



**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-010

Project Name: N/A

**Applicant and/or
Property Owner:** Raymond Johnson Jr.

Representative: N/A

Request: Special Exception to allow the dividing of a parcel, creating one lot without the required road frontage within an R1 (Single Family Residential) zoning district. (LDC 2.04.00.C.9)

Zoning District: R1 (Single Family Residential)

Part I. General Information:

Project/Applicant: Raymond Johnson Jr.
Representative: N/A
Location: 5175 Ron Jimar Drive, Milton, FL
Parcel(s): 05-1N-28-0000-02970-0000
Zoned: R1 (Single Family Residential)
Request: Special Exception to allow the dividing of a parcel, creating one lot without the required road frontage within an R1 (Single Family Residential) zoning district (LDC 2.04.00.C.9)
District: Commissioner District #2
Current Conditions: **Vacant – The lot was previously divided prior to Mr. Johnson purchasing the property.**

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.
9. To permit the dividing of a parent parcel in the RR-1, R-1, R-1M, and R-1A zoning districts, resulting in a parcel(s) which will not possess the required road frontage. A parent parcel is defined as those lots of record as of October 22, 1998. A parent parcel may be subdivided with the following provisions:
- a. A parent parcel may only be subdivided to create a maximum of three (3) new lots which do not meet minimum road frontage requirements. The three new lots will include the remainder of the parent parcel if road frontage requirements cannot be met;
 - b. No new County roads are created;
 - c. An easement maintenance agreement between property owners or an access easement (minimum width 20 feet) included in the deed is required;
 - d. Property being divided shall not be located within a recorded platted subdivision;
 - e. The maximum allowable density of the parcel created shall not exceed the allowable density of the respective zone;
 - f. Except for street frontage and that which is herein contained, all other requirements of this ordinance shall be adhered to; and
 - g. The new parcel size, use and configuration must be consistent with existing residential uses in the vicinity.

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.

9. To allow the dividing of a parcel in the Residential zoning districts, resulting in a parcel which does not possess the required road frontage, if the following provisions are met:

a. No new County roads are created;

Is this criterion met? Yes

Staff Analysis: New County roads will not be created as a result of the proposal.

Staff Analysis: The property was previously divided that did not meet the County approved road frontage requirement.

b. An easement maintenance agreement between property owners is required or; an access easement (minimum width 20 ft.) must be included in each newly created deed.

Is this criterion met: Yes

Staff Analysis: The property is accessible via Ron Jimar Drive, which is a private driveway

c. Property being divided shall not be located within a recorded, platted subdivision.

Is this criterion met? Yes

Staff Analysis: The parcel is not located with a recorded, platted subdivision.

d. The maximum allowable density of the parcel created shall not exceed the allowable density of the respective zone.

Is this criterion met? Yes

Staff Analysis: The maximum allowable density for R1 is 4 units per acre. The applicant is requesting the special exception to build one home on the lot. The lot is (+/-) 0.791 acres.

e. Except for frontage and that which is herein contained, all other requirements of this Ordinance shall be adhered to.

Is this criterion met? Yes

Staff Analysis: The proposed request meets all other requirements. This lot was previous created.

- h. The new parcel size, use and configuration must be consistent with existing residential uses in the vicinity.

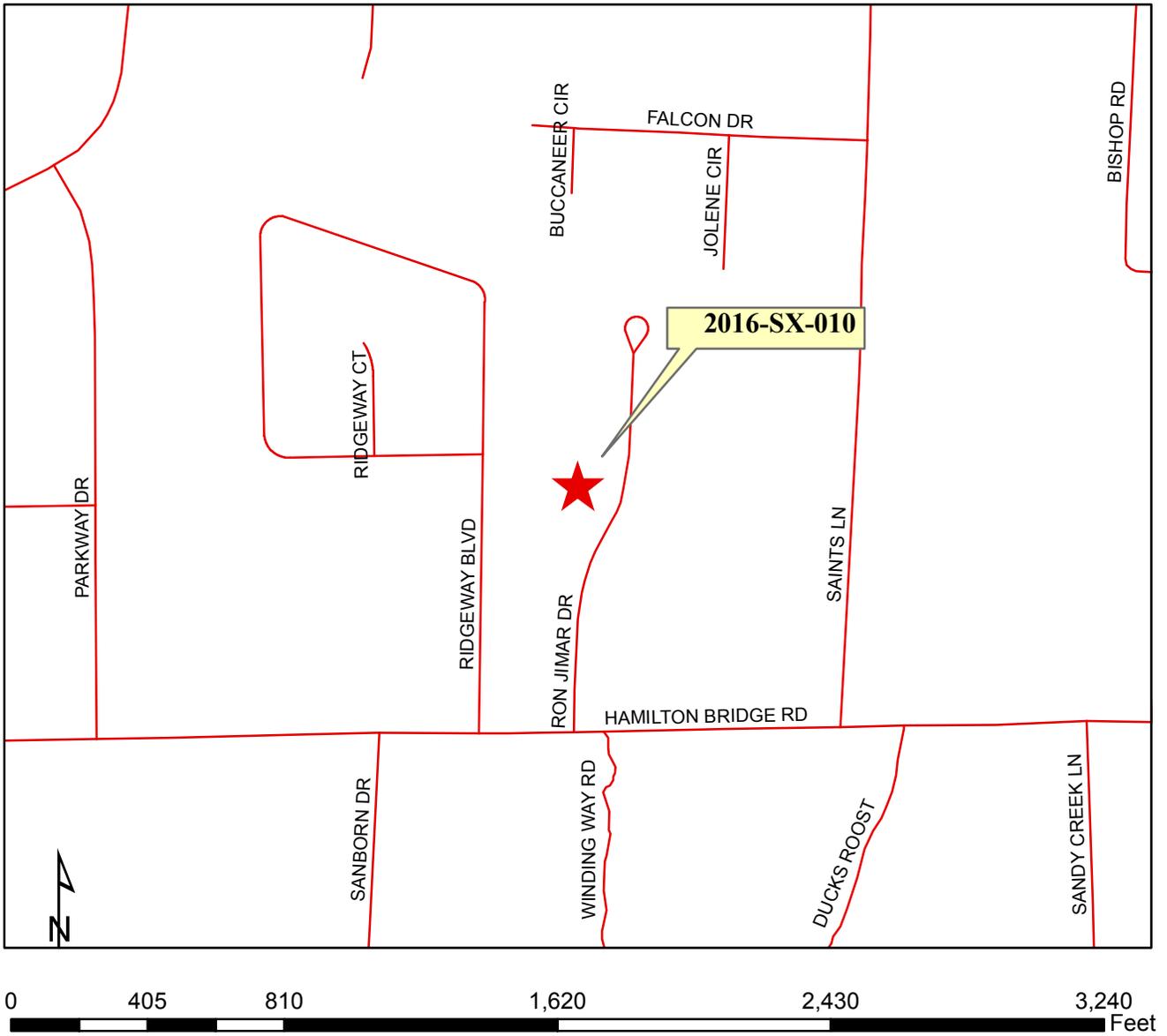
Is this criterion met: Yes

Staff Analysis: The proposed request is consistent with the existing residential uses in the vicinity.

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.

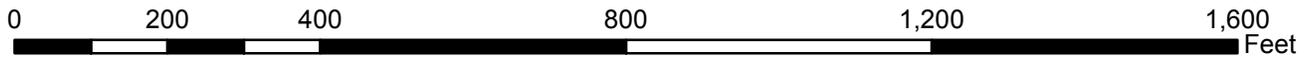
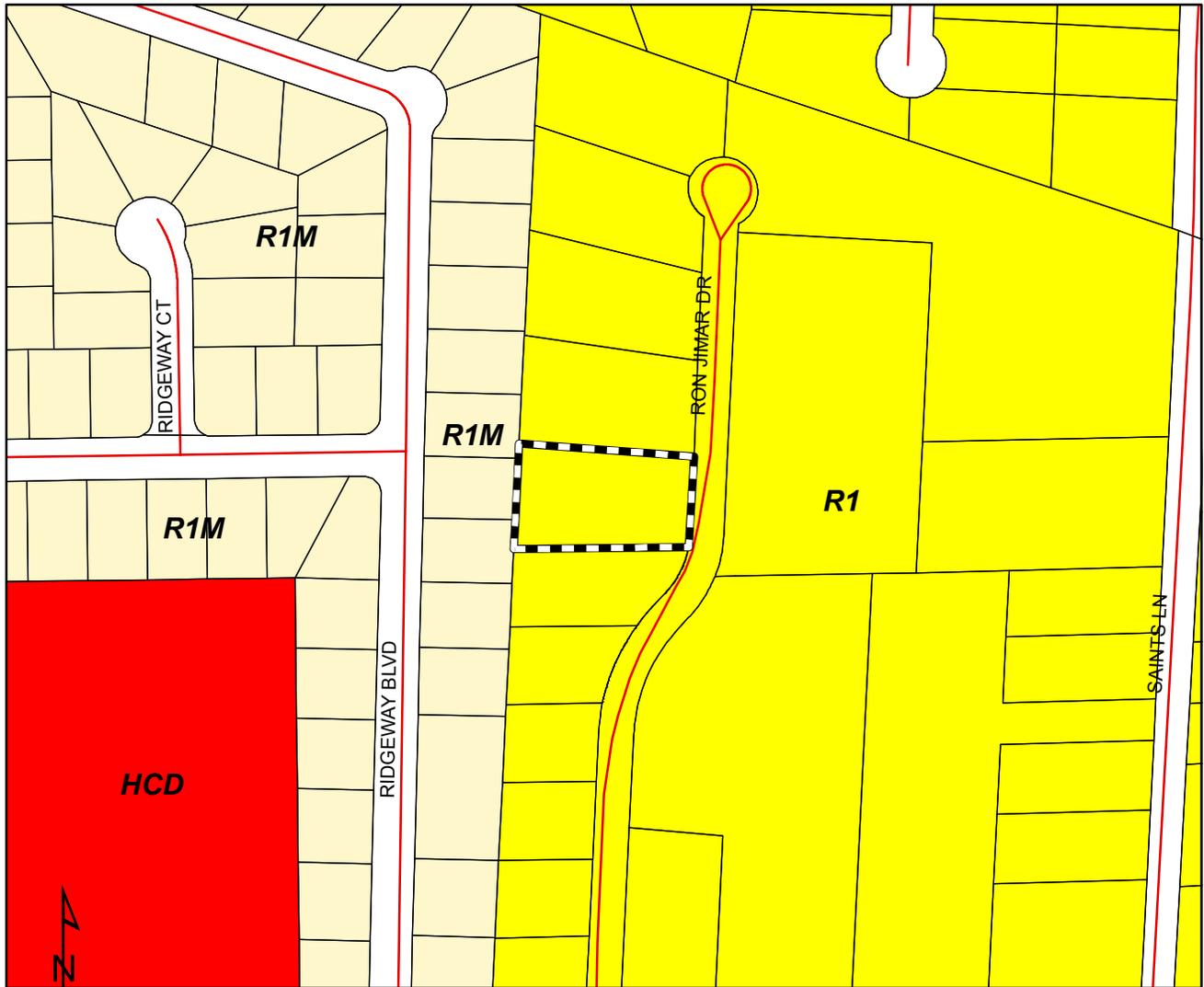
2016-SX-010 Location



Disclaimer:

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2016-SX-010 Zoning



Legend



Pending Oct ZB

Zoning

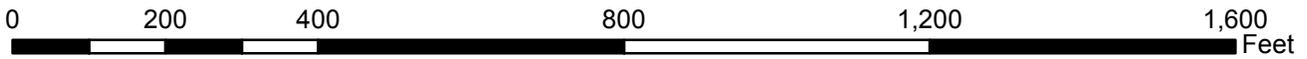
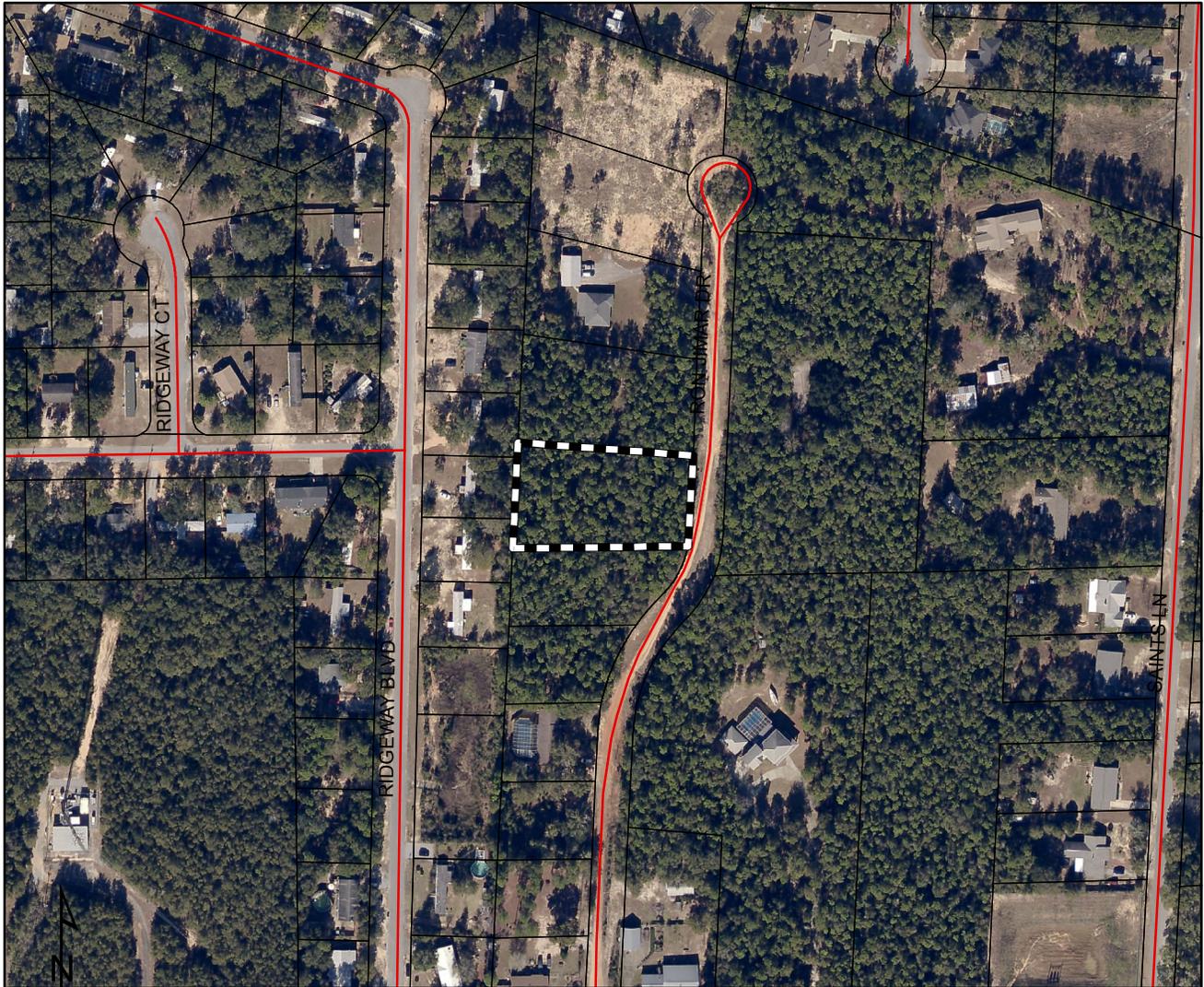
DISTRICT

- 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-SX-010
2014 Aerial

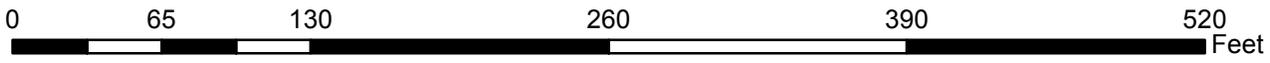


Legend

 Pending Oct ZB

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2016-SX-010
Closeup Aerial

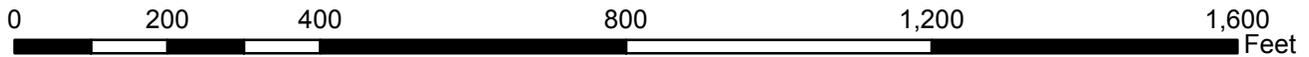
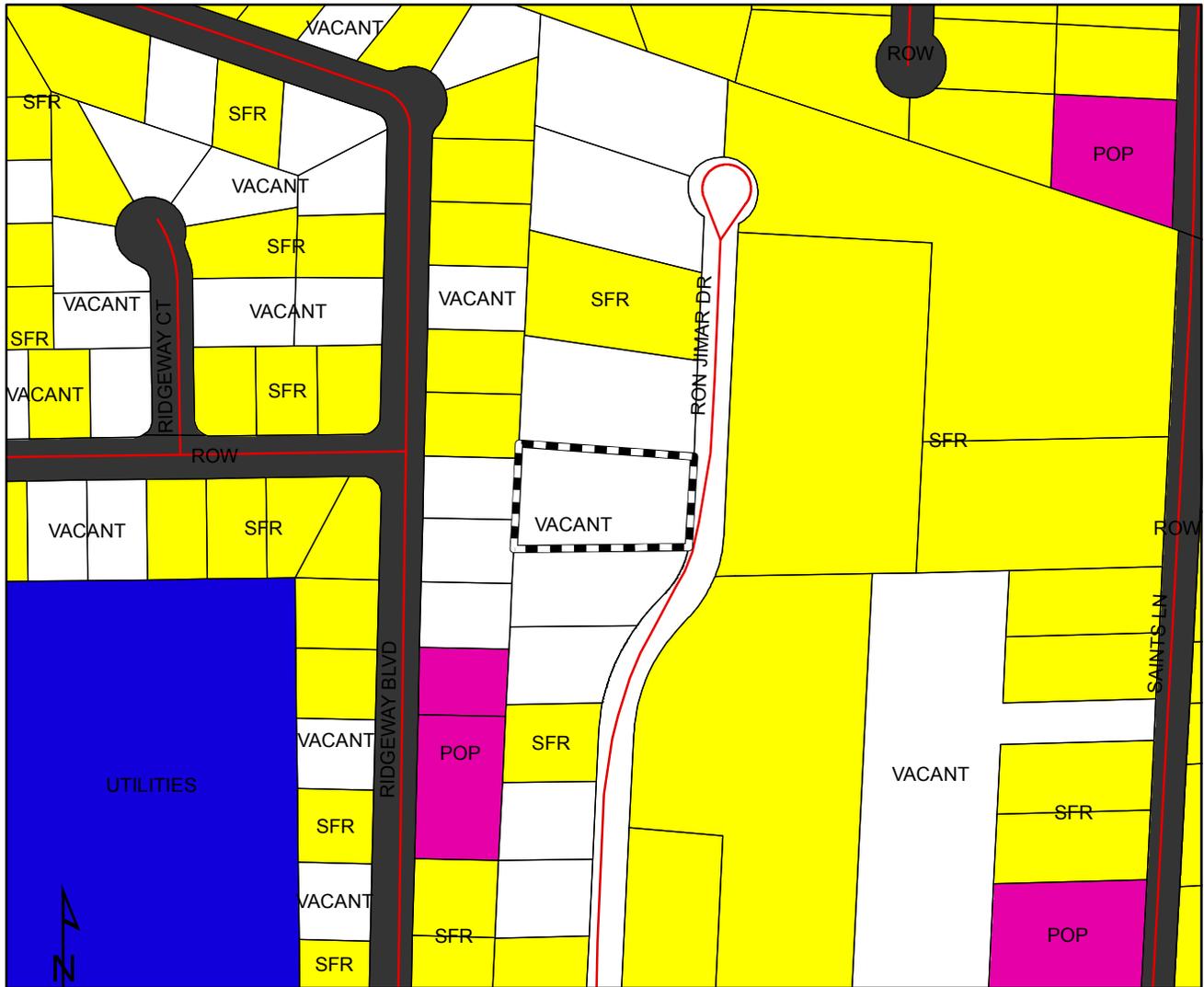


Legend

 Pending Oct ZB

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2016-SX-010 Existing Land Use



Legend



Pending Oct ZB

Existing Land Use

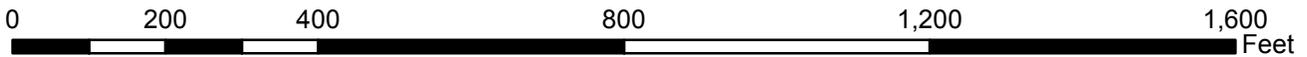
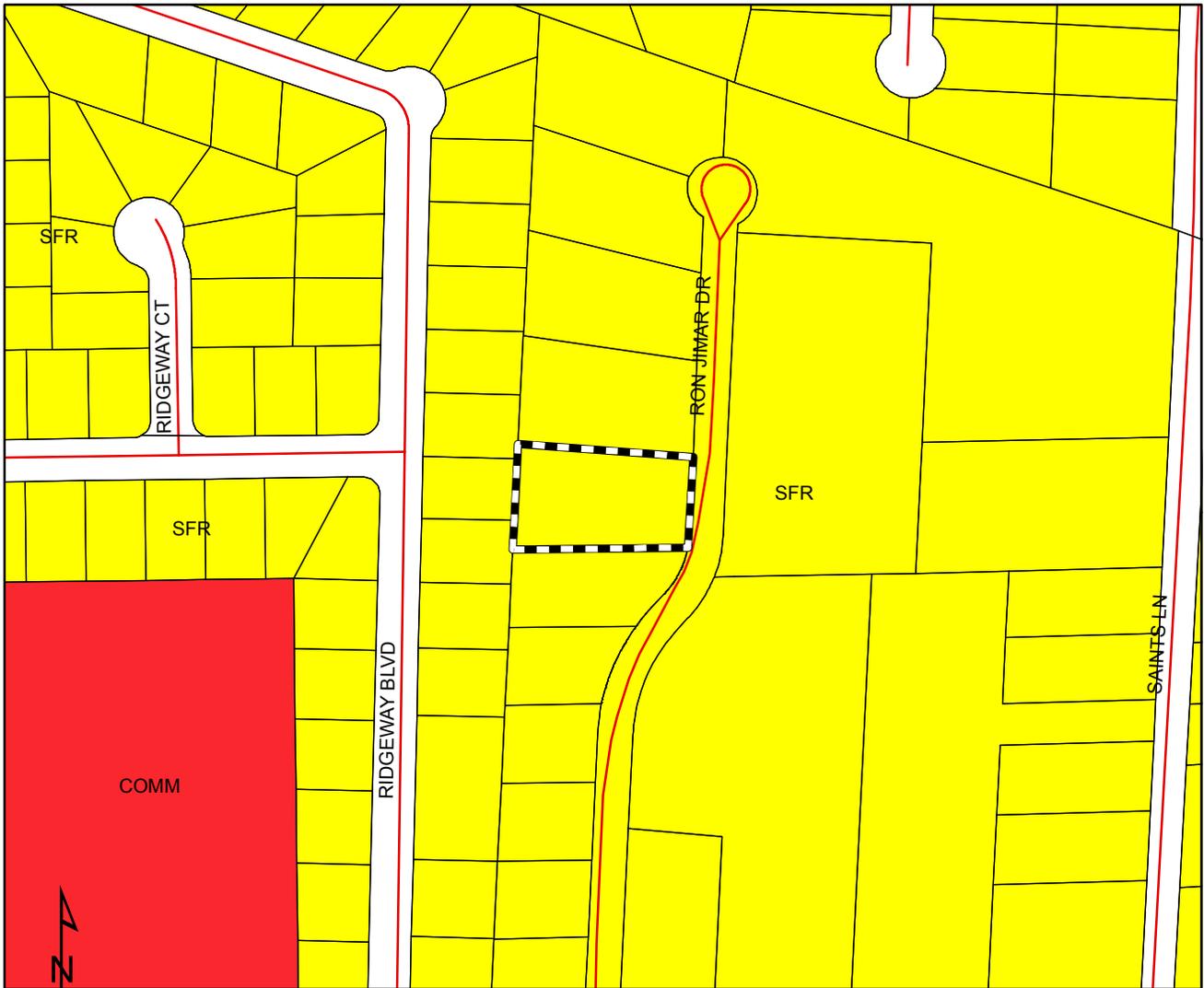
Category

- | | |
|------------------------------------|----------------------------------|
| 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-SX-010 Future Land Use



Legend

 Pending Oct 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)	 MILITARY (MIL)	
 GP RURAL RESIDENTIAL (GPRR)		
 BAGDAD HISTORIC DISTRICT (HIS)		
 INDUSTRIAL (INDUS)		
 MARINA (MARINA)		

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DEVELOPMENT SERVICES**

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beckiec@santarosa.fl.gov

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Special Exception Application

* Application Instructions begin on Page 3

** For Official Use Only **			
Application No.	<u>2016 -SX - 010</u>	Date Received:	<u>9/1/16</u>
Review Fee:	<u>NO CHARGE*</u>	Receipt No.:	<u>N/A</u>
Zoning District:	<u>R-1</u>	Special Exception	
FLUM Designation:	<u>SFR</u>	Request:	<u>2.04.00.C.</u>

± 0.791

VO#2

Property Owner Property Owner Name: Raymond Paul Johnson, jr

Address: 5175 Ron Jimar Dr. Milton Florida 32570 6622 Hinote, Milton, FL

Phone: (850) 686-6065 Fax: _____

Email: rayre011208@att.net

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): 05-1N-28-0000-02970-0000

-OR-

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

5175 Ron Jimar Drive, Milton, FL 32570

Parcel Size (acres): 0.80 acres

What is the present use of the property? Vacant

**Special
Exception
Request**

Describe the Special Exception request. To permit the dividing of a
parent parcel in the R-1 zoning district, resulting in a
parcel which will not possess the required road frontage.

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

Please see attached sheet.

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.

Raymond Johnson

Applicant Name (Type or Print)

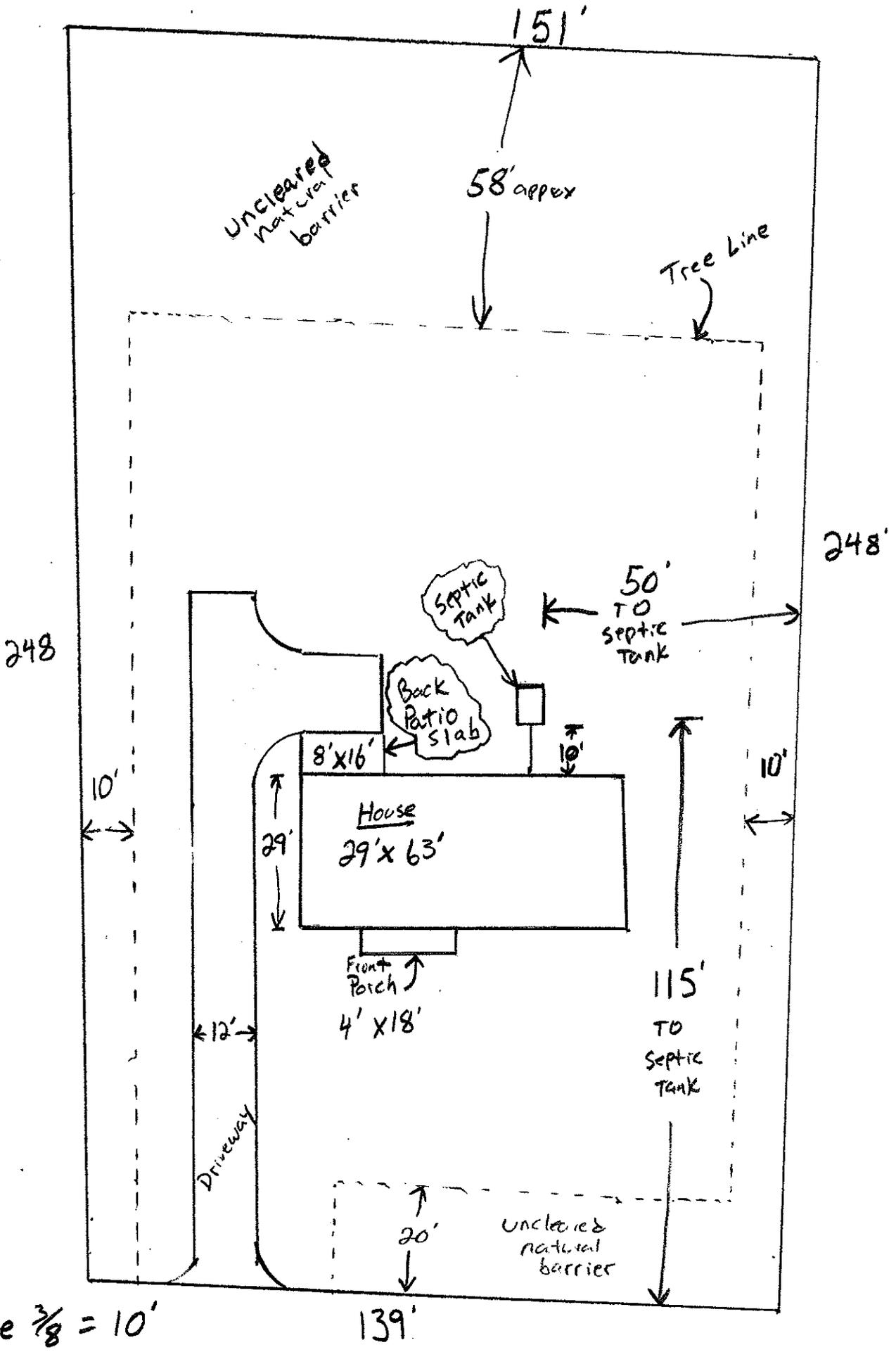
RP Johnson, Jr.

Applicant Signature

08/26/2016

Date

Title (if applicable)



Scale $\frac{3}{8} = 10'$