

STAFF ANALYSIS

Variance 2016-V-001

General Information:

Project/Applicant:	Summerdale, LLC
Represented by:	Stephen Moorhead
Project Location:	Median on Summerdale Blvd., Pace, FL
Parcel Number:	10-1N-29-5278-PRIVT-LAND
Request 1:	Variance Request to reduce the setback requirement from 5 feet to 1.5 feet from any property line to accommodate an off-premises directional sign.
Request 2:	Variance Request to increase the maximum allowed sign display area from 32 square feet to 72.7 square feet to accommodate an off-premises directional sign. (LDC 8.07.02.B, 8.07.02.D)
Zoning District:	Not Zoned
Current Conditions:	Median to entrance of subdivision. The original sign was destroyed in an auto accident.

Land Development Code Criteria:

8.07.02 Permanent Off-Premise Directional Signs: Permanent off-premise directional signs for businesses and subdivisions shall be permitted and shall conform to the following requirements.

B. The advertising display area shall not exceed thirty-two (32) square feet in commercial and industrial zones and six (6) square feet in all other zones. Signs in residential zones shall only advertise residential real estate.

D. Signs shall not be placed within the road right-of-way and no closer than twenty (20) feet to the curb, edge of pavement or corner of an intersection.

Additional Considerations – Santa Rosa County Engineering Standards require a minimum width of clear zone for median signs. The minimum width as shown in the table below is the reasoning for the setback reduction to 1.5 feet from the curb.

**TABLE 3 – 13
MINIMUM WIDTH OF CLEAR ZONE**

Type of Facility	DESIGN SPEED (MPH)							
	25 and Below	30	35	40	45	50	55	60 and Above
MINIMUM CLEAR ZONE (FEET)								
Rural *	6	6 Local 10 Collectors 14 Arterials	6 Local 10 Collectors 14 Arterials	10 Collectors 14 Arterials	14 Arterials and Collectors ADT < 1500 18 Arterials and Collectors ADT ≥ 1500	14 Arterials and Collectors ADT < 1500 18 Arterials and Collectors ADT ≥ 1500	18 Arterials and Collectors ADT < 1500 24 Arterials and Collectors ADT ≥ 1500	18 Arterials and Collectors ADT < 1500 30 Arterials and Collectors ADT ≥ 1500
Urban *	1 ½	4 **	4 **	4 **	4 **	N/A **	N/A **	N/A **

* From face of curb

** On projects where the 4 foot minimum offset cannot be reasonably obtained and other alternatives are deemed impractical, the minimum may be reduced to 1 ½'.

* Use rural for urban facilities when no curb and gutter is present. Measured from the edge of through travel lane on rural section.

** Curb and gutter not to be used on facilities with design speed > 45mph.

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 and No

Staff Analysis: Staff has determined that there are special circumstances regarding the land 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 as it pertains to the setback requirements.

The applicant is seeking relief from the section of the Ordinance which regulates the setbacks for a sign. This particular parcel is unique in that it is extremely small, located in the median of the entrance to the subdivision but is not in the road right of way. The small size would make it impossible to conform to the 5 foot setback from any property line. Granting the setback variance to 1.5 feet would allow for sign placement while still conforming the engineering standards for minimum curb clearance.

The applicant is also seeking relief from the sections of the Ordinance which regulates the size for a permanent off-premises sign. Staff has determined that there are no special circumstances with regards to the request for increased allowable sign height.

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 and No

Staff Analysis: The Variance request to reduce the setbacks are necessary for the preservation and enjoyment of a substantial property right and are not merely a convenience to the property owner.

The Variance request to increase the allowable sign square footage 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, impair the public safety, or 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 and No

Staff Analysis: If authorized, a Variance to reduce the setback with special circumstances would not impair the intent of the zoning ordinance. However, if authorized, a Variance to increase the allowable sign square footage without special circumstance 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.

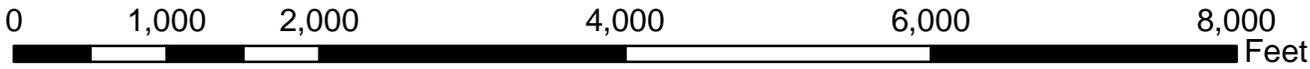
Is this criterion met? N/A

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.

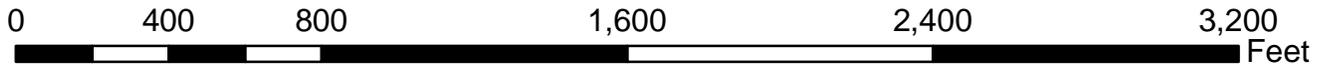
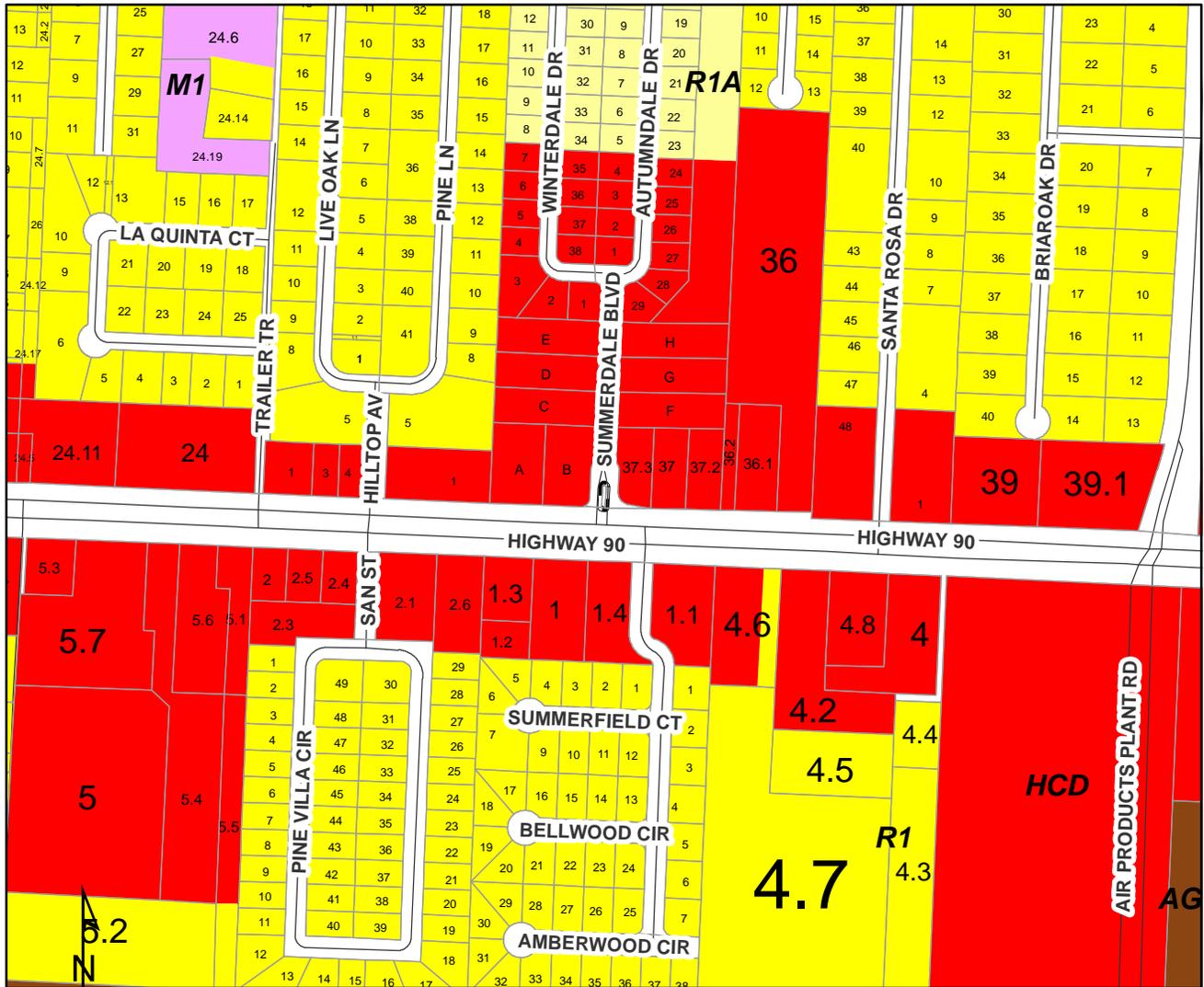
2016-V-001 Location



Legend

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2016-V-001 Zoning

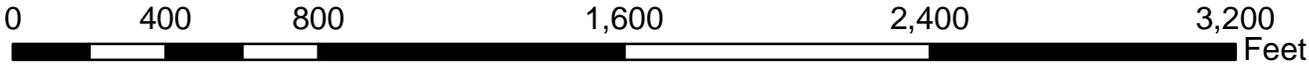
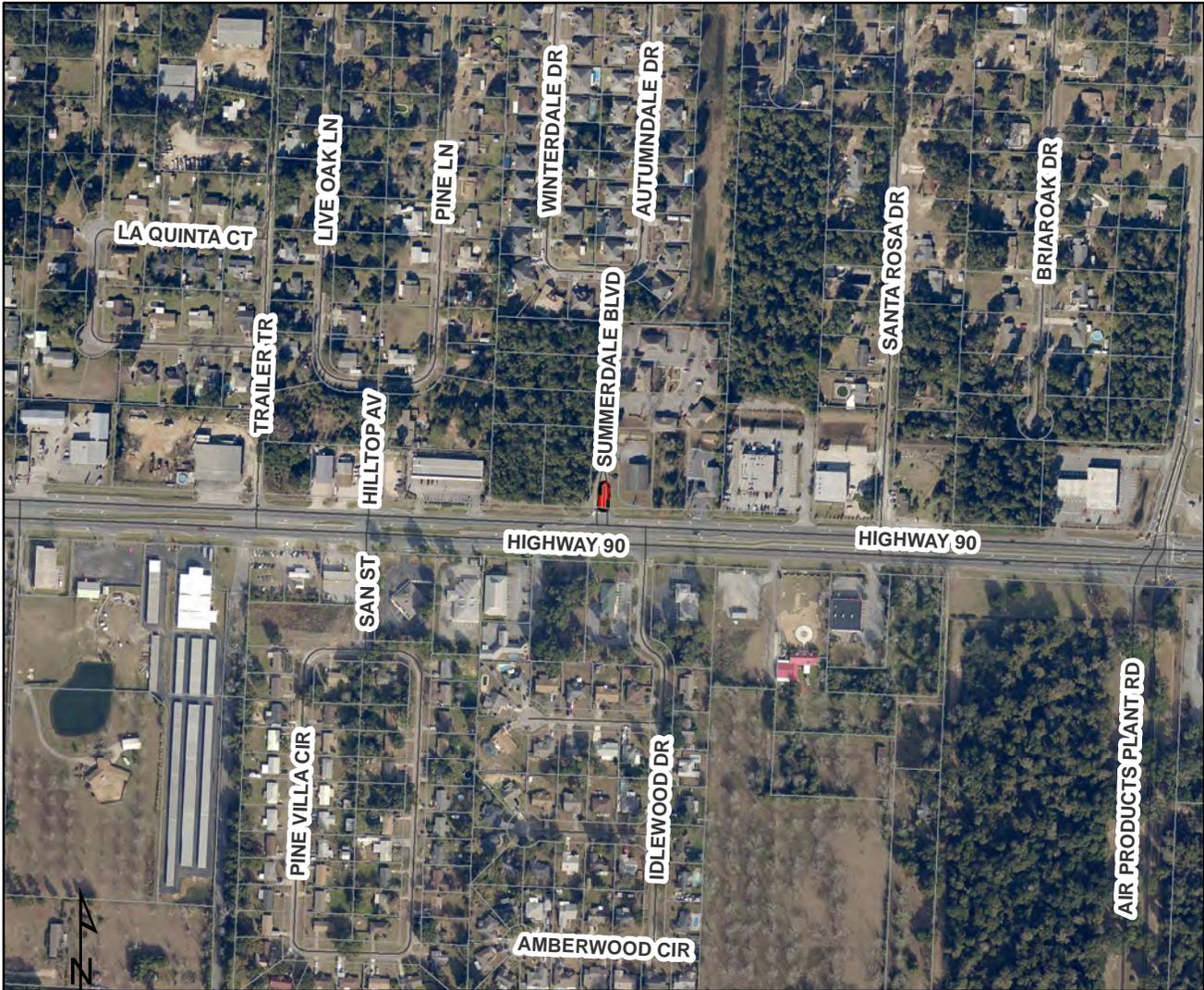


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Pending Jan ZB	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Planned Industrial Development (PID)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)
Agriculture (AG2)	Planned Business District (PBD)	Neighborhood Commercial (NC)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Medium Density (NB-MD)
AG2 within an Accident Potential Zone (AG2-APZ)	Planned Unit Development (PUD)	NC-APZ	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Planned Mixed Use Development (NB-PMUD)
Marina (C-1M)	Single Family Residential (R-1)	NC within the Heart of Navarre (NC-HON)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation (NB-CON/REC)
Marina and Yacht Club (C-2M)	R1 within an Accident Potential Zone (R1-APZ)	Passive Park (P-1)	R2 within an Accident Potential Zone (R2-APZ)	Navarre Beach - Single Family (NB-SF)
Historical/Commercial (HC-1)	R1 within the Heart of Navarre (R1-HON)	P1 within the Heart of Navarre (P1-HON)	R2 within the Heart of Navarre (R2-HON)	Navarre Beach - Medium High Density (NB-MHD)
AG2 within an Accident Potential Zone (AG2-APZ)	Active Park (P-2)	P2 within the Heart of Navarre (P2-HON)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Utilities (NB-U)
Marina (C-1M)	P2 within an Accident Potential Zone (P2-APZ)	Planned Business District (PBD)	R2M within an Accident Potential Zone (R2M-APZ)	State
HCD within an Accident Potential Zone (HCD-APZ)	P2 within the Heart of Navarre (P2-HON)	Planned Unit Development (PUD)	R2M-HON	State within an Accident Potential Zone (STATE-APZ)
HCD within the Heart of Navarre (HCD-HON)	Rural Residential Single Family (RR-1)	Single Family Residential (R-1)	Medium High Density Residential (R-3)	RAIL
HCD with the Navarre Town Center (HCD-NTC)	RR1 within an Accident Potential Zone (RR1-APZ)	Historical/Single Family (HR-1)	Navarre Town Center 1 (TC1)	Right of Ways (ROAD)
Historical/Multiple Family (HR-2)	Navarre Town Center 2 (TC2)	Historical/Multiple Family (HR-2)	Navarre Beach - Commercial (NB-C)	Military (MIL)
Restricted Industrial (M-1)	Navarre Beach - Commercial (NB-C)	Restricted Industrial (M-1)		Water
M1 within an Accident Potential Zone (M1-APZ)		M1 within the Heart of Navarre (M1-HON)		Municipal Boundaries (CITY)

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2016-V-001
2014 Aerial

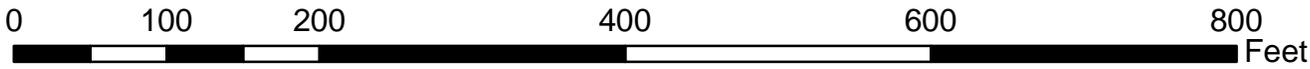


Legend

 Pending Jan ZB

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2016-V-001
2014 Close Up Aerial

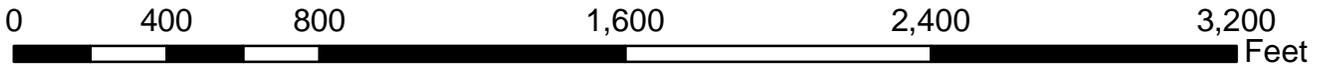
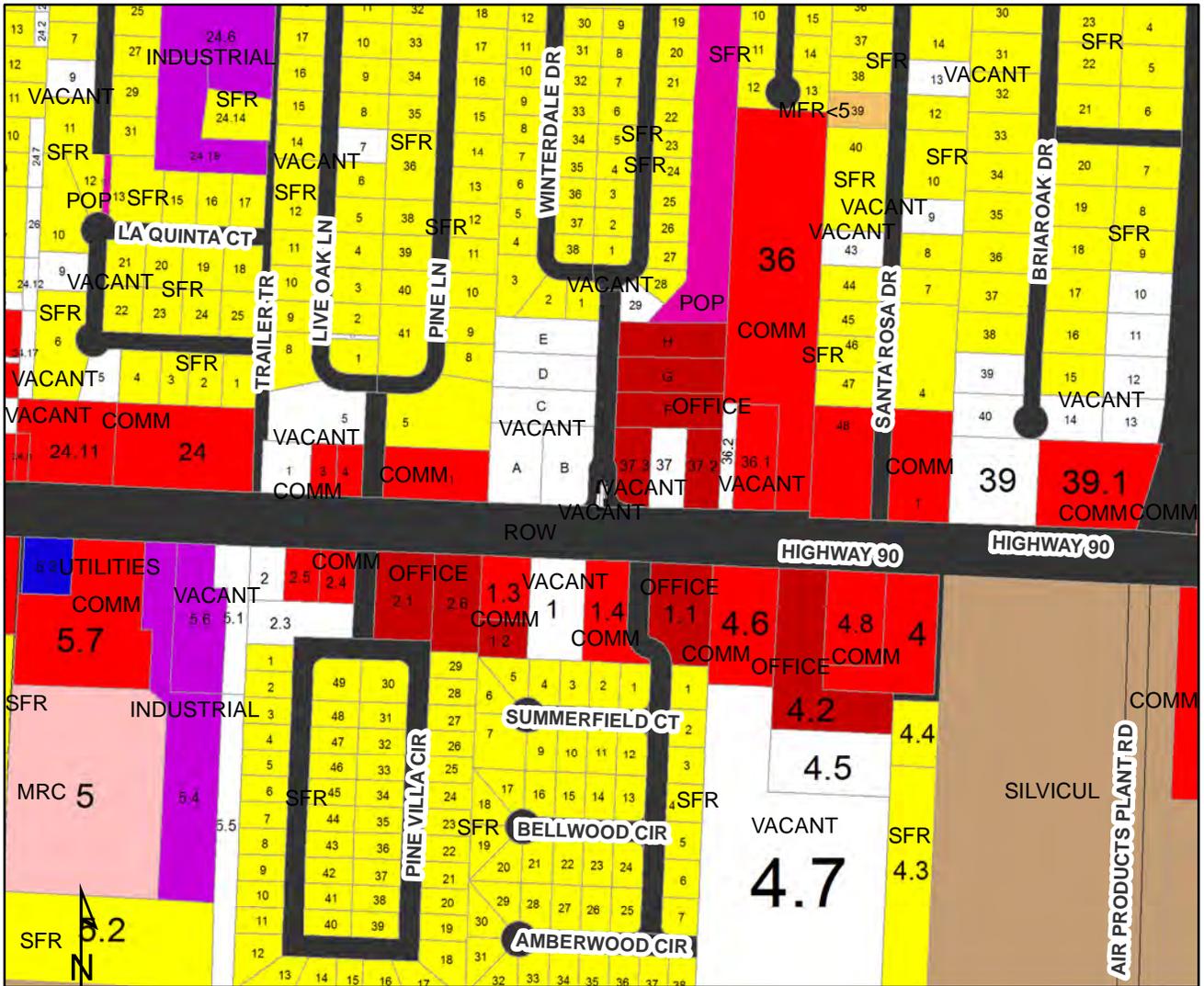


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2016-V-001 Existing Land Use



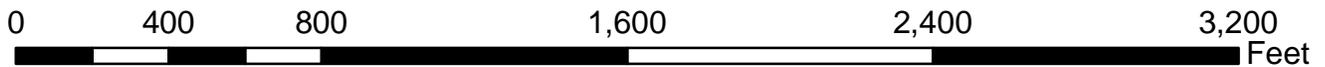
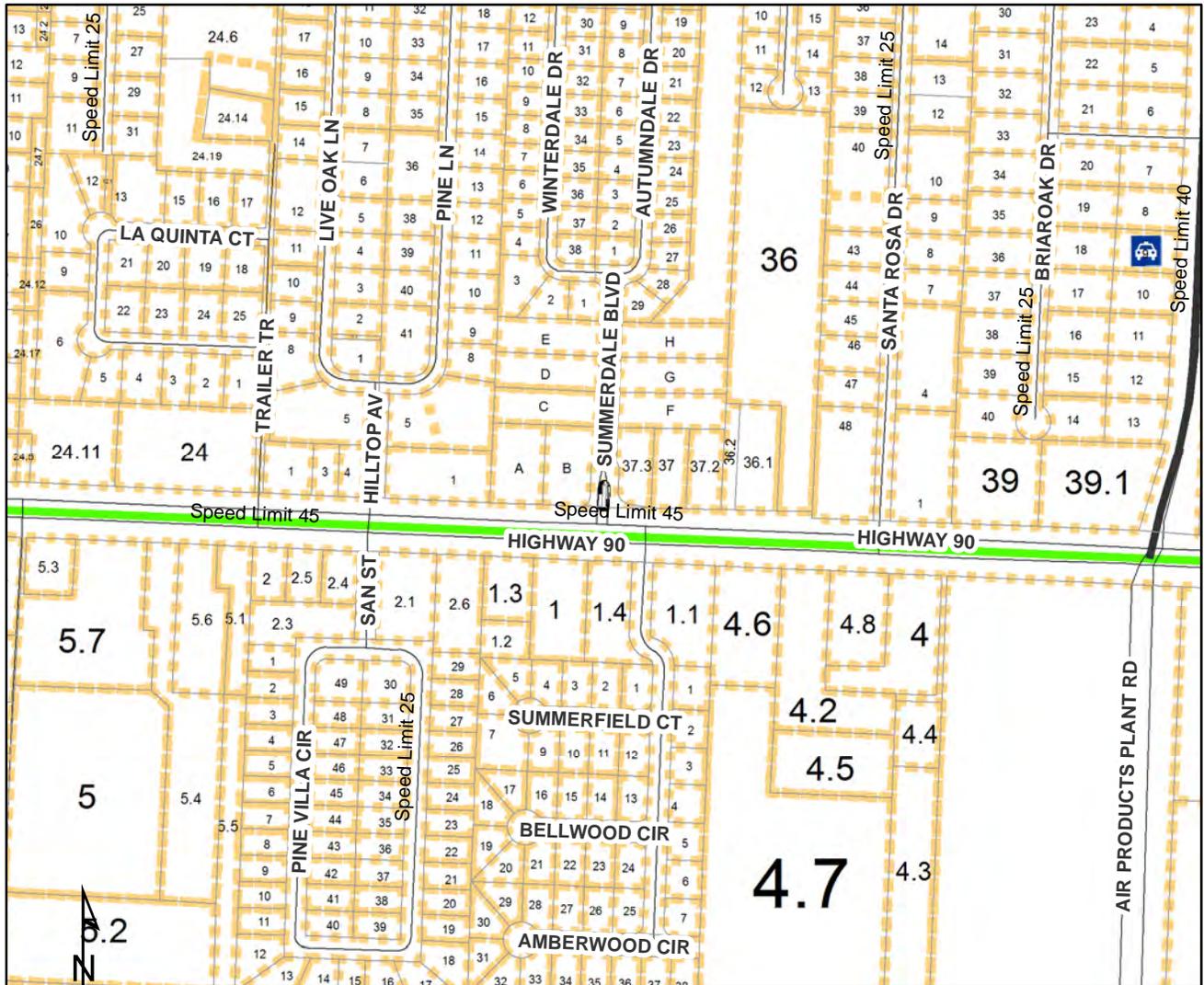
Legend

 Pending Jan ZB	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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2016-V-001 Access Management



Legend

- | | | | | | | | |
|--|----------------|--|---------------------------------|--|---|--|----------------------------|
| | Pending Jan ZB | | Principle Arterial - Interstate | | Major Collector | | Minor Subdivision Snapshot |
| | Major Arterial | | Minor Arterial | | Major Collector w/Additional Restrictions | | Minor Collector |

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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>2016-V-001</u>	Date Received:	<u>10/6/15</u>
Review Fee:	<u>235 + 736</u>	Receipt No.:	<u>313</u>
Zoning District:	<u>N/A</u>	FLUM Designation:	<u>N/A</u>

VD#1

Property Owner Property Owner Name: Summerdale, LLC
Address: 127 Palafox Place, Suite 500
Pensacola, FL 32502
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: Stephen Moorhead
Address: 127 Palafox Place, Suite 500
Pensacola, FL 32502
Phone: 850-202-8522 Fax: 850-477-0982
Email: srmoorhead@pensacolalaw.com

Property Information Parcel ID Number(s): 10-1N-29-5278-PRIVT-LAND
-OR-
Street Address of property for which the Variance is requested:

Variance Request

What is the present use of the property? Contains subdivision sign

Please describe the requested variance, including exact dimensions and purpose of the variance.
Variance is for the purpose of seeking approval for subdivision/office park sign (see attached). Variance is required to waive the setback requirements and to allow a sign of the _____ dimensions indicated on the attached.

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

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.

Seeking variance for two reasons: (1) the small size of the parcel prevents installation of any structure due to setback limitations; and (2) the size of the parcel prevents installation of a sign of sufficient size to indicate the location of the businesses.

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

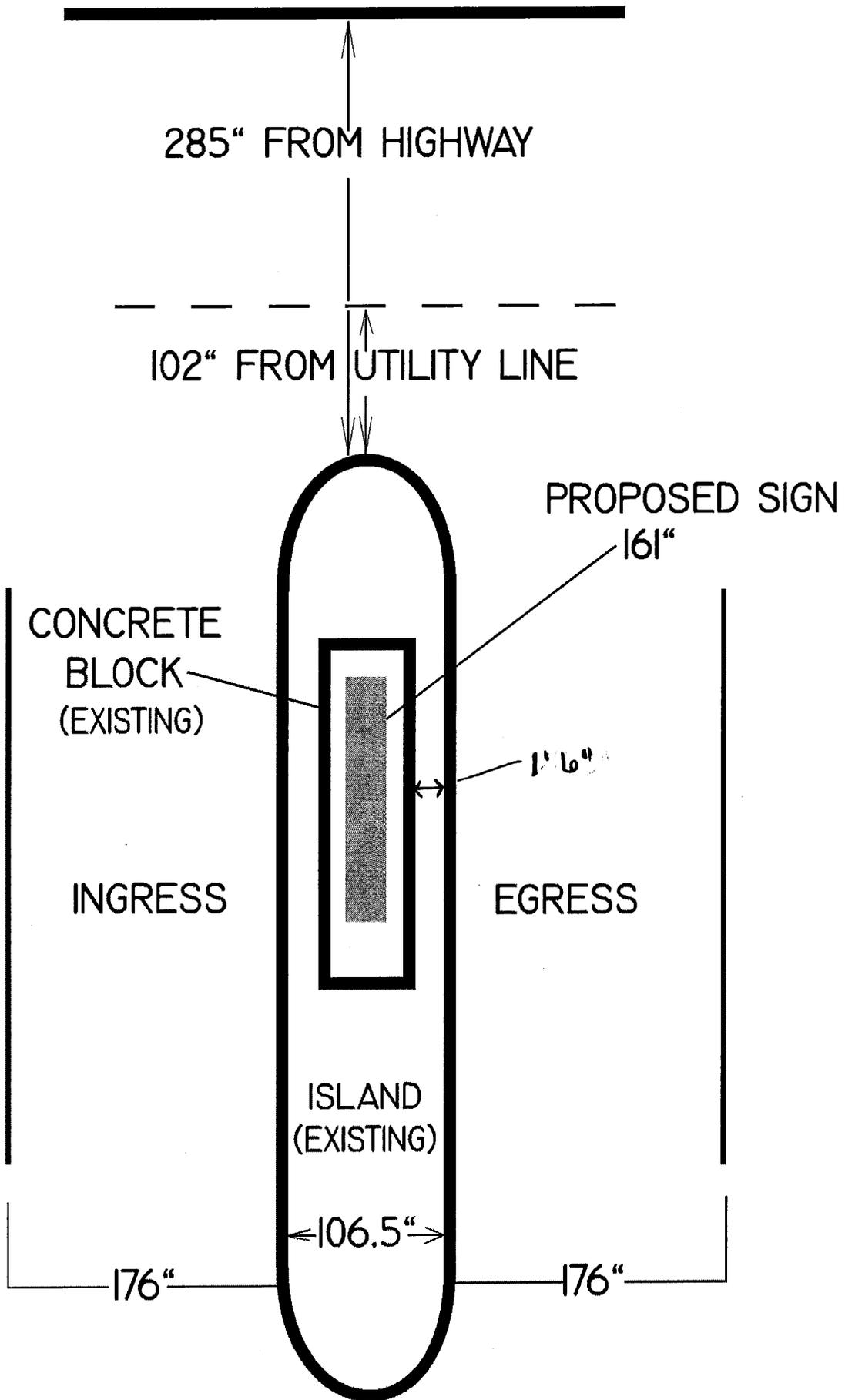
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation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

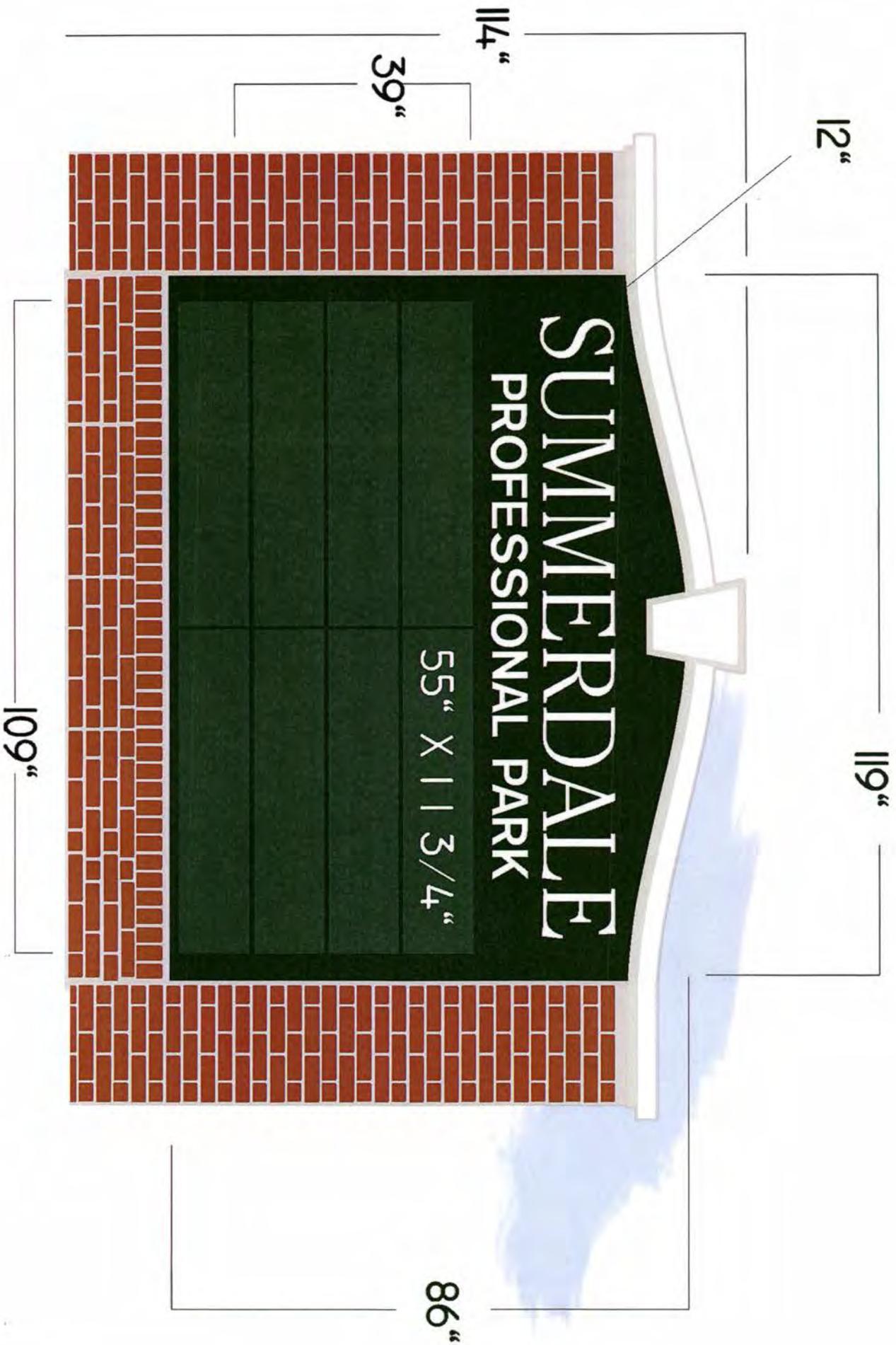
Stephen Moorhead
Applicant Name (Type or Print)

[Signature]
Applicant Signature

Attorney
Title (if applicable)

9/13/15
Date





**CITIZEN
COMMENTS
2016-V-001**

Jason McLarty

From: Roger Smith <rog.dena610@gmail.com>
Sent: Monday, December 21, 2015 7:12 PM
To: Jason McLarty
Subject: Case 2016-V-001

Follow Up Flag: Follow up
Flag Status: Flagged

December 21, 2015

Dear Mr. McCarthy,

This e-mail is being sent regarding Case # 2016-V-001 and the three variances of the county ordinance being sought by Mr. Moorhead for construction of a sign at the entrance to the Pace Office Park and the Summerdale Residential Community. As residents of the Summerdale Community, we feel that it would be most reasonable for Mr. Moorhead to have a sign constructed that falls within the current requirements of the county sign ordinance, as that should give ample visibility for advertising his law practice without being obtrusive to the entrance to our neighborhood and blocking visibility of the neighborhood sign. Thank you for your consideration of this request.

Sincerely,
Roger and Dena Smith
4675 Autumndale Drive
Pace, FL 32571
(850) 994-2168

