

STAFF ANALYSIS

Variance 2015-V-082

General Information:

Applicant:	Karen Nobles Bowers Trustee
Representative:	Les White of Acorn Fine Homes
Project Location:	1400 Block of Bermuda Drive, Navarre Beach, FL
Parcel Number:	28-2S-26-9095-00B00-0160
Request:	Variance request to reduce the shoreline protection zone setback from 50 feet to 26 feet to accommodate a single family residence. (LDC 12.01.02.A)
Zoning District:	NB-MD (Navarre Beach-Medium Density)
Current Conditions:	Vacant

Land Development Code Criteria:

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? 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 section of the Ordinance which regulates the rear setback in a shoreline protection zone. This parcel has had a considerable amount of erosion since it was initially purchases by the property owner. This erosion has significantly reduced the MHWL and reduced the buildable area for the parcel. The proposed site plan shows the structure to be in line with the adjacent structures and a future seawall to prevent further erosion.

- 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 for the preservation and enjoyment of a substantial property right by allowing a reasonable space for which to build a single family residence.

- 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? Yes

Staff Analysis: If authorized, a Variance 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.

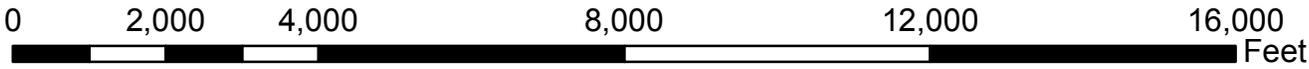
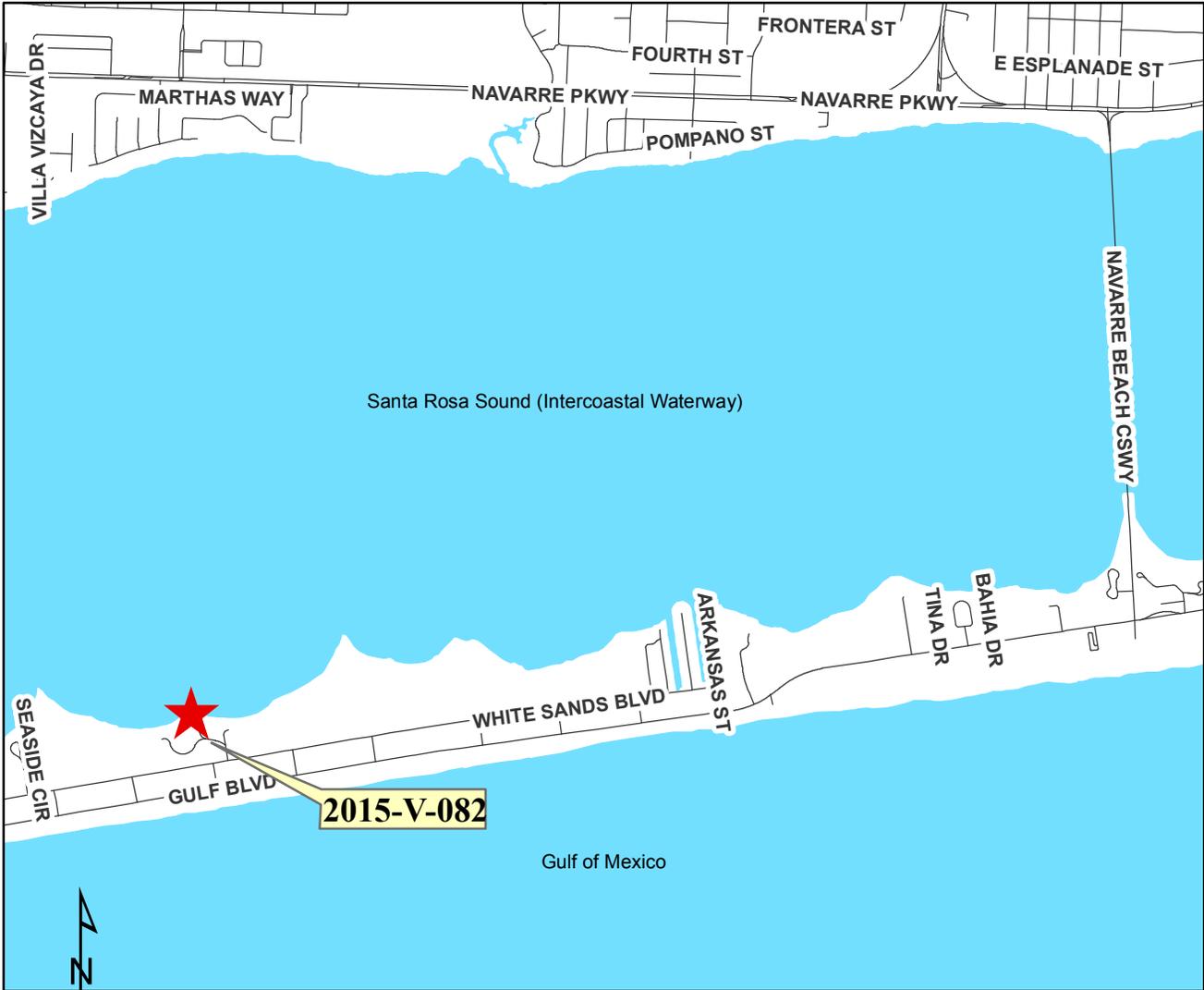
Is this criterion met? N/A

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.

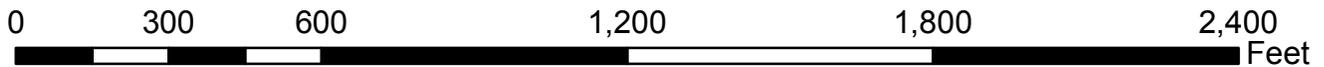
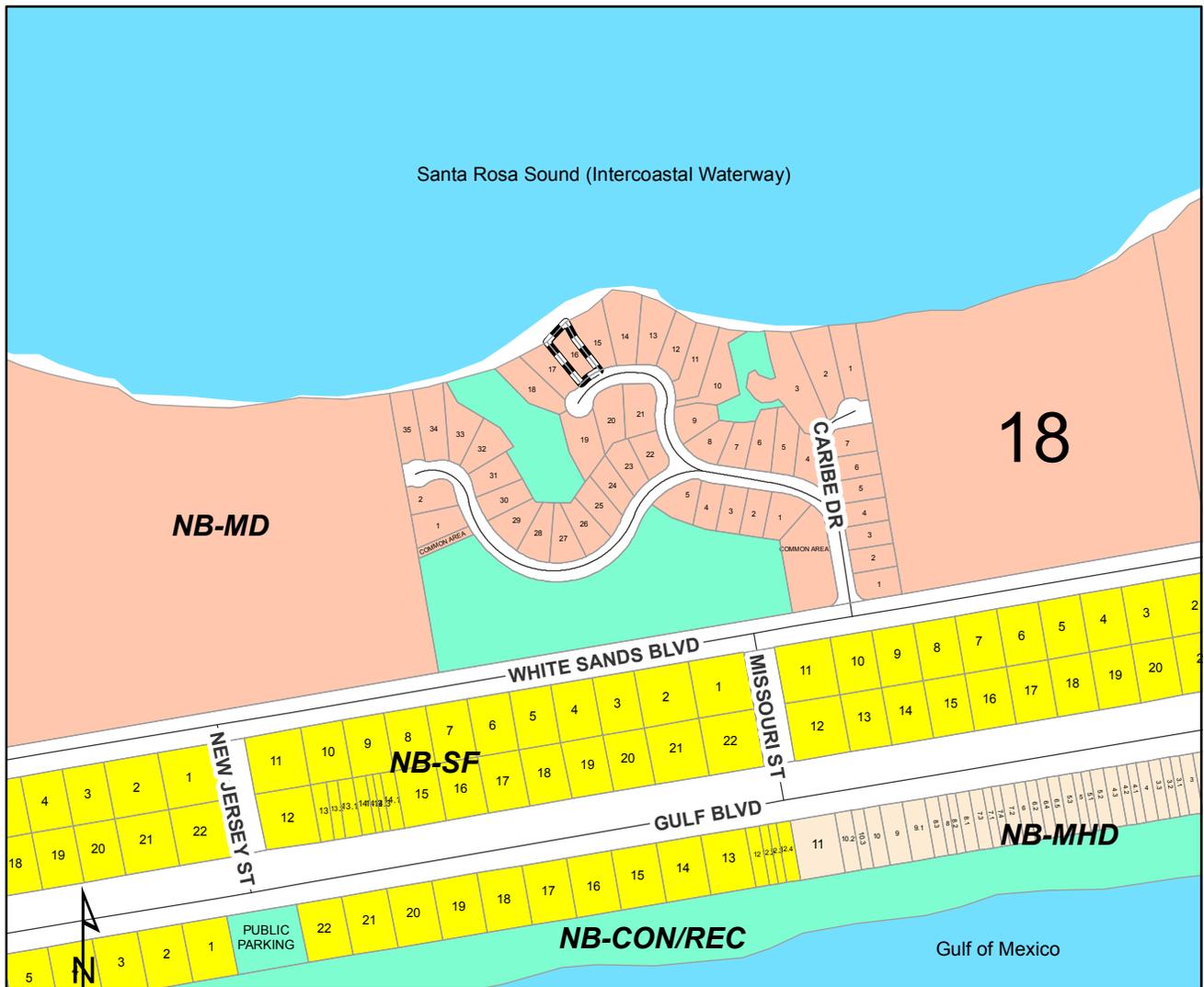
2015-V-082
Location



Legend

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Zoning



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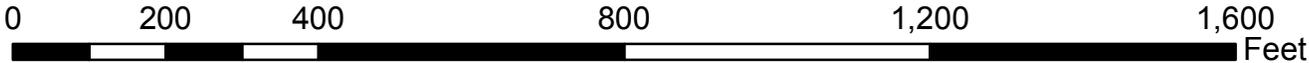
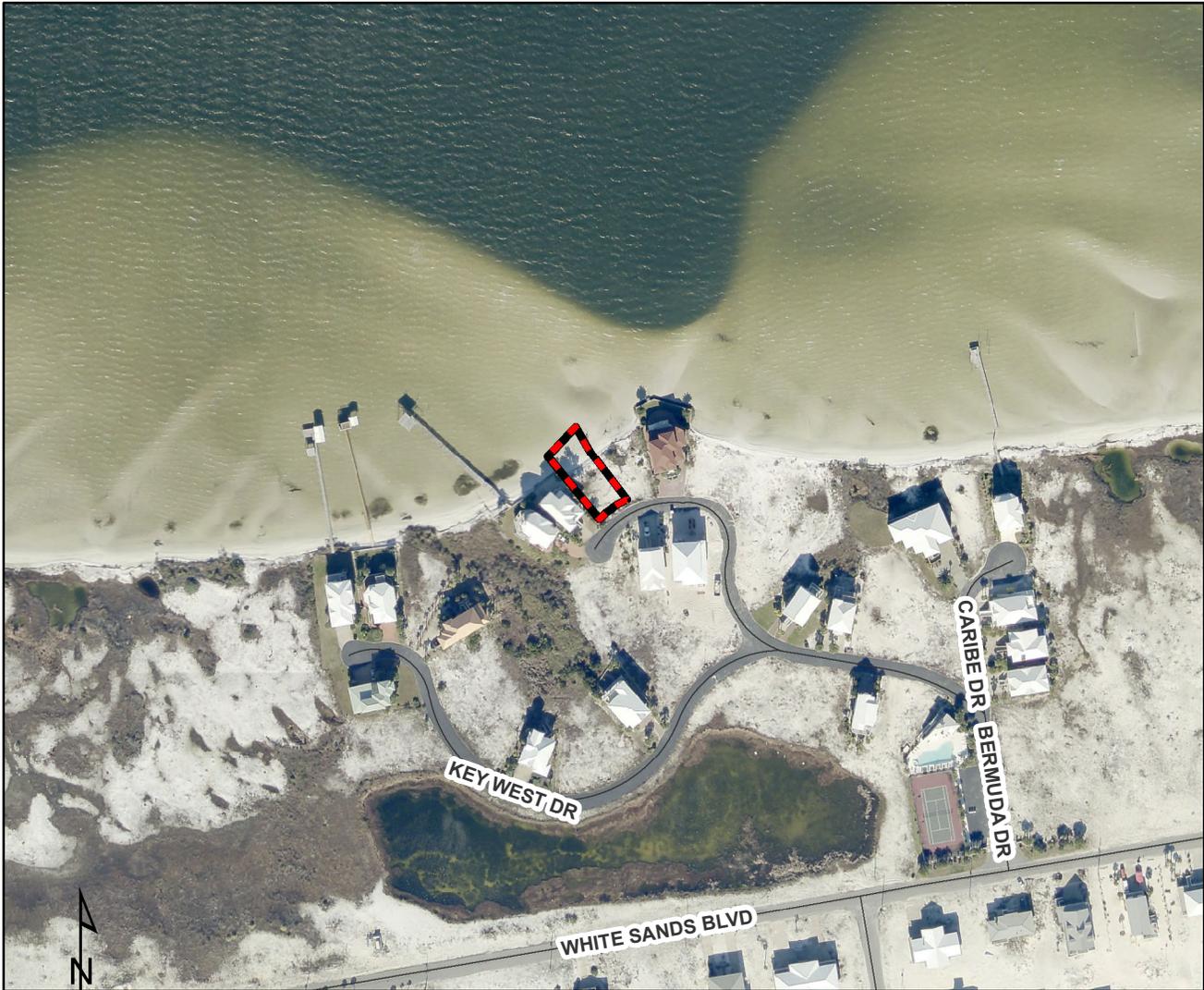
Pending ZB October	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	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 - Medium High Density (NB-MHD)	Navarre Beach - Single Family (NB-SF)
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-082

Aerial

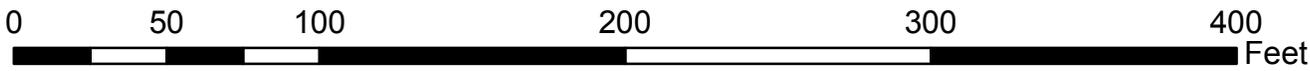


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 Pending ZBOctober

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2015-V-082
Close Up Aerial

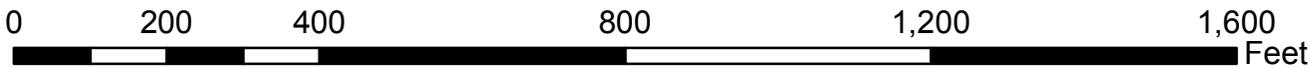
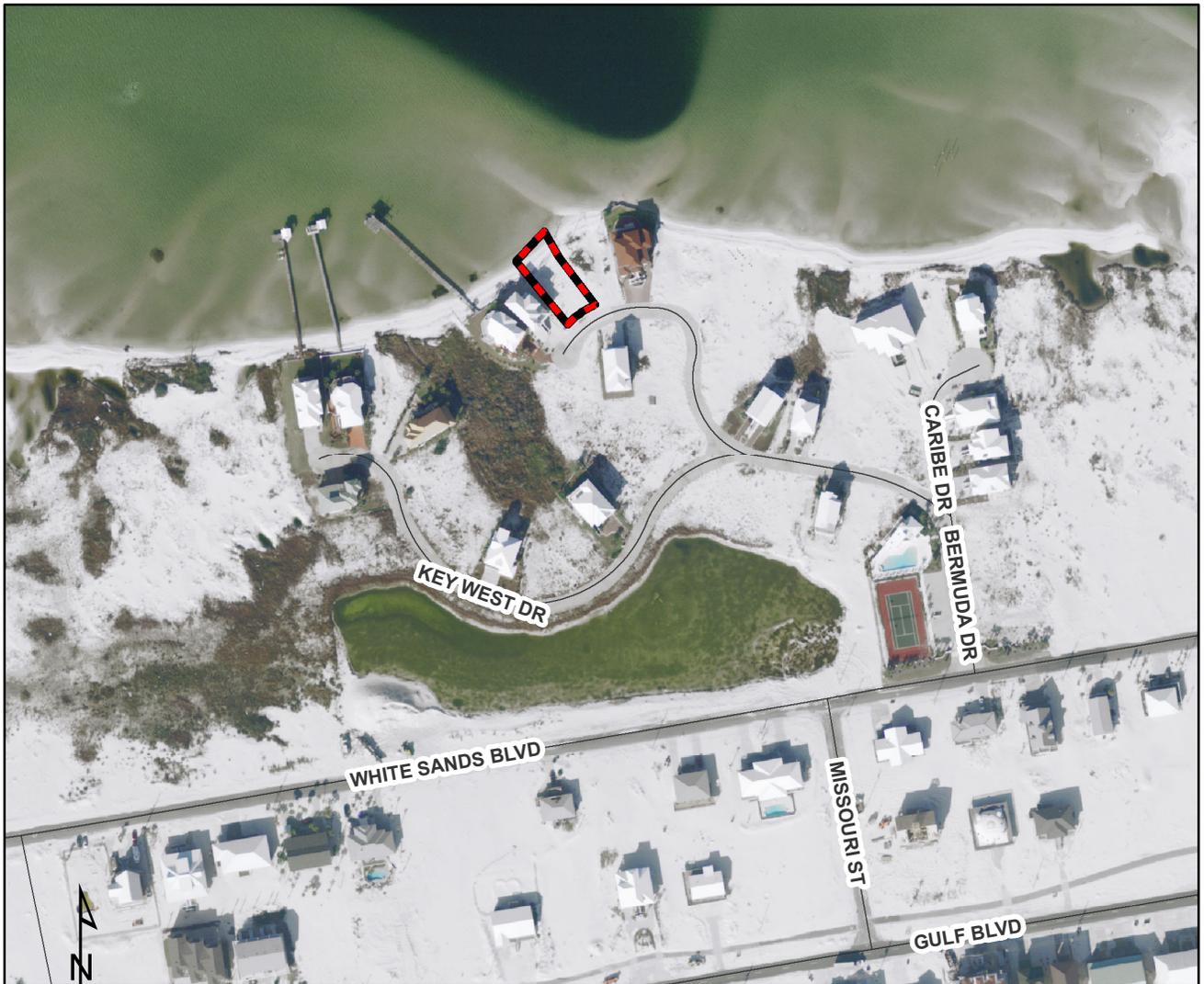


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2015-V-082
2006 Aerial

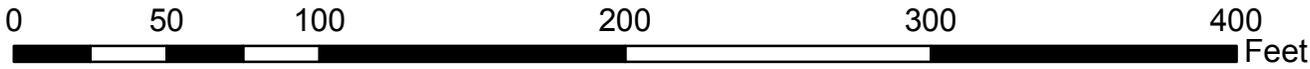


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2015-V-082
2006 Close Up Aerial

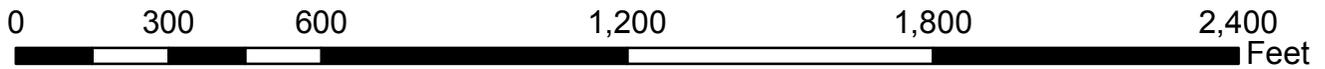


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 PendingZBOctober

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2015-V-082 Existing Land Use



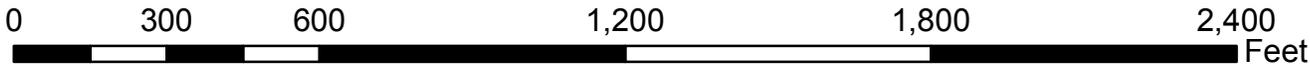
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 Pending ZBOctober	Existing Land Use	 Institutional	 Recreation/Open Space
CATEGORY		 Multi-Family Residential <5	 Right of Way
 Agriculture		 Multi-Family Residential >5	 Single Family Residential
 Agriculture, Homestead		 Military	 Silviculture
 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-082 Floodplain Zone

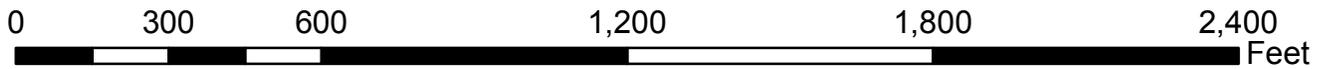


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 Pending ZBOctober	DFIRM	 AE - 1% Annual Chance of Flood - BFE's
	FLOOD_ZONE	 VE - A 1% Annual Chance of Flood - Storm Waves
	 0.2% Annual Chance of Flood (500 Year)	 Not in the FloodPlain
	 A - 1% Annual Chance of Flood - No BFE's	

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2015-V-082 Storm Surge Zone



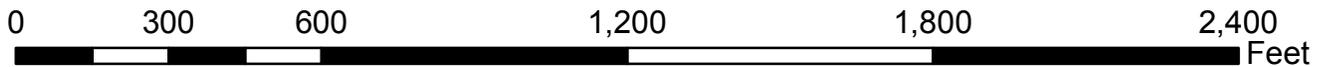
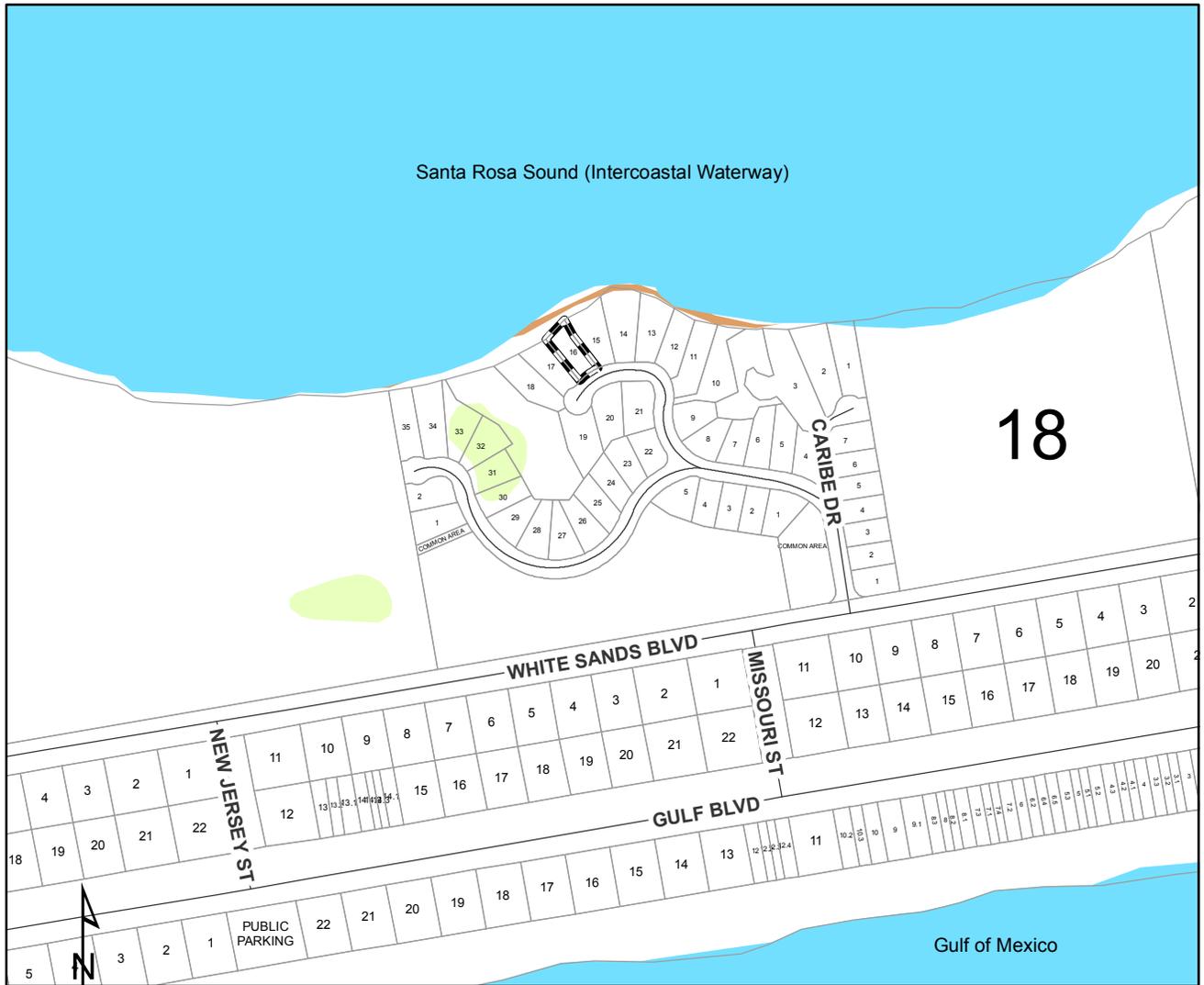
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	Pending ZBOctober	gisdata.GISADMIN.SRCSurgeZones		2
	<all other values>			3
Cat				4
	1			5

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2015-V-082 Potential Wetlands



Legend



Pending ZBO October

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 - 082</u>	Date Received: <u>8-27-15</u>
Review Fee: <u>235 + 25.76</u>	Receipt No.: <u>308</u>
Zoning District: <u>NB - MD</u>	FLUM Designation: <u>NB MDR</u>

± 0.584

VD#4

Property Owner

Property Owner Name: Karen Nobles Bowers Trustee

Address: 841 Camden Park Ct NE

Atlanta, GA 32550

Phone: 404-663-8609 Fax: N/A

Email: kbow7474@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: Acorn Fine Homes

Contact Name: Les White

Address: 4941 Soundside Drive

Gulf Breeze, FL 32563

Phone: 850-748-3066 Fax: N/A

Email: Les@AcornFineHomes.com

Property Information

Parcel ID Number(s): 28-2S-26-9095-00B00-0160

-OR-

Street Address of property for which the Variance is requested:

Bermuda Drive, Navarre Beach 1400 Block of Bermuda Drive, Navarre Beach, Navarre
32564

Variance Request

What is the present use of the property? Vacant

Please describe the requested variance, including exact dimensions and purpose of the variance.
Change rear setback from 50' to 18' (original 9-24-94 platted setback line).

26' (see site plan)

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

The 9-24-94 platted rear set back line has moved landward to the extent that there is only 24' of buildable depth remaining on the 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.

Lot would be rendered effectively unbuildable for a home similar or comparable to other homes in the neighborhood

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

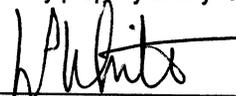
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation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

Mr Les White

Applicant Name (Type or Print)

President Acorn Fine Homes

Title (if applicable)



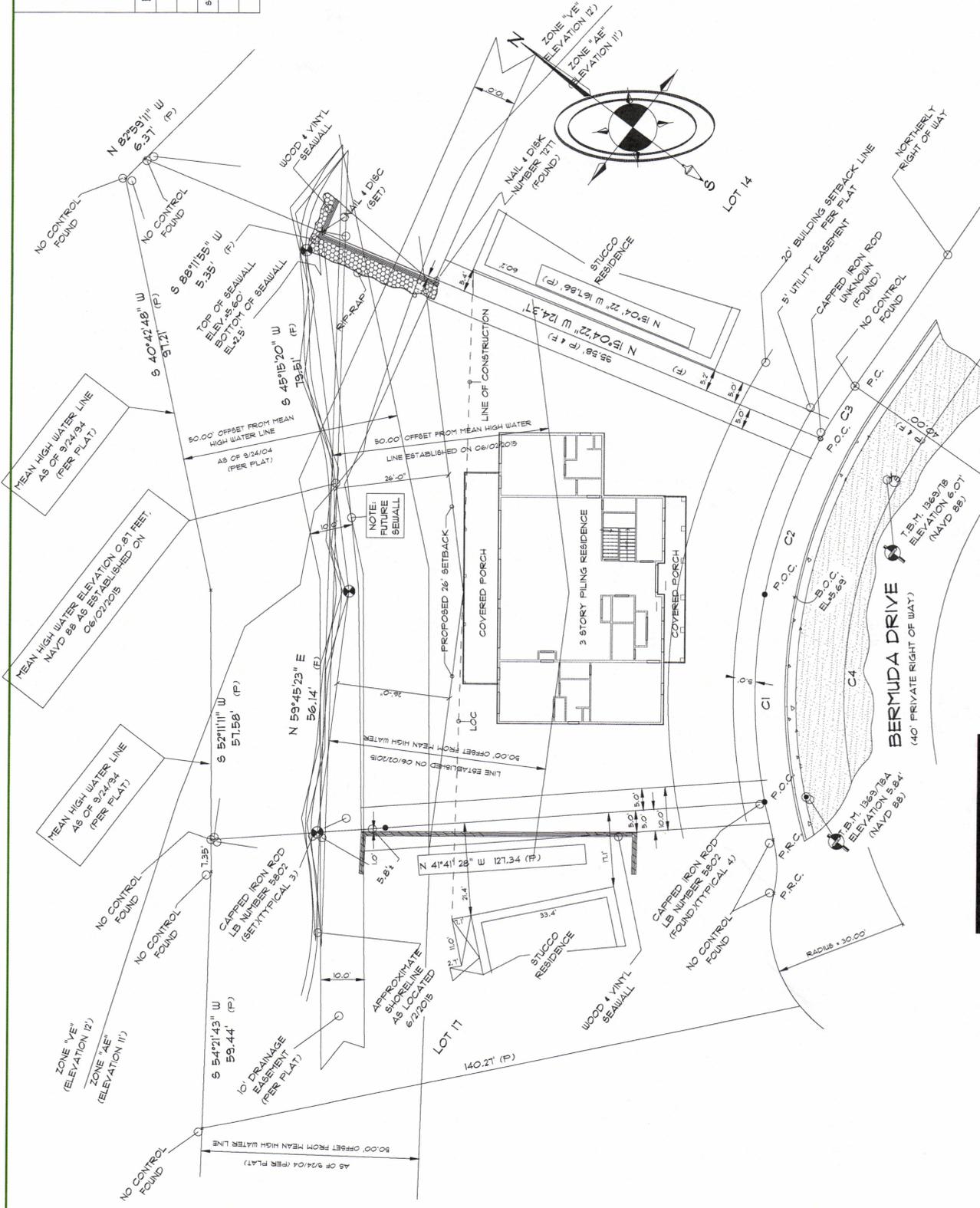
Applicant Signature

8-26-15

Date



BOWERS RESIDENCE
 BERMUDA DRIVE
 SITE PLAN
 SETBACK VARIANCE APPLICATION
 2 SEP 2015
 Scale: 1" = 10'



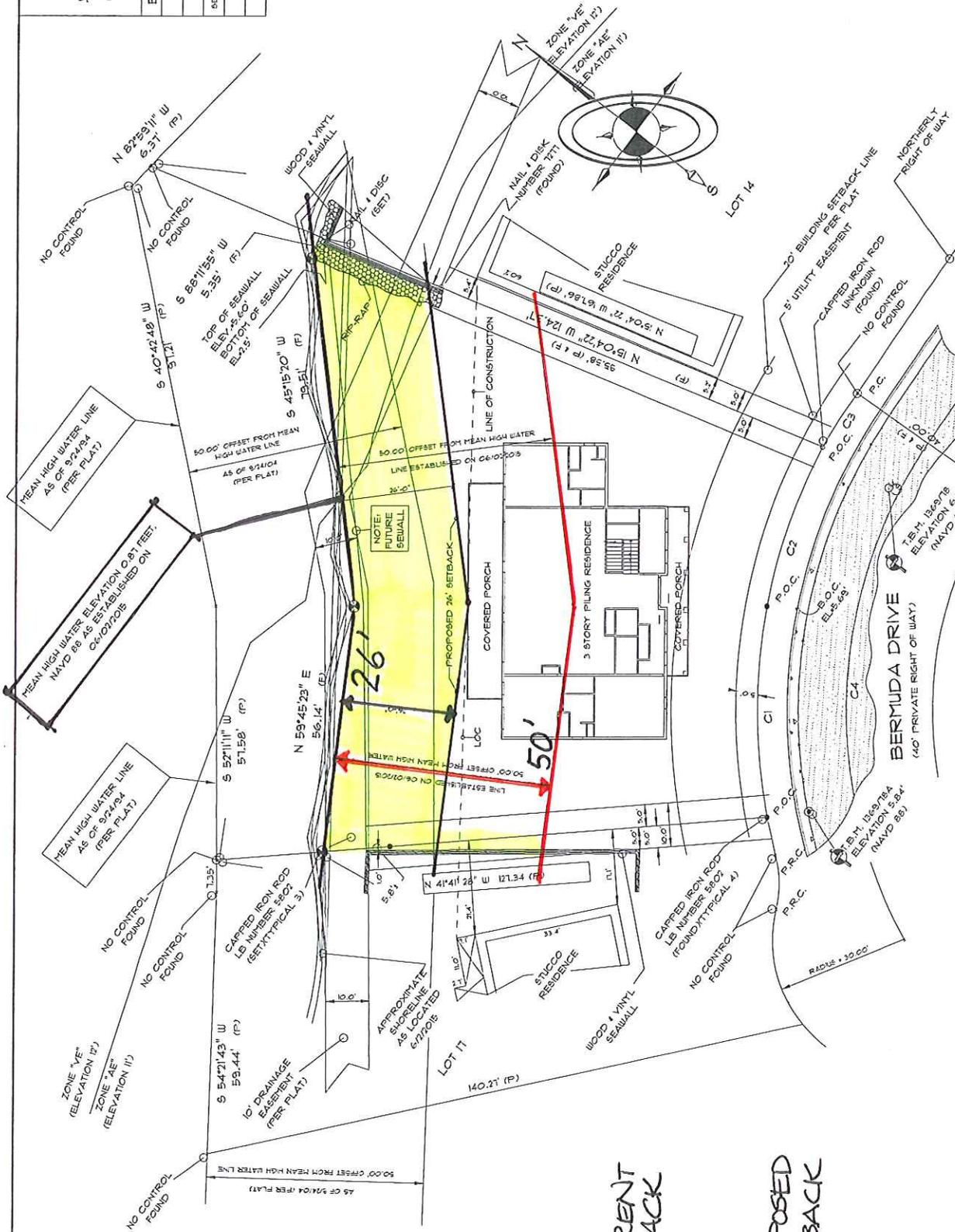
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BOYERS RESIDENCE
 BERMUDA DRIVE
 SITE PLAN
 SETBACK VARIANCE APPLICATION
 2 SEP 2015
 Scale: 1" = 10'



CURRENT
 SETBACK



PROPOSED
 SETBACK

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**CITIZENS
COMMENTS
2015-V-082**

From: [Barbara Reynolds](#)
To: [Jason McLarty](#)
Subject: Variance 2015-V-082
Date: Monday, September 28, 2015 8:15:39 AM

Dear Zoning Board Members:

We received notice about the request for a zoning variance for the 1400 Block of Bermuda Drive, Navarre Beach, FL, because my own property is within 150 feet of the subject property.

We support the issuance of the variance to reduce the shoreline protection from 50 feet to 26 feet to accommodate a single family residence.

If you need any additional information to clarify our comments, you may contact us as indicated below.

William F and Barbara J Reynolds
bjsr1234@gmail.com
678-373-8137

September 28, 2015

Santa Rosa County
Development Services
Attention: Jason McLarty
Planner II

Reference: Variance 2015-V-082

Dear Mr. McLarty:

We are the lot owners of 17B in the Caribbean Isle development on Navarre Beach. Our home street address is 1500 Bermuda Drive.

We are well aware of the beach erosion that has taken place over the past ten years since our home was constructed.

A variance to the setback would allow a home to be built along with a seawall to slow the erosion process.

A seawall joining our lot 17 along with lot 14 would further enhance security from further erosion on this parcel of the island.

The last hurricane of significance, (Dennis 2005), created massive damage to this area requiring sand to be trucked in to back fill the collapse of the street (Bermuda Drive).

We support approval of the variance to allow for further development of Caribbean Isle and reinforce this section of the shore line.

Sincerely,



Jim and Marjie Istwan
1500 Bermuda Drive
Navarre Beach, FL 32566
678-570-5866 cell
jaistwan@msn.com