



**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-SX-008

Project Name: N/A

**Applicant and/or
Property Owner:** Casey De Los Thiele

Representative: N/A

Request: Special Exception to divide a parcel that does not meet the minimum road frontage requirement. (LDC 2.04.00.C.7)

Zoning District: HCD (Highway Commercial Development)

Part I. General Information:

Project/Applicant: Casey De Los Thiele
Representative: N/A
Location: 2721 Terry Cove Drive, Milton, FL, 32583
Parcel(s): 04-1S-29-0000-00103-0000
Zoned: R1 (Single Family Residential)
Request: Special exception request to divide a parcel that does not meet the minimum road frontage requirement. (LDC 2.04.00.C.7)
District: Commissioner District #1
Current Conditions: Vacant

Part II. Land Development Code Criteria:

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES: The BOA shall have the following duties and powers:

- C. Special Exceptions - To hear and decide special exceptions to the terms of this ordinance. The Board is hereby authorized to grant special exceptions in appropriate cases and with appropriate safeguards to authorize the use of a premises for a purpose not generally permitted within the district in which said premises is located or to interpret specific provisions of this ordinance expressed in this Section whenever it finds sufficient facts to demonstrate to its satisfaction that such exception if granted would be substantially in harmony with the general purpose and intent of this ordinance.
7. To permit the dividing of a parcel in the Highway Commercial Development District resulting in a parcel which does not possess the required road frontage, provided that:
- a. Joint access is provided and established through a joint access agreement between property owners. The joint access agreement must specify responsibility for access improvements necessitated by the development of either lot;
 - b. Except for road frontage, all other requirements of this Ordinance shall be adhered to; and
 - c. No more than one (1) non-conforming lot is created and that parcel is deed restricted such that it cannot be further subdivided unless all of the platting requirements are met; and
 - d. The parent parcel must conform to the road frontage requirements of this Ordinance and must abut a state or county approved roadway; and
 - e. The division of the parent parcel does not result in the creation of a flag lot; and
 - f. An access management plan for the minor subdivision must be approved by the County Engineer as provided in Section 4.04.03 (D)(11).

Part III. Special Exception Criteria

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES: The ZB shall have the following duties and powers:

C. Special Exceptions - To hear and decide special exceptions to the terms of this ordinance. The Board is hereby authorized to grant special exceptions in appropriate cases and with appropriate safeguards to authorize the use of a premises for a purpose not generally permitted within the district in which said premises is located or to interpret specific provisions of this ordinance expressed in this Section whenever it finds sufficient facts to demonstrate to its satisfaction that such exception if granted would be substantially in harmony with the general purpose and intent of this ordinance.

7. To permit the dividing of a parcel in the Highway Commercial Development District resulting in a parcel which does not possess the required road frontage, provided that:

a. Joint access is provided and established through a joint access agreement between property owners. The joint access agreement must specify responsibility for access improvements necessitated by the development of either lot;

Is this criterion met? Yes

Staff Analysis: The parcel has access through Terry Cove Drive.

b. Except for road frontage, all other requirements of this Ordinance shall be adhered to; and

Is this criterion met? Yes

Staff Analysis: The existing parcel is in compliance with all other requirements of this ordinance.

c. No more than one (1) non-conforming lot is created and that parcel is deed restricted such that it cannot be further subdivided unless all of the platting requirements are met; and

Is this criterion met? Yes

Staff Analysis: The applicant is seeking approval for the special exception of one lot. No additional lots are part of this request. The lot was previously divided by a prior owner.

d. The parent parcel must conform to the road frontage requirements of this Ordinance and must abut a state or county approved roadway; and

Is this criterion met? Yes

Staff Analysis: The parent parcel retains the required road frontage and abuts a public road (Terry Cove Drive).

e. The division of the parent parcel does not result in the creation of a flag lot; and

Is this criterion met: Yes

Staff Analysis: The proposed request will not create a flag lot as a result of the lot split. The property owned by the applicant retains legal access to a public road. Therefore, this criterion is met.

- f. An access management plan for the minor subdivision must be approved by the County Engineer as provided in Section 4.04.03 (D)(11).

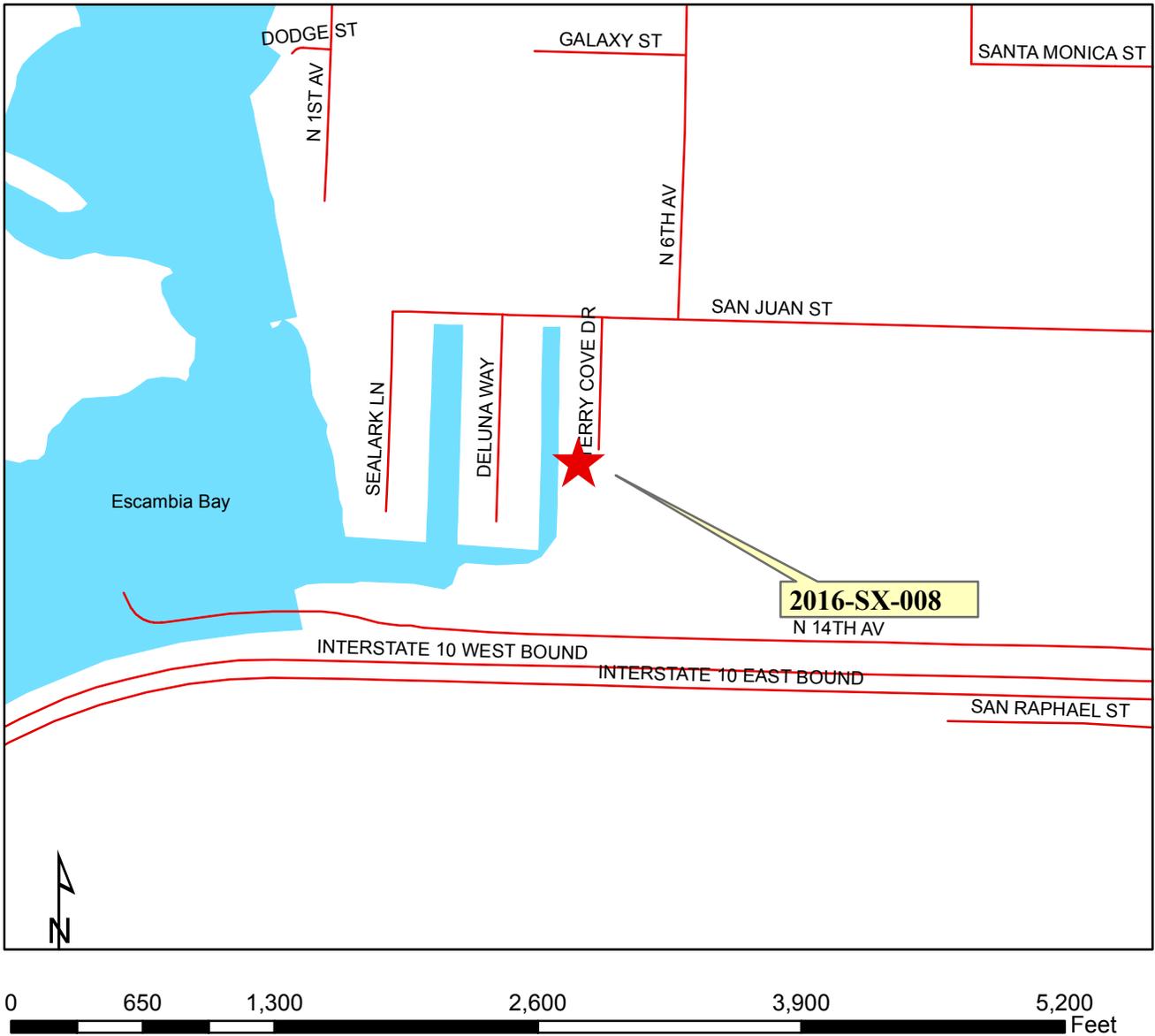
Is this criterion met: Yes

Staff Analysis: The parcel would not require an access management plan.

If the Special Exception is approved, are there any potential building code issues?

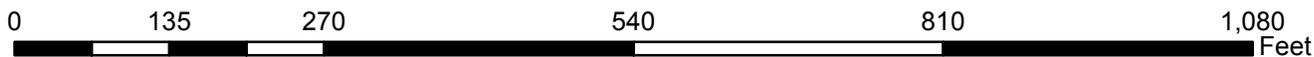
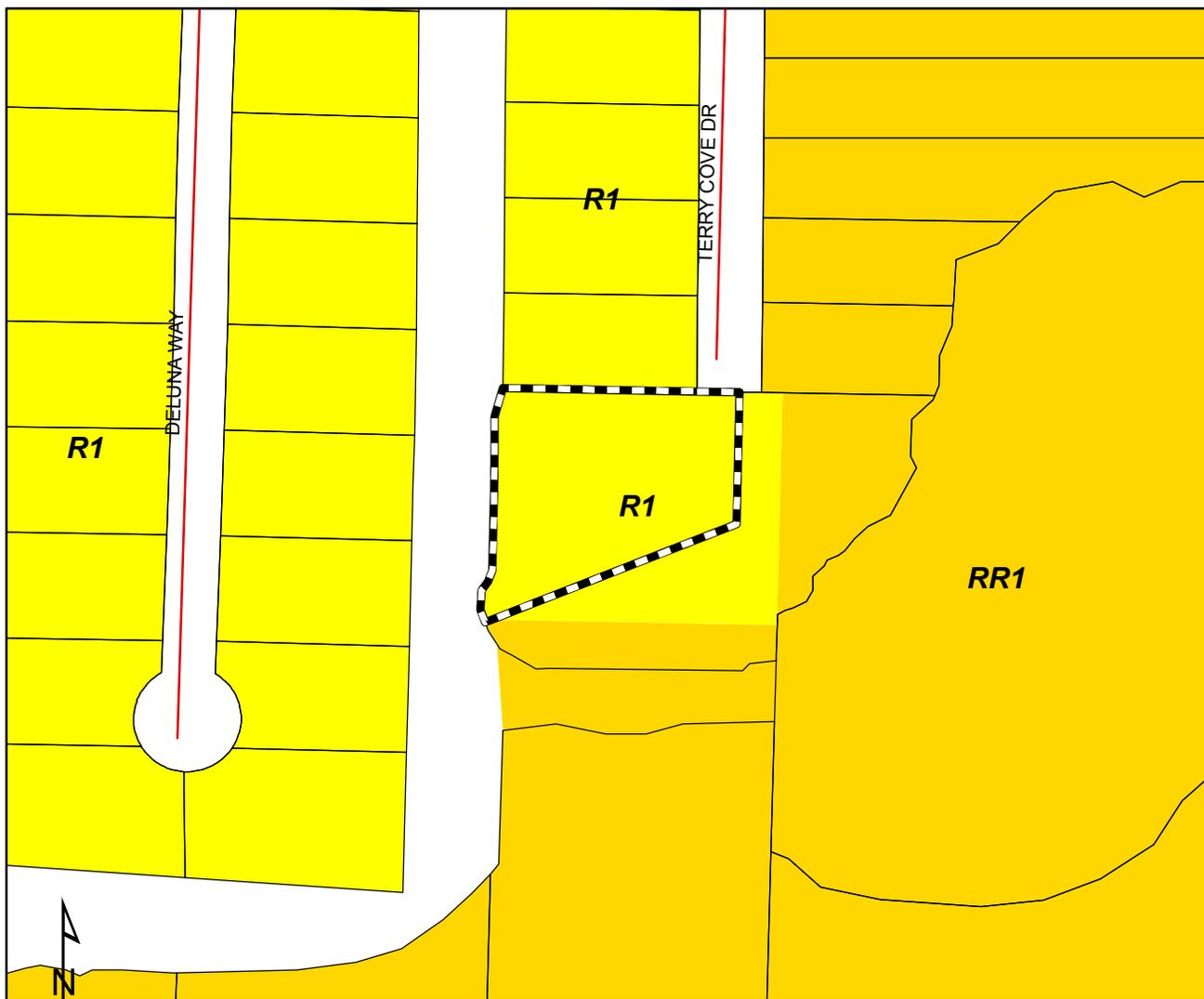
It is not anticipated that there will be any potential building code issues.

2016-SX-008 Location



Disclaimer:
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2016-SX-008 Zoning



Legend



Pending Sep ZB **Zoning**

DISTRICT

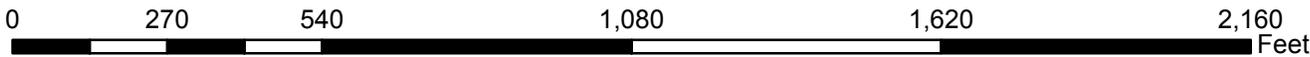
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

- | | | |
|--------------|--------------|-----------------|
| HR2 | NC | R1M |
| M1 | NC-APZ or CZ | R1M-APZ or CZ |
| M1-APZ or CZ | NC-HON | R1M-HON |
| M1-HON | P1 | R2 |
| M2 | P1-HON | R2-APZ or CZ |
| M2-APZ or CZ | P2 | R2-HON |
| MID | P2-APZ or CZ | R2M |
| MIL | P2-HON | R2M-APZ or CZ |
| NB-C | PBD | R3 |
| NB-CON/REC | PID | RAIL |
| NB-HD | PUD | RR1 |
| NB-MD | R1 | RR1-APZ or CZ |
| NB-MHD | R1-APZ or CZ | STATE |
| NB-PMUD | R1-HON | STATE-APZ or CZ |
| NB-SF | R1A | TC1-HON |
| NB-U | R1A-HON | WATER |

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2016-SX-008
2014 Aerial

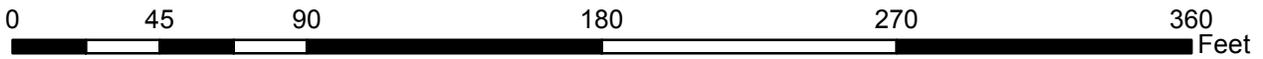


Legend

 Pending Sep ZB

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2016-SX-008
2014 Closeup Aerial



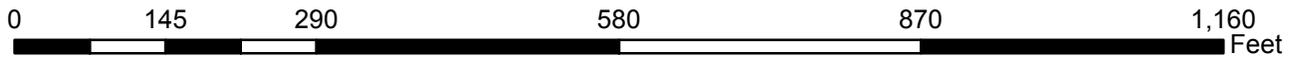
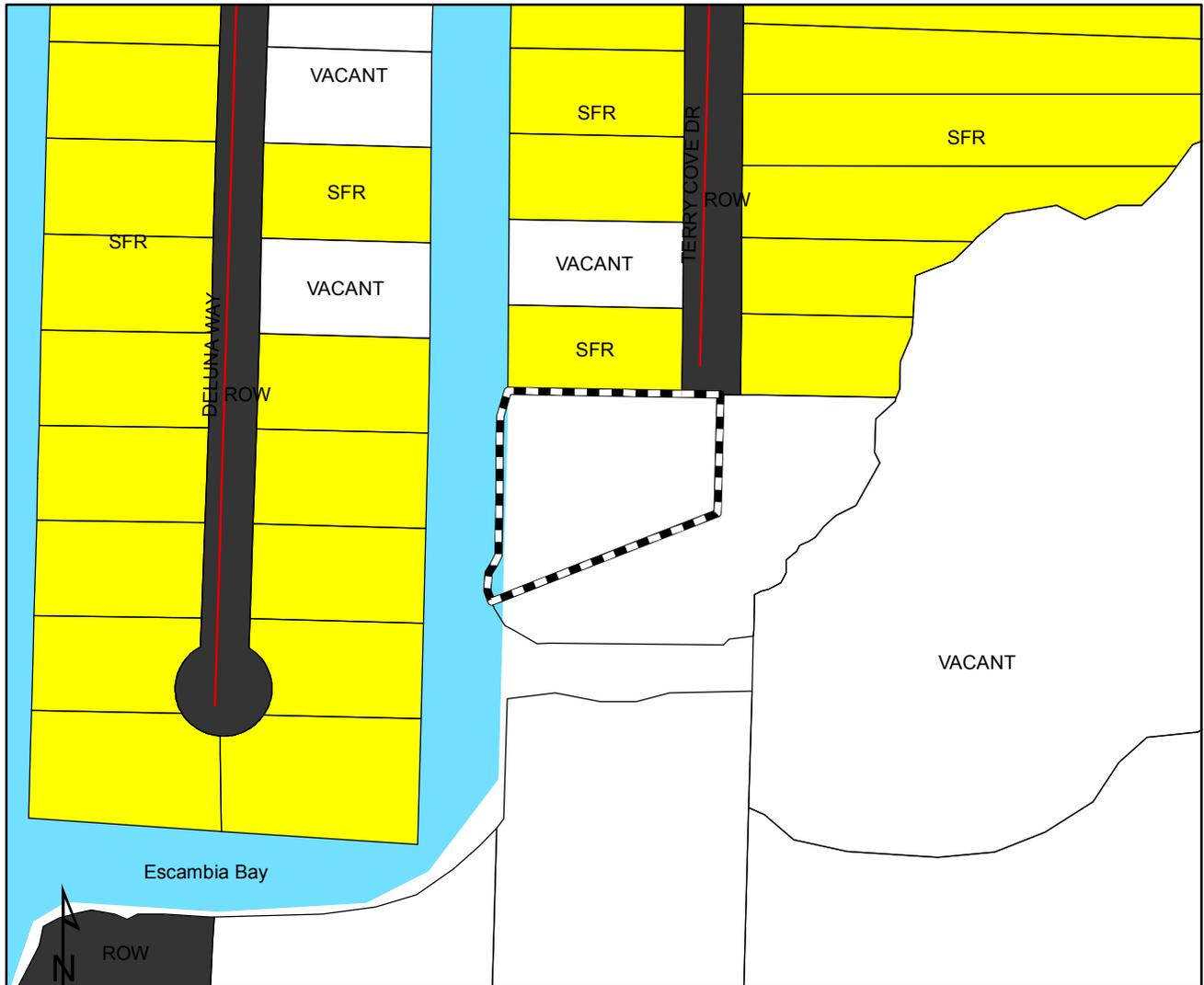
Legend

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2016-SX-008 Existing Land Use



Legend



Pending Sep ZB

Existing Land Use

Category

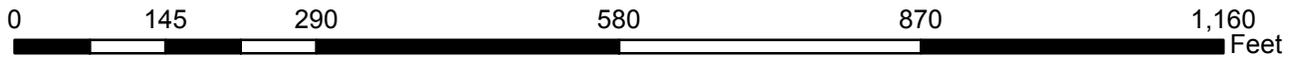
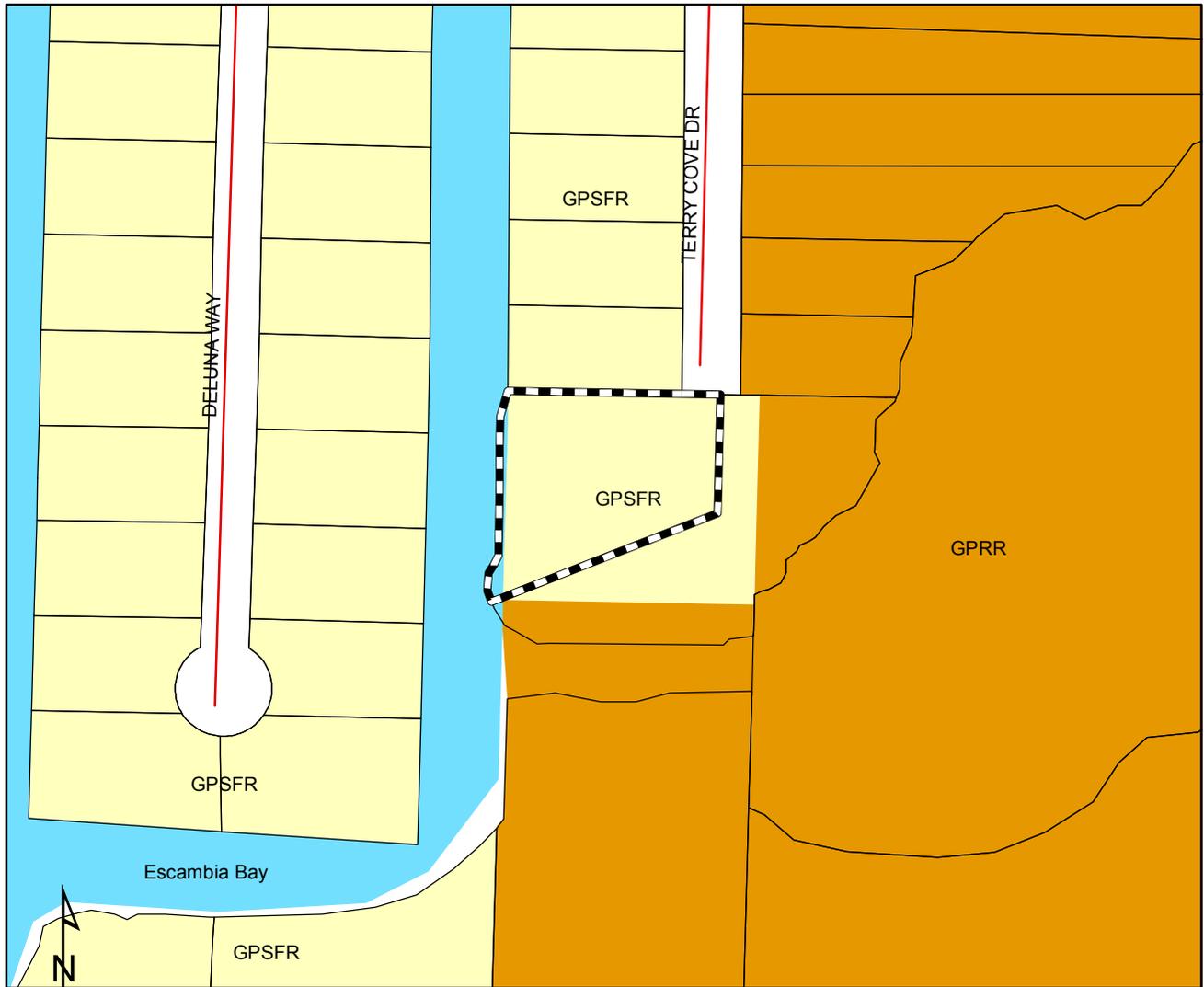
- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial (INDUS)
- Institutional (INST)
- Multi-Family Residential (MFR <5)
- Multi-Family Residential (MFR >5)
- Military (MIL)
- Mixed Residential/Commercial (MRC)

- Office
- Public Owned Property (POP)
- Rail
- Recreation/Commercial (REC/COMM)
- Recreation/Open Space (REC/OS)
- Right of Way (ROW)
- Single Family Residential (SFR)
- Silviculture (SILVICUL)
- Uncategorized (UNCAT)
- Utilities
- Vacant
- Water

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2016-SX-008 Future Land Use



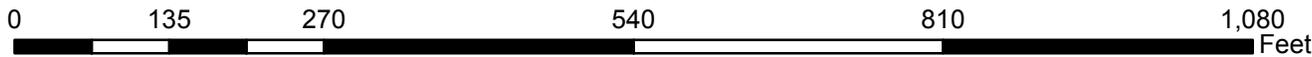
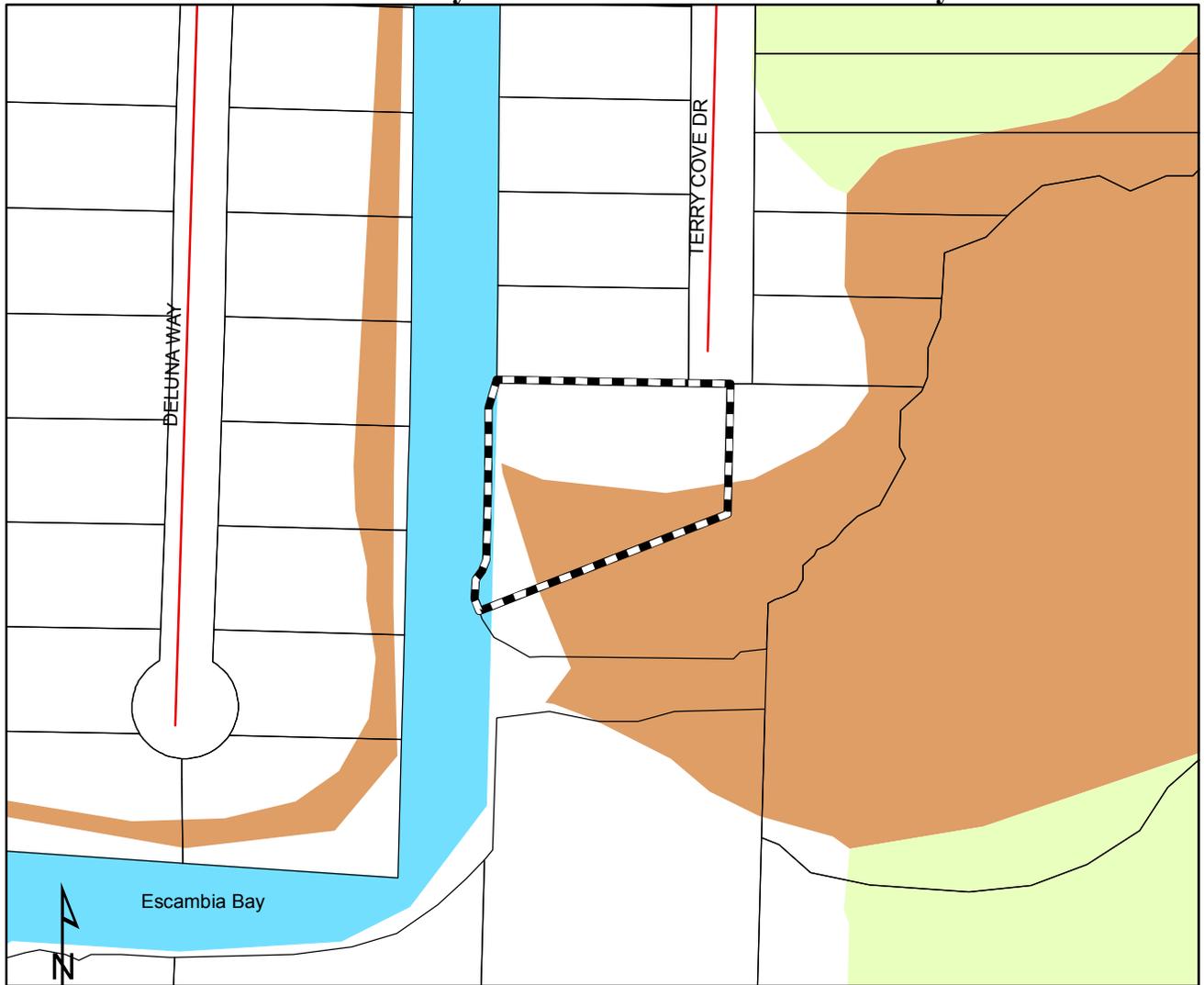
Legend

Pending Sep 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-SX-008
Potential Wetlands
as indicated by the National Wetlands Inventory



Legend

 Pending Sep ZB

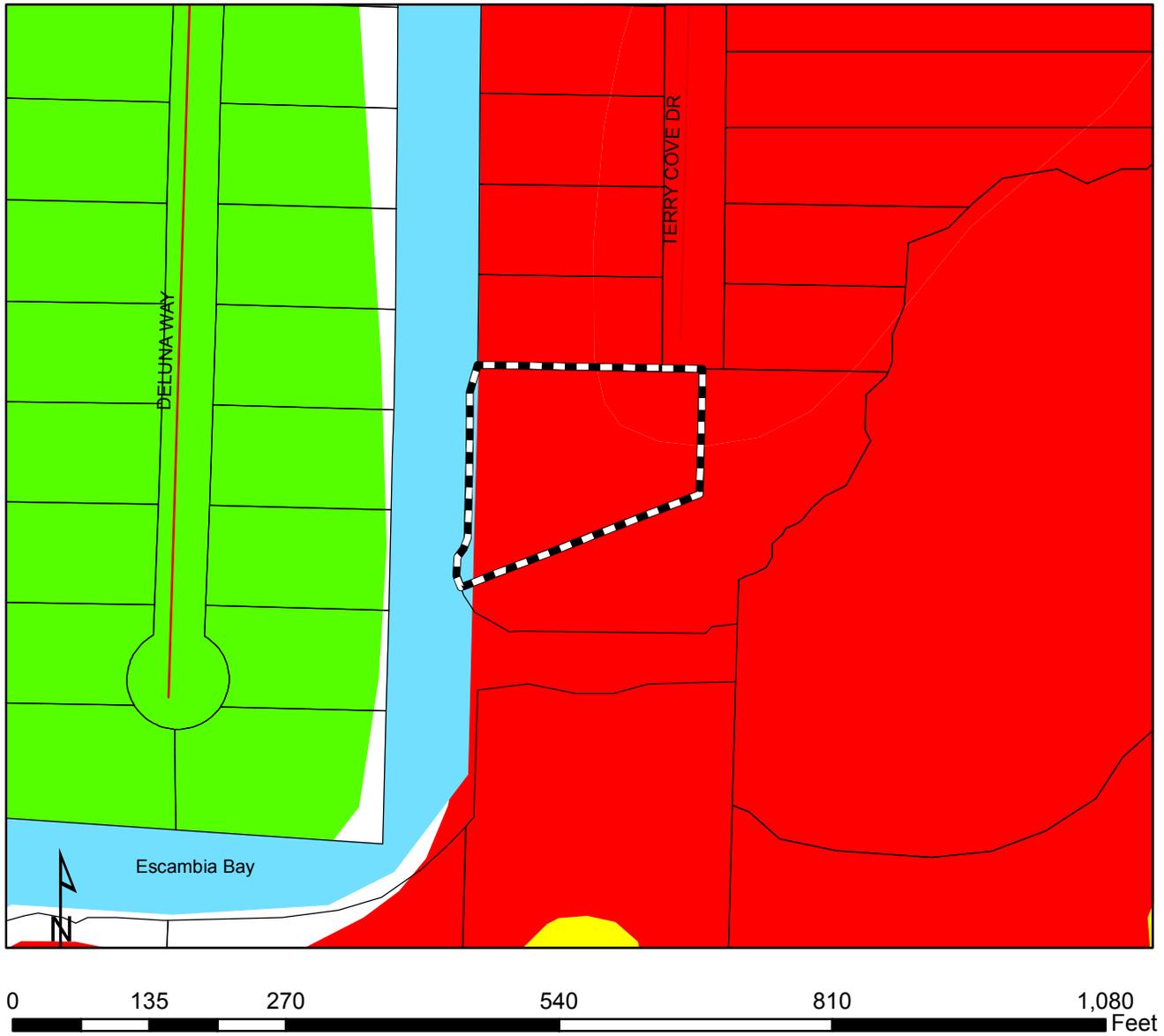
Potential Wetlands Nat'l Wetlands Inventory

DESCRIPT

-  ESTUARINE
-  LACUSTRINE
-  PALUSTRINE
-  RIVERINE
-  MARINE

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2016-SX-008
Zoning



Legend

 Pending Sep ZB

Potential Wetlands Based on Soils

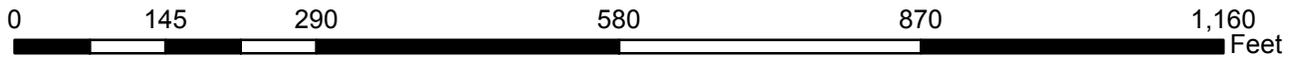
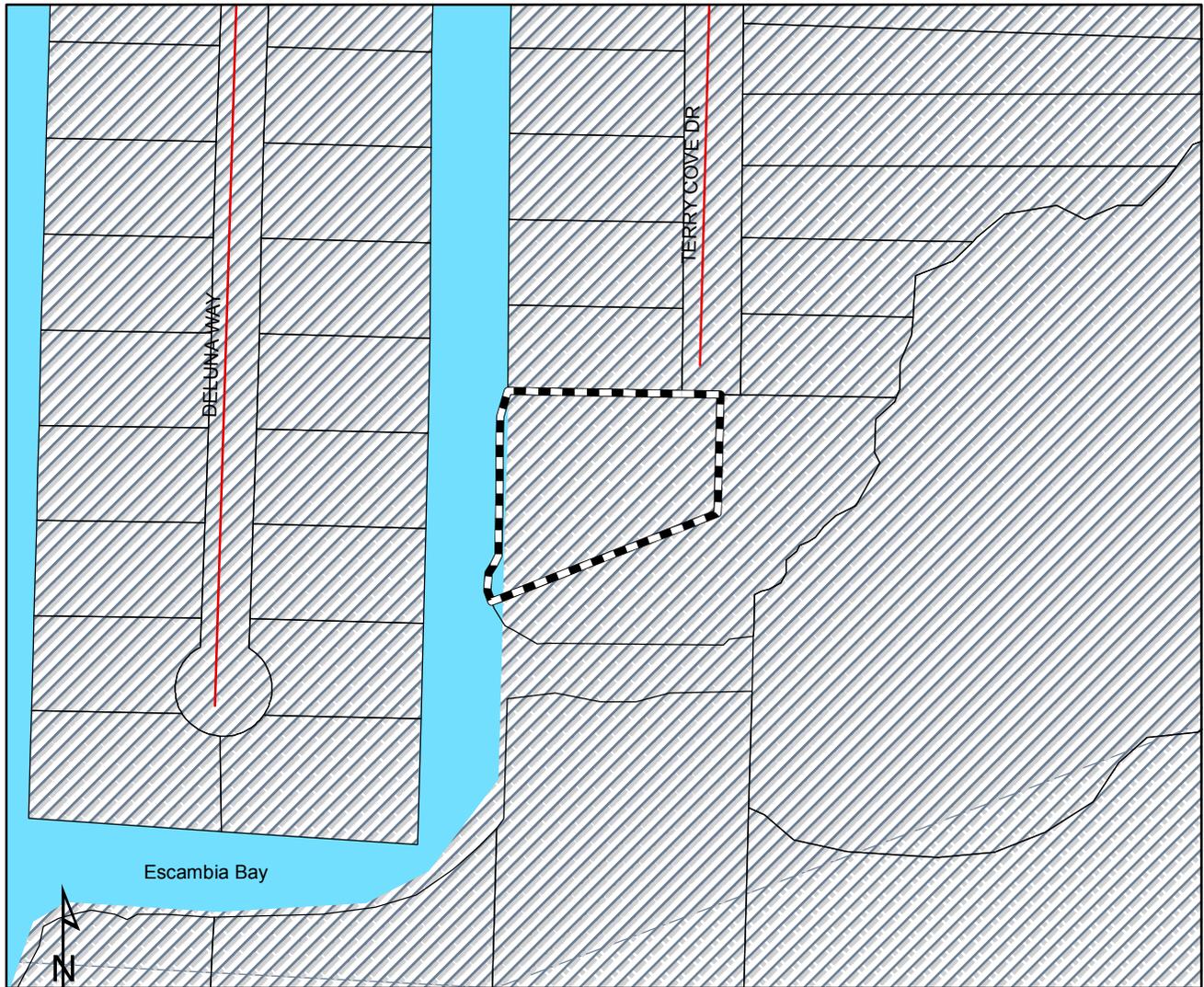
HYDRIC CLASSIFICATION

-  All hydric
-  Partially hydric
-  Not hydric

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2016-SX-008
Stormwater Problem Area



Legend

-  Pending Sep ZB
-  Stormwater Problem Area

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SANTA ROSA COUNTY DEVELOPMENT SERVICES

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

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Planning and Zoning Director
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RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

Special Exception Application

* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2016 -SX- 008</u>	Date Received: <u>7/29/16</u>
Review Fee: <u>235 + 61.95</u>	Receipt No.: _____
Zoning District: <u>R1</u>	Special Exception Request: <u>2.04.00.C.</u>
FLUM Designation: <u>GPSFR</u>	

± 0.926

VO: 1

Property Owner

Property Owner Name: CASEY De Los Thiele

Address: 2721 Terry Cove Drive
MILTON FL 32583

Phone: 902-720-2626 Fax: _____

Email: caseythiele@yahoo.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 special exception approvals.

Company: _____

Contact Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Property Information

Parcel ID Number(s): 04-15-29-0000-00103-0000
-OR-

Street Address of property for which the Conditional Use is requested :

2700 block of Terry Cove Drive, Milton, FL 32583

Parcel Size (acres): 0.926

What is the present use of the property? VACANT LOT
WITH BOAT RAMP AND SMALL DOCK FOR
RECREATION USE

**Special
Exception
Request**

Describe the Special Exception request. I WOULD LIKE TO
BUILD A HOME ON THE LOT OR SELL IT
TO SOMEONE WHO COULD BUILD ON IT

* Doesn't meet
Load Frontage
Requirement of
50 ft

Please read the attached special exception provisions carefully and explain how your request addresses each of the pertinent criteria. Attach additional pages if necessary.

I understand that all decisions made by the Zoning Board of Adjustments 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 Adjustment does not authorize construction and/or land clearing to occur on this site and that additional approvals requirements and Building Permits may be required.

Yes No

I understand that determinations by the Zoning Board 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.

Cosy De los Thiele
Applicant Name (Type or Print)


Applicant Signature

Title (if applicable)

07-20-2016
Date



August 1, 2016

Casey Thiele
2721 Terry Cove
Milton, Florida 32583
caseythiele@yahoo.com

**RE: Jurisdictional Wetland Assessment
Terry Cove Lot
Parcel: 04-1S-29-0000-00103-0000**

Dear Mr. Thiele:

Biome Consulting Group, LLC (Biome) has completed a jurisdictional wetlands and waters assessment of the above referenced property. Our wetland assessment included an analysis of vegetative cover and makeup, wetland hydrology indicators and hydric soil indicators in accordance with state and federal procedural guidelines. Based upon our recent site visit, we are providing you with a brief summary of each agencies potential involvement with this lot.

U.S. ARMY CORPS OF ENGINEERS

Technical guidelines outlined in the US Army Corps of Engineers Wetlands Delineation Manual (1987) were applied in the field for determining the presence and location of jurisdictional wetlands on the above referenced lot. The on-site reconnaissance was conducted by walking multiple transects throughout the lot. Dominate site conditions observed, consisted of the following:

1. **Vegetation:** Longleaf pine, slash pine, bahia grass;
2. **Soils:** Historic, permitted fill-brightly colored, lacking hydric soil indicators;
3. **Hydrology:** No surface indicators, plant adaptations and no soil profile indicators.

None of the wetland parameters needed for the ACOE to exert jurisdiction can be met on this site.

STATE OF FLORIDA

Similar to the ACOE, the State (FDEP/WMD) wetland criteria cannot be achieved on this site. The site is excessively well drained and has several drought tolerant plant species present.

CONCLUSION

Based on our site visit, we have determined that neither the ACOE nor the State (FDEP/WMD) exerts jurisdiction over any portion of the above referenced lot. As such, development of this site should not require permits from the COE or State regulatory agencies' wetland programs. We note that the lot is part of a subdivision permitted in the 1980's. The lot is bound by retention ponds beyond which are jurisdictional waters and wetlands.

A wetland delineation performed by an ecological consultant represents the professional opinion of the scientist that performed the work. Only the regulatory agencies can establish a legal and binding jurisdictional boundary. Such can be obtained by submitting a permit application and waiting several months for processing. For the purposes of local government permitting (e.g. building permit) this letter should suffice.

This report is intended for the sole use by the above listed addressee. Its contents may not be relied upon by other parties without the written consent of Biome Consulting Group.

This concludes our assessment of the above referenced site. If you require additional information, assistance, or clarification, please give us a call at 850-434-1935. We look forward to being of assistance to you in the future.

Sincerely,

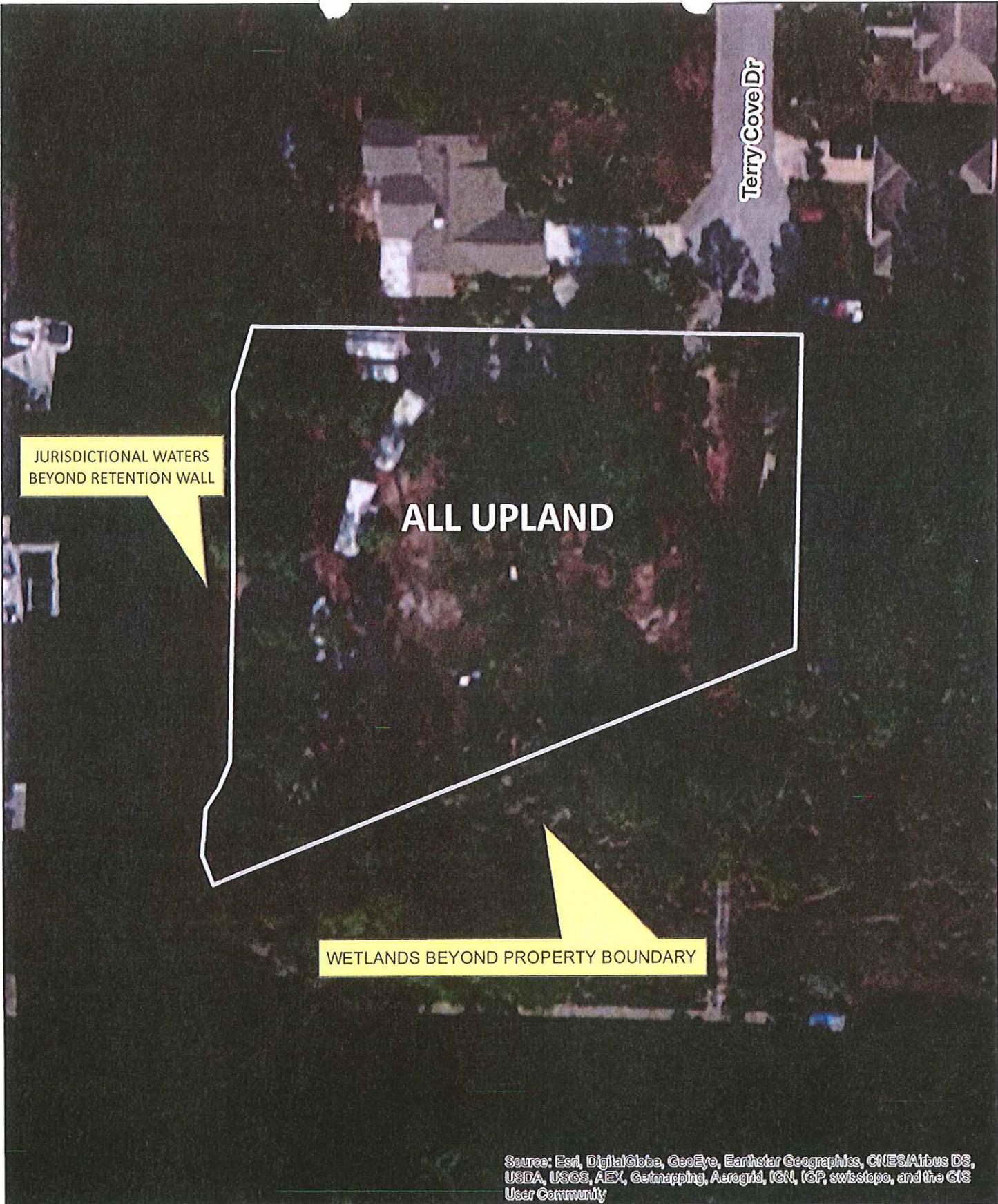
Biome Consulting Group, LLC



Glen A. Miley, MS, PWS
Professional Wetland Scientist
Managing Partner



Attachment: Sketch

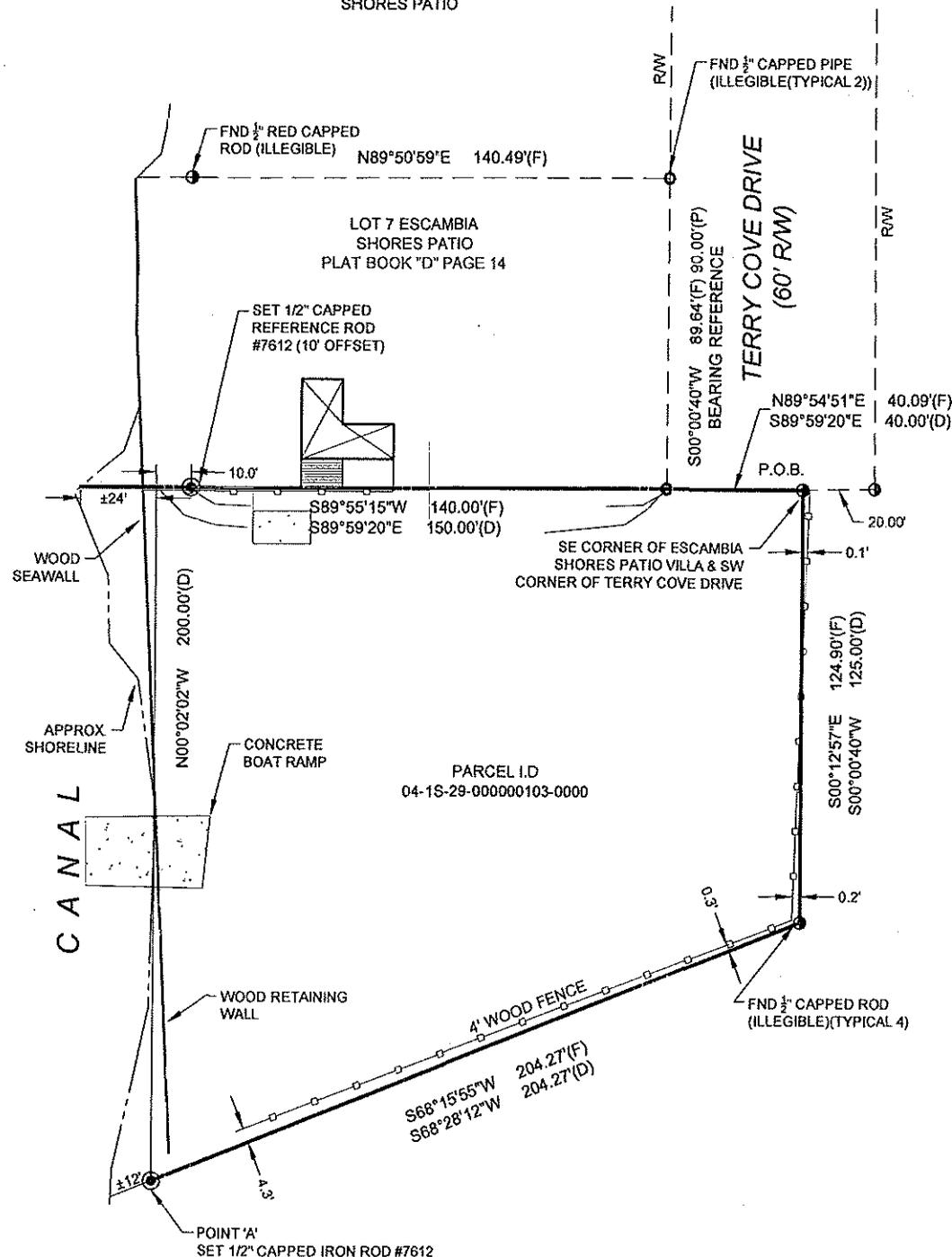


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

WETLAND MAP TERRY COVE 04-1S-29-0000-00103-0000 CASEY THIELE	Legend InspectionBoundary	08/01/2016		 1300 West Government St. Pensacola, Florida 32502 850-4359367 www.biome.co
		Author: GAM		
		This is not a survey		

LOT 6 ESCAMBIA SHORES PATIO

LOT 7 ESCAMBIA SHORES PATIO
PLAT BOOK "D" PAGE 14



PARCEL I.D
04-1S-29-000000103-0000

LEGAL DESCRIPTION: (O.R. BOOK 2096, PAGE 1106)

BEGIN AT THE SOUTHEAST CORNER OF ESCAMBIA SHORES PATIO VILLAS, AS RECORDED IN PLAT BOOK D AT PAGE 14 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA, SAID POINT BEING THE SOUTHWEST CORNER OF TERRY COVE DRIVE (66' R/W); THENCE GO SOUTH 89 DEGREES 59 MINUTES 20 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF TERRY COVE DRIVE A DISTANCE OF 40.00 FEET; THENCE GO SOUTH 00 DEGREES 00 MINUTES 40 SECONDS WEST, A DISTANCE OF 125.00 FEET; THENCE GO SOUTH 68 DEGREES 28 MINUTES 12 SECONDS WEST A DISTANCE OF 204.27 FEET TO A POINT HEREAFTER REFERRED TO AS POINT A; THENCE CONTINUE SOUTH 68 DEGREES 28 MINUTES 12 SECONDS WEST A DISTANCE OF 12 FEET MORE OR LESS TO THE WATERS EDGE OF A CANAL; THENCE MEANDER ALONG SAID WATERS EDGE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 205.00 FEET MORE OR LESS AND INTERSECT A LINE HAVING A BEARING OF SOUTH 89 DEGREES 59 MINUTES 20 SECONDS EAST AND PASSING THROUGH THE POINT OF BEGINNING; THENCE GO SOUTH 89 DEGREES 59 MINUTES 20 SECONDS EAST ALONG SAID LINE A DISTANCE OF 24.00 FEET MORE OR LESS TO A POINT BEING NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST A DISTANCE OF 200.00 FEET FROM AFOREMENTIONED POINT A; THENCE CONTINUE SOUTH 89 DEGREES 59 MINUTES 20 SECONDS EAST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SECTION 4, TOWNSHIP 1 SOUTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 0.79 ACRES MORE OR LESS.

NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 6-09-2016.
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
3. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF TERRY COVE DRIVE (60' R/W) BEING SOUTH 00°00'40" WEST.
6. FENCE LINES ARE EXAGGERATED FOR CLARITY.
7. ENCROACHMENTS ARE AS SHOWN.

CERTIFICATIONS:

CASEY DELOS THIELE
WELLS FARGO BANK, N.A.
SURETY LAND TITLE OF FLORIDA, LLC
WESTCOR LAND TITLE

SURVEYORS CERTIFICATE

The survey shown hereon is true and correct and in compliance with the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter "5J-17", Florida Administrative Code, pursuant to Section 472.227, Florida Statutes.

ROB L. WORKING P.L.S. FLORIDA REGISTRATION NO. 3878



360 SURVEYING SERVICES
1801 CREIGHTON RD.
PENSACOLA, FL 32504
850.857.4400

NOT VALID WITHOUT A RAISED SEAL

6/22/16

BOUNDARY SURVEY WITH IMPROVEMENTS

ADDRESS:
2721 TERRY COVE DRIVE

MILTON, FLORIDA 32583

PROJECT NUMBER: 160623

DATE: 6-09-2016

FIELD BOOK: 62 PAGE: 24

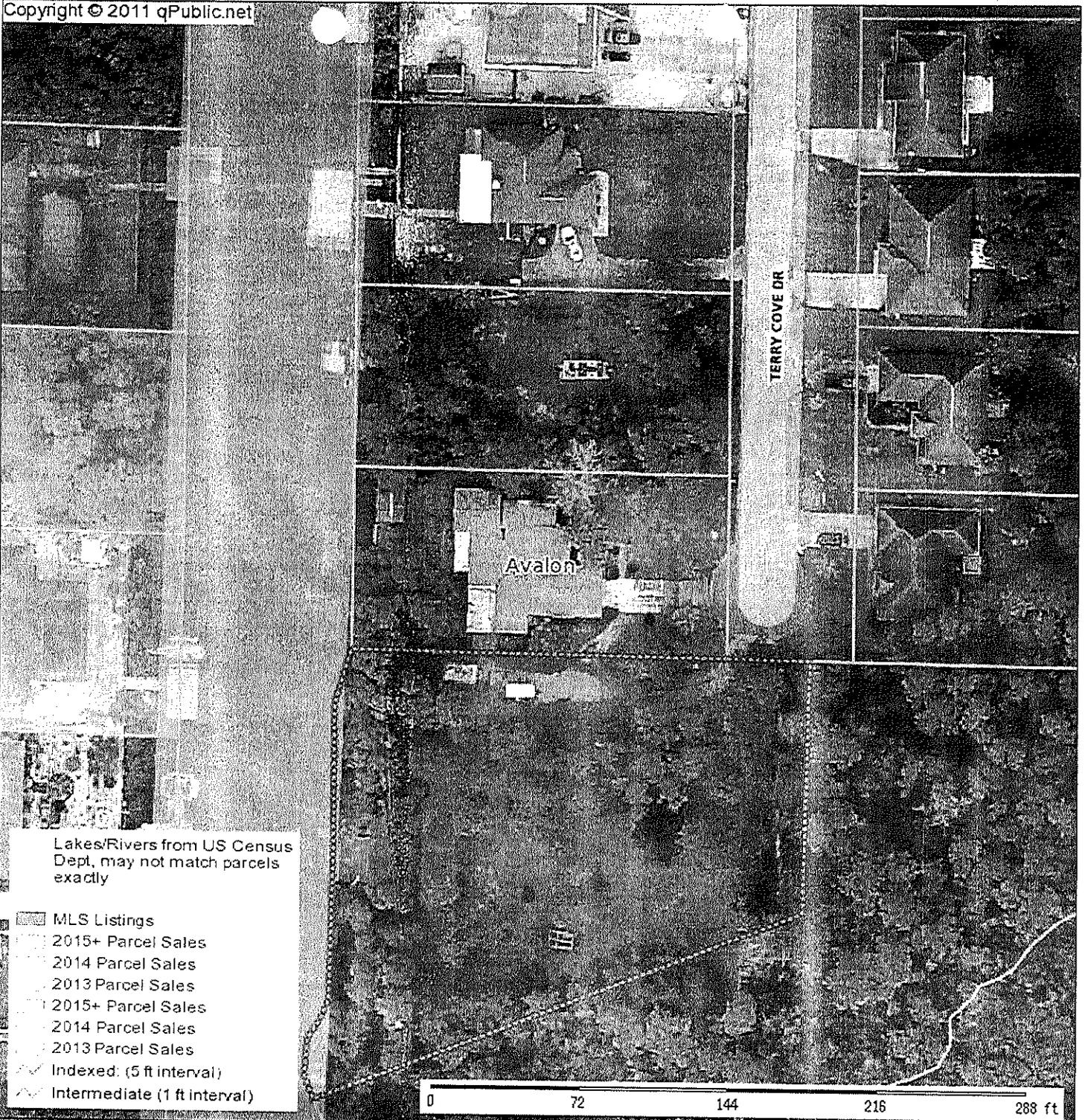
DRAWN BY: PJK

APPROVED BY: ROB L. WORKING



SCALE: 1"=50'

SHEET 1 OF 1



Lakes/Rivers from US Census Dept, may not match parcels exactly

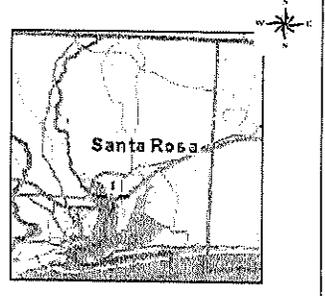
- MLS Listings
- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales
- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales
- Indexed: (5 ft interval)
- Intermediate (1 ft interval)

0 72 144 216 288 ft

Casey Thiele

Parcel: 04-1S-29-0000-00103-0000 Acres: 0.926

Name:	COCHRAN RONALD JAMES &	Land Value:	100
Site:		Building Value:	0
Sale:	\$65,000 on 2003-01 Reason=V Qual=Q	Misc Value:	0
Mail:	JUDY ANNE	Just Value:	100
	2721 TERRY COVE DR	Assessed Value	100
	MILTON, FL 32583	Exempt Value	0
		Taxable Value	100



Santa Rosa County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The lines on the map are a representation of the property lines and are not nor are they intended to be used as a survey. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll. Greg Brown Santa Rosa County Property Appraiser.
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