

**2015-V-050**

**Project Name:** N/A

**Applicant and/or  
Property Owner:** St. Rosa Sound RV Resort

**Representative:** David Webber of What's Up Docks

**Request:** Variance to allow a dock length to be  
extended from 300 feet to 410 feet  
  
(LDC 6.03.05.F)

**Zoning District:** HCD/HON (Highway Commercial  
Development)/(Heart of Navarre)



**Variance 2015-V-050**

**General Information:**

**Applicant:** St. Rosa Sound RV Resort

**Representative:** David Webber of What's Up Docks

**Project Location:** 8315 Navarre Pkwy., Navarre

**Parcel Number:** 20-2S-26-0000-00908-0000,

**Request:** Variance to allow a dock length to be extended from 300 feet to 410 feet.

**Current Conditions:** Campground

**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 410 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.**

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

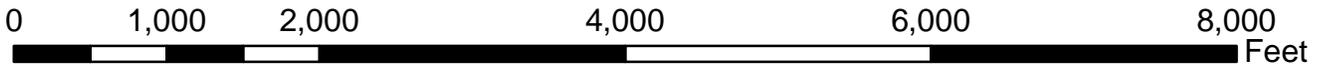
**Staff Analysis:** The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

**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.



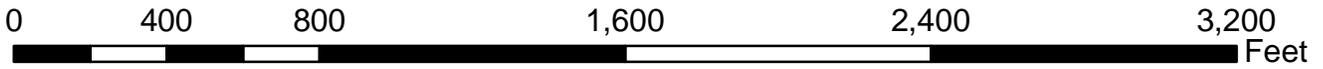
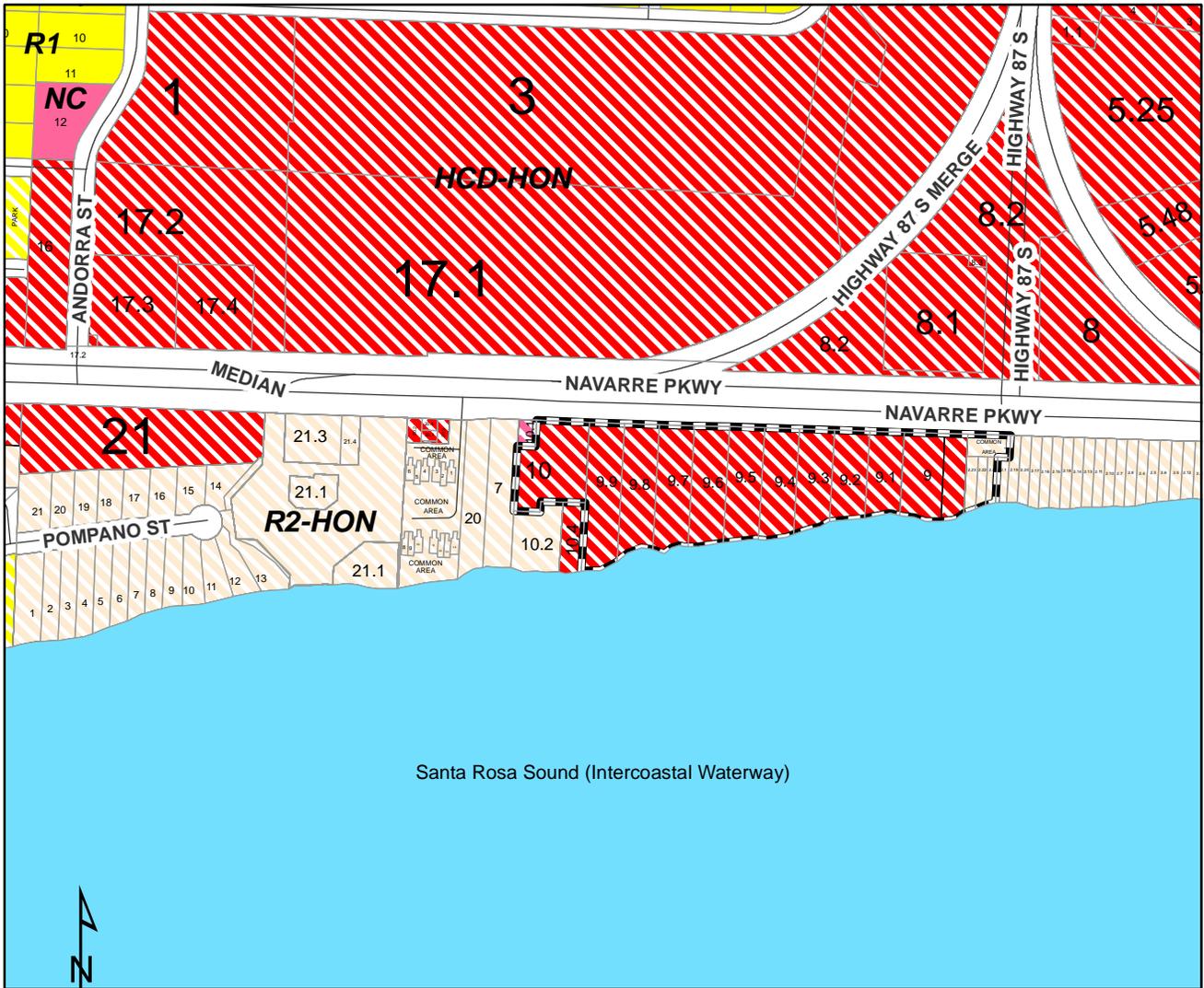
# 2015-V-050 Location



## Legend

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# 2015-V-050 Zoning



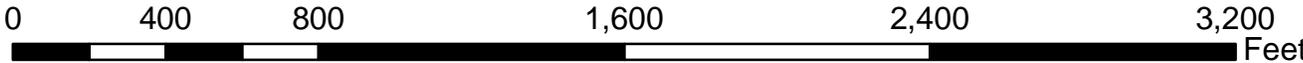
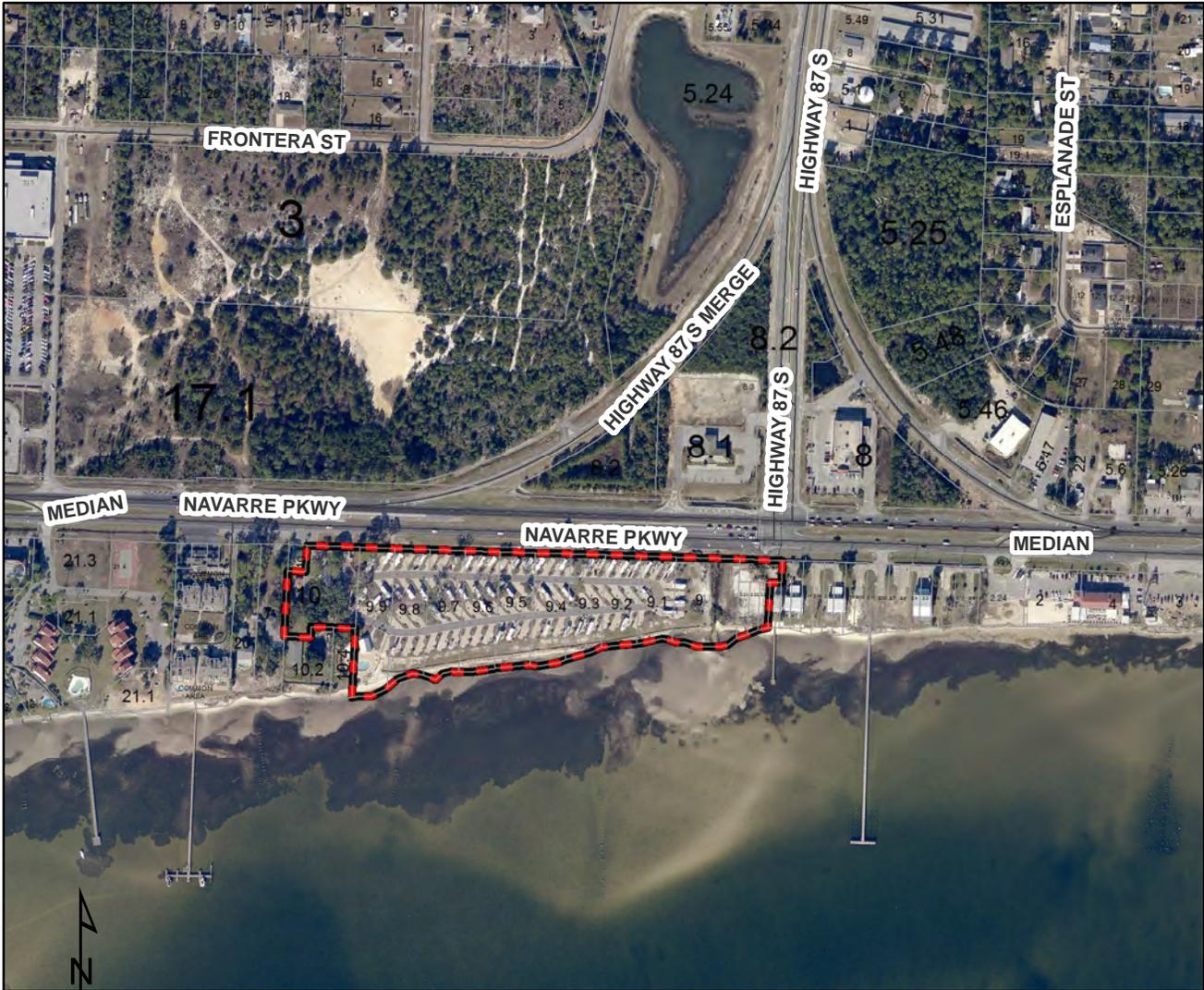
**Legend**

Pending Zoning	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-050

Aerial

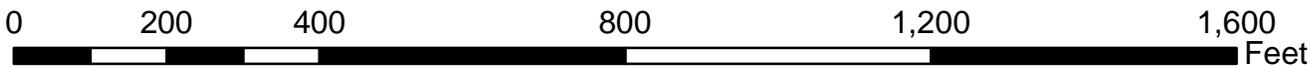


Legend

 PendingZBJune

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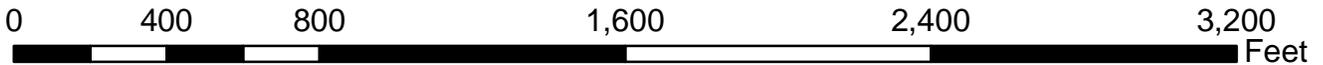
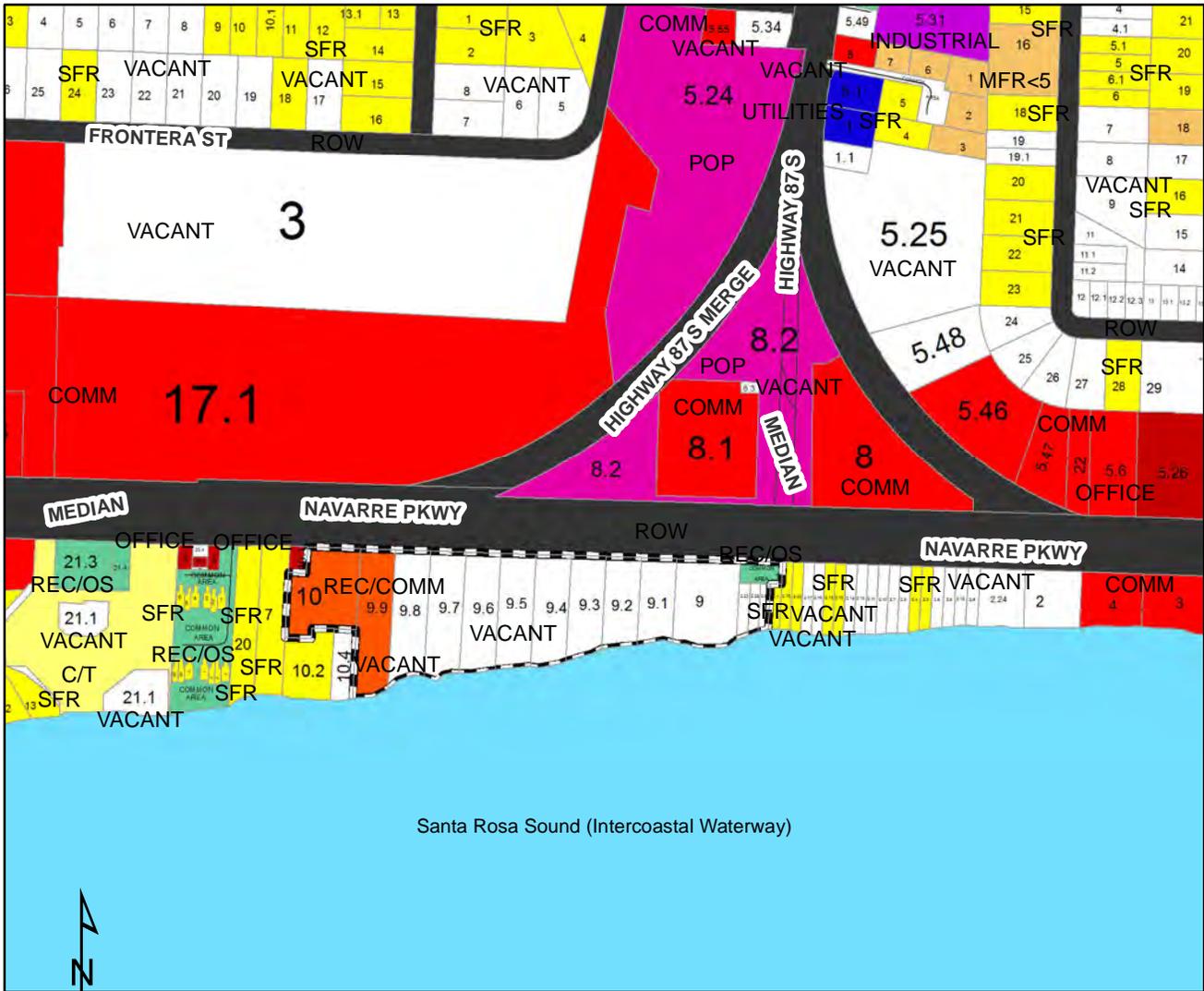
# 2015-V-050 Close Up Aerial



**Legend**  
 PendingZBJune

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# 2015-V-050 Existing Land Use



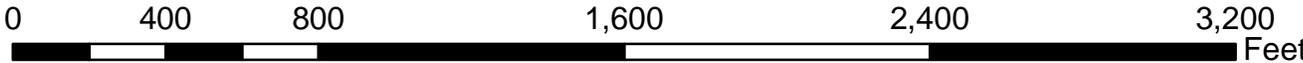
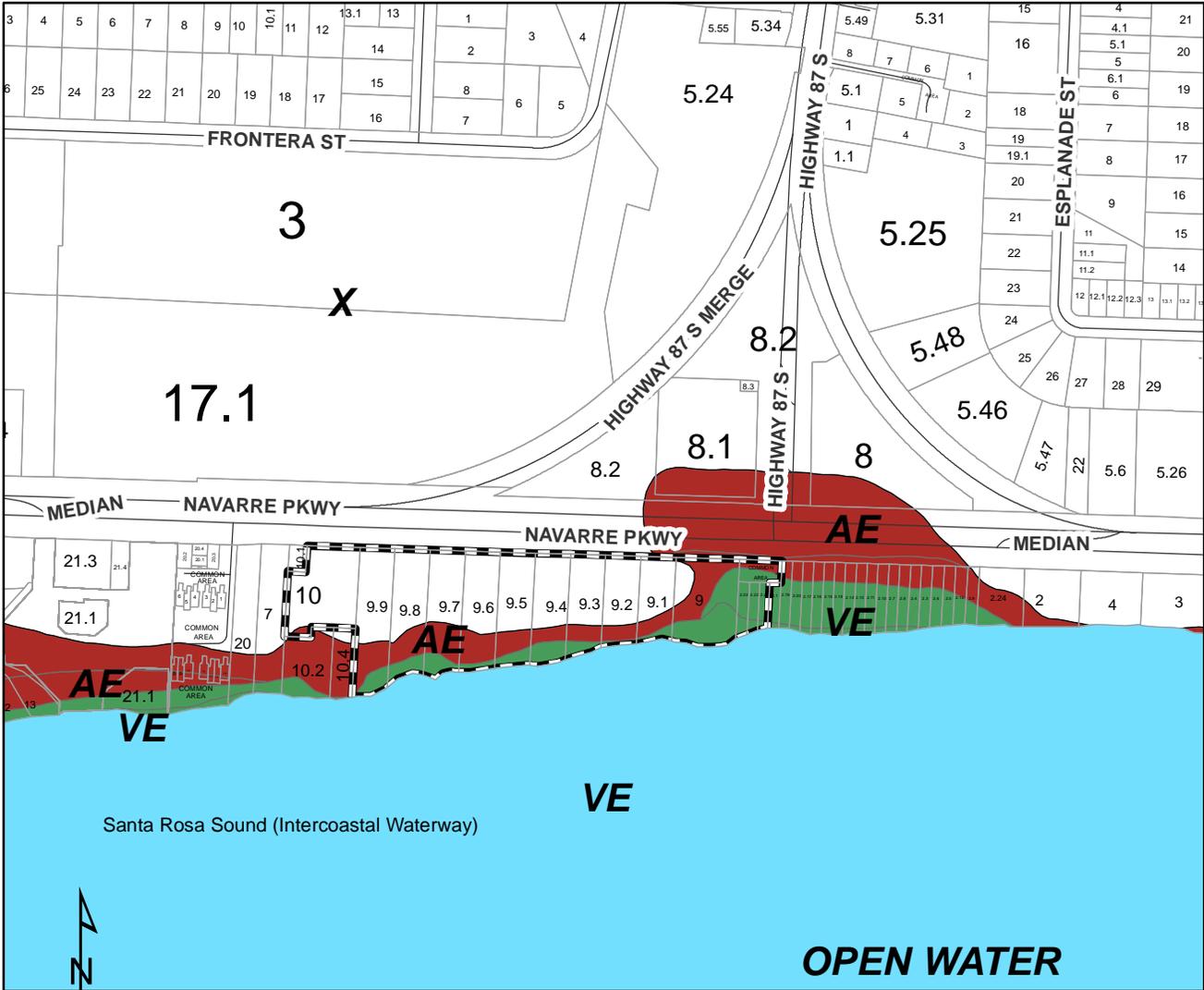
### Legend

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

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# 2015-V-050 Flood Zone



**Legend**

PendingZBJune

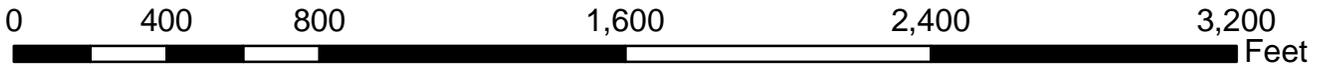
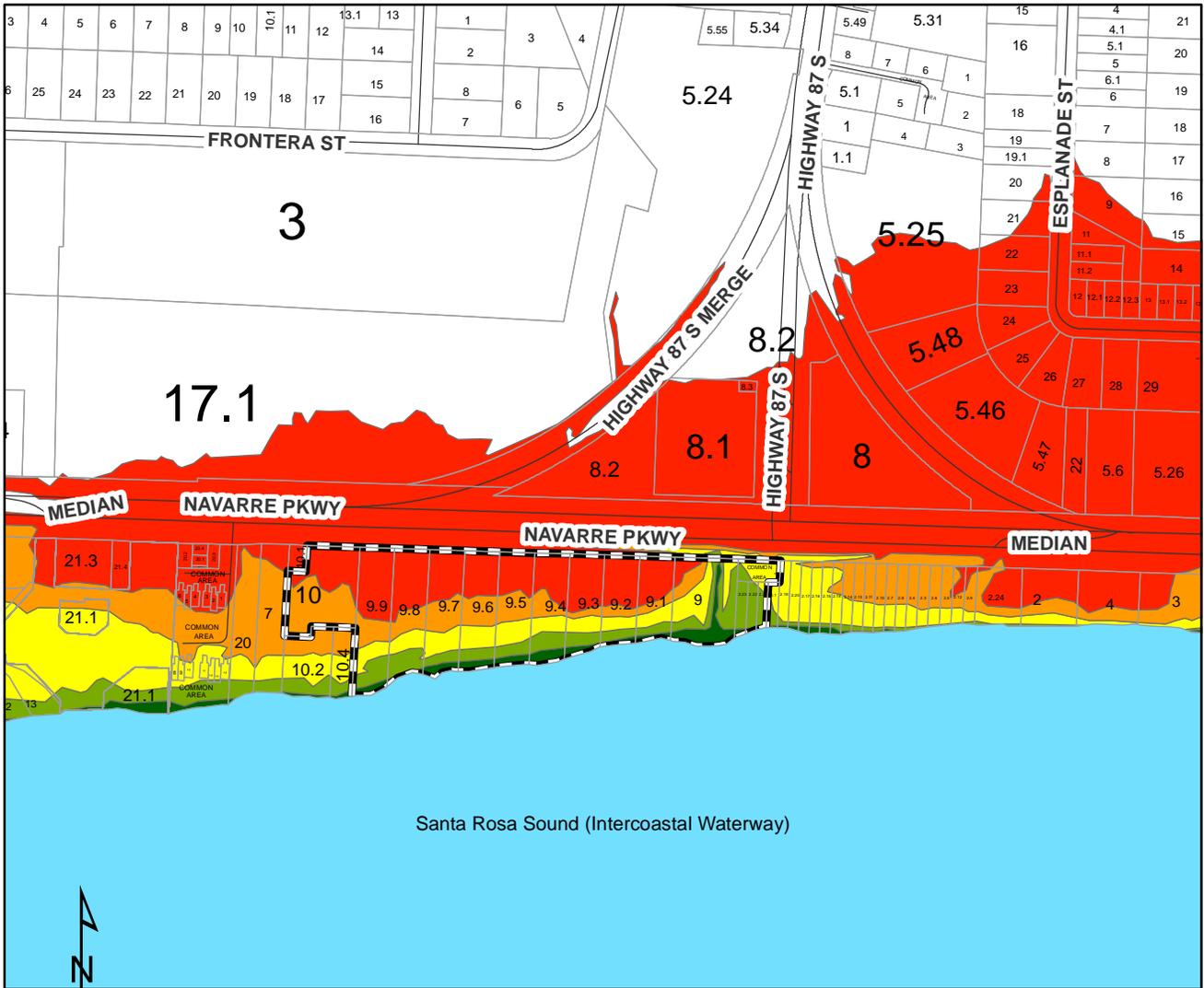
**DFIRM**

**FLOOD\_ZONE**

- 0.2% Annual Chance of Flood (500 Year)
- A - 1% Annual Chance of Flood - No BFE's
- AE - 1% Annual Chance of Flood - BFE's
- VE - A 1% Annual Chance of Flood - Storm Waves
- Not in the FloodPlain

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# 2015-V-050 Storm Surge Zone



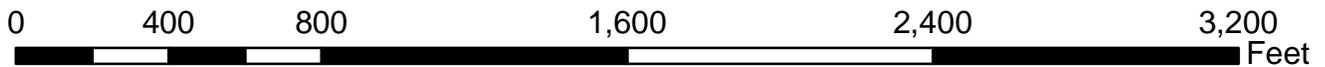
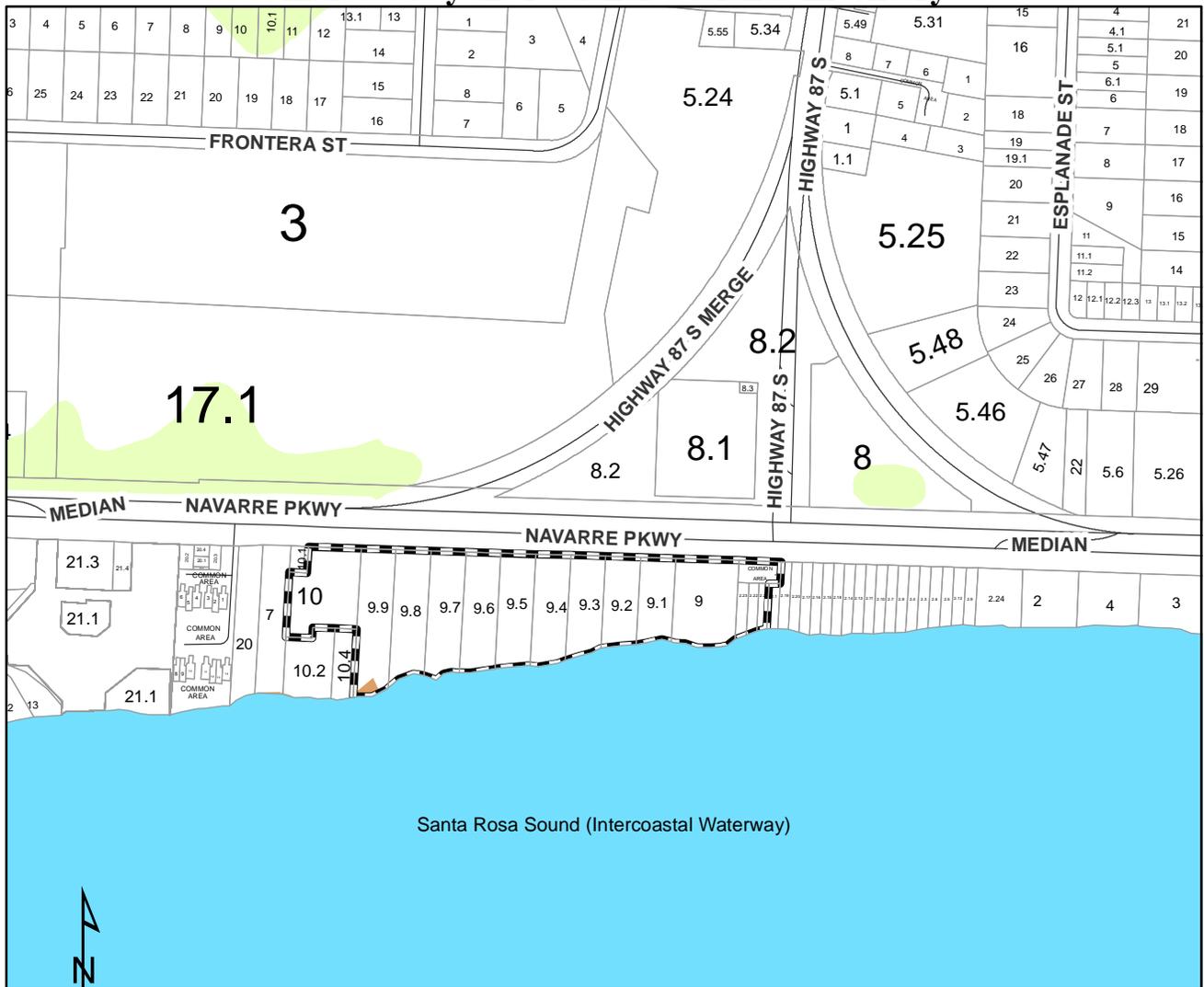
### Legend

 PendingZBJune	<b>gisdata.GISADMIN.SRCSurgeZones</b>	 2
	 <all other values>	 3
	<b>Cat</b>	 4
	 1	 5

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# 2015-V-050 Potential Wetlands as indicated by the National Wetlands Inventory



**Legend**

Pending ZB June

**Potential Wetlands**

**DESCRIPT**

- ESTUARINE
- LACUSTRINE
- PALUSTRINE
- RIVERINE
- MARINE

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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- 50</u>	Date Received: <u>5-1-15</u>
Review Fee: <u>\$ 235 + 3.58</u>	Receipt No.: <u>164</u>
Zoning District: <u>HCD-HON</u>	FLUM Designation: <u>Comm</u>

± 0.92

VD # 4

**Property Owner**

Property Owner Name: Vic's of Navarre

Address: 296 S. Ferdon Blvd  
Crestview, FL 32536

Phone: 850-259-6695 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: What's Up Docks

Contact Name: David Webber

Address: 6534 Lakeshore Dr  
Milton, FL 32570

Phone: 623-2132 Fax: \_\_\_\_\_

Email: whatsupdocks1@gmail.com

**Property Information**

Parcel ID Number(s): 20-25-26-0000-00909-0006  
-OR-

Street Address of property for which the Variance is requested:  
8315 Navarre Pkwy, Navarre, FL 32566

**Variance Request**

What is the present use of the property? Campground

Please describe the requested variance, including exact dimensions and purpose of the variance.  
Increase the dock length from 300' to 410'

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.  
We need the length to get out past the Seagrass beds

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

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

Saul Wiley  
Applicant Name (Type or Print)

\_\_\_\_\_  
Applicant Signature

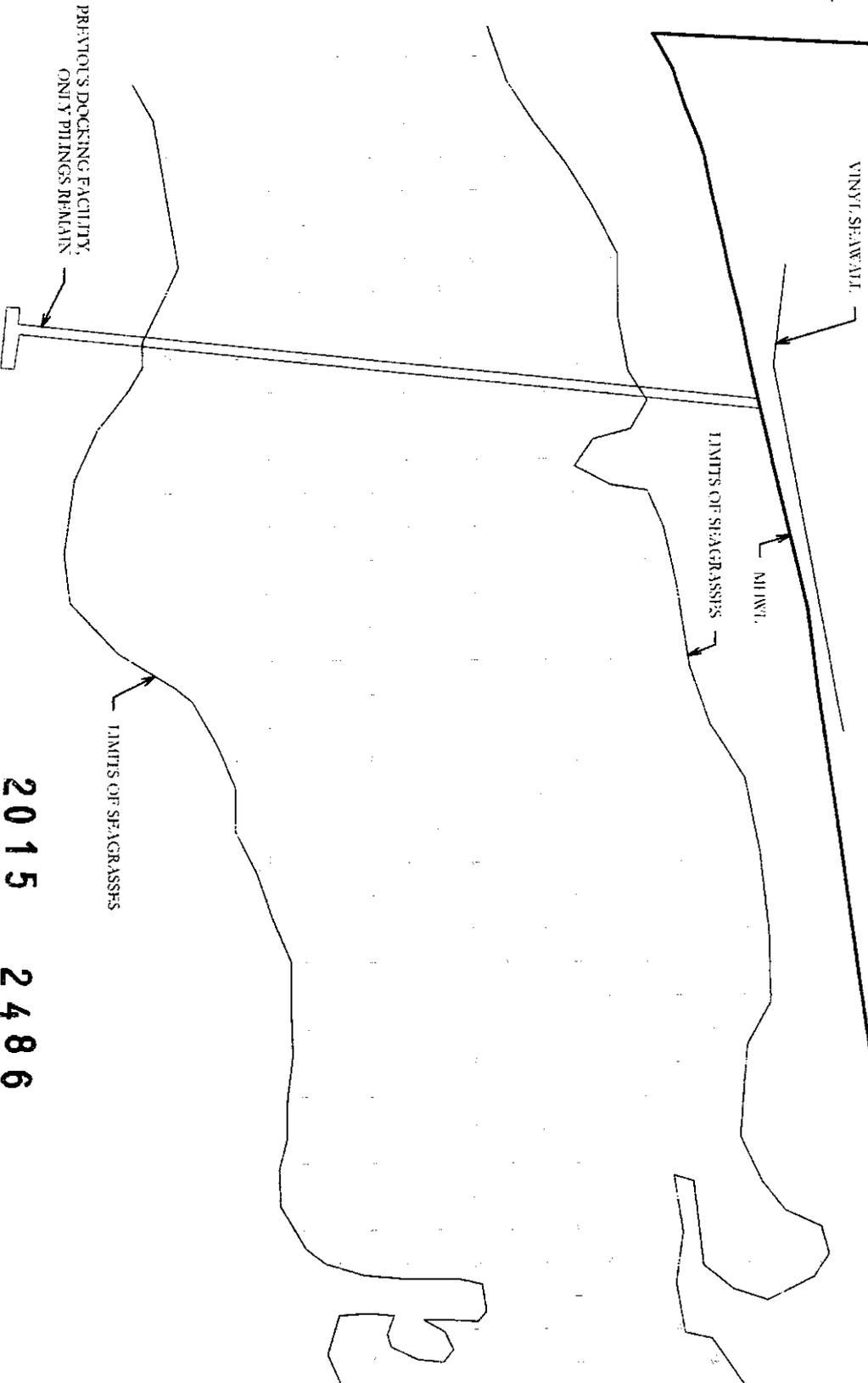
\_\_\_\_\_  
Title (if applicable)

\_\_\_\_\_  
Date

SUBJECT PROPERTY  
VICS OF NAVARRIE, LLC  
296 S. FERDON BLVD  
CRISTVIEW, FL 32536

APPLICANT: VICS OF NAVARRIE  
PAGE 2 OF 5

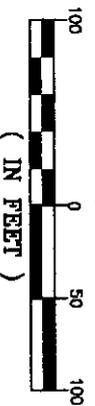
ADJACENT PROPERTY  
OTIS REPAIR FACILITY  
8901 SAHARAFISHY  
MAYAMBE, FL 32566



2015 2486

### EXISTING SITE CONDITIONS

PROJECT #2011-136  
DATE: FEBRUARY 20, 2012  
DRAWN BY: JAT  
SCALE: 1" = 100'



**WETLANDS**  
**SCIENTISTS**  
INCORPORATED

# WETLI LAND SCHEMATIC

INCORPORATED

## PLAN VIEW OVERLAIN ONTO AERIAL

PROJECT #2011-136

DATE: FEBRUARY 20, 2012

DRAWN BY: JAT

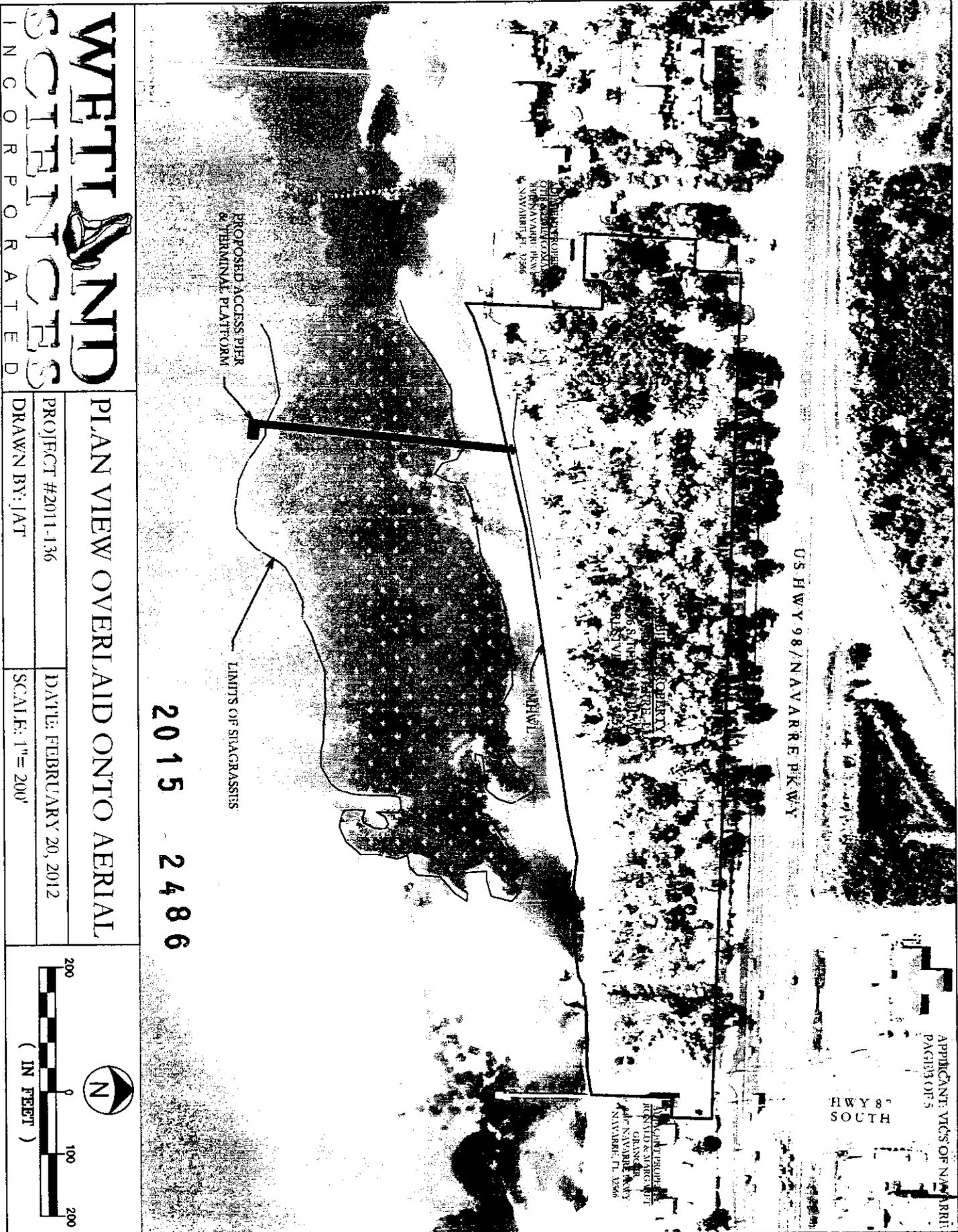
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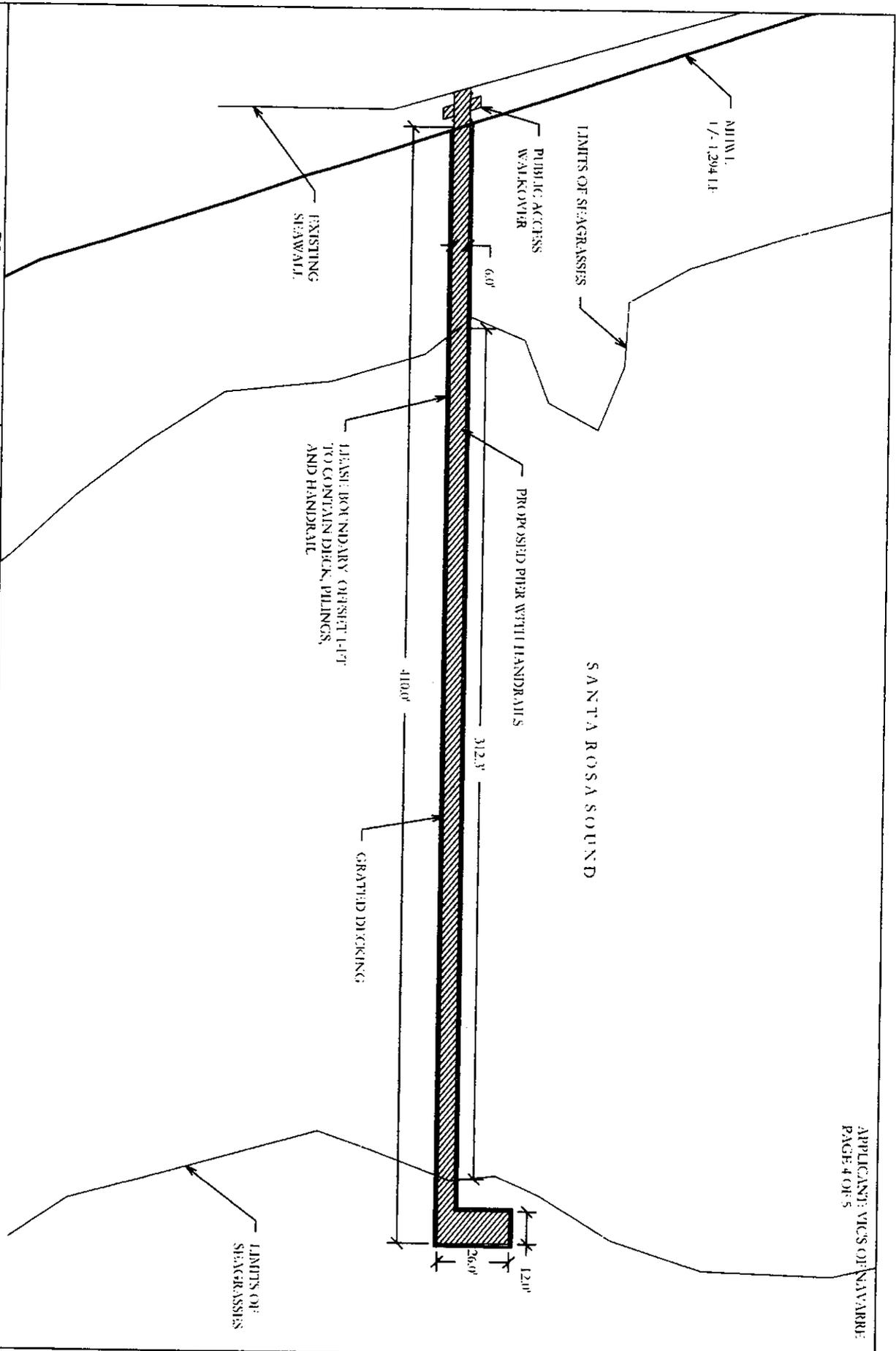
2015 2486

PROPOSED ACCESS PIER  
& TERMINAL PLATFORM

LIMITS OF SIAGRASSES



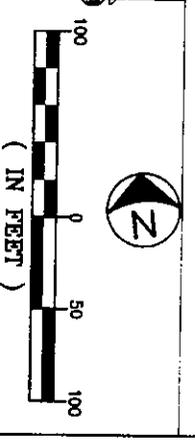
APPLICANT: VICS OF NAVARRA  
PAGE 3 OF 5

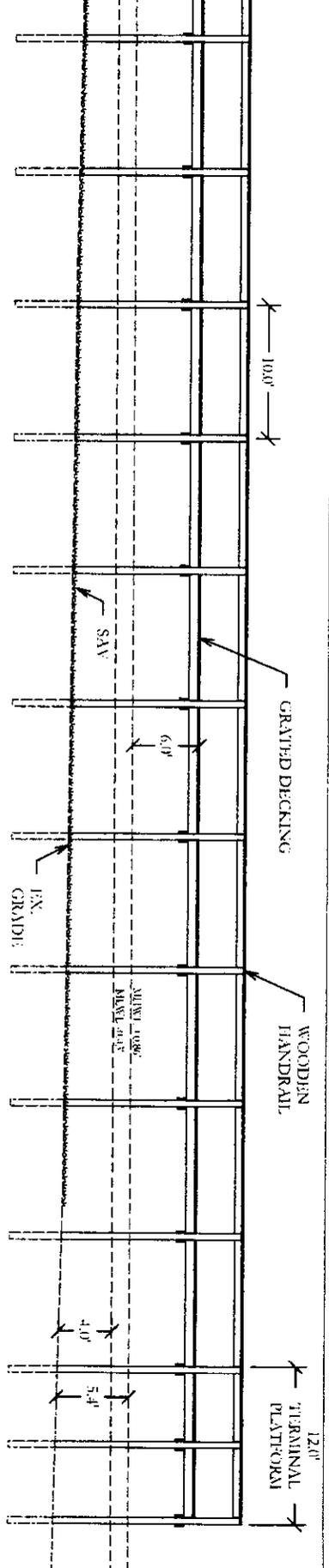
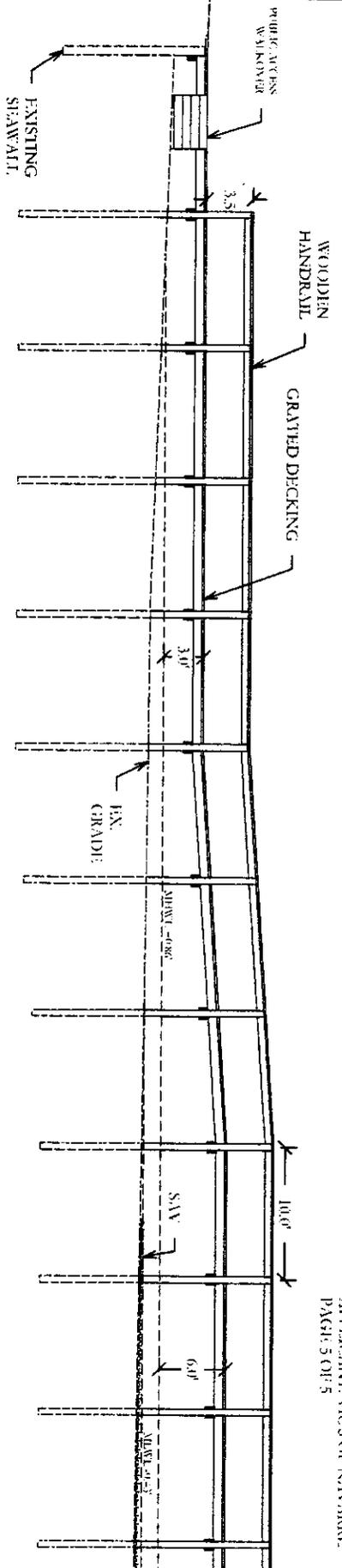


**WETLAND**  
**SOCIETIES**  
INCORPORATED

PLAN VIEW  
PROJECT #2011-136  
DRAWN BY: JAT

DATE: FEBRUARY 20, 2012  
SCALE: 1" = 100'  
2015 2486





**WETLAND**  
**SCIENTIFICS**  
INCORPORATED

DOCK PROFILE

2015 - 2486



PROJECT #2011-136  
DRAWN BY: JAT  
DATE: FEBRUARY 20, 2012  
SCALE: 1" = 12'