

2015-V-038

**Applicant and/or
Property Owner:**

Trivista

Representative:

Joel Coleman of D.R. Horton

Request:

Variance to allow a 10' Landscape Buffer "A" in lieu of a 20' Landscape Buffer "C" along the East and West property lines.

(LDC 7.01.05.G)

Zoning District:

R3(Medium High Density Residential)

Variance 2015-V-038

General Information:

Applicant: Trivista

Representative: Joel Coleman of D.R. Horton

Project Location: 7000 block of Navarre Pkwy, Navarre

Parcel Number: 23-2S-27-0000-02700-0000 and
23-2S-27-0000-02626-0000

Request: Variance to allow a 10' Landscape Buffer "A" in lieu of a 20' Landscape Buffer "C" along the East and West property lines.

Current Conditions: Vacant

Land Development Code Criteria:

G. Landscaped Buffer Options

1. Use these specifications to select the desired landscaped buffer option for the building site. These buffer requirements are stated in terms of the width of the buffer yard in linear feet. To determine the total number of plants required, the length of each side of property requiring a buffer shall be divided by one hundred (100) and multiplied by the number of plants described below and the following illustration.

a. Landscaped Buffer Options Standard A Planting Requirements per 100'

	Width 20'	Width 15'	Width 10'
Canopy	1.2	1.8	2.4
Understory	.4	.6	.8
Shrubs	4	6	8

c. Landscaped Buffer Options Standard C Planting Requirements per 100'

	Width 35'	Width 30'	Width 25'	Width 20'
Canopy	4.8	5.4	6	6.6
Understory	2.4	2.7	3	3.3
Shrubs	19	22	24	28

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 landscape buffers when incompatible land uses abut one another. The property is currently vacant and is being proposed to be developed as multifamily.

The 20' Landscape Buffer "C" would require 41 canopy trees, 21 understory trees and 171 shrubs along the East and the West Property lines. The 10' Landscape Buffer "A" would require 15 canopy trees, 5 understory trees and 49 shrubs along the East and West Property lines.

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, or impair the public safety.

It is not anticipated that 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? 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

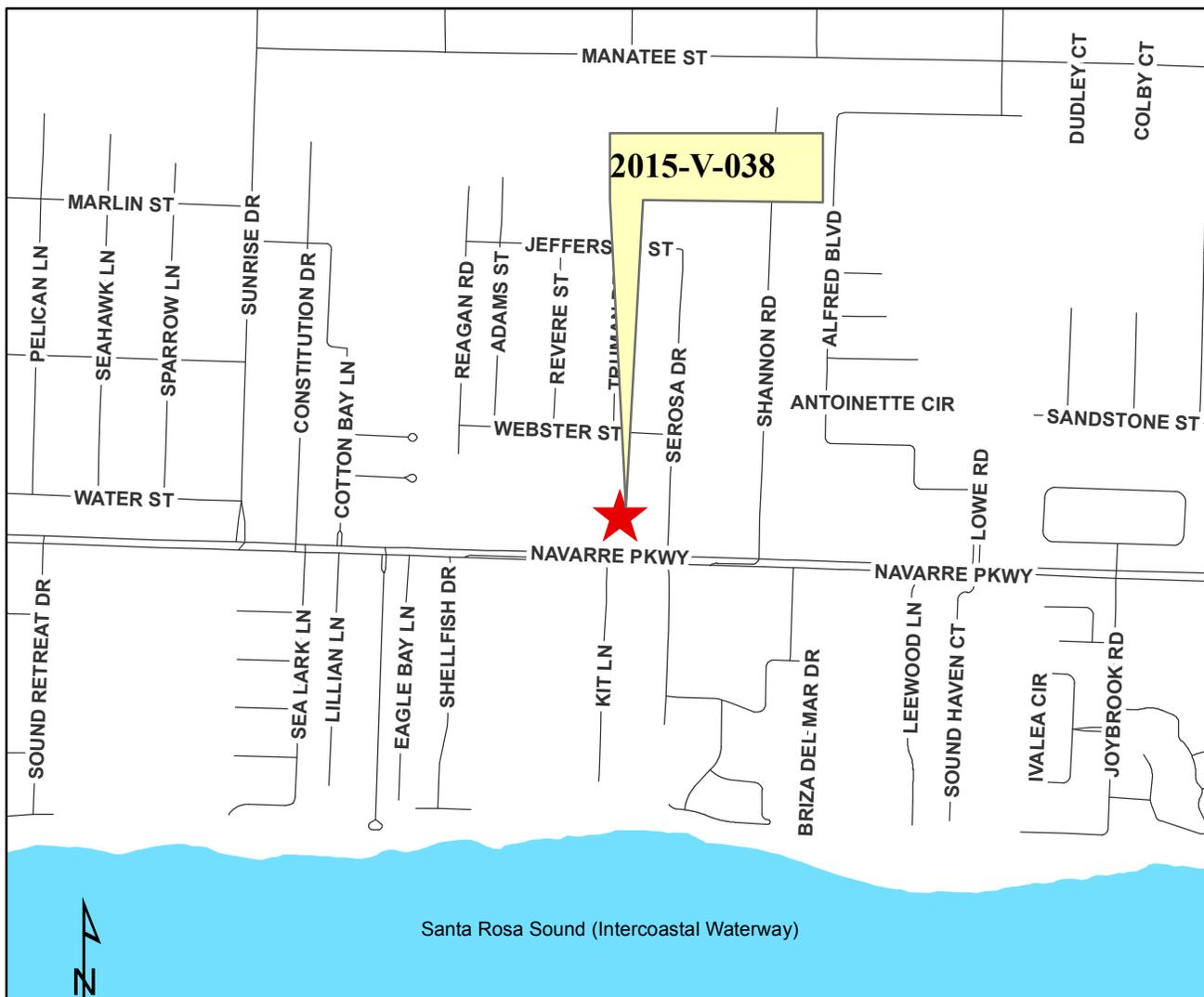
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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.

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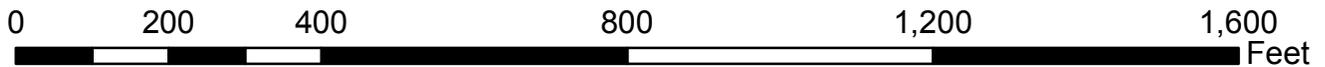
Location



Legend

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2015-V-038
Close Up Aerial



Legend

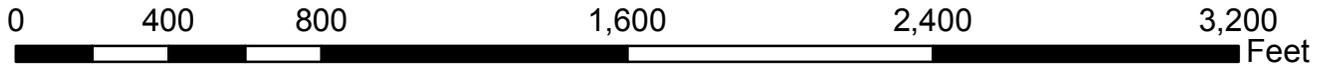
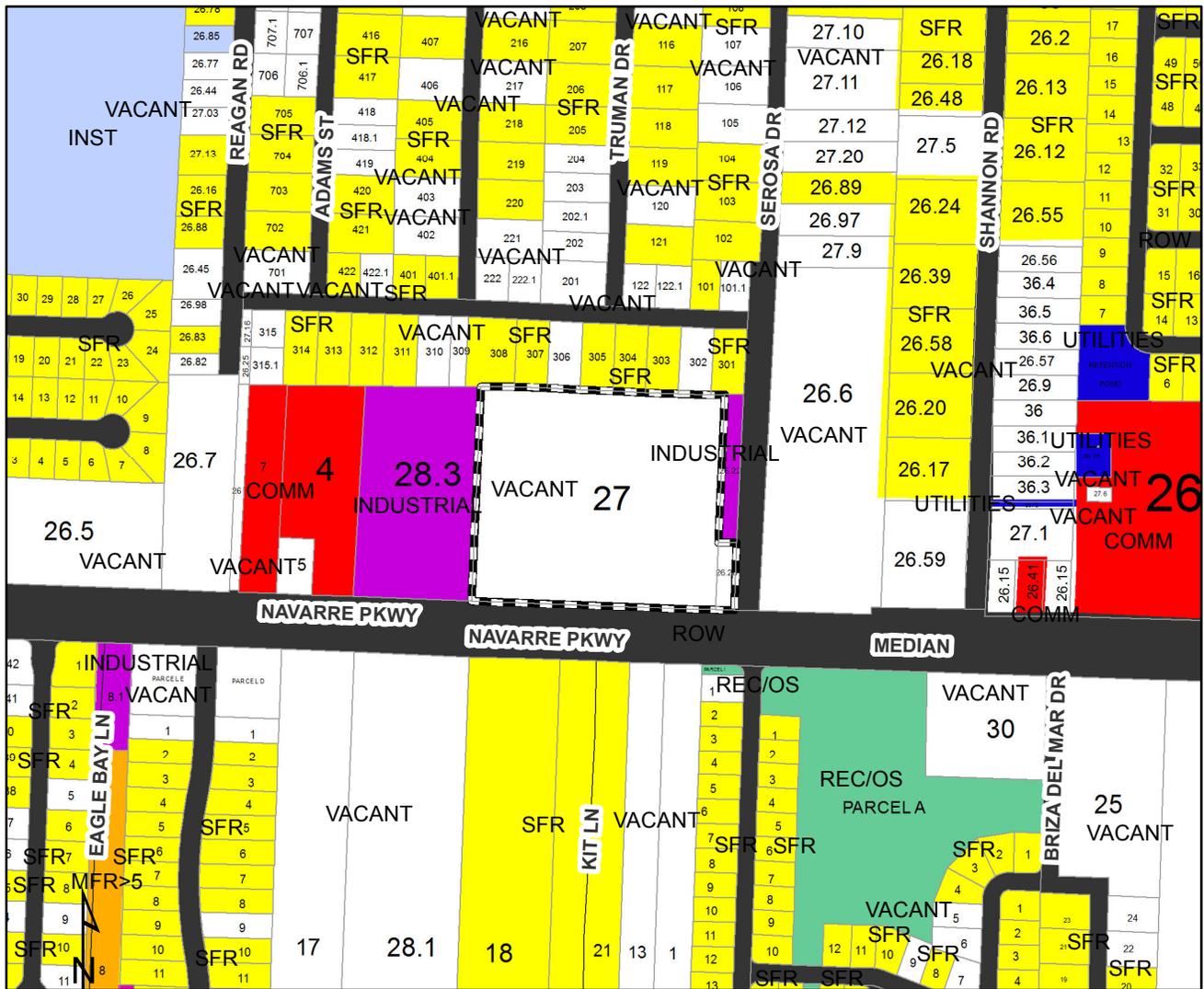
 PendingZBMay

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Existing Land Use



Legend

Pending ZB May	Existing Land Use	Institutional	Recreation/Open Space
CATEGORY	Multi-Family Residential <5	Right of Way	Single Family Residential
Agriculture	Multi-Family Residential >5	Military	Silviculture
Agriculture, Homestead	Mixed Residential/Commercial	Uncategorized	Utilities
Condo's/Townhomes	Office	Vacant	Water
Commercial	Public Owned Property		
Industrial	Rail		
Recreation/Commercial			

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Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

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>2015 -V-038</u>	Date Received: <u>4/1/15</u>
Review Fee: <u>2354 114.56</u>	Receipt No.: <u>112/113</u>
Zoning District: <u>R-3</u>	FLUM Designation: <u>Comm</u>

± 9.817

VD# 4

Property Owner Property Owner Name: Ten Point Nine, LLC
Address: P.O. Box 474
Medford, MA 02155
Phone: 617-212-9485 Fax: _____
Email: davidkeane@msn.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: D.R.Horton, Inc.
Contact Name: Joel Coleman
Address: 25366 Profit Drive
Daphne, AL 36526
Phone: 251-234-2949 Fax: _____
Email: jcoleman1@drhorton.com

Property Information Parcel ID Number(s): 23-25^S-27-0000-02700-0000, 23-25^S-27-0000-02626-00
-OR-
Street Address of property for which the Variance is requested: _____

Variance Request

What is the present use of the property? Undeveloped

Please describe the requested variance, including exact dimensions and purpose of the variance.
To allow landscape Standard A at 10 feet in lieu of Standard C at 20 feet along the east and west sides of the property.

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

Due to the existing downstream flooding the site is required to retain 100% runoff.

Additionally, an existing ditch on the property to the west discharges through this site.

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.

The close proximity of the existing ditch to the west and the required size and location of the retention pond have placed substantial restrictions on the property.

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.

DR Horton, Inc.
Applicant Name (Type or Print)

D. Joel Coleman
Applicant Signature

Land Development Project Manager
Title (if applicable)

3/31/15
Date