

## STAFF ANALYSIS

### Variance 2015-V-070

#### General Information:

<b>Applicant:</b>	Kevin and Shauna Curtis
<b>Representative:</b>	n/a
<b>Project Location:</b>	8306 Tavira Street, Navarre, FL
<b>Parcel Number:</b>	17-2S-26-2750-03100-0170
<b>Request:</b>	Variance request to allow an accessory structure that is not subordinate to the primary residence, specifically the height of the proposed accessory structure is 21 feet 4 inches and the height of the primary residence is 13 feet 6 inches.  (LDC 3.00.01)
<b>Zoning District:</b>	R1M (Mixed Residential Subdivision)
<b>Current Conditions:</b>	Single family residence.



**Land Development Code Criteria:**

**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.

**Variance Criteria:**

**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 defines accessory structures as being subordinate in height to the principle structure, specifically the mean height of the primary residence is approximately 13 feet 6 inches and the mean height of the accessory structure is 21 feet 4 inches.**

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.

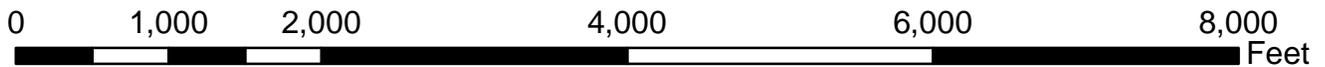
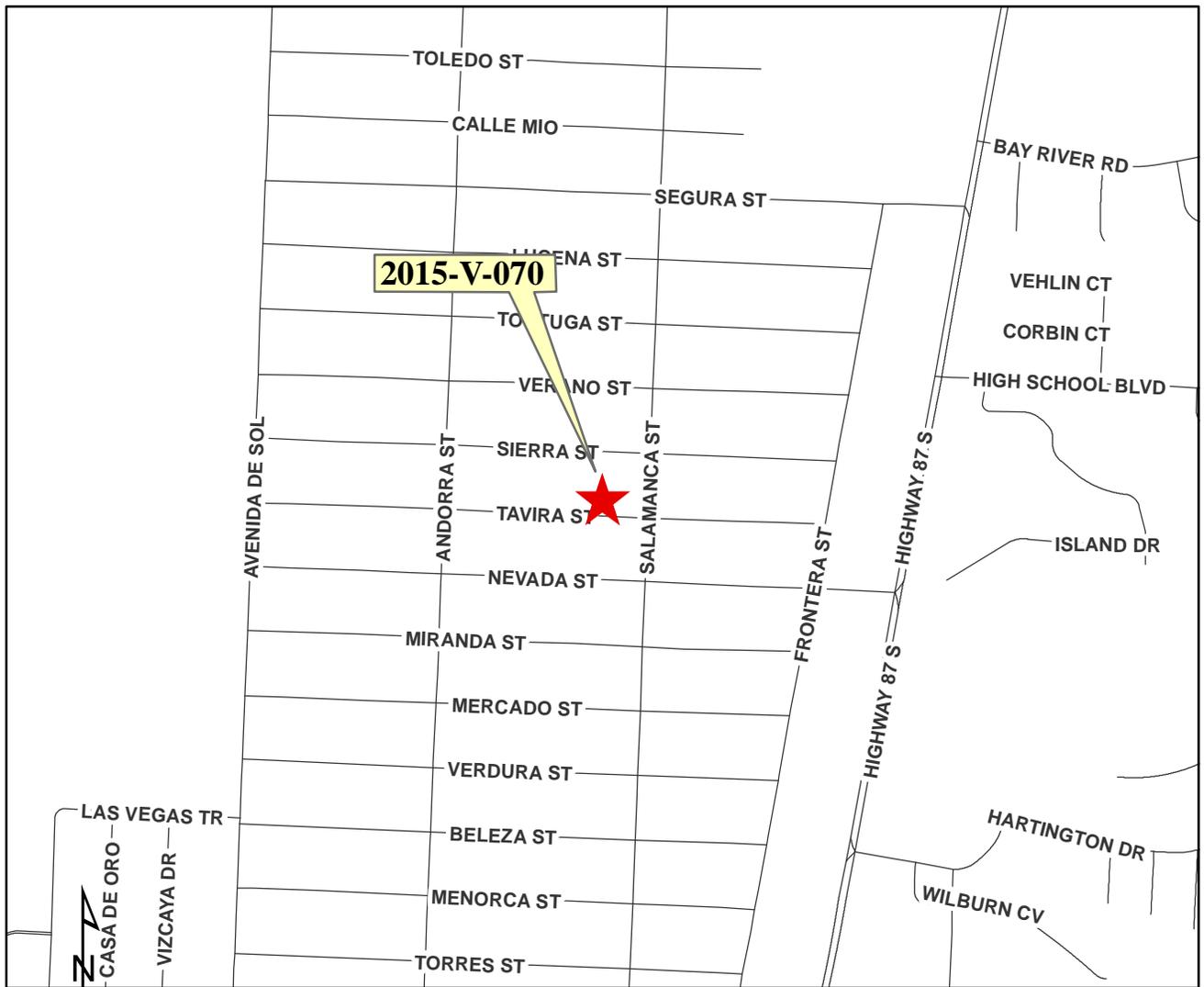
**Is this criterion met?                      N/A**

**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.

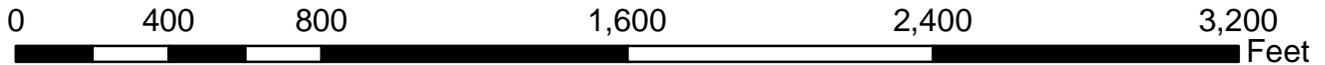
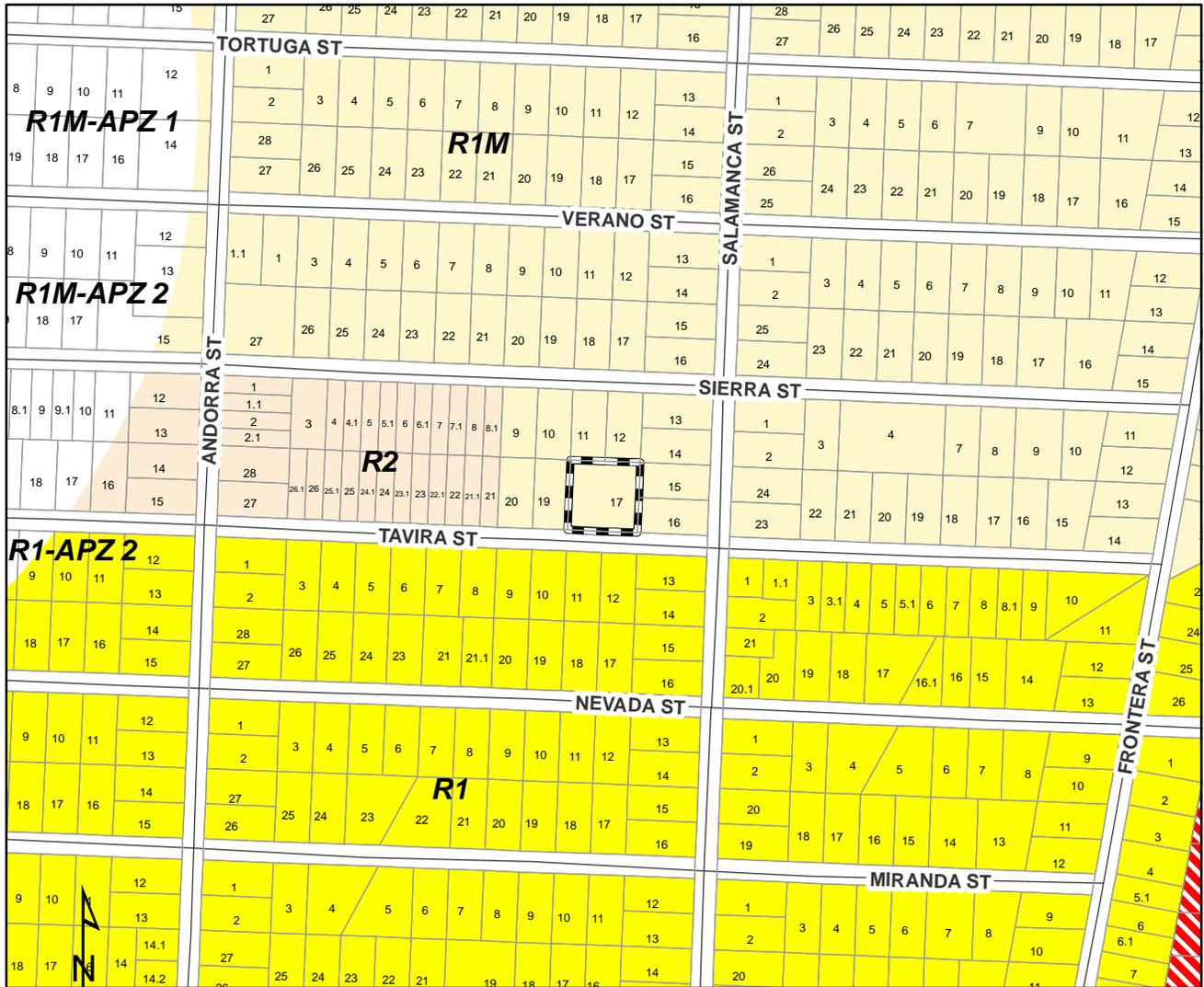
# 2015-V-070 Location



### Legend

Disclaimer:  
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# 2015-V-070 Zoning



**Legend**

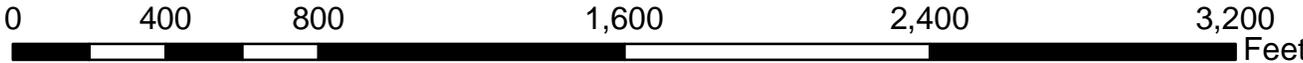
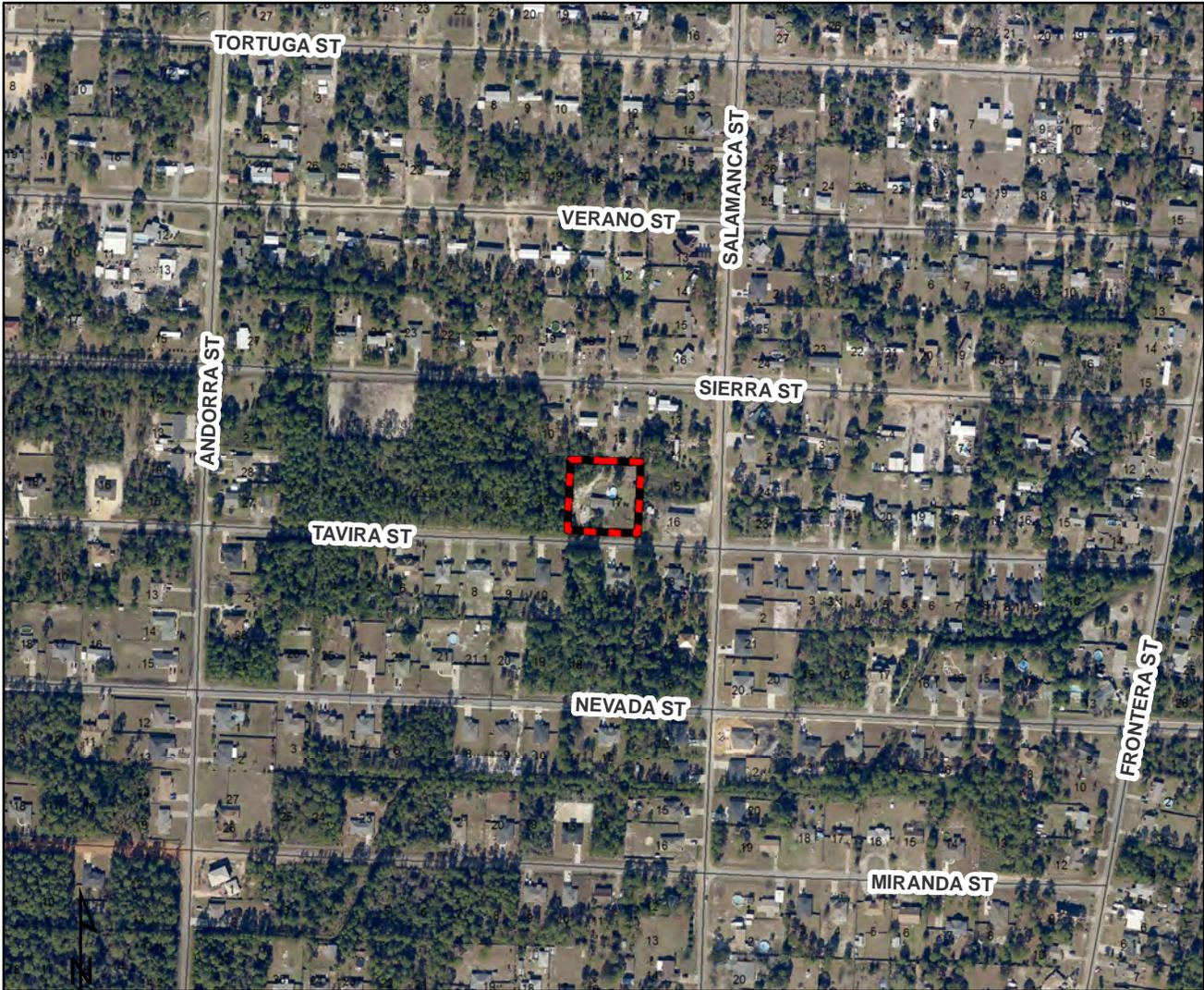
Pending ZB October	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	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-070

Aerial

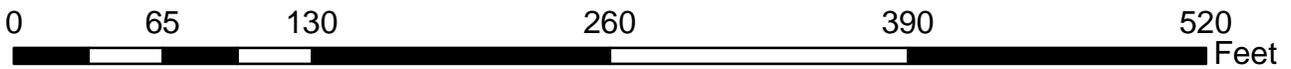


Legend

 PendingZBOctober

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2015-V-070  
Close Up Aerial



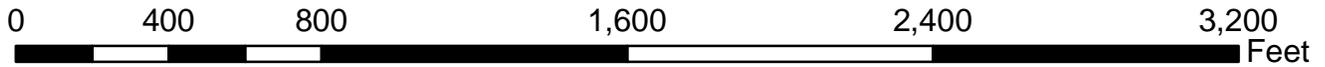
**Legend**

 PendingZBOctober

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# 2015-V-070 Existing Land Use



## Legend



Pending ZBOctober

### Existing Land Use

#### CATEGORY

- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial

- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

- Recreation/Open Space
- Right of Way
- Single Family Residential
- Silviculture
- Uncategorized
- Utilities
- Vacant
- Water

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# Santa Rosa County Development Services



Beckie Cato, AICP  
Planning and Zoning Director

Tony Gomillion  
Public Service Director

John T. "Tim" Tolbert  
Building and Fire Official

## Variance Application

\* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2015-V-070</u>	Date Received: <u>9/11/15</u>
Review Fee: <u>\$35 + 23.92</u>	Receipt No.: <u>297</u>
Zoning District: <u>RIM</u>	FLUM Designation: <u>SFR</u>

± 0.918

VD # 4

**Property  
Owner**

Property Owner Name: Kevin and Shauna Curtis

Address: 8306 Tavira St., Navarre, FL 32566

Phone: 850-396-3819 Fax: 850-939-8898

Email: kcurtis709@bellsouth.net

**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): 17-2S-26-2750-03100-0170

-OR-

Street Address of property for which the Variance is requested:

8306 Tavira St., Navarre, FL 32566

Santa Rosa County Public Service Complex  
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583  
www.santarosa.fl.gov  
Office: (850) 981-7000

Inspections/Compliance Division Fax: (850) 623-1208 • Planning/Zoning Division Fax: (850) 983-9874

What is the present use of the property? Residential

**Variance Request**

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

Build an unattached Accessory Building (2-car garage with loft) on the west side of the existing mobile home. The Accessory Building dimensions are 28 feet by 26 feet (area) and roof peak at 21 feet 4 inches. Existing mobile home roof peak is 13 feet 6 inches.

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

Accessory building is needed to provide protection to vehicles and storage with a personal Workshop and temporary living space for private use. All other homes that were recently built in the surrounding area have garages attached to site built homes and have roof heights equal to or greater than the accessory building. This addition would not detract from the décor of the neighborhood.

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

Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship. Without approval of this variance request, owner's vehicles would not be protected from natural elements of sun, wind, hail, or other atmospheric hazards, personal workshop for household projects would continue to move from shed to open outside area. Continuous moving of equipment is becoming more difficult due to age and health of current owner. Owner is a lifelong resident, served 27 years active duty in military with 30% VA disability rating.

**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.

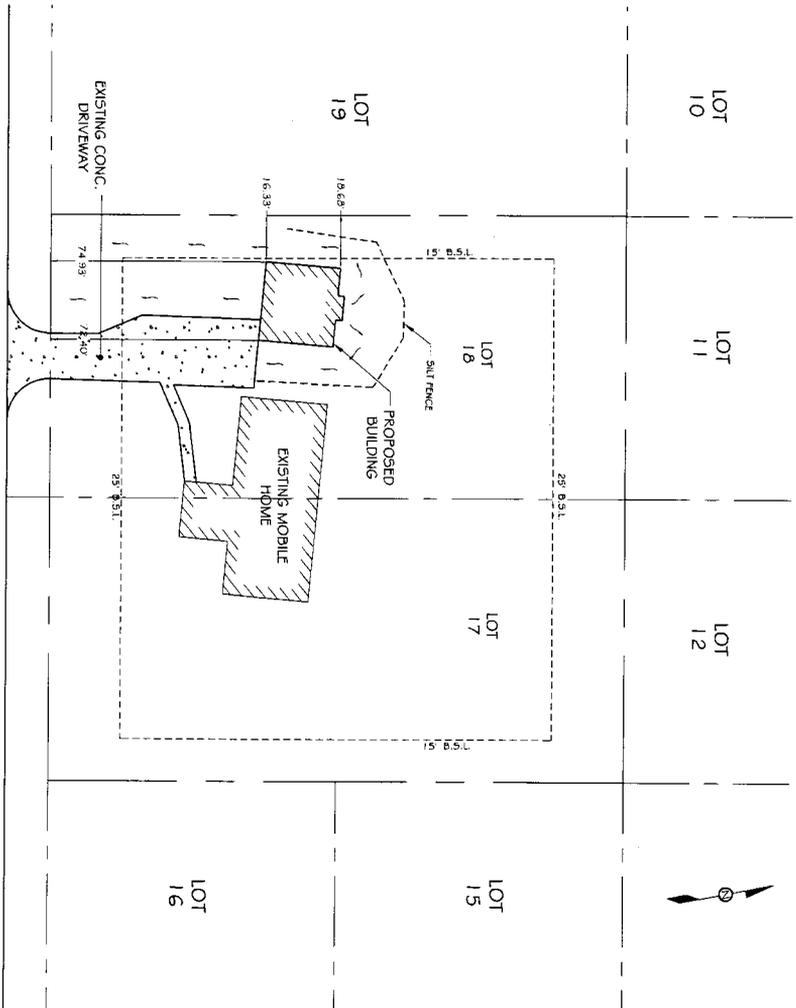
Kevin Curtis  
Applicant Name (Type or Print)

  
Applicant Signature

Owner  
Title (if applicable)

5 August 2015  
Date

THIS IS NOT A SURVEY. ALL INFORMATION SHOWN ON THIS PLAN WAS APPROXIMATED FROM THE SANTA ROSA COUNTY PROPERTY APPRAISER. ALL DIMENSIONS AND DISTANCES SHOULD BE FIELD VERIFIED AND A LICENSED SURVEYOR ENLISTED FOR EXACT LOCATION OF ALL STRUCTURES.



PLOT PLAN

SCALE: 1" = 20'-0"

DRAWN BY: PRP	DATE: 2/13/2015
REVISIONS:	



House Plans for:  
**R-Squared Construction, Inc.**  
 1,478 SF, Garage & Loft Residence