

2015-V-034

Project Name: n/a

**Applicant and/or
Property Owner:** Jeremy Moore

Representative: n/a

Request 1: Variance to allow the construction of an accessory structure prior to the construction of the primary residence.

Request 2: Variance to allow an accessory structure which is not subordinate in size to the primary residence
(**Note:** The proposed accessory structure is 3,000 square feet and the proposed primary residence is less than 3,000 square feet.)

(LDC 2.10.05.A, 3.00.01)

Zoning District: AG(Agriculture/Rural Residential)

Variance 2015-V-034

General Information:

Applicant: Jeremy Moore

Representative: n/a

Project Location: 2947 Bud Diamond Rd., Jay

Parcel Number: 12-4N-30-0000-00703-0000

Request 1: Variance to allow the construction of an accessory structure prior to the construction of the primary residence.

Request 2: Variance to construct an accessory structure that is not subordinate in size to the primary residence. (NOTE: The proposed accessory structure is 3,000 square feet and the proposed primary residence is less than 3,000 square feet.)

Current Conditions: Vacant

Land Development Code Criteria:

2.10.05 **Accessory Buildings and Structures**

A. **Timing of Construction and Use** - No accessory building or structure shall be constructed upon a lot until the construction of a main building has been commenced, or in the case of a lot two (2) acres or greater in size, until the construction permit for a main building has been issued. Buildings used solely for agriculture purposes (such as for livestock or for storage of farm equipment) on those parcels located in Agriculture zoning districts shall be allowed to be constructed before the construction of the main dwelling.

3.00.01 **For the purpose of this ordinance, certain terms and words are defined as follows:**

ACCESSORY STRUCTURE, USE OR FACILITY: A structure or use or facility that is customarily associated with and is appropriately incidental and subordinate to a principle use or structure and located on the same lot. The accessory structure, use, or facility shall always be subordinate in area, extent or purpose to the principle use served.

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 order in which structures are constructed on a lot and defines accessory structures as being subordinate in size to the principle structure. The applicant's proposed residence is less than 3,000 sq. ft. and the proposed accessory structure is 3,000 sq. ft.

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 unknown if 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.

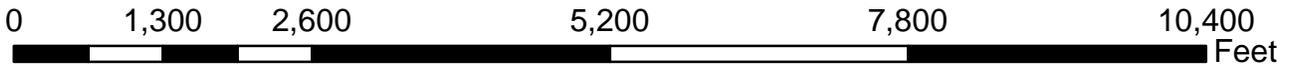
Is this criterion met? N/A

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.

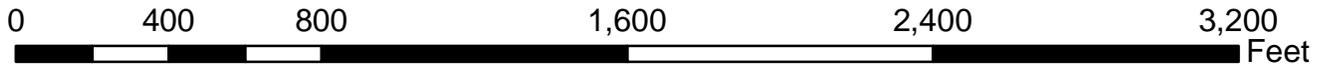
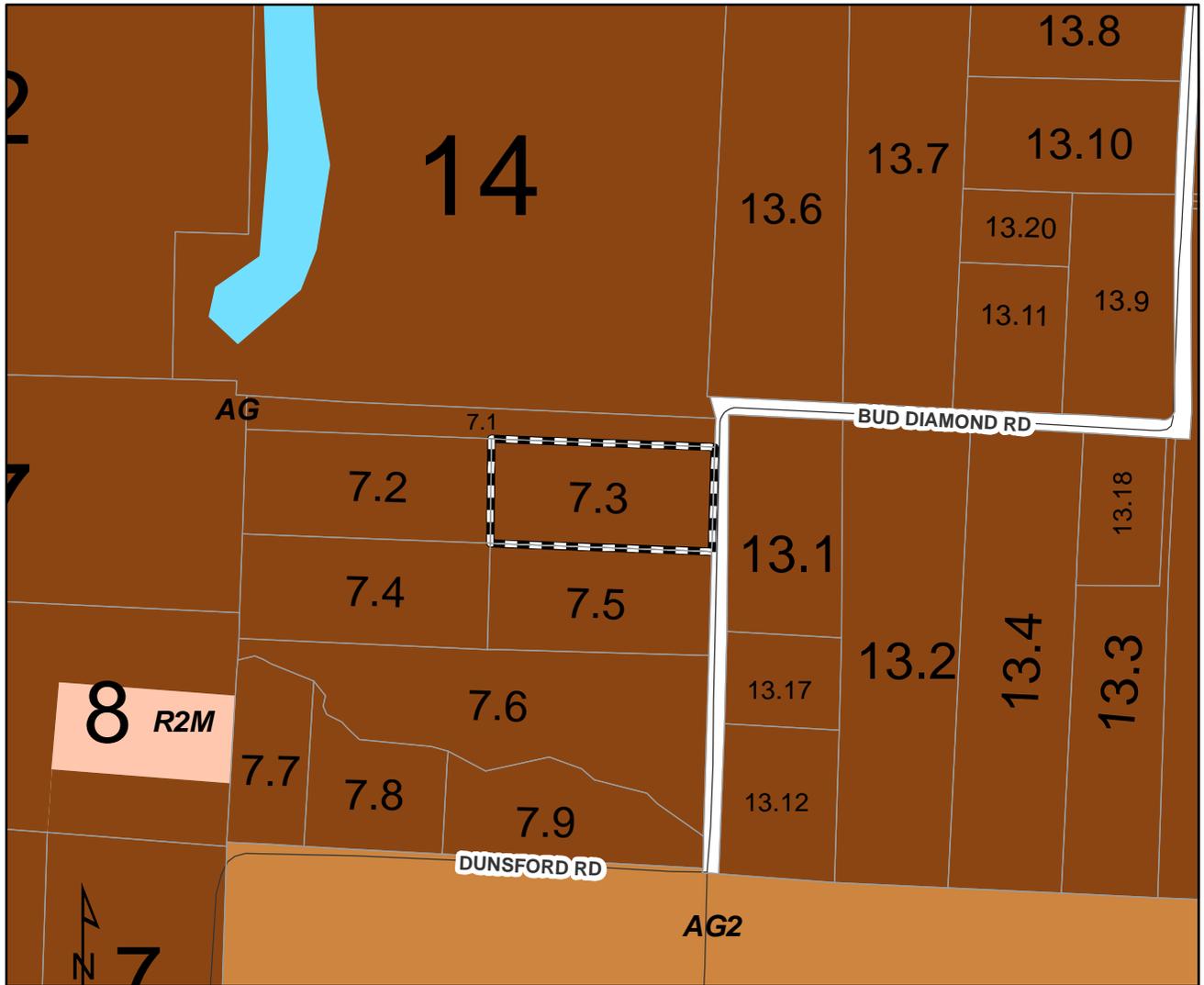
2015-V-034 Location



Legend

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2015-V-034 Zoning



Legend

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

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2015-V-034

Aerial



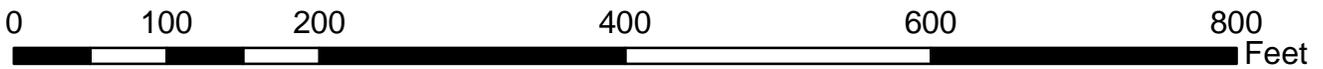
Legend

 PendingZBApril

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2015-V-034
Close Up Aerial



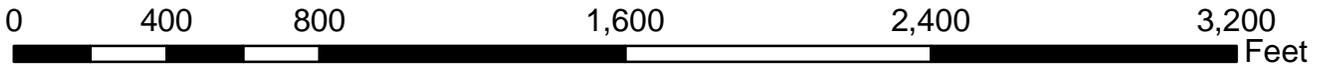
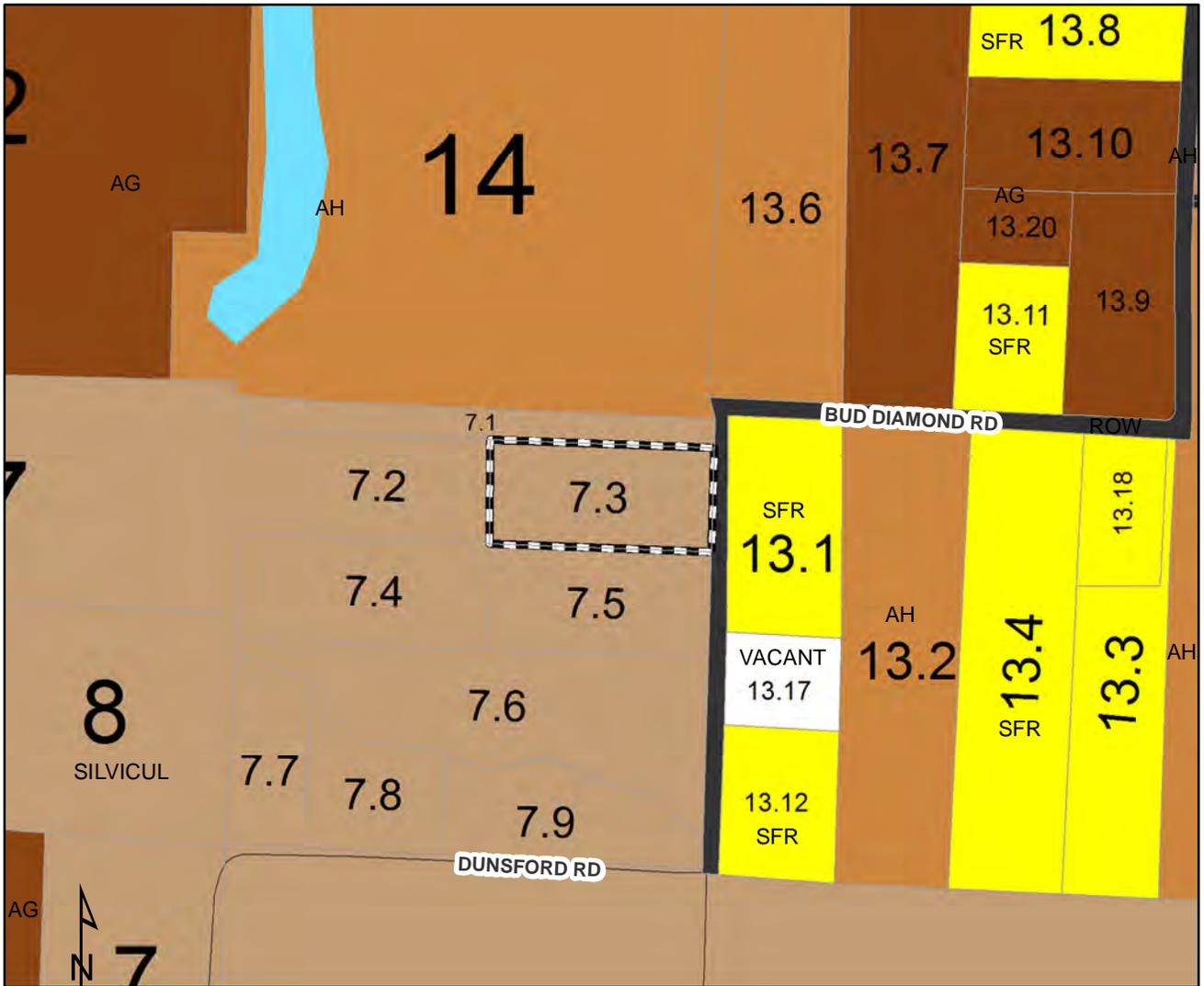
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2015-V-034 Existing Land Use



Legend

Pending ZB April	Existing Land Use	Institutional	Recreation/Open Space
CATEGORY		Multi-Family Residential <5	Right of Way
Agriculture		Multi-Family Residential >5	Single Family Residential
Agriculture, Homestead		Military	Silviculture
Condo's/Townhomes		Mixed Residential/Commercial	Uncategorized
City		Office	Utilities
Commercial		Public Owned Property	Vacant
Industrial		Rail	Water
		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-034</u>	Date Received: <u>3/2/15</u>
Review Fee: <u>235.00 + 7.16</u>	Receipt No.: <u>73,84</u>
Zoning District: <u>AG</u>	FLUM Designation: <u>AG</u>

± 4.514 VD #3

Property Owner Property Owner Name: Jeremy Moore

Address: 2947 Bud Diamond Rd
Jay, FL 32565

Phone: 850-982-2000 Fax: _____

Email: amoore1205@gmail.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): 12-4N-30-0000-00703-0000

-OR-

Street Address of property for which the Variance is requested:
2947 Bud Diamond Rd.
Jay FL 32565

Variance Request

What is the present use of the property? Agriculture

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

We would like to build an accessory building before we build our home on the same land. The proposed building will be 50 x 60 ft. w/ 12 foot eaves.

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

We will be pulling a permit within the next 6 months to begin construction on our home. The building is needed urgently for ~~storage~~ storage of ~~our~~ our belongings and construction supplies.

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.

We currently have our belongings in 3 storage sheds and a warehouse. This is very costly. Additionally, as we develop the land ~~we~~ we have nowhere to put mowers, bushhog etc.

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.

Jeremy Moore

Applicant Name (Type or Print)

[Signature]

Applicant Signature

Title (if applicable)

3/2/15

Date

