

STAFF ANALYSIS

Variance 2016-V-005

General Information:

Project/Applicant:	“KFC Pace”/Steve Dearing of JRN, Inc
Project Location:	4683 Highway 90, Pace, FL
Parcel Number:	14-1N-29-0000-00600-0000
Request:	Variance Request to increase the maximum allowed menu sign square footage from 24 square feet to 36 square feet. (LDC 8.06.06.B)
Zoning District:	HCD (Highway Commercial Development)
Current Conditions:	KFC restaurant. The menu board for the new KFC was not installed by the same sign company that did their other two (permitted) signs. The general contractor who installed the menu board did not realize that the menu board wasn't part of the sign permit that was permitted for the other signs on the premises.

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.

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? 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 size of a menu sign.

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? 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? 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.

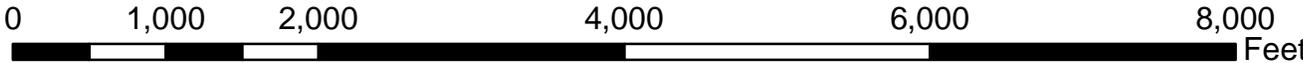
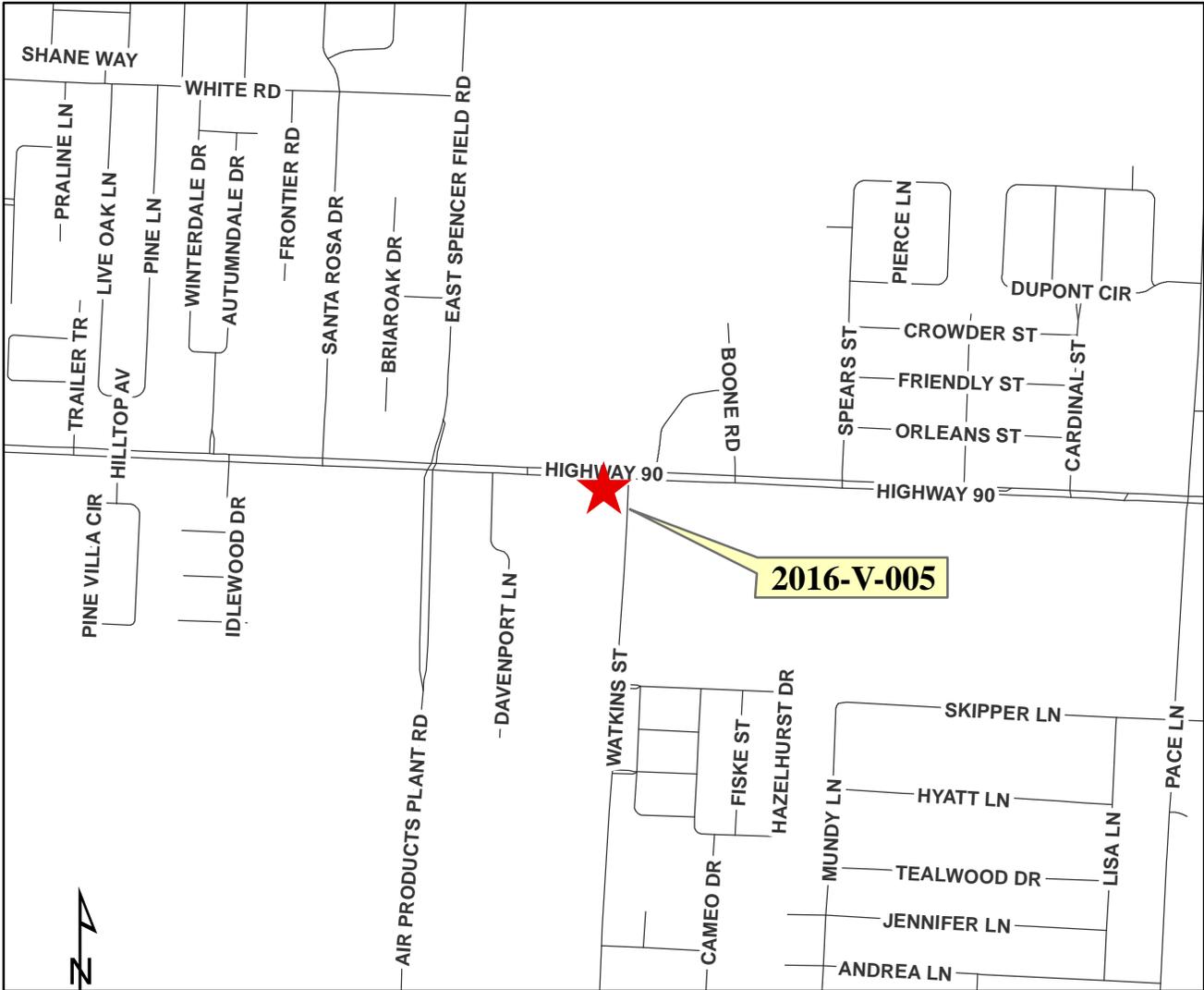
Is this criterion met? N/A

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.

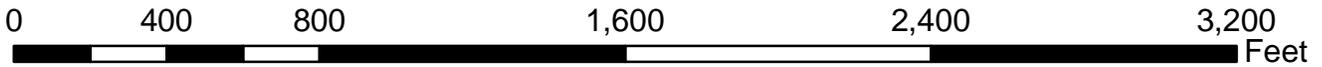
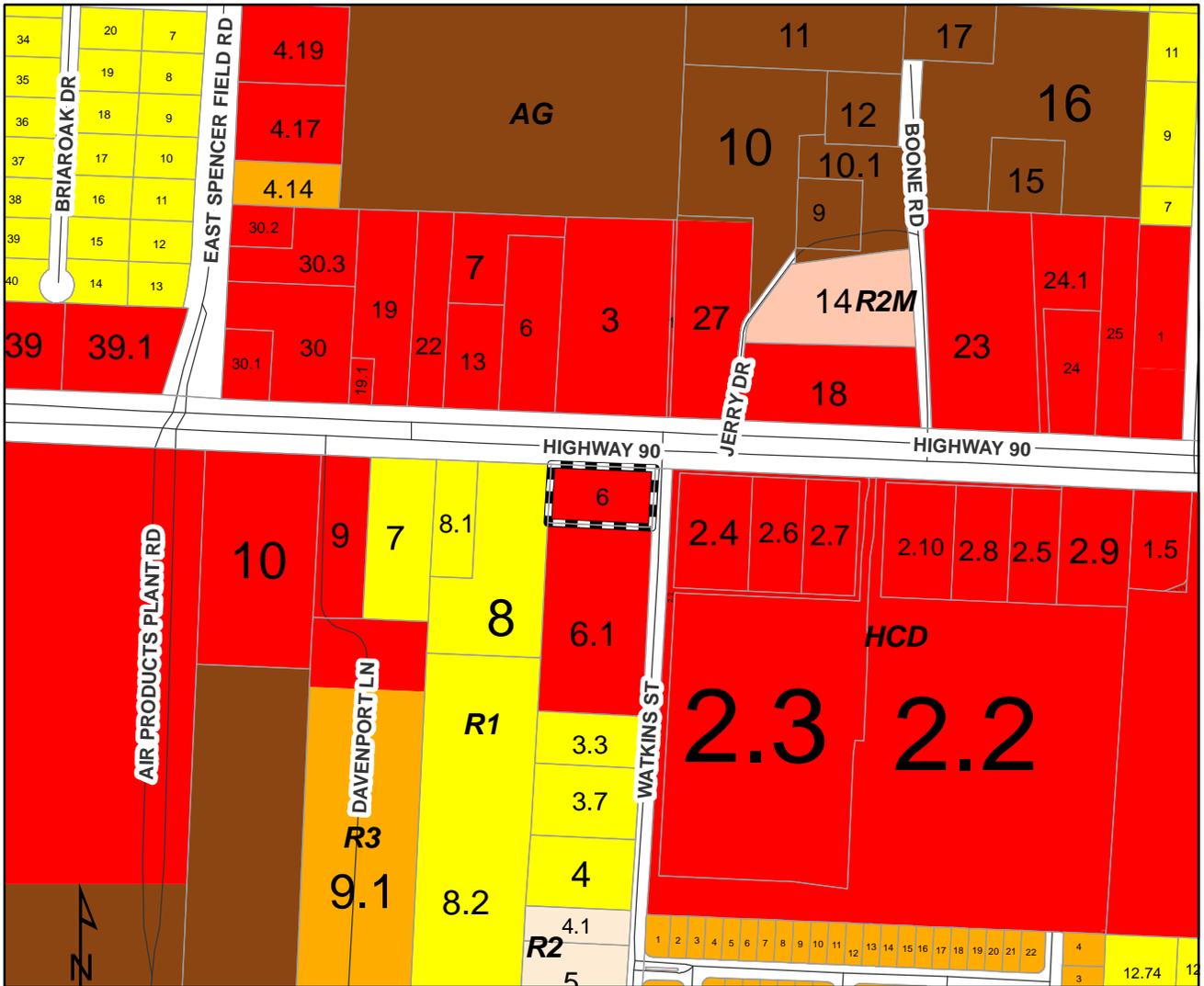
2016-V-005 Location



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 The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2016-V-005 Zoning



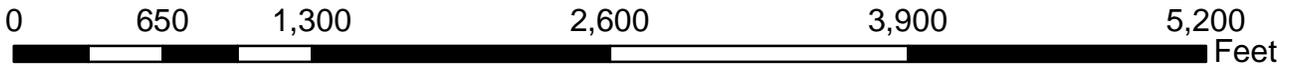
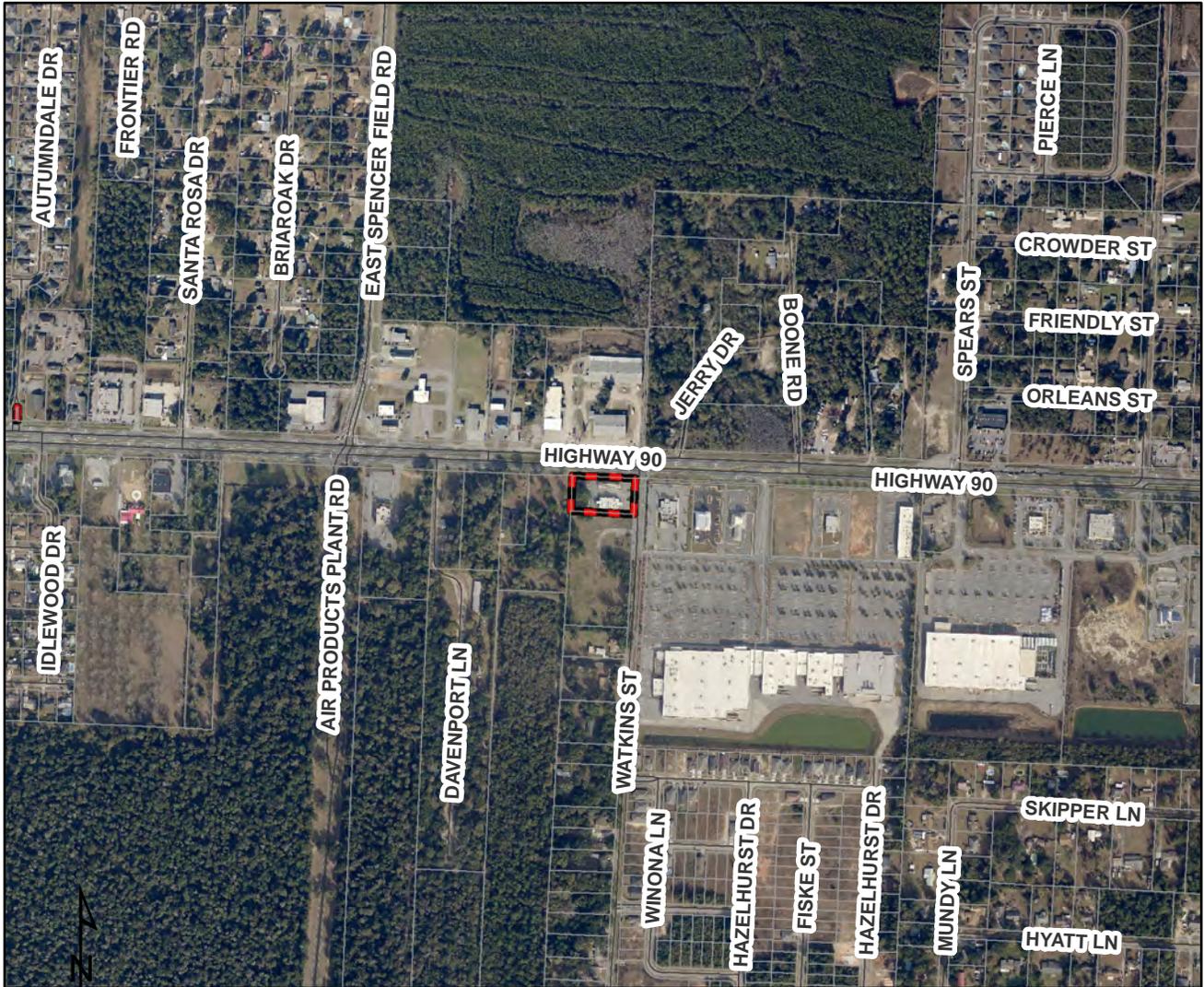
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Pending Jan ZB	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Planned Industrial Development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

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2016-V-005
2014 Aerial



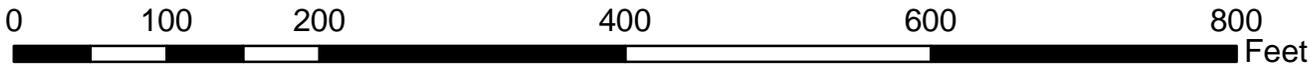
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 Pending Jan ZB

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2016-V-005
2014 Close Up Aerial

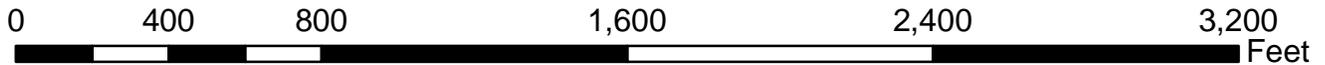
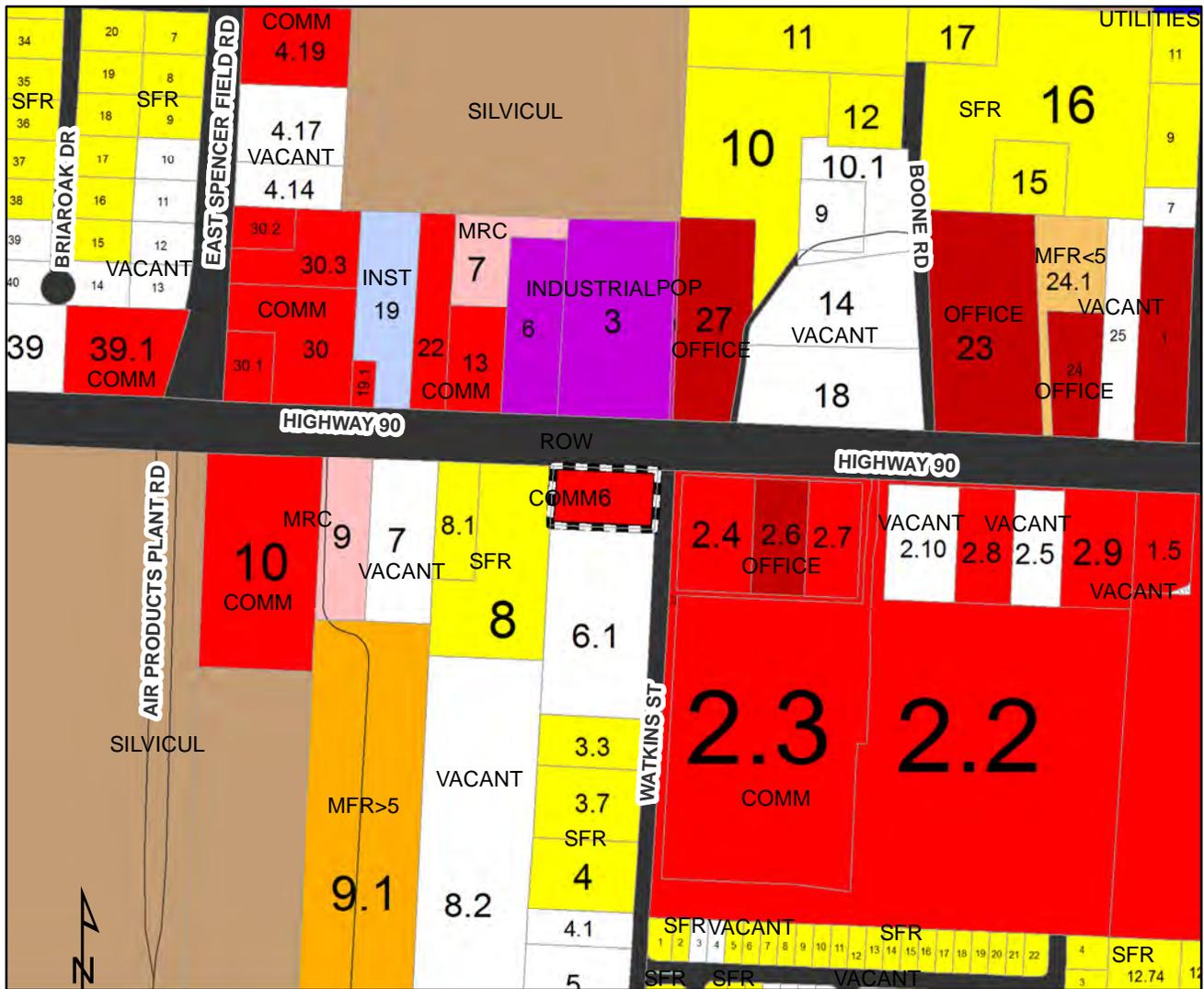


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2016-V-005 Existing Land Use



Legend



Pending Jan ZB

Existing Land Use

CATEGORY

- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial

- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

- Recreation/Open Space
- Right of Way
- Single Family Residential
- Silviculture
- Uncategorized
- Utilities
- Vacant
- Water

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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

NOV 25 '15 AM 10:12



Rhonda C. Royals
Building Official

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **			
Application No.	<u>2016-V-005</u>	Date Received:	<u>11-25-15</u>
Review Fee:	<u>\$235 + 9.20</u>	Receipt No.:	<u>410</u>
Zoning District:	<u>HCD</u>	FLUM Designation:	<u>Comm</u>

± 1.165

VD # 1

Property Owner

Property Owner Name: JRN, Inc

Address: 209 W. 7th Street

Columbia TN 38401

Phone: 931-381-3000

Fax: 931-490-4802

Email: steve.dearing@jrninc.com

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): 14-1N-29-0000-00600-0000

-OR-

Street Address of property for which the Variance is requested:

4683 Highway 90, Pace FL

Variance Request

What is the present use of the property? KFC restaurant

Please describe the requested variance, including exact dimensions and purpose of the variance.
D/t menu board is larger than allowed. 24 s.f is allowed, KFC national standard board is 36 s.f. (6'-0 3/8" x 6'-0 5/8")

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

A custom size board would require special artwork be produced and possibly require limiting menu offerings to fit on the board

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

Pleas explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.

Would require very expensive design of special artwork and approval by KFC Corporation

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.

Steve Dearing

Applicant Name (Type or Print)

V.P. Design & Construction

Title (if applicable)



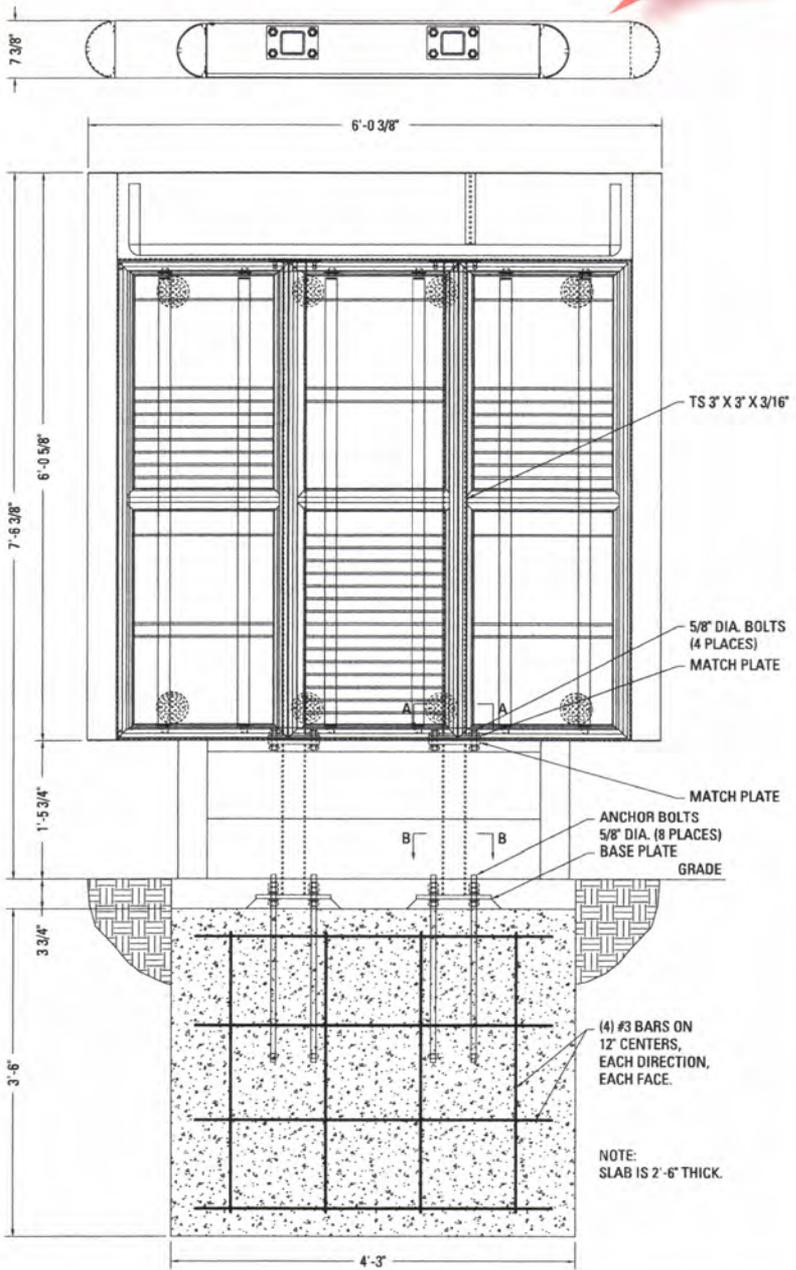
Applicant Signature

11/18/15

Date



YUM-MBS-3 • MENUBOARD 3 PANEL



DESIGN PARAMETERS:

- 110 mph wind speed 3-second gust-Exposure C.
- 300 PSF per foot of depth allowable lateral soil bearing pressure
- Compliant with national building codes and standards (IBC, UBC, BOCA, AISC, ASCE 7, ACI & Aluminum Design Manual)
- Refer to written documentation for material specifications.

YUM-MBS-3 - MENUBOARD 3 PANEL Sq. Ft.: 36.5

- Extruded aluminum frame, 7 3/8" deep
- Sufficiently ventilated to prevent condensation

Electrical:

- Lamps: (6) F60T12HO/CW
- Ballast: (1) 6 Lamp electronic ballast
- Amp Load: 1.7 amps/120 volts
- Circuits: (1) 20 amp circuits 60 HZ - UL 48 & NEC compliant

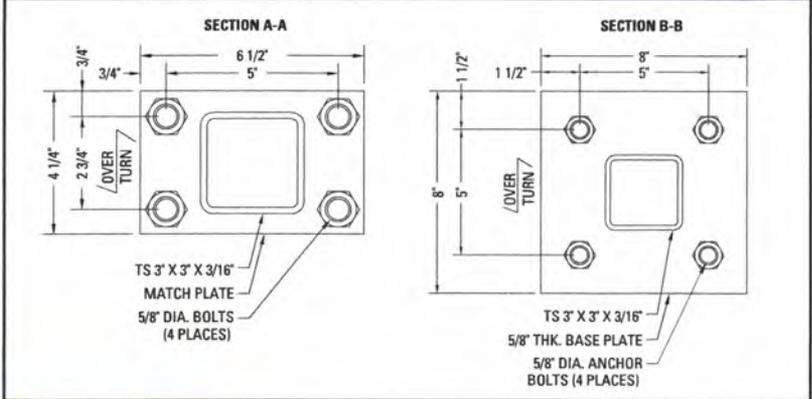
YUM-MBSADD - MENU ADDER PANEL

YUM-MBSS - DRIVETHRU MENUBOARD SHROUD

TOTAL LOAD: 1.7 amps - (1) 20 amp circuits 60 HZ

GRAPHIC & COLOR SPECIFICATIONS:

COLOR:	MODEL
Black	KL, KT & TL
Metallic Silver/Gray	KA



NOT FOR CONSTRUCTION
Dep. 03



