

2016-V-026

Project

**Applicant and/or
Property Owner:**

Cheryl Alexander

Representative:

Piers Plus Inc, Pedro Adames

Request:

Variance to increase the maximum
allowable pier length from 300 feet
to 346 feet

(LDC 6.03.05.F)

Zoning District:

R1 (Single Family Residential)

Variance 2016-V-026

Part I. General Information:

| | |
|----------------------------|---|
| Project/Applicant: | Cheryl Alexander / Piers Plus Inc, Pedro Adames |
| Location: | 1554 Winding Shore Drive, Gulf Breeze, FL |
| Parcel(s): | 28-2S-27-2313-00A00-0200 |
| Zoned: | R1 (Single Family Residential) |
| Request: | Variance to increase the maximum allowable pier length from 300 feet to 346 feet (LDC 6.03.05.F) |
| District: | Commissioner District #5 |
| Current Conditions: | Single family residence is currently under construction |

Part II. Data and Analysis: (Consistency with the 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.

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 building or land in question. This property is located adjacent to submerged aquatic vegetation. The applicant is requesting to extend the maximum dock/pier length to avoid impacting this area.

Staff has determined 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.

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: The Variance request to construct the dock/pier is not necessary for the preservation and enjoyment of a substantial property right and serves 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 the Variance will impair an adequate supply of light and air to adjacent property, impair public safety, or 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, the Variance requested will 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.

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?

Not Applicable

Staff Analysis: This request does not pertain to parking or loading requirements or access management standards.

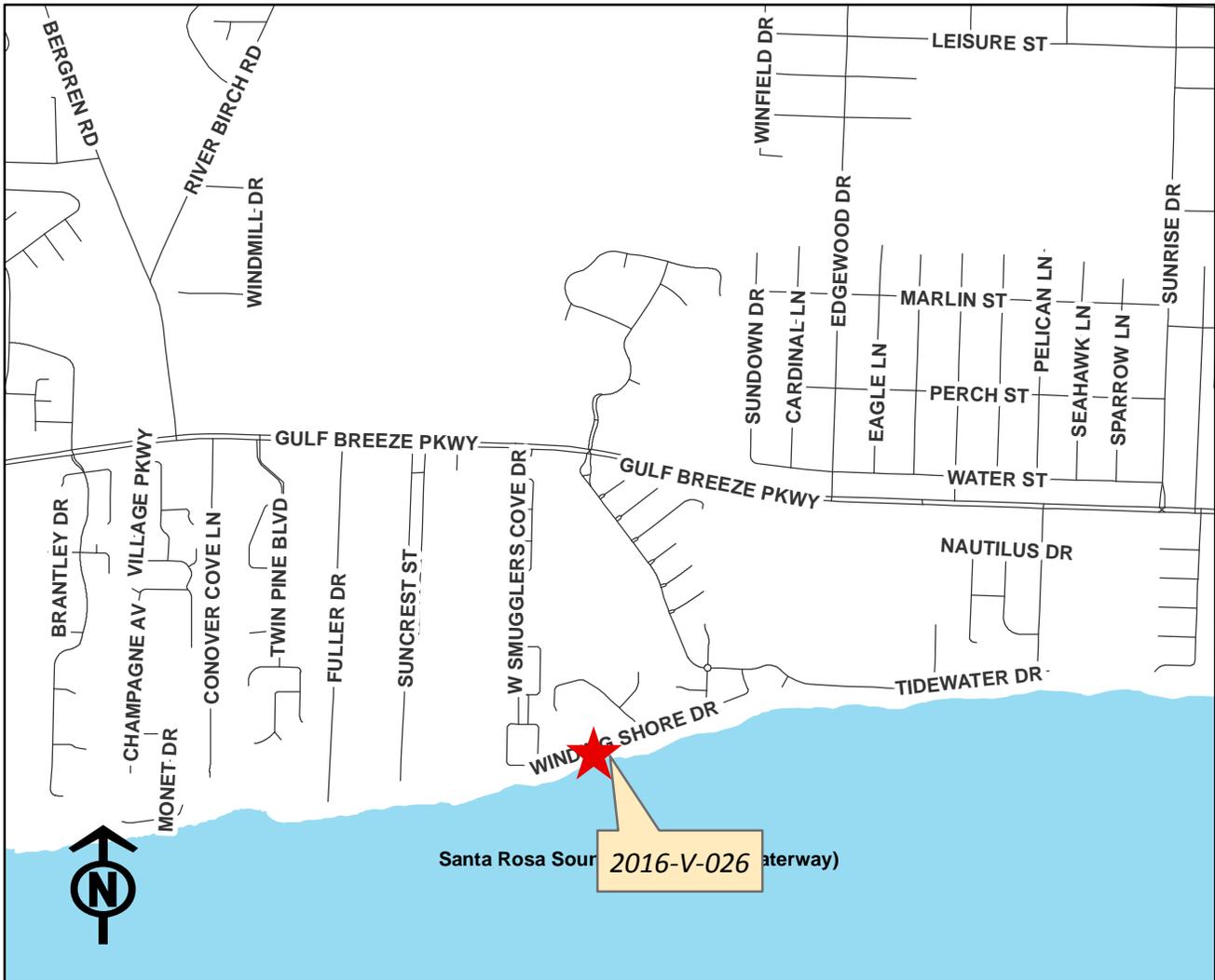
Part III. Additional Considerations

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

N/A

2016-V-026

Location

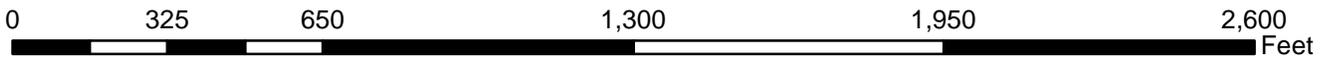
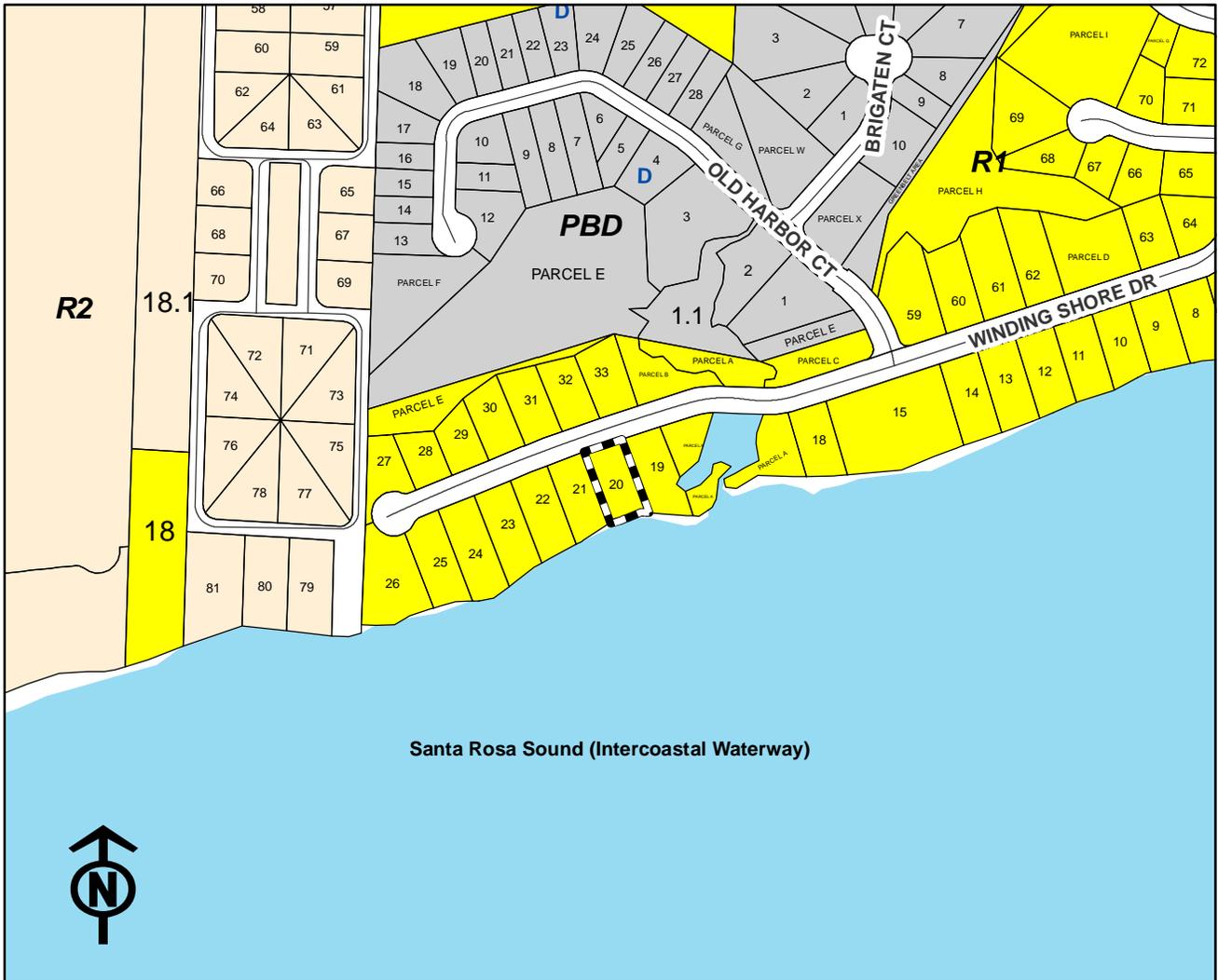


Legend

-  Pending Apr ZB
-  Streets

Disclaimer:
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2016-V-026 Zoning

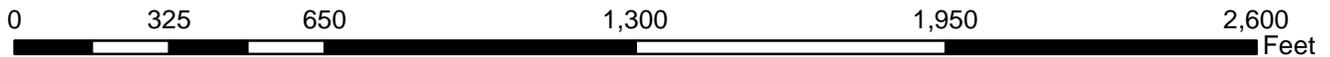
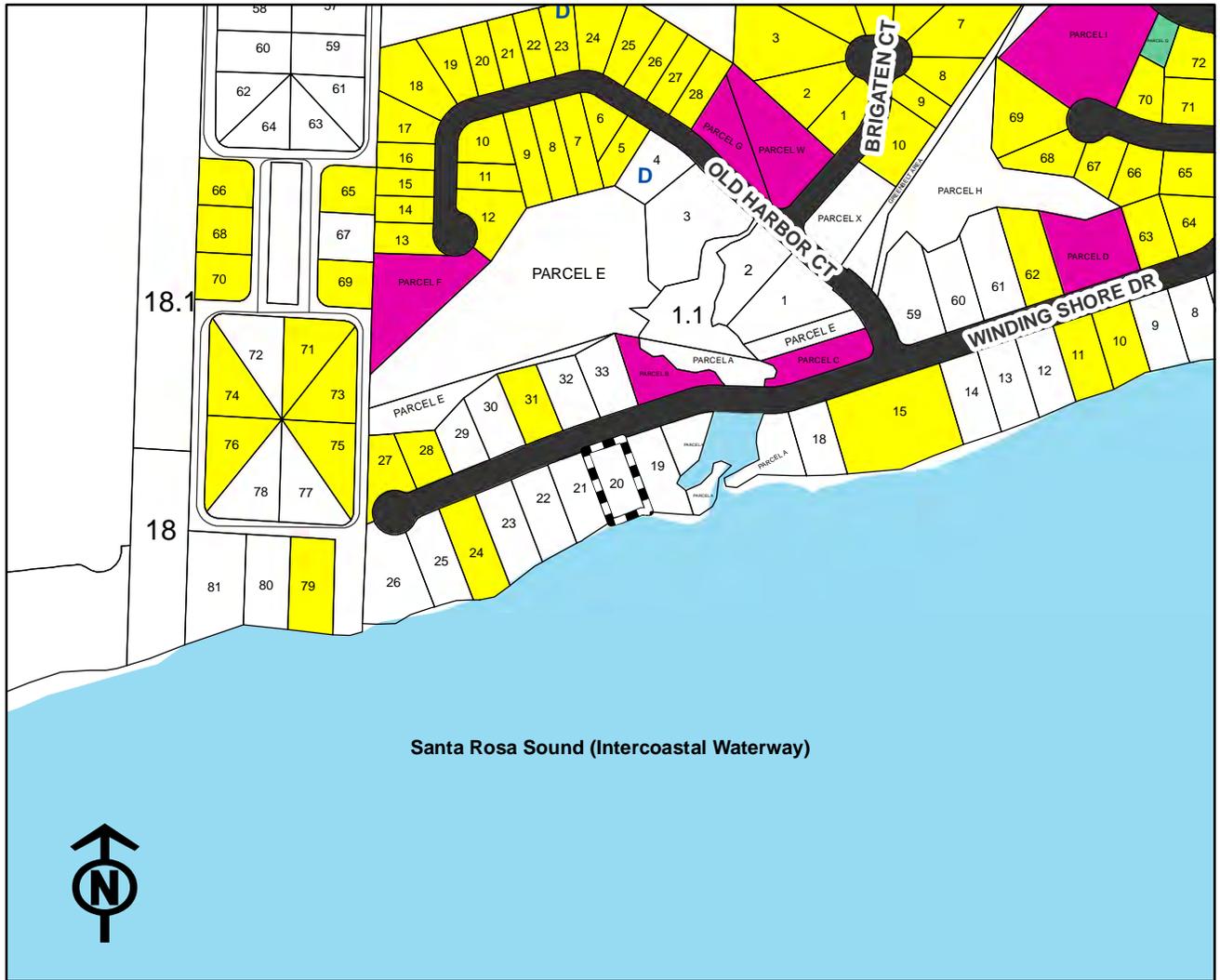


Legend

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

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2016-V-026 Existing Land Use



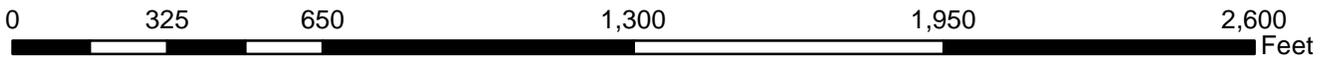
Legend

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

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2016-V-026

Aerial

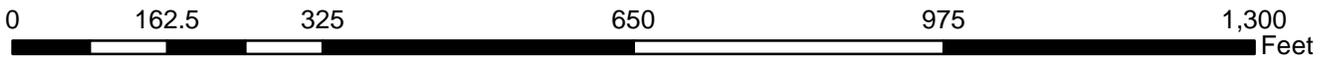


Legend

-  Pending Apr ZB
-  Parcel Lines
-  Streets

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2016-V-026
Aerial, Closer View



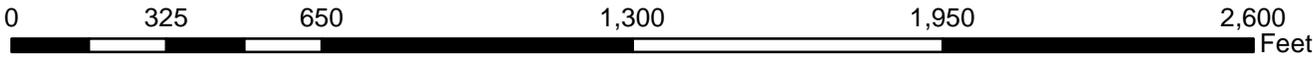
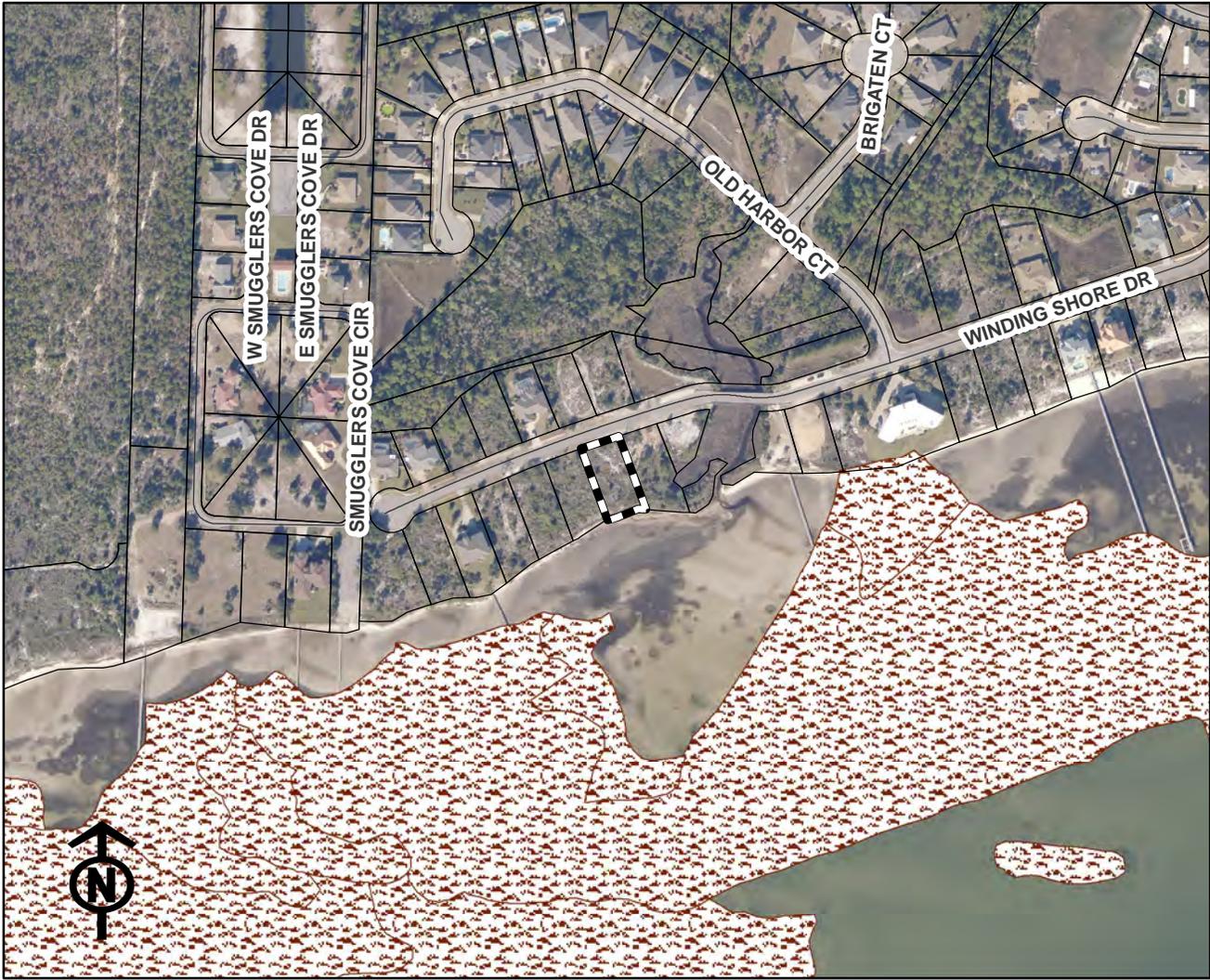
Legend

-  Pending Apr ZB
-  Parcel Lines
-  Streets

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2016-V-026
Seagrass Beds



Legend

-  Pending Apr ZB
-  Parcel Lines
-  Streets
-  Sea Grass Beds

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Santa Rosa County Development Services

MAR 03 10 AM '11



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>2016-V-026</u> | Date Received: | <u>3/3/16</u> |
| Review Fee: | <u>235 + 18.40 = 253.40</u> | Receipt No.: | <u>56</u> |
| Zoning District: | <u>R1</u> | FLUM Designation: | <u>SFR</u> |

± 0.405

VD# 5

Property Owner

Property Owner Name: Cheryl Alexander

Address: 2183 W HWY 98

Mary Esther, FL 32569

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 Adams

Address: 8178 Navarre Pkwy.

Navarre FL 32566

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

Email: piersplusmarine@gmail.com

Property Information

Parcel ID Number(s): 28-25-27-2313-00A00-0200

-OR-

Street Address of property for which the Variance is requested:

1554 Winding Shore Drive, Gulf Breeze, FL 32563

Variance Request

What is the present use of the property? Single Family Residential

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

Allowable length into MHW from 300' to 346'

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

Water Depth and extension past SAVS for mooring areas.

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.

length of dock determined by DEP & ACOE.

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.

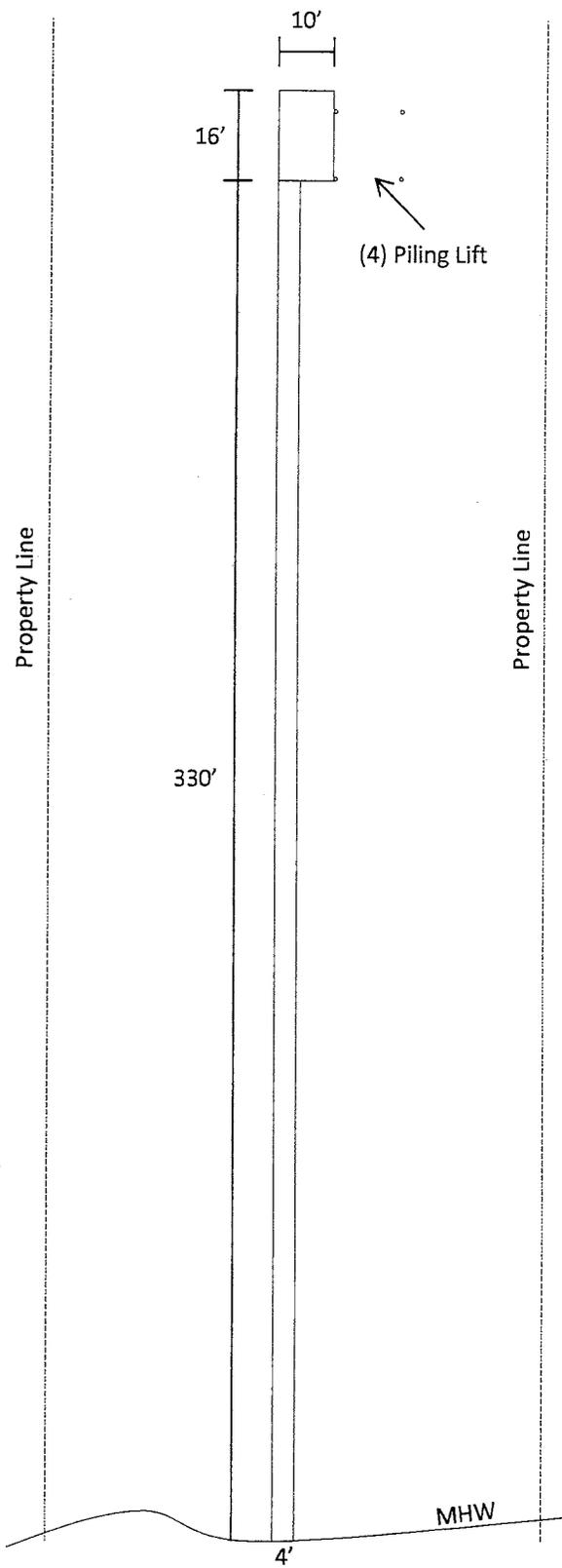
Pedro R. Adams
Applicant Name (Type or Print)


Applicant Signature

Piers Plus Inc.
Title (if applicable)

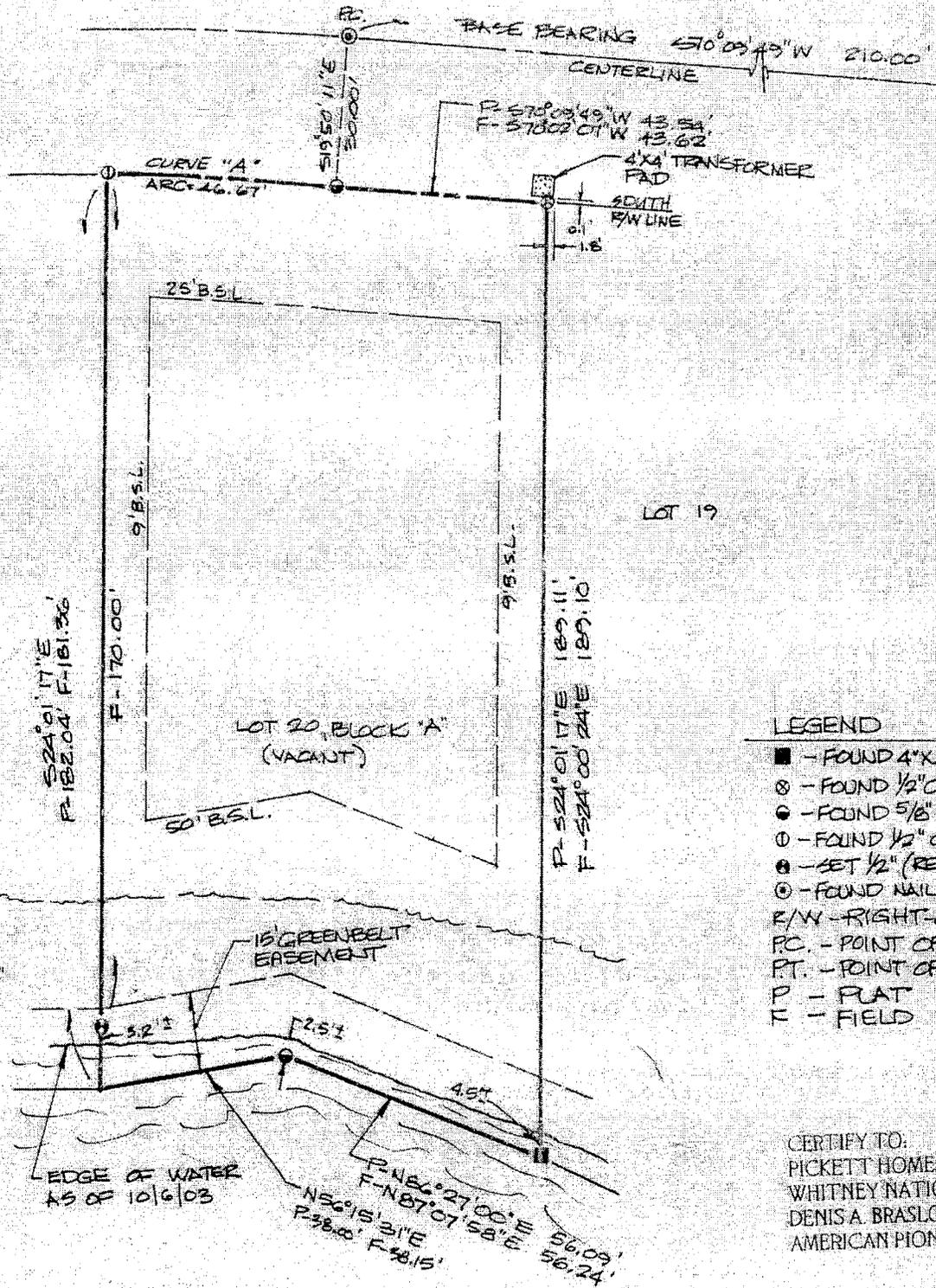
3-2-16
Date

SANTA ROSA SOUND



WINDING SHORE DRIVE

60' R/W



- LEGEND**
- - FOUND 4"X4" CO
 - ⊗ - FOUND 1/2" CAPPE
 - ⊙ - FOUND 5/8" CAPPE
 - ⊖ - FOUND 1/2" CAPPE
 - ⊕ - SET 1/2" (RED) C
 - ⊙ - FOUND NAIL & DIE
 - R/W - RIGHT-OF-WAY
 - PC - POINT OF CURV
 - PT - POINT OF TANG
 - P - FLAT
 - F - FIELD

CERTIFY TO:
 PICKETT HOMES, INC.
 WHITNEY NATIONAL
 DENIS A. BRASLOW, A
 AMERICAN PIONEER I

SANTA ROSA SOUND

FILE NO. E03-101536

