2012-V-041

Project Name:	n/a
Applicant and/or Property Owner:	Interfaith Ministries
Representative:	Shirley Cornett
Request:	Variances to the following to accommodate an addition: (1) to reduce the front building setback from 50 feet to 30 feet, and (2) to reduce the corner side building setback from 25 feet to 19 feet (LDC 6.05.15.I.1.b & 6.05.15.I.3.b)
Zoning District:	HCD (Highway Commercial Development District)

STAFF ANALYSIS

Variance 2012-V-041

I. Applicant:

Interfaith Ministries, represented by Shirley Cornett

II. Proposed Location:

4339 Gulf Breeze Pkwy, Gulf Breeze; this property is located on the south side of Gulf Breeze Parkway between Soundside Drive and Central Parkway in the Gulf Breeze community (Parcel Number 27-2S-28-4720-00A00-0070).

III. Request:

Variances to the following to accommodate an addition: 1) to reduce the front building setback from 50 feet to 30 feet; and 2) to reduce the corner side building setback from 25 feet to 19 feet .

IV. Land Development Code Criteria:

6.05.15 HCD - Highway Commercial Development District

I. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:

   b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

   If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirements will apply.

3. Side Setback: There shall be a five (5) foot side building setback required for commercial uses, provided, however, that on any side of a lot which abuts a residential district, there shall be a side building setback equal to two (2) times the side yard required for the residential district which it abuts. See Section 2.10.04 for exceptions.

   b) On any side of a lot or project parcel which abuts any right-of-way which is not classified as an arterial road, a side building setback of twenty-five (25) feet shall be provided.

STAFF ANALYSIS

V. **<u>2.04.00 SPECIAL EXCEPTIONS AND VARIANCES</u>**: 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, but 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 main building was constructed in 1978 and thus precedes zoning in Santa Rosa County. As a result, the front building setback of the main building along Gulf Breeze Parkway is approximately 24 feet and the east side setback along Central Parkway is approximately 19 feet. These setbacks are not in compliance with Santa Rosa County's current Land Development Code requirement of 50 feet for front building setbacks along arterial roadways and 25 feet for those projects which abut any right of way which is not classified as an arterial roadway.

The applicant is seeking relief from the Ordinances which regulate the distance structures are located from property lines.

The applicant enclosed an existing concrete slab. The concrete slab measures 16 x 16 and is located within the northeast corner of the building,

contiguous to the main building that was constructed in 1978. The existing concrete slab is within the "current setbacks" that have been grand-fathered in for the main building.

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 serves merely as 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?

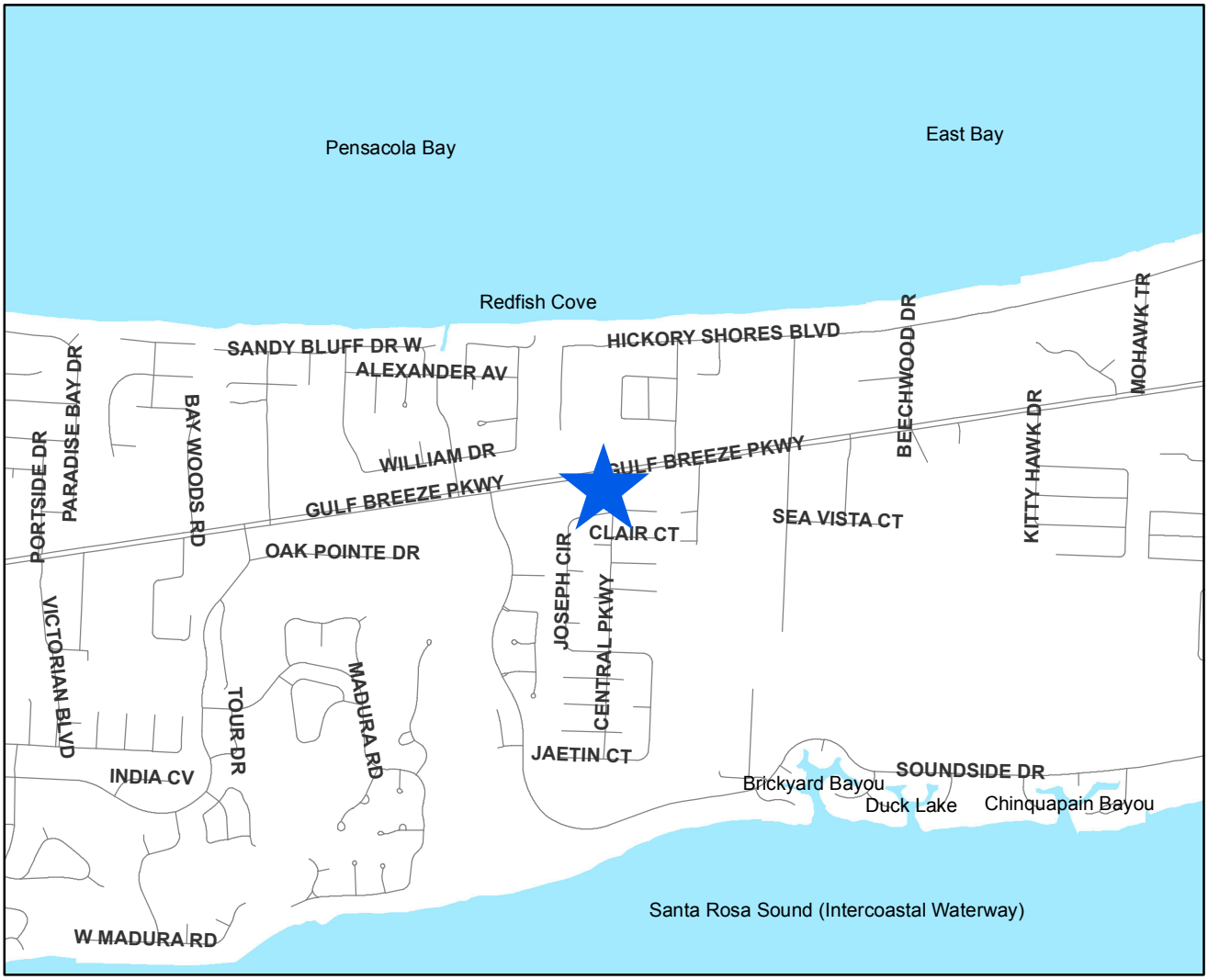
YES

Staff Analysis: The authorization of this Variance will not impair an adequate supply of light and air to adjacent property, increase congestion to public streets, or impair the public safety. Although located on the corner closest to the intersection, the proposed addition will not impair visibility within the corner clearance area of the intersection. It is unknown whether the 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?** **YES** **Staff Analysis: If authorized, a Variance with special circumstances will 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. 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.**
6. Santa Rosa County Comprehensive Plan, Transportation Element, Policy Objective 4.1.A : Continue to provide and maintain a safe, convenient, efficient, and cost effective arterial and collector roadway network for present and future residents by implementing certain	**Is this criterion met?** **NO** **"The Land Development Code shall continue to require building setbacks on all collector and arterial roadways for the purpose of preventing building encroachment and thus permitting future safe and efficient traffic circulation at a minimal cost. For new**

regulations and guidelines through the enactment and enforcement of the Land Development Code.	**development, building setbacks on arterial roadways shall be 50 feet; building setbacks on collector roadways shall be 25 feet. Variances to these setbacks may be granted when strict application of the requirement limits all reasonable use of the property as allowed by the Future Land Use Map."**

2012-V-041
Location



0 1,500 3,000 6,000 9,000 12,000 Feet

N W E S

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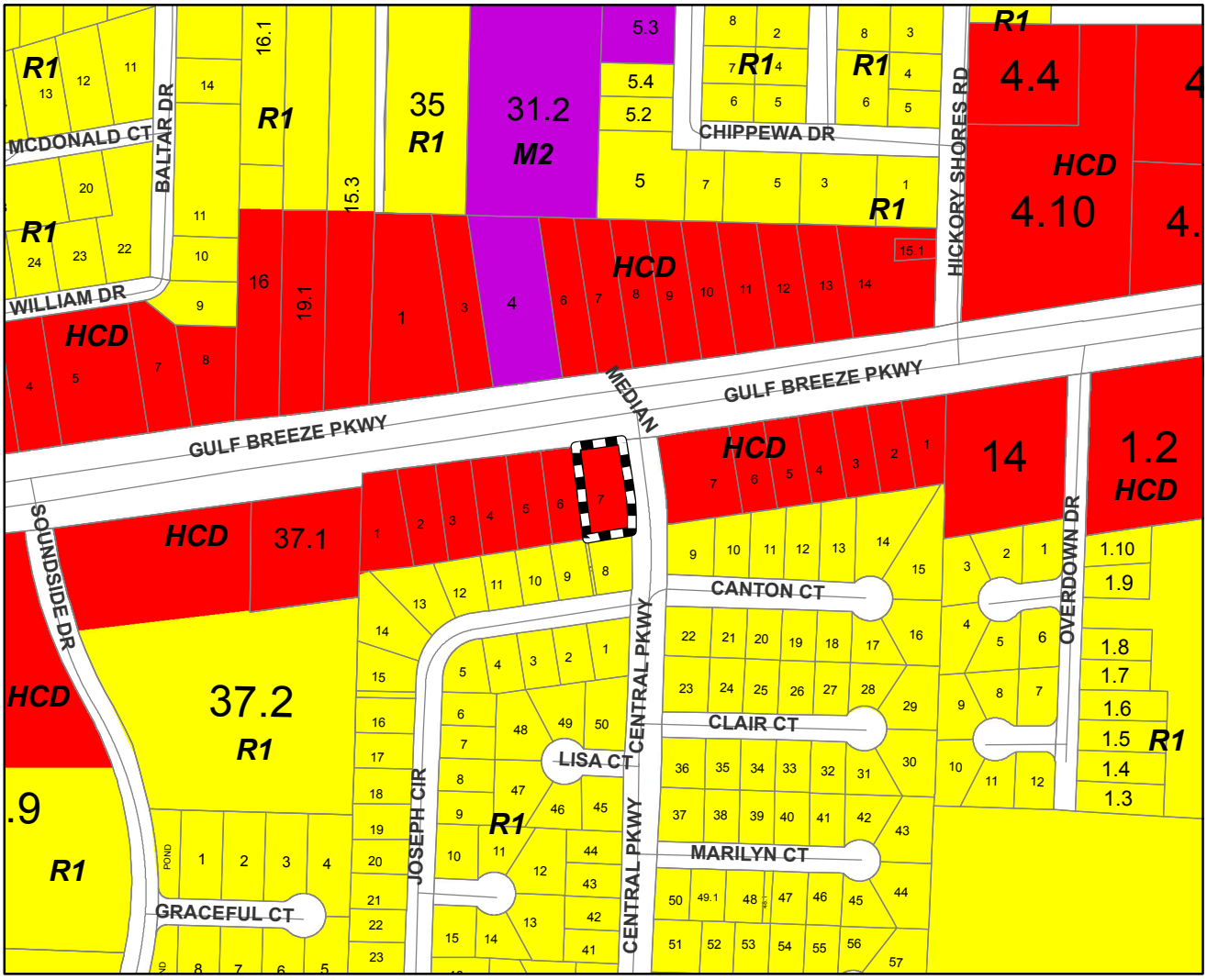
2012-V-041
Zoning



0 200 400 800 1,600 Feet

N W E S

Legend

- Agriculture/Rural Residential (AG)
- AG within an Accident Potential Zone (AG-APZ)
- Agriculture (AG2)
- AG2 within an Accident Potential Zone (AG2-APZ)
- Marina (C-1M)
- Marina and Yacht Club (C-2M)
- Historical/Commercial (HC-1)
- Highway Commercial Development (HCD)
- HCD within an Accident Potential Zone (HCD-APZ)
- HCD within the Heart of Navarre (HCD-HON)
- HCD with the Navarre Town Center (HCD-NTC)
- Historical/Single Family (HR-1)
- Historical/Multiple Family (HR-2)
- Restricted Industrial (M-1)
- M1 within an Accident Potential Zone (M1-APZ)
- M1 within the Heart of Navarre (M1-HON)
- General Industrial (M-2)
- M2 within an Accident Potential Zone (M2-APZ)
- Planned Industrial Development (PID)
- Neighborhood Commercial (NC)
- NC-APZ
- NC within the Heart of Navarre (NC-HON)
- Passive Park (P-1)
- P1 within the Heart of Navarre (P1-HON)
- Active Park (P-2)
- P2 within an Accident Potential Zone (P2-APZ)
- P2 within the Heart of Navarre (P2-HON)
- Planned Business District (PBD)
- Planned Unit Development (PUD)
- Single Family Residential (R-1)
- R1 within an Accident Potential Zone (R1-APZ)
- R1within the Heart of Navarre (R1-HON)
- Single Family Residential (R-1A)
- Mixed Residential Subdivision (R-1M)
- R1M within an Accident Potential Zone (R1M-APZ)
- R1M within the Heart of Navarre (R1M-HON)
- Medium Density Residential (R-2)
- R2 within an Accident Potential Zone (R2-APZ)
- R2 within the Heart of Navarre (R2-HON)
- Medium Density Mixed Residential (R-2M)
- R2M within an Accident Potential Zone (R2M-APZ)
- R2M within the Navarre Town Center (R2M-NTC)
- Medium High Density Residential (R-3)
- Rural Residential Single Family (RR-1)
- RR1 within an Accident Potential Zone (RR1-APZ)
- Navarre Town Center 1 (TC1)
- Navarre Town Center 2 (TC2)
- Navarre Beach - Commercial
- Hotel - Navarre Beach
- Navarre Beach - High Density
- Navarre Beach -Medium Density
- Navarre Beach - Planned Mixed Use Development
- Navarre Beach - Conservation/Recreation
- Navarre Beach - Single Family
- Navarre Beach - Medium High Density
- Navarre Beach - Utilities
- State
- State within an Accident Potential Zone (STATE-APZ)
- RAIL
- Right of Ways
- Military
- Water
- Municipal Boundaries

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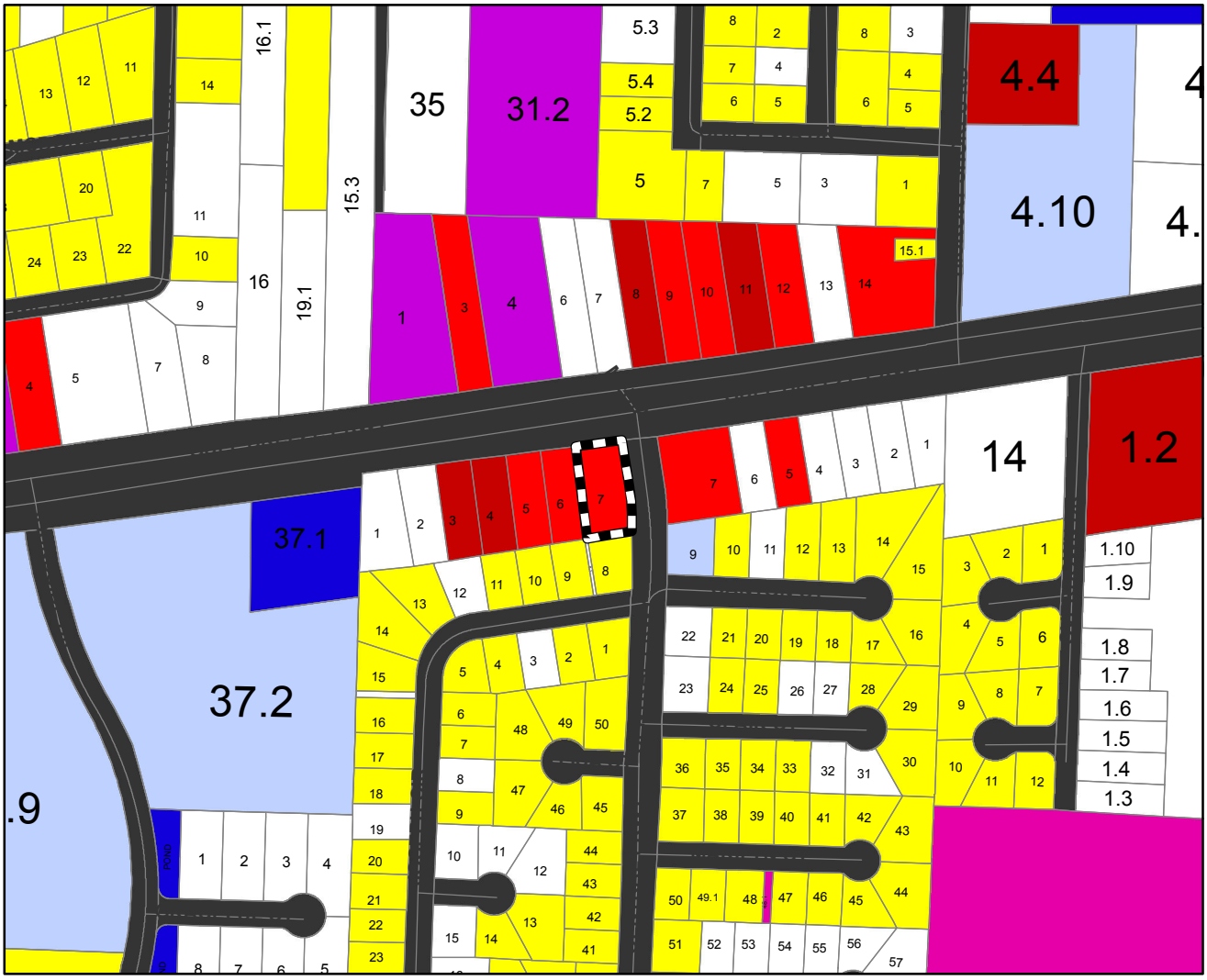
2012-V-041
Existing Land Use



Legend

Existing Land Use

CATEGORY

- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial
- Institutional (INST)
- Multi-Family Residential <5 (MFR<5)
- Multi-Family Residential >5 (MFR>5)
- Military
- 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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2012-V-041
Aerial

0 50 100 200 300 400 Feet

N
W E
S

Legend

PendingBOA

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Santa Rosa County
Development Services

Community Planning, Zoning, and Development Division
Fax: (850) 983-9874

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

Building Inspections Compliance Division
Fax: (850) 623-1208

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **			
Application No.	2012-V-041	Date Received:	8/13/12
Review Fee:		Receipt No.:	
Zoning District:	HCD	FLUM Designation:	COMM

VD# 5

Property Owner

Property Owner Name: Interfaith Ministries

Address: 4435 Gulf Breeze Pkwy
Gulf Breeze, FL 32563

Phone: 850-934-8385 Fax: 850-934-4611

Email: iministries@bellsouth.net

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: Attn: Shirley Cornett

Contact Name:

Address:

Phone: Fax:

Email:

2012 AUG 13 PM 2 39

.51 acres

Property Information

Parcel ID Number(s): 272528472000A000070

-OR-

Street Address of property for which the Variance is requested:

4339 Gulf Breeze Pkwy
Gulf Breeze, FL 32563

.552

What is the present use of the property? Thrift Store

Variance Request

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

Variance to reduce The front building setback from 50 feet to 30 feet and a variance to reduce the side building setback from 25 feet to 19 feet

to accomodate an addition.

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

See attached email

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

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

See attached email

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

Kelly Hobbs

From: Shirley Cornett [iministries@bellsouth.net]
Sent: Tuesday, August 14, 2012 11:08 AM
To: Kelly Hobbs
Subject: Page 2 of Variance Application

Kelly, Thank you and the entire team for your assistance at our meeting yesterday. Below are the explanations for the portions of the Variance Application that we left blank during our meeting. Please let me know if you need any further information. Thanks. Shirley

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

Interfaith Ministries desires to enclose (and make a part of the main building) a concrete slab that was put into place when the original building was constructed. The slab is 16′ x 16′ and is contiguous to the main building slab that was put into place in 1978 when the main building was constructed. Interfaith Ministries purchased the existing building with the attached concrete slab in 2003.

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

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

Interfaith Ministries (IM) is a 501(c)3 not-for-profit organization. The organization operates with a staff of one paid employee and 170 volunteers. The thrift shop is the major source of revenue for IM's various programs which include: financial assistance, free food and clothing to the needy citizens of Santa Rosa County (SRC); free budget counseling to assist clients in becoming self sufficient through the Life Skills program; free medical and dental care and free medications to citizens of SRC who do not have any medical insurance. Medical services are provided through Good Samaritan Clinic (GSC). In 2011, IM and GSC served over 6,700 citizens of SRC. With the addition of 256 sq. ft. of retail space, IM will be able to generate more revenue and thus be better positioned to assist additional under-served and under-resourced citizens of Santa Rosa County.

Shirley E. Cornett, Executive Director
Interfaith Ministries
4435 Gulf Breeze Parkway
Gulf Breeze, FL 32563
Phone: 850-934-6844
Fax: 850-934-4611

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.

SHIRLEY E. CORNETT
Applicant Name (Type or Print)

Shirley E. Cornett
Applicant Signature

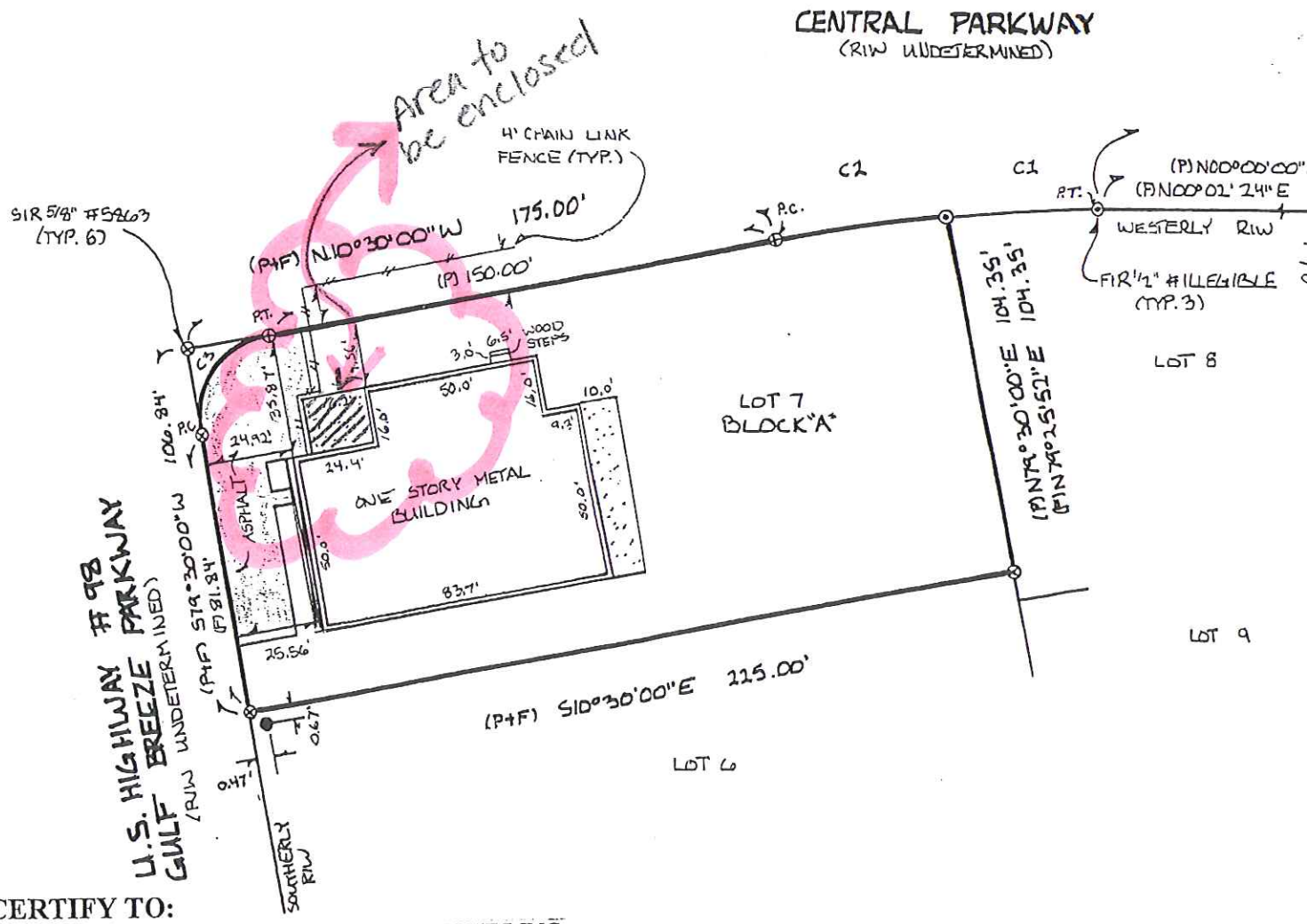
EXECUTIVE DIRECTOR
Title (if applicable)

08/13/2012
Date

2012-V-041
Site plan showing addition

(P)	C1	(F)
504.13'	R	504.13'
04° 48'08"	Δ	04°49'21"
42.25'	L	42.43'
42.24'	CD	42.42'
N02°24'04"W	CB	N02°23'17"W

(P)	C2	(F)
504.13'	R	504.13'
05°41'06"	Δ	05° 40'41"
50.02'	L	49.96'
50.00'	CD	49.94'
N07°39'27"W	CB	N07° 40'51"W



CERTIFY TO:
SOUTH SANTA ROSA INTERFAITH MINISTRIES,INC.
PEOPLES FIRST COMMUNITY BANK
SMITH, SAUER, & DEMARIA
ATTORNEYS' TITLE INSURANCE FUND, INC.

Shirley J. Cornett 8/13/12