

STAFF ANALYSIS

Variance 2015-V-080

General Information:

Applicant:	Ryan and Jennifer Mallory
Representative:	n/a
Project Location:	6001 Emerald Sound Drive, Gulf Breeze, FL
Parcel Number:	29-2S-27-3332-00H00-0070
Request 1:	Variance request to reduce the front setback from 25 feet to 11 feet to accommodate a staircase.
Request 2:	Variance request to reduce the shoreline protection zone from 50 feet to 39 feet to accommodate a staircase. (LDC 6.05.13.F.8.a, 12.01.02.A)
Zoning District:	PBD (Public Business District)
Current Conditions:	Single Family Residence currently under construction

Land Development Code Criteria:

6.05.13 PBD - Planned Business District

F. Development Standards for Planned Business Developments

8. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
 - a. Along a collector road, the minimum required building setback shall be twenty-five (25) feet.

12.01.02 Design Standards in Areas Adjacent to Shoreline Protection Zone

- A. All development shall be setback greater than or equal to fifty (50) feet from the landward boundary of the Shoreline Protection Zone in Zone-1 and forty-five (45) feet from the landward boundary of the Shoreline Protection Zone in Zone-2.

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 sections of the Ordinance which regulates the front setback and the shoreline protection zone setback requirements. There is an active building permit on the parcel. The site plan submitted shows that the front staircase is proposed to encroach 3 feet 6 inches, which is allowed, and the rear staircase is shown to not encroach into the rear setback. We have included a copy of the building permit and original site plan that was submitted.

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

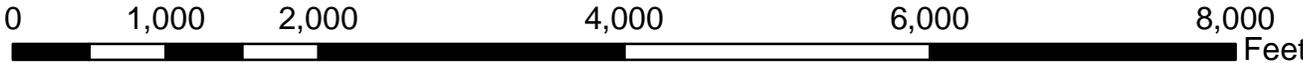
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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-080

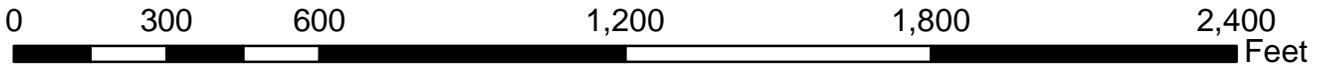
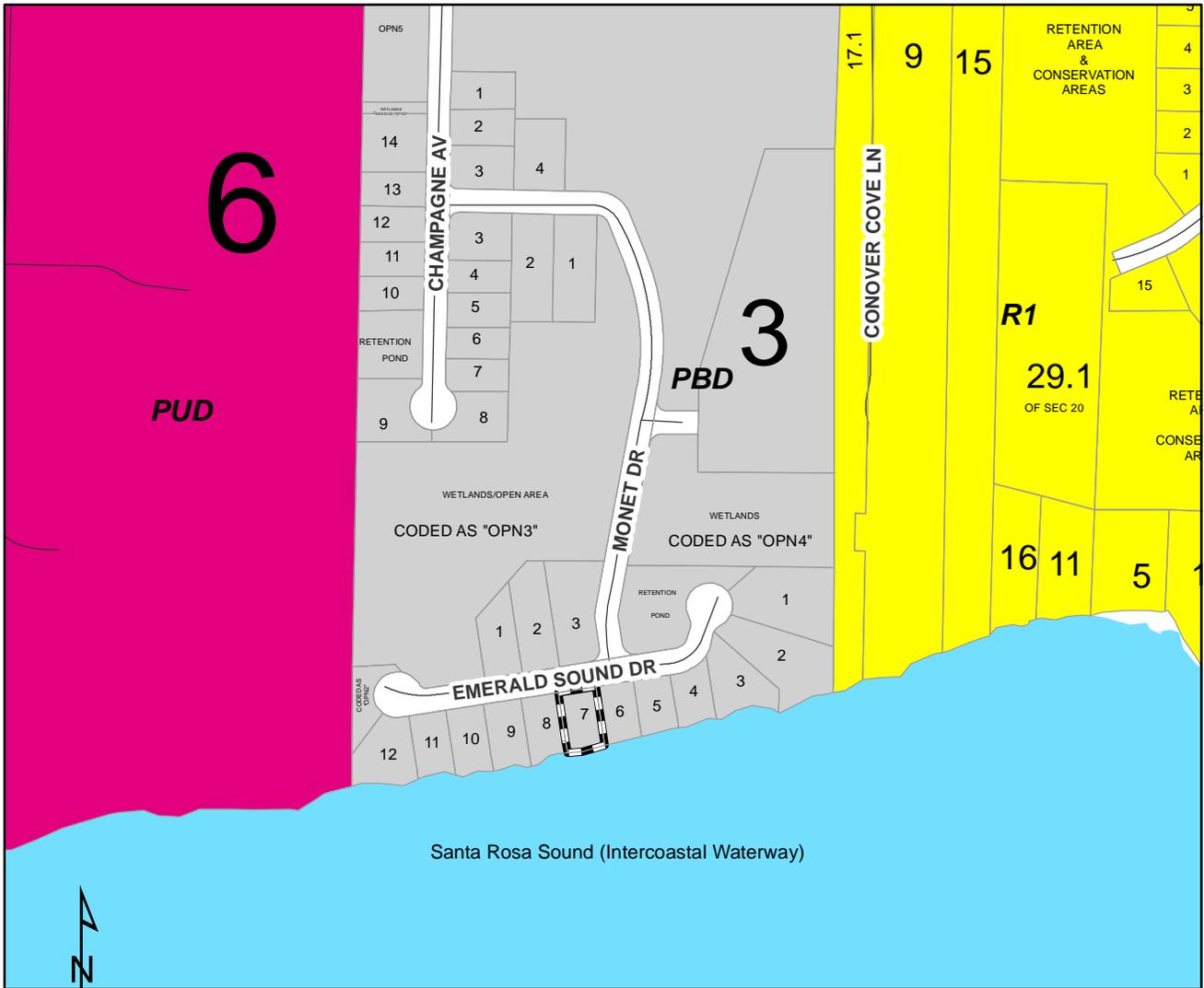
Location



Legend

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2015-V-080 Zoning



Legend

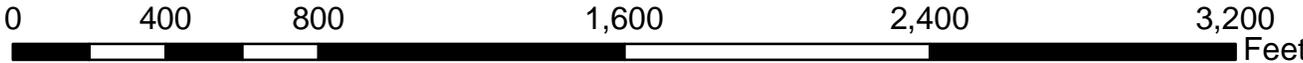
Pending ZB October	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	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-080

Aerial

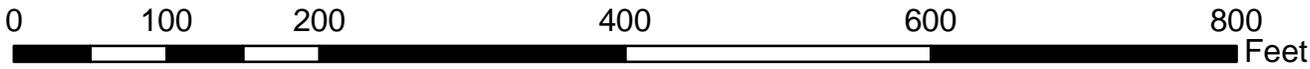


Legend

 Pending ZBOctober

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2015-V-080 Close Up Aerial

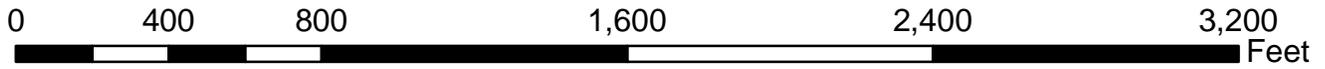
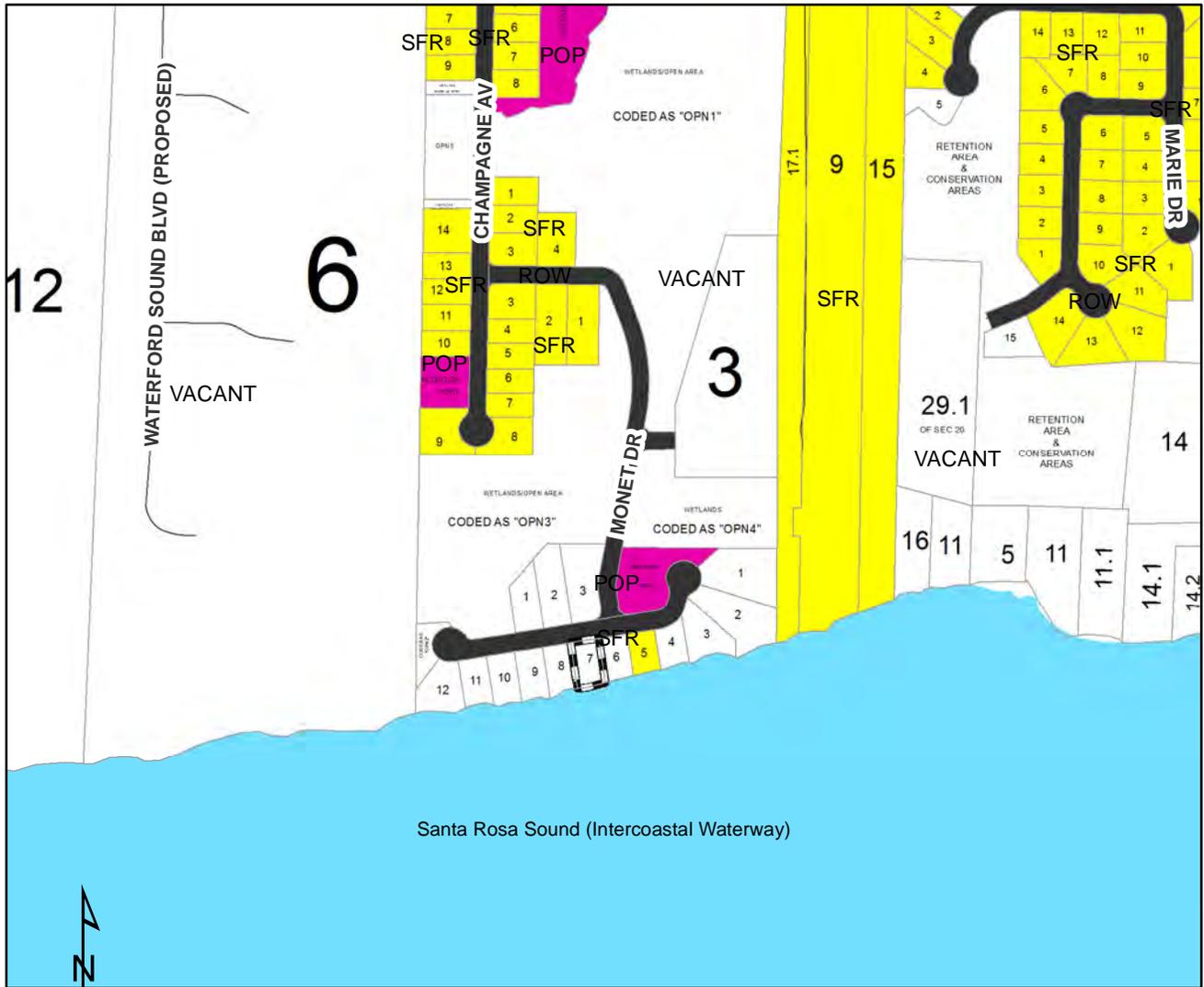


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 Pending ZBOctober

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2015-V-080 Existing Land Use

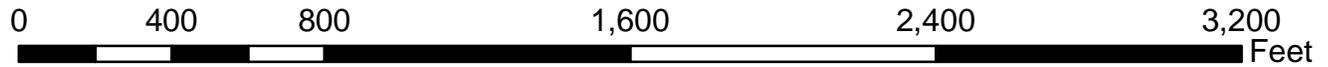
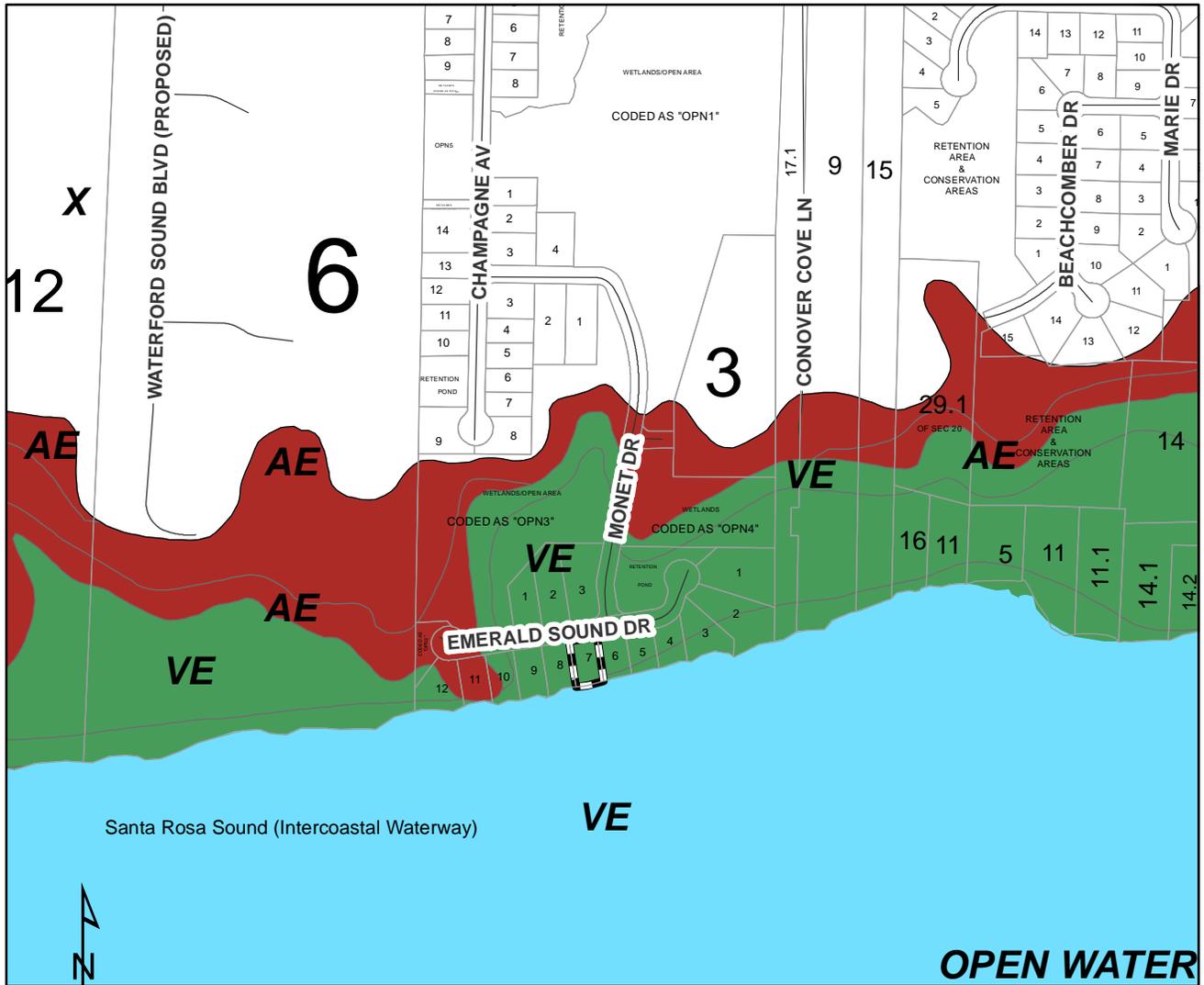


Legend

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

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2015-V-080 Floodplain Zone



Legend



Pending ZBOctober **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

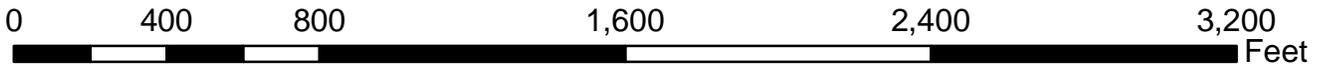
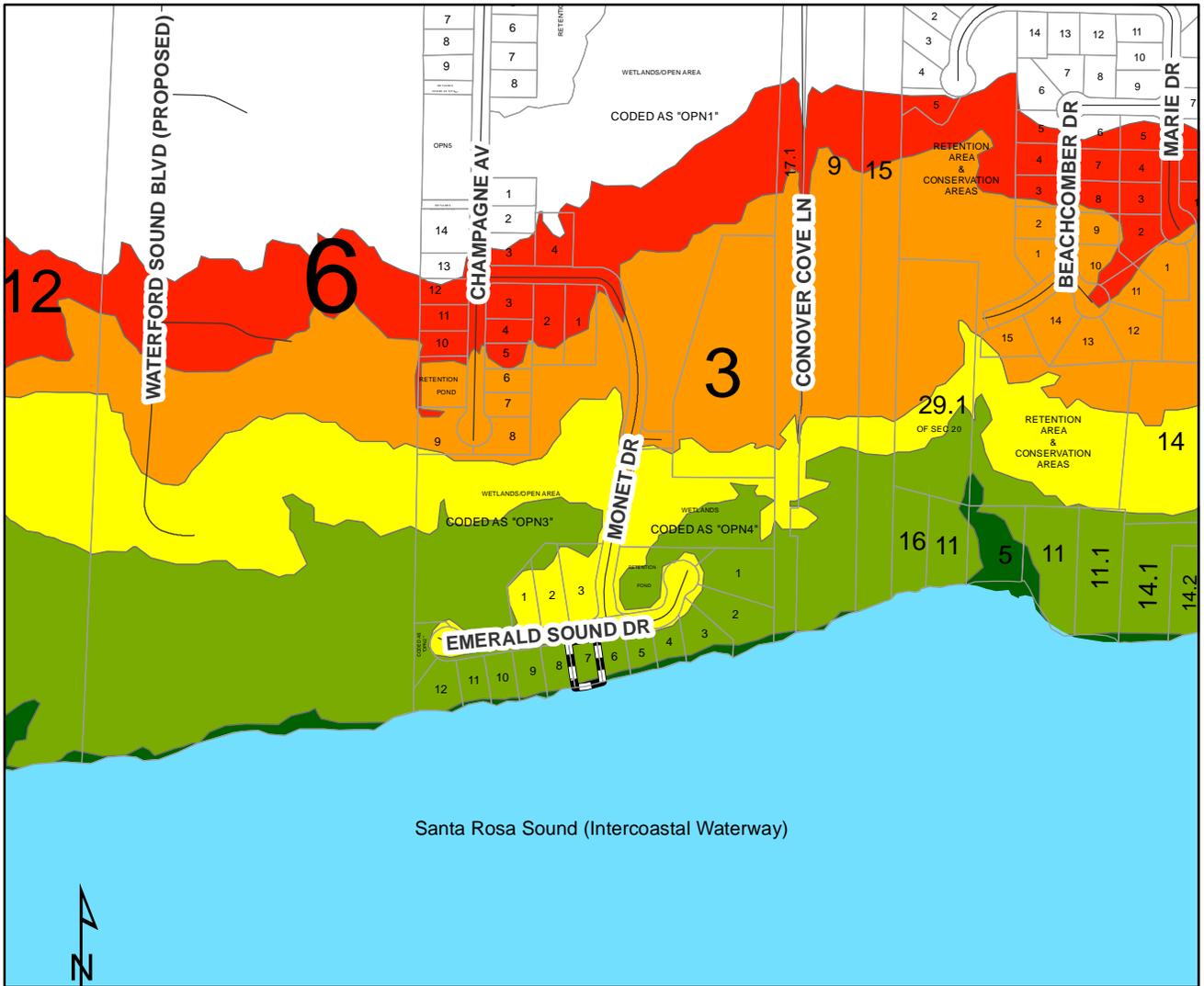
VE - A 1% Annual Chance of Flood - Storm Waves

Not in the FloodPlain

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2015-V-080 Storm Surge Zone

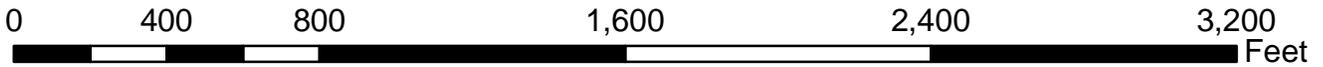
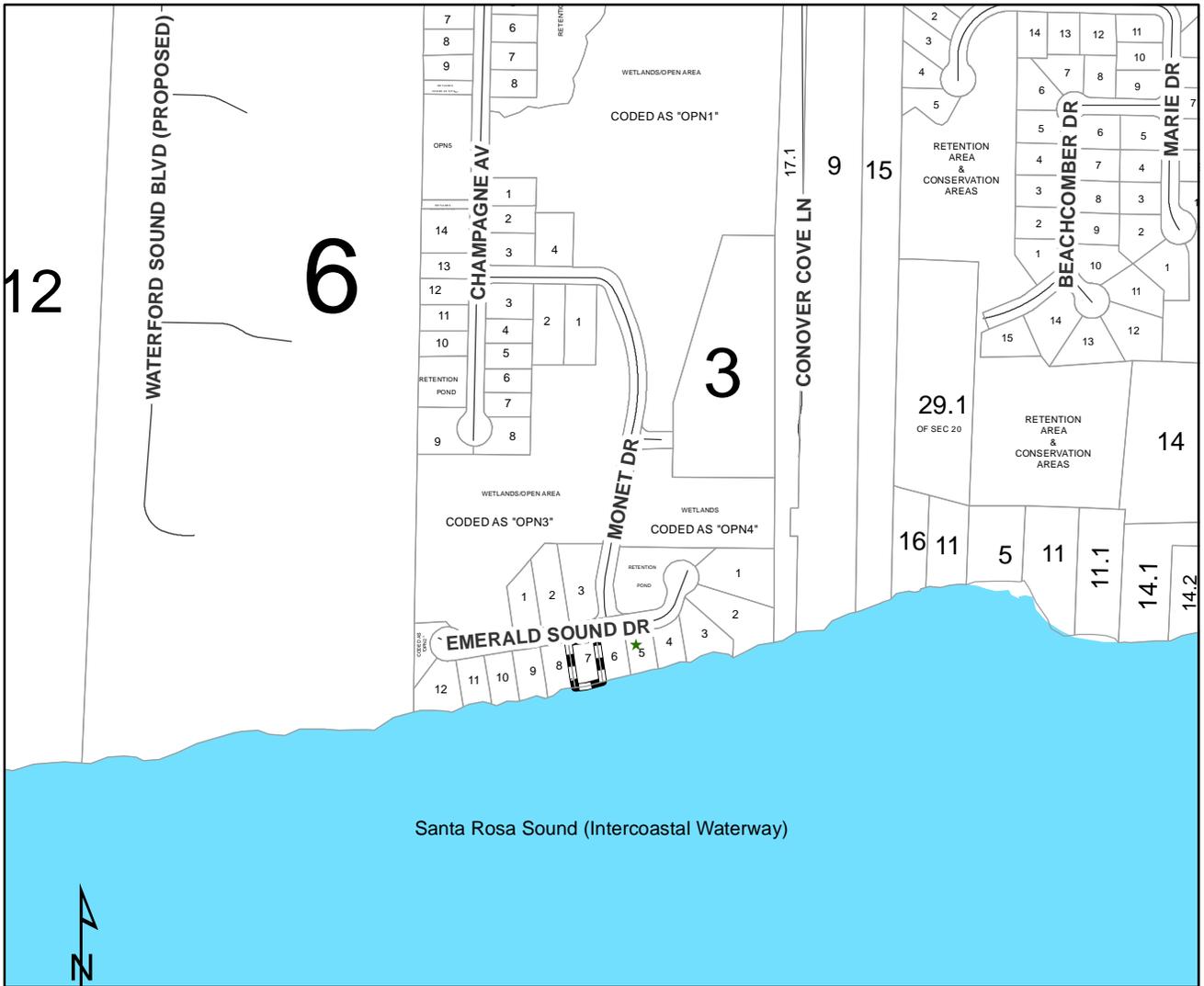


Legend

	Pending ZBOctober	gisdata.GISADMIN.SRCSurgeZones		2	
			<all other values>		3
	Cat		1		4
					5

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2015-V-080 Zoning Board Issues



Legend

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

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K #1
= 6.86' (NAVD 88)
K LS #5791

BENCHMARK #2
ELEVATION = 6.65' (NAVD 88)
NAIL & DISK LS #5791

EMERALD SOUND DRIVE

(50' RIGHT OF WAY)

N 80°59'51" E 80.00'
(PLAT & FIELD)

45.16' (FIELD)
80.00'

CAPPED IRON ROD
LB NUMBER 5802
(FOUND)(TYPICAL 3)

SCALE: 1" = 20'



SOUTHERLY
RIGHT OF WAY

25' FRONT
BUILDING
SETBACK LINE

LOT
CURRENT
SETBACKS

PROPOSED
FRONT SETBACK

PROPOSED
REAR SETBACK

LOT 8

N 09°00'09" W 133.30' (FIELD)
114.58' (PLAT)

S 09°00'09" E 119.90' (FIELD)
109.35' (PLAT)

PROPOSED
BUILDING
LAYOUT

LOT 7
BLOCK "H"

50' REAR
BUILDING
SETBACK LINE

ZONE "VE"
(ELEVATION 11)
ZONE "VE"
(ELEVATION 12)

(CLOSING LINE AS PER PLAT)
S 80°59'51" W 80.17' (PLAT)

APPROXIMATE SHORELINE
AS LOCATED 7/15/2015

MEAN HIGH WATER LINE
AS LOCATED 7/17/2014
ELEVATION = 0.88' (NAVD 88)

CAPPED IRON ROD
LB NUMBER 5802
(SET)(TYPICAL 2)

S 71°28'25" W 80.99' (FIELD)

50'± (PLAT)

ZONE "VE"
(ELEVATION 11)
ZONE "VE"
(ELEVATION 12')

SHORELINE PER PLA
LOCATED 4/3/2003

SANTA ROSA SOUND



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-080</u>	Date Received:	<u>8-27-15</u>
Review Fee:	<u>235 + 12.88</u>	Receipt No.:	<u>316</u>
Zoning District:	<u>PBD</u>	FLUM Designation:	<u>MRC</u>

± 0.31

VD#5

Property Owner Property Owner Name: Ryan and Jennifer Mallory
Address: 1422 Bahia Dr, Navarre, FL 32566

Phone: (817)456-8619 Fax: _____

Email: pillpusher@live.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): 29-25-27-3332-00H 00-0070
-OR-

Street Address of property for which the Variance is requested:

6001 Emerald Sound Drive, Gulf Breeze, 32563

Variance Request What is the present use of the property? New home construction

Please describe the requested variance, including exact dimensions and purpose of the variance.
Request front and back stair cases proceed out into the setbacks

Front staircase 14'x11'8"

Back staircase 14'x12'

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

The front of home is placed at street setback.

The back of home is placed at water setback.

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

Pleas explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.

Not enough room for the front and back staircases due to the home itself is at the front setback and the back setback.

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.

Ryan Mallory
Applicant Name (Type or Print)


Applicant Signature

Property Owner
Title (if applicable)

26Aug2015
Date

K #1
= 6.86' (NAVD 88)
NAIL & DISK LS #5791

BENCHMARK #2
ELEVATION = 6.65' (NAVD 88)
NAIL & DISK LS #5791

EMERALD SOUND DRIVE

(50' RIGHT OF WAY)

N 80°59'51" E 80.00'
(PLAT & FIELD)

45.16' (FIELD) 80.00'

CAPPED IRON ROD
LB NUMBER 5802
(FOUND)(TYPICAL 3)

SOUTHERLY
RIGHT OF WAY

25' FRONT
BUILDING
SETBACK LINE

LOT 8

N 09°00'09" W 133.30' (FIELD)
114.58' (PLAT)

50' REAR
BUILDING
SETBACK LINE

APPROXIMATE SHORELINE
AS LOCATED 7/15/2015

ZONE "VE"
(ELEVATION 11')
ZONE "VE"
(ELEVATION 12')

64'± (PLAT)

(CLOSING LINE AS PER PLAT)
S 80°59'51" W 80.17' (PLAT)

MEAN HIGH WATER LINE
AS LOCATED 7/17/2014
ELEVATION = 0.88' (NAVD 88)

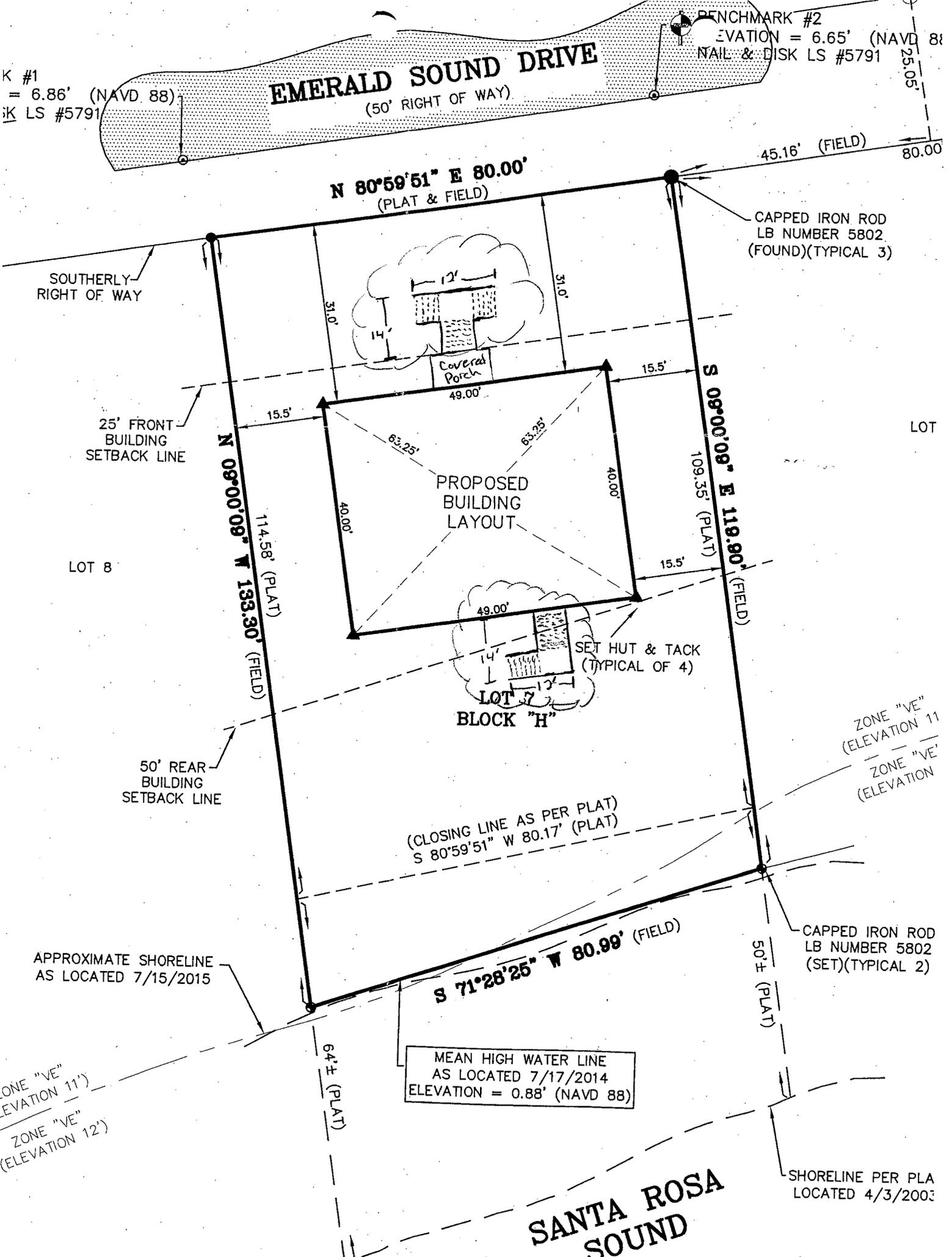
S 71°28'25" W 80.99' (FIELD)

50'± (PLAT)

CAPPED IRON ROD
LB NUMBER 5802
(SET)(TYPICAL 2)

SHORELINE PER PLA
LOCATED 4/3/2003

SANTA ROSA SOUND



Project Information

2015-4091

Parcel Number: **29-2S-27-3332-00H00-070**

Owner: **MALLORY RYAN G & JENNIFER M**

Issued Date: **06/29/2015**

Ran Date: **09/24/2015 - 10:07 AM**

Residential Zone: **PBD TL Units: 1**

Area: **MID**

6001 EMERALD SOUND DR, GULF BREEZE

Directions/Notes: **TAKE AVALON S TO 98, T/LEFT ONTO US98 E, T/RIGHT ONTO VILLAGE PKWY, FOLLOW TO CHAMPAGNE AVE ON RIGHT, SLIGHT LEFT TO STAY ON CHAMPAGNE AVE, T/LEFT ONTO MONET DR, T/RIGHT ONTO EMERALD SOUND DRIVE DETINATION WILL BE 1ST HOME ON LEFT**

BUILDING PERMIT: 2015-4091-000-B-0	NEW	RESIDENTIAL STRUCTURE	Width: 46	Length: 50
Cont: TOLBERT TEDDIE L - CGC1508166	Phone: (850) 939-8195	SW/SP:	BSB: 50	FSB: 25
Cost: \$360,000.00	Eng Final:	Life Safety:	RSB: 7	LSB: 7
Fuel: ELECTRIC	STR: V-B	Corner Lot: 1	Zoning:	
Flood Z: Area of 100 Year Coastal Floods with Velocity	FloodT: V	Elev Req: 14	Elev Rec: 14.2	
BAW: BAW Area:		FPA: YES	NRF: APF:	
Balance: 0.0000				

PERMIT NOTES:

PLANS APVD BI6* IMPACT RESISTANT GLAZING OR FABRIC SHILED* MUST FOLLOW APVD DRAINAGE* ZONING NOTES: The house was moved forward to be placed at the 25' front building setback. The front stairs may encroach the front setback by 3.5'. The rear of the house and or stairs must be a minimum of 50' from the MHWL which has been indicated by the builder. Silt fences are required between the water and the development activities and along the side property lines if erosion is likely to occur. Red clay is limited to foundations which must be capped within 7 days and driveways which must be capped within 45 days. If any red clay is used, even for these activities, additional filters must be used in addition to the silt fence such as hay bales. The development must leave a minimum of 25% of the site vegetated/sa*****

Inspection Code	Date Called	Date Inspected	Inspection	Inspector ID
MIS	09/20/2015	2015-09-22 00:00:00.0	207	03
MIS	08/20/2015	2015-08-24 00:00:00.0	143	03

BUILDING PERMIT: 2015-4091-000-B-9	NEW	SITE	Width: 0	Length: 0
Cont: TOLBERT TEDDIE L - CGC1508166	Phone: () -	SW/SP:	BSB: 0	FSB: 0
Cost: \$0.00	Eng Final:	Life Safety:	RSB: 0	LSB: 0
Fuel:	STR:	Corner Lot: 1	Zoning:	
Flood Z: Area of Minimal Flooding	FloodT: X	Elev Req:	Elev Rec: N	
BAW: BAW Area:		FPA: NRF: APF:		
Balance: 0.0000				

Inspection Code	Date Called	Date Inspected	Inspection	Inspector ID
MIS	08/05/2015	2015-08-06 00:00:00.0	PAS	44
FOT	08/04/2015	2015-08-04 00:00:00.0	900	44

ELECTRICAL PERMIT: 2015-4091-000-E-0	NEW	RESIDENCE	Amp: 200	CirNum:
Cont: TILDON J WILLIAMSON - EC13006169	Phone: (850) 377-3897	Power Co: GULF POWER	Cold Service:	Meter: Volts:
Balance: 0.0000		OutLets:		

Inspection Code	Date Called	Date Inspected	Inspection	Inspector ID
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ELECTRICAL PERMIT: 2015-4091-000-E-9	NEW	TEMPORARY SERVICE POLE	Amp: 60	CirNum:
Cont: TILDON J WILLIAMSON - EC13006169	Phone: (850) 377-3897	Power Co: GULF POWER	Cold Service:	Meter: Volts:
Balance: 0.0000		OutLets:		

Inspection Code	Date Called	Date Inspected	Inspection	Inspector ID
FIN	08/03/2015	2015-08-04 00:00:00.0	900	44
FIN	08/05/2015	2015-08-06 00:00:00.0	PAS	44

