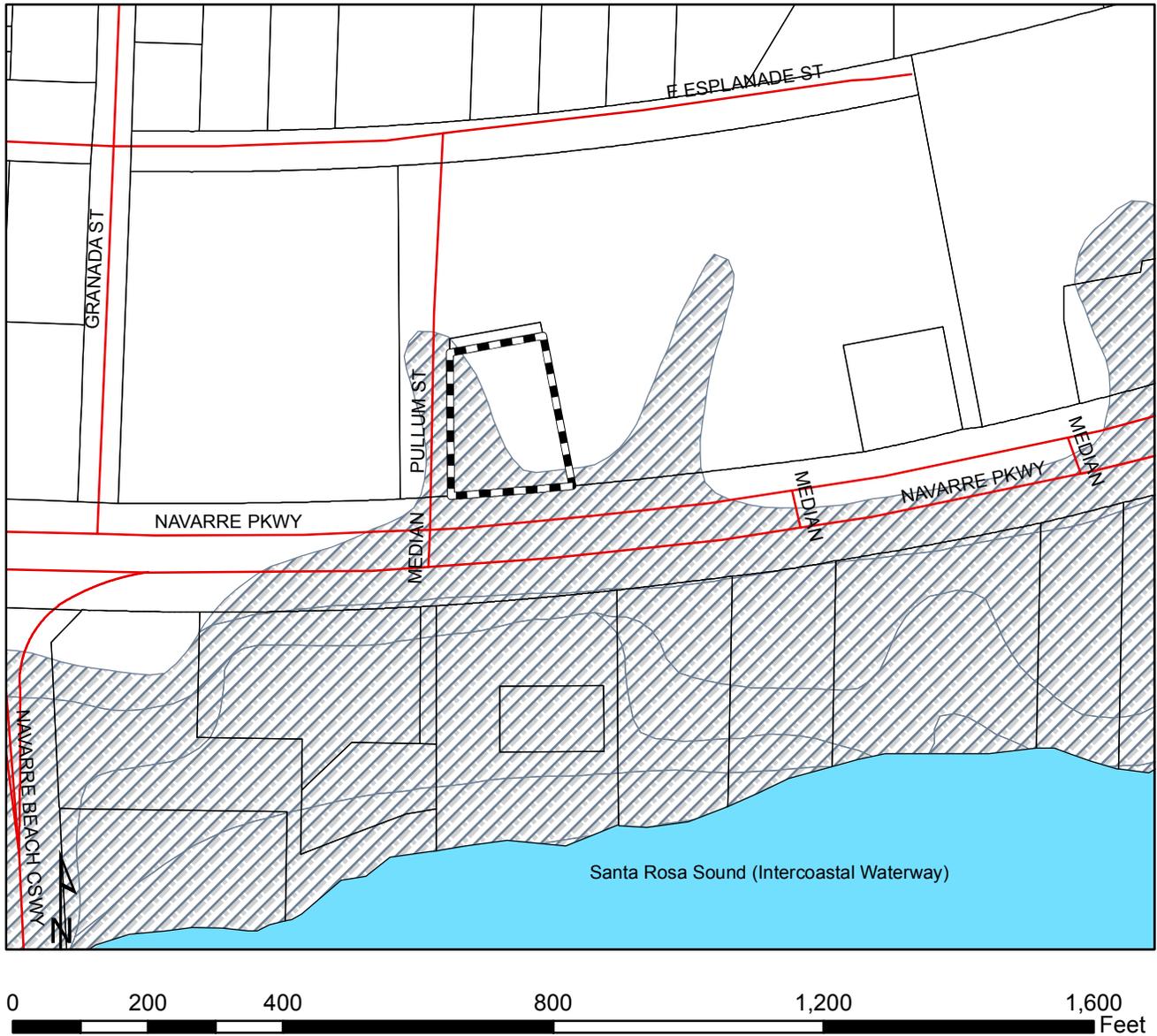
- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial (INDUS)
- Institutional (INST)
- Multi-Family Residential (MFR <5)
- Multi-Family Residential (MFR >5)
- Military (MIL)
- Mixed Residential/Commercial (MRC)

- 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-065 Stormwater Problem Area



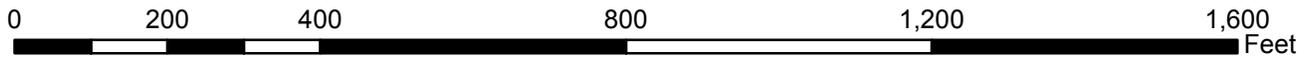
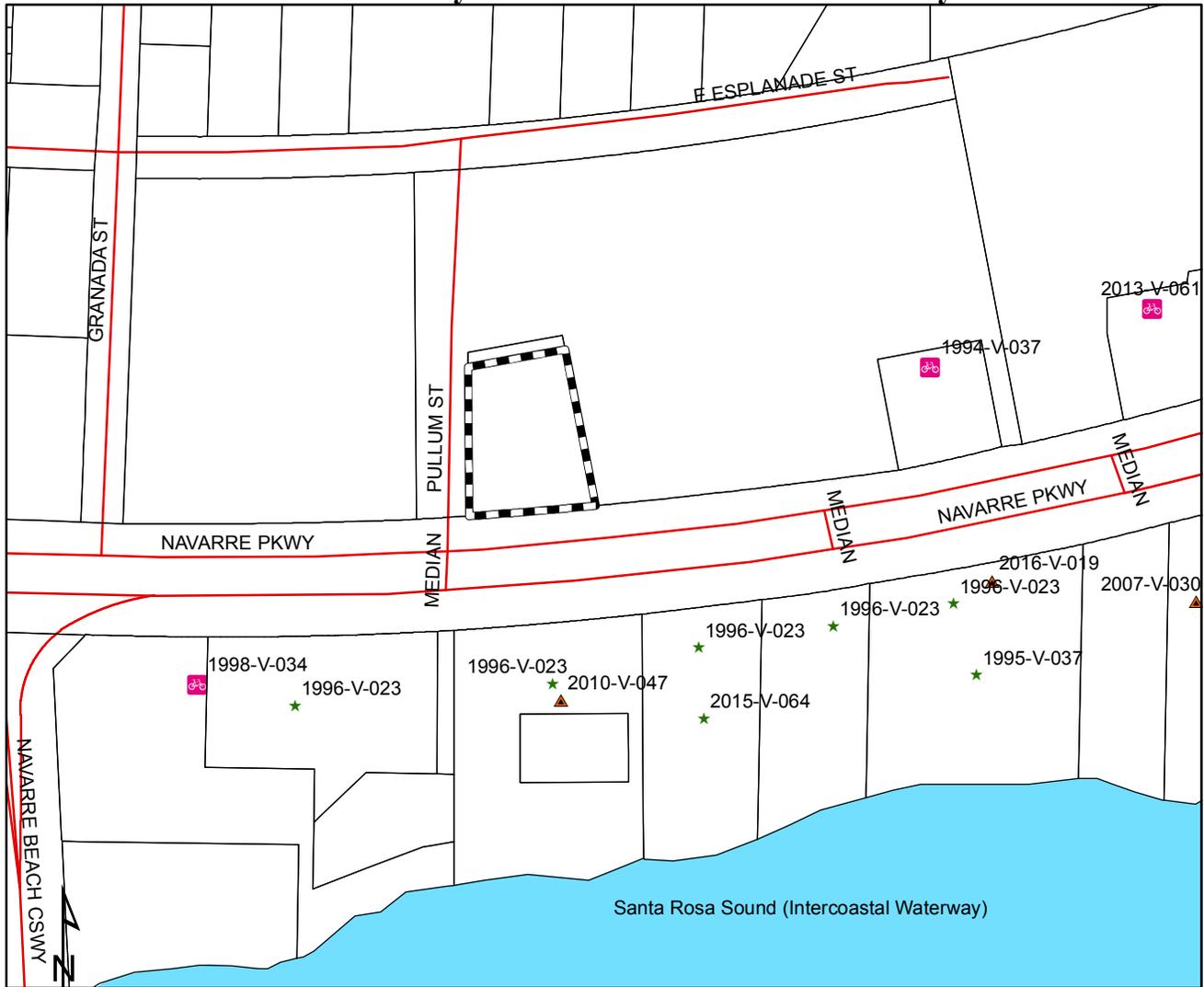
## Legend

-  Pending Oct ZB
-  Stormwater Problem Area

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**2016-V-065  
Potential Wetlands  
as indicated by the National Wetlands Inventory**



**Legend**

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# Santa Rosa County Development Services



Beckie Cato, AICP  
Planning and Zoning Director

Tony Gomillion  
Public Service Director

John T. "Tim" Tolbert  
Building and Fire Official

## Variance Application

\* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2016 -V- 065</u>	Date Received: <u>8-31-16</u>
Review Fee: <u>235+30.09</u>	Receipt No.: <u>299</u>
Zoning District: <u>HCD-HON</u>	FLUM Designation: <u>COMM</u>

± 0.789

VD # 4

**Property Owner** Property Owner Name: DAVID COSTA

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: RALPH LONG, ARCHITECT

Contact Name: BERT TURNER

Address: 601 PAPWORTH AVE. STE. 200

METAIRIE, LA 70005

Phone: 504.838.8091 Fax: 504.835.0653

Email: BERT @ MOUTENLONG.COM

**Property Information** Parcel ID Number(s): 21-25-26-0000-00117-0000  
-OR-

Street Address of property for which the Variance is requested:

8644 NAVARRE PKWY. NAVARRE, FL

Santa Rosa County Public Service Complex  
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583  
www.santarosa.fl.gov  
Office: (850) 981-7000

Inspections/Compliance Division Fax: (850) 623-1208 • Planning/Zoning Division Fax: (850) 983-9874

What is the present use of the property? RESTAURANT - EXISTING

**Variance Request**

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

VARIANCE TO REDUCE THE FRONT SETBACK FROM  
50' TO 35'

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

OWNER FEELS THAT IN LIEU OF OUTSIDE PATIO  
ADDITION THAT AN ENCLOSED PLAY STRUCTURE WILL  
BE BETTER SUITED FOR HIS CLIENTELE

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

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?

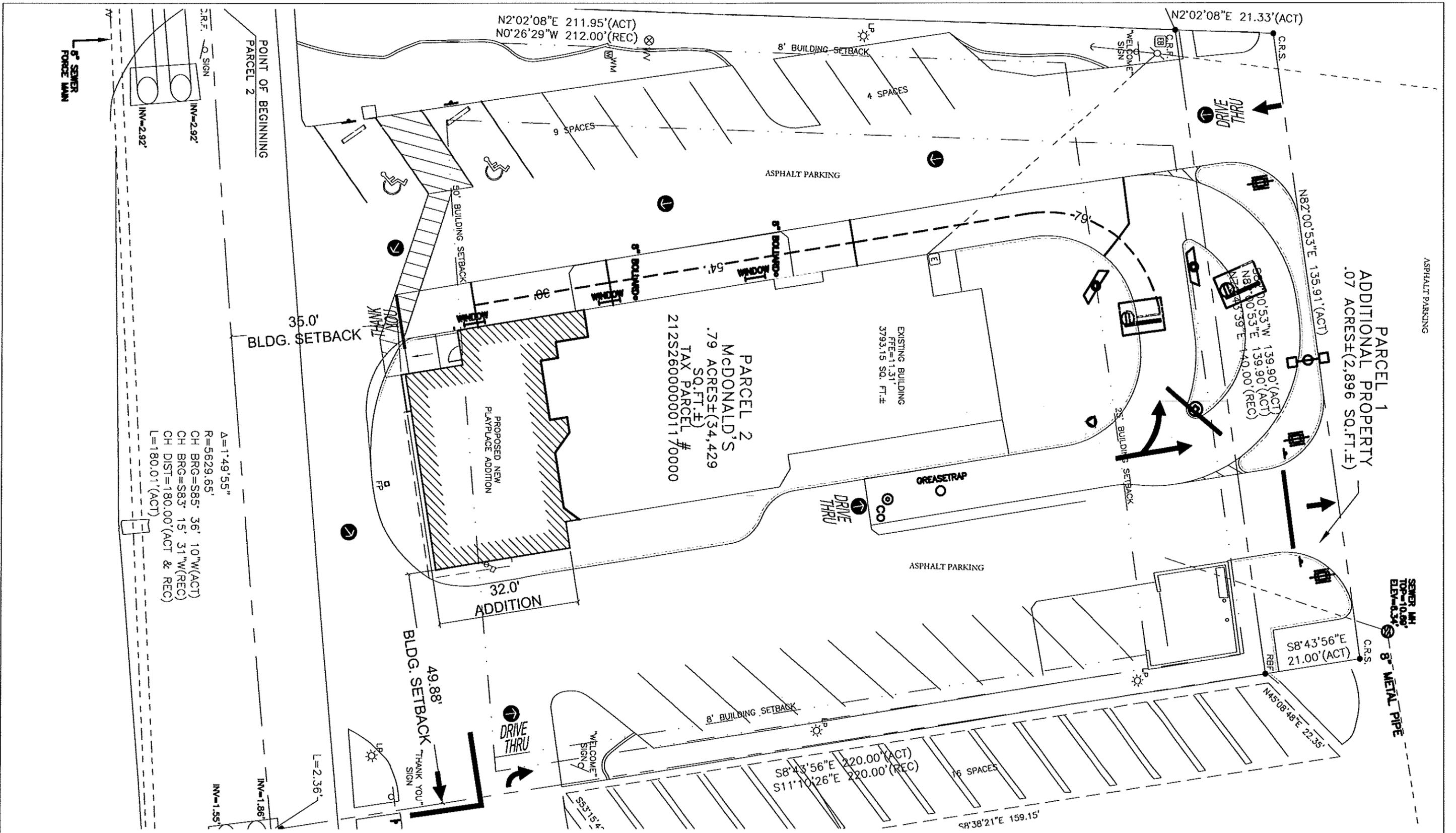
Yes  No

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



**PROPOSED SCHEMATIC SITE PLAN**

SCALE: 1" = 20'-0"

**8644 NAVARRE PKY, NAVARRE, FL**

MCD SITE #: 009-1114



601 Papworth Ave. Suite 200 Metairie, LA 70005 504.838.8991