



**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-058**

**Project Name:** N/A

**Applicant and/or  
Property Owner:** Alan B. Johnson

**Representative:** N/A

**Request 1:** Variance to allow the construction of the  
dock prior to the residence. (LDC  
2.10.05.A.1)

**Zoning District:** R1 (Single Family Residential)

**Part I. General Information:**

**Project/Applicant:** Alan B. Johnson  
**Representative:** N/A  
**Location:** 3133 Linden Avenue, Gulf Breeze, FL  
**Parcel(s):** 31-2S-28-2980-00700-0080  
**Zoned:** R1 (Single Family Residential)  
**Request 1:** Variance to allow the construction of the dock prior to the residence. (LDC 2.10.05.A.1)  
**District:** Commissioner District #5  
**Current Conditions:** Vacant

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

2.10.05      Accessory Buildings and Structures

A.      Timing of Construction and Use –

1.      No accessory building or structure shall be constructed upon a lot until the construction of a main building has been commenced

**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?      Yes**

**Staff Analysis:** Staff has determined that there are 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 timing of construction. The applicant is requesting a variance to construct a pier prior to the residence. Due to the narrow width of the lot (approximately 55 feet), access to complete the dock while construction is ongoing may be difficult. The applicant is planning to start construction on a home in late October or November 2016.**

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?      Yes**

**Staff Analysis:** If authorized, a variance without special circumstances would 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.

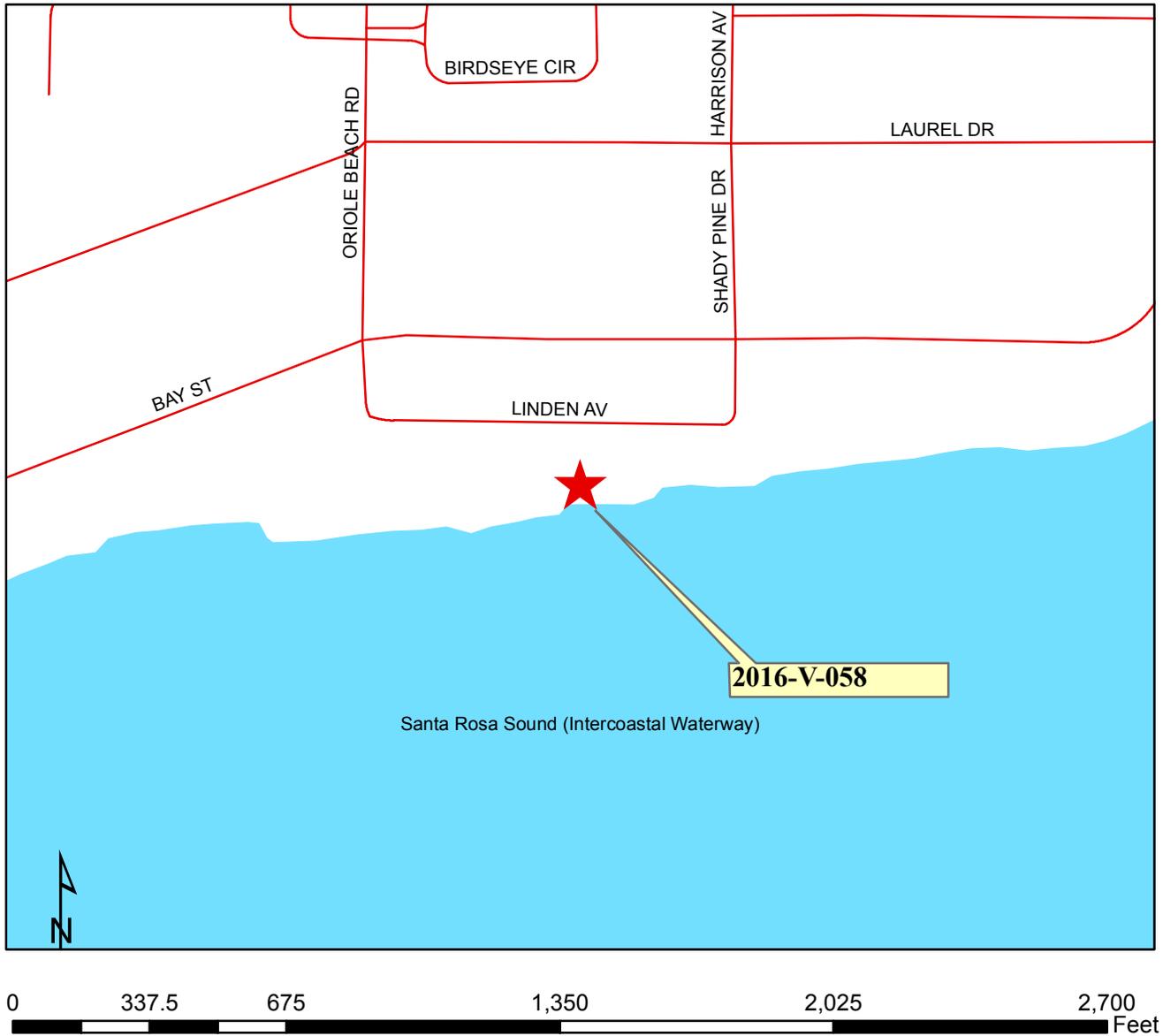
**Is this criterion met?**      N/A

**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?**

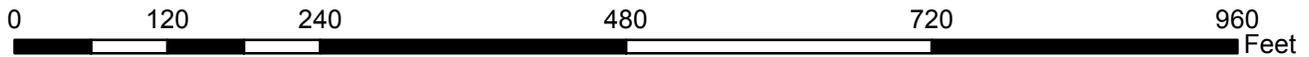
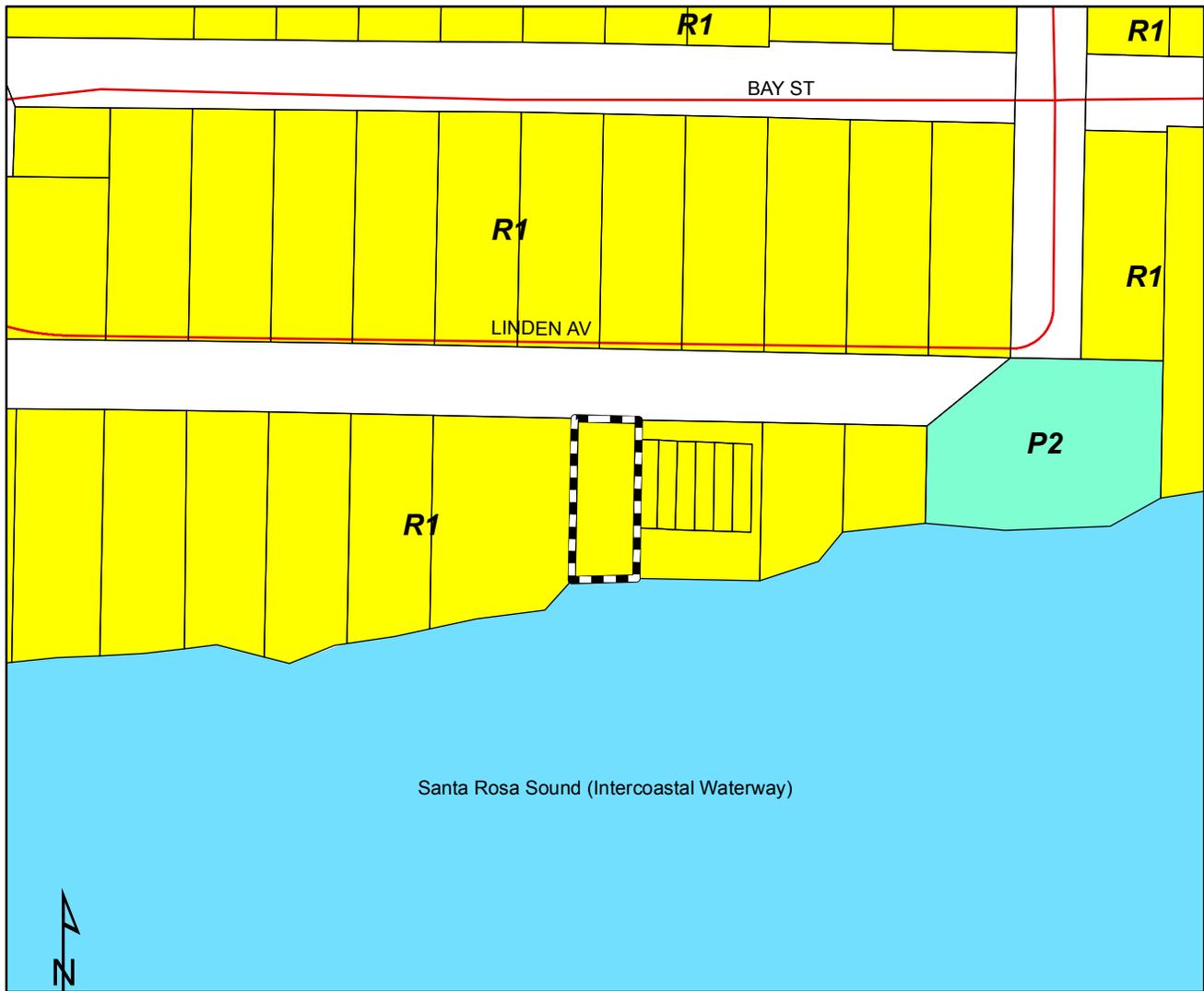
It is not anticipated that there will be any potential building code issues.

# 2016-V-058 Location



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# 2016-V-058 Zoning



**Legend**



Pending Sep ZB **Zoning**

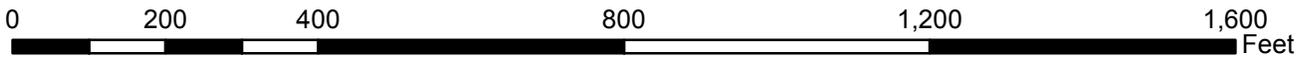
**DISTRICT**

- 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
- 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-058  
2014 Aerial

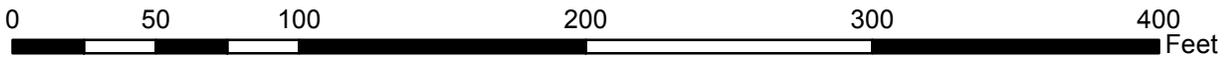


Legend

 Pending Sep ZB

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2016-V-058  
Closeup Aerial

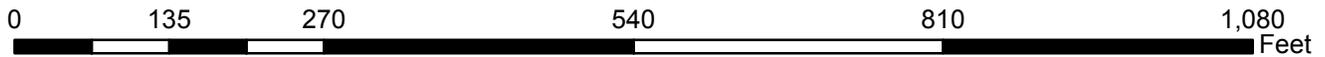
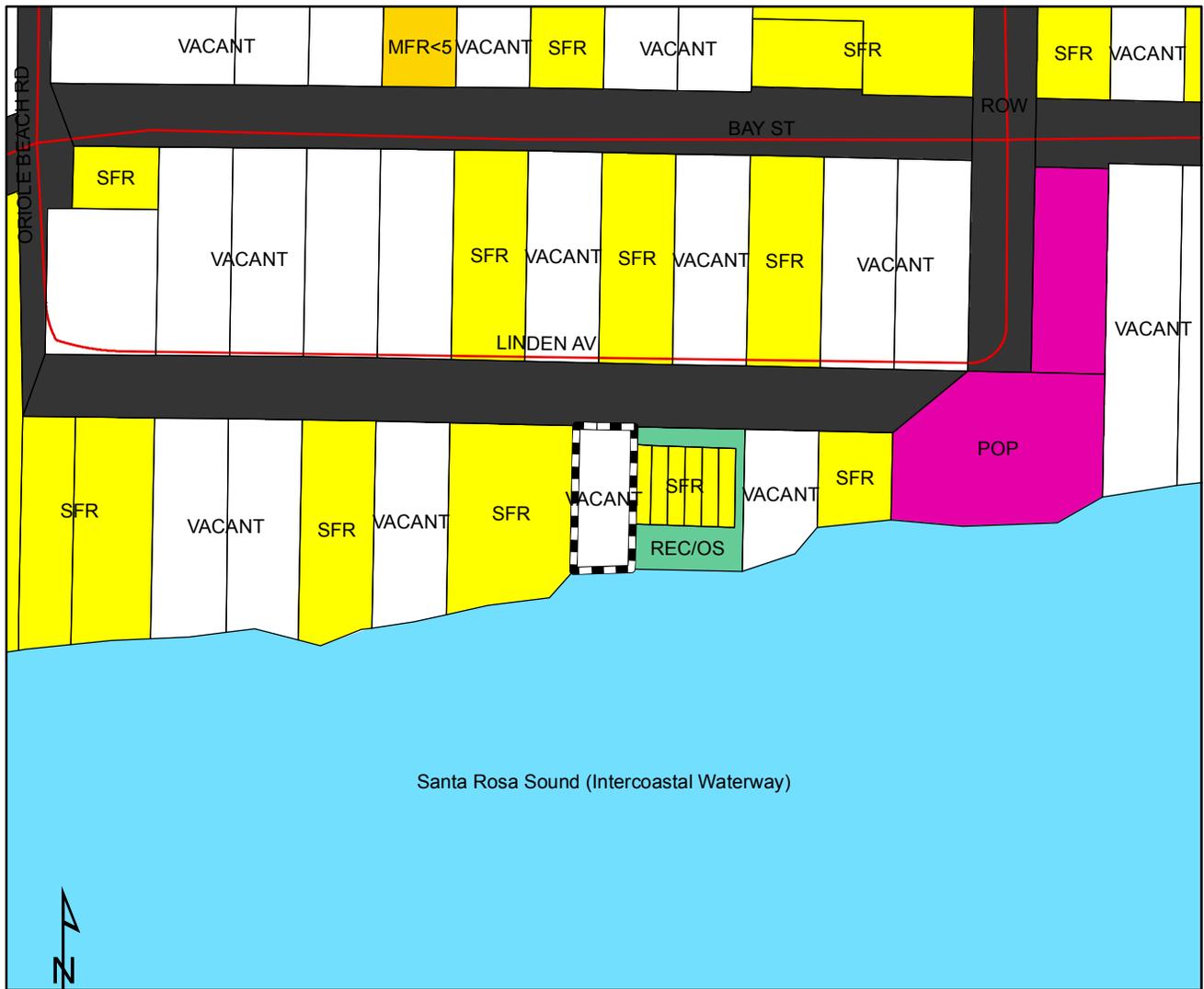


Legend

 Pending Sep ZB

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# 2016-V-058 Existing Land Use



### Legend



Pending Sep 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

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**Variance Application**

\* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2016-V-058</u>	Date Received: <u>7/27/16</u>
Review Fee: <u>235 + 28.32</u>	Receipt No.: <u>257</u>
Zoning District: <u>R1</u>	FLUM Designation: <u>SFR</u>

± 0.277

VD# 5

**Property Owner** Property Owner Name: Alan B. Johnson

Address: 1374 Sound Forest Drive  
Gulf Breeze, FL 32563

Phone: 850 932 9136 Fax: \_\_\_\_\_

Email: emwaterfl-house@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): 31-2S-28-2980-00700-0080  
-OR-

Street Address of property for which the Variance is requested:  
3133 Linden Ave, Gulf Breeze, FL 32563

**Variance Request**

What is the present use of the property? Vacant. Planning to build a home starting in late October or November 2016.

Please describe the requested variance, including exact dimensions and purpose of the variance.  
Requesting to build a single family dock. Project will be 4 ft wide by 179 ft long. An area at the end will be 6x18 ft to include 2 boat lifts. Also, a boat service area of 2x6 ft.

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.  
So as not to hinder the construction of our home I'm requesting to complete the dock early.

Are the special conditions or circumstances described above the result of a proposed or prior action of the applicant? Yes \_\_\_\_\_ No X

Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.  
Due to the width of the lot, approximately 55 feet, access to complete the dock while construction is ongoing may be difficult.

**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**

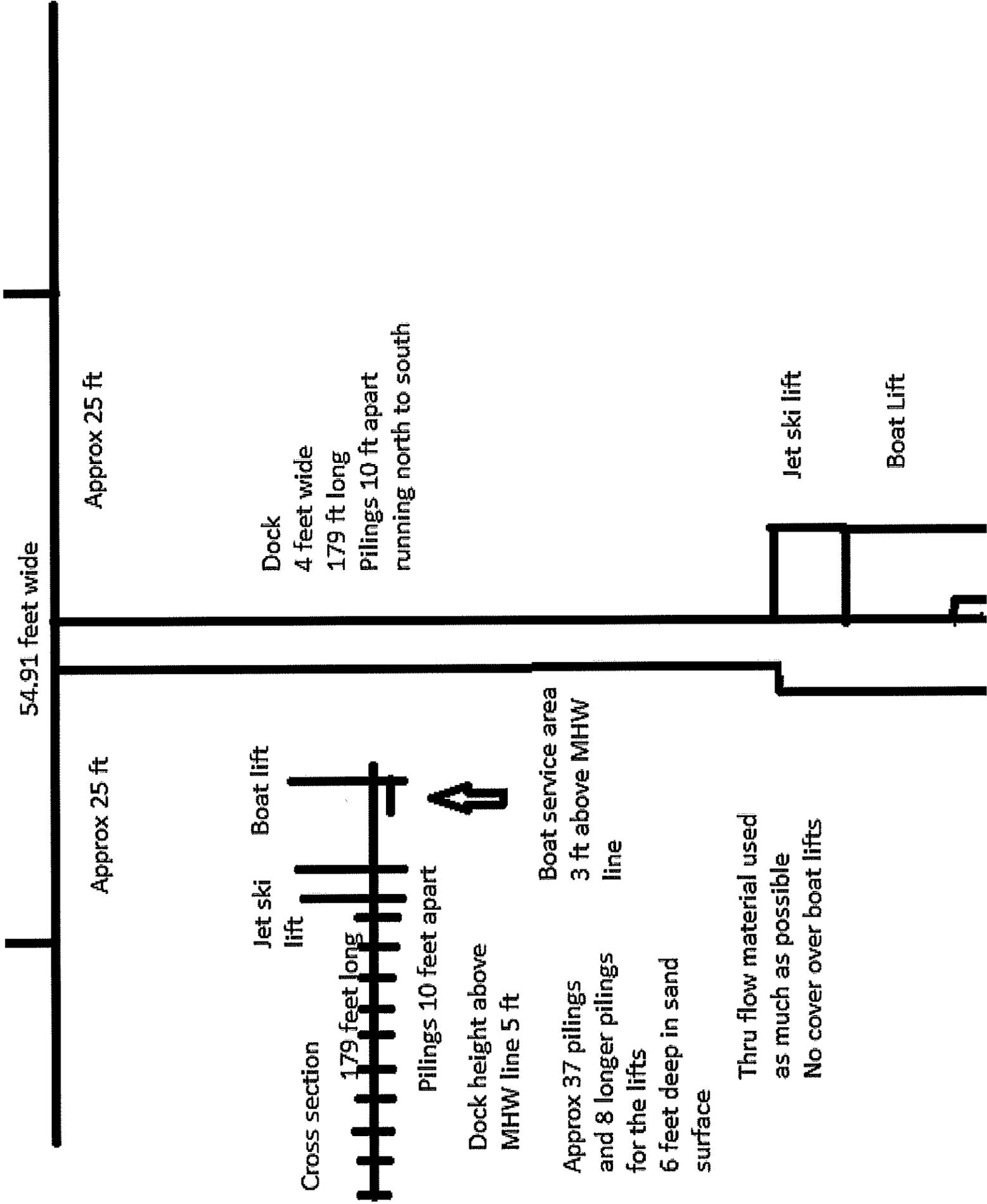
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation 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.

Alan Johnson  
Applicant Name (Type or Print)

[Signature]  
Applicant Signature

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

7/27/16  
Date



54.91 feet wide

Approx 25 ft

Approx 25 ft

Jet ski lift

Dock

Boat lift

Cross section

179 feet long

4 feet wide

179 ft long

Pilings 10 ft apart

Pilings running north to south

Pilings 10 feet apart



Dock height above

MHW line 5 ft

Boat service area

3 ft above MHW

line

Approx 37 pilings

and 8 longer pilings

for the lifts

6 feet deep in sand

surface

Thru flow material used

as much as possible

No cover over boat lifts

Jet ski lift

Boat Lift

Oriole Beach Boe

LINDEN AV

Oriole Beach

Santa Rosa Sound

3139 Linden Ave

- 4 feet x
- 179 feet long
- 6 ft x 10 ft
- walk area
- 1 boat lift
- 1 jet ski lift

