



**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-054

Project Name: Horizon Sunrooms

**Applicant and/or
Property Owner:** Patrick Broadus

Representative: David Rademacher of Horizon Sunrooms

Request 1: Variance to reduce the rear setback requirement from 25 feet to 13 feet to accommodate a glass sunroom (LDC 6.05.08.I.4)

Zoning District: R2 (Medium Density Residential)

Part I. General Information:

Project/Applicant: Patrick Broadus
Representative: David Rademacher of Horizon Sunrooms
Location: 1340 Tiger Lake, Gulf Breeze, FL
Parcel(s): 28-2S-28-5436-00000-0630
Zoned: Medium Density Residential (R2)
Request 1: Variance to reduce the rear setback from 25 feet to 13 feet to accommodate a sunroom. (LDC 6.05.08.I.4)
District: Commissioner District #5
Current Conditions: Residence

Part II. Land Development Code Criteria:

6.05.08 R-2 - Medium Density Residential District

I. Minimum Required Setbacks:

4. Rear Setback: Every lot or project parcel shall have a rear building setback of not less than ten (10) feet in depth, unless the rear yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet. See Section 2.10.03 for exceptions.

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 relief from the section of the Ordinance which regulates the placement of structures on a lot. The applicant is seeking to reduce the rear setback to accommodate a sunroom.

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.

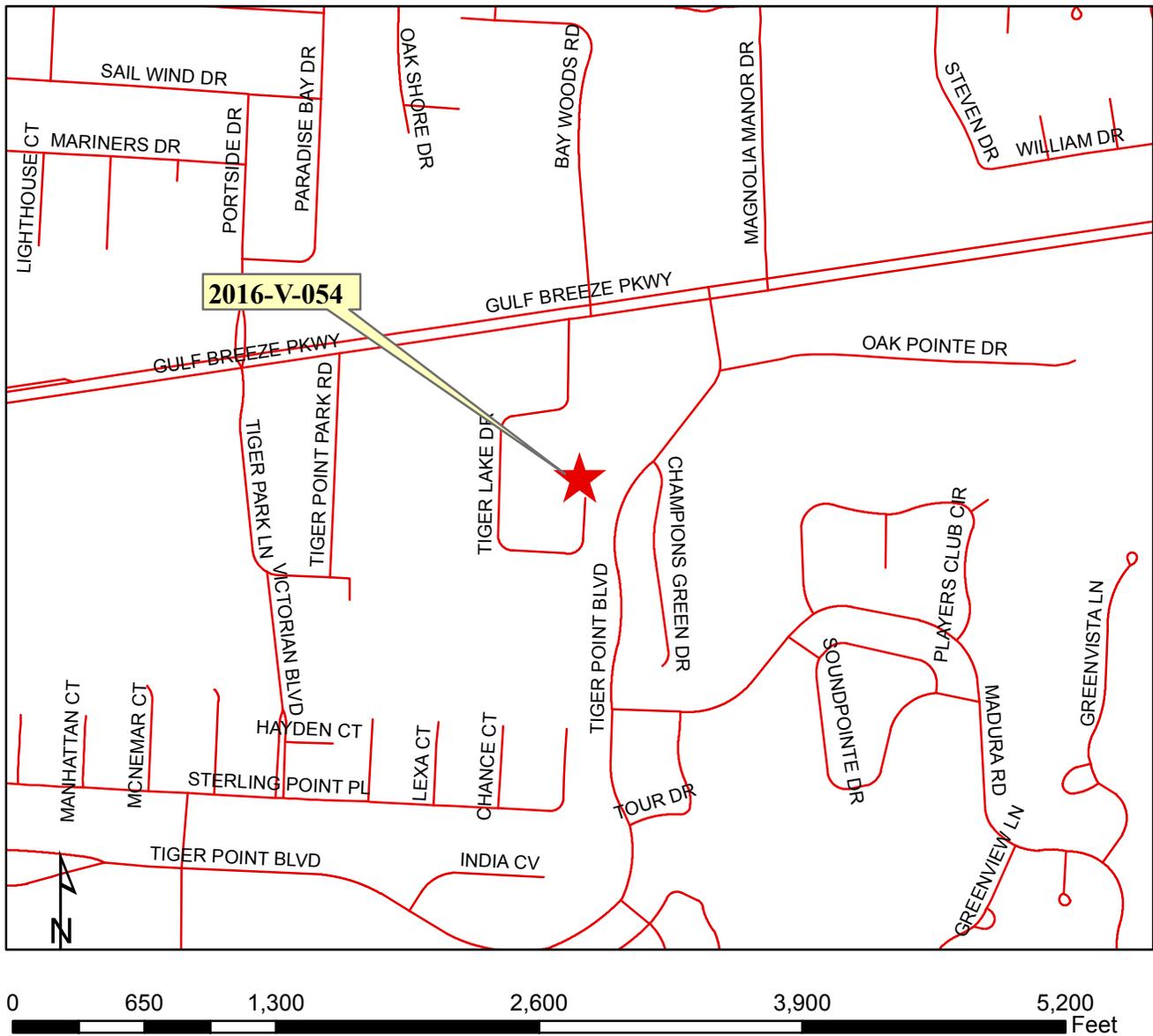
Is this criterion met? N/A

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?

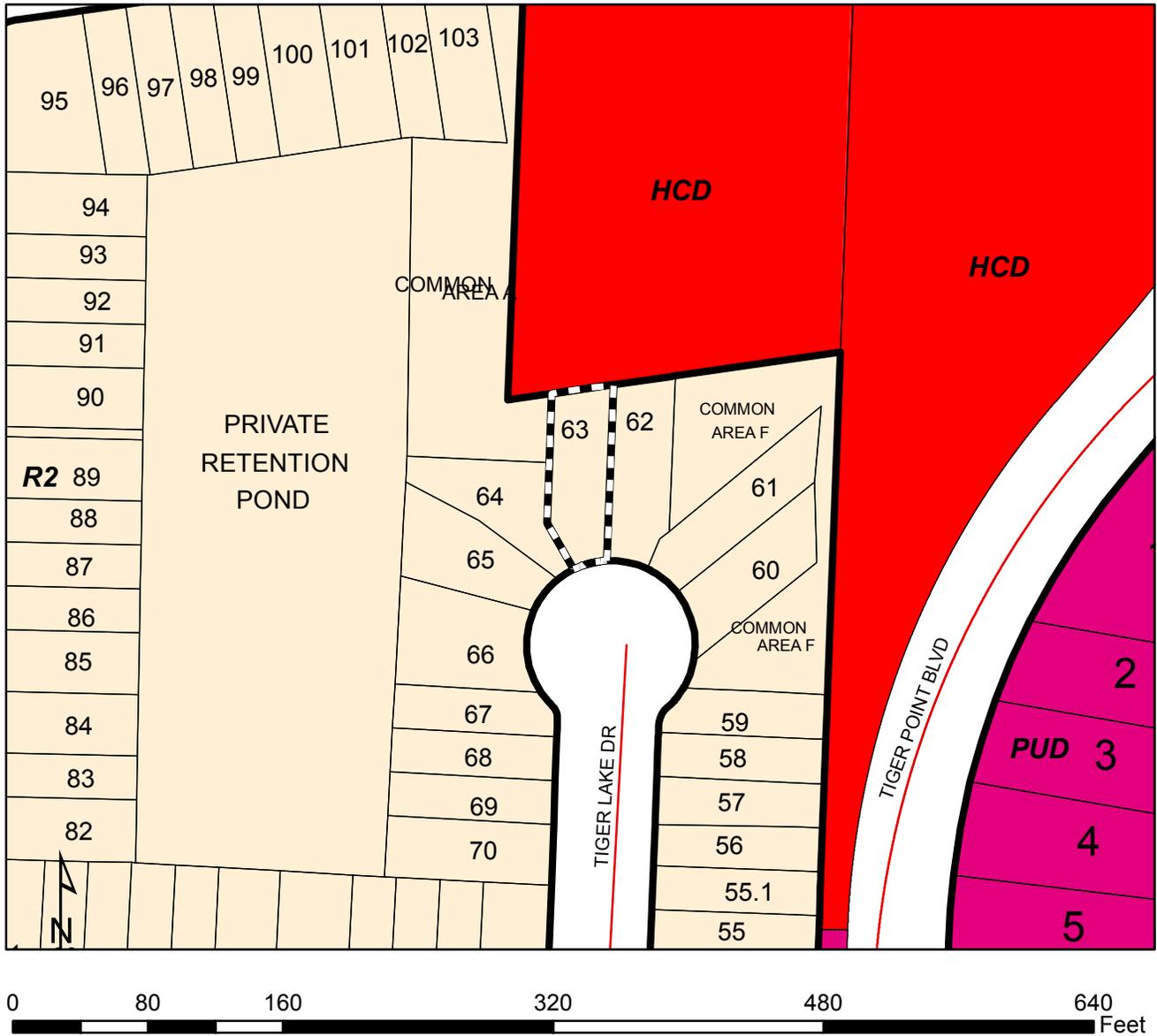
It is not anticipated that there will be any potential building code issues.

2016-V-054 Location



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2016-V-054 Zoning



Legend



Pending Aug 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

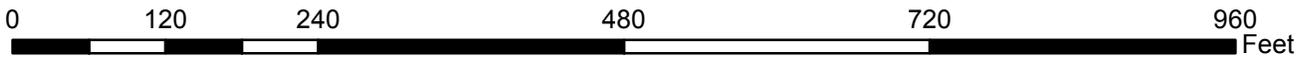
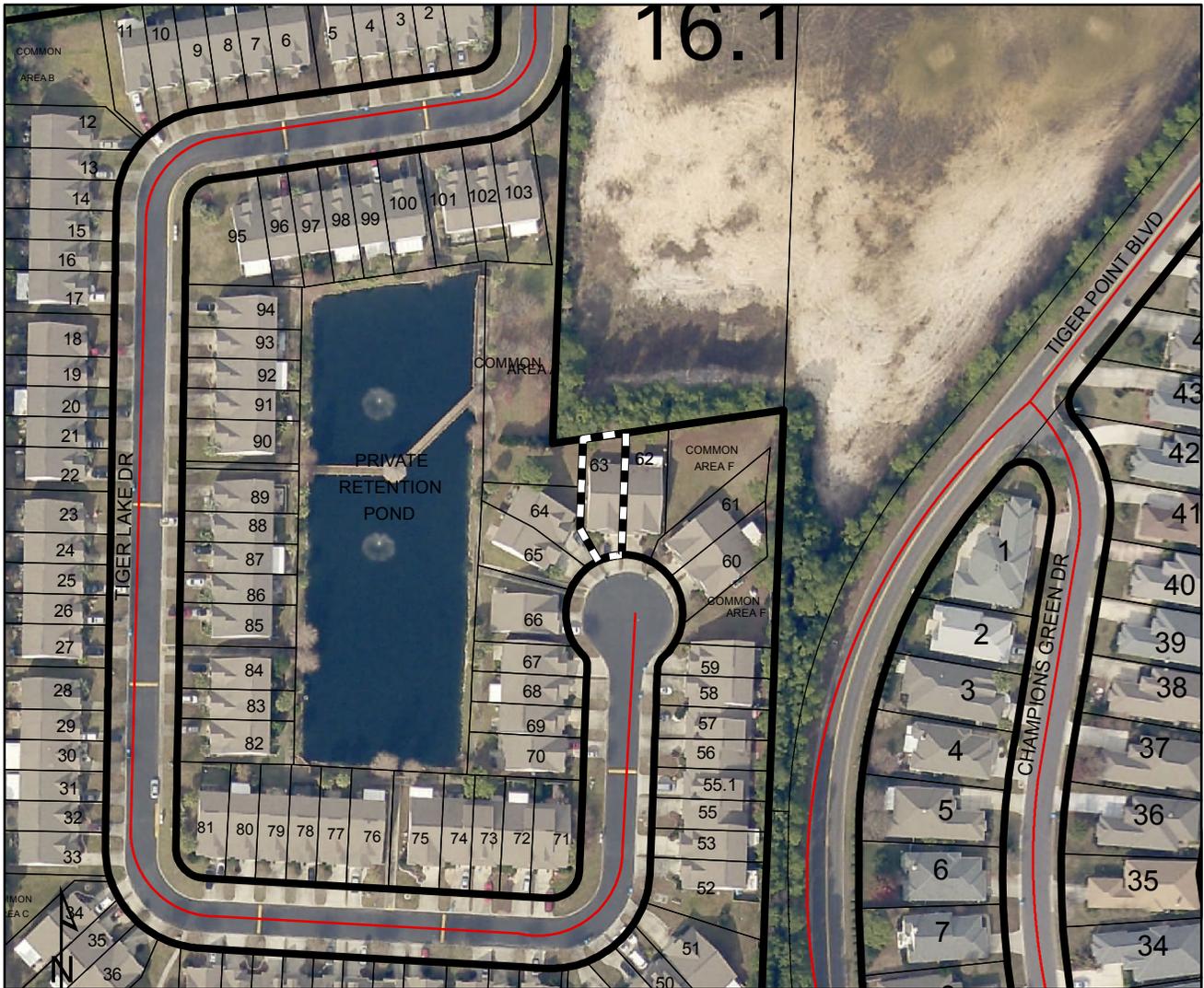
- NC
- NC-APZ or CZ
- NC-HON
- P1
- P1-HON
- P2
- P2-APZ or CZ
- P2-HON
- PBD
- PID
- PUD
- R1
- R1-APZ or CZ
- R1-HON
- R1A
- R1A-HON

- 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-V-054
2014 Aerial

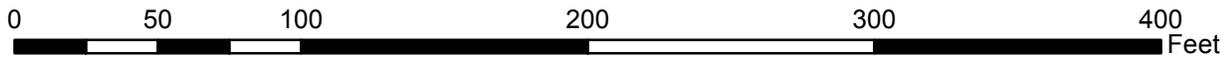


Legend

 Pending Aug ZB

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2016-V-054
Closeup Aerial



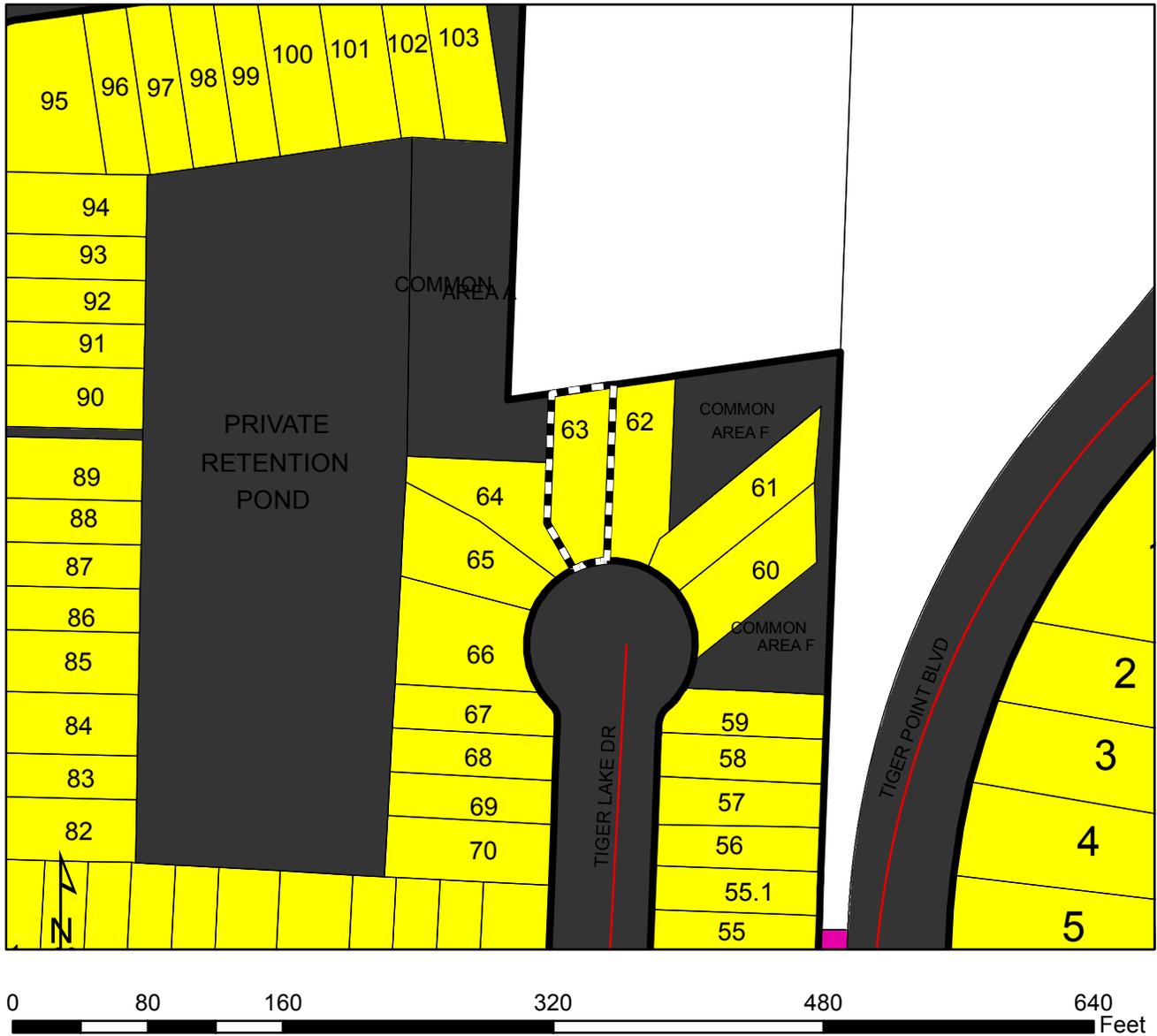
Legend

 Pending Aug ZB

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2016-V-054 Existing Land Use



Legend

Existing Land Use

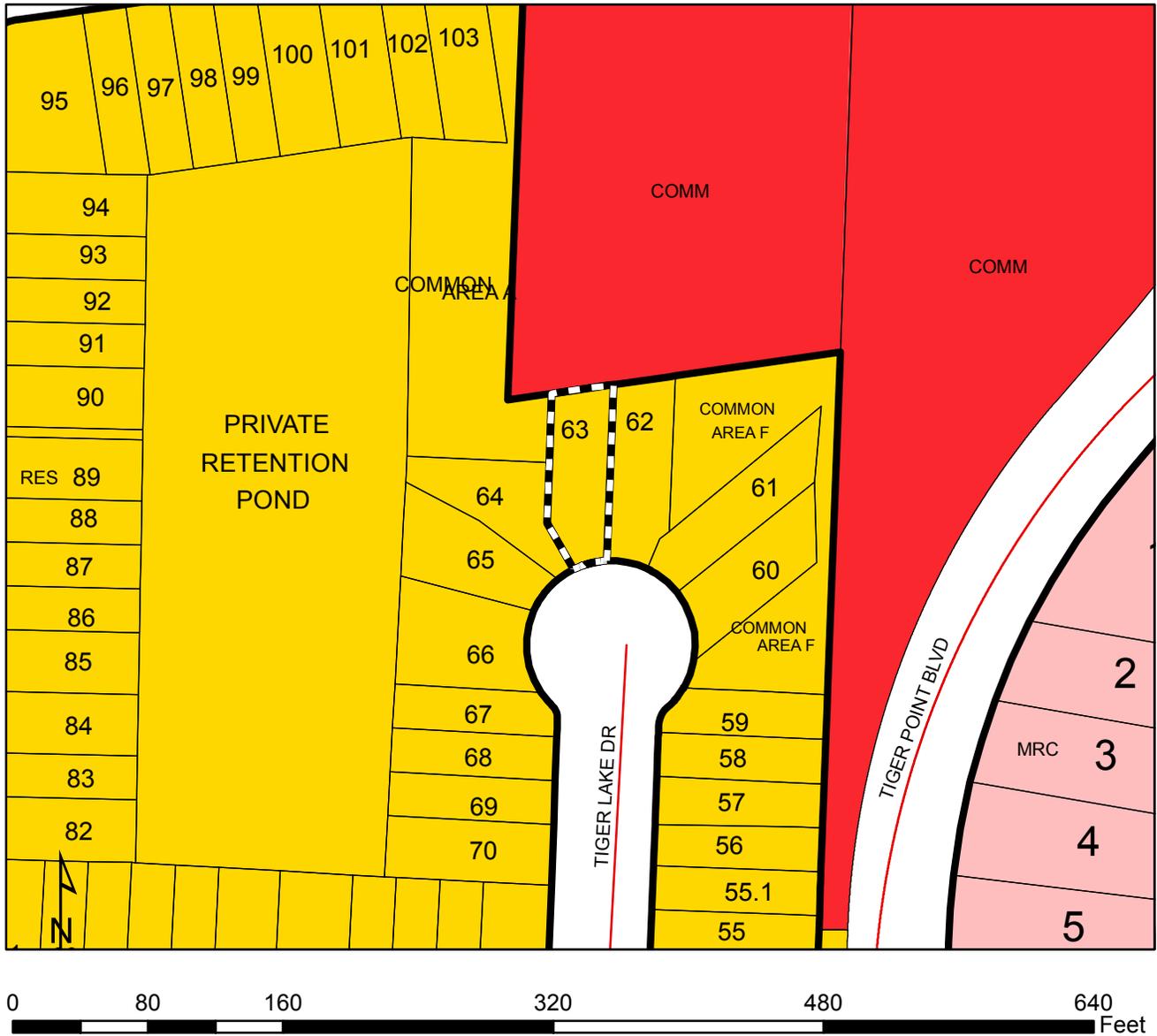
Category

- | | |
|------------------------------------|----------------------------------|
| 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 |
| | Pending Aug ZB |

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2016-V-054 Future Land Use



Legend

 AGRICULTURE (AG)	 MIXED RESIDENTIAL COMMERCIAL (MRC)
 SINGLE FAMILY RESIDENTIAL (SFR)	 NAVARRE BEACH COMMERCIAL (NBCOMM)
 MEDIUM DENSITY RESIDENTIAL	 NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
 RESIDENTIAL (RES)	 NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
 COMMERCIAL (COMM)	 NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
 CONSERVATION/RECREATION (CON/REC)	 NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
 GP SINGLE FAMILY RESIDENTIAL (GPSFR)	 NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
 GP RURAL RESIDENTIAL (GPRR)	 NAVARRE BEACH UTILITIES (NBU)
 BAGDAD HISTORIC DISTRICT (HIS)	 CITY
 INDUSTRIAL (INDUS)	 RAIL
 MARINA (MARINA)	 WATER
 MILITARY (MIL)	

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Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

John T. "Tim" Tolbert
Building and Fire Official

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2016 -V- 054</u>	Date Received: <u>6/30/10</u>
Review Fee: <u>235 + 24.78</u>	Receipt No.: _____
Zoning District: <u>R2</u>	FLUM Designation: <u>RES</u>

+ 0.25 VO: #5

Property Owner Property Owner Name: PATRICK BROADUS

Address: 1340 TIGER LAKE DR
GULF BREEZE, FL 32563

Phone: 850-470-8002 Fax: _____

Email: BROADUS@BELLSOUTH.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 variance approvals.

Company: HORIZON SUNROOMS

Contact Name: DAVID RADRMACHER

Address: 1257 W NINE MILE RD
PENSACOLA, FL 32534

Phone: 969-0697 Fax: ~~969~~ 969-0597

Email: ADMIN@HORIZONSUNROOMS.NET

Property Information Parcel ID Number(s): 28-25-28-5436-0000-0630

-OR-

Street Address of property for which the Variance is requested:
1340 Tiger Lake Drive, Gulf Breeze, fl 32563

What is the present use of the property? PRIVATE RESIDENTIAL

Variance Request

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

RESPECTFULLY REQUEST A 12" FOOT
VARIANCE IN ORDER TO BUILD A
12' X 20' GLASS SUNROOM

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

THE STATED BUILDING SETBACK LINE IS
25' THE NEW GLASS SUNROOM WILL TAKE
UP 12' OF SAID SETBACK

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.

THE GLASS SUNROOM IS FOR OUR SON
WITH DISABILITIES TO ENJOY THE VIEW OF
THE LAKE + SURROUNDINGS. PLUS THIS IS THE
ONLY PLACE AN ADDITION CAN BE BUILT

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.

<u>DAVID RADEMACHER</u>	
Applicant Name (Type or Print)	Applicant Signature
<u>PRESIDENT</u>	<u>6-30-16</u>
Title (if applicable)	Date

28-2S-28-0000-01601-0000

COMMON AREA A

COMMON AREA F

ENTION

20 25
12 63 12

Tiger Point

62

104'x36'

104.16

120.39

61

64

73.52

65

105.32

60

84.97

94.48

COMMON AREA F

66

89.87

28-2S-28-5436-00000-ROAD

TIGER LAKE DR

100

67

59

100

68

58

0 41 82 123 164 ft

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. Date printed: 06/29/16 : 09:57:43

28-2S-28-0000-01601-0000

COMMON
AREA A

ENTION

COMMON
AREA F

Tiger
Point

104'x36'

120.39

104.16

61

63

64

73.52

65

105.32

60

84.97

94.48

COMMON
AREA F

66

28-2S-28-5436-00000-ROAD

89.87

100

67

59

100

68

58

TIGER LAKE DR

0 41 82 123 164 ft

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Date printed: 06/29/16 : 09:57:43

28-2S-28-0000-01601-0000

COMMON AREA A

COMMON AREA F

ENTION

Tiger Point

104' x 36'

COMMON AREA F

28-2S-28-5436-0000-ROAD

TIGER LAKE DR

0 41 82 123 164 ft

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Broadus, Patrick (Wealth Mgmt MS)

To: ray@horizonhs.net
Subject: Application for Variance for 1340 Tiger Lake Drive, Gulf Breeze, FL 32563

To: Santa Rosa County
Application for Variance.

Please accept this as my authorization to have Horizon apply on my behalf for a variance in order to construct a Sun Room at 1340 Tiger Lake Dr., Gulf Breeze, FL 32563.

Thank you,

Notary:

Barbara Dawkins
6/30/14



Simplify - Consolidate - Plan - Implement - Monitor

Patrick W. Broadus
Pat

Patrick W. Broadus, *CRPC®*, *RICP®*

NMLS# 1312647

Financial Advisor
Chartered Retirement Planning Counselor
Retirement Income Certified Professional
Assistant Vice President

Morgan Stanley Wealth Management

Please visit my web site at
<http://www.morganstanleyfa.com/patrick.broadus>

Branch 514, Pensacola
Direct 850-470-8002