

2015-V-042

Project Name: n/a

**Applicant and/or
Property Owner:** Robert & Elena Kopko

Representative: Pedro Adames of Piers Plus

Request: Variance to allow a dock length to be
extended from 300 feet to 400 feet

(LDC 6.03.05.F)

Zoning District: R1A (Single Family Residential)

Variance 2015-V-042

General Information:

Applicant: Robert & Elena Kopko
Representative: Pedro Adames of Piers Plus
Project Location: 1727 Turkey Oak Dr.
Parcel Number: 23-2S-27-5137-00D00-0260
Request: Variance to allow a dock length to be extended from 300 feet to 400 feet.
Current Conditions: Single family residence

Land Development Code Criteria:

6.03.05 Accessory Activities:

- F. Docks, Piers and Mooring Devices: Structures such as piers, docks, wharves, mooring devices, lifting and launching devices, the decking of which is no higher than three (3) feet above mean high water, are permitted as accessory structures.

Such structures shall not extend seaward from the property line for more than three hundred (300) feet or fifteen (15) percent of the open water span at the point of installation whichever is less, except as provided in Section 6.03.05(F)(5.b).

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**

Staff Analysis: Staff has determined that there are special circumstances regarding the land or building 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.

The applicant is seeking relief from the Ordinance which regulates the distance a dock can extend into the water. The applicant is proposing to extend a dock to 400 feet in length. The depth of Santa Rosa Sound and the existing grass beds necessitate that the dock length be longer than 300 feet so as to meet the DEP criteria of 12” separation between the bottom of any vessel and the water bottom. The docks in the immediate vicinity are approximately 200 feet in length.

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

Staff Analysis: This Variance request is necessary in part for the preservation and enjoyment of a substantial property right and is not 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? Yes

Staff Analysis: If authorized, a Variance with special circumstances would 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.

Is this criterion met? N/A

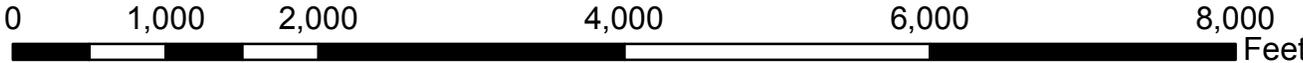
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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.

2015-V-042

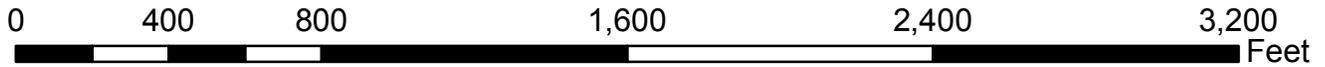
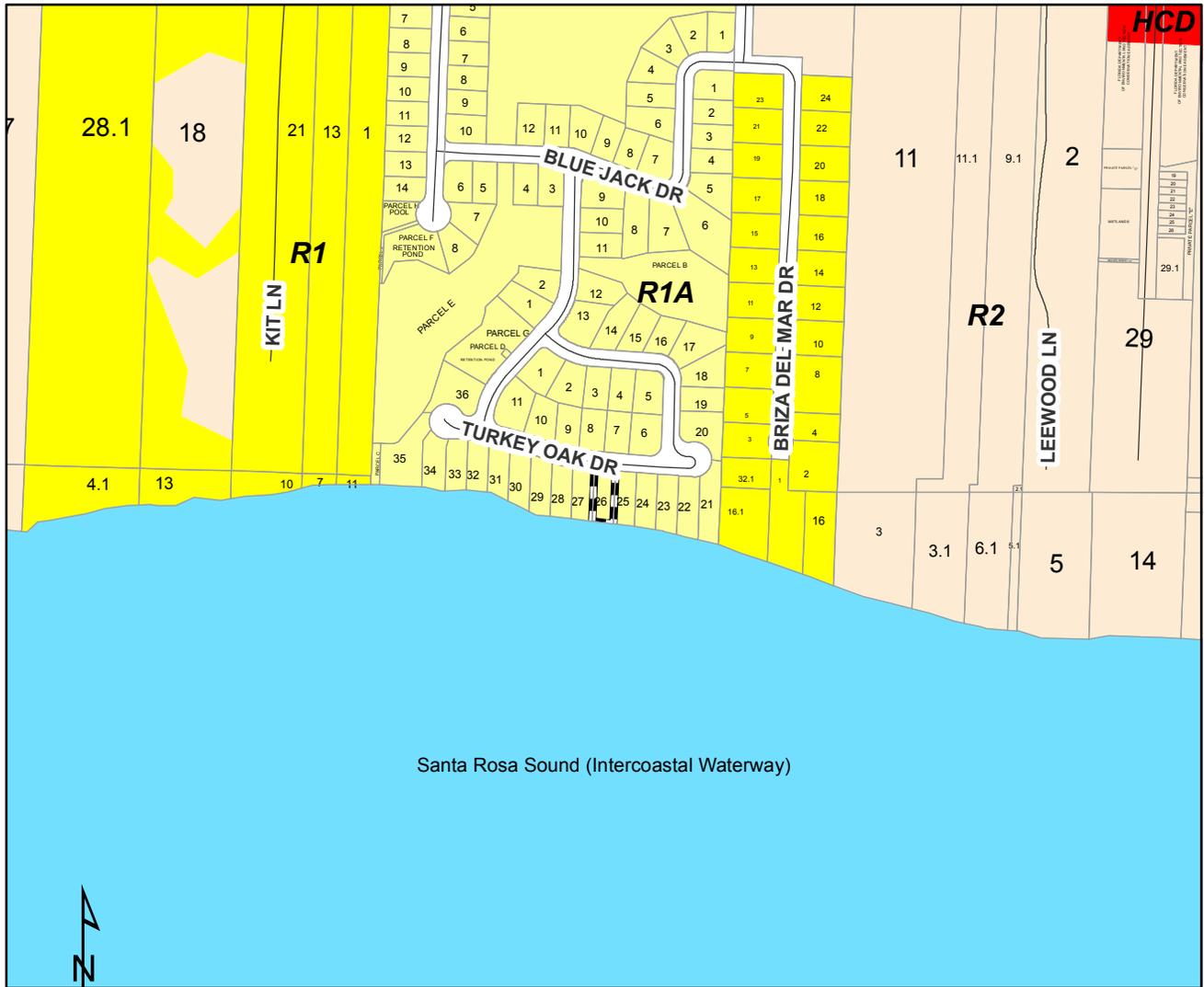
Location



Legend

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2015-V-042 Zoning



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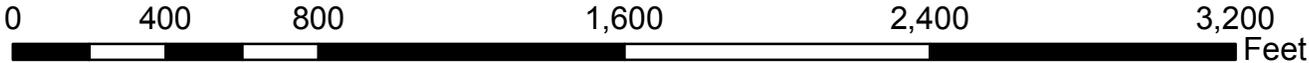
Pending ZB/May	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	Planned Industrial Development (PID)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)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

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2015-V-042

Aerial

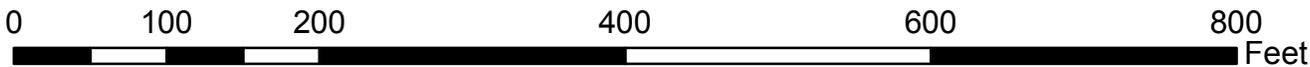


Legend

 PendingZBMay

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2015-V-042
Close Up Aerial



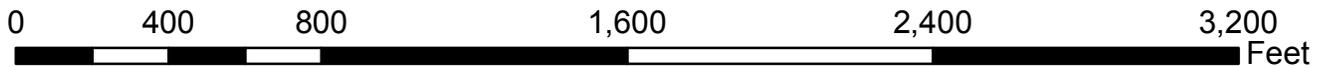
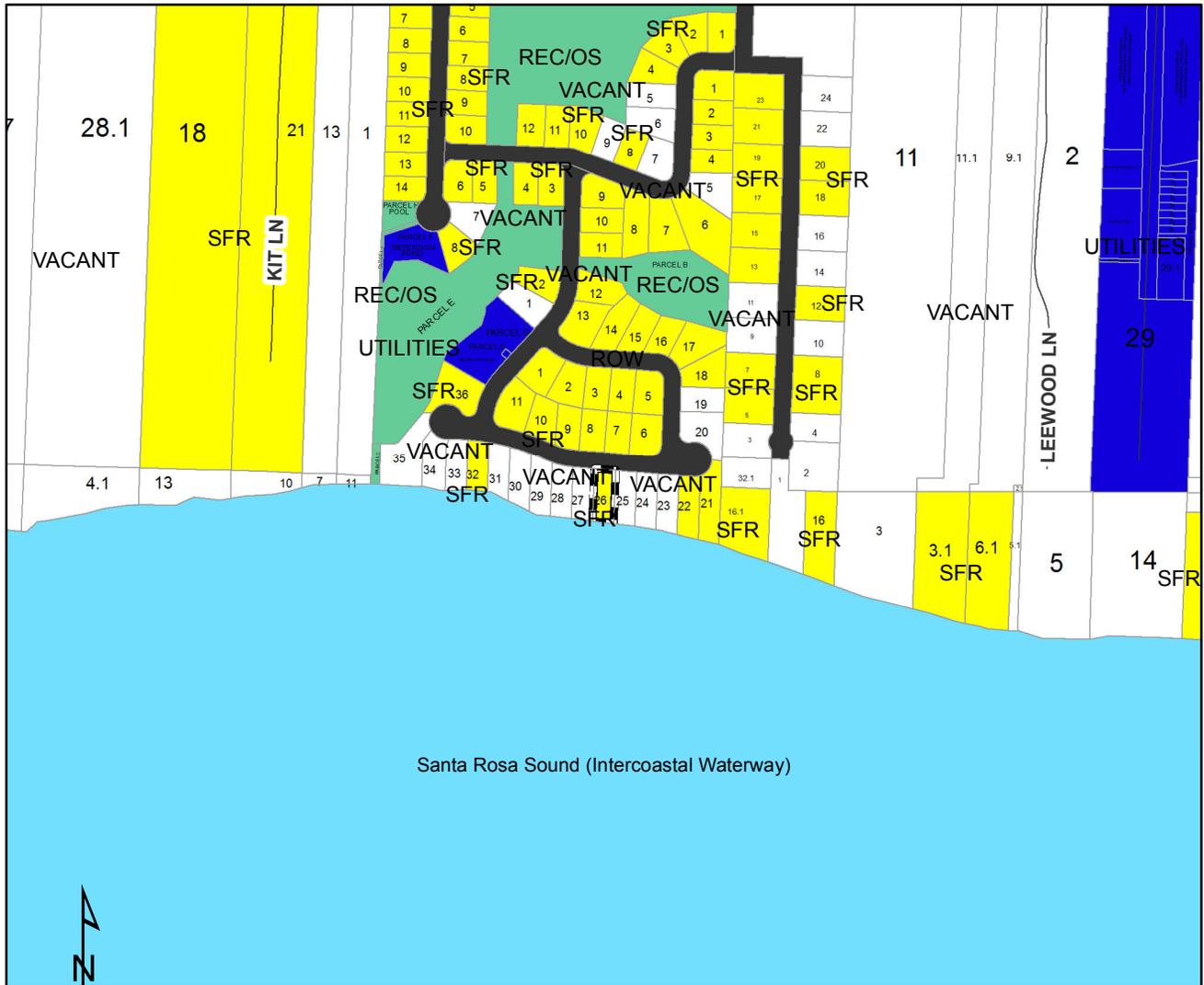
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 PendingZBMay

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2015-V-042 Existing Land Use



Legend



Pending ZB May

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



Rhonda C. Royals
Building Official

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2015 -V -042</u>	Date Received: <u>4-2-15</u>
Review Fee: <u>235 + 19.69</u>	Receipt No.: _____
Zoning District: <u>RIA</u>	FLUM Designation: <u>SFR</u>

± 0.209

VD# 5 per website

Property Owner Property Owner Name: Robert & Elena Kopko

Address: 1727 Turkey Oak Drive

Navarre, FL 32566

Phone: 646-287-2737 Fax: _____

Email: L1CF@hotmail.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: Piers Plus Inc.

Contact Name: Pedro R. Adames

Address: 8178 Navarre Pkwy.

Navarre, FL 32566

Phone: 850-939-8808 Fax: _____

Email: piersplusmarine@gmail.com

Property Information Parcel ID Number(s): 23-2S-27-5137-00D00-0260
-OR-

Street Address of property for which the Variance is requested:

1727 Turkey Oak Drive, Navarre, fl 32566

Variance Request

What is the present use of the property? Single Family residential home.

Please describe the requested variance, including exact dimensions and purpose of the variance.
Extend dock to 400' from MHW to allow for water depth.

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

Seagrasses are in the area and dock need to be extended to avoid prop dredging.

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

Pleas 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

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.

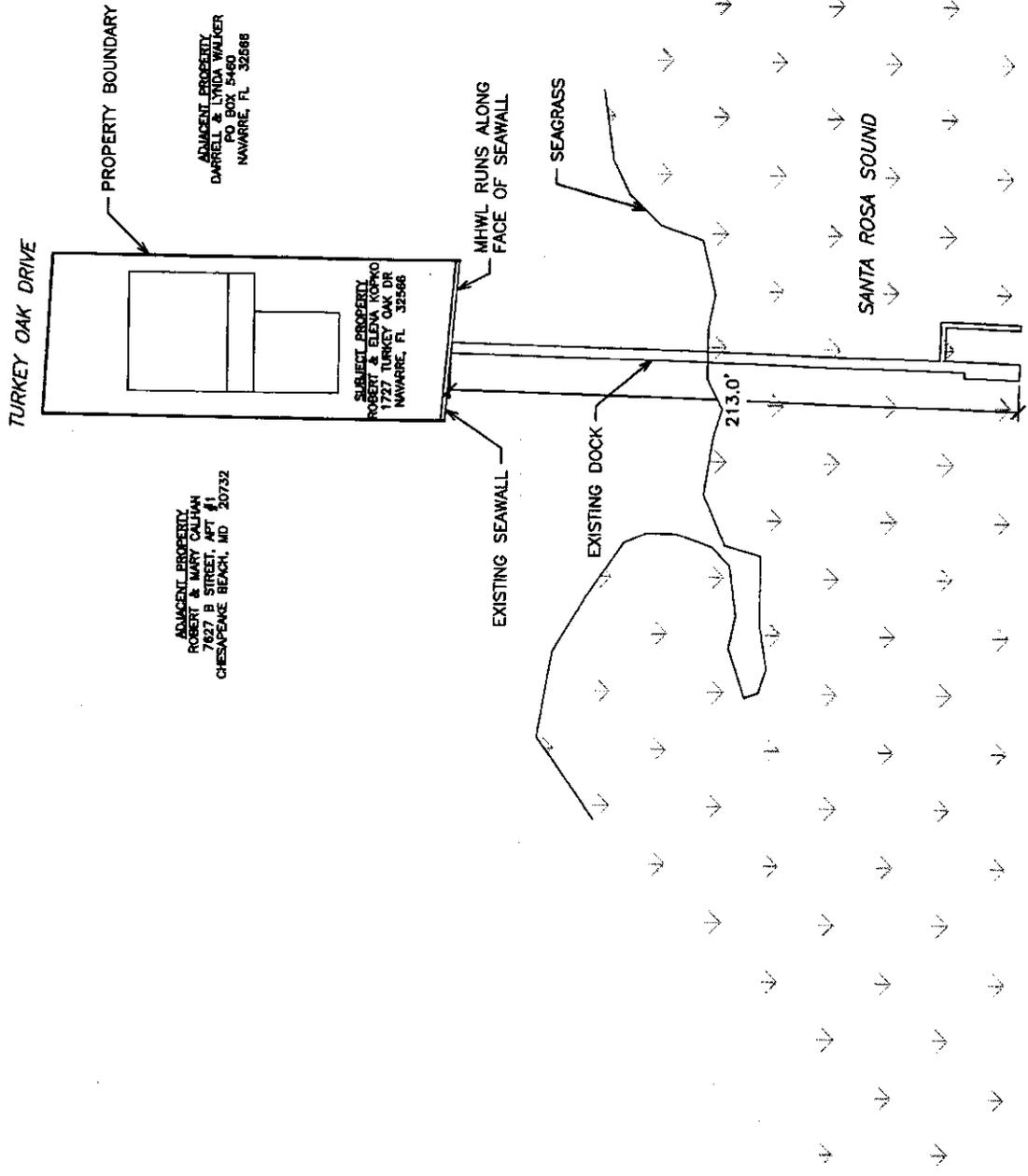
Pedro L ADAMES
Applicant Name (Type or Print)

[Signature]
Applicant Signature

Title (if applicable)

4/1/15
Date

APPLICANT: KOPKO



ADJACENT PROPERTY:
ROBERT A. JASTY, CALLAHAN
7497 B STREET, RT 11
CHESAPEAKE BEACH, MD 20732

ADJACENT PROPERTY:
DARRIEL & LYNDIA WALKER
PO BOX 5480
NAVARRE, FL 32566

SUBJECT PROPERTY:
KOPKO, JAY KOPKO
1727 TURKEY OAK DR
NAVARRE, FL 32566

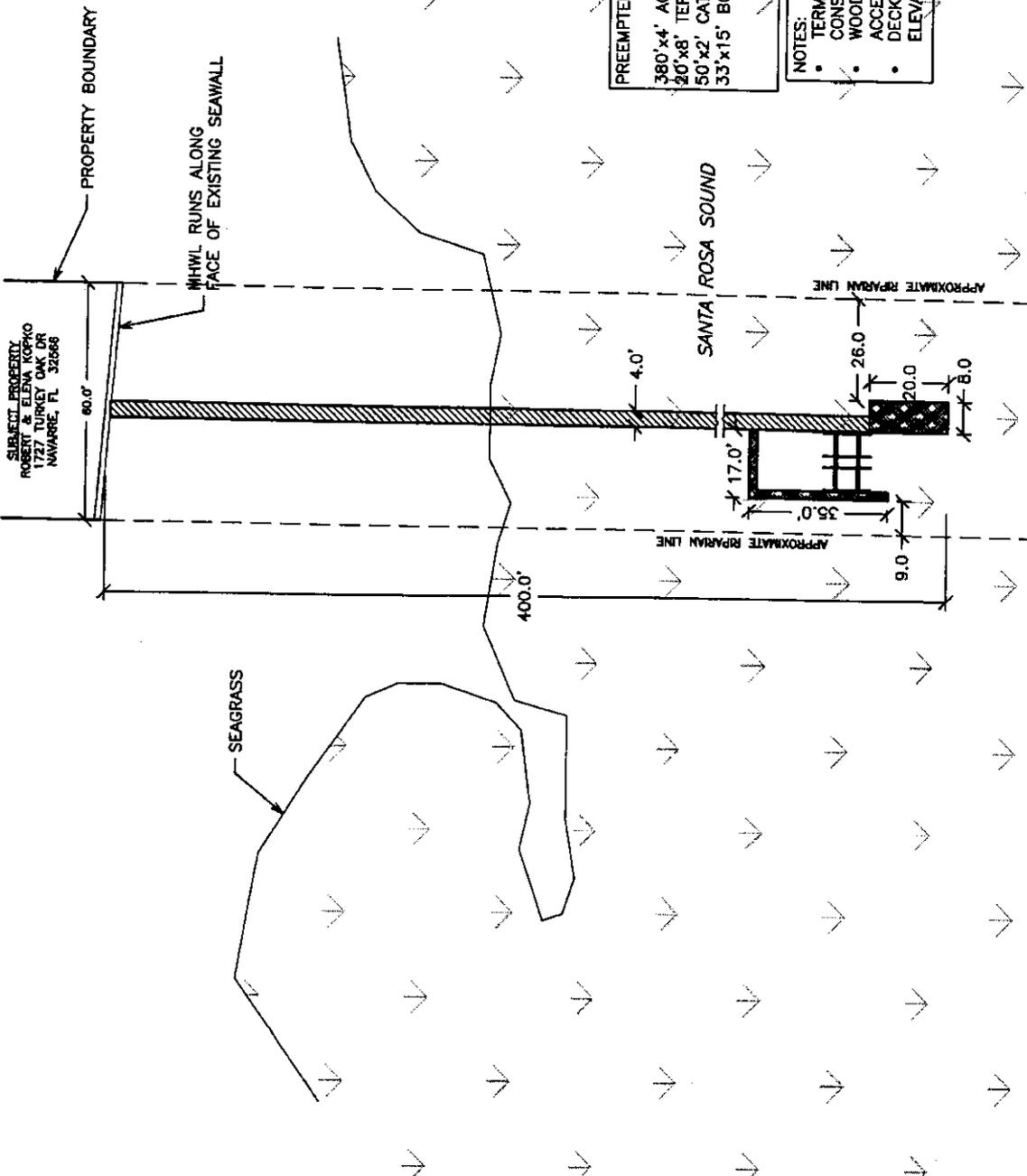


PROJECT NAME: 1727 TURKEY OAK DRIVE DOCK
EXISTING SITE CONDITIONS
PROJECT NO.: 2015-123
DRAWN BY: JAT DATE: 3/30/2015
SHEET: 2 OF 6

ENVIRONMENTAL CONSULTANTS
3308 GULF BEACH HIGHWAY
PENSACOLA, FLORIDA 32507
TEL: 850.453.4700
JTAYLOR@WETLANDSCIENCES.COM

WETLAND SCIENCES
INCORPORATED

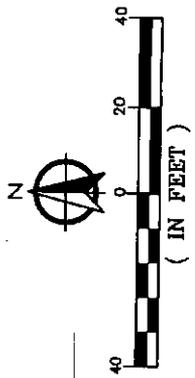
APPLICANT: KOPKO



PREEMPTED AREA CALCCS:

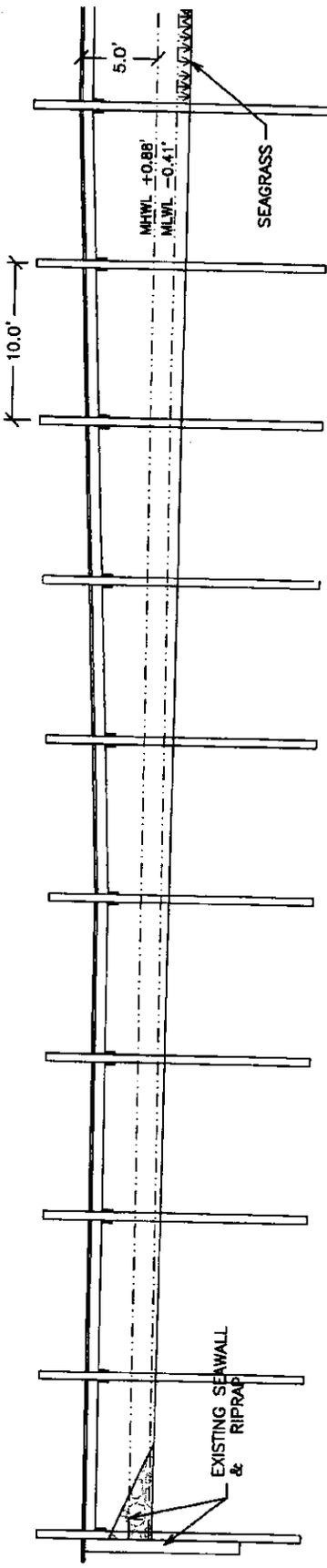
380'x4' ACCESS PIER	=	1,520 SQ. FT.
20'x8' TERMINAL PLATFORM	=	160 SQ. FT.
50'x2' CATWALK	=	100 SQ. FT.
33'x15' BOAT SLIP	=	495 SQ. FT.
TOTAL	=	2,275 SQ. FT.

- NOTES:
- TERMINAL PLATFORM & CATWALK SHALL CONSIST OF GRATED DECKING
 - WOOD DECKING MAY BE USED ALONG ACCESS PIER WITH SPACING @ 0.5"
 - DECKING OVER SEAGRASS SHALL BE ELEVATED 5' ABOVE MHWL

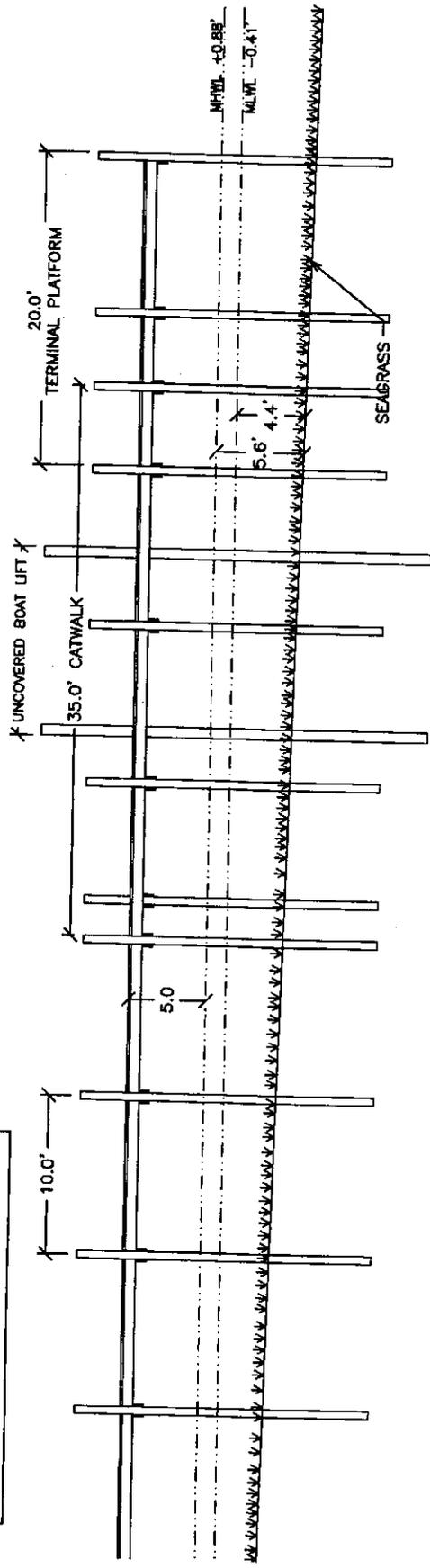


	ENVIRONMENTAL CONSULTANTS 3308 GULF BEACH HIGHWAY PENSACOLA, FLORIDA 32507 TEL: 850.453.4700 JTAYLOR@WETLANDSCIENCES.COM	PROJECT NAME: 1727 TURKEY OAK DRIVE DOCK PLAN VIEW PROJECT NO.: 2015-123 DRAWN BY: JAT DATE: 3/30/2015 SHEET: 4 OF 6
	ENVIRONMENTAL CONSULTANTS 3308 GULF BEACH HIGHWAY PENSACOLA, FLORIDA 32507 TEL: 850.453.4700 JTAYLOR@WETLANDSCIENCES.COM	PROJECT NAME: 1727 TURKEY OAK DRIVE DOCK PLAN VIEW PROJECT NO.: 2015-123 DRAWN BY: JAT DATE: 3/30/2015 SHEET: 4 OF 6

APPLICANT: KOPKO



- NOTES:
- TERMINAL PLATFORM & CATWALK SHALL CONSIST OF GRATED DECKING
 - WOOD DECKING MAY BE USED ALONG ACCESS PIER WITH SPACING @ 0.5"
 - DECKING OVER SEAGRASS SHALL BE ELEVATED 5' ABOVE MHWL



WETLAND SCIENCES
INCORPORATED

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3308 GULF BEACH HIGHWAY
PENSACOLA, FLORIDA 32507
TEL: 850.453.4700
JTAYLOR@WETLANDSCIENCES.COM

PROJECT NAME: 1727 TURKEY OAK DRIVE DOCK
DOCK PROFILE (TYPICAL)
PROJECT NO.: 2015-123
DRAWN BY: JAT DATE: 3/25/2015
SHEET: 5 OF 6



