



**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

2016-V-053

Project Name: Piers Plus, Inc.

**Applicant and/or
Property Owner:** Navarre Orleans, LLC.

Representative: Pedro R. Adames of Piers Plus, Inc.

Request: Variance to extend a pier from 300 feet to 500 feet from the mean high water line. The structure will be used to accommodate a multi-slip facility. (LDC 6.03.05.F)

Zoning District: HCD (Highway Commercial Development)

Part I. General Information:

Project/Applicant: Piers Plus, LLC.
Representative: Pedro Adames of Piers Plus, LLC.
Location: 3243 Auburn Parkway, Gulf Breeze, FL 32563
Parcel(s): 22-2S-26-0000-00700-0000
Zoned: Highway Commercial Development (HCD)
Request: Variance to extend a pier from 300 feet to 500 feet from the mean high water line. The structure will be used to accommodate a multi-slip facility. (LDC 6.03.05.F)
District: Commissioner District #4
Current Conditions: Commercial vacant land

Part II. Land Development Code Criteria:

6.03.05 Accessory Activities: In addition to the principal activities expressed above, each activity type shall be deemed to include activities customarily associated with and appropriately incidental and subordinate to the principal activity when located on the same zone lot as such principal activity and meet the additional conditions set forth below. Such accessory activities shall be controlled in the same manner as the principal activities within such zone except as otherwise provided in Section 2.10.06. Accessory activities include, but are not limited to, the activities indicated below:

F. Docks, Piers and Mooring Devices: Structures such as piers, docks, wharves, mooring devices, lifting and launching devices, the decking of which is no higher than three (3) feet above mean high water, are permitted as accessory structures.

Such structures shall not extend seaward from the property line for more than three hundred (300) feet or fifteen (15) percent of the open water span at the point of installation whichever is less, except as provided in Section 6.03.05(F)(5.b).

When structures are constructed on waterfront property and are to cross on or over areas of public access, this access may not be impeded or blocked by such structures. The owner of said structure must construct or provide public access. This provision shall apply only to water front property located on Escambia Bay south of Highway 90, Blackwater Bay south of Interstate 10, East Bay and Santa Rosa Sound.

On all construction of docks, boathouses, piers, retaining walls, seawalls, and dolphin poles a zoning review and site plan must be filed and approved by the Community Planning, Zoning and Development Division before building permits can be obtained or construction begun.

The site plan must include:

1. A survey of the property showing all boundaries.
2. Permits or exemption letters from FDEP and Army Corps of Engineers.
3. A drawing of the proposed structure with exact dimensions and their placement on the property. The location, relative to the body of water including protrusion into or over the body of water, must be shown.

4. A plat, survey or other documentation to confirm the width or distance across the body of water.

Part III. Variance Criteria

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES: The ZB 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 placement of structures on a lot. The applicant is seeking to extend pier to accommodate more vessels.

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.

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.

Additionally, variances from access management connection standards may be granted where the effect of the variance would be to enhance the safety or operation of the roadway.

Is this criterion met? N/A

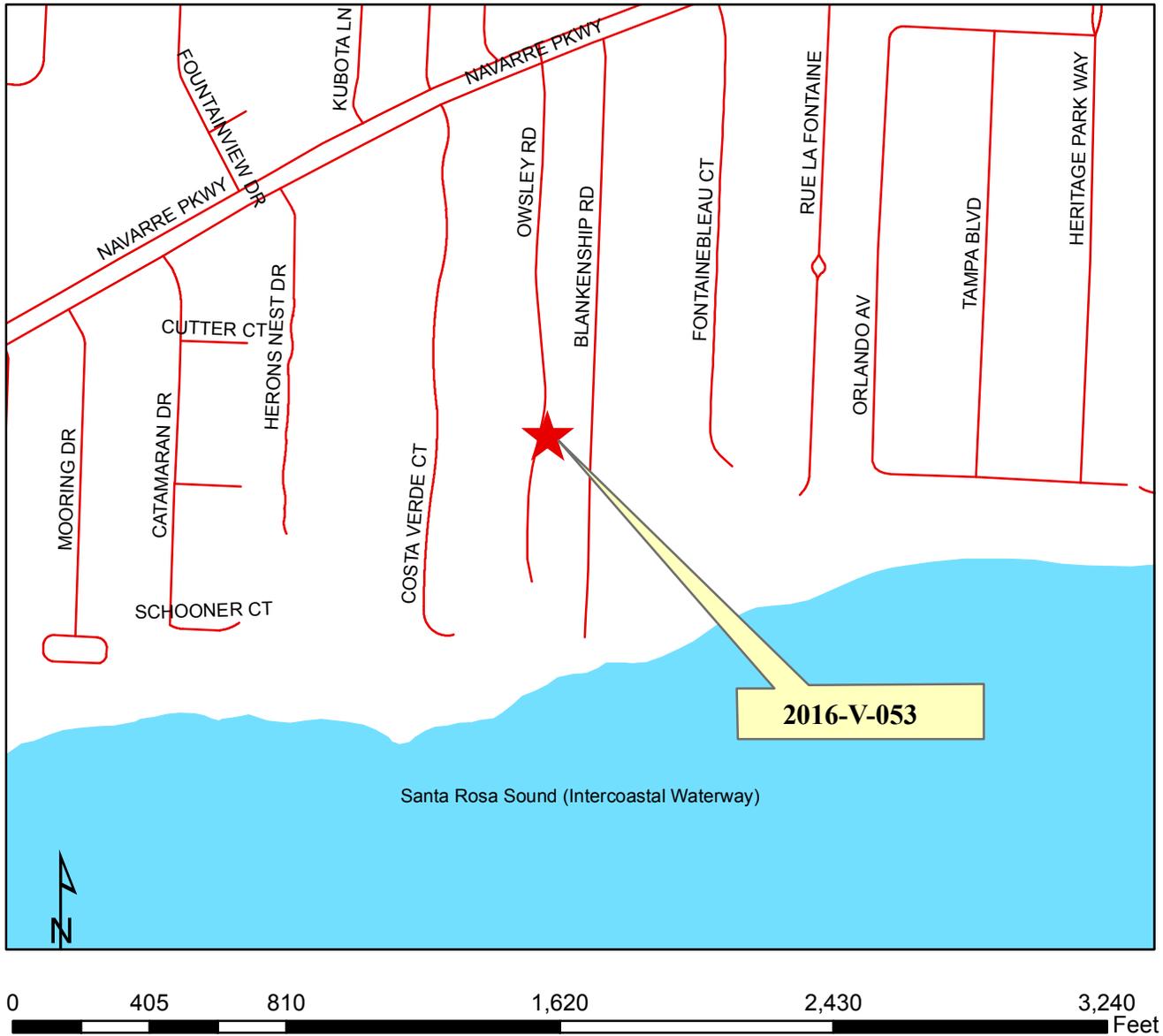
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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.

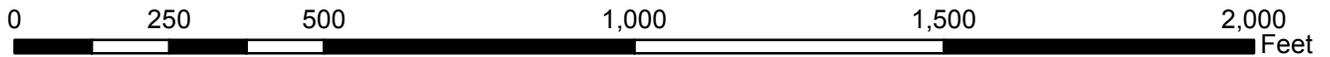
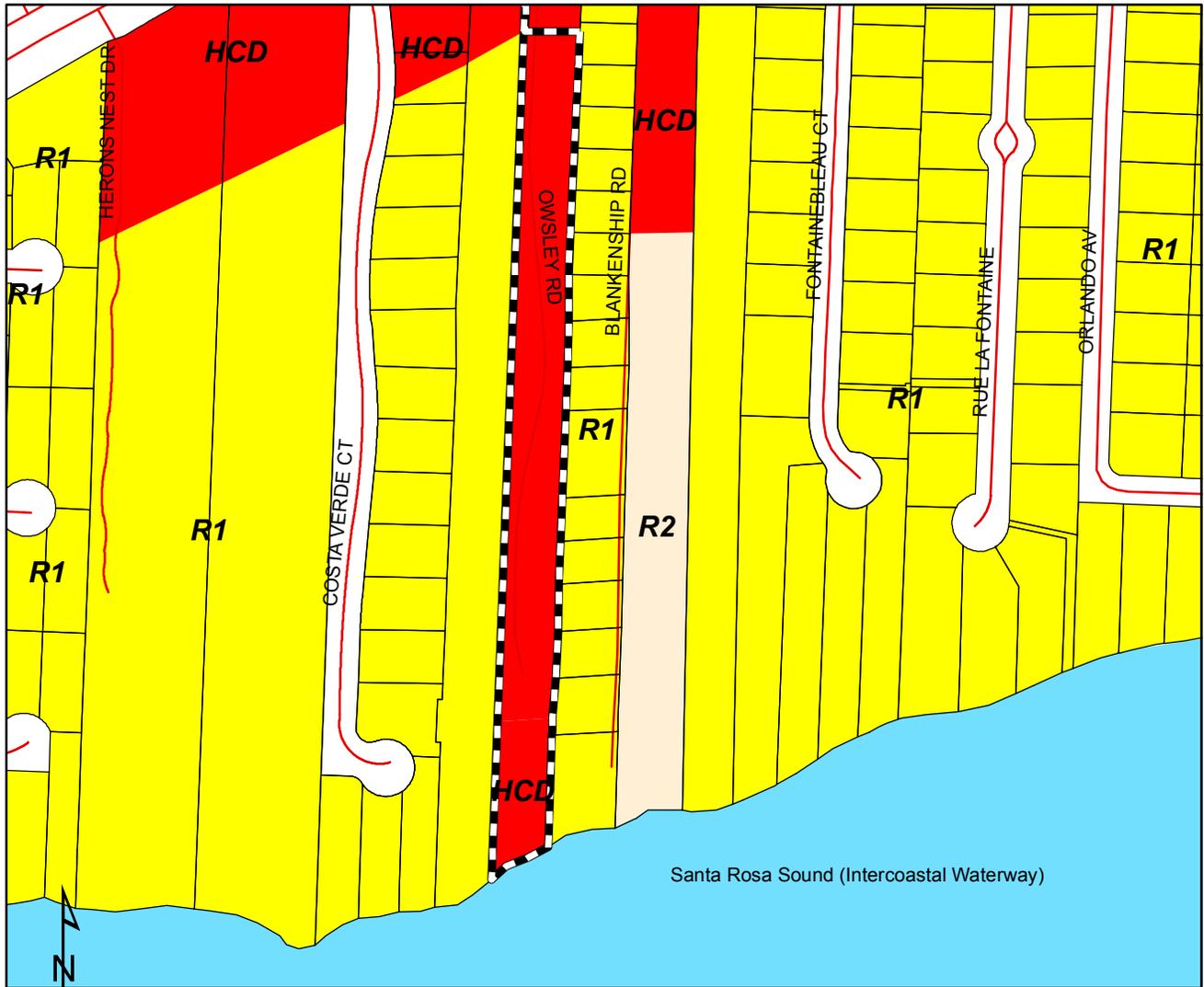
2016-V-053

Location



Disclaimer:
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2016-V-053 Zoning



Legend



Pending Aug ZB **Zoning**

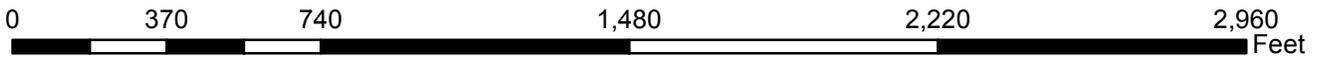
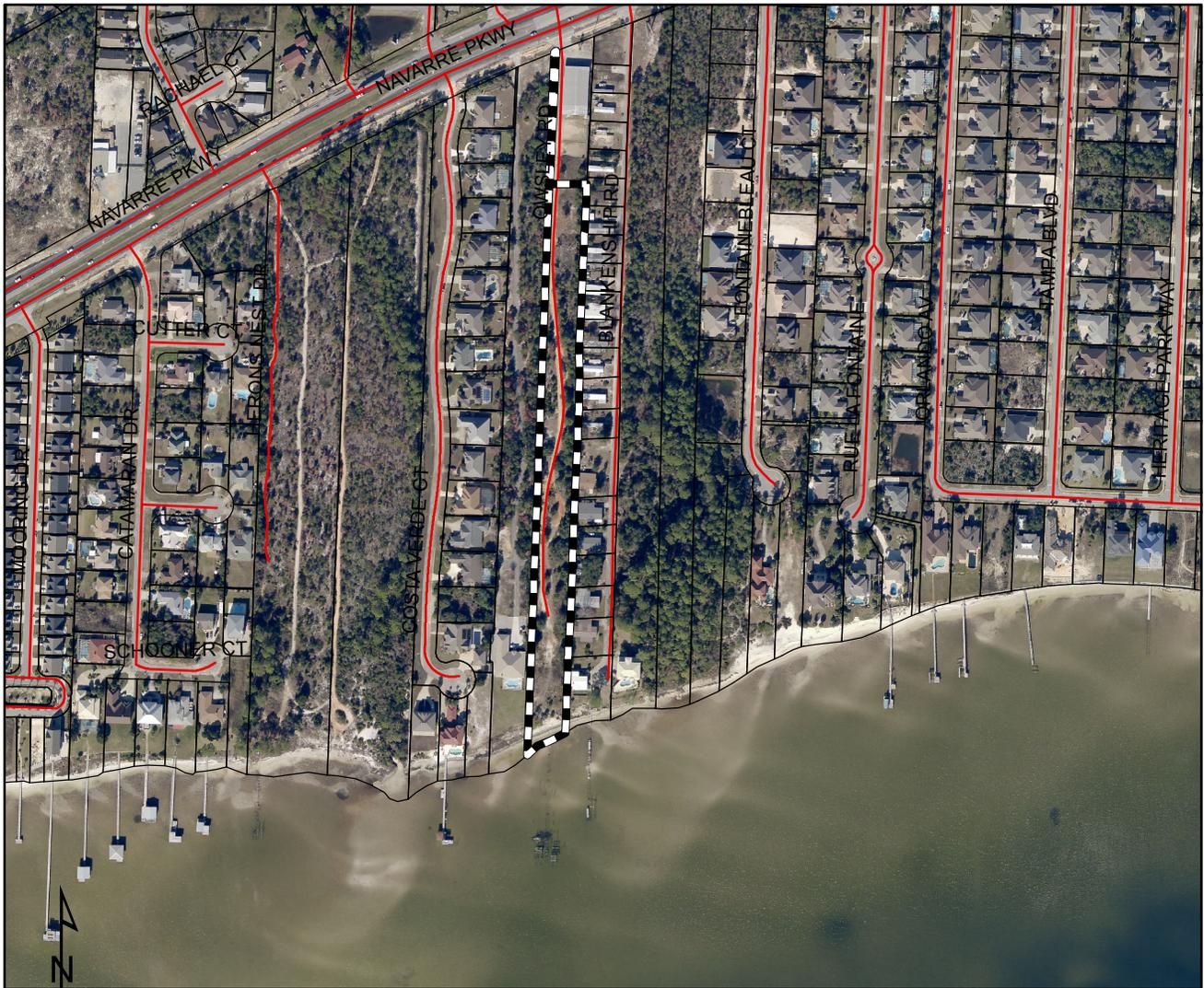
DISTRICT

- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1
- HR2
- M1
- M1-APZ or CZ
- M1-HON
- M2
- M2-APZ or CZ
- MID
- MIL
- NB-C
- NB-CON/REC
- NB-HD
- NB-MD
- NB-MHD
- NB-PMUD
- NB-SF
- NB-U
- NC
- NC-APZ or CZ
- NC-HON
- P1
- P1-HON
- P2
- P2-APZ or CZ
- P2-HON
- PBD
- PID
- PUD
- R1
- R1-APZ or CZ
- R1-HON
- R1A
- R1A-HON
- R1M
- R1M-APZ or CZ
- R1M-HON
- R2
- R2-APZ or CZ
- R2-HON
- R2M
- R2M-APZ or CZ
- R3
- RAIL
- RR1
- RR1-APZ or CZ
- STATE
- STATE-APZ or CZ
- TC1-HON
- WATER

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2016-V-053
2014 Aerial



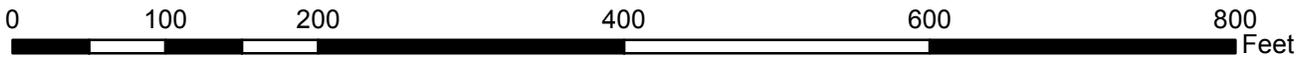
Legend

 Pending Aug ZB

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2016-V-053
Closeup Aerial

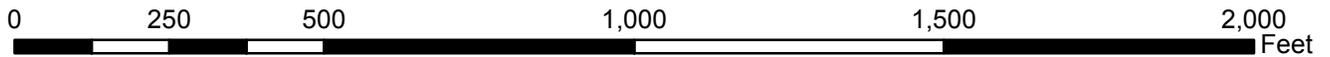


Legend

 Pending Aug ZB

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2016-V-053 Existing Land Use



Legend



Pending Aug ZB

Existing Land Use

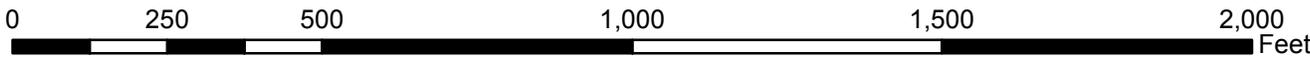
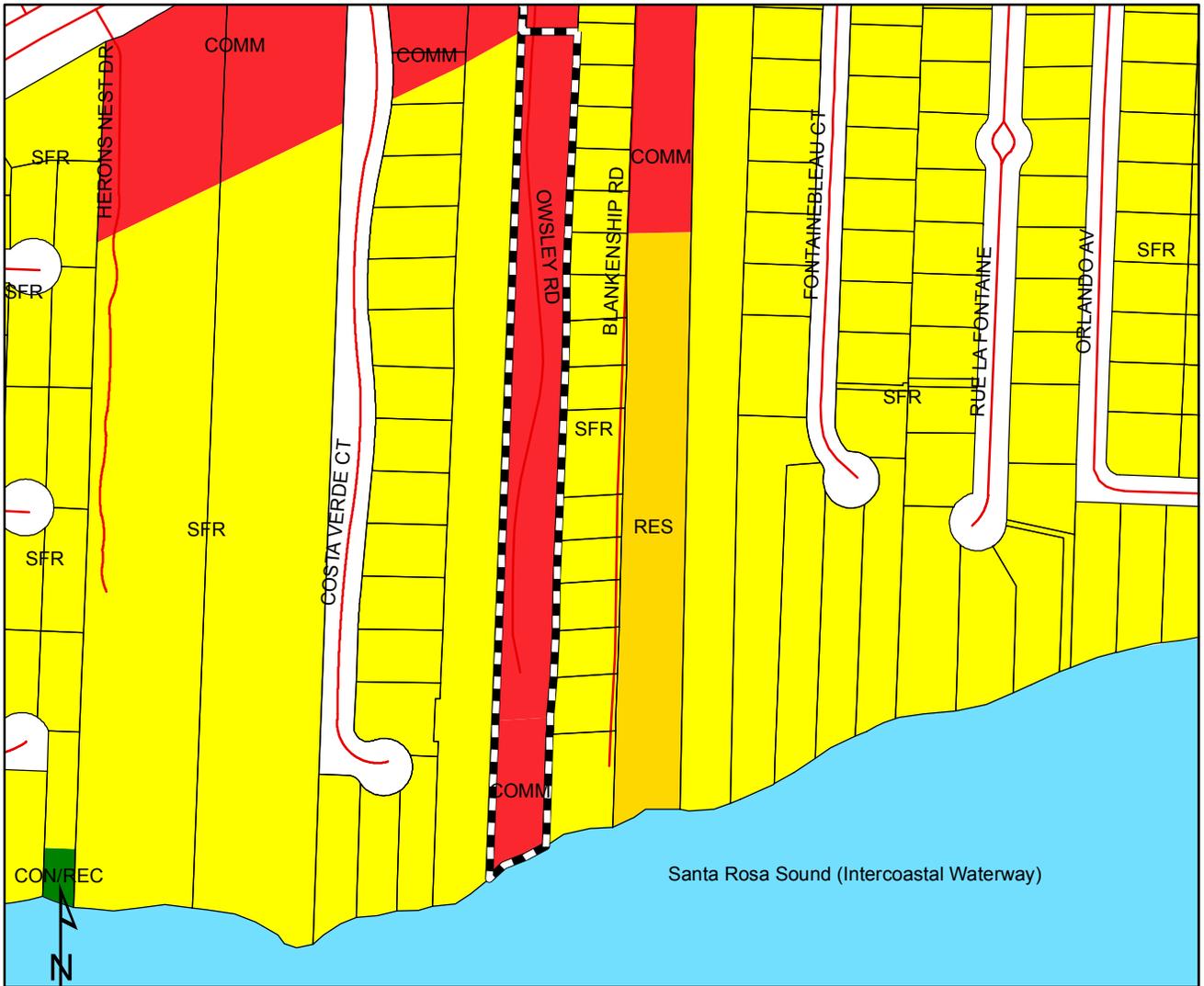
Category

- | | |
|------------------------------------|----------------------------------|
| Agriculture (AG) | Office |
| Agriculture, Homestead (AH) | Public Owned Property (POP) |
| Condo's/Townhomes (C/T) | Rail |
| City | Recreation/Commercial (REC/COMM) |
| Commercial (COMM) | Recreation/Open Space (REC/OS) |
| Industrial (INDUS) | Right of Way (ROW) |
| Institutional (INST) | Single Family Residential (SFR) |
| Multi-Family Residential (MFR <5) | Silviculture (SILVICUL) |
| Multi-Family Residential (MFR >5) | Uncategorized (UNCAT) |
| Military (MIL) | Utilities |
| Mixed Residential/Commercial (MRC) | Vacant |
| | Water |

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2016-V-053 Future Land Use

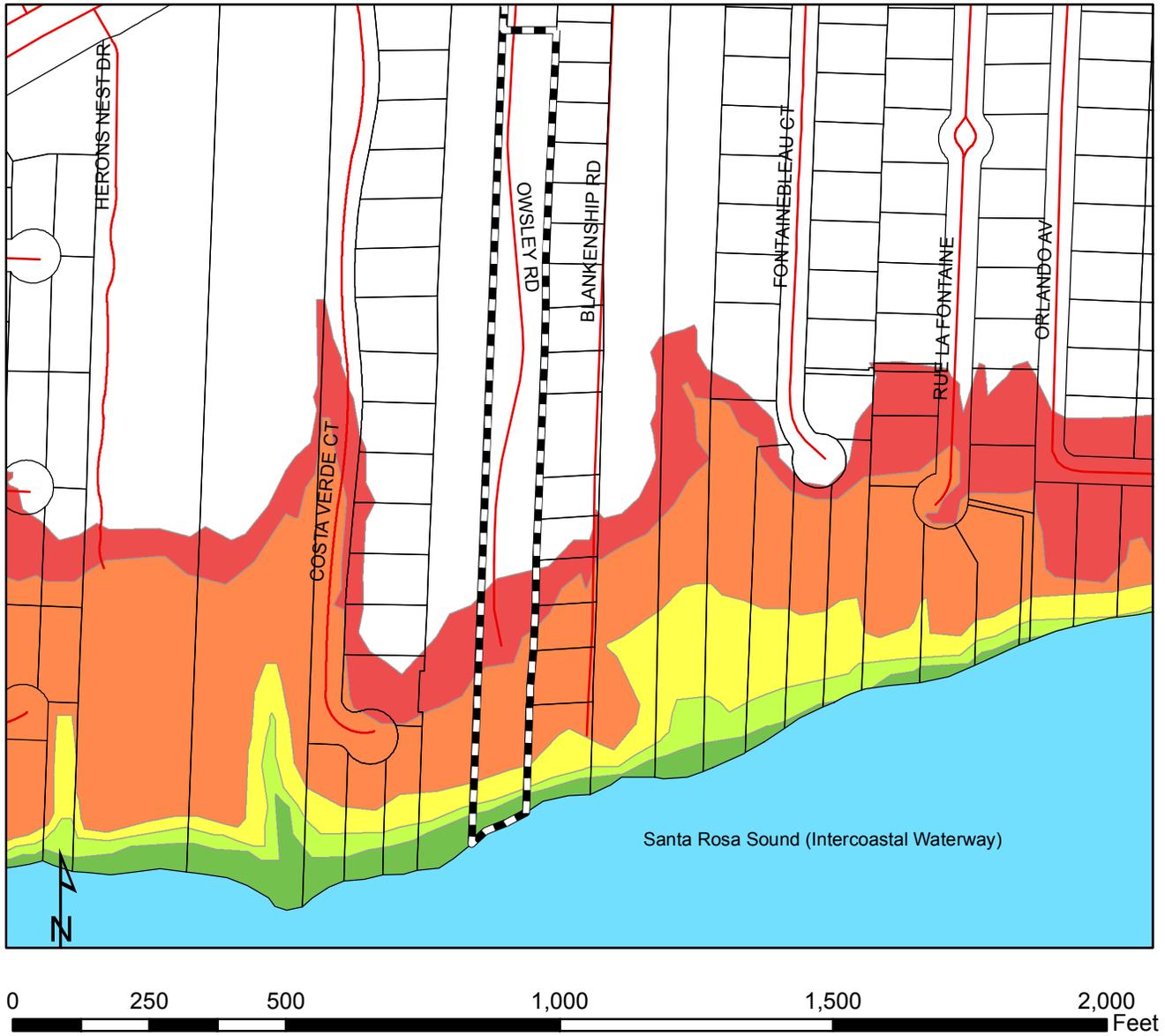


Legend

 Pending Aug ZB	 AGRICULTURE (AG)	 MIXED RESIDENTIAL COMMERCIAL (MRC)
 SINGLE FAMILY RESIDENTIAL (SFR)	 NAVARRE BEACH COMMERCIAL (NBCOMM)	 NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
 MEDIUM DENSITY RESIDENTIAL	 NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)	 NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
 RESIDENTIAL (RES)	 NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)	 NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
 COMMERCIAL (COMM)	 NAVARRE BEACH UTILITIES (NBU)	 CITY
 CONSERVATION/RECREATION (CON/REC)	 RAIL	 WATER
 GP SINGLE FAMILY RESIDENTIAL (GPSFR)		
 GP RURAL RESIDENTIAL (GPRR)		
 BAGDAD HISTORIC DISTRICT (HIS)		
 INDUSTRIAL (INDUS)		
 MARINA (MARINA)		
 MILITARY (MIL)		

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2016-V-053 Storm Surge



Legend

Pending Aug ZB

Storm Surge

<all other values>

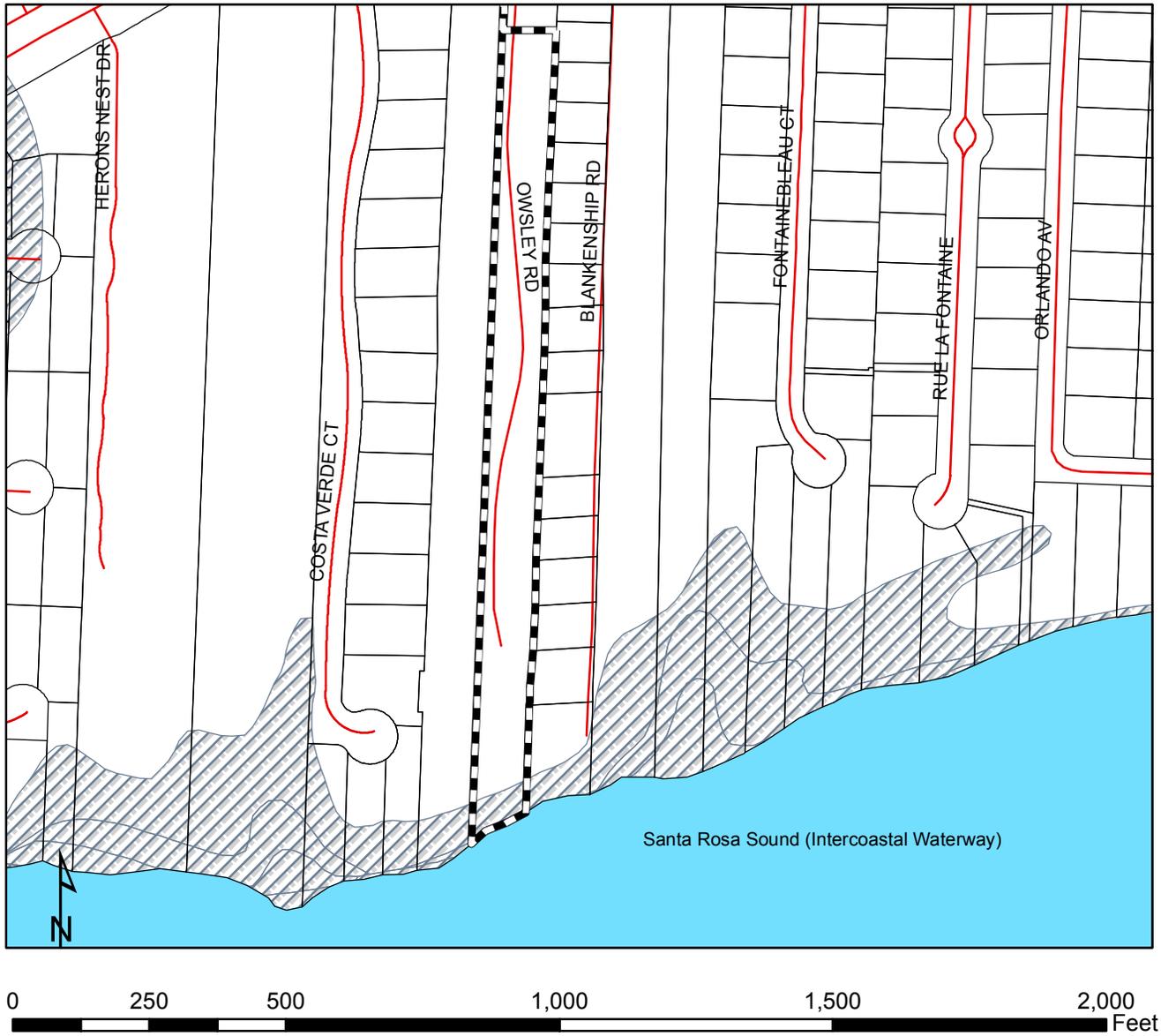
Cat

- 1
- 2
- 3
- 4
- 5

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2016-V-053 Storm Surge



Legend

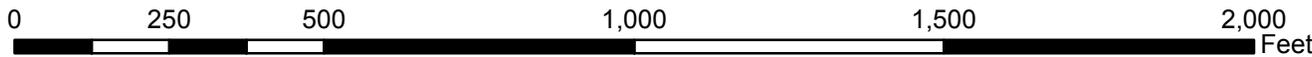
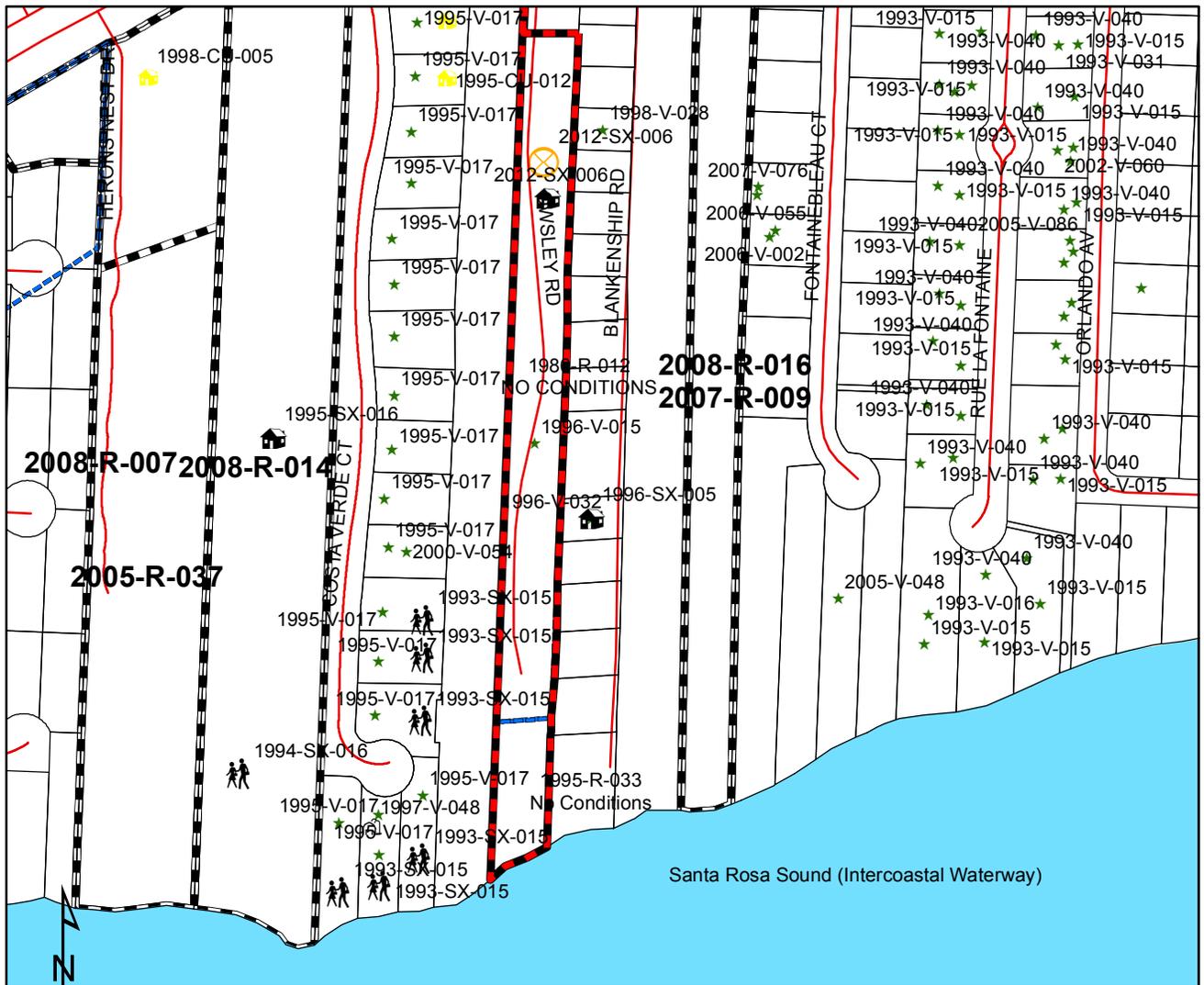
-  Pending Aug ZB
-  Stormwater Problem Area

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2016-V-053

Previous Zoning Board Decisions in the Area



Legend

Pending Aug ZB

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6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

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Planning and Zoning Director
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rhondar@santarosa.fl.gov

Variance Application

* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2016-V-053</u>	Date Received: <u>6/30/16</u>
Review Fee: <u>235+67.74</u>	Receipt No.: _____
Zoning District: <u>HCD</u>	FLUM Designation: <u>Comm</u>

± 3.29

VD# 4

Property Owner Property Owner Name: Navarre Orleans, LLC.

Address: 1805 Alhambra Street
Navarre, FL 32566

Phone: _____ 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: Piers Plus, Inc.

Contact Name: Pedro R. Adames

Address: 8178 Navarre Pkwy.
Navarre, FL 32566

Phone: 850-939-8808 Fax: 85-939-5434

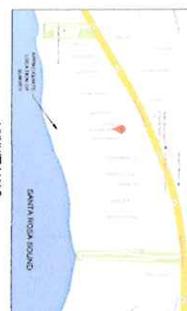
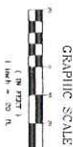
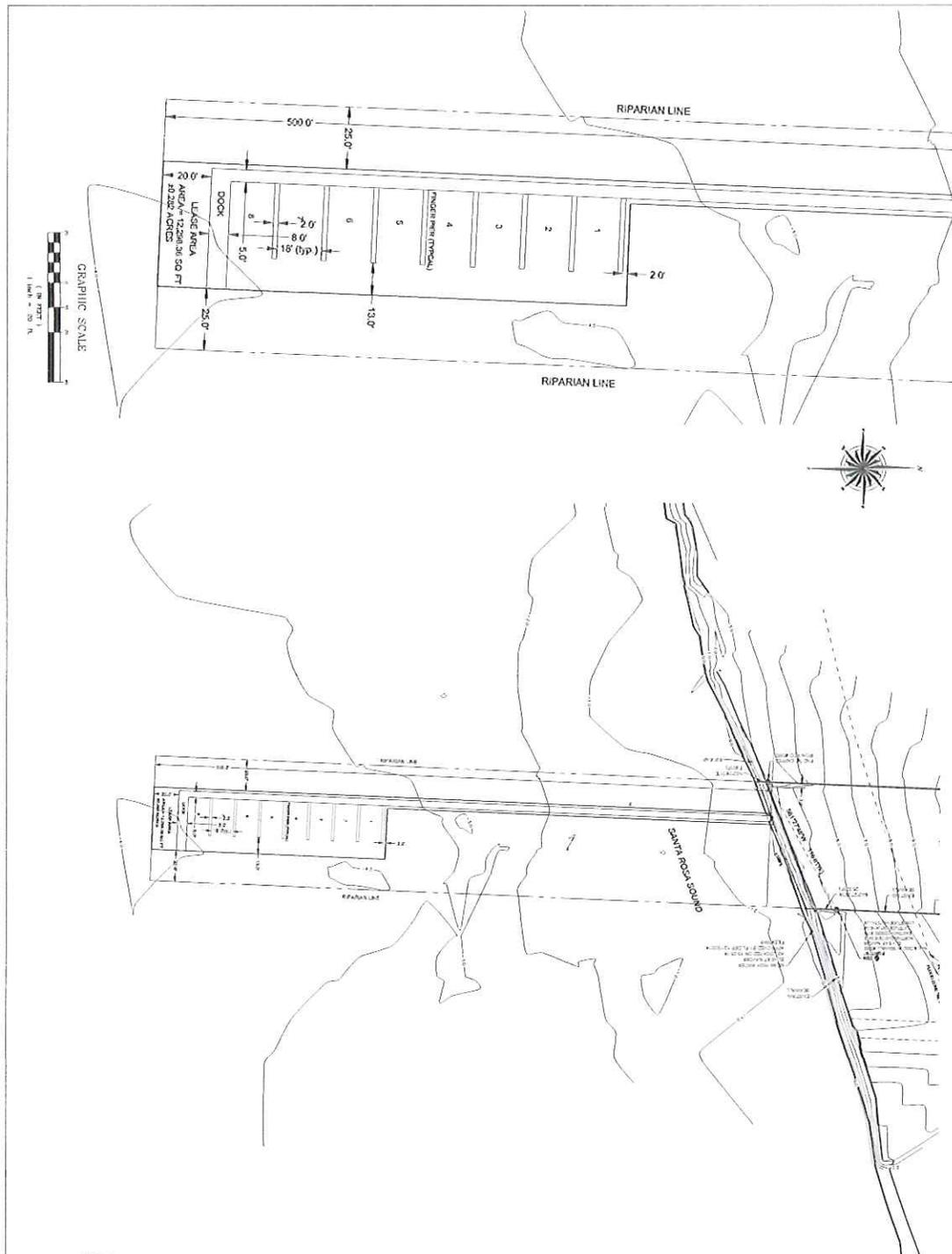
Email: piersplusarine@gmail.com

Property Information Parcel ID Number(s): 22-2S-26-0000-00700-0000
-OR-

Street Address of property for which the Variance is requested:

Owsley Rd., Navarre, FL 32566

PROPOSED MARINA
 OWSLEY ROAD, NAVARRE, FLORIDA 32566
 SECTION 22, TOWNSHIP 2 SOUTH, RANGE 26 WEST
 SANTA ROSA COUNTY, FLORIDA



- NOTES:**
1. THE MEASUREMENTS SHOWN HEREON WERE MADE TO LIMITED STATION SURVEY POINTS AND WERE RECORDED IN BOOK NO. OF REPT. LATED OVERSEAS MARKET.
 2. ALL DIMENSIONS AND POSITIONS ARE GIVEN IN FEET AND DECIMALS THEREOF. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE PIER AND DIMENSIONS TO THE CENTERLINE OF THE DOCK ARE GIVEN TO THE CENTERLINE OF THE DOCK. DIMENSIONS TO THE CENTERLINE OF THE DOCK ARE GIVEN TO THE CENTERLINE OF THE DOCK.
 3. STATE AND FEDERAL COMPACT ACTS RESPECT THE LAND FROM WHICH DIMENSIONS ARE TAKEN TO BE THE CENTERLINE OF THE DOCK. DIMENSIONS TO THE CENTERLINE OF THE DOCK ARE GIVEN TO THE CENTERLINE OF THE DOCK.
 4. THE MEASUREMENTS SHOWN HEREON WERE MADE TO LIMITED STATION SURVEY POINTS AND WERE RECORDED IN BOOK NO. OF REPT. LATED OVERSEAS MARKET.
 5. THE MEASUREMENTS SHOWN HEREON WERE MADE TO LIMITED STATION SURVEY POINTS AND WERE RECORDED IN BOOK NO. OF REPT. LATED OVERSEAS MARKET.
 6. HORIZONTAL LOCATION OF THE BAY AND DOCK ARE GIVEN TO THE CENTERLINE OF THE DOCK.
 7. VERTICAL CURVE INFORMATION IS BASED ON SANTA ROSA COUNTY, FLORIDA, STATE MAPS.
 8. COORDINATE SYSTEMS ARE FLORIDA COUNTY STATE PLAT MAPS.
 9. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE DOCK. DIMENSIONS TO THE CENTERLINE OF THE DOCK ARE GIVEN TO THE CENTERLINE OF THE DOCK.

THE SURVEY SHOWN IS FOR THE PURPOSE OF THE PERMIT AND IN COMPLIANCE WITH THE SURVEYING AND MAPPING ACTS OF FLORIDA, CHAPTER 463, PART 1, AND THE PROFESSIONAL SURVEYING BOARD, FLORIDA STATUTES, CHAPTER 463, PART 1, AND THE PROFESSIONAL SURVEYING BOARD, FLORIDA STATUTES, CHAPTER 463, PART 1.

Robert L. Morgan
 ROBERT L. MORGAN, P.E., SURVEYING AND MAPPING



360° Surveying Services, Inc.
 Professional Land Surveyors
 1801 Creighton Road-Pensacola, Florida 32504
 Ph: (850) 857-4400

TITLE		SPECIFIC PURPOSE SURVEY	
DATE		DEC 2014	
SCALE		1" = 40'	
DRAWN BY		GENE & TAMMY MORGAN	
CHECKED BY		GENE & TAMMY MORGAN	
DATE		DECEMBER 2014	
SHEET NO.		141201	
TOTAL SHEETS		1	
NO.		DESCRIPTION	
BY		CHK	
DATE		DATE	

NO.		DESCRIPTION	
BY		CHK	
DATE		DATE	



