



**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-055

Project Name: N/A

**Applicant and/or
Property Owner:** Shane Davis

Representative: Shane Davis

Request 1: Variance to reduce the side setback
requirement from 15 feet to 5 feet to
accommodate a car port (LDC 6.05.02.I.3)

Zoning District: AG-RR (Agriculture/Rural Residential)

Part I. General Information:

Project/Applicant: Shane Davis
Representative: Shane Davis
Location: 2089 Brownsdale Loop Road, Jay, FL
Parcel(s): 03-4N-30-0000-00701-0000
Zoned: Agriculture/Rural Residential (AG-RR)
Request 1: Variance to reduce the side setback from 15 feet to 5 feet to accommodate a sunroom. (LDC 6.05.08.I.4)
District: Commissioner District #3
Current Conditions: Residence

Part II. Land Development Code Criteria:

6.05.02 AG-RR – Rural Residential Agriculture District

I. Minimum Required Setbacks:

3. Side Setback: There shall be a side building setback on each side of every main building of not less than ten (10) percent of the lot width when measured at the minimum front setback line to a maximum of fifteen (15) feet. For irregularly shaped lots and lots fronting on cul-de-sacs and curves, the side building setback shall be ten (10) percent of the average of the street frontage width and the rear lot line length. Modifications to this requirement shall be in accordance with Section 2.10.04.

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 side setback to accommodate a car port.

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.

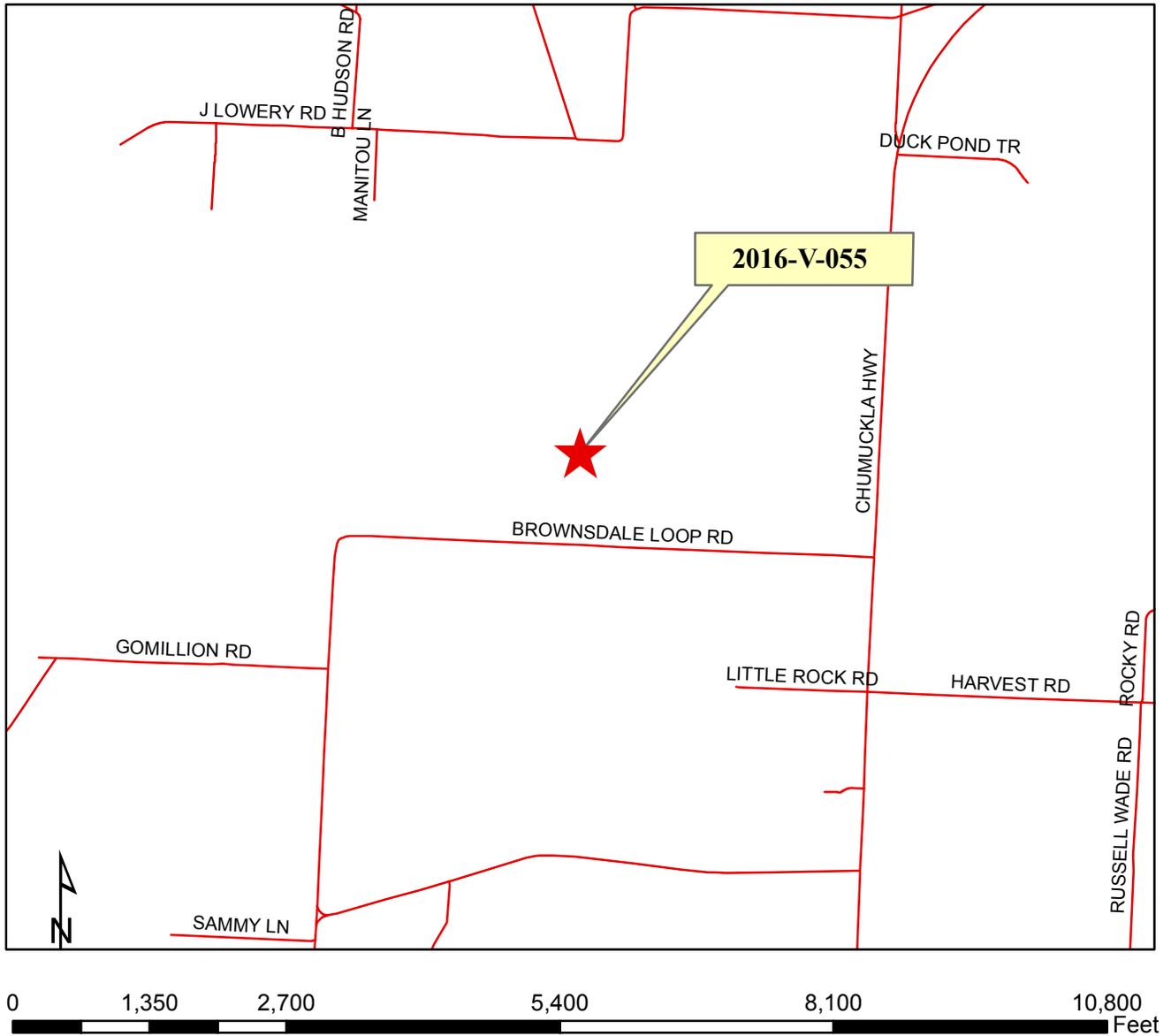
Is this criterion met? N/A

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-055 Location



Disclaimer:
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2016-V-055 Zoning



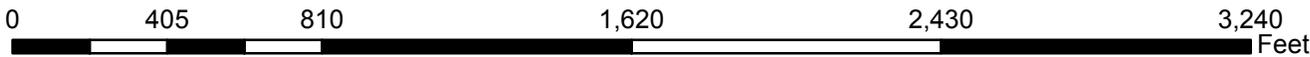
Legend

 Pending Aug ZB

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2016-V-055
2014 Aerial

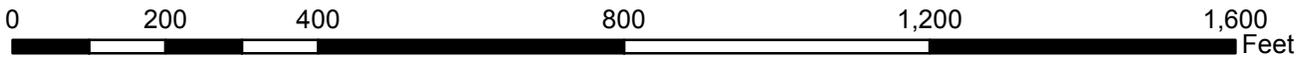


Legend

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2016-V-055 Closeup Aerial



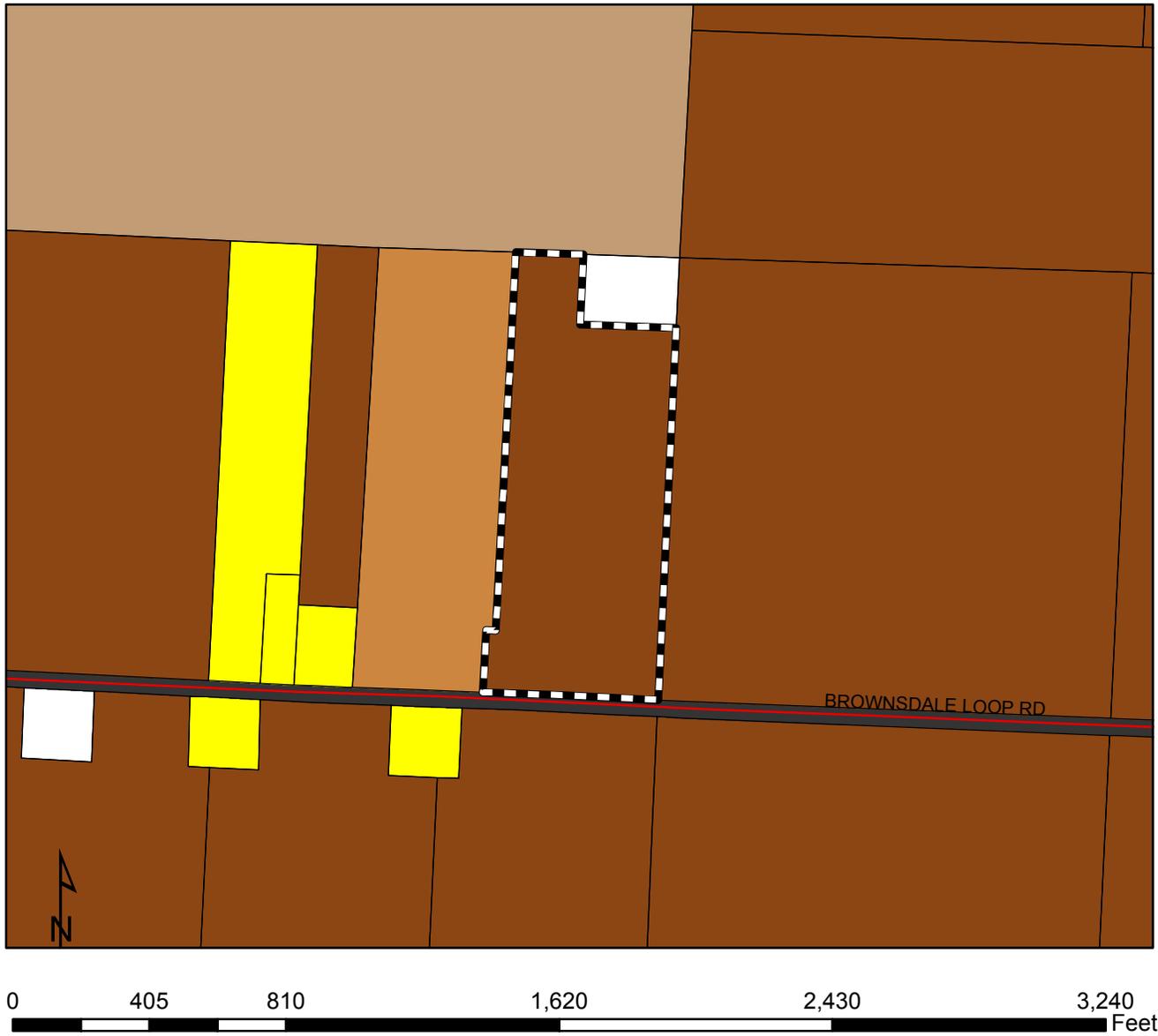
Legend

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2016-V-055 Existing Land Use



Legend

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

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Variance Application

* Application Instructions begin on Page 3

** For Official Use Only **			
Application No.	<u>2016-V-055</u>	Date Received:	<u>6/30/15</u>
Review Fee:	<u>235 + 14.16</u>	Receipt No.:	<u>226</u>
Zoning District:	<u>AG-RR</u>	FLUM Designation:	<u>AG</u>

± 13.71 VO # 3

Property Owner Property Owner Name: Shane Davis

Address: 2089 brownsdale loop
Jay FL 32565

Phone: 850 426 7435 Fax: _____

Email: Shane Davis 09 @ 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): 03-4N-30-0000-00701-0000

-OR-

Street Address of property for which the Variance is requested:

2089 brownsdale loop Rd Jay FL 32565

Variance Request

What is the present use of the property? Residence

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

Car Port, 30' ~~long~~ Long or deep 84' wide = two 12' wide bays and three 10' bays No walls JUST posts and tin roof

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

Where I want to put it is the best place for it, it will be protected from wind + rain by the house and privacy fence 5'-3' from House and Property line with overhang

more on page 3+4

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.

ITS The only place I have that's not fenced pasture to put it in where it is not too close to the road and is functional.

Variance Provisions And Criteria

Do you currently have a Code Enforcement Violation which pertains to this Variance request?

Yes No ^{SD}

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.

Shane Davis
Applicant Name (Type or Print)

Shane Davis
Applicant Signature

Title (if applicable)

7/1/16
Date

Zoom County Zoom To Box Zoom In Zoom Out Pan/Hand Get Info Zoom To Parcel Center On Parcel Measure Area Tool Print Page Search Sales Additional Options [Map Help / Santa Rosa Home / P...](#)

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Controls

Available Layers

- Parcels
- Parcel Numbers
- Dimensions
- Lots
- Building Elevations
- Yearly Sales
- MLS Listings
- Sec-Twn-Rng
- Commissioners Voting District
- Voting Precincts
- Fire Districts
- Fire Hydrants
- Sewer Franchise Areas
- Water Franchise Areas
- Flood Map
- Soils (click for info)
- Roads
- Aerial Photos (2014)
- Airfield Layers
- School Layers
- Above Sea Level Lines
- Base Layers
- Lakes & Rivers
- Railroads
- Area Landmarks
- Point Landmarks
- Military Lands
- City and Town Areas



[Show Scale](#)



Reports

Parcel

View as: [Pictometry](#) | [Google Maps & Street View](#)

Generate Owner List

PARCEL INFORMATION TAB	
Selected Parcel	03-4- Click
DOR Property Usage	AG C
Acres	13.7
Property Use	EROF
Land Use	0001

OWNERSHIP INFORMATION

Name	DAVI
Mailing Address	2089 JAY
Situs/Physical Address	2089

2015 Certified Values

Land Value	
Av Land Value	
Building Value	
Misc Value	
Just Value	
Assessed Value	
Exempt Value	
Taxable Value	

LAST 2 SALES

Date	Price
2012-11	150,400
2012-11	132,000

Parcel List

Legend

Measure

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 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

↓ st place makes sense
and would be to close to the
road and right on top of my
water line.

Zoom County Zoom to Box Zoom In Zoom Out Pan/Hand Get Info Zoom To Parcel Center On Parcel Measure Area Tool Print Page Search Santa Rosa Home / P

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Controls

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[Show Scale](#)



Reports

Parcel

View as: [Pictometry](#) | [Google Maps & Street View](#)

Generate Owner List

PARCEL INFORMATION TAB

Selected Parcel	03-41
DOR Property Usage	AG C
Acres	13.7
Property Use	CR01
Land Use	0001

OWNERSHIP INFORMATION

Name	DAVI
Mailing Address	2089
Situs/Physical Address	JAY, 2089

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Just a hay field at property line

Case Number 2016-BV-26

Violation Information
Case Number: 2016-BV-26
Date Reported: 06/24/2016
Officer Assigned: (13) Bobby Burkett

Violator Name / Address
Name (First, Last): SHANE E. & ANITA A. DAVIS
Address: 2089 BROWNSDALE LOOP RD
City, St, ZIP: JAY FL 32565
Contractor Number:
Phone Number:

Violation Location
Parcel Number 034N3000000007010000
Parcel Number 1:
Parcel Number 2:
Zoning Area: (JAY) Jay Area
City Zone 1: AG
City Zone 2:

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

Address of Violation: 2089 BROWNSDALE LOOP RD
City, St, ZIP: JAY, FL 32565
Side Street 1:
Side Street 2:

Ordinance / Articles
Ordinance:
Article 1: Article 3:
Article 2: Article 4:

Violations
Code Description 99 miscellaneous 110 Building w/o permits

Fees & Actions
Date Served: 06/27/2016 Action Taken:

Comply by: **07/18/2016** **06/27/16: COURTESY LETTER SENT TO OWNERS RE BUILDING WITHOUT PERMITS AND ACCESSORY BUILDING SETBACKS.**

Amount: **0.00**

Citations

Property Owner Information

Business Name:

Name: SHANE E. &
ANITA A. DAVIS

Mailing Address:

2089

Physical Address: BROWNSDALE
LOOP RD

City, St, ZIP JAY FL 32565

Phone Number:

Complaint Information

Name: ANONYMOUS

Address:

Phone Number:

Email:

Complaint made
by: Phone

Case Number 2016-BV-26

Rechecks Scheduled:

#	Scheduled Date	Officer	Notes
1)	08/26/2016	13 - Bobby Burkett	

Rechecks Performed:

#	Scheduled Date	Recheck Date	Officer	Notes
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1) 07/18/2016 07/19/2016¹³ - Bobby
Burkett

Dates:

Opened: **06/24/2016**

Closed:

Reopened:

Status:

Status: **Active** Watch List?

Reason:

Comments:

06/24/16 - BUILDING WITHOUT PERMITS; POSSIBLE SETBACK VIOLATION.
Per anonymous complainant, owners are building a huge structure without permits, and possibly located within setbacks.

06/27/16: On site, observed pole barn type structure being built too close to property line and without permits. Spoke with owner and will send C.L. 15 days. BB

07/19/16: Per Darliene Stanhope, the owner has applied for a variance. Will monitor. BB

Status & Transaction Change History:

IDNO

DATE

NOTES

