

2015-V-045

Project Name: n/a

**Applicant and/or
Property Owner:** David Duval

Representative: n/a

Request: Variance to increase the maximum allowable fence height within a residential zoning district from 6 feet to 8 feet along Palmetto Street

(LDC 6.04.16.A, & 7.01.10.A,)

Zoning District: R1 (Single Family Residential)

Variance 2015-V-045

General Information:

Applicant:	David Duval
Representative:	n/a
Project Location:	2022 Bahama Dr., Navarre
Parcel Number:	18-2S-26-1920-24700-0010
Request:	Variance to increase the maximum allowable fence height within a residential district from 6 feet to 8 feet along Palmetto Street
Current Conditions:	Single Family Residence

Land Development Code Criteria:

6.04.16 Fences and Walls: The construction, erection and maintenance of walls and fences within Santa Rosa County shall be permitted in RR-1, R-1, R-1A, and R-1M zoning districts only as follows:

- A. Walls and fences on rear and side property lines shall be permitted to a maximum height of six (6) feet.

7.01.10 Fences and Walls: The construction, erection and maintenance of walls and fences within Santa Rosa County shall be permitted only as follows:

- A. Walls and fences on rear and side property lines in residential zones shall be permitted to a maximum height of six (6) feet; in commercial zones walls and fences on rear and side property lines shall be permitted to a maximum height of eight (8) feet. In all industrial areas (M-1 and M-2 districts) walls and fences shall be permitted to a height not to exceed ten (10) feet. Agriculture districts are exempt from this provision.

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 applicants are seeking relief from the Ordinance which regulates fence height within most residential zoning districts. There is currently a 6 foot privacy fence along the side property line that fronts on Palmetto Street.

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? Unknown

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.

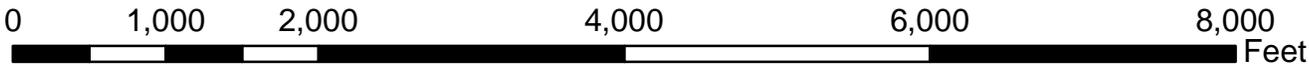
Is this criterion met? N/A

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-045
Location**

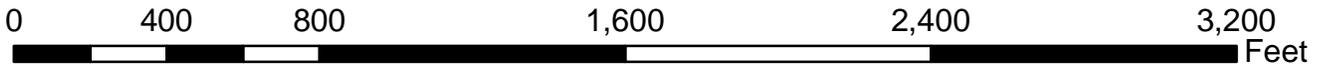
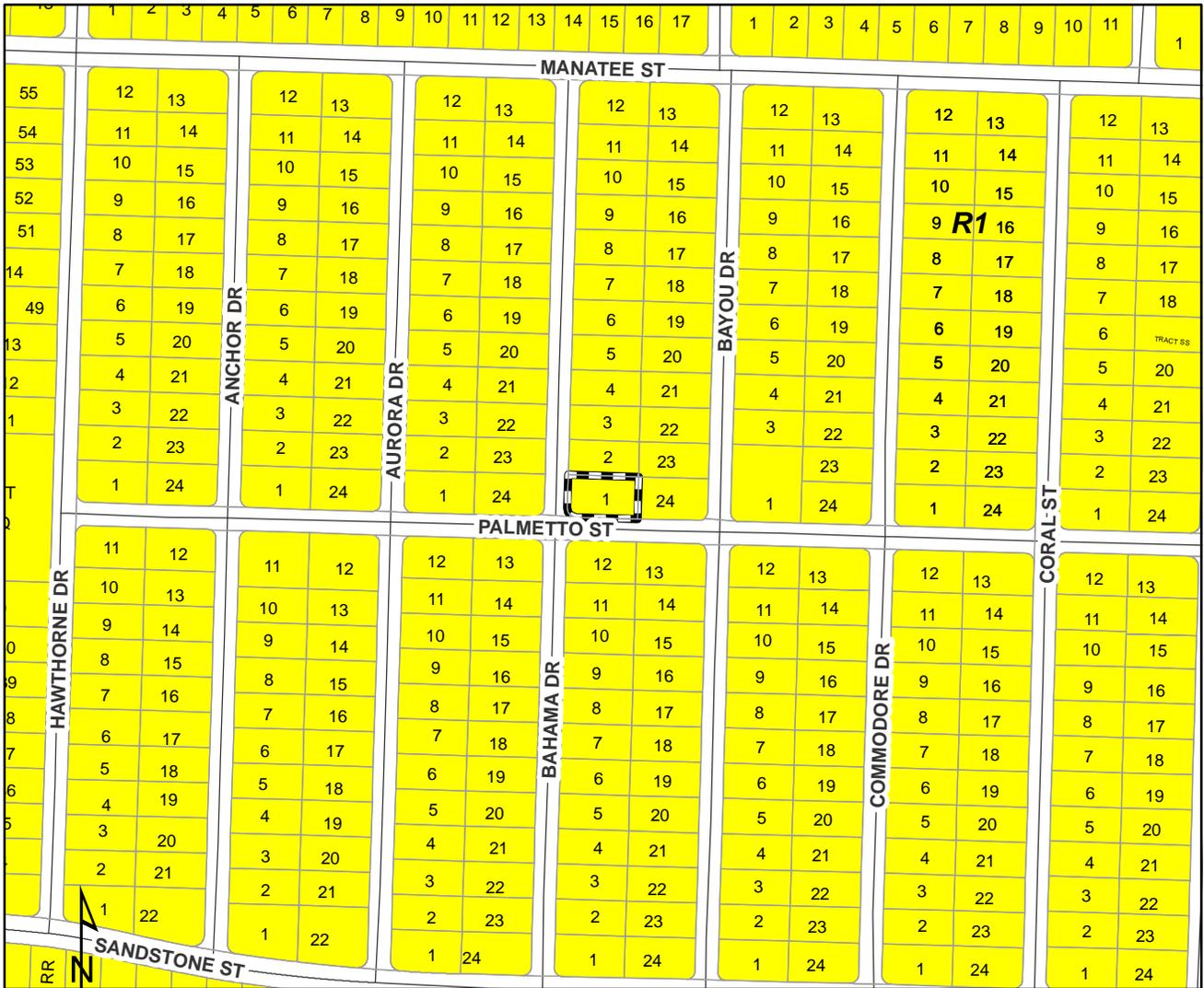


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2015-V-045

Zoning



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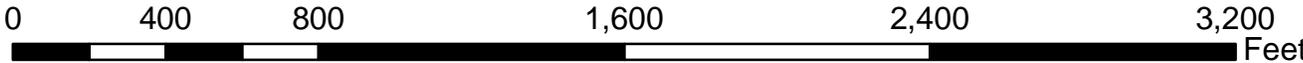
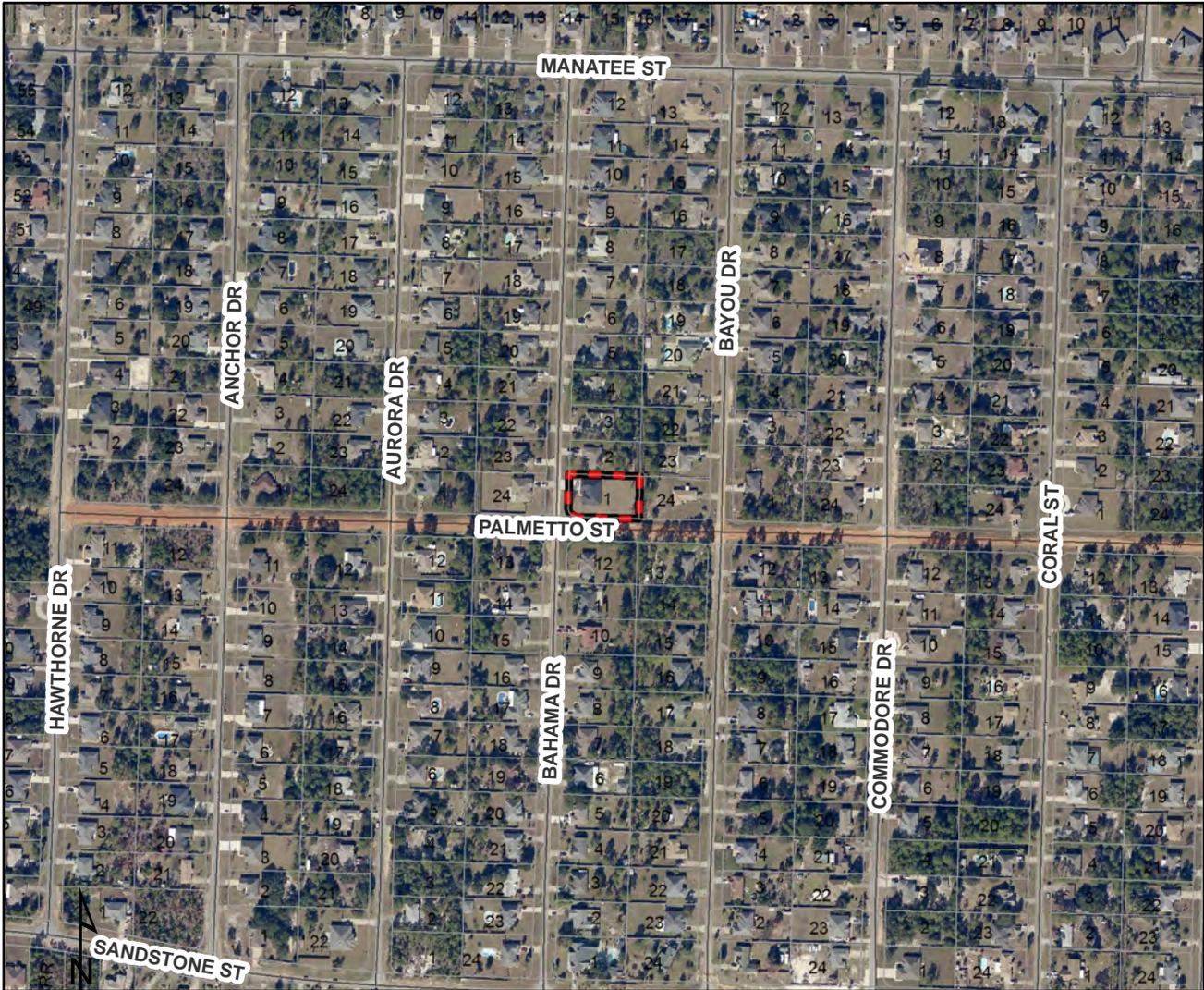
- | | | | | |
|---|---|---|---|---|
| Pending ZB June | Agriculture/Rural Residential (AG) | General Industrial (M-2) | Single Family Residential (R-1A) | Hotel - Navarre Beach (HNB) |
| AG within an Accident Potential Zone (AG-APZ) | M2 within an Accident Potential Zone (M2-APZ) | Mixed Residential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

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2015-V-045

Aerial

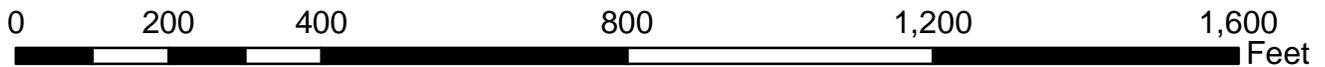
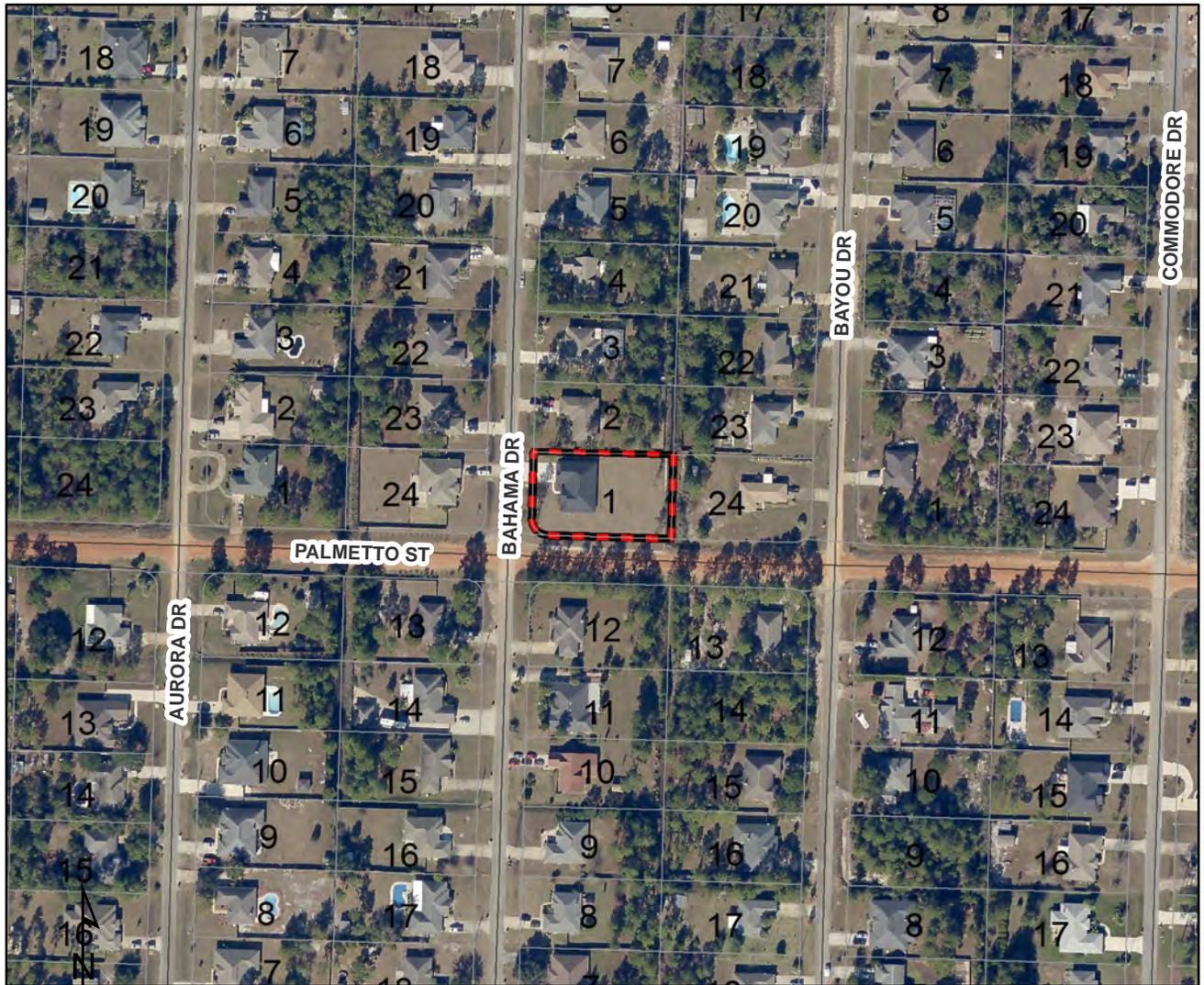


Legend

 PendingZBJune

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2015-V-045 Close Up Aerial



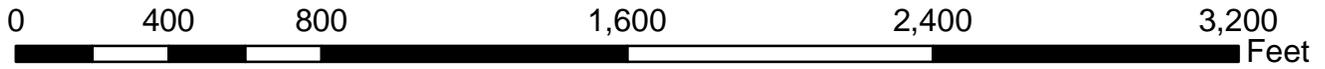
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 PendingZBJune

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2015-V-045 Existing Land Use



Legend

	Pending ZBJune		Institutional		Recreation/Open Space
Existing Land Use			Multi-Family Residential <5		Right of Way
CATEGORY			Multi-Family Residential >5		Single Family Residential
	Agriculture		Military		Silviculture
	Agriculture, Homestead		Mixed Residential/Commercial		Uncategorized
	Condo's/Townhomes		Office		Utilities
	City		Public Owned Property		Vacant
	Commercial		Rail		Water
	Industrial		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-045</u>	Date Received:	<u>4/17/15</u>
Review Fee:	<u>\$235+</u>	Receipt No.:	_____
Zoning District:	<u>R1</u>	FLUM Designation:	<u>SFR</u>

± 0.54

VD#4

Property Owner Property Owner Name: David Duval

Address: 2022 Bahama Dr

Navarre, FL 32566

Phone: 850-543-2676

Fax: _____

Email: dave@daveduval.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): 18-28-20-1920-24700-0010

-OR-
Street Address of property for which the Variance is requested:

2022 Bahama Dr, Navarre, FL 32566

Variance Request

What is the present use of the property? private home

Please describe the requested variance, including exact dimensions and purpose of the variance.
Request fence height of 8 feet along the property line that parallels Palmetto Rd.

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.
Current fence goes down a decline, results in lack of privacy from foot and vehicle traffic along Palmetto Rd

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.

Because the fence sits in the lowest spot between the road and my property, there is no privacy afforded. Moving the fence back to higher ground would be inordinately expensive.

Neighbors on the south side of Palmetto have trees, so fence would not change their view.

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

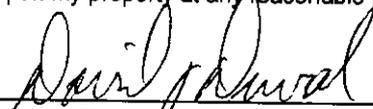
I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required. Yes No

I understand that determinations by the Zoning Board of Adjustment are valid for 36 months. Yes No

Certification and Authorization

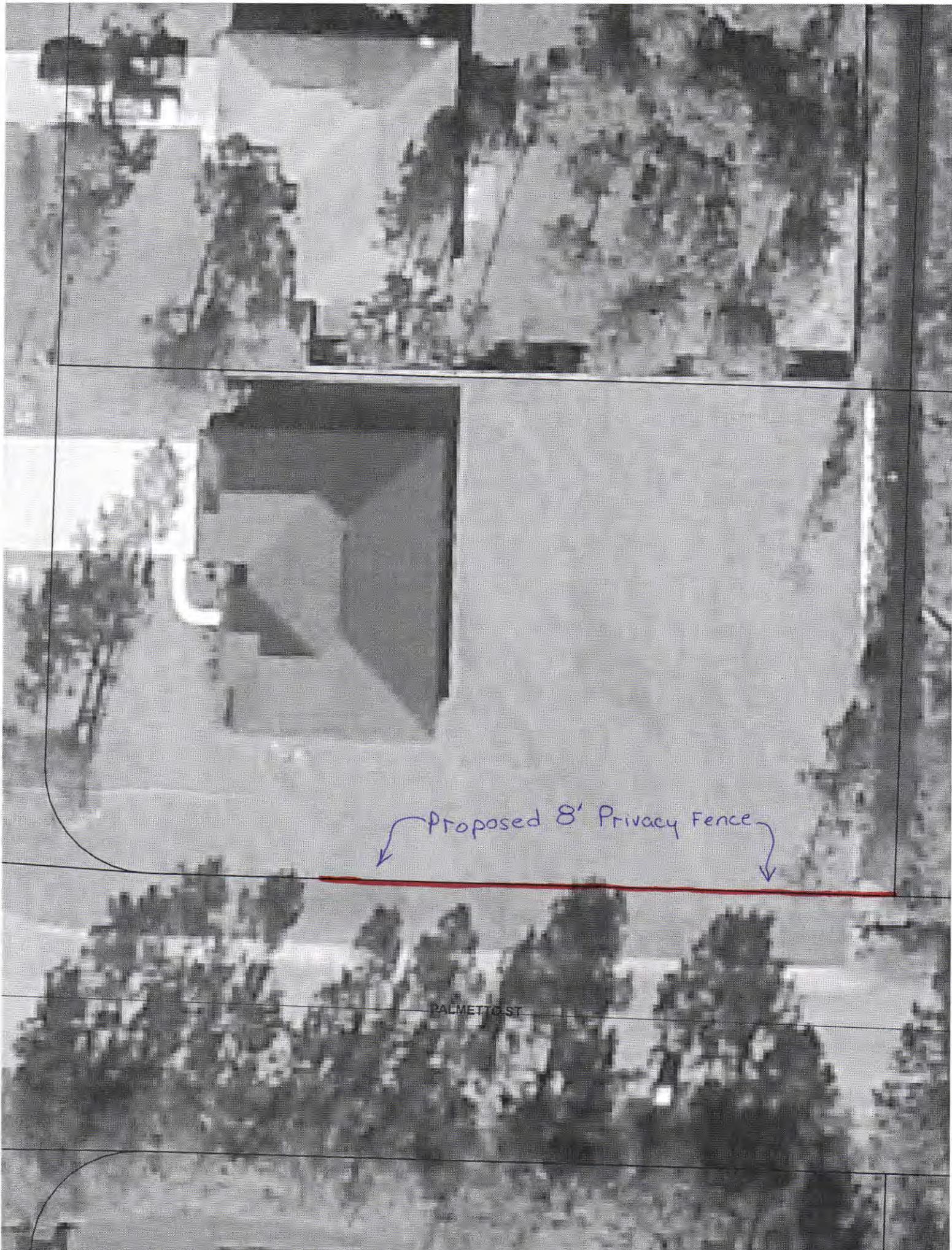
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation 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.

David J. Duval
Applicant Name (Type or Print)


Applicant Signature

Title (if applicable)

6 Apr 15
Date



Proposed 8' Privacy Fence

PALMETTO ST

