

2015-V-028

**Applicant and/or
Property Owner:**

Jason Holley

Representative:

n/a

Request 1:

Variance to reduce the driveway spacing from 660 feet to 362 feet on the northwest and from 660 feet to 90 feet on the southeast to accommodate a second driveway on the parcel.

(LDC 4.04.03.D.1.a)

Zoning District:

AG (Agriculture/Rural Residential)

Variance 2015-V-028

General Information:

Applicant:	Jason Holley
Representative:	n/a
Project Location:	3513 Willard Norris Road, Pace
Parcel Number:	08-2N-29-0000-01600-0000
Request 1:	Variance to reduce the driveway spacing from 660 feet to 362 feet on the northwest and from 660 feet to 90 feet on the southeast to accommodate a second driveway on the parcel.
Current Conditions:	Single Family Residence

Land Development Code Criteria:

4.04.03 Considerations in Reviewing Site Plans

D. Access Management Corridors -

1. Access Management System and Standards
 - a. The spacing requirements for driveway connections for parcels located on access management corridors will be as follows:
 1. All roadways under State jurisdiction will meet the access management spacing requirements of the State of Florida and of Santa Rosa County. If the State of Florida requirements are less restrictive, then the requirements of Santa Rosa County may be waived at the discretion of the Planning Director and the County Engineer.
 2. All roadways under County jurisdiction will meet the following spacing requirements:

Roadway Classification	Connection Spacing (in feet)	
Principle Arterial (Interstate Highway)	Interchange Only	
	> 45 mph	< 45 mph
Major/Minor Arterial	660	440
Major Collector	440	245
Minor Collector	300	185

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 placement of driveways on lots. The applicant is requesting to reduce the driveway spacing from 660 feet to 362 feet on the northwest and from 660 feet to 90 feet on the southeast. Currently there is an existing driveway on the parcel. Willard Norris Road is classified as a Minor Arterial as part of the access management standards.

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.

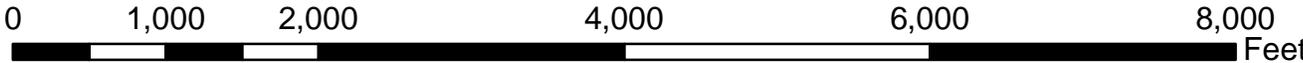
Is this criterion met? N/A

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.

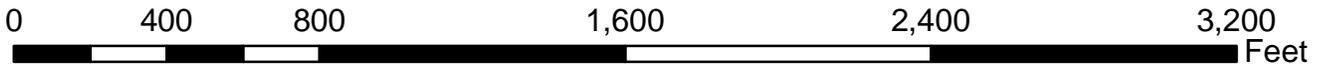
**2015-V-028
Location**



Legend

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2015-V-028 Zoning



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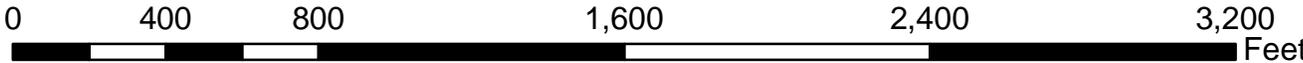
Pending ZB April	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	Planned Industrial Development (PID)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	Navarre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

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2015-V-028

Aerial

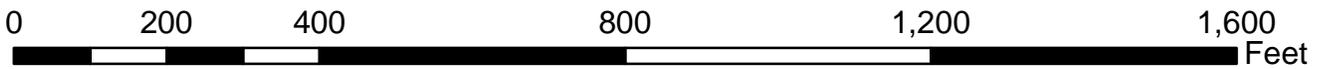
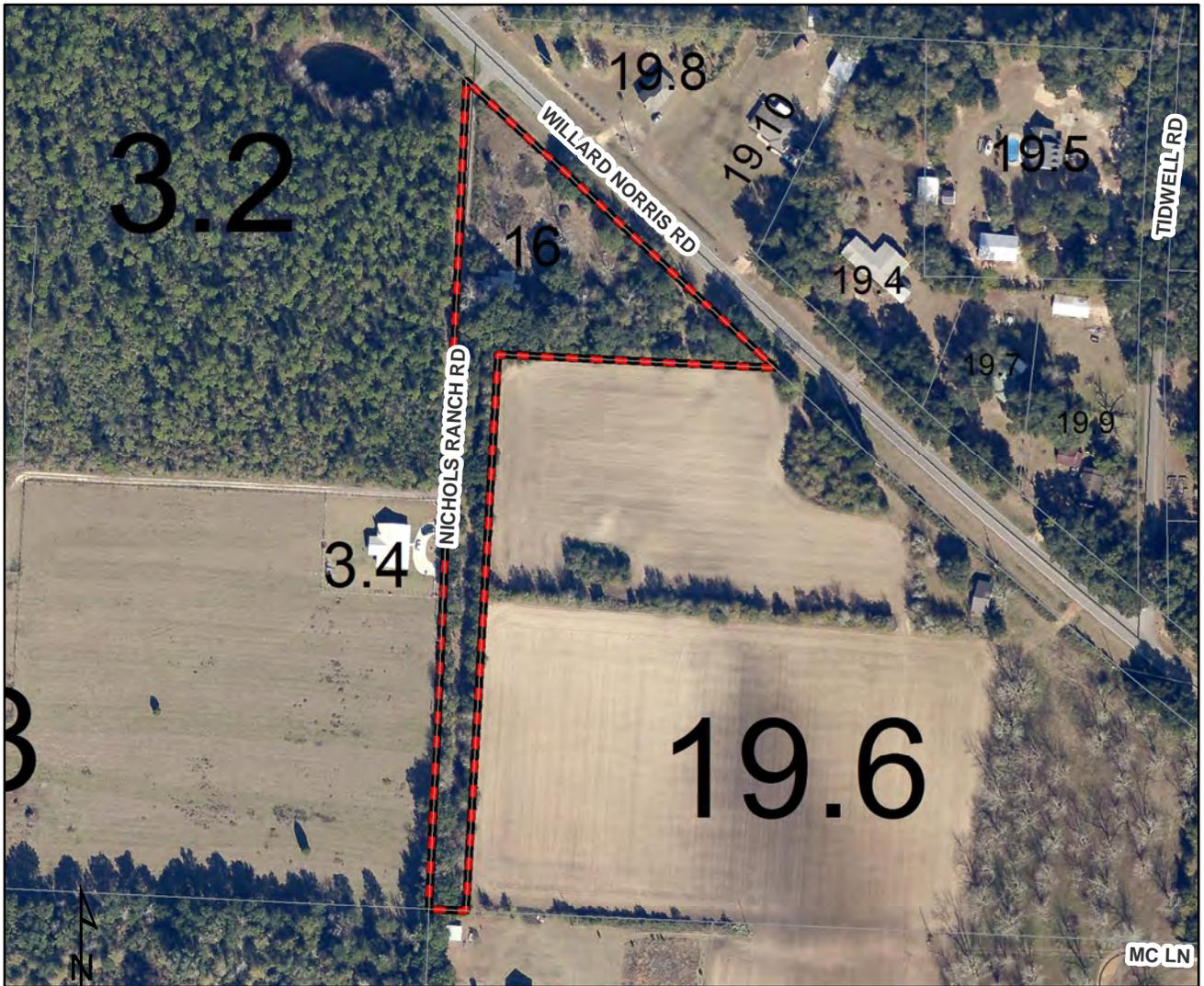


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 PendingZBApril

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2015-V-028
Close Up Aerial



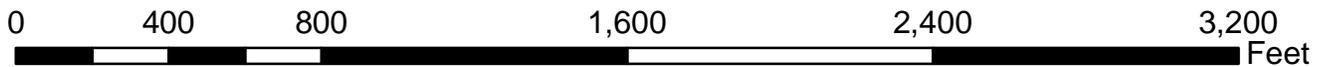
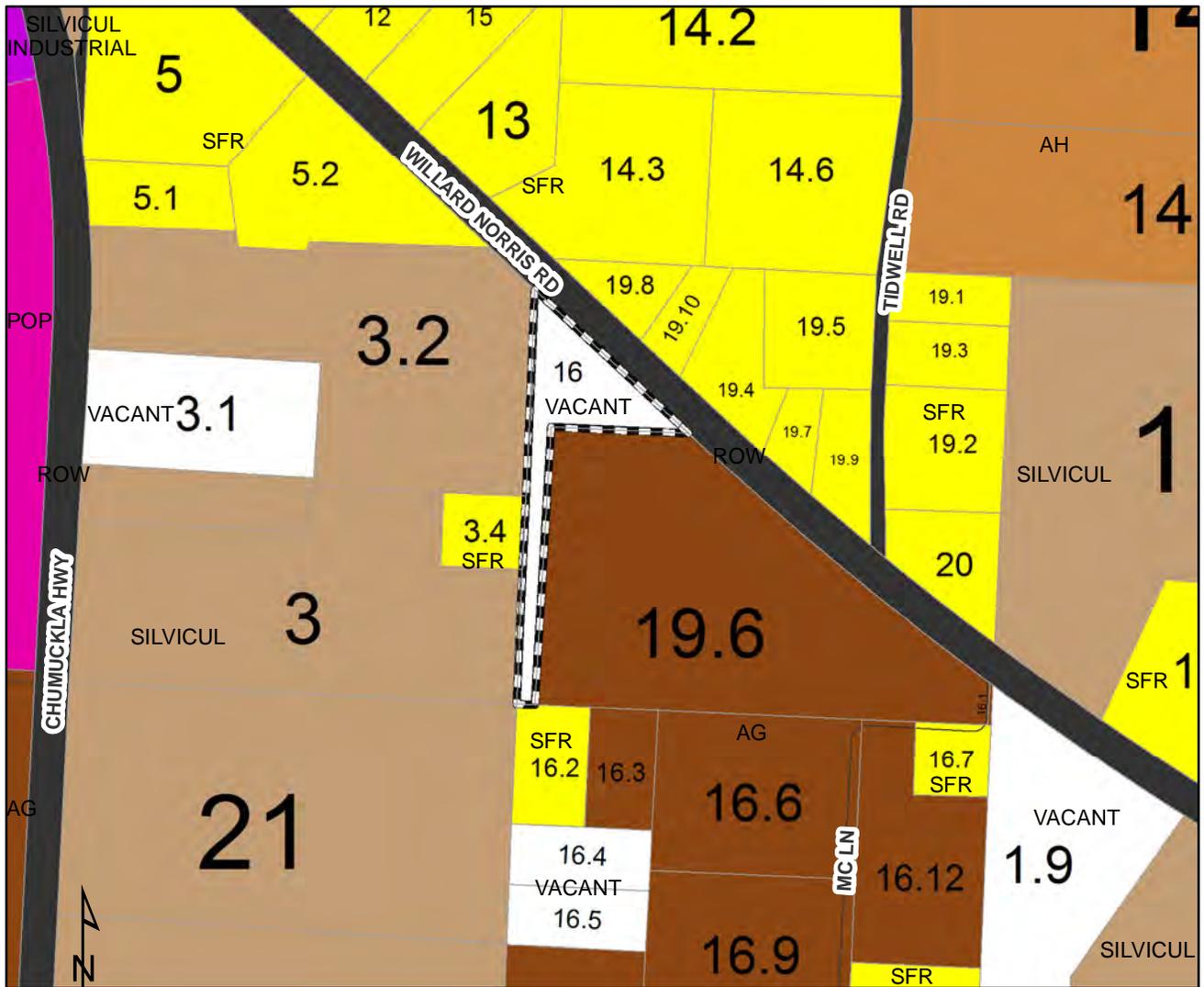
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2015-V-028 Existing Land Use



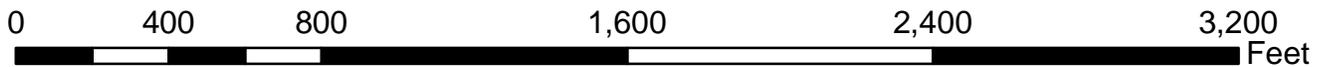
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Pending ZBA April	Existing Land Use	Institutional	Recreation/Open Space
Agriculture	CATEGORY	Multi-Family Residential <5	Right of Way
Agriculture, Homestead	Condo's/Townhomes	Multi-Family Residential >5	Single Family Residential
City	Military	Mixed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

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2015-V-028 Access Management Roads



Legend

-  Pending ZBA April
-  Principle Arterial - Interstate
-  Major Arterial
-  Minor Arterial
-  Major Collector
-  Major Collector w/Additional Restrictions
-  Minor Collector

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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-028</u>	Date Received: <u>2/23/15</u>
Review Fee: <u>\$235.00 + 16.11</u>	Receipt No.: _____
Zoning District: <u>AG</u>	FLUM Designation: <u>AG</u>

±1.43

VD#3

Property Owner

Property Owner Name: Jason Holley

Address: 7000 MC LN
Milton, FL 32571

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: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Property Information

Parcel ID Number(s): 08-2N-29-0000-01600-0000
-OR-

Street Address of property for which the Variance is requested:
3513 Willard Norris Rd., PAGE, FL 32571

Variance Request

What is the present use of the property? residence for father

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

request to add a second driveway to provide access to my home that is located on the parcel to the south

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

the driveway is part of an easement that predates zoning and I am seeking permission to create a driveway to access my home

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.

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.

Jason M. Holley

Applicant Name (Type or Print)

Jason M. Holley

Applicant Signature

Title (if applicable)

02-23-15
Date

14.3

14.6

WILLARD NORRIS RD

19.8

19.10

19

2

362'

16

19.4

90'

19.7

NICHOLS RANCH RD

3.4

