



**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-062

Project Name: N/A

**Applicant and/or
Property Owner:** Lynn Parker

Representative: N/A

Request: Variance to reduce the Shoreline Protection
Zone setback from 50 feet to 40 feet to
accommodate a single family residence.
(LDC 12.01.02.A)

Zoning District: R1 (Single Family Residential)

Part I. General Information:

Project/Applicant: Lynn Parker
Representative: N/A
Location: 4544 Sabine Drive, Gulf Breeze, FL
Parcel(s): 34-2S-28-5180-00000-1280
Zoned: R1 (Single Family Residential)
Request: Variance to reduce the Shoreline Protection Zone setback from 50 feet to 40 feet to accommodate a single family residence. (LDC 12.01.02.A)
District: Commissioner District #5
Current Conditions: Residence

Part II. 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.

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 Shoreline Protection Zone setback from 50 feet to 40 feet to accommodate an addition to the residence. The construction would add 12 feet to an existing room. The applicants are elderly and are requesting the variance to move the master bedroom and bath downstairs due to difficulties using the stairs.

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 unknown 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

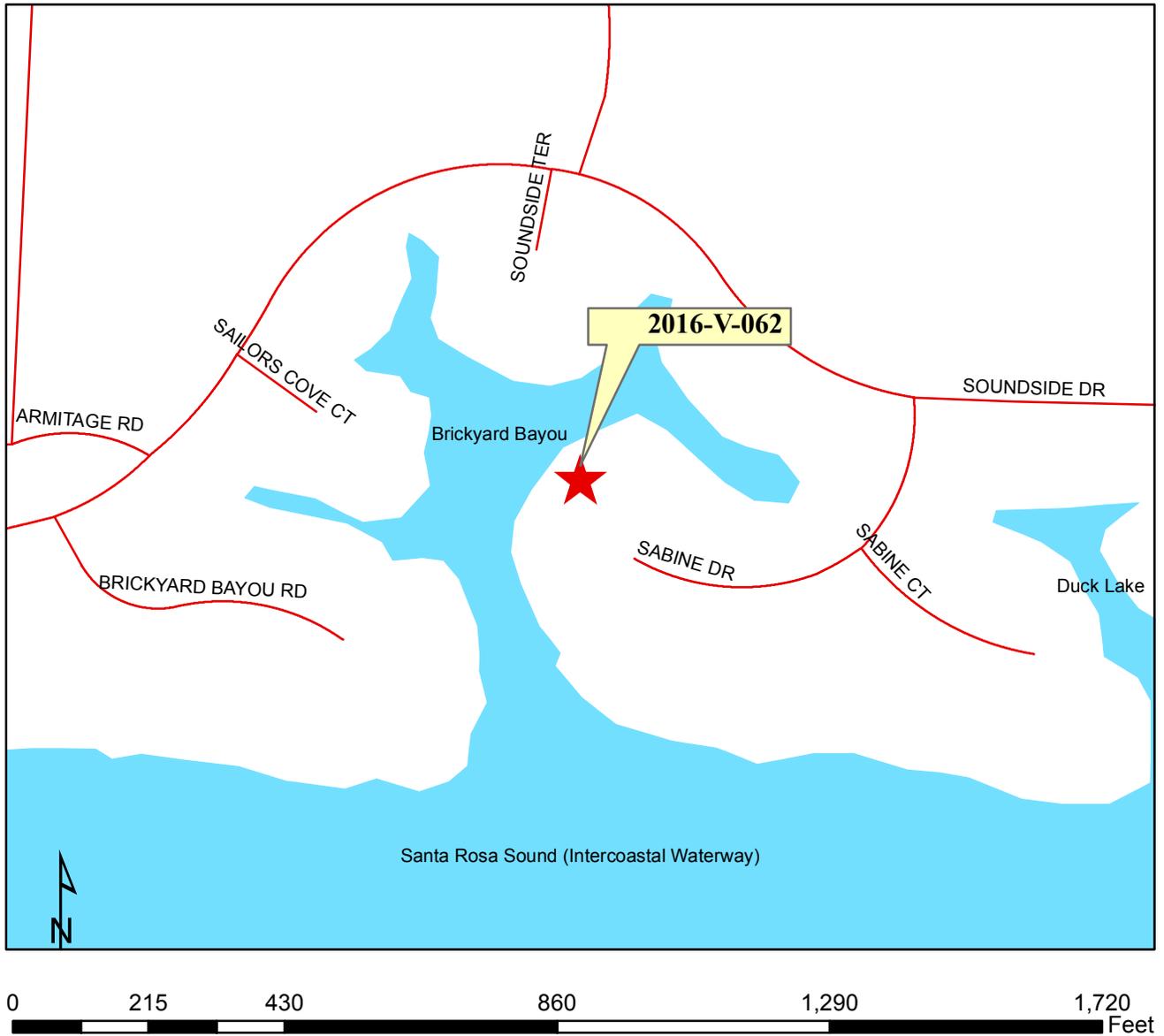
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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

This property lies within a Special Flood hazard area (Zone AE elevation requirement of 10.0'). Based on the elevation certificate on file, the structure is non-compliant with the requirements of the SRC LDC and amendments to the FBC 2014 5th ed which require adding 3 feet for a total elevation requirement of 13.0' msl. Therefore the substantial damage/substantial improvement rule will apply. Which requires that any reconstruction/addition/modification to an existing structure cost less than 50% of the market value of the structure before the work commences. Without a value as to the addition it is impossible to state if the addition will be able to be permitted.

The current value of the structure from the SRCPA website is: \$111,275.00 adding to that a qualifier of 20% for a total building value of \$133,530.00 – dividing by 2 for a 50% value of \$66,765.00. Any work being done cannot exceed this value.

2016-V-062 Location

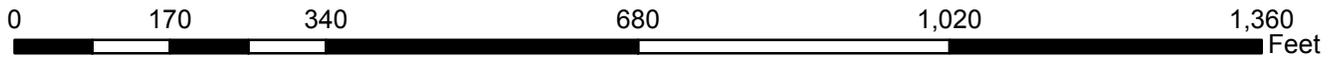
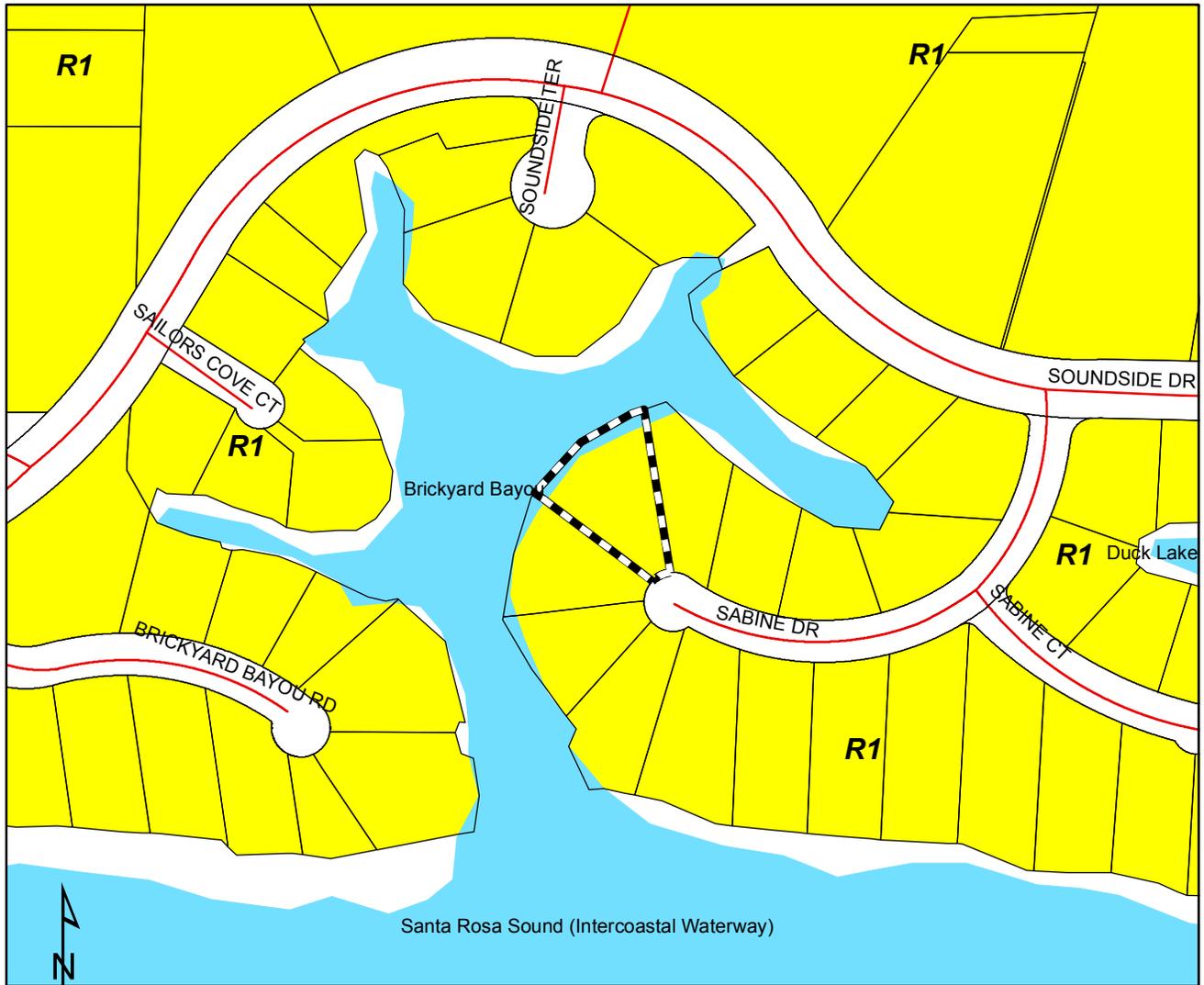


Legend

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2016-V-062 Zoning



Legend



Pending Oct ZB

Zoning

DISTRICT

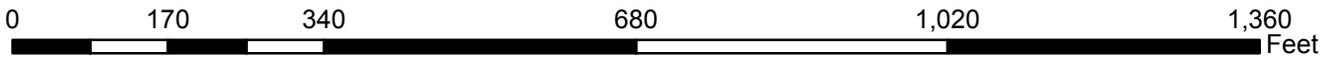
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

- 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-062
2014 Aerial



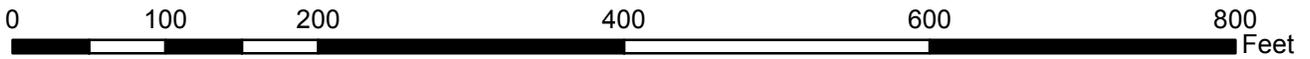
Legend

 Pending Oct ZB

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2016-V-062
2014 Aerial

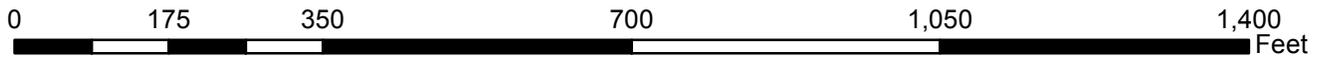
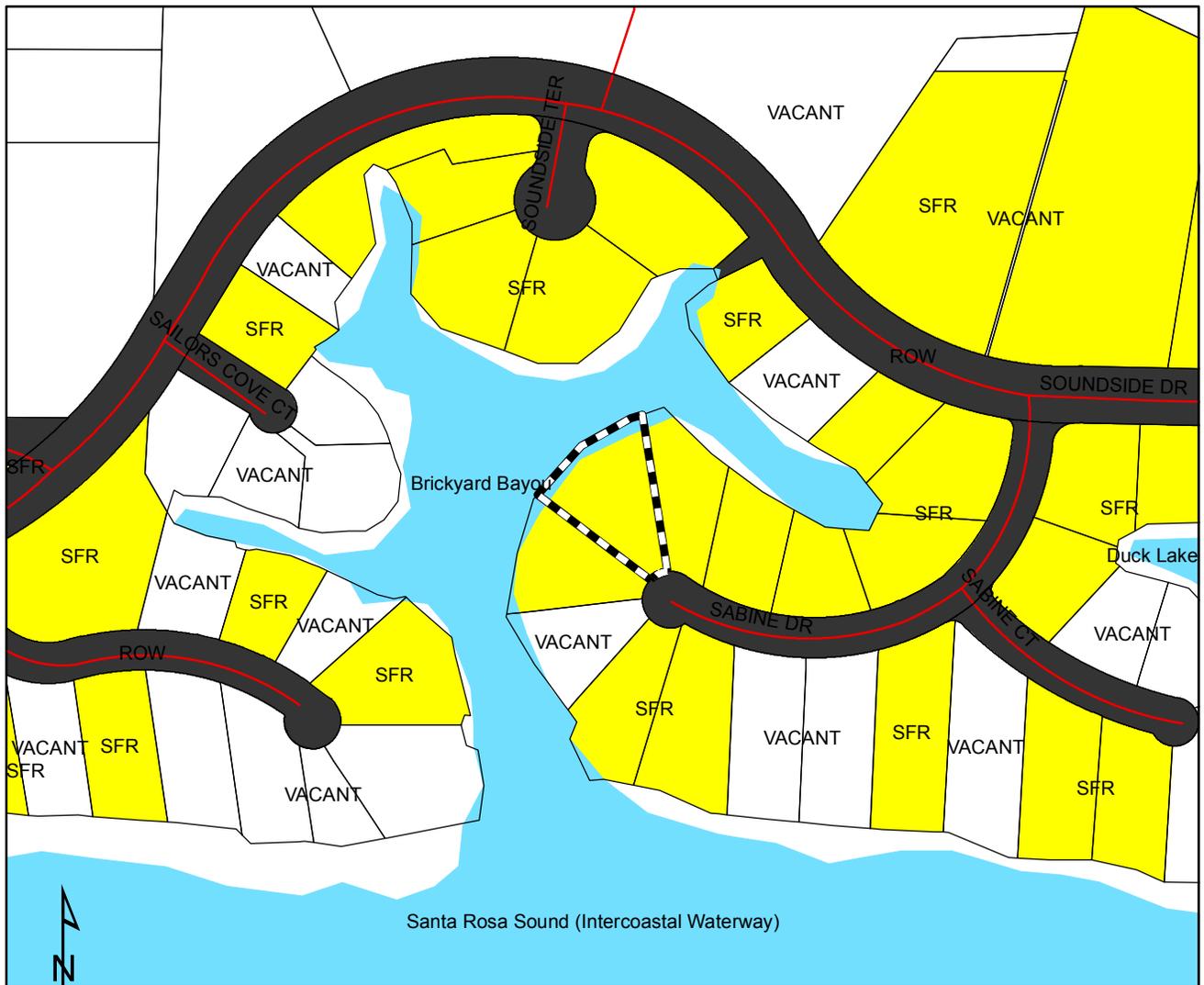


Legend

 Pending Oct ZB

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2016-V-062 Existing Land Use



Legend



Pending Oct ZB

Existing Land Use

Category

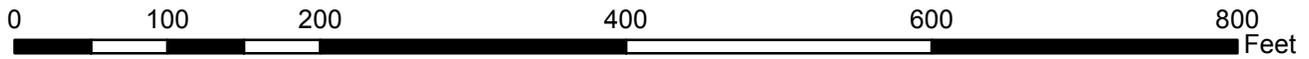
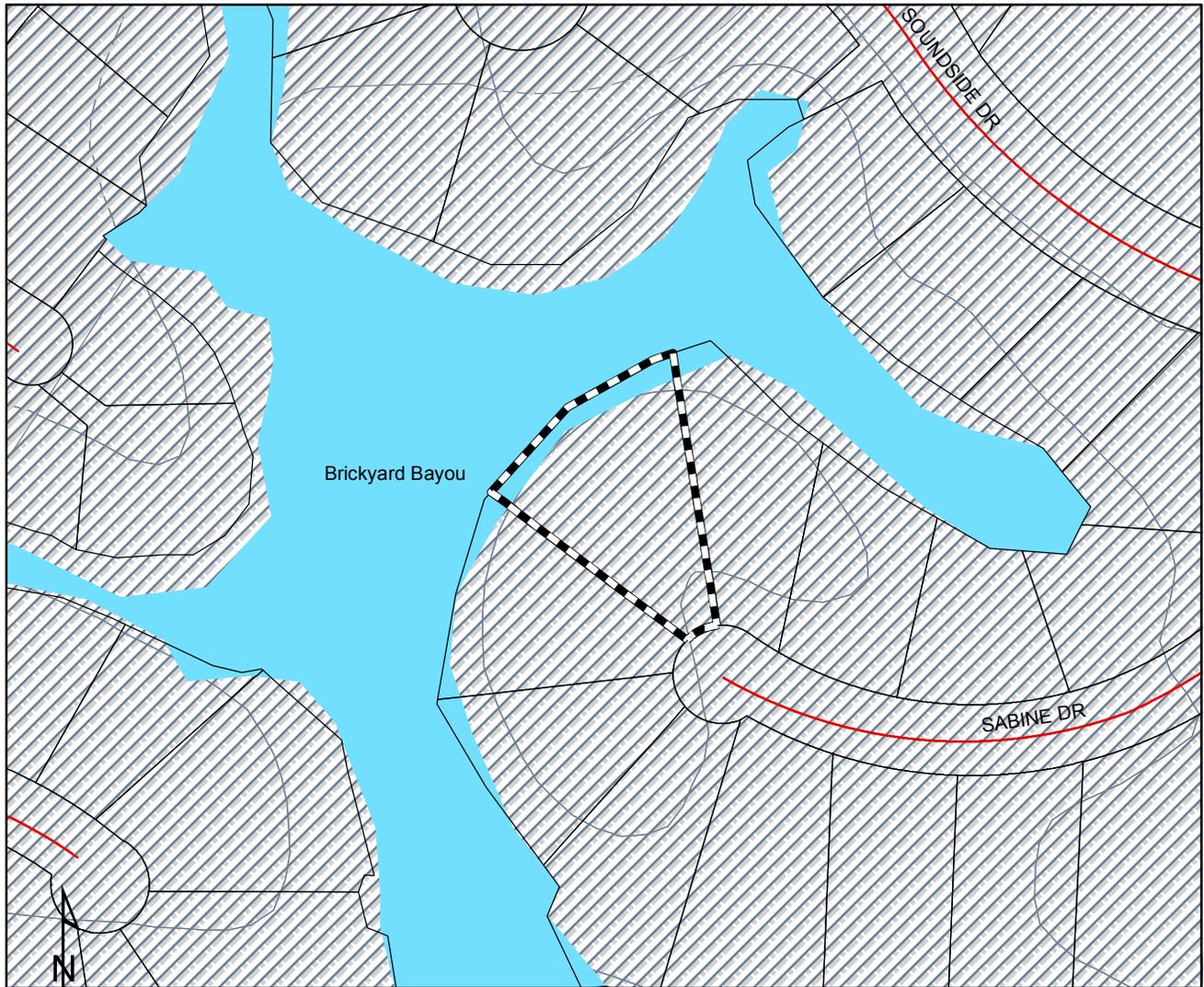
- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial (INDUS)
- Institutional (INST)
- Multi-Family Residential (MFR <5)
- Multi-Family Residential (MFR >5)
- Military (MIL)
- Mixed Residential/Commercial (MRC)

- Office
- Public Owned Property (POP)
- Rail
- Recreation/Commercial (REC/COMM)
- Recreation/Open Space (REC/OS)
- Right of Way (ROW)
- Single Family Residential (SFR)
- Silviculture (SILVICUL)
- Uncategorized (UNCAT)
- Utilities
- Vacant
- Water

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2016-V-062
Stormwater Problem Area



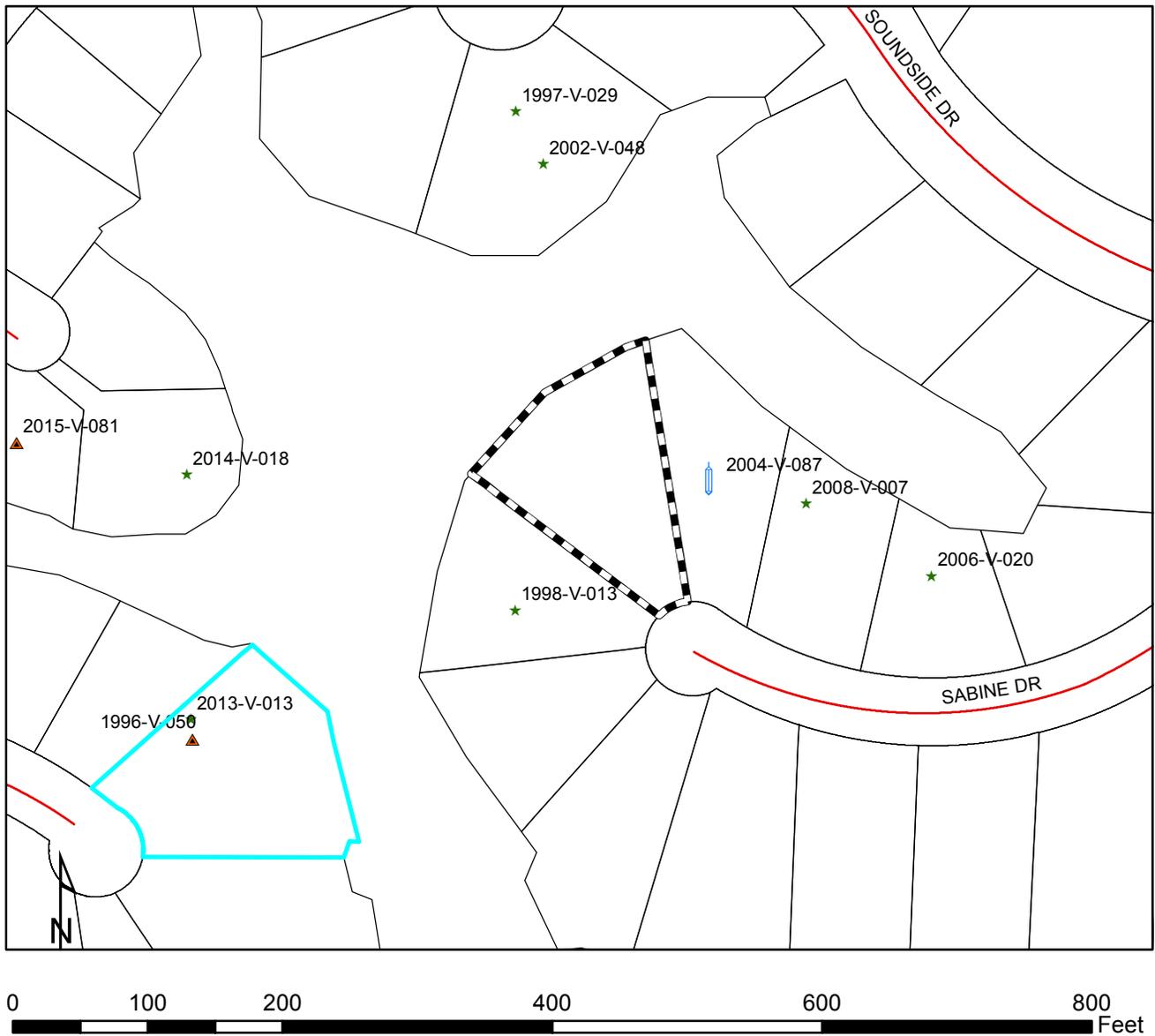
Legend

-  Pending Oct ZB
-  Stormwater Problem Area

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2016-V-062

Previous Zoning Board Decisions in the Area



Legend

 Pending Oct ZB

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Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Development Services

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-062</u>	Date Received: <u>8/17/16</u>
Review Fee: <u>235 + 23.01</u>	Receipt No.: <u>294</u>
Zoning District: <u>R1</u>	FLUM Designation: <u>SFR</u>

± 0.399 VD # 5

Property Owner Property Owner Name: LYNN R PARKER

Address: 4544 SABINE DRIVE
GULF BREEZE FL 32563

Phone: 850-932-3582 Fax: _____

Email: LPARKSAILS@AOL.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): 34-25-28-5180-0000-1280
~~36-25-29-0000-00366-0000~~

-OR-
Street Address of property for which the Variance is requested:
4544 Sabine Drive, Gulf Breeze, FL 32563

Variance Request

What is the present use of the property? SINGLE FAMILY HOME

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

A VARIANCE TO ALLOW NEW ADDED CONSTRUCTION TO BE WITHIN 40 FEET OF WATERS OF BAYOU BRICKYARD. WE WISH TO ADD 12 FT TO EXISTING ROOM

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

STRUCTURE MUST BE 50 FT FROM WATER

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.

WE WILL NOT BE ABLE TO MOVE OUR MASTER BED ROOM & BATH DOWNSTAIRS - WE ARE BOTH ALMOST 80 YRS OLD AND STAIRS ARE HARD TO CLIMB

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.

LYNN R PARKER SR

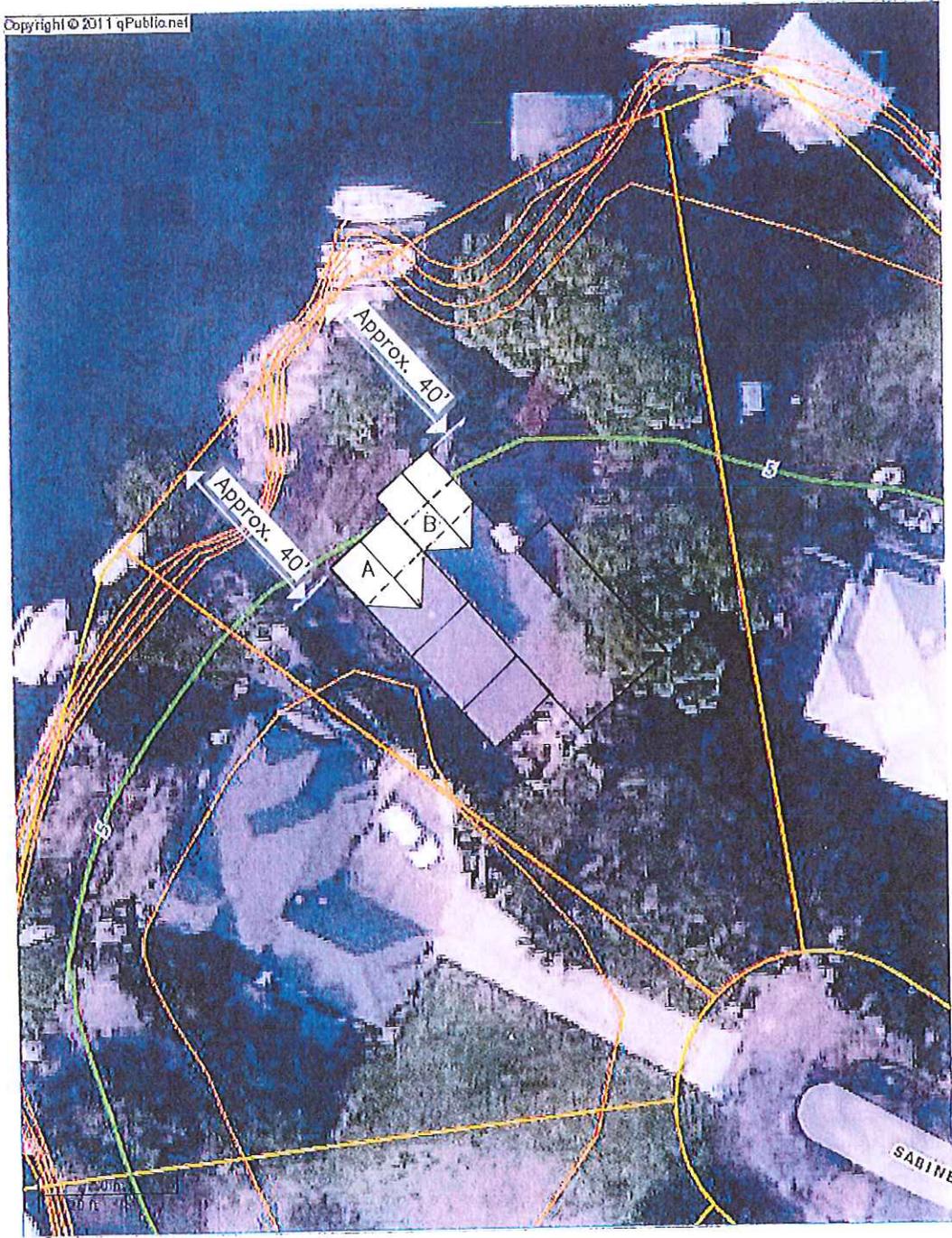
Applicant Name (Type or Print)

Jean R Parker Sr

Applicant Signature

Title (if applicable)

Date



A: 2-Story Addition, 12' long	Approx. Distance to Water:
B: 1-Story Addition, 8' long	33' +/- Measured to Face
w/ 8' long Covered Porch	of 2-story Addition

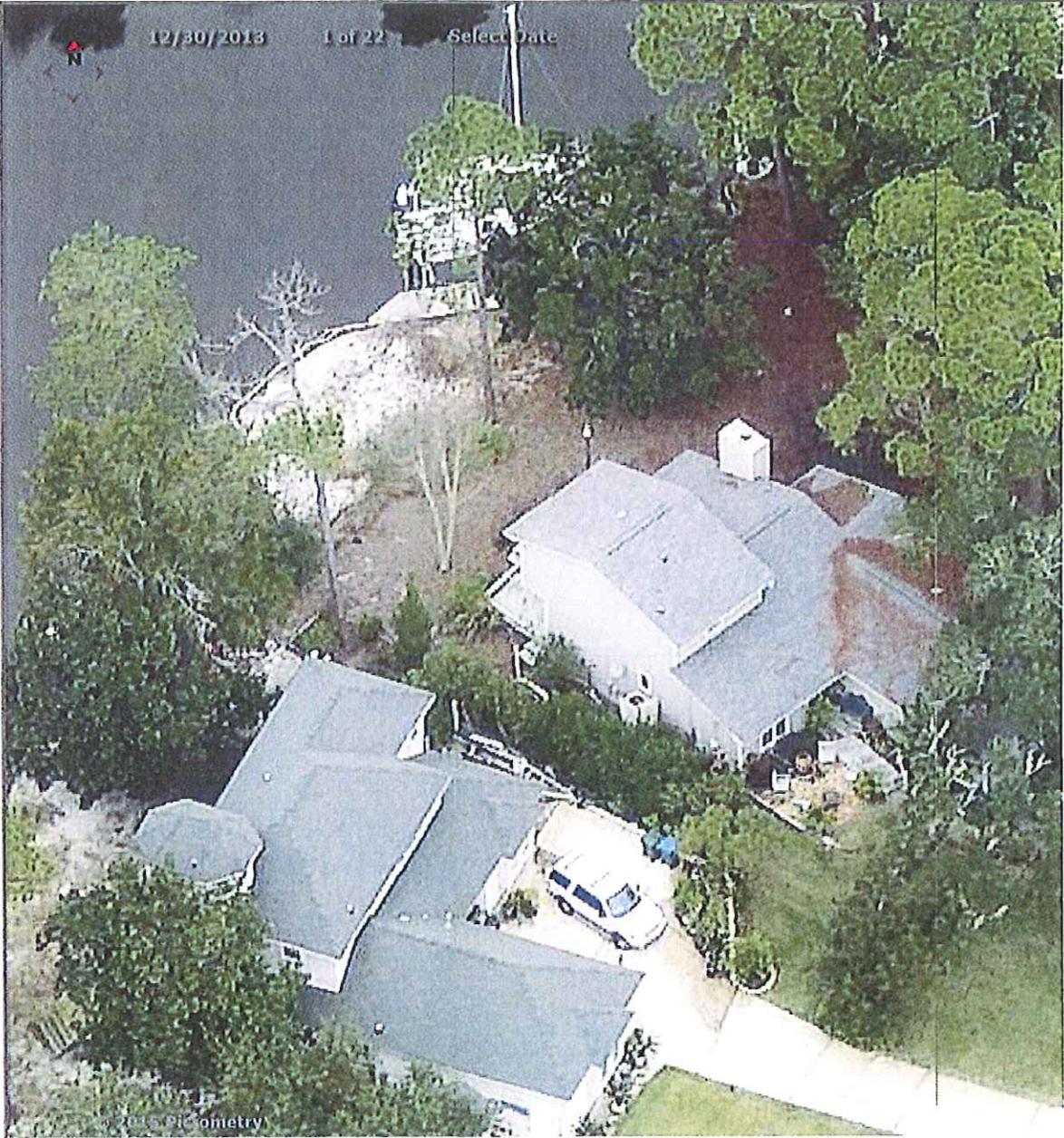
Prelim. Site Plan
 Scale: 1" = 40'-0"

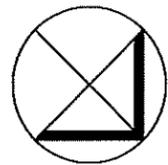
PARKER RESIDENCE
 4544 Sabine Drive, Gulf Breeze, Florida

July 2016

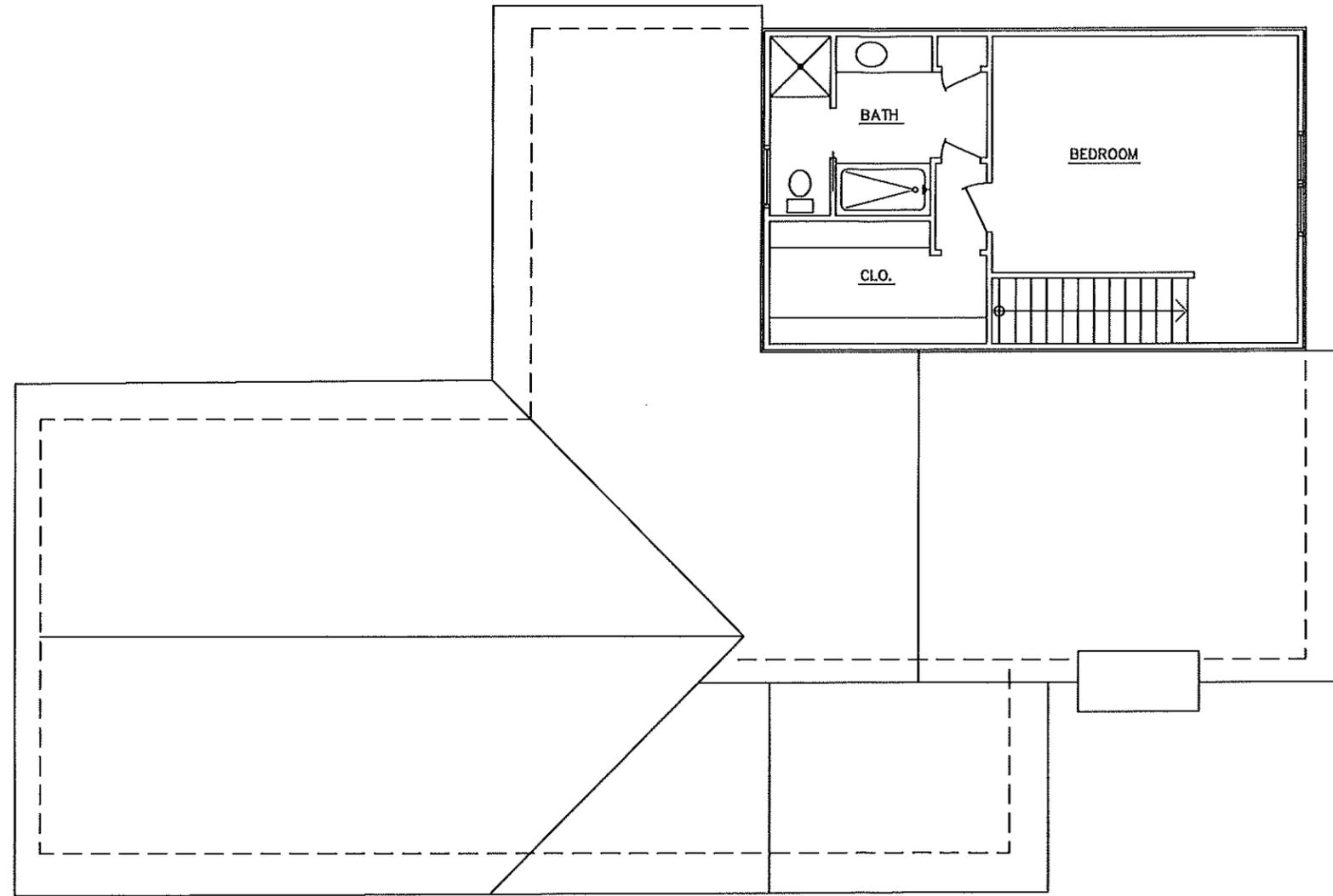
PROGRESS 7-11-16

A-0





North



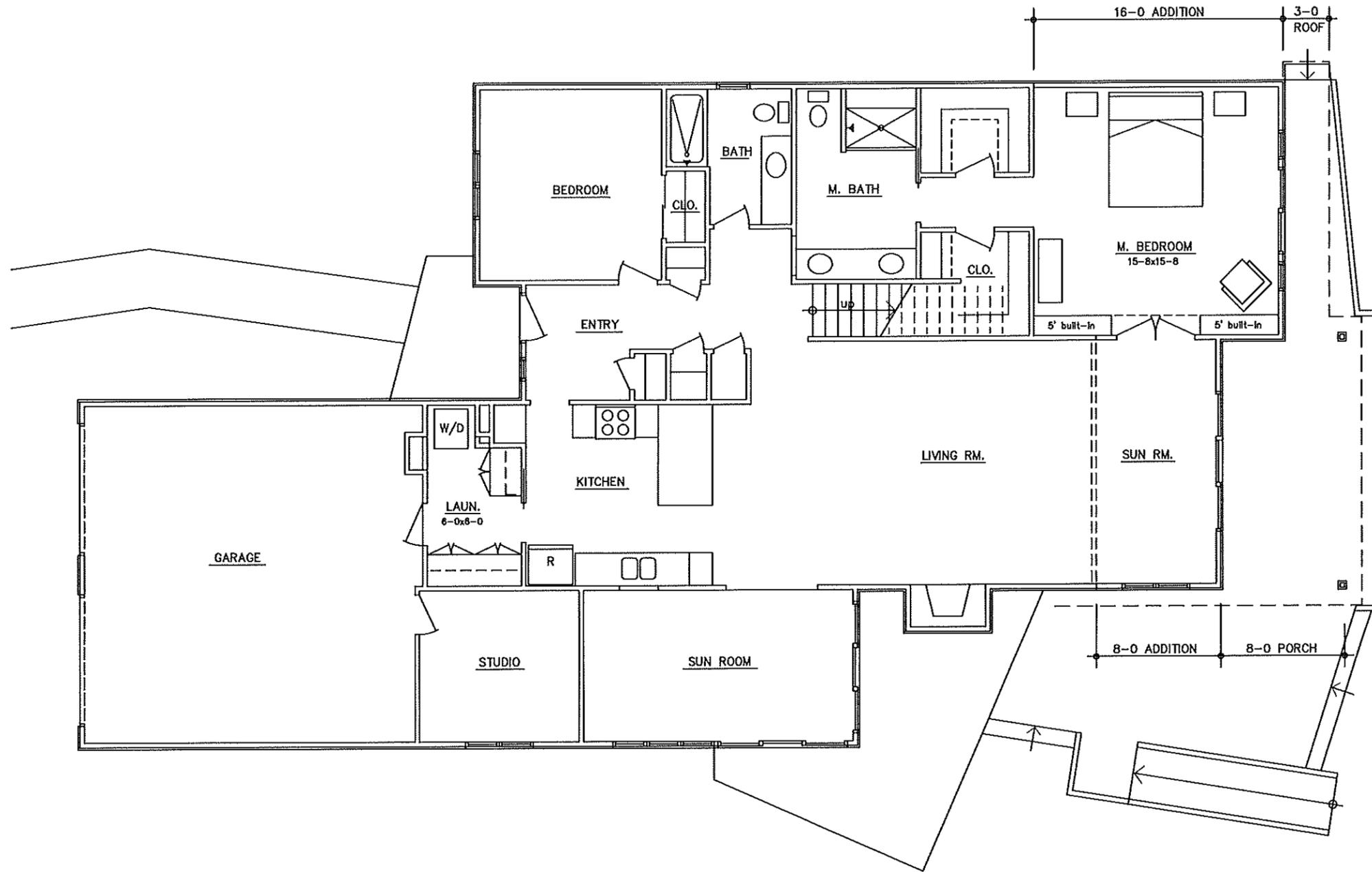
PROGRESS 7-11-16

Second Floor Plan
Scale: 1/8" = 1'-0"

PARKER RESIDENCE
4544 Sabine Drive, Gulf Breeze, Florida

July 2016

E-2



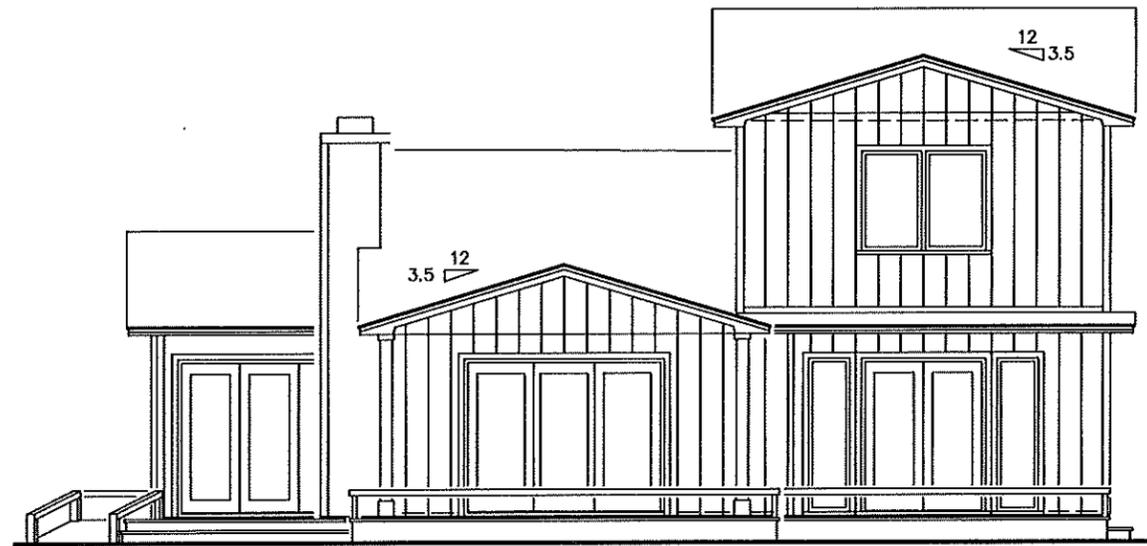
PROGRESS 7-11-16

First Floor Plan
Scale: 1/8" = 1'-0"

PARKER RESIDENCE
4544 Sabine Drive, Gulf Breeze, Florida

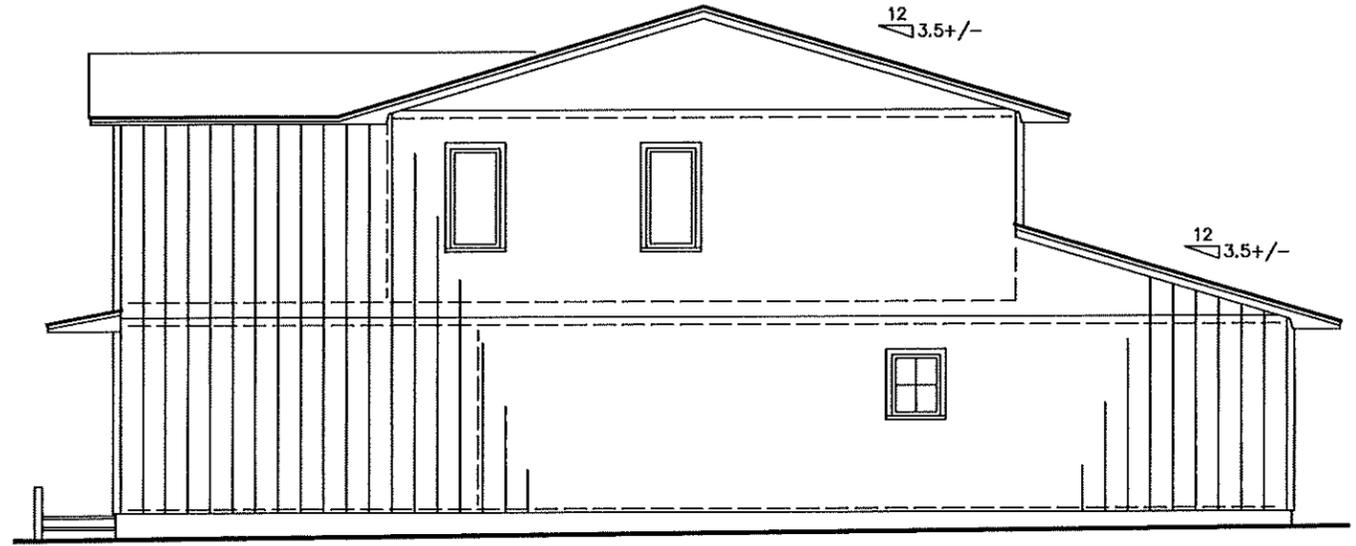
July 2016

A-1



LIVING RM. + PORCH ADDITION BEDROOM ADDITION

NORTHWEST ELEVATION



16-0 ADDITION

SOUTHWEST ELEVATION



8-0 ADDITION 8-0 PORCH

NORTHEAST ELEVATION

Elevations
Scale: 1/8" = 1'-0"

PARKER RESIDENCE
4544 Sabine Drive, Gulf Breeze, Florida

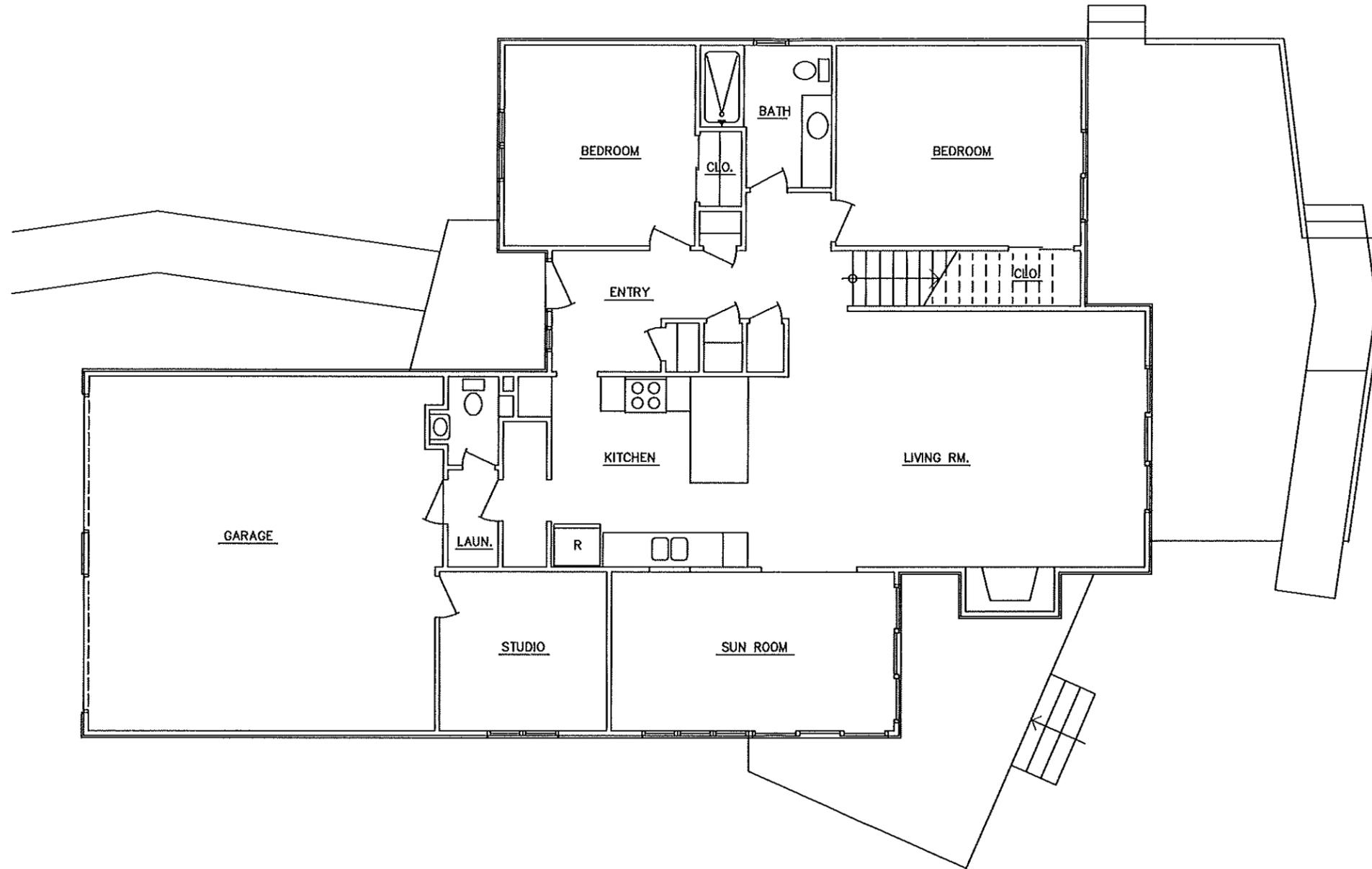
July 2016

PROGRESS 7-11-16

A-3



North



PROGRESS 7-11-16

First Floor Plan
Scale: 1/8" = 1'-0"

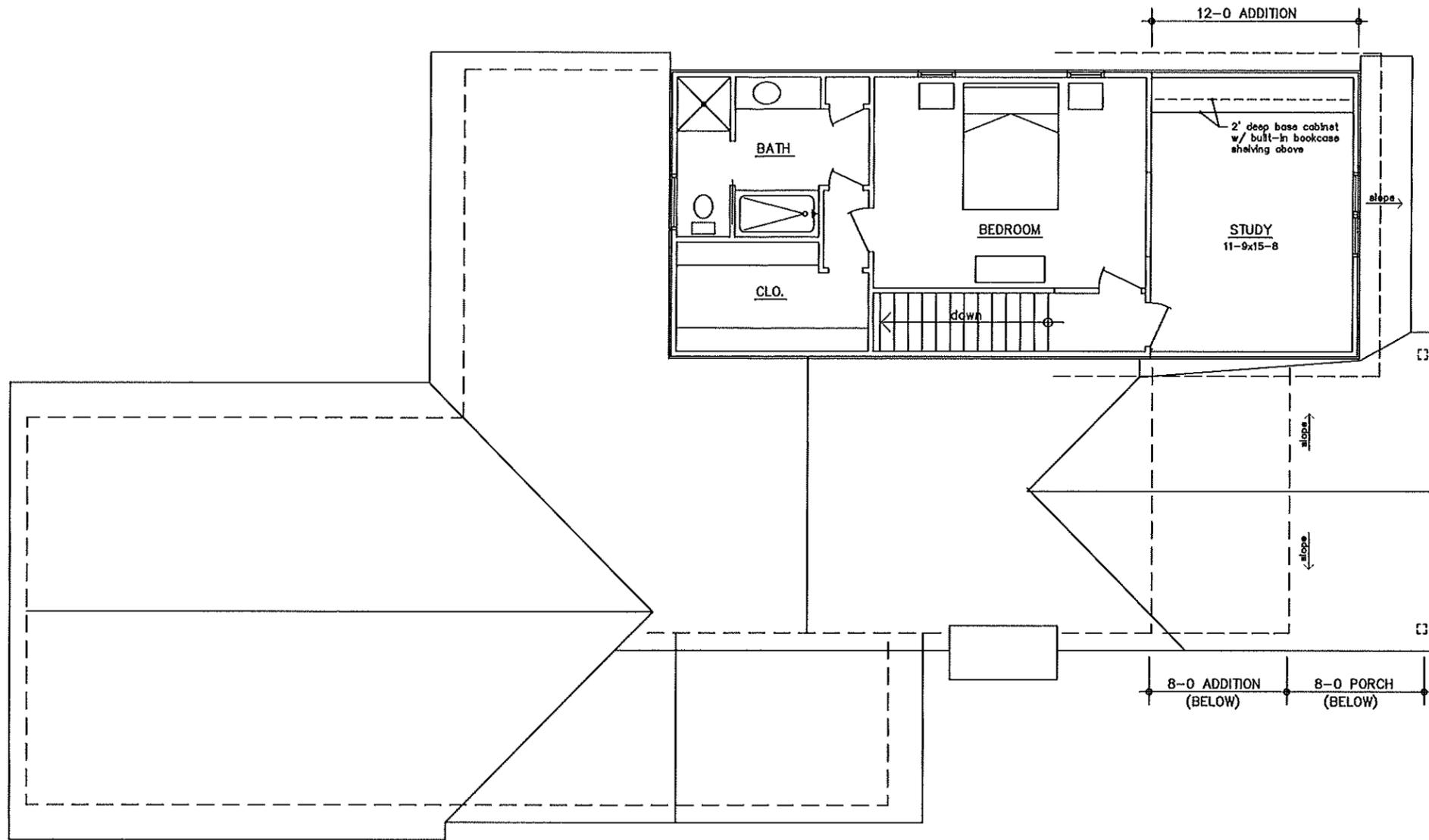
PARKER RESIDENCE
4544 Sabine Drive, Gulf Breeze, Florida

July 2016

E-1



North



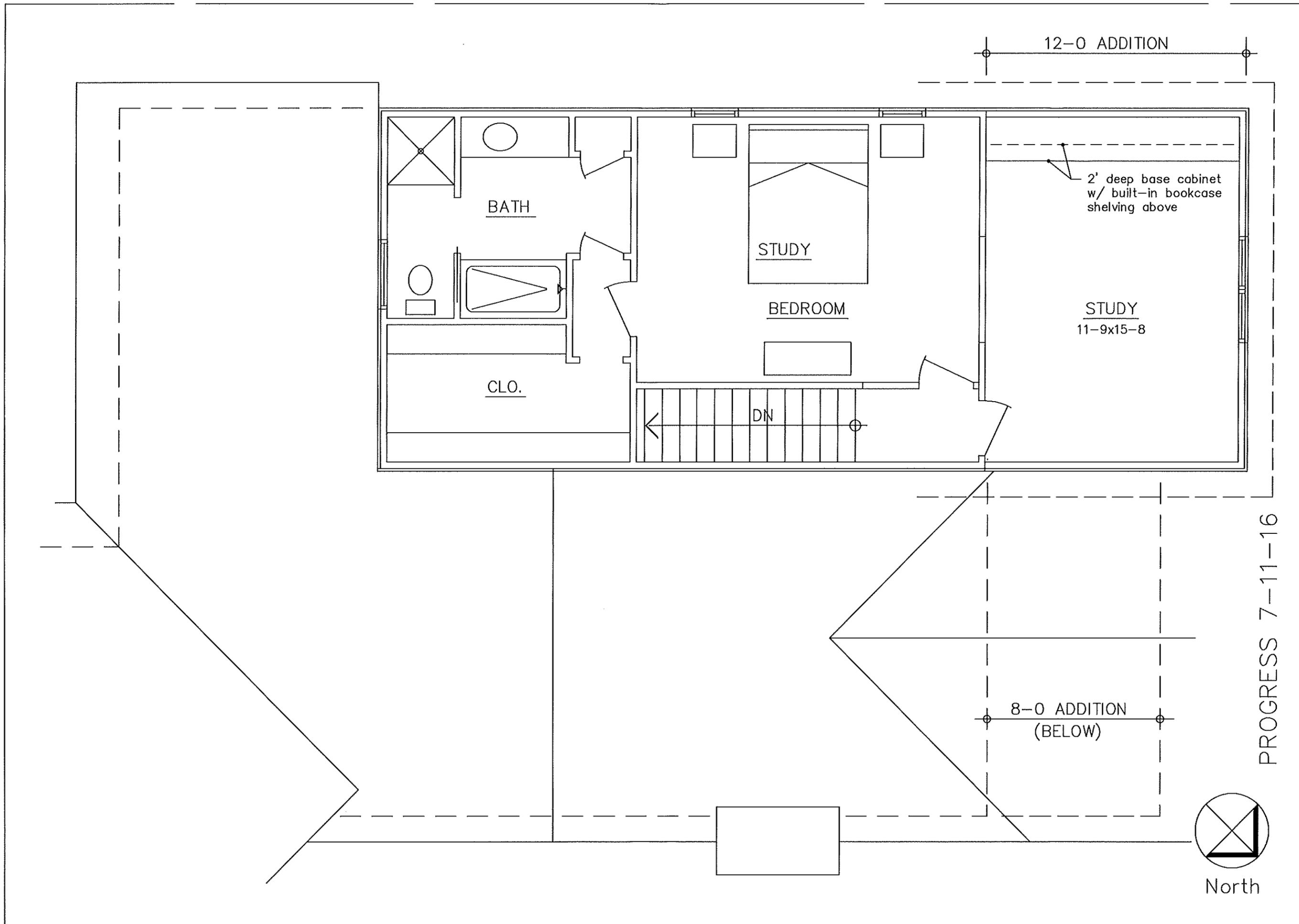
Second Floor Plan
Scale: 1/8" = 1'-0"

PARKER RESIDENCE
4544 Sabine Drive, Gulf Breeze, Florida

July 2016

PROGRESS 7-11-16

A-2



Second Floor Plan
 Scale: 1/4" = 1'-0"

PARKER RESIDENCE
 4544 Sabine Drive, Gulf Breeze, Florida

July 2016

A-5