



**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-051**

**Project Name:** N/A

**Applicant and/or  
Property Owner:** Joseph & Lana Passman

**Representative:** Joseph & Lana Passman

**Request:** Variance request to allow three potbellied pigs and one Kunekune pig to be kept as pets in a R1M (Mixed Residential) zoning district. (LDC 6.04.19)

**Zoning District:** R1M (Mixed Residential Subdivision)



**Part I. General Information:**

**Project/Applicant:** Joseph and Lana Passman  
**Representative:** Joseph and Lana Passman  
**Location:** 5305 Yancy Dr. Pace, FL, 32571  
**Parcel(s):** 02-1N-29-1295-00600-0160  
**Zoned:** Single Family Residential (R1)  
**Request:** Variance request to allow three potbellied pigs and one Kunekune pig to be kept as pets in a R1M (Mixed Residential) zoning district. (LDC 6.04.19)  
**District:** Commissioner District #1  
**Current Conditions:** Residence –**This is a code compliance case (2016-ZV-119)**

**Part II. Land Development Code Criteria:**

**6.04.00 GENERAL PROVISIONS**

6.04.19 Livestock: Livestock shall not be kept in any recorded subdivision located in a residentially zoned district. However the keeping of horses shall be allowed in a recorded subdivision where the restrictive covenants provide for the keeping of horses. Additionally, horses may be kept in any recorded subdivision on a parcel two acres in size or greater, providing that the restrictive covenants do not prohibit the keeping of horses.

“Livestock” shall include all animals of the equine, bovine, or swine class, including goats, sheep, mules, horses, hogs, cattle, ostriches, and other grazing animals. Any uses existing at the time of adoption of this provision will not be considered lawful nonconforming uses and must comply with this provision.

**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 a variance to allow four pigs to be kept as pets in a RIM zoning district. This is a code compliance case. This is a recorded subdivision without a Homeowner's Association and zoned R1M.**

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

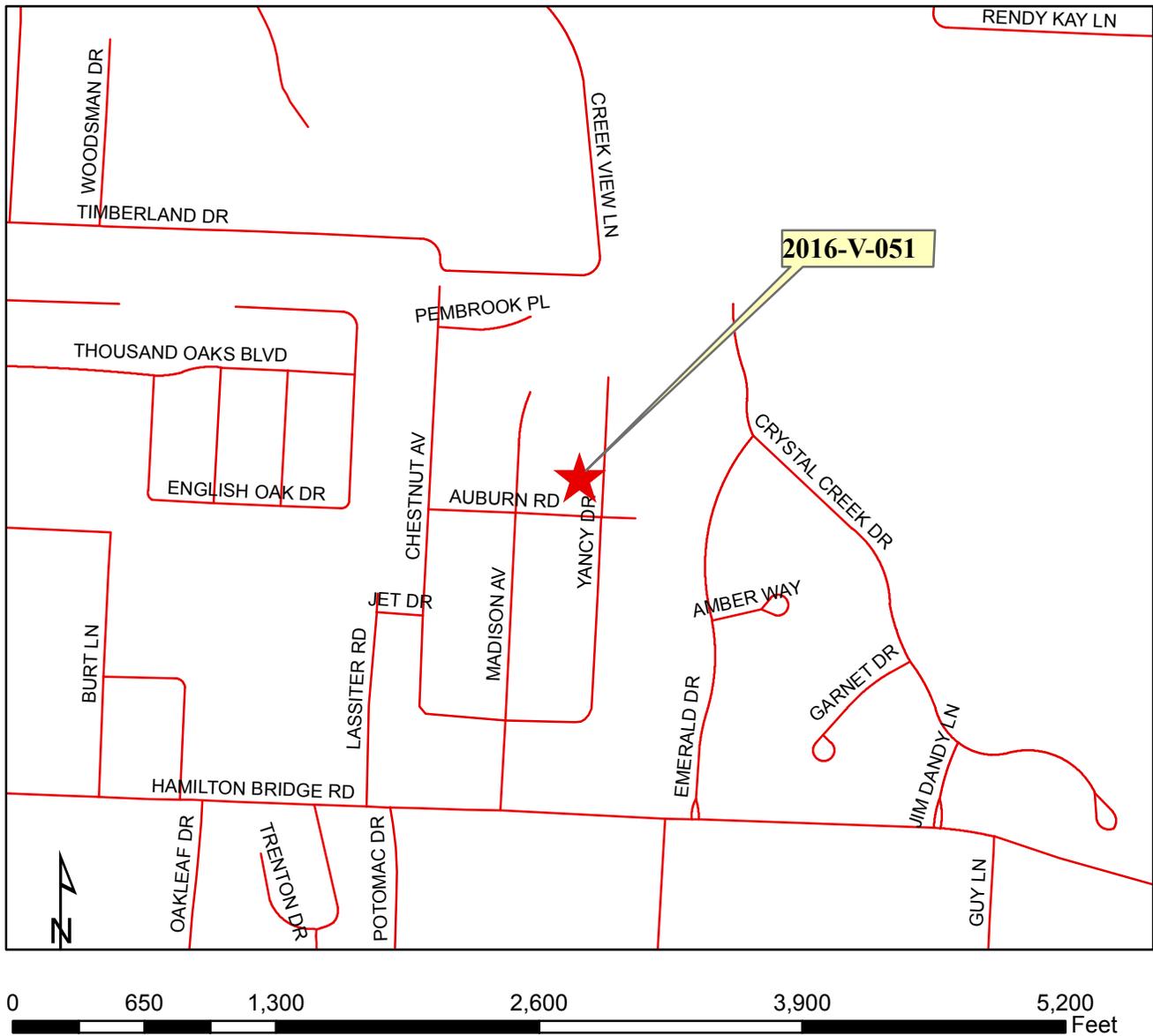
**Staff Analysis:** The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

**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.



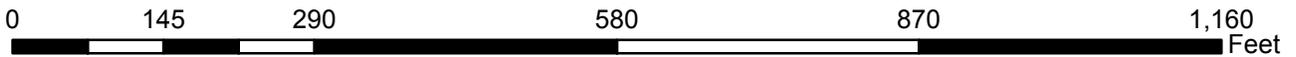
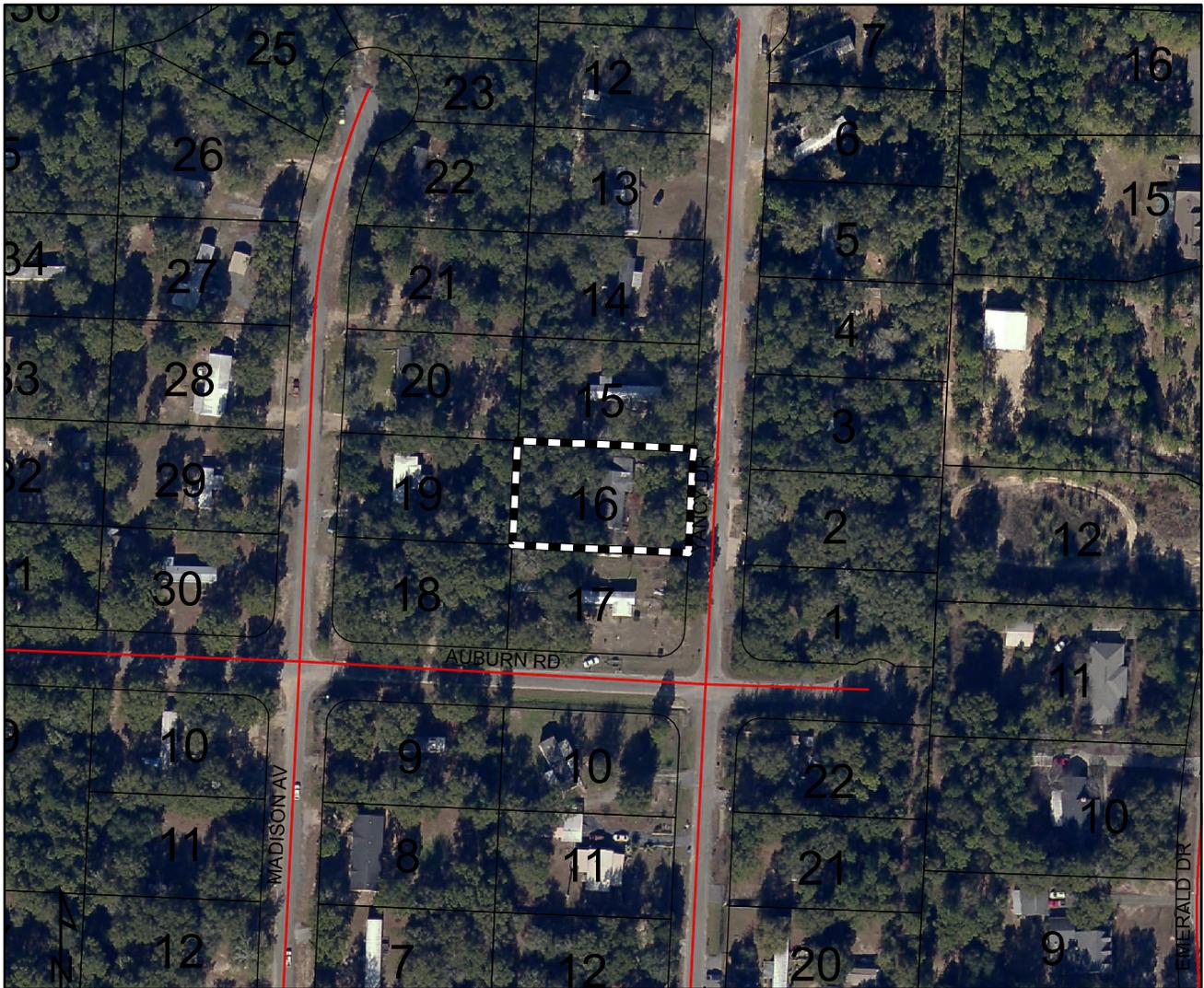
# 2016-V-051 Location



**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-051  
2014 Aerial



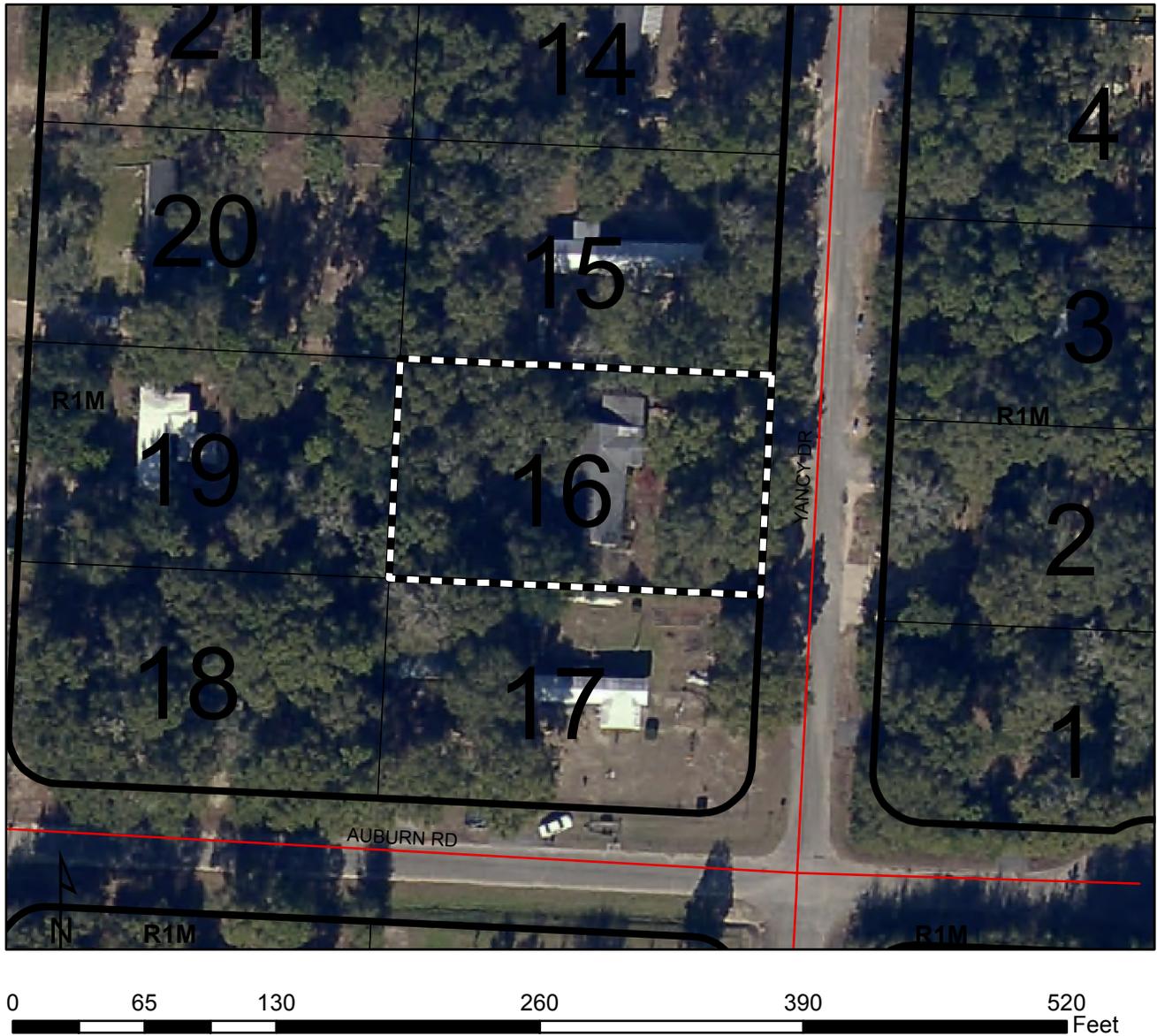
Legend

 Pending Aug ZB

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-051  
2014 Aerial



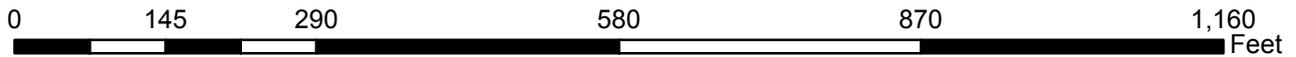
Legend

 Pending Aug ZB

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-051 Existing Land Use



### Legend



Pending Aug ZB

### Existing Land Use

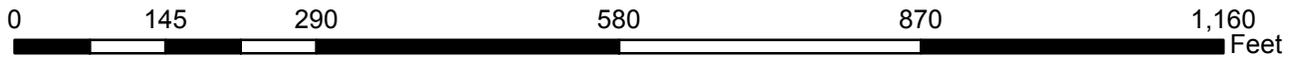
#### Category

- |                                    |                                  |
|------------------------------------|----------------------------------|
| 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                            |

### 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-051 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)		

**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.



# 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

## Variance Application

\* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2016-V-051</u>	Date Received: <u>6/29/16</u>
Review Fee: <u>235 + 17.70</u>	Receipt No.: _____
Zoning District: <u>R1M</u>	FLUM Designation: <u>SFR</u>

**Property Owner** ± 0.449 VD#1  
 Property Owner Name: Joseph L Passman & Lana M Passman  
 Address: 5305 Yancy Dr  
Pace, FL 32571

Phone: 850-382-1472 Fax: \_\_\_\_\_

Email: lanapassman@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: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

### Property Information

Parcel ID Number(s): 02-1N-29-1295-00600-0160

-OR-  
Street Address of property for which the Variance is requested:

5305 Yancy Dr Pace, FL 32571

**Variance Request**

What is the present use of the property? Residence

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

to allow me to keep my potbellied pig pets & my Kune Kune pig pets. Our family loves our pigs we've raised them from babies.

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

I've raised all 4 of my pigs since 2 days to 2 weeks old, they've been a wonderful part of our lives. Each of them were inside pets for the first 8 months of life.

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.

If this ends badly I will have to give up my family pets or my home. It's a community that we love.

**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.

Lana M Passman  
Applicant Name (Type or Print)

Dana M Passman  
Applicant Signature

\_\_\_\_\_  
Title (if applicable)

06/24/2016  
Date

06/24/2016

To whom this may concern,

Hello my name is Lara Passman I am 40 years old, I was born in Milton FL and lived here most of my life. My husband and I bought our home here many years ago. Approx two years ago my husband bought me a two week old potbellied pig. We named him Simon, We absolutely fell in love with him! We then decided Simon needed a friend so we then brought Mia into our home again she was 2 weeks old they are the best of friends!. Dr. Hillman has helped me so much along the way, with shots, neutering, removing needle teeth ect.

I also a year ago learned of a rare breed that I have come to love, KuneKune Pigs in the 70's were on the endangered species list.

I've raised two KuneKune's Gypsy & Sunshine since they were 2 days old. I bottle fed each and potty trained until they were big enough to be outside.

They are brother & sister.

Pigs are very therapeutic, they help calm you when you're upset. They happily greet you when you come home.

My husband and I are raising our eight year old grandson and he truly loves our pets as well.

Pigs are extremely intelligent creatures and prefer to be clean and love soft blanket/pillows.

Pigs actually bond much like humans do and bond very closely to humans.

I have two compost to help keep my pen clean and also help my vegetable garden.

I plead with the council please allow my family to keep our pets. My grandson goes to the same Elementary School I went too, we love this community.

Our family all live here, it is a wonderful place to raise children, we don't want to move.

Thank you for your time and please consider allowing my family to keep our family pets our babies

Sincerely, Jam M Bisma

Case Number 2016-ZV-119

**Violation Information**

Case Number: **2016-ZV-119**  
Date Reported: **04/20/2016**  
Officer Assigned: **(13) Bobby Burkett**

**Violator Name / Address**

Name (First, Last): **CURRENT RESIDENT OR TENANT**  
Address: **5305 YANCY DR**  
City, St, ZIP: **PACE FL 32571**  
Contractor Number:  
Phone Number:

**Violation Location**

Parcel Number **021N291295006000160**  
1:  
Parcel Number  
2:  
Zoning **(PPR) Pace-Pea Ridge Area: Area**  
City Zone 1: **R1M**  
City Zone 2:

**Violator Business Name / Address**

Business Name:  
Physical Address:  
City, St, ZIP  
Mailing Address:  
City, St, ZIP:

Address of **5305 YANCY DR**  
Violation:  
City, St, ZIP: **PACE, FL 32571**  
Side Street 1:  
Side Street 2:

**Ordinance / Articles**

Ordinance:  
Article 1: Article 3:  
Article 2: Article 4:

Violations

Code Description  
**94 Livestock violation**

Fees & Actions

Date Served: **04/25/2016** Action Taken:  
Comply by: **05/12/2016 04/25/16: COURTESY LETTER SENT TO**

**BOTH OWNER AND CURRENT RESIDENT RE  
LIVESTOCK VIOLATION.**

Amount: **0.00**

Citations

Property Owner Information

Business Name:

WILLIAM BRUCE  
Name: & TONI RAE  
WILSON

Mailing Address: 7751 RIVER RD  
MILTON FL 32583

Physical Address: 5305 YANCY DR  
City, St, ZIP PACE FL 32571

Phone Number:

Complaint Information

Name: ANONYMOUS

Address:

Phone Number:

Email:

Complaint made  
by: Phone

Case Number 2016-ZV-119

Rechecks Scheduled:

#	Scheduled Date	Officer	Notes
---	----------------	---------	-------

1)	08/12/2016	13 - Bobby Burkett	
----	------------	-----------------------	--

Rechecks Performed:

#	Scheduled Date	Recheck Date	Officer	Notes
---	----------------	--------------	---------	-------

1)	05/12/2016	05/13/2016	13 - Bobby Burkett	
----	------------	------------	-----------------------	--

2) 06/06/2016 06/06/2016 13 - Bobby  
Burkett  
3) 07/08/2016 07/08/2016 13 - Bobby  
Burkett

**Dates:**

Opened: **04/20/2016**  
Closed:  
Reopened:

**Status:**

Status: **Active** Watch List?  
Reason:

**Comments:**

04/20/16 - LIVESTOCK VIOLATION. Per anonymous complainant, residents have about 10 pigs in their backyard. They have built pens for them, but the smell is awful. This is a recorded subdivision without a Homeowner's Association and zoned R1M.

04/21/16 - On site, spoke with owner and notified them of violation. Will send C.L. 15 days. BB

05/13/16: On site, all but 2 pigs have been removed. Owner asked for ext. to relocate or get a variance for the last 2 pigs. Will R/C 15 days. BB

06/06/16: On site, spoke with owner she stated that she is waiting on paperwork from Darliene Stanhope for variance application. Verified with Darliene. Will R/C 30 days. BB

07/08/16: Per Darliene Stanhope the application for a variance has been received. Will put case on hold pending outcome. Meeting scheduled for August 11. BB

**Status & Transaction Change History:**

IDNO	DATE	NOTES
------	------	-------