



**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-063

Project Name: N/A

**Applicant and/or
Property Owner:** Steven Rollo

Representative: N/A

Request: Variance to increase the height of a privacy fence from 6 feet to 10 feet in a RR1 (Rural Residential) zoning district (LDC 7.01.10.A & 6.04.16.A)

Zoning District: RR1 (Rural Residential Single Family)

Part I. General Information:

Project/Applicant: Steven Rollo
Representative: N/A
Location: 4513 River Ranch Road, Milton, FL
Parcel(s): 14-1N-28-0000-00101-0000
Zoned: RR1 (Rural Residential Single Family)
Request: Variance to increase the height of a privacy fence from 6 feet to 10 feet in a RR1 (Rural Residential) zoning district (LDC 7.01.10.A & 6.04.16.A)
District: Commissioner District #2
Current Conditions: Residence – This is a code compliance case

Part II. Land Development Code Criteria:

7.01.10 Fences and Walls: The construction, erection and maintenance of walls and fences within Santa Rosa County shall be permitted only as follows:

A. Walls and fences on rear and side property lines in residential zones shall be permitted to a maximum height of six (6) feet; in commercial zones walls and fences on rear and side property lines shall be permitted to a maximum height of eight (8) feet. In all industrial areas (M-1 and M-2 districts) walls and fences shall be permitted to a height not to exceed ten (10) feet. Agriculture districts are exempt from this provision.

6.04.16 Fences and Walls: The construction, erection and maintenance of walls and fences within Santa Rosa County shall be permitted in RR-1, R-1, R-1A, and R-1M zoning districts only as follows:

A. Walls and fences on rear and side property lines shall be permitted to a maximum height of six (6) feet.

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.

This is a code compliance case. The applicant constructed a fence along both sides of his property that is approximately 10 feet in height.

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? No

Staff Analysis: The authorization of this variance may have the potential to impact the view of neighboring properties.

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

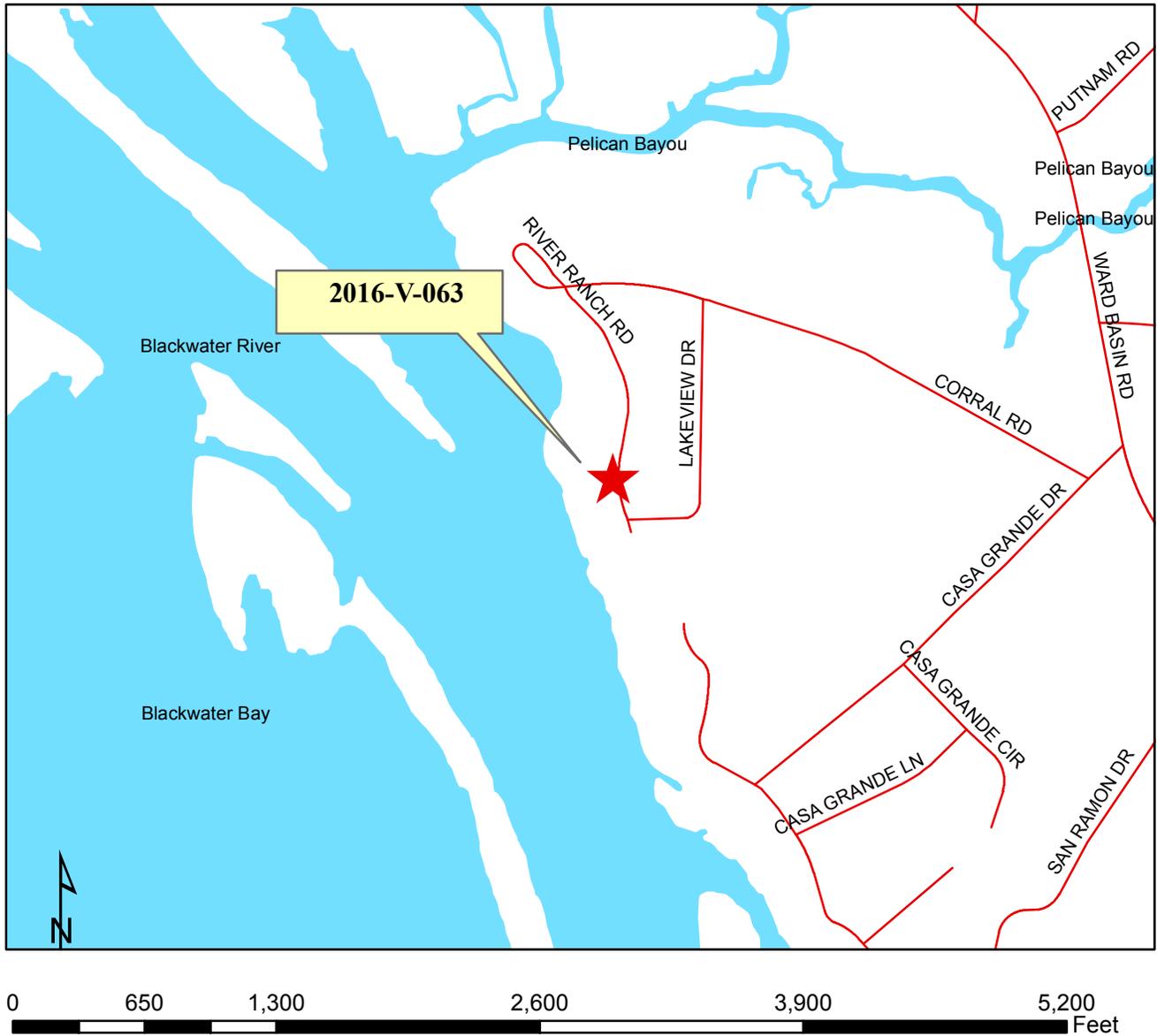
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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

There are no potential building code issues.

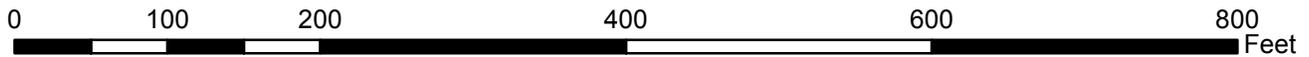
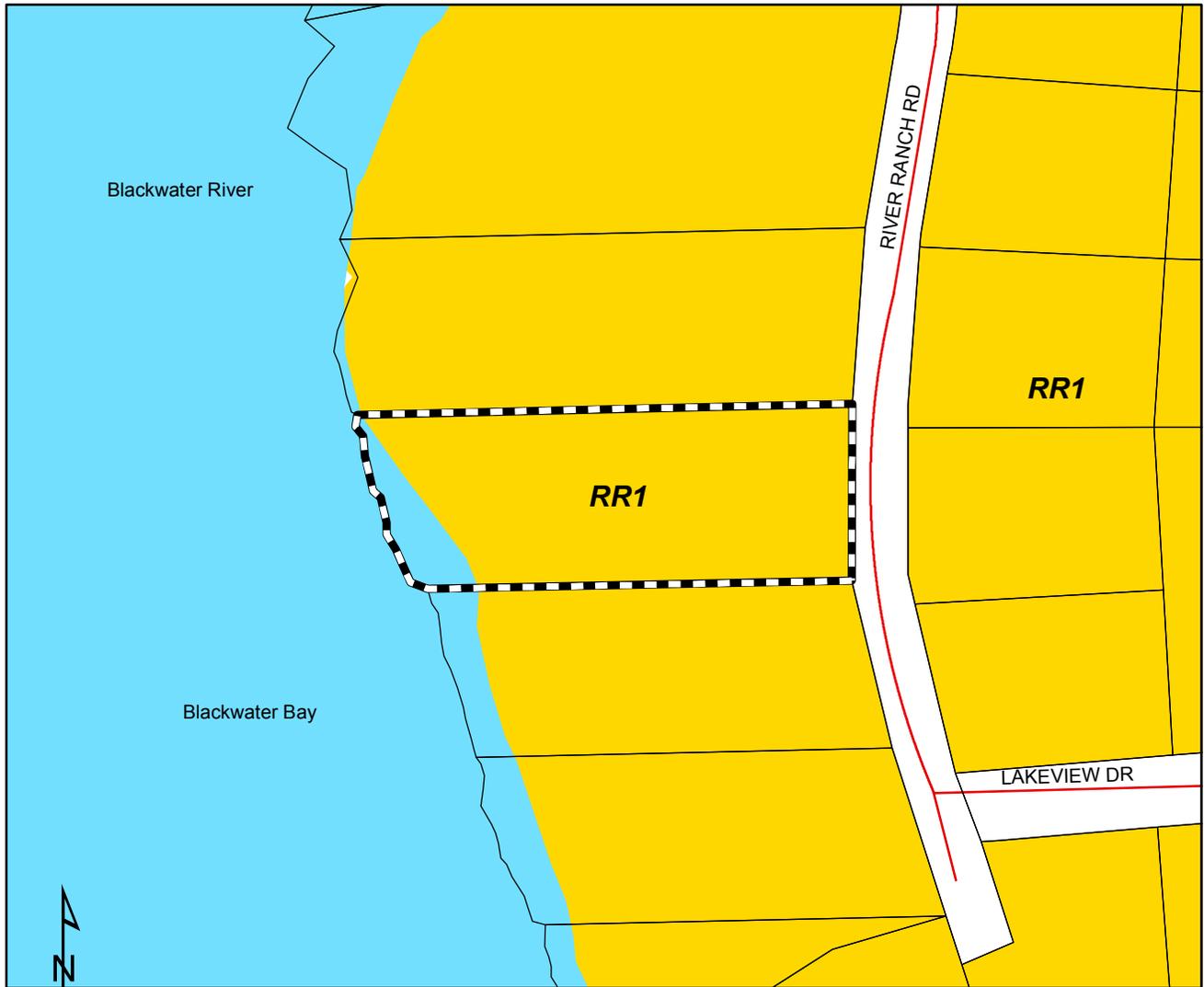
2016-V-063

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-063 Zoning



Legend



Pending Oct ZB **Zoning**

DISTRICT

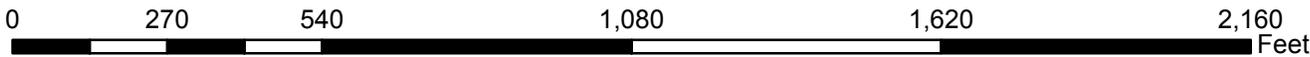
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

- | | | |
|--------------|--------------|-----------------|
| HR2 | NC | R1M |
| M1 | NC-APZ or CZ | R1M-APZ or CZ |
| M1-APZ or CZ | NC-HON | R1M-HON |
| M1-HON | P1 | R2 |
| M2 | P1-HON | R2-APZ or CZ |
| M2-APZ or CZ | P2 | R2-HON |
| MID | P2-APZ or CZ | R2M |
| MIL | P2-HON | R2M-APZ or CZ |
| NB-C | PBD | R3 |
| NB-CON/REC | PID | RAIL |
| NB-HD | PUD | RR1 |
| NB-MD | R1 | RR1-APZ or CZ |
| NB-MHD | R1-APZ or CZ | STATE |
| NB-PMUD | R1-HON | STATE-APZ or CZ |
| NB-SF | R1A | TC1-HON |
| NB-U | R1A-HON | WATER |

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2016-V-063
2014 Aerial

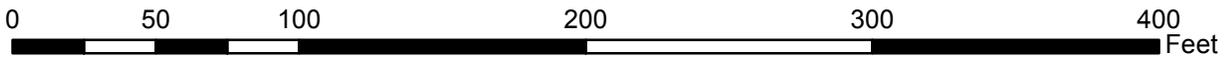


Legend

 Pending Oct ZB

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2016-V-063
Closeup Aerial

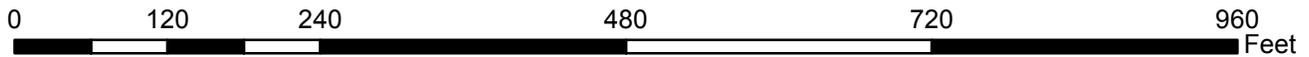
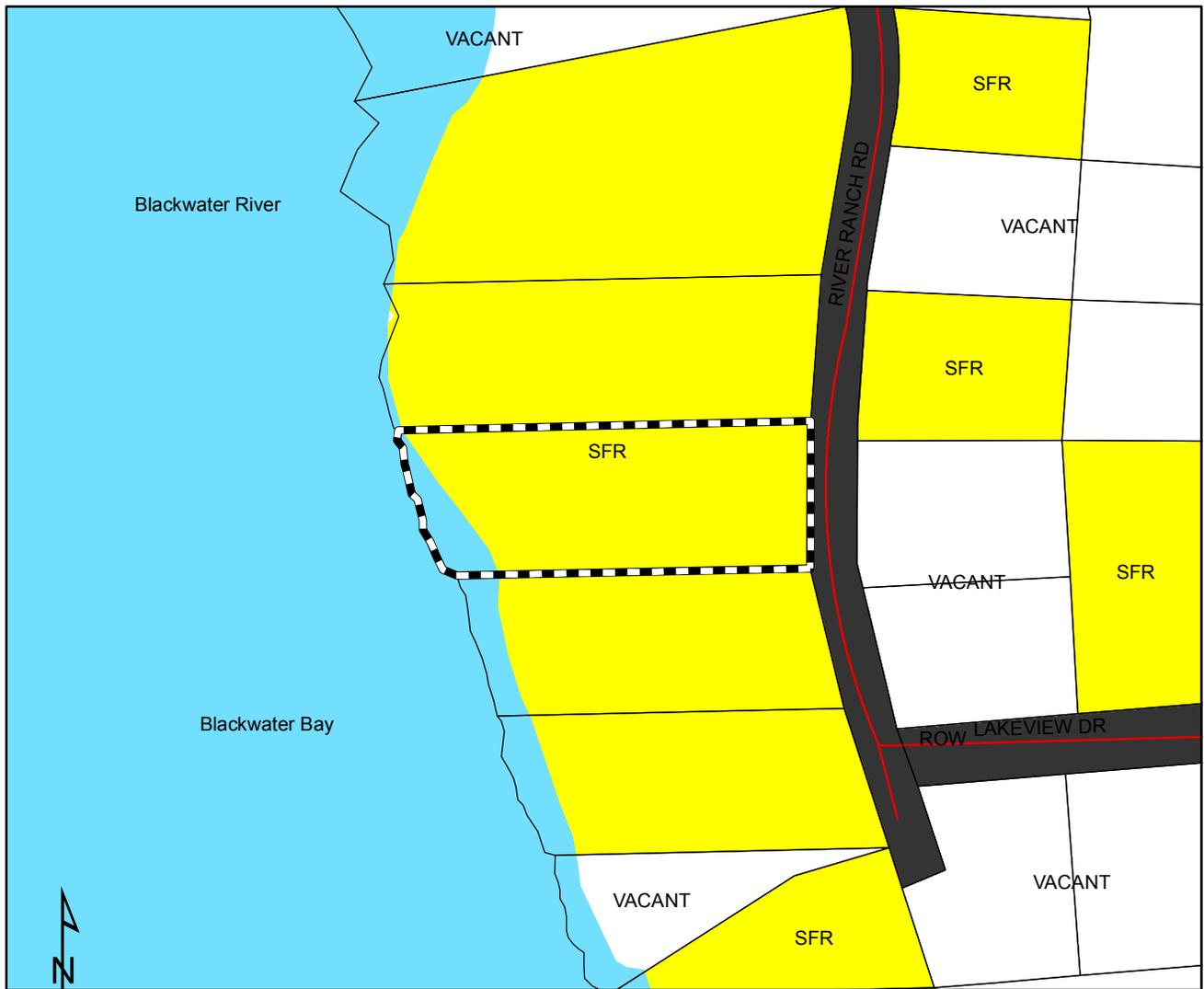


Legend

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2016-V-063 Existing Land Use



Legend



Pending Oct 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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RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

Variance Application

* Application Instructions begin on Page 3

** For Official Use Only **			
Application No.	2016 -V- 063	Date Received:	Aug 22, 2016
Review Fee:	2354 12.39	Receipt No.:	303
Zoning District:	RR1	FLUM Designation:	SFR

± 0.811 VD # 2

Property Owner Property Owner Name: STEVEN B ROLO

Address: 4513 RIVER RANCH RD.
MILTON, FL. 32583

Phone: 850-516-8133 Fax: _____

Email: SROLO62@GMAIL.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): 14-1N-28-0000-00101-0000
-OR-

Street Address of property for which the Variance is requested:
4513 River Ranch Rd., Milton, FL 32583

Variance Request

What is the present use of the property? RESIDENTIAL

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

6' PRIVACY FENCE RAISED 2' ABOVE GROUND AND ADD 2' LATTICE TOP MAKING 10' ABOVE GROUND. TO PREVENT NEIGHBORS FROM BEING ABLE TO SEE IN.

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

CURRENT FLOOD ELEVATIONS CAUSED HOUSE TO BE BUILT 5' HIGHER THAN PREVIOUS HOUSE, CAUSING FENCE TO BE RAISED ACCORDINGLY.

code compliance

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.

BEING A NUDIST I CANNOT ENJOY WALKING AROUND INSIDE OR ON MY PORCH OR GARAGE WITHOUT BEING SEEN. IT IS TO FOLLOW ALONG WITH HIGHER ELEVATION

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.

STEVEN B PAUO
Applicant Name (Type or Print)

Steven B Pauo
Applicant Signature

Title (if applicable)

8-22-16
Date

Case Number 2016-ZV-267

Violation Information
Case Number: 2016-ZV-267
Date Reported: 07/19/2016
Officer Assigned: (13) Bobby Burkett

Violator Name / Address
Name (First, Last): STEVEN B. ROLLO
Address: 4513 RIVER RANCH RD
City, St, ZIP: MILTON FL 32583
Contractor Number:
Phone Number:

Violation Location
Parcel Number 141N280000001010000
1:
Parcel Number
2:
Zoning (EMH) East Milton - Area: Harold
City Zone 1: RR1
City Zone 2:

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

Address of 4513 RIVER RANCH RD
Violation: City, St, ZIP: MILTON, FL 32583
Side Street 1:
Side Street 2:

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

Violations
Code Description 25 Fence violation

Fees & Actions
Date Served: Action Taken:
Comply by:

Amount: **0.00**

Citations

Property Owner Information

Business Name:

Name: STEVEN B. ROLLO

Physical Address: 4513 RIVER
RANCH RD

Mailing Address:

City, St, ZIP MILTON FL 32583

Phone Number:

Complaint Information

Name: ANONYMOUS

Address:

Phone Number:

Email:

Complaint made by: Phone

Case Number 2016-ZV-267

Rechecks Scheduled:

#	Scheduled Date	Officer	Notes
1)	10/28/2016	13 - Bobby Burkett	

Rechecks Performed:

#	Scheduled Date	Recheck Date	Officer	Notes
1)	08/15/2016	08/15/2016	13 - Bobby Burkett	

Dates:

Status:

Opened: **07/19/2016**

Closed:

Reopened:

Status: **Active** Watch List?

Reason:

Comments:

07/19/16 - FENCE VIOLATION. Per email from LeeAnn, a neighbor called to say that a fence has been installed that exceed 6-feet. Also stated that the wrong side is facing out.

07/21/16: On site, observed fence along both sides of house exceeding 6'. Called Steve Rollo and explained violation and options. He stated that he would get with Darliene Stanhope and apply for a variance. Will monitor. BB

08/15/16: Spoke with Steve Rollo, he stated he has the application and will drop it by to Darliene Stanhope. Will monitor. BB

Status & Transaction Change History:

IDNO

DATE

NOTES