

STAFF ANALYSIS

Variance 2015-V-087

General Information:

Applicant: Jonathan Hurly

Project Location: 3605 Juniper Creek Road, Milton, FL

Parcel Number: 06-4N-28-2850-00000-0080

Request: Variance to reduce the front setback requirement from 25 feet to 14 feet to accommodate an accessory building.

(LDC 6.05.02.I.2)

Zoning District: AG-RR (Agriculture/Rural Residential)

Current Conditions: Vacant; the applicant had been granted a variance to build an accessory structure prior to the construction of the primary residence (2015-V-059) but didn't think a variance for the setback would be needed at that time.

Land Development Code Criteria:

6.05.02 AG-RR – Rural Residential Agriculture District

I. Minimum Required Setbacks:

2. Front Setback: Except as provided in Section 4.03.03(B)(2)(b) and Section 2.10.02, there shall be a front building setback on every lot of not less than twenty-five (25) 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 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 requirement.

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 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.

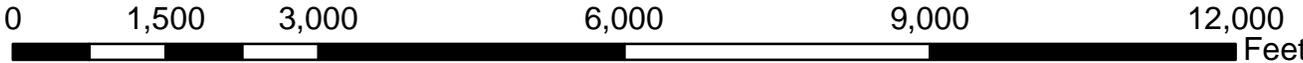
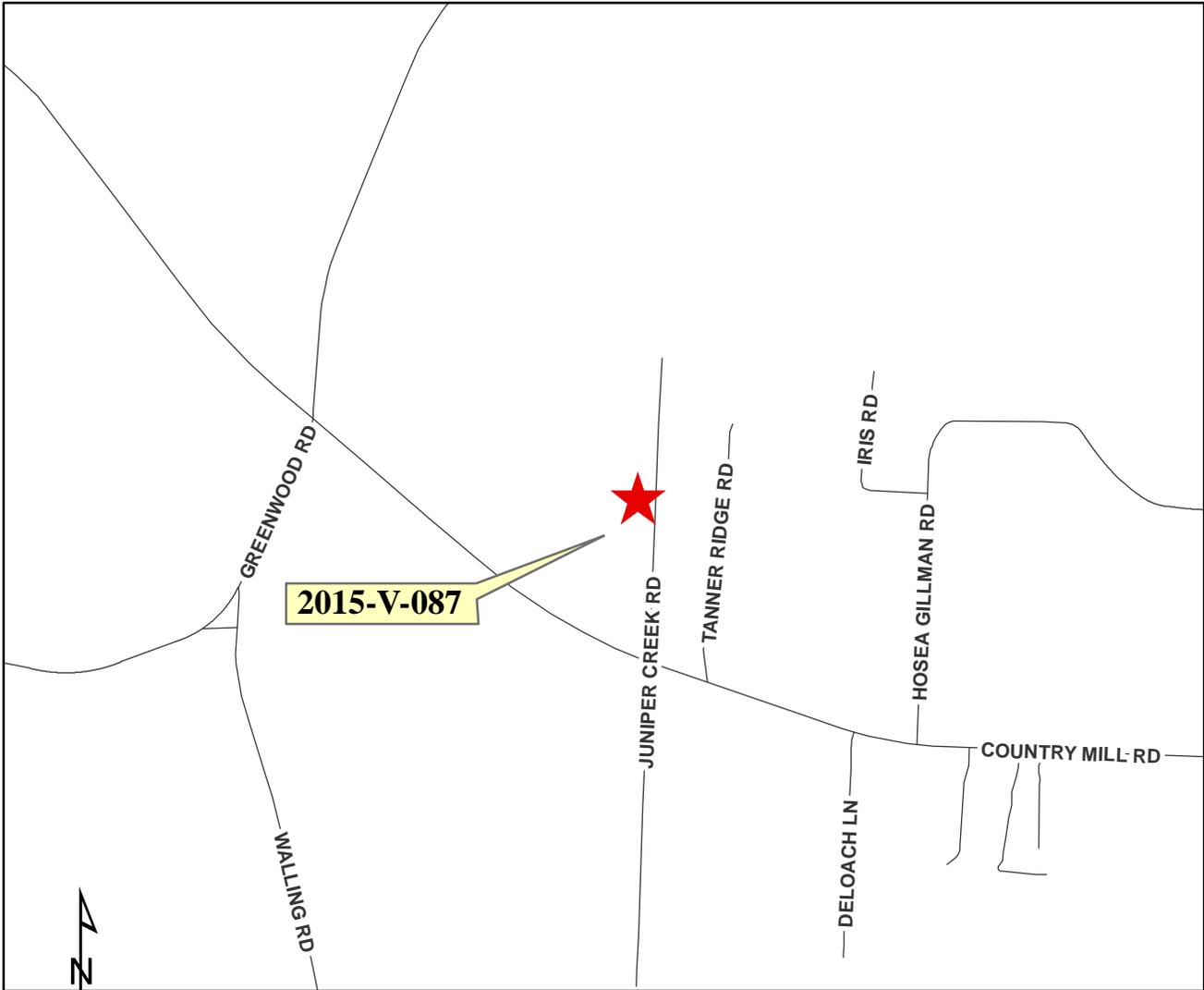
Is this criterion met? N/A

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.

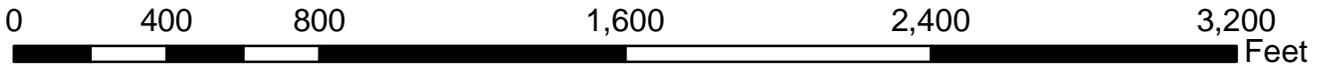
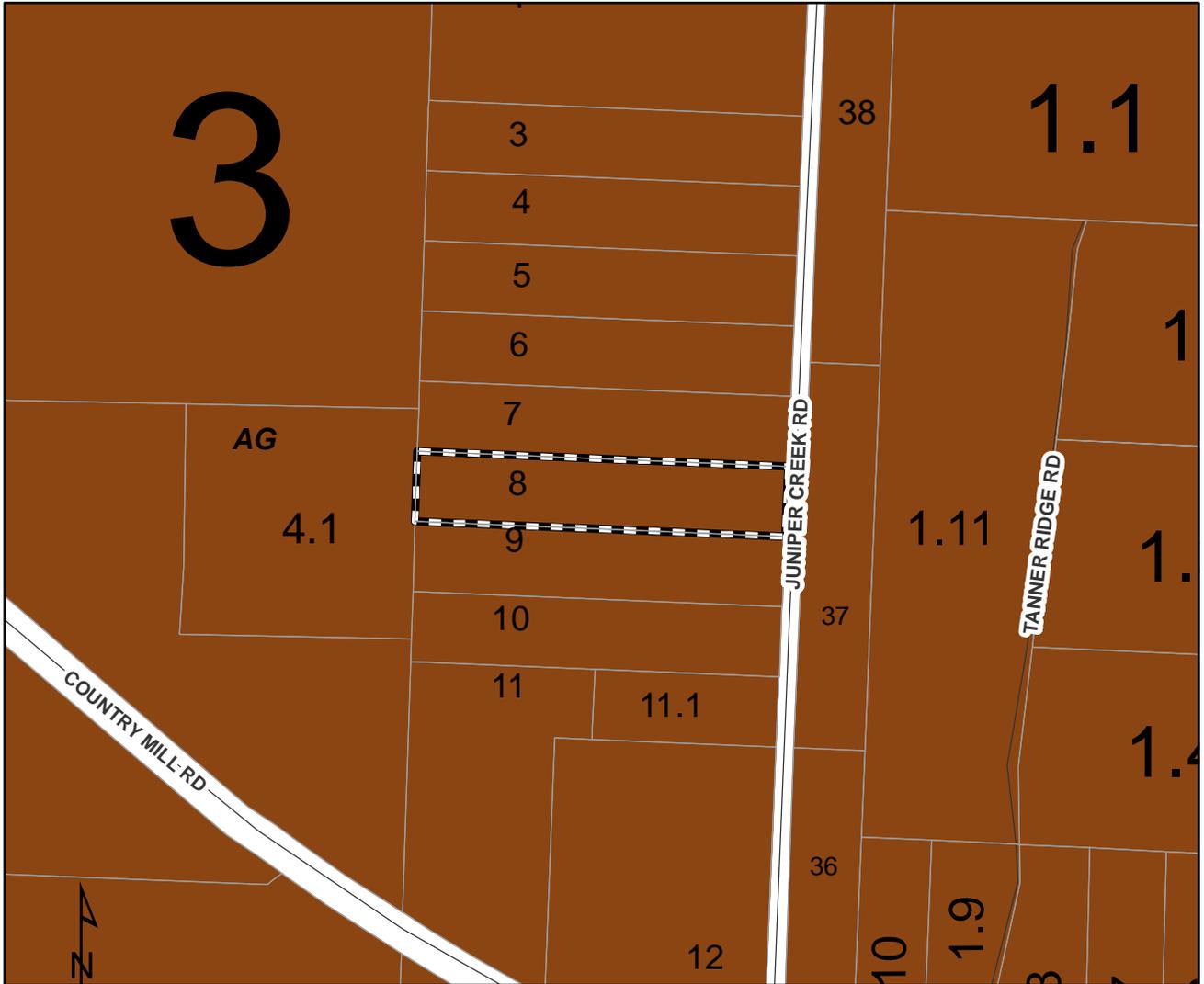
**2015-V-087
Location**



Legend

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2015-V-087 Zoning



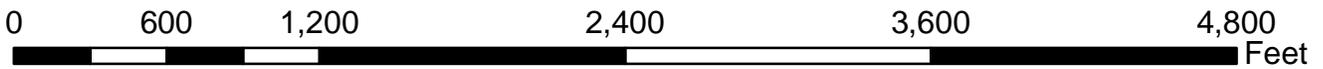
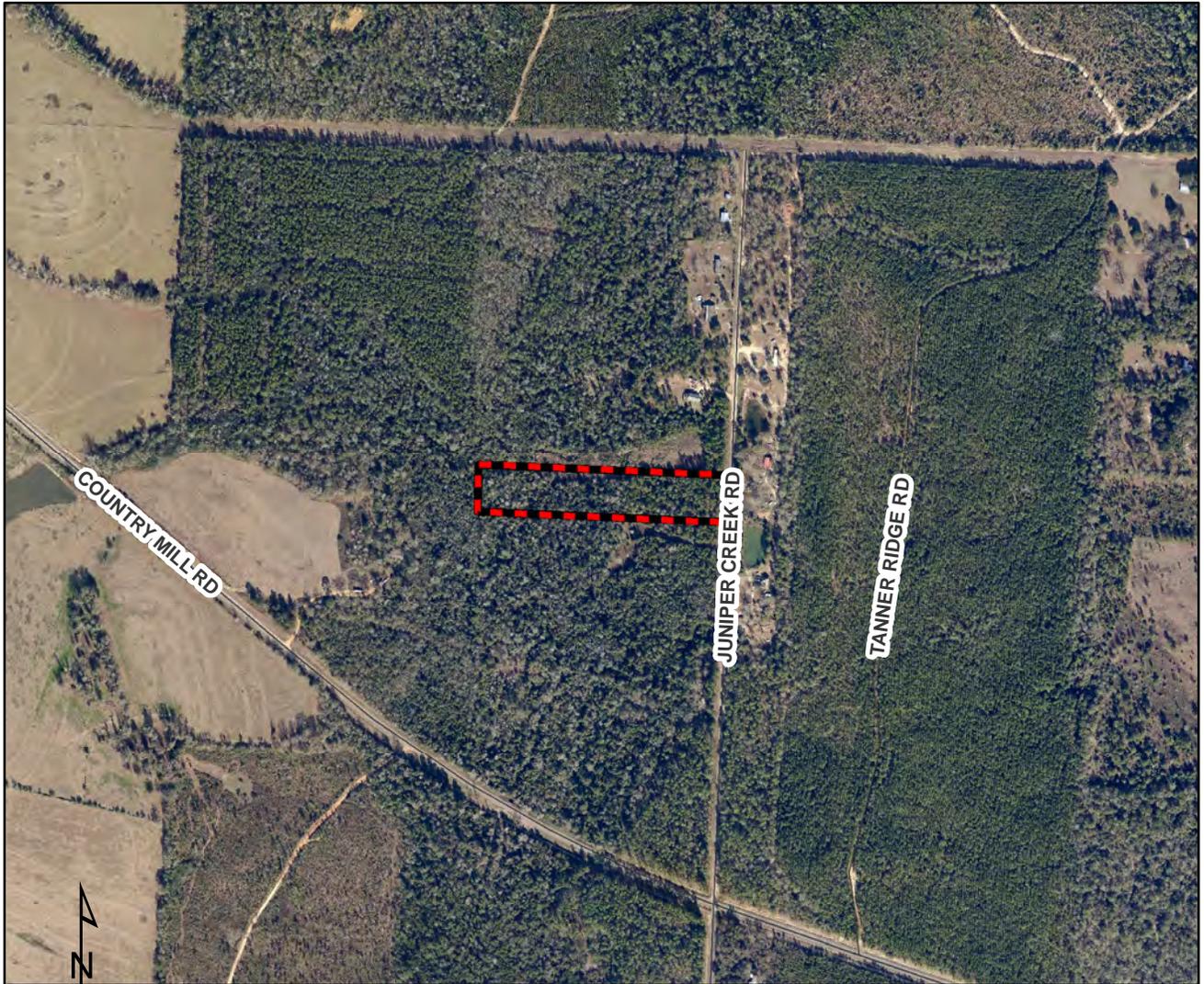
Legend

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

Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2015-V-087
2014 Aerial



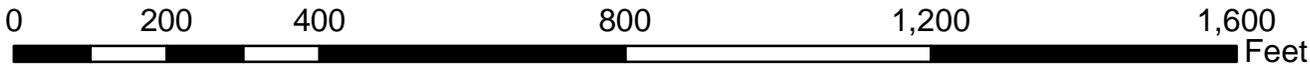
Legend

 Pending ZB November

Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2015-V-087
2014 Close Up Aerial

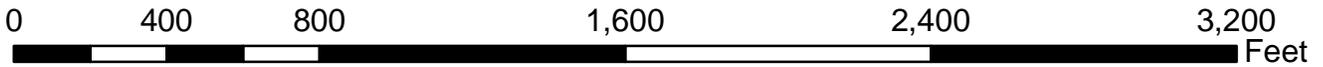
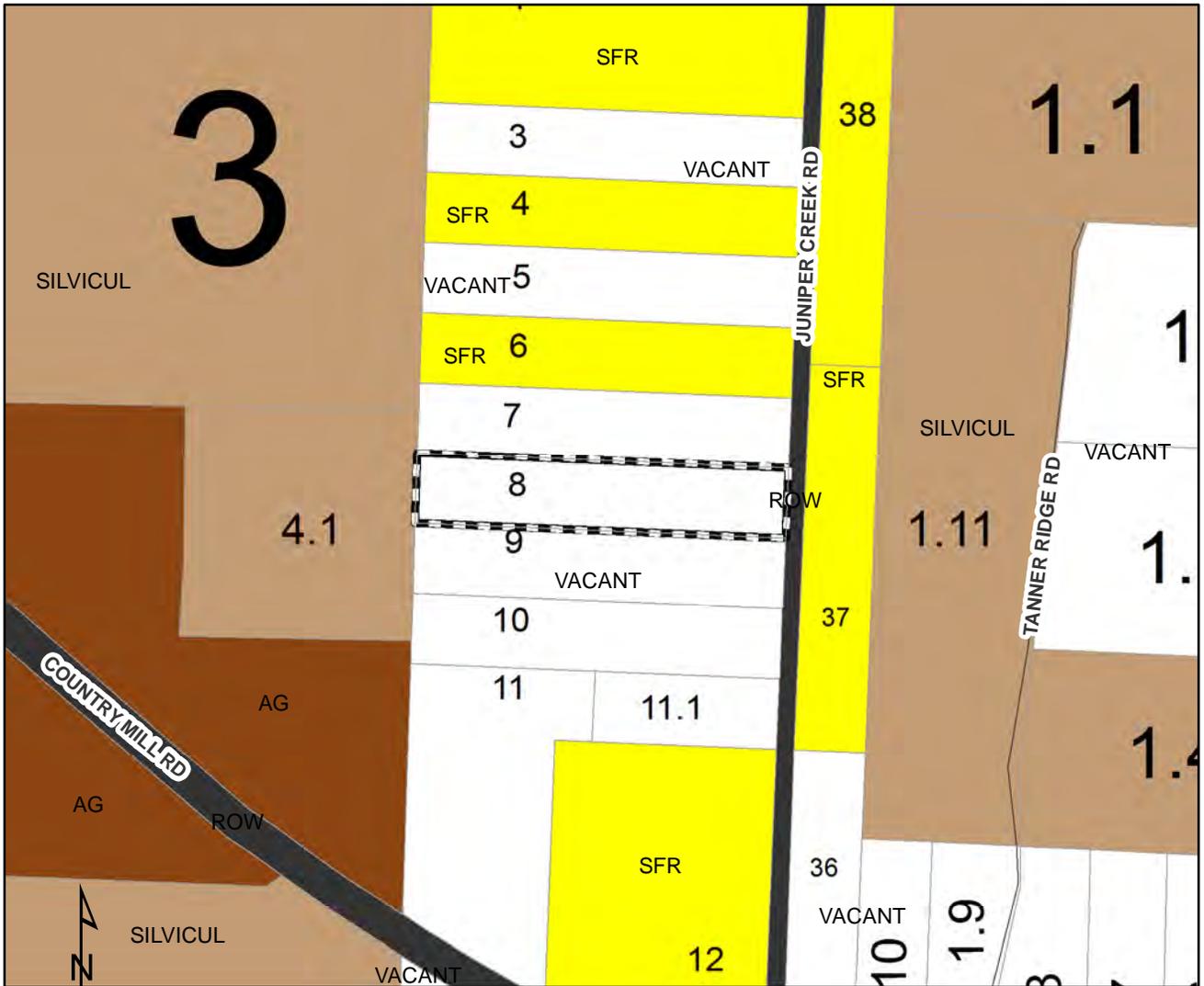


Legend

 PendingZBNovember

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2015-V-087 Existing Land Use

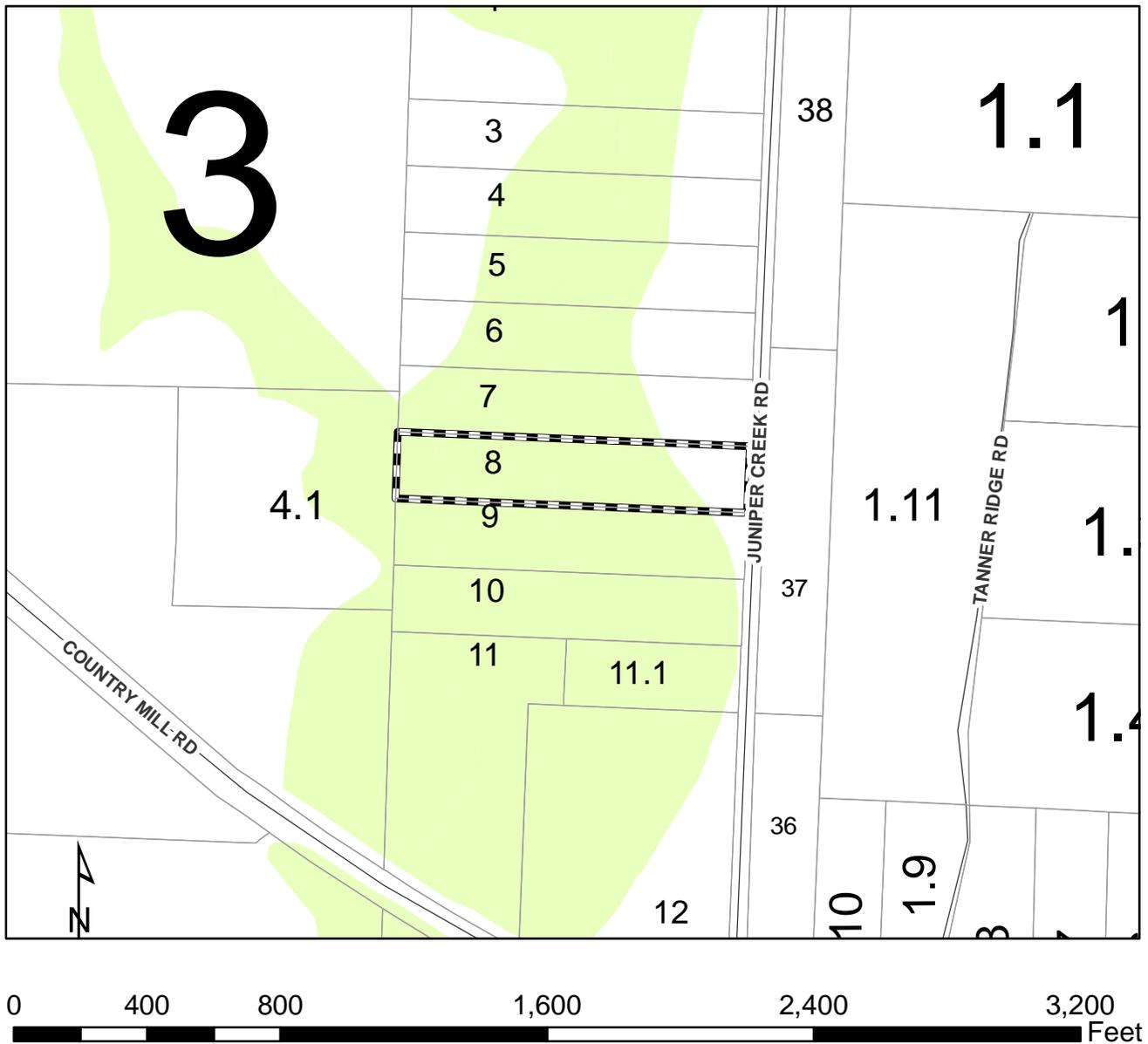


Legend

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

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

**2015-V-087
Potential Wetlands**



Legend



Pending ZB November

Potential Wetlands

DESCRIPT

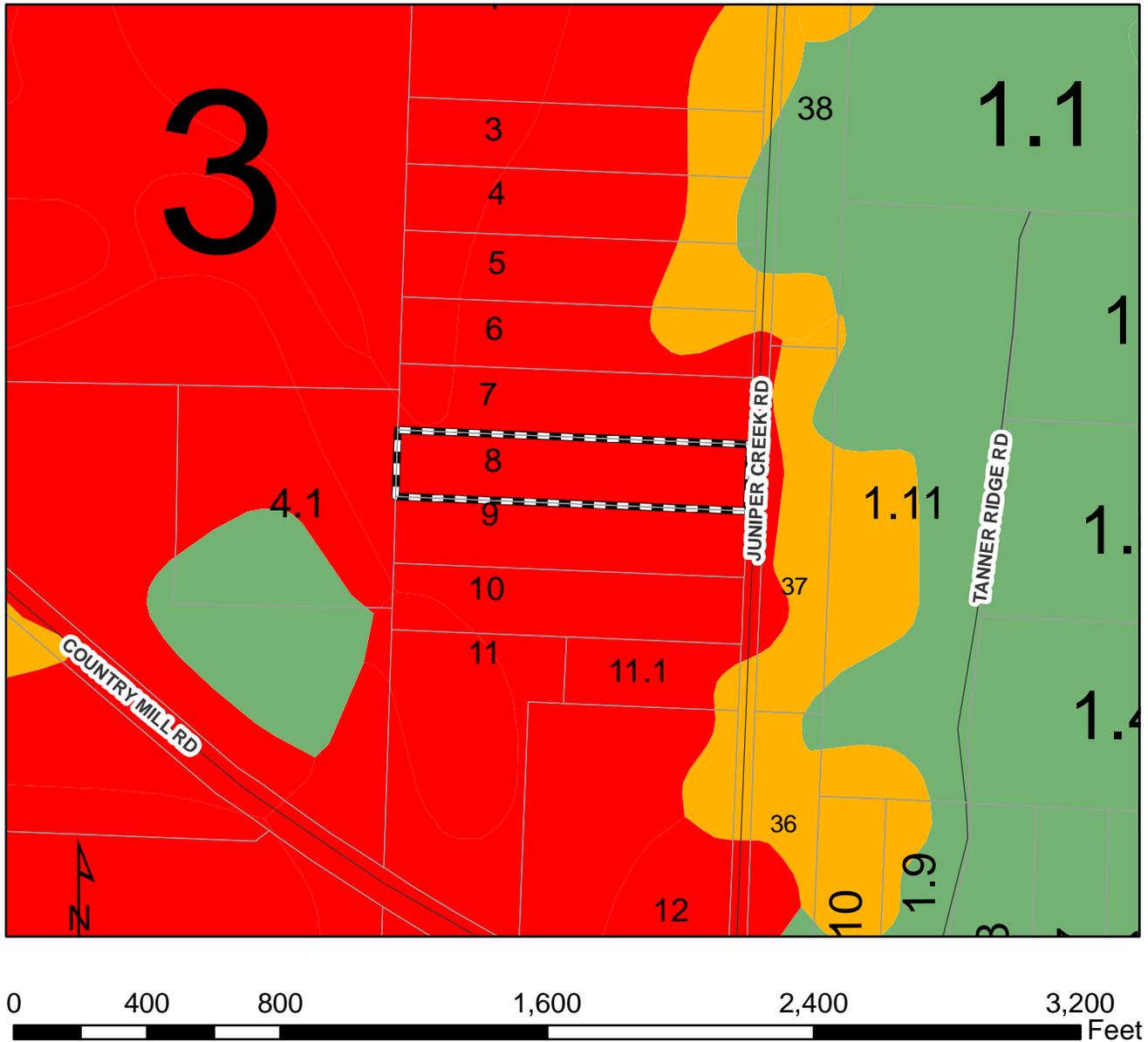
- ESTUARINE
- LACUSTRINE

- PALUSTRINE
- RIVERINE
- MARINE

Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2015-V-087
Potential Wetlands-Utilizing Hydric Soils Classification



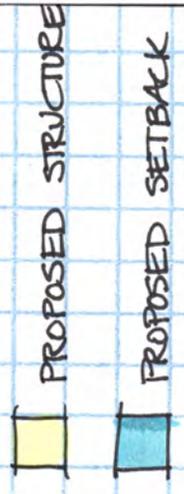
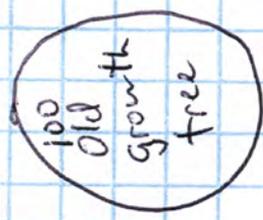
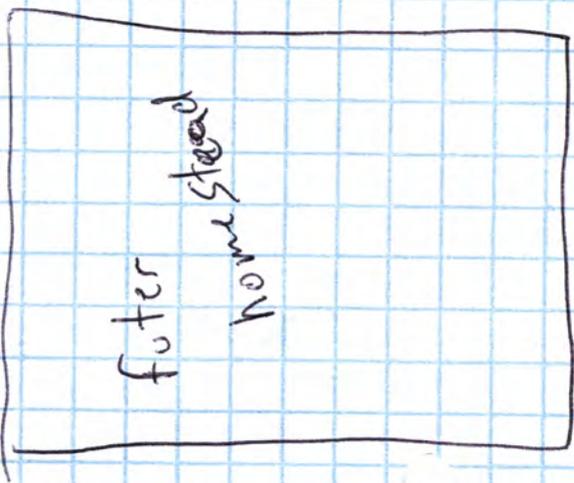
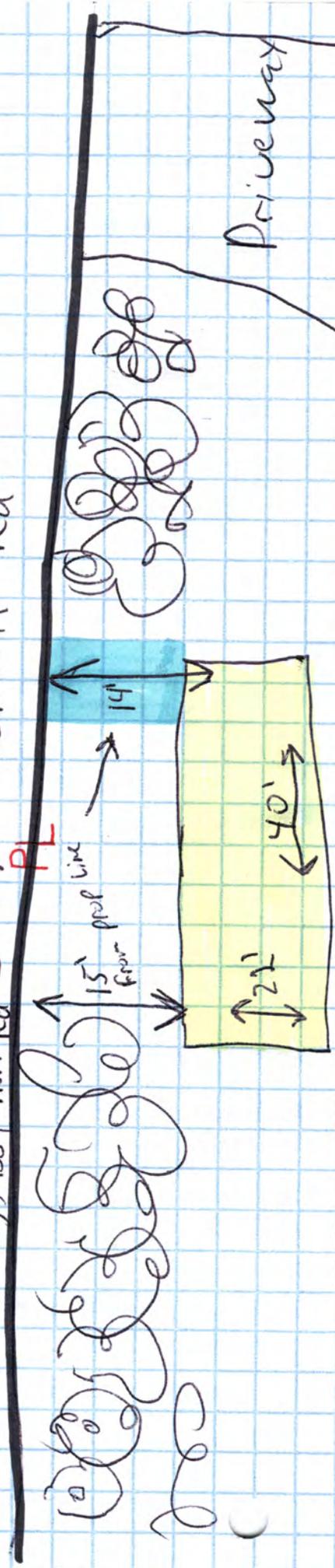
Legend

-  Pending ZB November **gisdata.GISADMIN.SRCSOils**
-  Limitations are Moderate for Septic Tank Absorption Fields
-  Limitations are Severe for Septic Tank Absorption Fields
-  Limitations are Slight for Septic Tank Absorption Fields

Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

35' Dist from Rd Juniper Creek Rd



Wet Lands





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-087</u>	Date Received:	<u>9/29/15</u>
Review Fee:	<u>Quoted + 9.20</u>	Receipt No.:	<u>347</u>
Zoning District:	<u>AG</u>	FLUM Designation:	<u>AG</u>

± 4.88 VD#3

Property Owner Property Owner Name: Jonathan Hurley

Address: 3745 Rockwood Dr
Pace, Fl. 32571

Phone: 850 380 4507 Fax: _____

Email: _____

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): 06-4N-28-2850-00000-0080

-OR-
Street Address of property for which the Variance is requested:
3605 Juniper Creek Rd, Milton, FL 32570

Variance Request

What is the present use of the property? Futur Homestead,

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

To have metal Building to sit 15 foot off the front property line

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

Severe Down hill slope to wet Lands not much property suitable for Building

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

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

Have no were else to put shop to start Developing Property Because of Wet Lands

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.

Jon Hurley

Applicant Name (Type or Print)

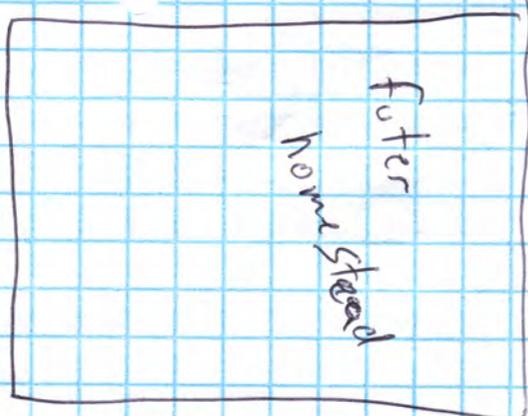
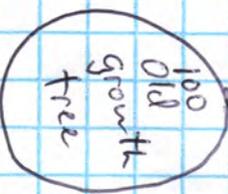
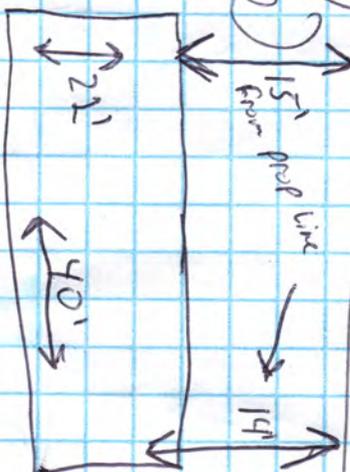
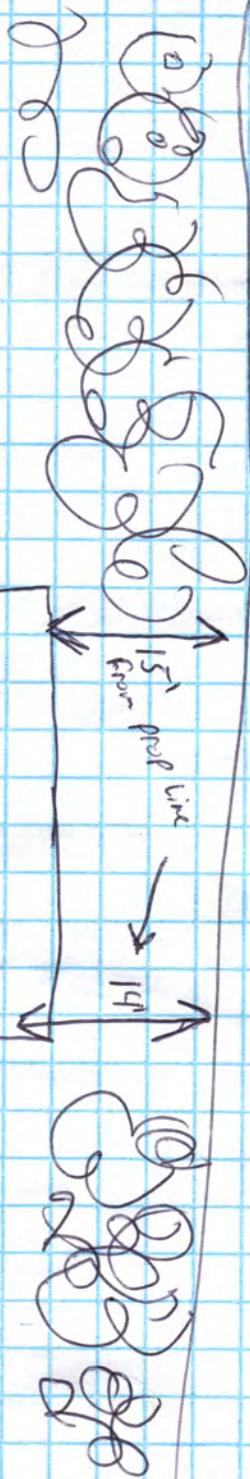
Jon Hurley

Applicant Signature

Title (if applicable)

Date

35 Feet from Rd Juniper Creek Rd



Wet Lands

Privacy

