

**2015-V-055**

**Project Name:** n/a

**Applicant and/or  
Property Owner:** Mary McAlpin

**Representative:** n/a

**Request 1:** Variance request to reduce the front setback from 15 feet to 3 feet to accommodate a single family residence.

**Request 2:** Variance request to reduce the rear setback from 10 feet to 3 feet to accommodate a single family residence.

(LDC 6.05.12.E.3)

**Zoning District:** PUD (Planned Unit Development)



**Variance 2015-V-055**

**General Information:**

<b>Applicant:</b>	Mary McAlpin
<b>Representative:</b>	N/A
<b>Project Location:</b>	1070 Lionsgate Ln., Gulf Breeze
<b>Parcel Number:</b>	32-2S-28-2315-00000-0720
<b>Request 1:</b>	Variance request to reduce the front setback from 15 feet to 3 feet to accommodate a single family residence.
<b>Request 2:</b>	Variance request to reduce the rear setback from 10 feet to 3 feet to accommodate a single family residence.
<b>Current Conditions:</b>	The lot is currently vacant.

**Land Development Code Criteria:**

6.05.12      PUD - Planned Unit Development District

E.      Procedure For Approval of a Planned Unit Development: The procedure for obtaining a change in zoning district for the purpose of undertaking a PUD shall be as follows:

3.      Building Setbacks: Proposed building setbacks shall be noted and shall define the distance buildings will be setback from:

**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 structures on the lot. The applicant is requesting to reduce the front and rear setbacks to accommodate a single family residence.**

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 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**

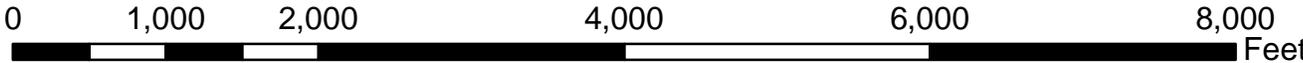
**Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.**

**If the Variance is approved, are there any potential building code issues?**

In regards to the above setback variance request, the Florida Building Code will mandate that the exterior walls and projections on this proposed residence having a setback of less than (<) 5 feet will be required to have a fire-resistance rating of at least 1 hour and openings will be limited to 25% of the wall area. Rhonda Royals, Building Official recommends the use of a stem wall foundation in lieu of bringing in fill to raise the property and encourage the owner to consult with a civil engineer for development of an effective storm water management plan.



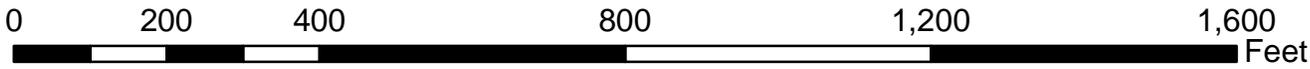
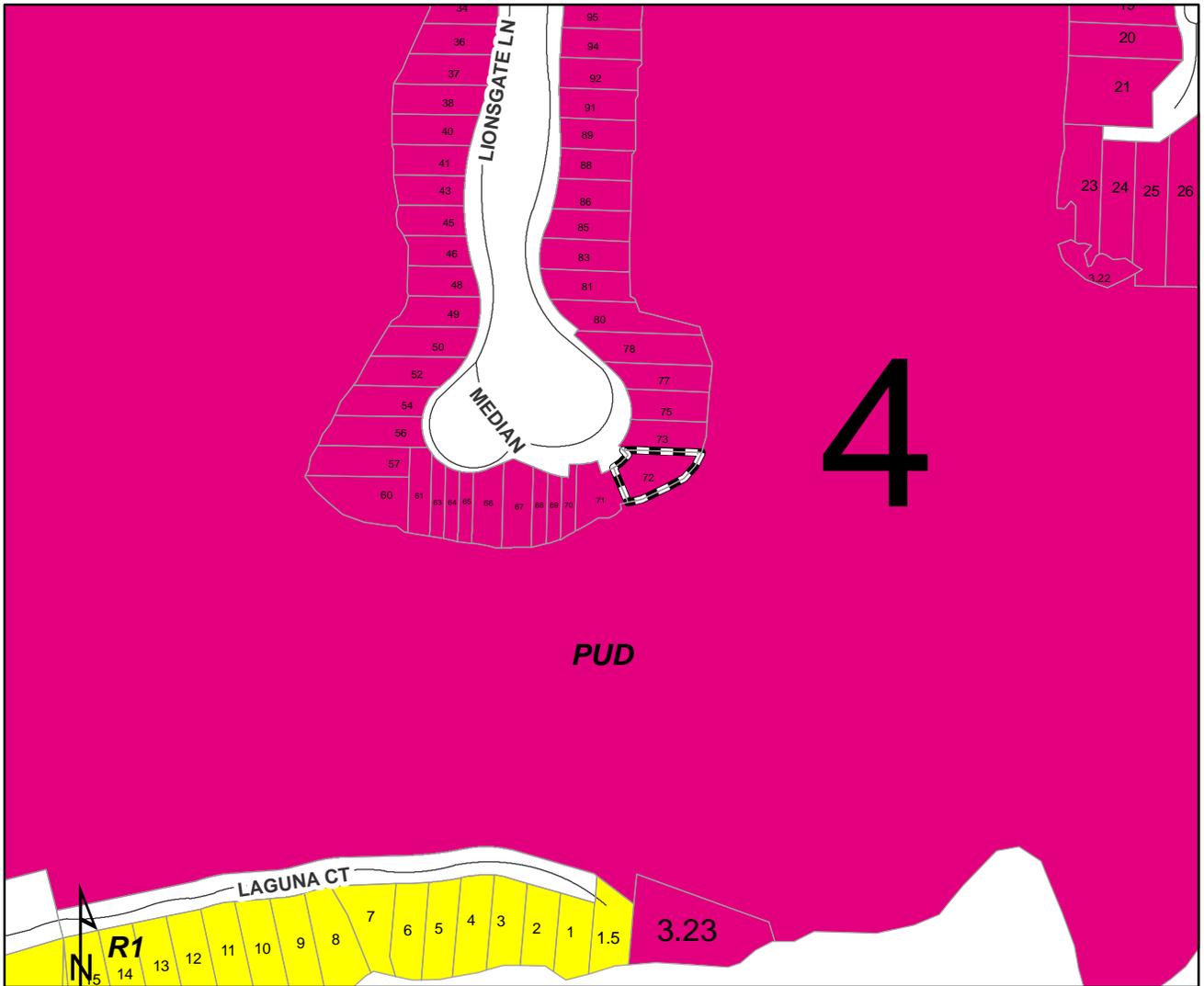
**2015-V-055  
Location**



**Legend**

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# 2015-V-055 Zoning

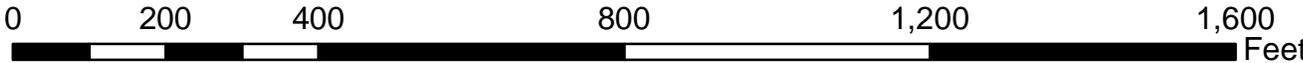


Legend			

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2015-V-055

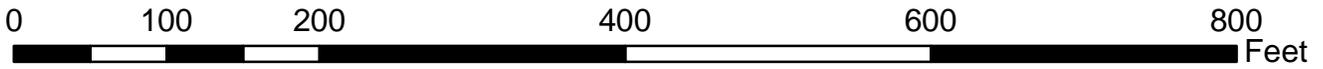
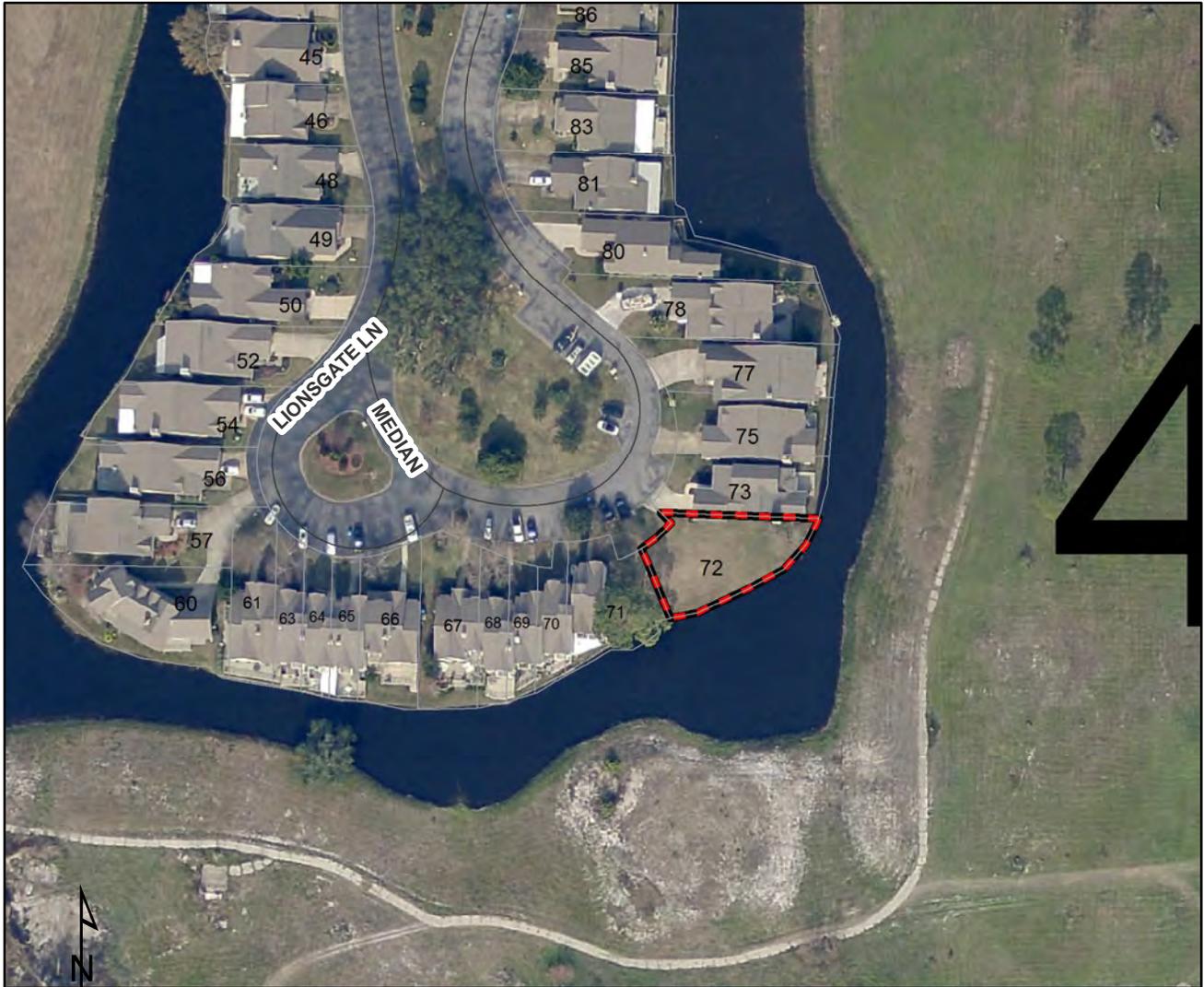
Aerial



**Legend**  
 PendingZBJuly

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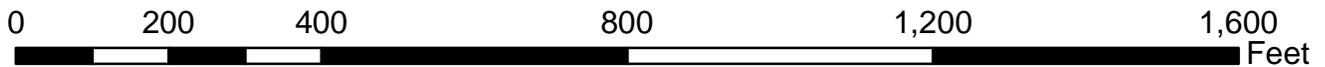
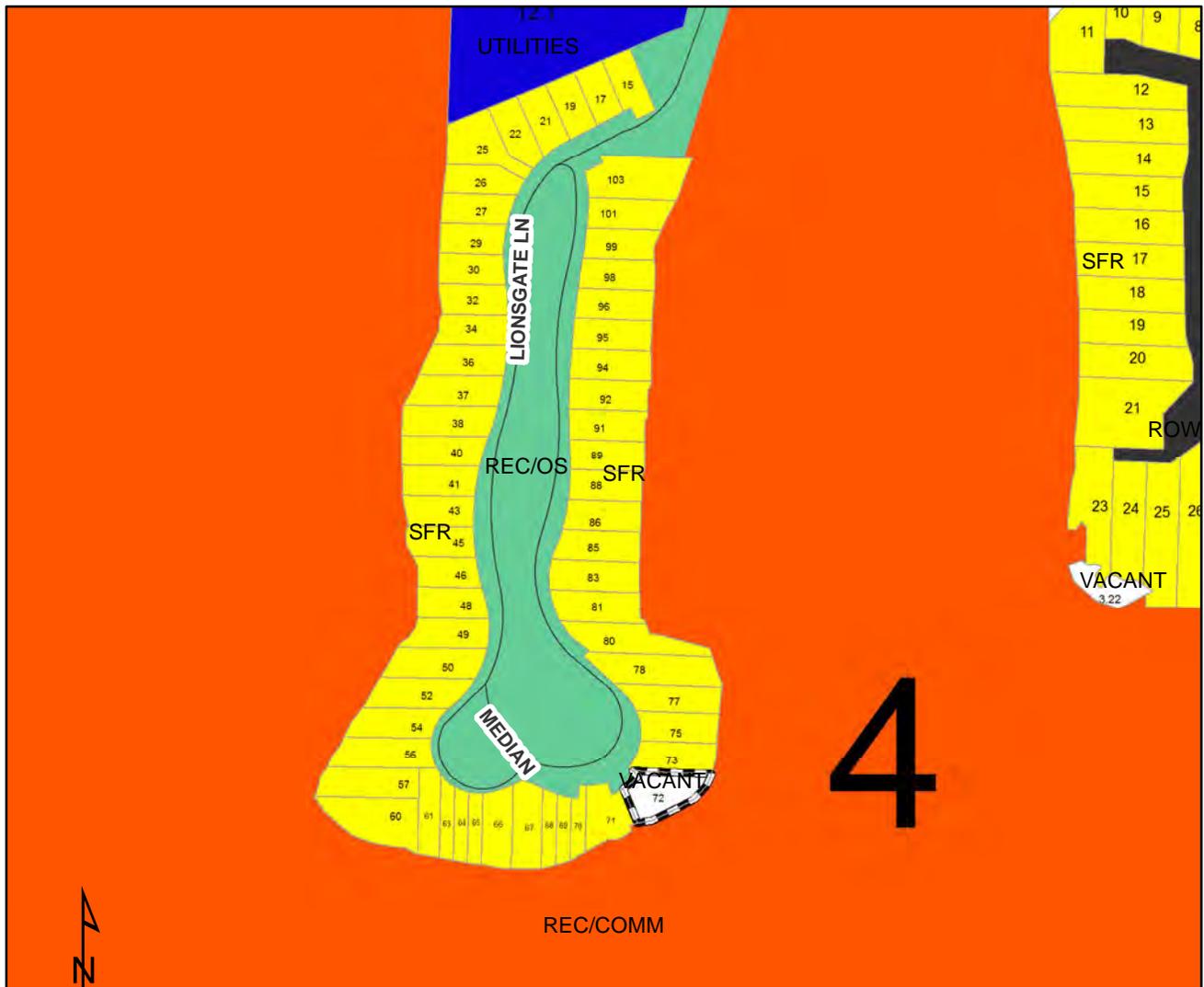
2015-V-055  
Close Up Aerial



**Legend**  
 PendingZBJuly

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# 2015-V-055 Existing Land Use



### Legend

Pending ZB July	<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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# 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- 055</u>	Date Received:	<u>5-27-15</u>
Review Fee:	<u>\$235 + 19.69</u>	Receipt No.:	<u>180,184</u>
Zoning District:	<u>PUD</u>	FLUM Designation:	<u>MRC</u>

± 0.14

VO # 5

**Property Owner** Property Owner Name: Mary J. McAlpin  
 Address: 5635 Michael Dr  
Milton FL, 32583  
 Phone: 850-291-9274 Fax: \_\_\_\_\_  
 Email: marymary850@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: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Property Information** Parcel ID Number(s): 3225-28-2315-0000-0740  
 -OR-  
 Street Address of property for which the Variance is requested:

1070 Lionsgate Lane, Gulf Breeze 32563

**Variance Request**

What is the present use of the property? Vacant Residential

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

I would like to build a raised ranch where a 2 story was located. Requesting front variance of 12 ft and rear variance of 7 ft so my setbacks will be 3 ft.

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

This is an unusually shaped property that sits back from the street over 50' already. The back area deteriorated before the sea wall was built, so I have a very narrow, shallow lot.

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.

I would like to build a ranch, however I must now build up a min. of 4 ft. I am requesting to build a raised ranch because of my age and health. I have been in a wheelchair before, and will be again. I would not be able to live in a 2 story home.

**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.

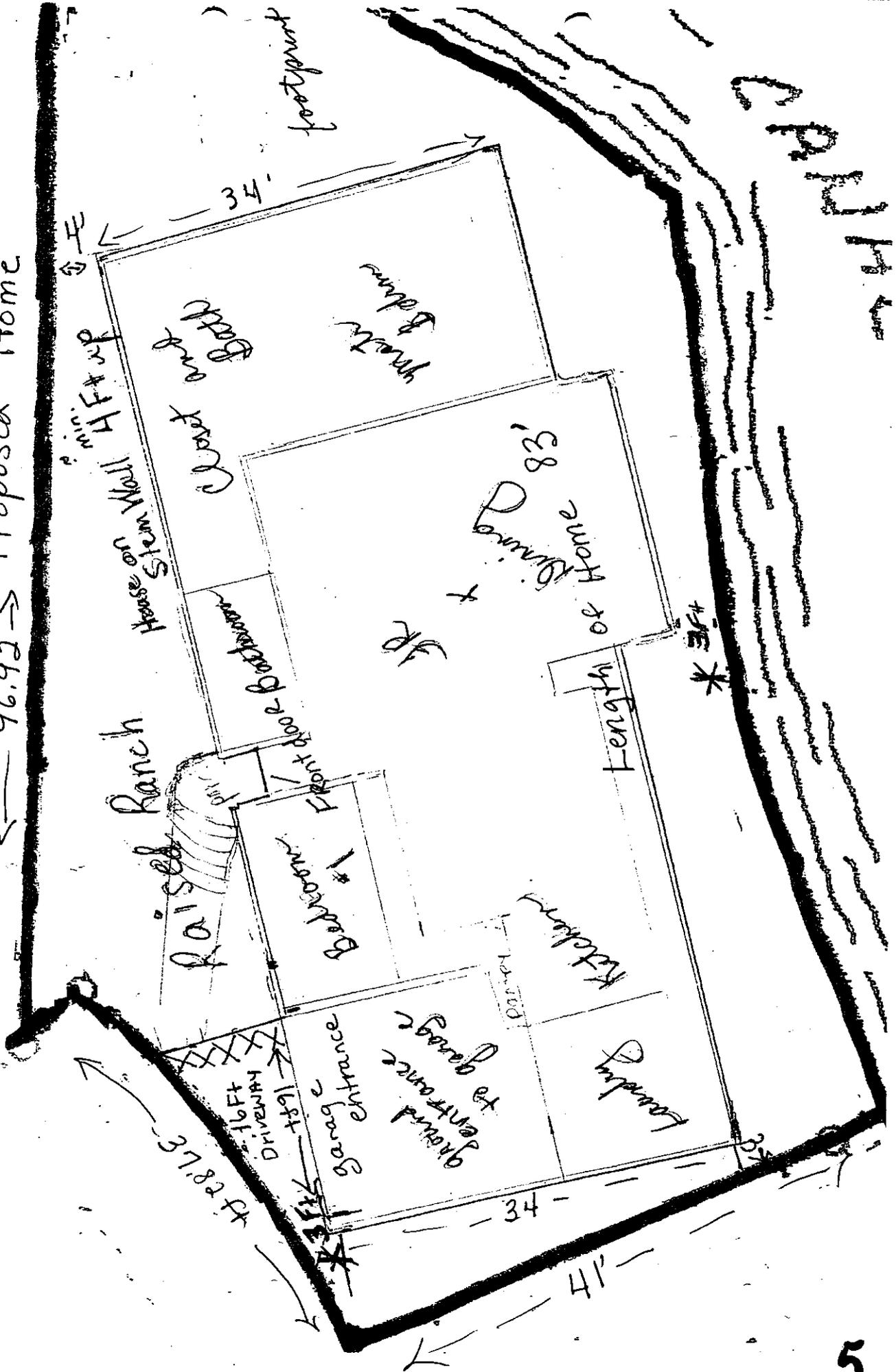
Mary J. McAlpin  
Applicant Name (Type or Print)

Mary J. McAlpin  
Applicant Signature

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

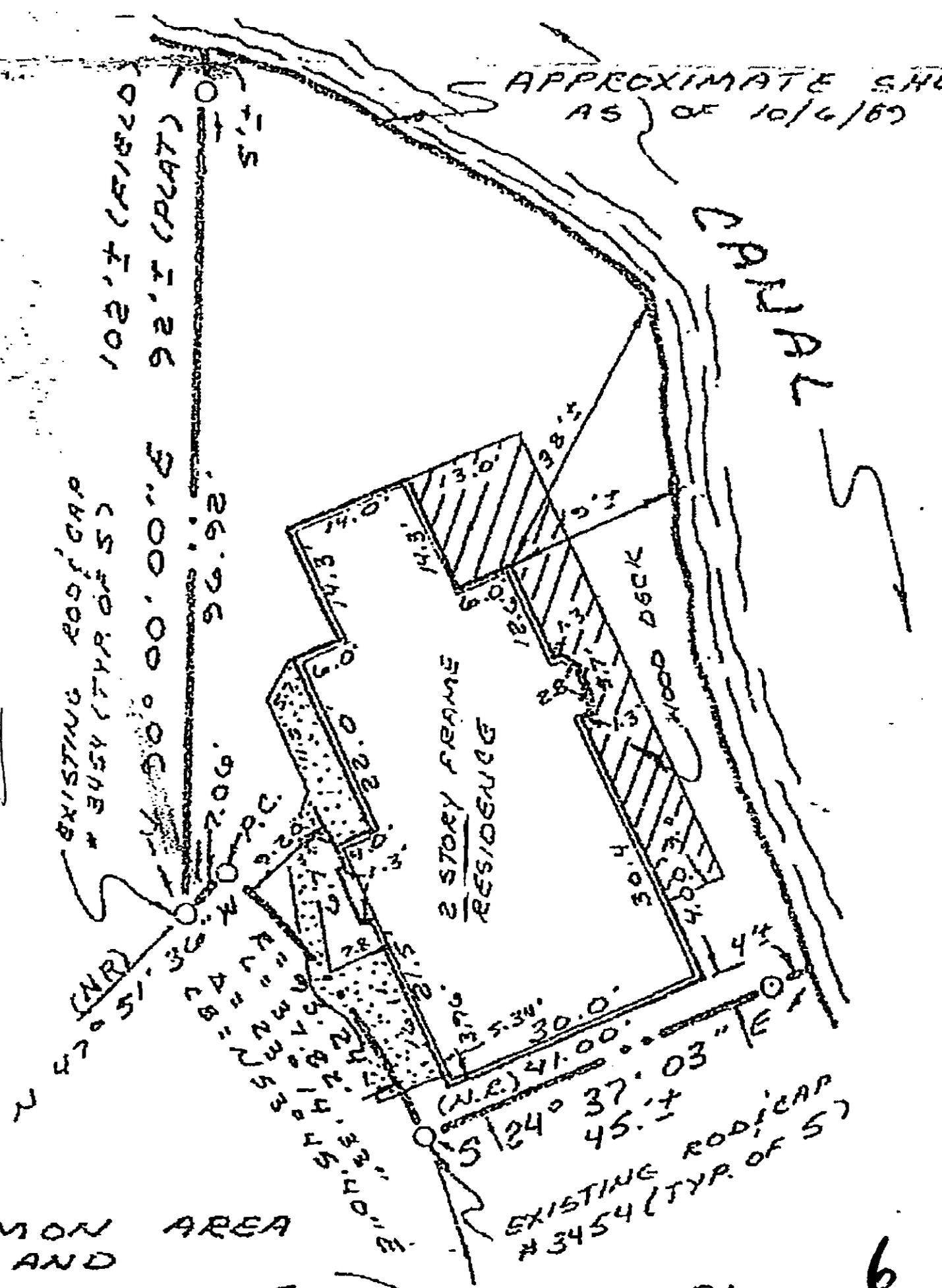
05/24/2015  
Date

← 96.92 → Proposed Home



Home no longer. LOT 73

COMMON AREA AND PRIVATE DRIVE



APPROXIMATE SHD AS OF 10/6/89

102' ± (FIELD)  
92' ± (PLAT)  
5' ±

EXISTING RODICAP #3454 (TYP. OF 5)  
50' 00" 00" E 96.92'  
26.96'

EXISTING RODICAP #3454 (TYP. OF 5)  
51'-0" (W.P.)  
37'-03" E  
45' ±

24' 37" 03" E  
45' ±

LOT 71

File Number: 03-1456-rp

**EXHIBIT - "A"**

**LOT 72, LIONSGATE SUBDIVISION, BEING A PORTIN OF SECTION 32, TOWNSHIP 2 SOUTH,  
RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, ACCORDING TO PLAT THEREOF  
RECORDED IN PLAT BOOK D, AT PAGE 12, OF THE PUBLIC RECORDS OF SAID COUNTY.**

FEDERAL EMERGENCY MANAGEMENT AGENCY  
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077  
Expires July 31, 2002

ELEVATION CERTIFICATE

03-136

Important: Read the instructions on pages 1 - 7.

**SECTION A - PROPERTY OWNER INFORMATION**

For Insurance Company Use:  
Policy Number  
Company NAIC Number

BUILDING OWNER'S NAME: Mary J. McAlpin  
 BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.: 1070 Lionsgate Ln.  
 CITY: Gulf Breeze STATE: FL. ZIP CODE: 32563  
 PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
 BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use Comments section if necessary.)

LATITUDE/LONGITUDE (OPTIONAL) (##-##-##.## or ##.####)  
 HORIZONTAL DATUM:  NAD 1927  NAD 1983  
 SOURCE:  GPS (Type):  USGS Quad Map  Other:

**SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER: Santa Rosa 120214  
 B2. COUNTY NAME: Santa Rosa County  
 B3. STATE: Florida  
 B4. MAP AND PANEL NUMBER: 1202740341  
 B5. SUFFIX: C  
 B6. FIRM INDEX DATE: 1-19-00  
 B7. FIRM PANEL EFFECTIVE/REVISED DATE: 1-19-00  
 B8. FLOOD ZONE(S): AE  
 B9. BASE FLOOD ELEVATION(S) (Zone AO use depth of flooding): 9' + 3 = 12'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9:  
 FIS Profile  FIRM  Community Determined  Other (Describe):  
 B11. Indicate the elevation datum used for the BFE in B9:  NGVD 1929  NAVD 1988  Other (Describe):  
 B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
 Designation Date:

**SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.  
 C2. Building Diagram Number 1 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)  
 C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO  
 Complete items C3a-i below according to the building diagram specified in item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.  
 Datum \_\_\_\_\_ Conversion/Comments \_\_\_\_\_  
 Elevation reference mark used \_\_\_\_\_ Does the elevation reference mark used appear on the FIRM?  Yes  No  
 a) Top of bottom floor (including basement or enclosure) 8 6 ft.(m)  
 b) Top of next higher floor N.A. ft.(m)  
 c) Bottom of lowest horizontal structural member (V zones only) N.A. ft.(m)  
 d) Attached garage (top of slab) 8 07 ft.(m)  
 e) Lowest elevation of machinery and/or equipment servicing the building N.A. ft.(m)  
 f) Lowest adjacent grade (LAG) 7 15 ft.(m)  
 g) Highest adjacent grade (HAG) 7 97 ft.(m)  
 h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade N.A.  
 i) Total area of all permanent openings (flood vents) in C3h N.A. sq. in. (sq. cm)

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

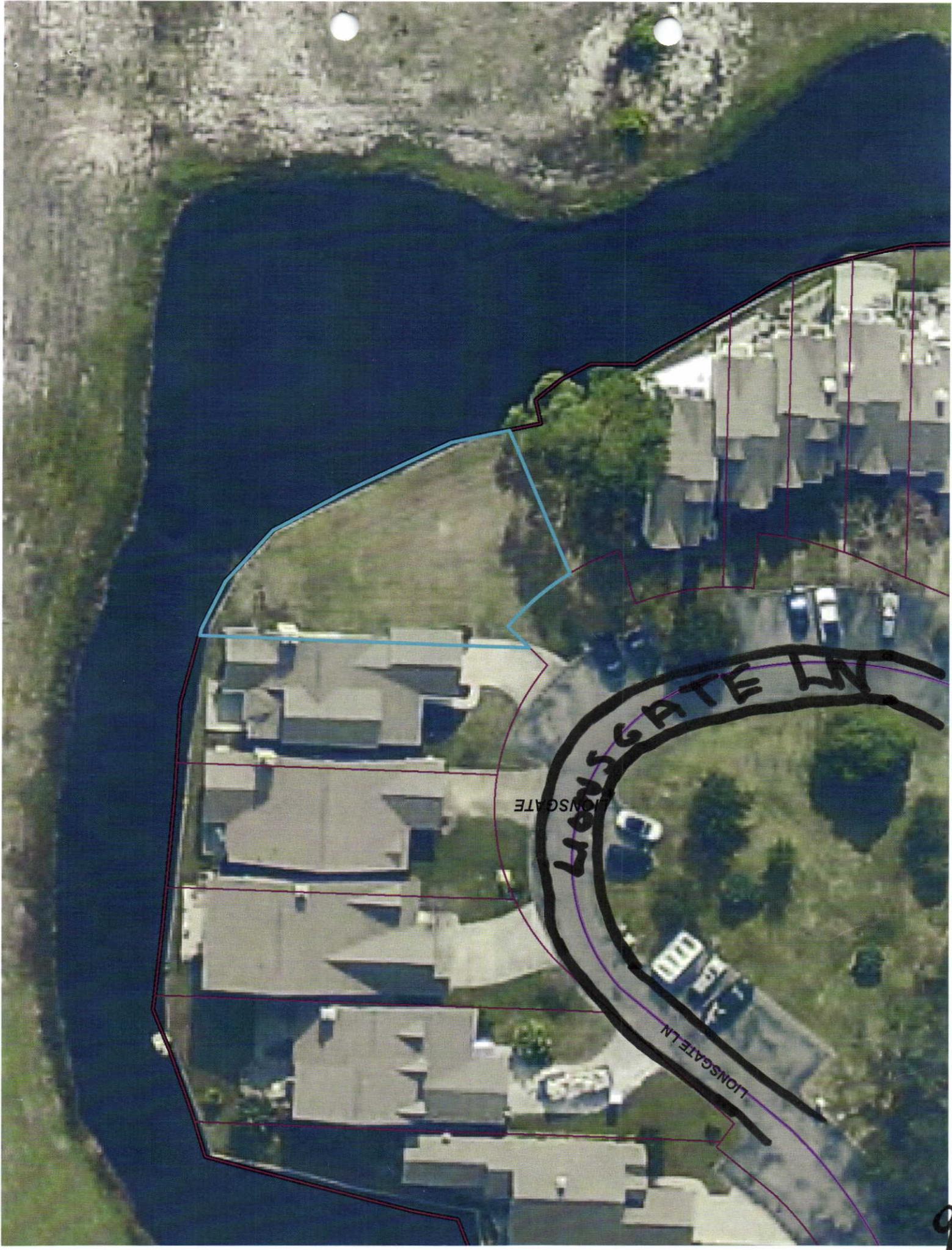
CERTIFIER'S NAME: T.A. Simmons LICENSE NUMBER: 2843  
 TITLE: Surveyor & Mapper COMPANY NAME:  
 ADDRESS: 5113 N. Davis Hwy CITY: Pensacola STATE: FL ZIP CODE: 32503  
 SIGNATURE: T.A. Simmons DATE: 12-6-04 TELEPHONE: (850) 477-8108

License Number, Embossed Seal, Signature, and Date

12-6-04  
*(Signature)*

REPLACES ALL PREVIOUS EDITIONS

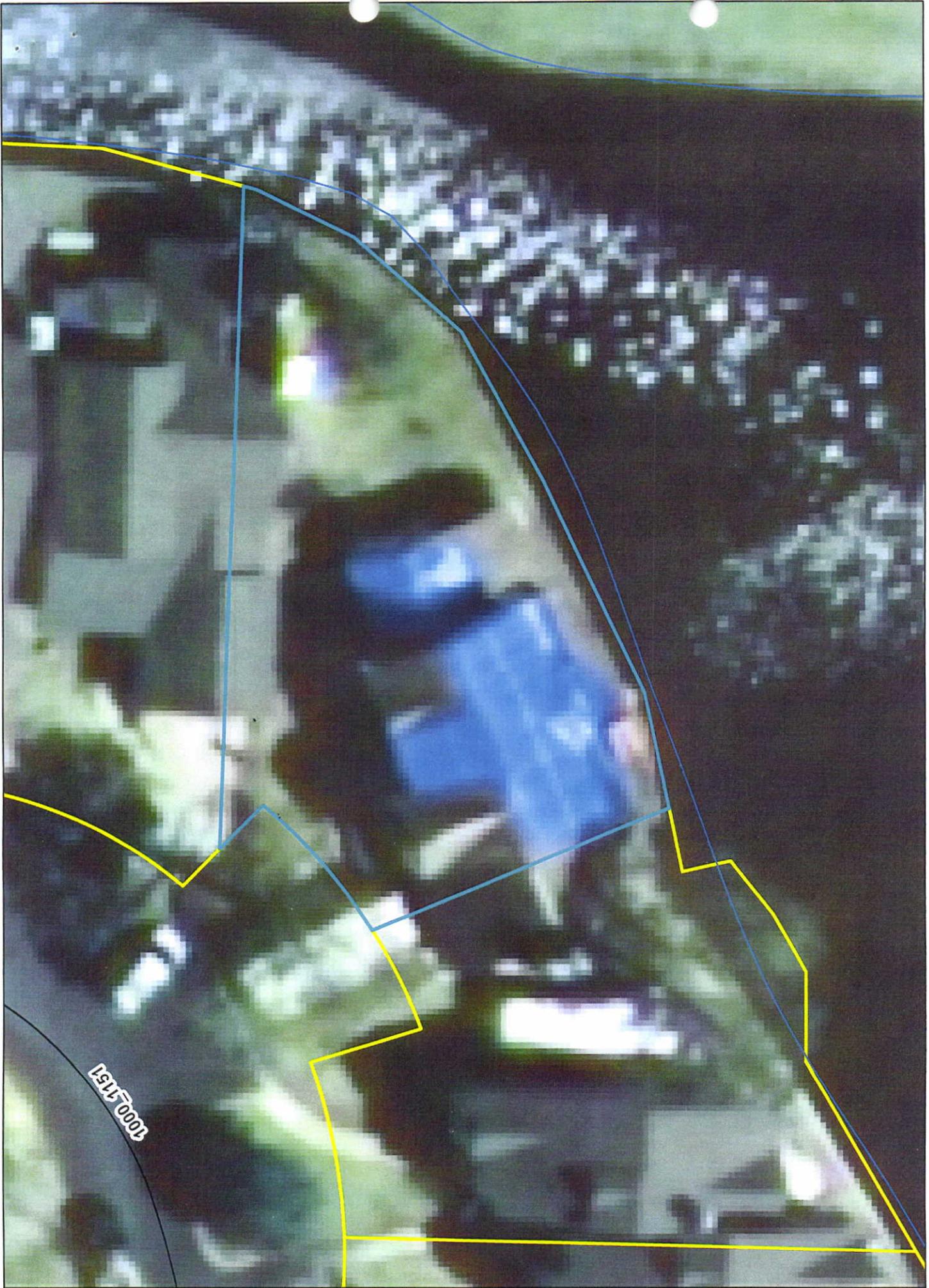




LIONSGATE

LIONSGATE LN

LIONSGATE LN



1070 Lionsgate Ln

1000 175th

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