

## STAFF ANALYSIS

### Variance 2015-V-078

#### General Information:

<b>Applicant:</b>	Jim and Sherrie Lillich
<b>Representative:</b>	Heffernan, Holland and Morgan Architecture, P.A.
<b>Project Location:</b>	7521 Gulf Boulevard, Navarre Beach, FL
<b>Parcel Number:</b>	28-2S-26-9180-04900-0090
<b>Request:</b>	Variance request to reduce the front setback from 30 feet to 21 feet to accommodate a single family residence.  (LDC 6.07.01.D.1)
<b>Zoning District:</b>	NB-SF (Navarre Beach-Single Family)
<b>Current Conditions:</b>	Vacant



**Land Development Code Criteria:**

6.07.01 NB – Single Family (SF) (0-1 DU Per Platted Lot). Intent and Purpose of District: This district is intended to be a low population density area. Certain structures and uses required to serve utilities and non-commercial recreational needs of such areas are also permitted in this district.

D. Site and Buildings Requirements

- 1. Front Yard Requirements. Canal lot - 20 feet; Interior lot - 25 feet; Gulf lot - 30 feet.

**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 regulates the front setback requirements.**

- 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.

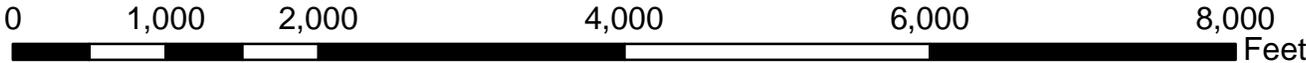
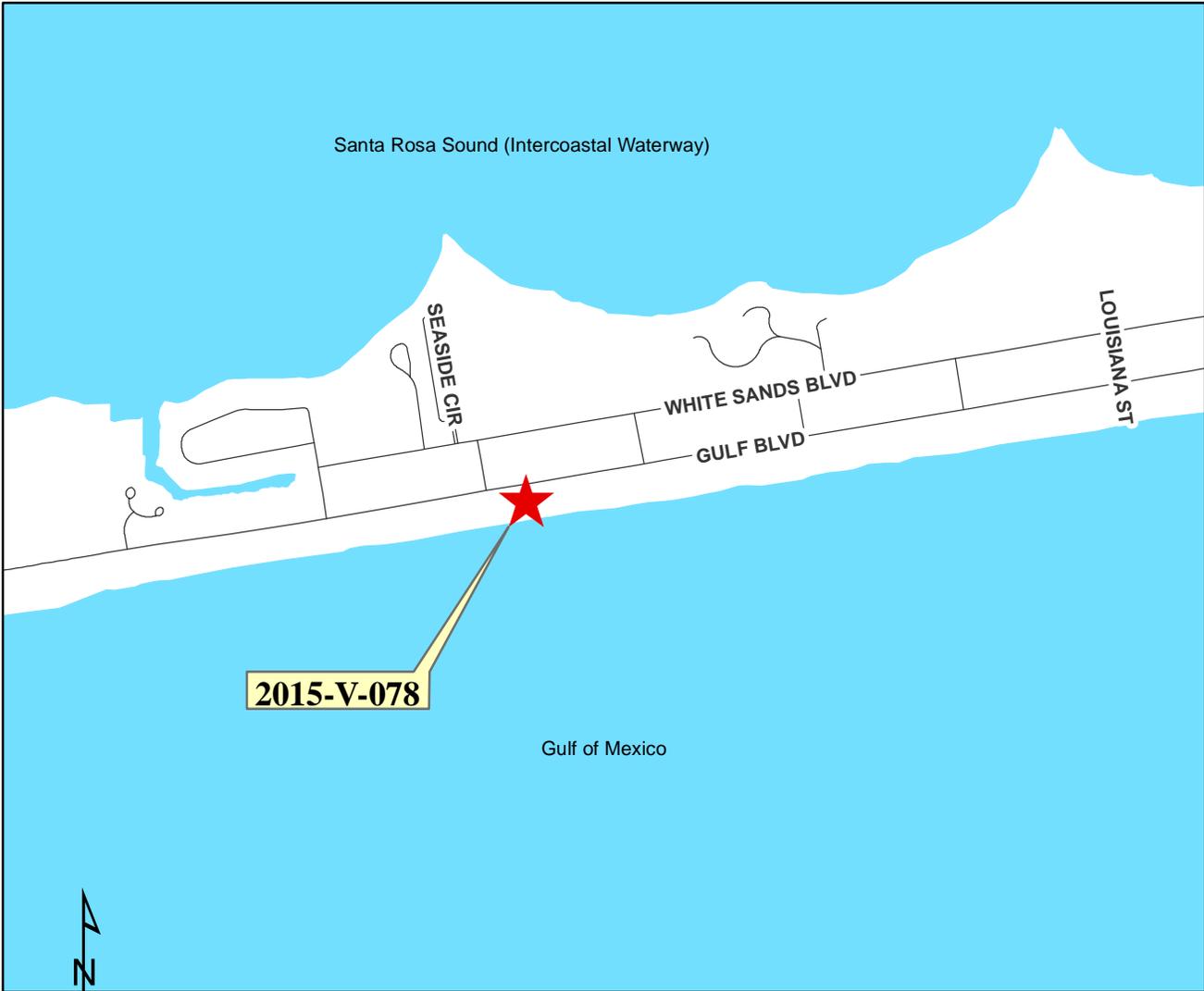
**Is this criterion met?            N/A**

**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.

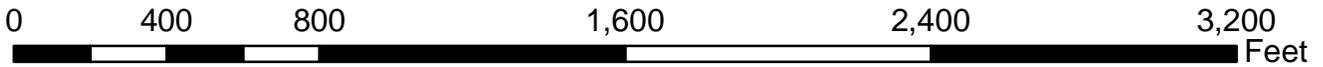
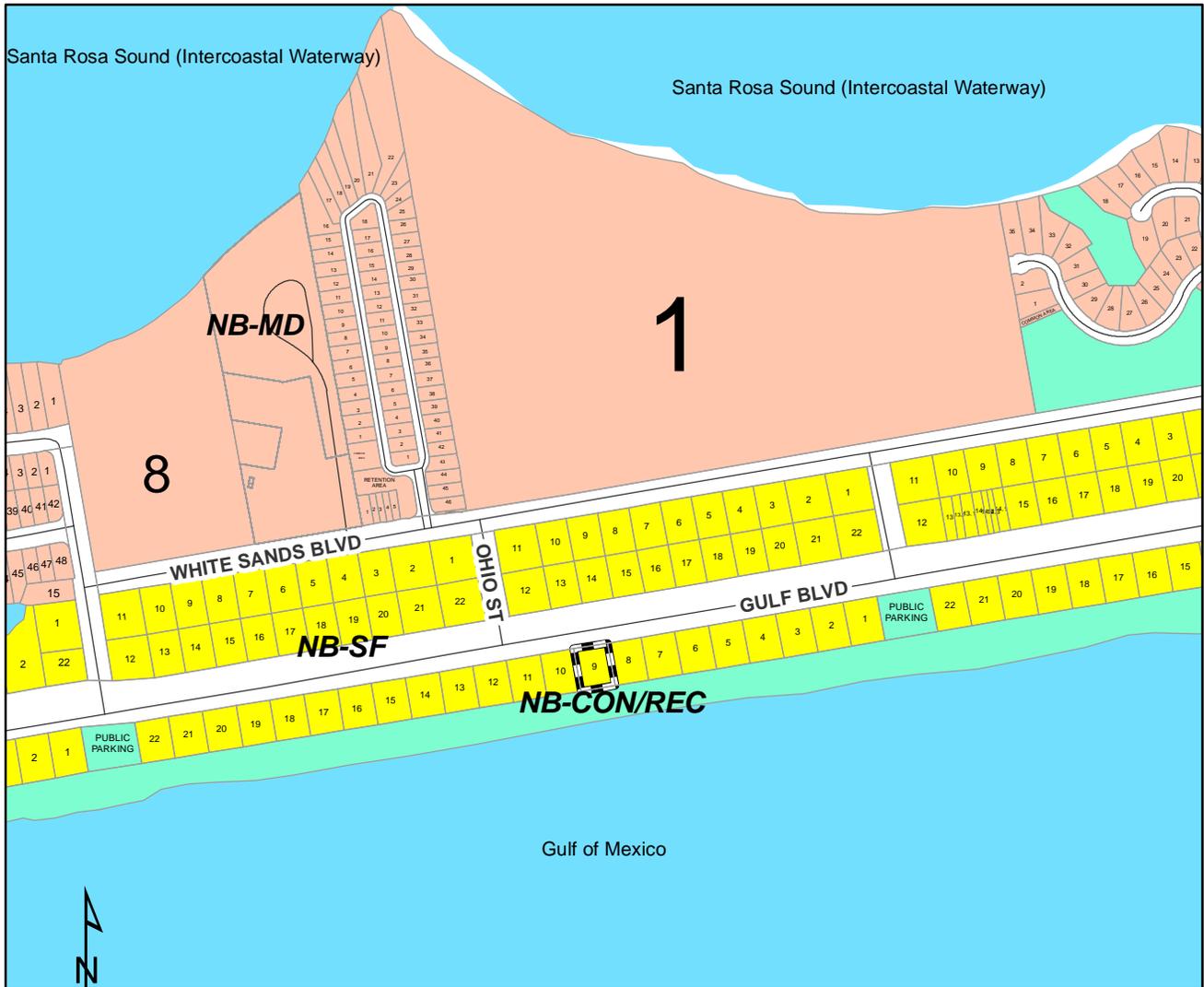
**2015-V-078**  
**Location**



**Legend**

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Zoning



Legend

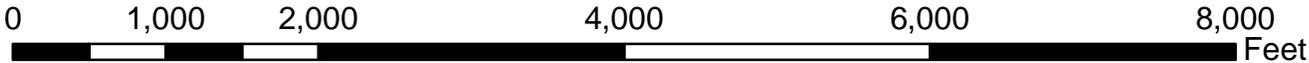
	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
	AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)
	Agriculture (AG2)	Planned Industrial Development (PID)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Medium Density (NB-MD)
	AG2 within an Accident Potential Zone (AG2-APZ)	Neighborhood Commercial (NC)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Planned Mixed Use Development (NB-PMUD)
	Marina (C-1M)	NC-APZ	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation (NB-CON/REC)
	Marina and Yacht Club (C-2M)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	Navarre Beach - Single Family (NB-SF)
	Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Navarre Beach - Medium High Density (NB-MHD)
	Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Utilities (NB-U)
	HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)	State
	HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M-HON	State within an Accident Potential Zone (STATE-APZ)
	HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	Medium High Density Residential (R-3)	RAIL
	Historical/Single Family (HR-1)	Planned Business District (PBD)	Rural Residential Single Family (RR-1)	Right of Ways (ROAD)
	Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	RR1 within an Accident Potential Zone (RR1-APZ)	Military (MIL)
	Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 1 (TC1)	Water
	M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 2 (TC2)	Municipal Boundaries (CITY)
	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-078

Aerial

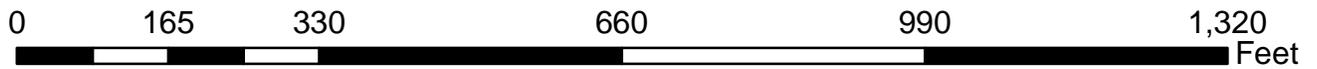


**Legend**

 PendingZBOctober

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2015-V-078  
Close Up Aerial



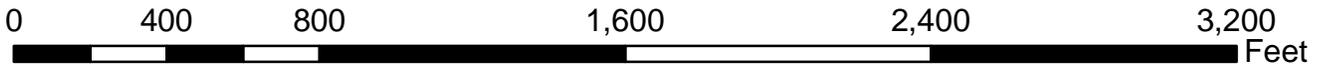
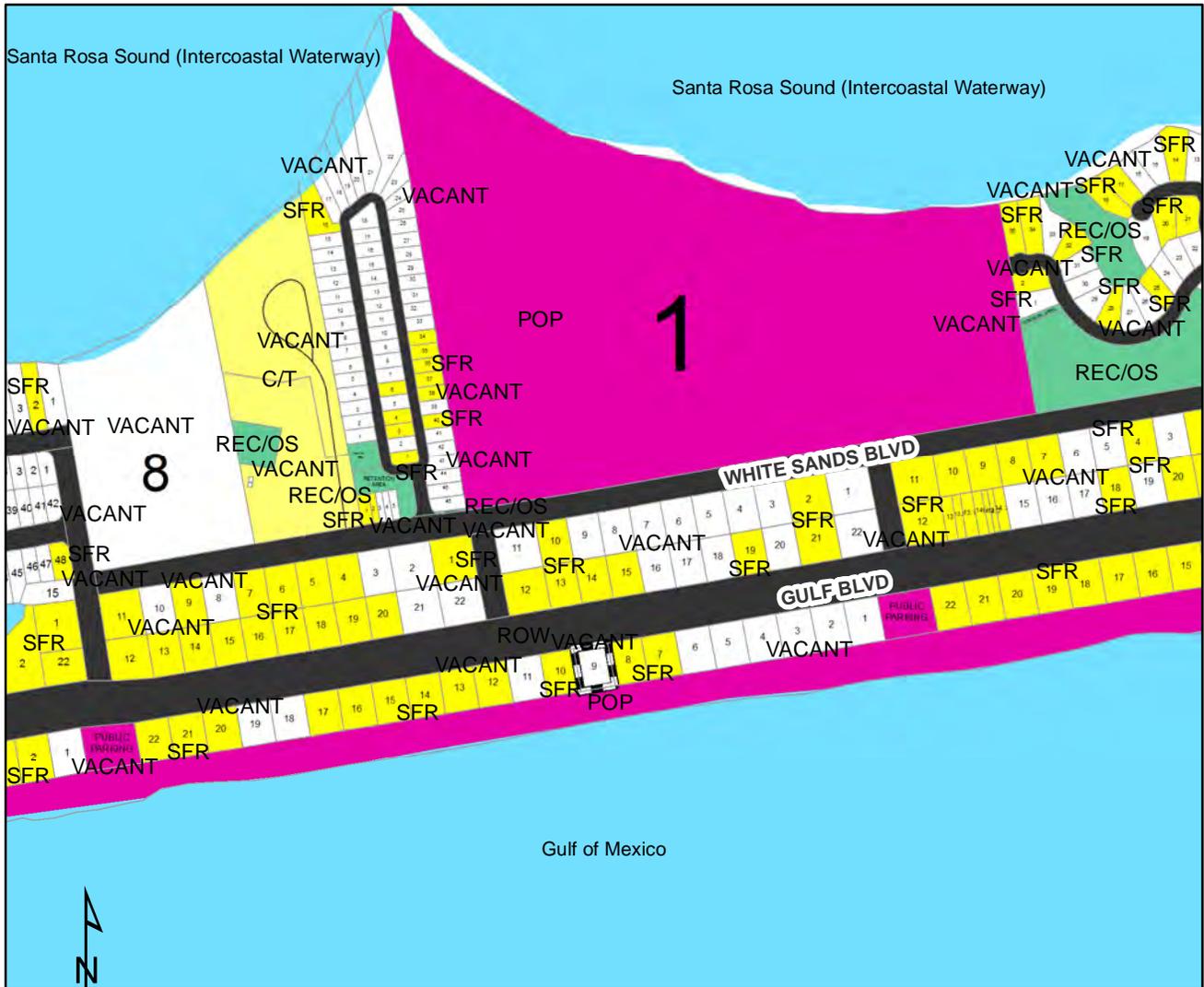
**Legend**

 PendingZBOctober

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# 2015-V-078 Existing Land Use



## Legend



Pending ZBOctober

### Existing Land Use

#### CATEGORY

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

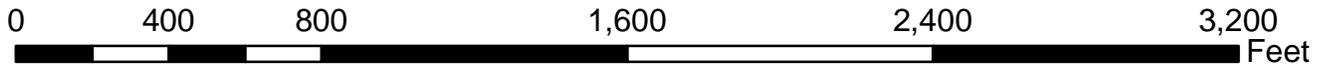
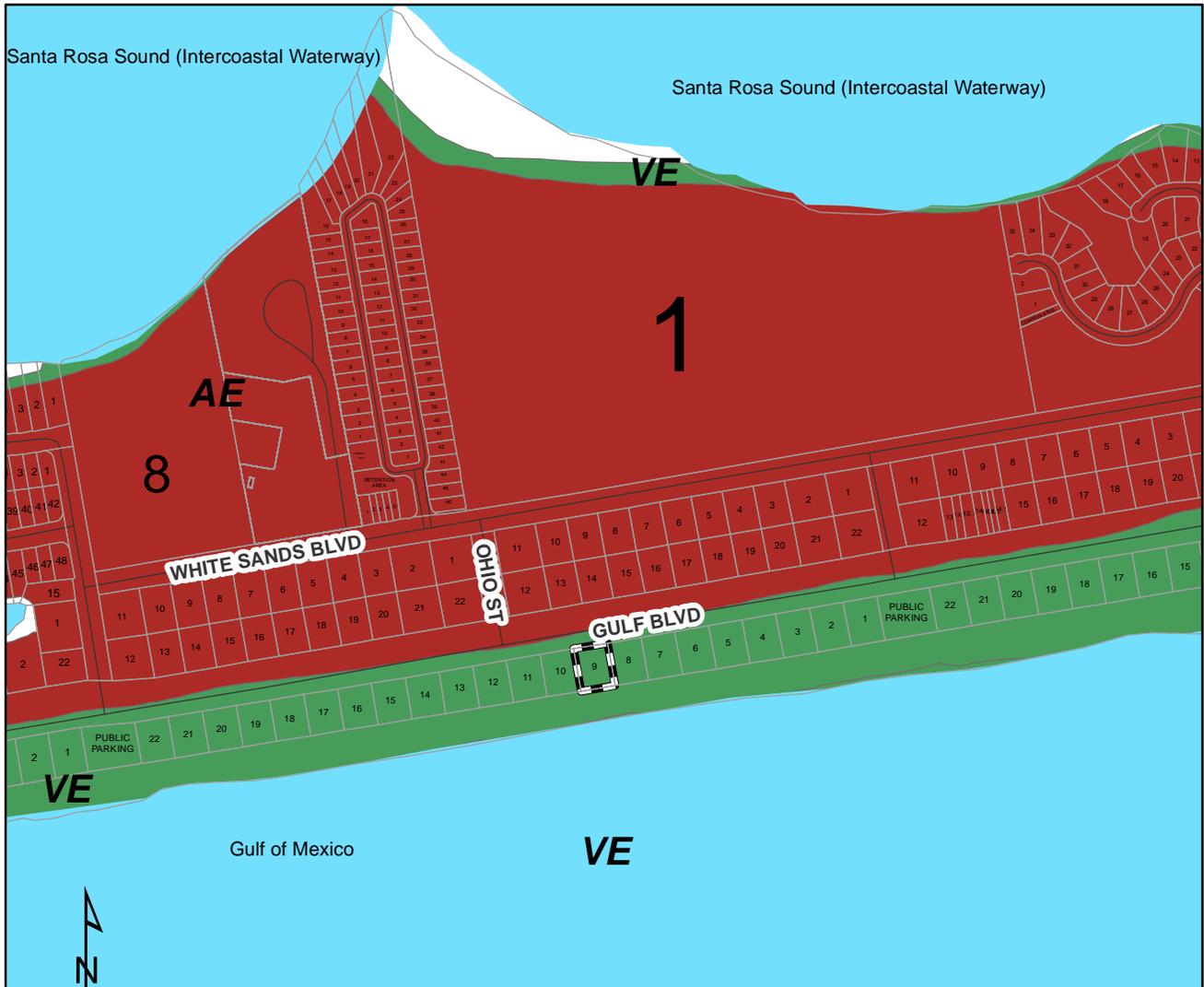
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

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

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# 2015-V-078 Flood Zone



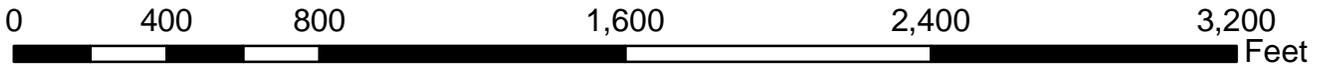
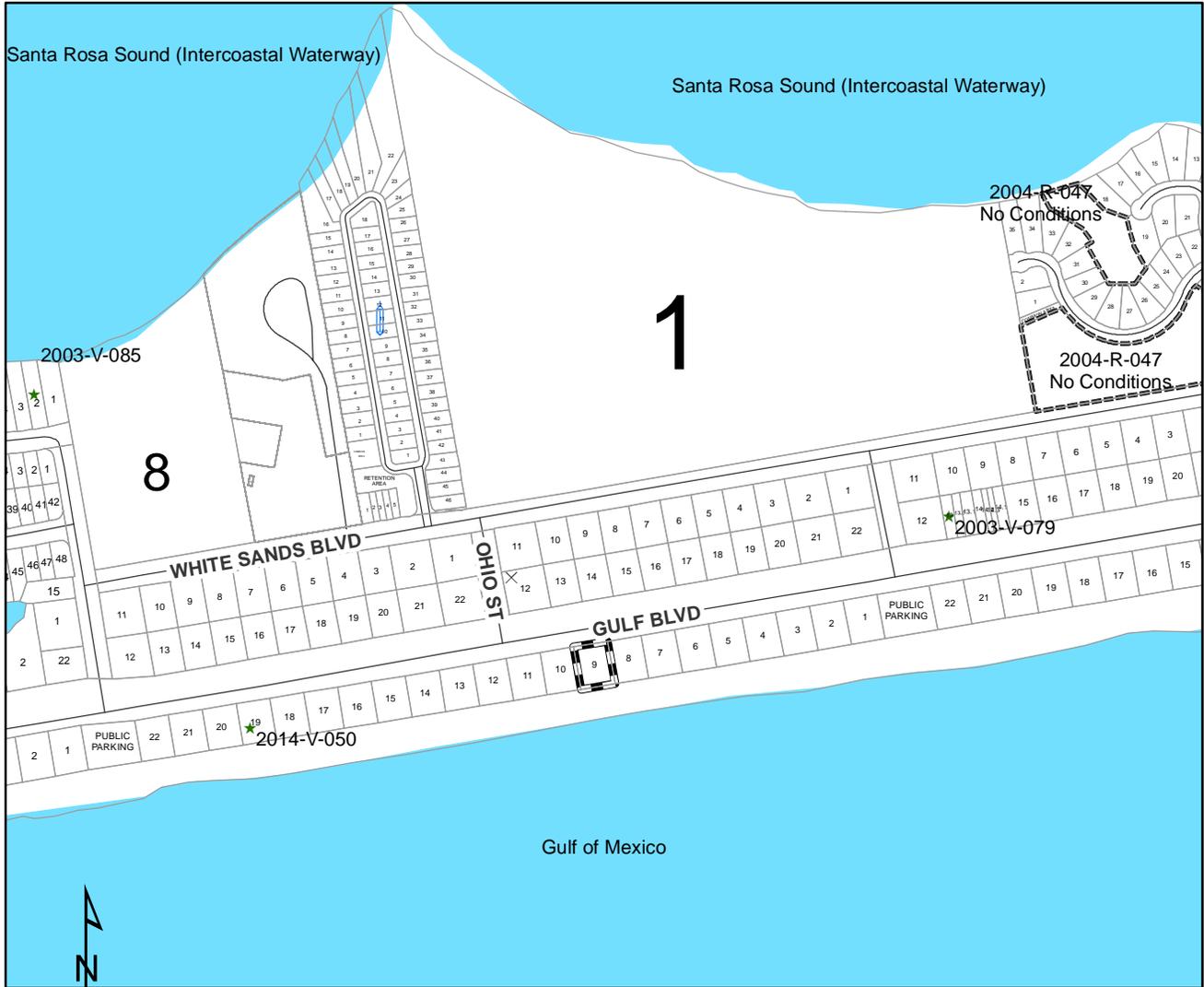
## Legend

 Pending ZBOctober	 DFIRM	 AE - 1% Annual Chance of Flood - BFE's
<b>FLOOD_ZONE</b>		 VE - A 1% Annual Chance of Flood - Storm Waves
	0.2% Annual Chance of Flood (500 Year)	 Not in the FloodPlain
	A - 1% Annual Chance of Flood - No BFE's	

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# 2015-V-078 Zoning Board Issues

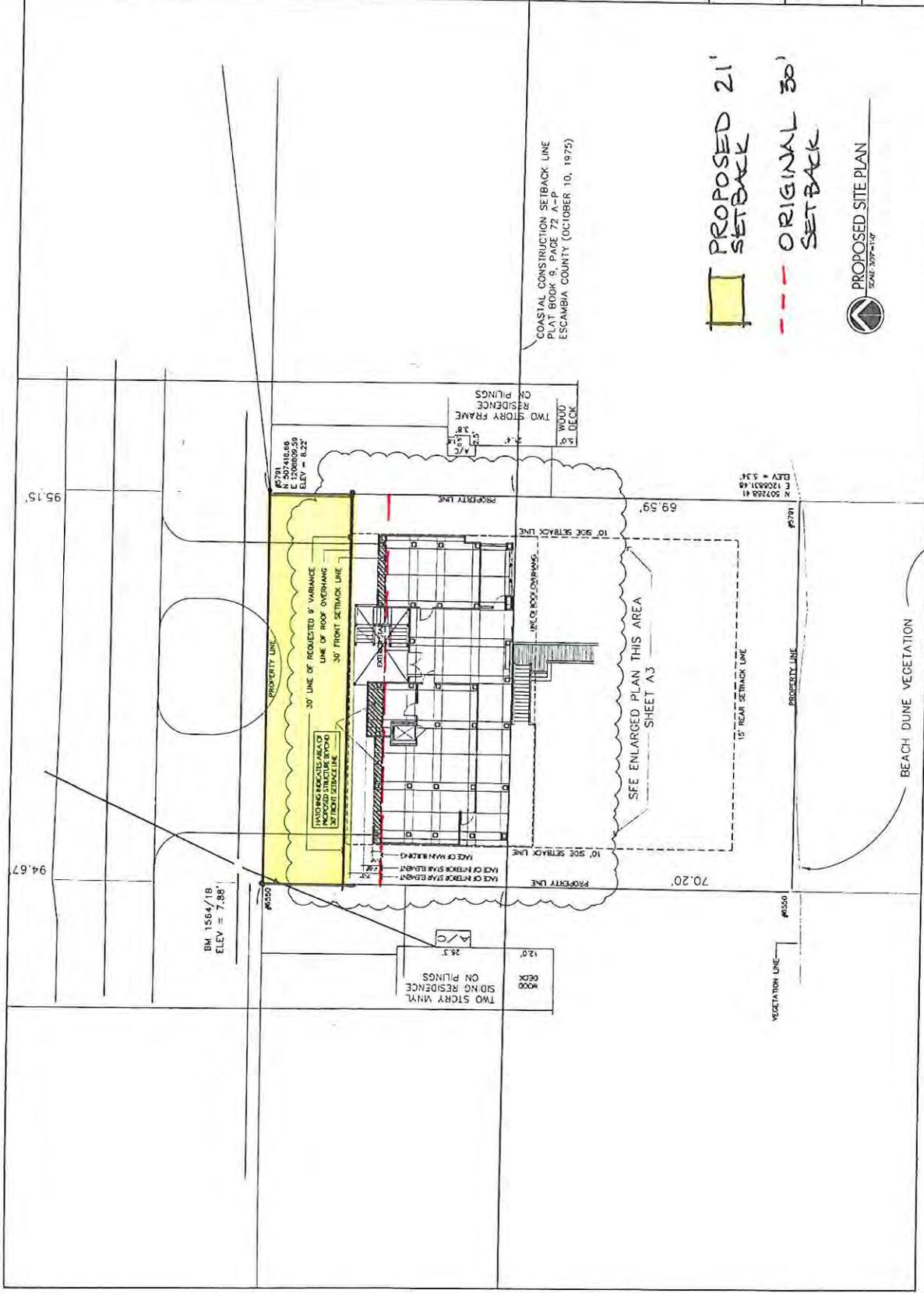


## Legend

 Pending ZBOctober	<b>Variations</b>	 Setbacks
	<b>Type</b>	 Sign Face Area
 Acc Structure		 Wall Signs
 Fence Height		 Other
 Height		 Pier Length

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**PROPOSED 21' SETBACK**  
**ORIGINAL 30' SETBACK**

PROPOSED SITE PLAN  
SCALE: 3/32"=1'-0"

BEACH DUNE VEGETATION



Beckie Cato, AICP  
Planning and Zoning Director

# Santa Rosa County Development Services

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- 078</u>	Date Received:	<u>8/26/15</u>
Review Fee:	<u>235 + 57.04</u>	Receipt No.:	<u>294, 309</u>
Zoning District:	<u>NB - SF</u>	FLUM Designation:	<u>NB - SF</u>

± 0.289

VD # 4

**Property Owner**

Property Owner Name: Jim and Sherrie Lillich

Address: 4920 Oak Point Drive

Shreveport, LA 71107

Phone: 318-218-1578 Fax: \_\_\_\_\_

Email: bonesfoot@aol.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: Heffernan Holland Morgan Architecture, P.A.

Contact Name: Robert Heffernan

Address: 312 S. Alcaniz St.

Pensacola, FL 32502

Phone: 850-433-2799 Fax: 850-433-3109

Email: heff@hhma.com

**Property Information**

Parcel ID Number(s): 28-2S-26-9180-04900-0090  
-OR-

Street Address of property for which the Variance is requested:

7521 Gulf Boulevard, Navarre Beach, FL 32566

**Variance Request**

What is the present use of the property? Vacant lot. (Zoning NB- Single Family)

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

Request a 9' variance to the Front Building Setback line from 30' to 21'. Note that this variance is primarily for the roof overhang.

The main front wall of the building will be less than 3' forward of the 30' setback line. The entry stair will extend approx.

7'-6" beyond the 30' setback line.

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

The Coastal Construction Setback Line in this area of the beach reduces the buildable North / South

Dimension from 85' to less than 30'.

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.

Many recently constructed nearby structures extend well beyond the 30' Front Setback Line.

Apparently similar variances have been granted to adjacent structures. Granting the requested

Variance would not negatively affect adjacent properties nor cause visual irregularity to the streetscape.

**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**

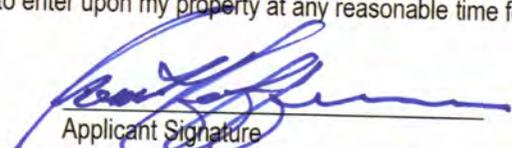
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation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

Robert Heffernan

Applicant Name (Type or Print)

Architect

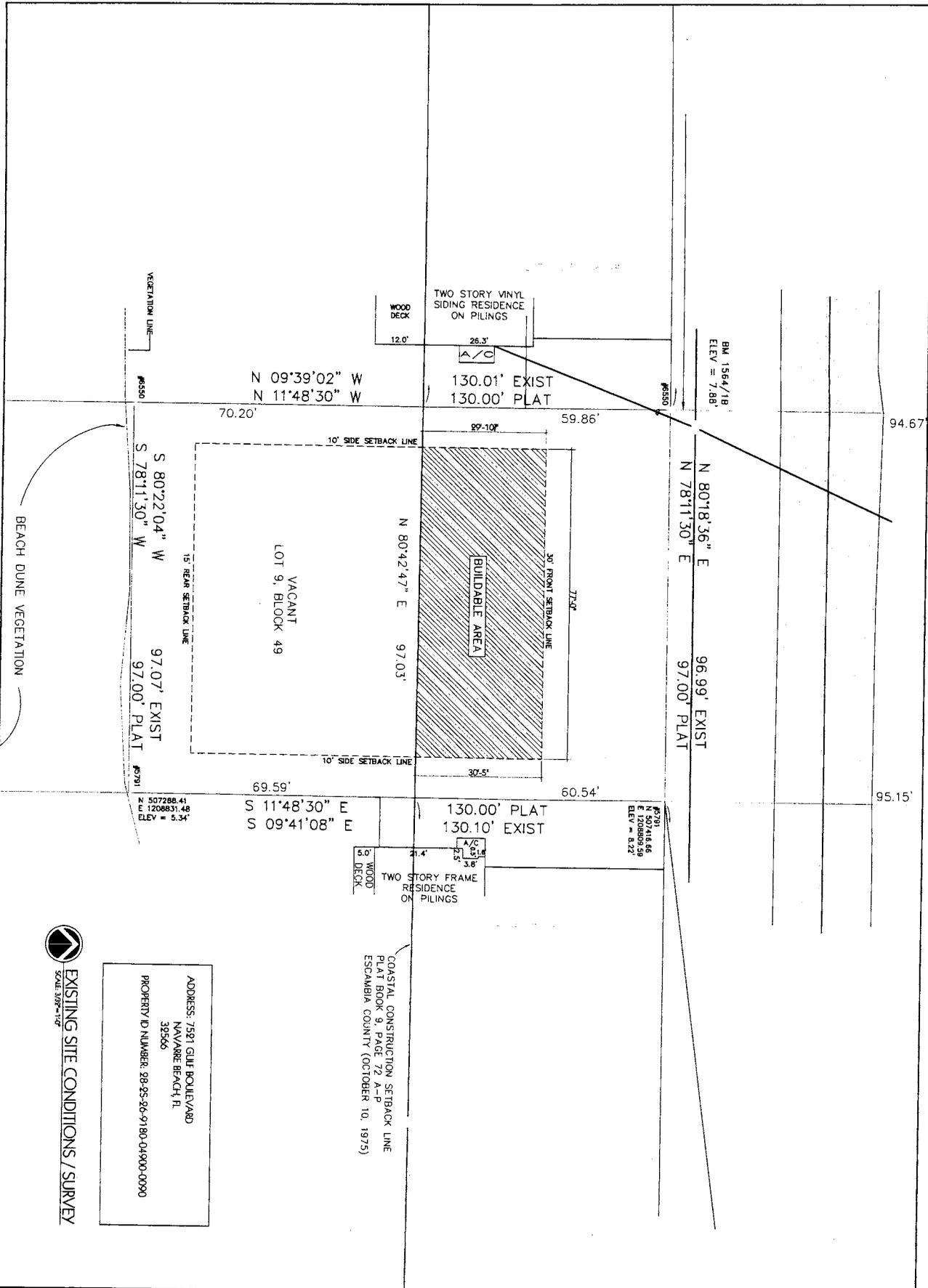
Title (if applicable)



Applicant Signature

24 AUGUST 2015

Date



ADDRESS: 7521 GULF BOULEVARD  
 NAVARRE BEACH, FL  
 32566  
 PROPERTY ID NUMBER: 98-95-96-9180-04900-0090

EXISTING SITE CONDITIONS / SURVEY  
 SCALE: 3/8" = 1'-0"

NOTE: ALL DRAWINGS ARE 1/2" SCALE

**7521**

GULF BOULEVARD, NAVARRE BEACH, FLORIDA

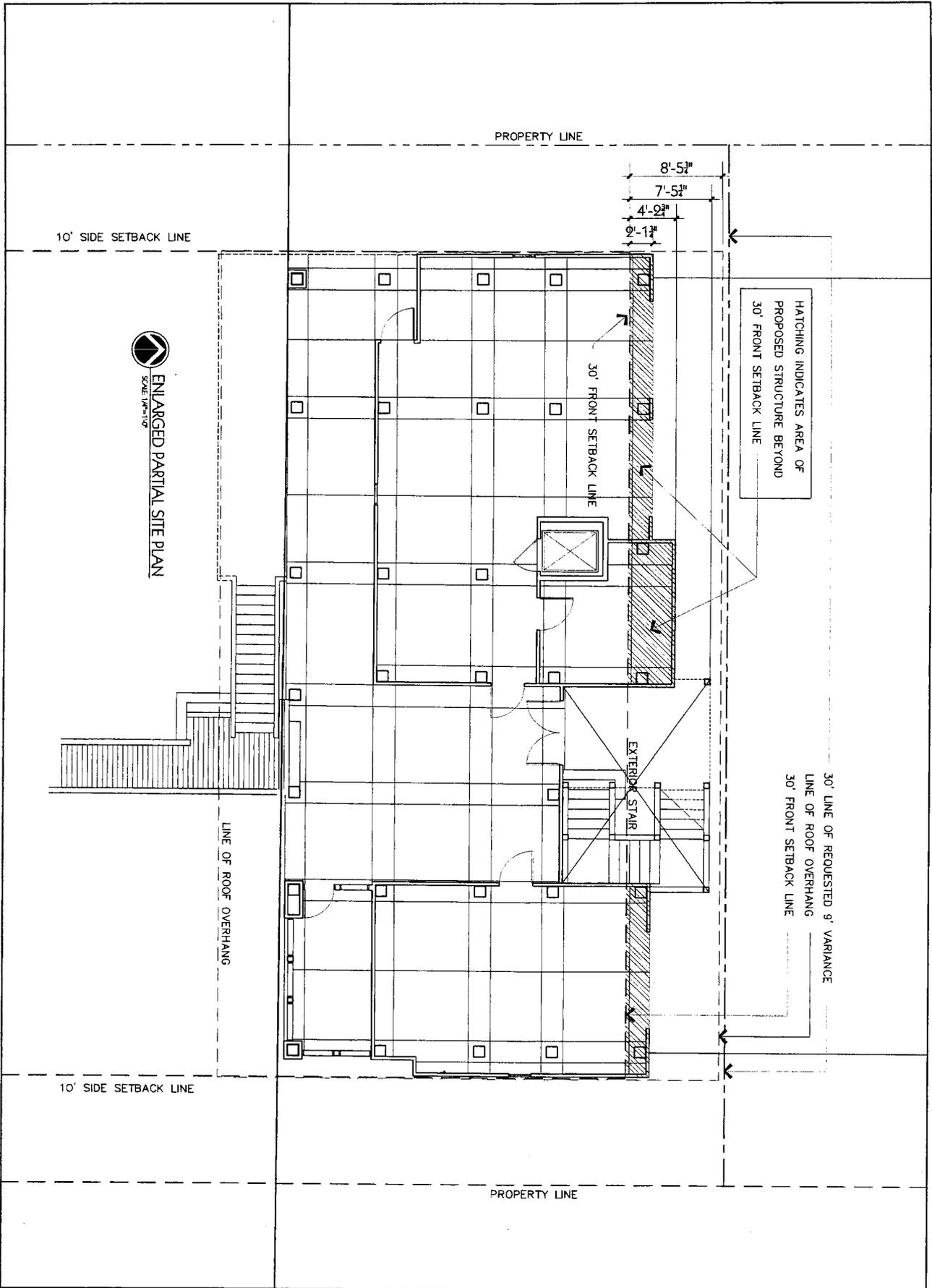
HEFFERNAN HOLLAND MORGAN  
 ARCHITECTURE

3125 ALCANTARA STREET PENSACOLA, FL 32502 850 433 7799 FL AACC001940

A1

EXISTING SITE  
 CONDITIONS /  
 SURVEY





PROPERTY LINE

10' SIDE SETBACK LINE

8'-5 1/2"  
7'-5 1/2"  
4'-9 3/4"  
6'-1 1/2"



ENLARGED PARTIAL SITE PLAN  
SCALE: 1/8" = 1'-0"

30' FRONT SETBACK LINE

HATCHING INDICATES AREA OF PROPOSED STRUCTURE BEYOND 30' FRONT SETBACK LINE

EXTERIOR STAIR

30' LINE OF REQUESTED 9' VARIANCE  
LINE OF ROOF OVERHANG  
30' FRONT SETBACK LINE

LINE OF ROOF OVERHANG

10' SIDE SETBACK LINE

PROPERTY LINE

A3

ENLARGED PARTIAL SITE PLAN

7521

GULF BOULEVARD, NAVARRE BEACH, FLORIDA

HEFFERNAN HOLLAND MORGAN  
ARCHITECTURE

312 S ALCANTARA STREET | PENSACOLA, FL 32502 | 850 433 7799 | FL AAC2011942

