

2016-V-030

Project	n/a
Applicant and/or Property Owner:	Brandi Whitehurst
Representative:	n/a
Request 1:	Variance to reduce the Shoreline Protection Zone setback from 50 feet to 25 feet along Indian Bayou to accommodate a single family residence (LDC 12.01.02)
Request 2:	Variance to reduce the Shoreline Protection Zone setback from 50 feet to 20 feet along the marsh/wetlands to accommodate a single family residence (LDC 12.01.02)
Zoning District:	R1 (Single Family Residential)

Variance 2016-V-030

Part I. General Information:

Project/Applicant:	Brandi Whitehurst
Location:	2600 San Antonio Drive, Milton, FL
Parcel(s):	04-1S-29-0000-00701-0000
Zoned:	R1 (Single Family Residential)
Request 1:	Variance to reduce the Shoreline Protection Zone setback from 50 feet to 25 feet along Indian Bayou to accommodate a single family residence (LDC 12.01.02)
Request 2:	Variance to reduce the Shoreline Protection Zone setback from 50 feet to 20 feet along the marsh/wetlands to accommodate a single family residence (LDC 12.01.02)
District:	Commissioner District #5
Current Conditions:	Vacant; the pad of the previously approved residence is evident
Previous Board Action:	Variance 2012-V-0-051 was granted to allow reduce the SPZ from 50 feet to 20 feet to allow the construction of a single family residence

Part II. Data and Analysis: (Consistency with the Land Development Code Criteria)

12.01.02 Design Standards in Areas Adjacent to Shoreline Protection Zone

A. All development shall be setback greater than or equal to fifty (50) feet from the landward boundary of the Shoreline Protection Zone in Zone-1 and forty-five (45) feet from the landward boundary of the Shoreline Protection Zone in Zone-2.

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 land in question. This parcel possesses unique qualities with respect to shape and shallowness that are peculiar to such property and not to other lots within the area. The subject property is a peninsula bounded by an open waterway (Indian Bayou) to the northeast and a marsh (estuarine wetlands) on the south and southwest.

Since the buildable depth of this lot is approximately 9 feet, the applicant is seeking relief from the Ordinance which regulates development within 50 feet of the shorelines within Santa Rosa County. The applicant wishes to construct a single family residence on the subject property 25 from the mean high water line of Indian Bayou and approximately 20 feet from the marsh.

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? Yes

Staff Analysis: The Variance request is necessary for the preservation and enjoyment of a substantial property right and does not serve merely a convenience to the property owner. At its widest, the buildable depth is 9 feet.

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, impair the public safety, or unreasonably diminish or impair established property values within the surrounding area. The neighboring properties within the area are located on a canal and are not subject to the SPZ setback; the applicable setback is 25 feet for those residences.

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 Variances 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.

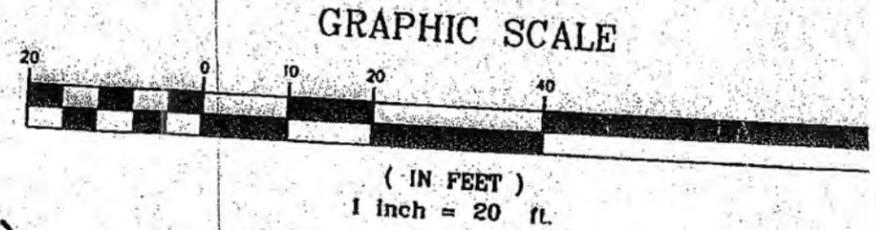
Part III. Additional Considerations

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

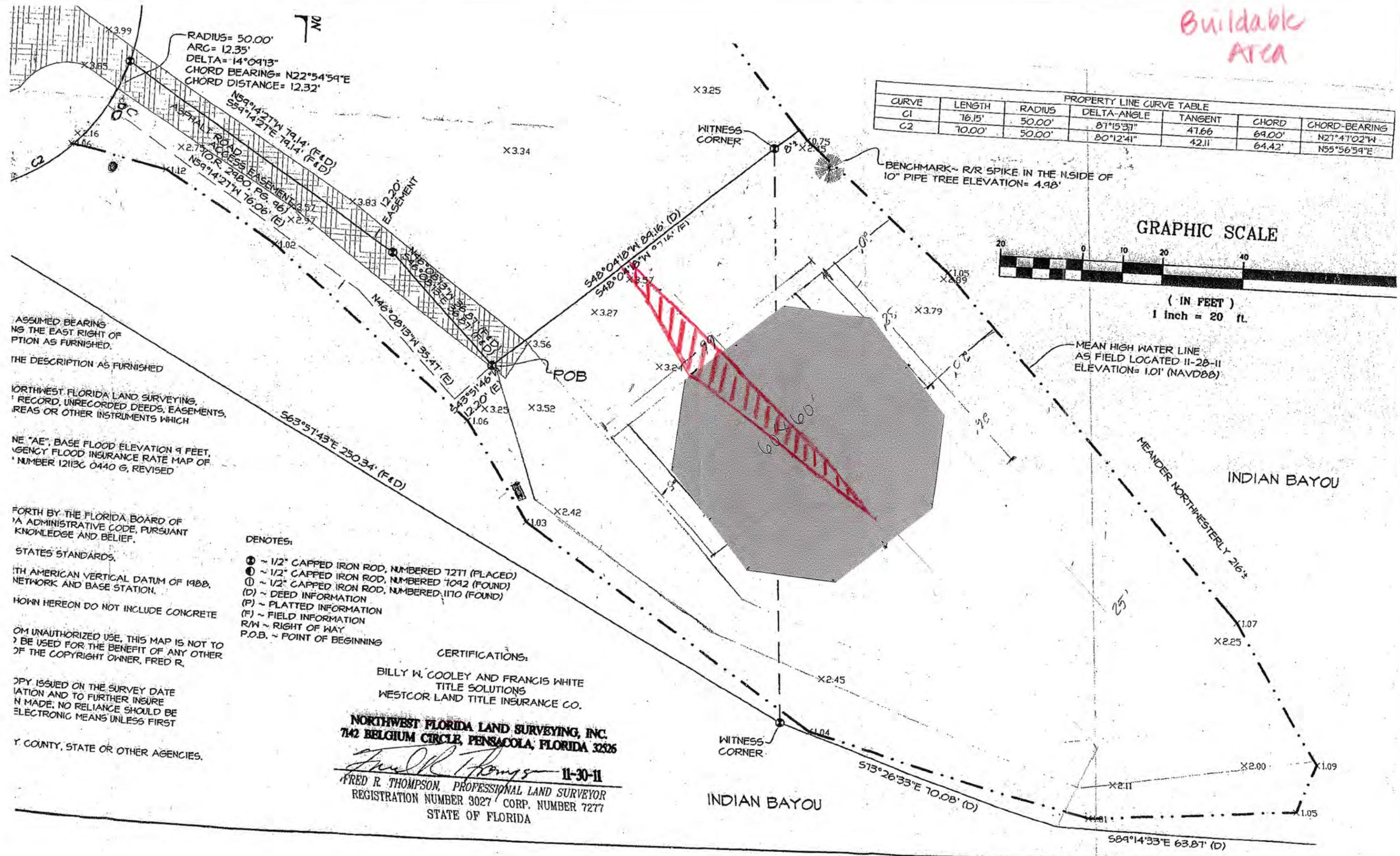
The residence will be required to comply with applicable Flood Plain standards and Building Code requirements.

Buildable Area

PROPERTY LINE CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA-ANGLE	TANGENT	CHORD	CHORD-BEARING
C1	76.15'	50.00'	81°15'37"	47.66	69.00'	N27°47'02"W
C2	70.00'	50.00'	80°12'41"	42.11	64.42'	N55°56'59"E



RADIUS= 50.00'
ARC= 12.35'
DELTA= 14°09'13"
CHORD BEARING= N22°54'59"E
CHORD DISTANCE= 12.32'



ASSUMED BEARING OF THE EAST RIGHT OF SECTION AS FURNISHED.
THE DESCRIPTION AS FURNISHED.
NORTHWEST FLORIDA LAND SURVEYING, INC. RECORD, UNRECORDED DEEDS, EASEMENTS, INTERESTS OR OTHER INSTRUMENTS WHICH ARE NOT RECORDED.
NE "AE", BASE FLOOD ELEVATION 9 FEET, FEDERAL AGENCY FLOOD INSURANCE RATE MAP OF FLORIDA NUMBER 12113C 0440 G, REVISED

APPROVED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN ACCORDANCE WITH ADMINISTRATIVE CODE, PURSUANT TO THE FLORIDA STATUTES AND BELIEF.
THIS SURVEY COMPLIES WITH THE FLORIDA SURVEYING STANDARDS.
THIS SURVEY IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, AND THE HORIZONTAL DATUM OF 1983.
FEATURES SHOWN HEREON DO NOT INCLUDE CONCRETE OR METAL MARKERS.
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- DENOTES:
- ① ~ 1/2" CAPPED IRON ROD, NUMBERED 7271 (PLACED)
 - ② ~ 1/2" CAPPED IRON ROD, NUMBERED 7092 (FOUND)
 - ③ ~ 1/2" CAPPED IRON ROD, NUMBERED 1170 (FOUND)
 - (D) ~ DEED INFORMATION
 - (P) ~ PLATTED INFORMATION
 - (F) ~ FIELD INFORMATION
 - R/W ~ RIGHT OF WAY
 - P.O.B. ~ POINT OF BEGINNING

CERTIFICATIONS:
BILLY W. COOLEY AND FRANCIS WHITE
TITLE SOLUTIONS
WESTCOR LAND TITLE INSURANCE CO.

NORTHWEST FLORIDA LAND SURVEYING, INC.
742 BELGIUM CIRCLE, PENSACOLA, FLORIDA 32526

Fred R. Thompson 11-30-11
FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3027 CORP. NUMBER 7277
STATE OF FLORIDA

2016-V-030

Location



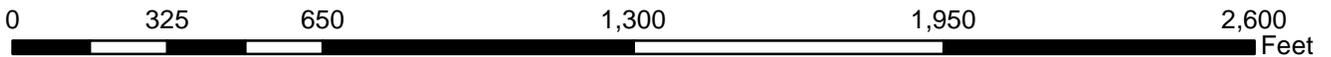
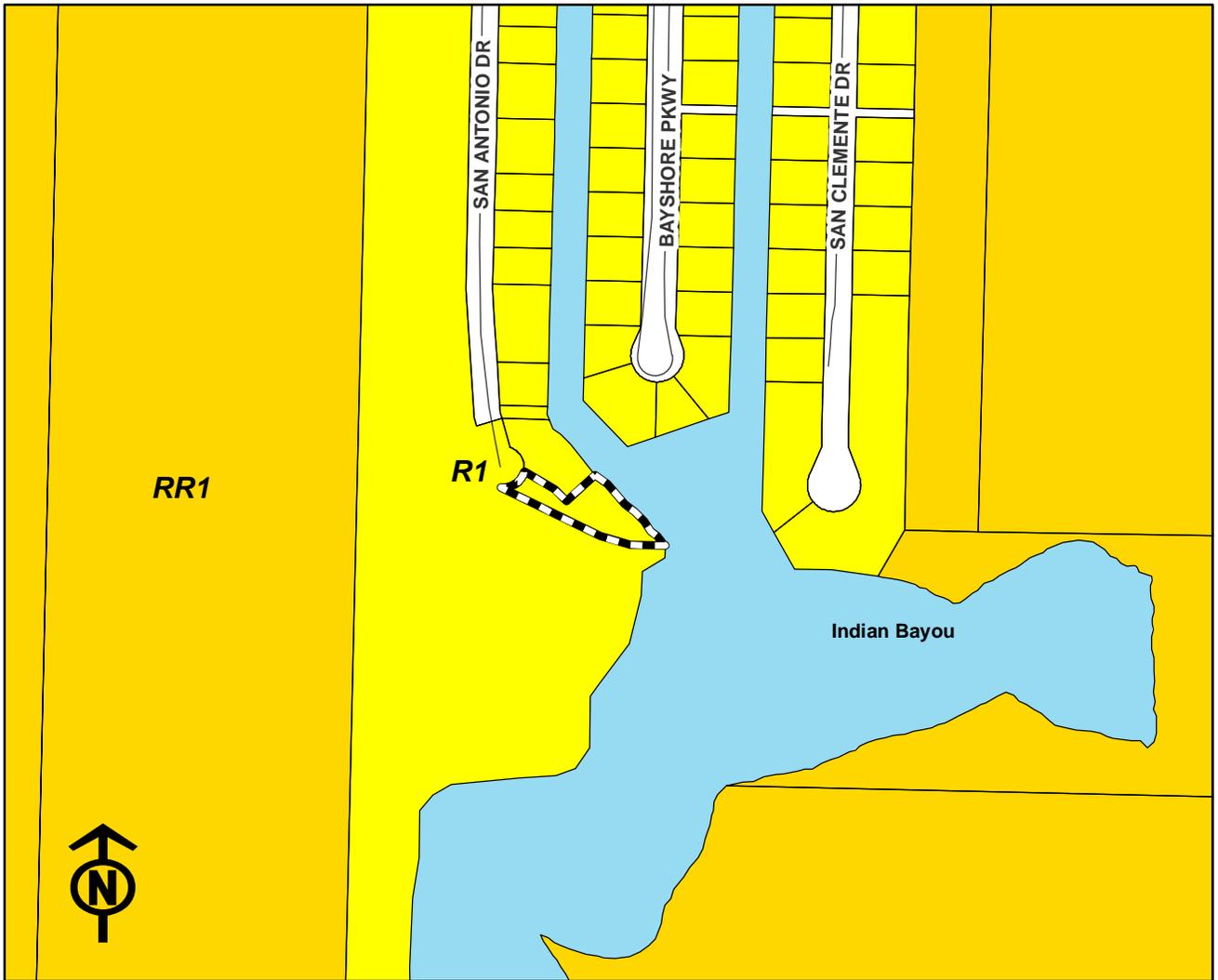
Legend

- Pending Apr ZB
- Streets
- Sidewalks

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.

2016-V-030 Zoning

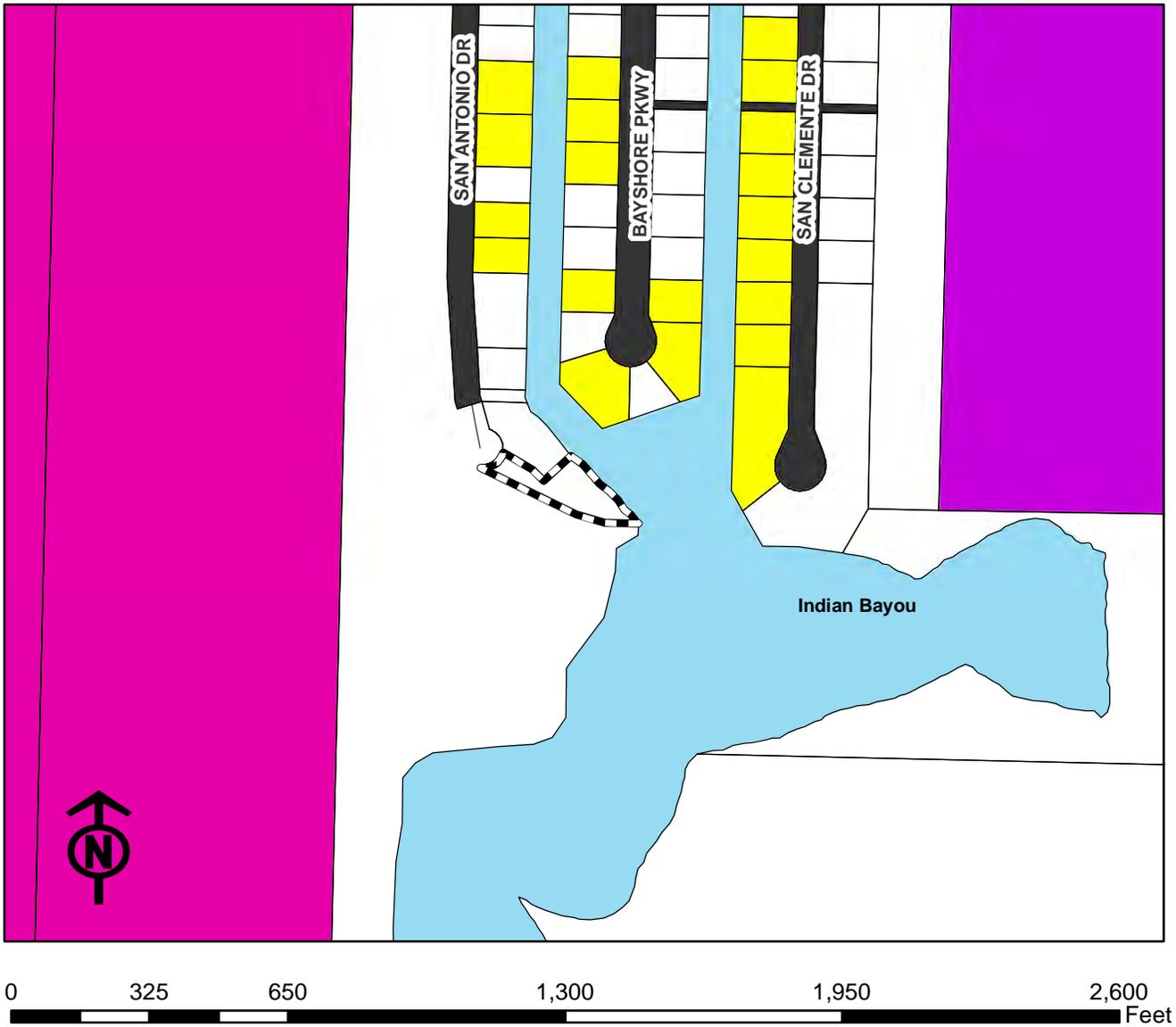


Legend

Pending Apr ZB	HCD	NB-C	P2	R1M-HON
Parcel Lines	HCD-APZ or CZ	NB-CON/REC	P2-APZ or CZ	R2
Streets	HCD-HON	NB-HD	P2-HON	R2-APZ or CZ
Sidewalks	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
				WATER

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2016-V-030 Existing Land Use

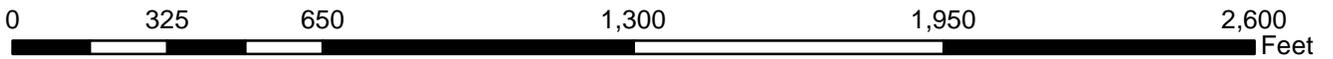


Legend

Pending Apr ZB	Commercial (COMM)	Recreation/Commercial (REC/COMM)
Parcel Lines	Industrial (INDUS)	Recreation/Open Space (REC/OS)
Streets	Institutional (INST)	Right of Way (ROW)
Sidewalks	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	

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2016-V-030
Aerial

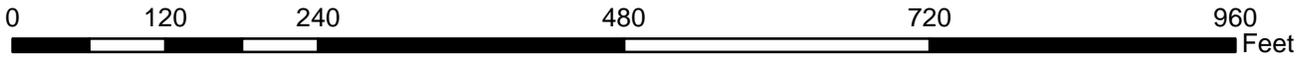


Legend

-  Pending Apr ZB
-  Parcel Lines
-  Streets
-  Sidewalks

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2016-V-030
Aerial

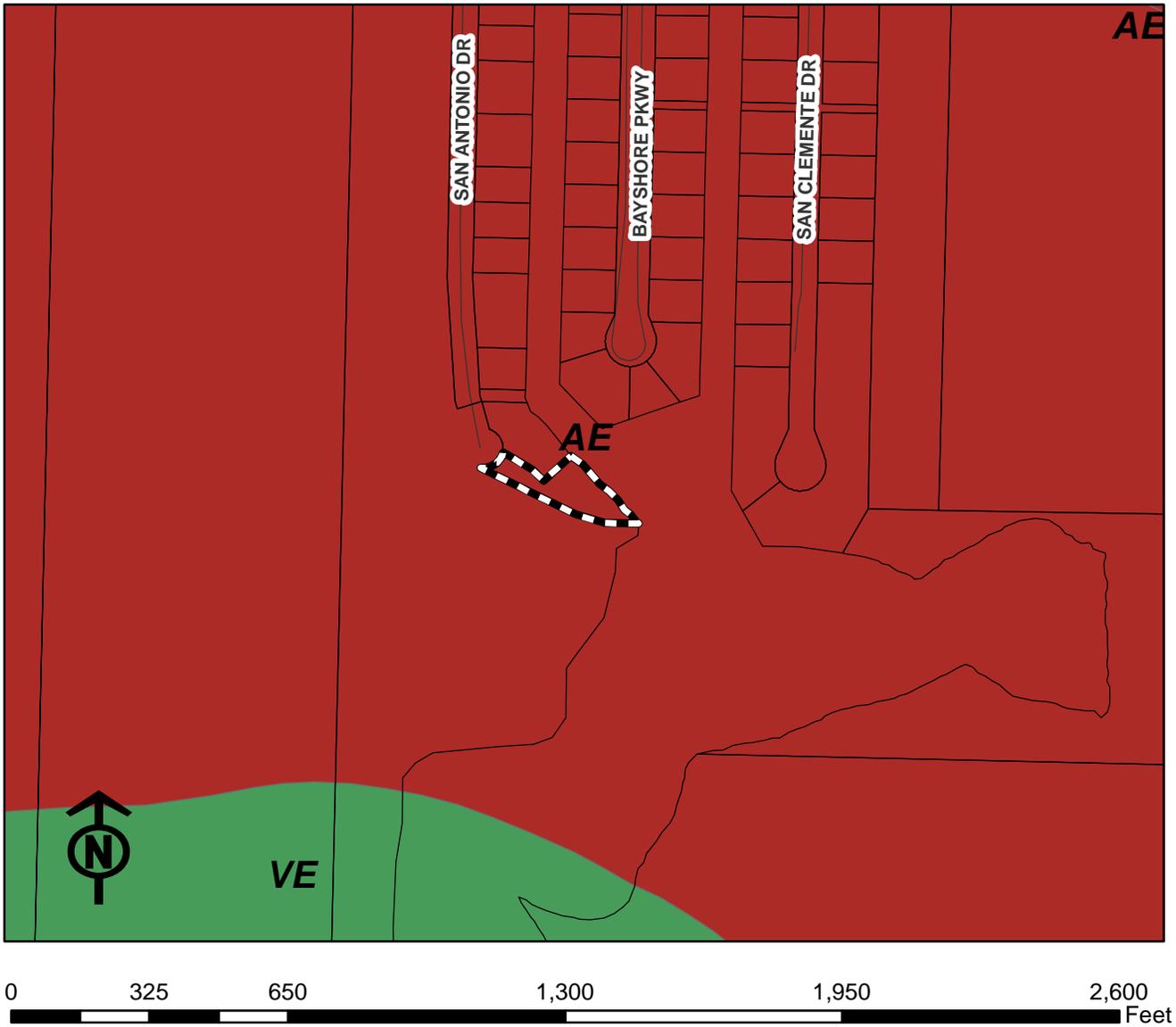


Legend

-  Pending Apr ZB
-  Parcel Lines
-  Streets
-  Sidewalks

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2016-V-030 Flood Zone Data



Legend

-  Pending Apr ZB
-  Parcel Lines
-  Streets
-  Sidewalks

DFIRM

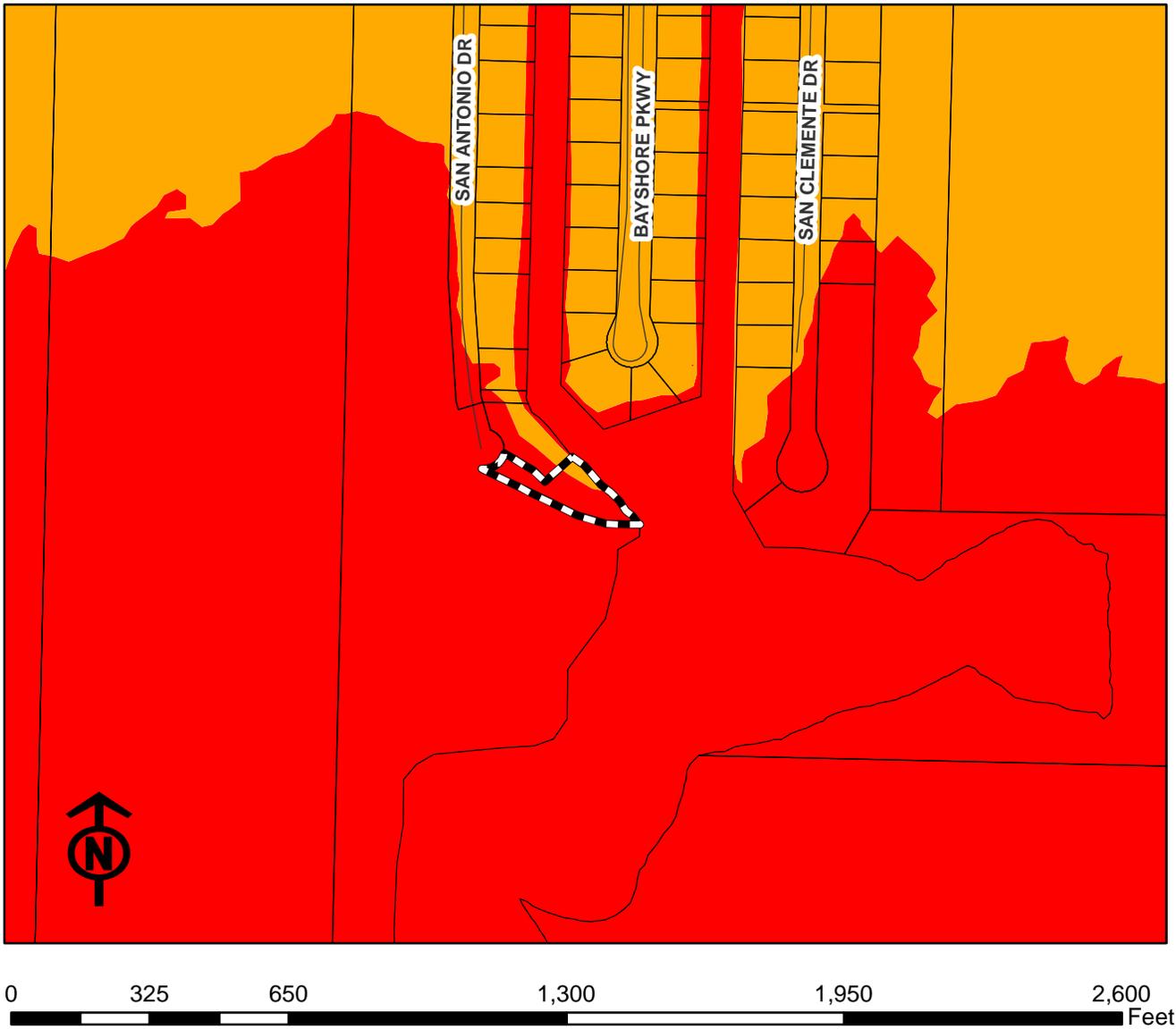
FLOOD_ZONE

-  0.2% Annual Chance of Flood (500 Year)
-  A - 1% Annual Chance of Flood - No BFE's
-  AE - 1% Annual Chance of Flood - BFE's
-  VE - A 1% Annual Chance of Flood - Storm Waves
-  Not in the FloodPlain

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2016-V-030 Storm Surge Data



Legend

 Pending Apr ZB

 Parcel Lines

 Streets

 Sidewalks

Storm Surge

Cat

 1

 2

 3

 4

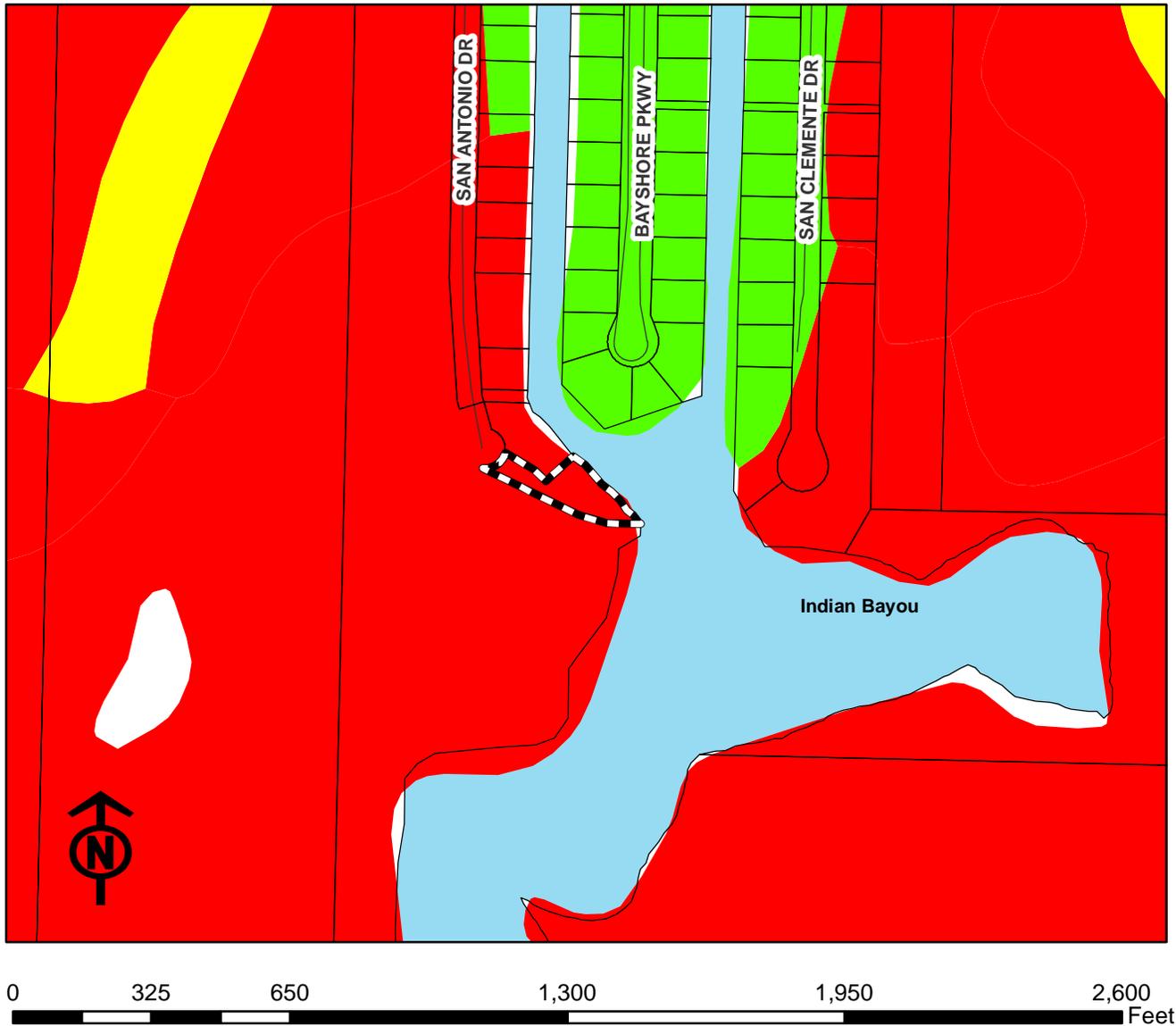
 5

 Contours

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2016-V-030
Soil-Based Wetlands Potential Data



- Legend**
-  Pending Apr ZB
 -  Parcel Lines
 -  Streets
 -  Sidewalks

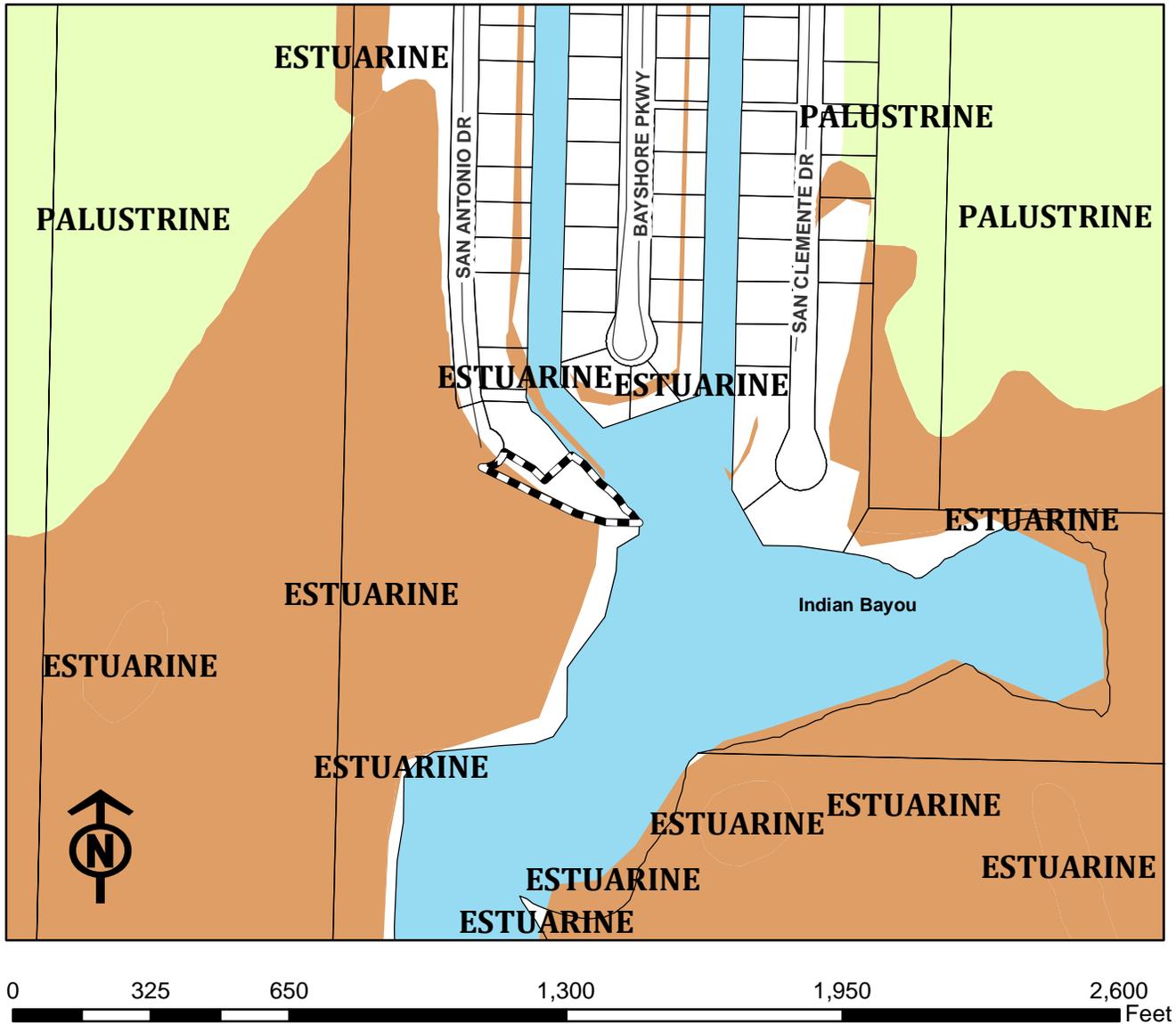
SOILS-based Potential Wetlands

HYDRIC CLASSIFICATION

-  All hydric
-  Partially hydric
-  Not hydric

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2016-V-030
National Wetlands Inventory Data



Legend

-  Pending Apr ZB
-  Parcel Lines
-  Streets
-  Sidewalks

NWI-based Potential Wetlands

DESCRIPT

-  ESTUARINE
-  LACUSTRINE
-  PALUSTRINE
-  RIVERINE
-  MARINE

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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>2016 -V- 030</u>	Date Received:	<u>3/17/16</u>
Review Fee:	<u>235 + 31.28</u>	Receipt No.:	<u>82</u>
Zoning District:	<u>R1</u>	FLUM Designation:	<u>GPRR</u>

± 0.495

VD# 1

**Property
Owner**

Property Owner Name: Mark Baxter

Address: 7573 Christie Street, Milton, FL 32583

Phone: 850-712-5455 Fax: _____

Email: floor.wizard@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 variance approvals.

Company: _____

Contact Name: Brandi Whitehurst

Address: 7620 Brook Forest Circle, Pensacola, FL 325114

Phone: 850-341-9132 Fax: _____

Email: brandiwhitehurst@gmail.com

**Property
Information**

Parcel ID Number(s): 041S290000007010000

-OR-

Street Address of property for which the Variance is requested:

2600 San Antonio Drive, Milton

Variance Request

What is the present use of the property? Vacant

Please describe the requested variance, including exact dimensions and purpose of the variance.
Reduce Shoreline Protection Zone setback from 50' to 25'

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

The narrowness of the lot, combined with a 50' setback make it impossible to build a "hurricane-resistant" home we desire without building on the boat ramp access

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.

Enforcing the bayou setback of 50' as opposed to the canal setback of 25' (which borders the property) makes the buildable area of this oddly shaped property much more narrow

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.

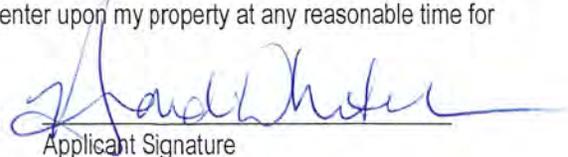
Yes No

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.

Brandi Whitehurst

Applicant Name (Type or Print)


Applicant Signature

March 17, 2016

Date

Title (if applicable)

March 17, 2016

Santa Rosa County Development Services
Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202
Milton, Florida 32583

Re: 2600 San Antonio Drive, Milton
Parcel ID: 041S29000007010000

Dear members of the Santa Rosa County Zoning Board,

My husband and I have been searching for a piece of waterfront property for three years. Having recently accepted a job in Santa Rosa County, I was overjoyed when we found a perfect lot in the county at 2600 San Antonio Drive, with access to Indian Bayou and Escambia Bay.

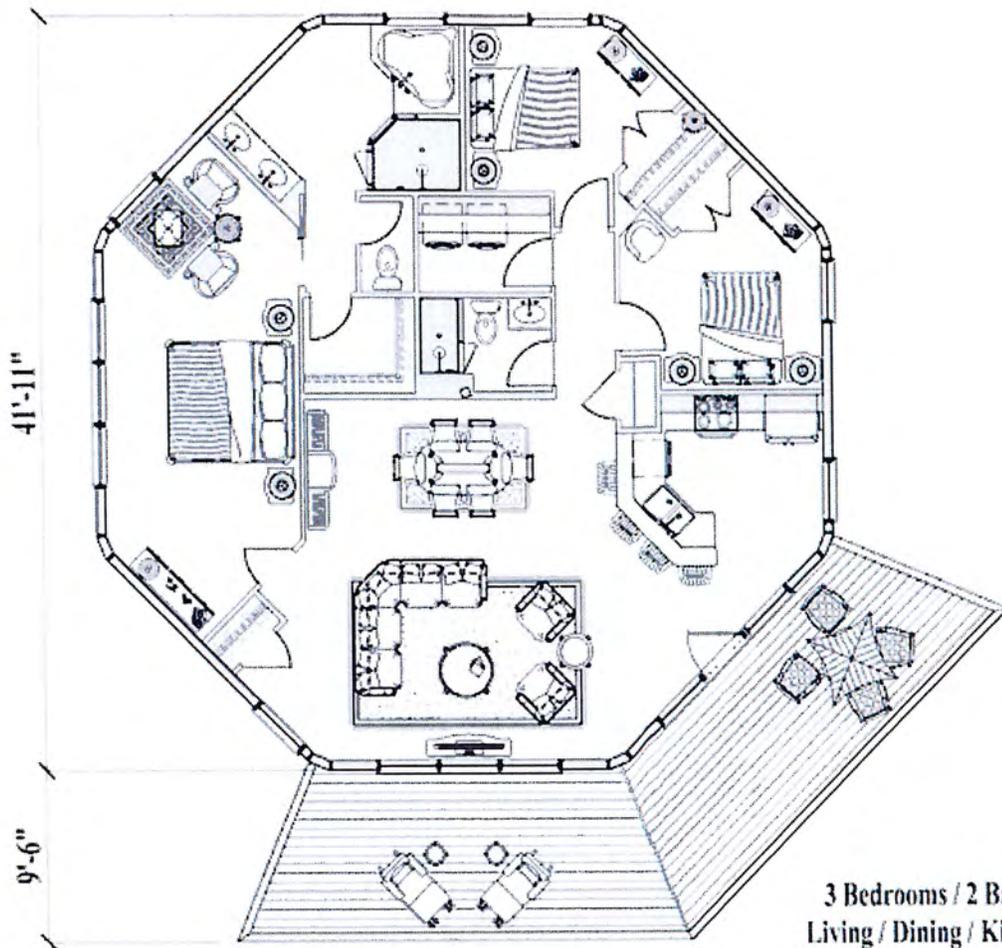
We have made an offer on this property, contingent on a 25' variance of the Shoreline Protection Zone setback. A 20' variance granted to the owner recently expired. It is our intent to build our retirement home on this location, in a hurricane-resistant design that complements other homes in the neighborhood. (See <http://www.topsiderhomes.com/hurricane-proof-homes.php>. There are two homes of this design in Monterey Shores subdivision.) A variance of 25' would allow us to build in the highest elevation of the lot and allow us to utilize the existing compacted road on the south side of the property to access the boat ramp.

Thank you for your consideration. We look forward to becoming residents of Santa Rosa County.

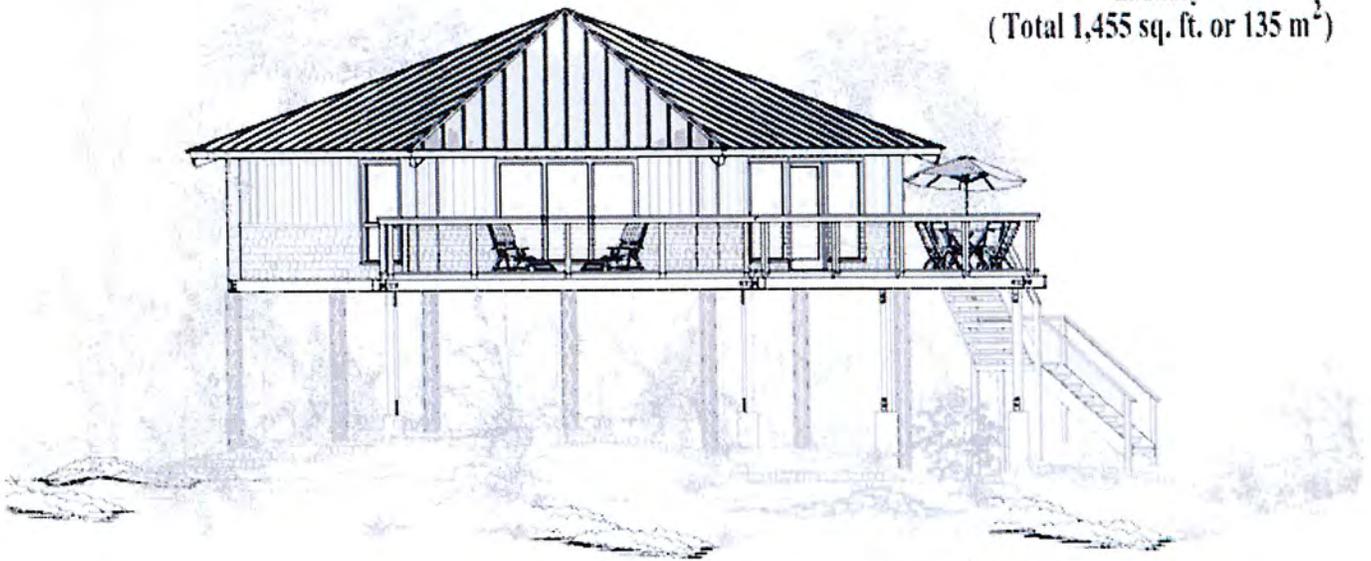
Sincerely,



Brandi Whitehurst



3 Bedrooms / 2 Baths
 Living / Dining / Kitchen
 Laundry
 (Total 1,455 sq. ft. or 135 m²)



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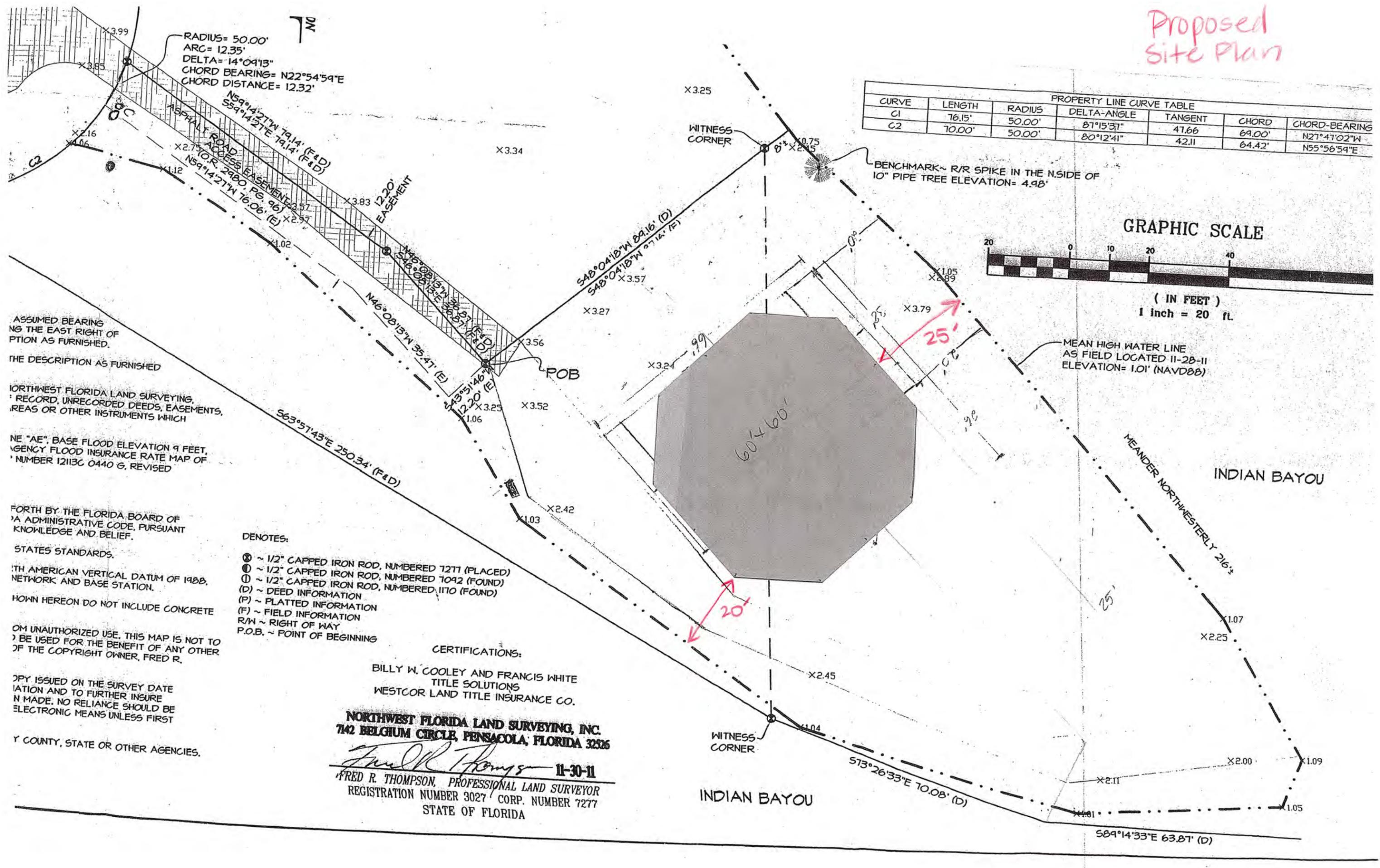
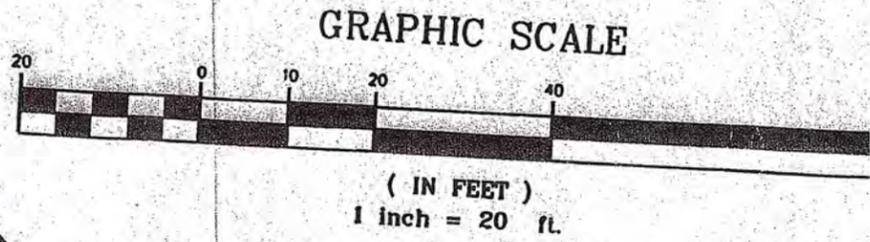
 [Next](#)



Click Here
 for a **No-Obligation**
Free Cost Estimate
 for this design built
 on your site

Proposed Site Plan

PROPERTY LINE CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA-ANGLE	TANGENT	CHORD	CHORD-BEARING
C1	76.15'	50.00'	87°15'31"	47.66	69.00'	N27°47'02"W
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- DENOTES:
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 - ⊙ ~ 1/2" CAPPED IRON ROD, NUMBERED 1092 (FOUND)
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BILLY W. COOLEY AND FRANCIS WHITE
TITLE SOLUTIONS
WESTCOR LAND TITLE INSURANCE CO.

NORTHWEST FLORIDA LAND SURVEYING, INC.
7142 BELGIUM CIRCLE, PENSACOLA, FLORIDA 32326

Fred R. Thompson 11-30-11
FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3027 CORP. NUMBER 7277
STATE OF FLORIDA

ASSUMED BEARING
AND THE EAST RIGHT OF
PORTION AS FURNISHED.

THE DESCRIPTION AS FURNISHED

NORTHWEST FLORIDA LAND SURVEYING,
A RECORD, UNRECORDED DEEDS, EASEMENTS,
AREAS OR OTHER INSTRUMENTS WHICH

NE "AE", BASE FLOOD ELEVATION 9 FEET,
AGENCY FLOOD INSURANCE RATE MAP OF
NUMBER 12113C 0440 G, REVISED

FORN BY THE FLORIDA BOARD OF
ADMINISTRATIVE CODE, PURSUANT
KNOWLEDGE AND BELIEF.

STATES STANDARDS.

WITH AMERICAN VERTICAL DATUM OF 1988,
NETWORK AND BASE STATION.

SHOWN HEREON DO NOT INCLUDE CONCRETE

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