



**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-068**

**Project Name:** N/A

**Applicant and/or  
Property Owner:** Paul and Susan Quinlan

**Representative:** John Loftis of Loftis Marine Division, Inc.

**Request:** Variance to extend a pier from 300 feet to  
390 feet from the mean high water line.  
(LDC 6.03.05.F)

**Zoning District:** PUD (Planned Unit Development)

**Part I. General Information:**

**Project/Applicant:** Paul and Susan Quinlan  
**Representative:** John Loftis of Loftis Marine Division, Inc.  
**Location:** 3989 W. Madura Road, Gulf Breeze, FL  
**Parcel(s):** 29-2S-28-5446-00B00-0100  
**Zoned:** PUD (Planned Unit Development)  
**Request:** Variance to extend a pier from 300 feet to 390 feet from the mean high water line. (LDC 6.03.05.F)  
**District:** Commissioner District #5  
**Current Conditions:** Under Construction – Single Family Residence

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

6.03.05 Accessory Activities: In addition to the principal activities expressed above, each activity type shall be deemed to include activities customarily associated with and appropriately incidental and subordinate to the principal activity when located on the same zone lot as such principal activity and meet the additional conditions set forth below. Such accessory activities shall be controlled in the same manner as the principal activities within such zone except as otherwise provided in Section 2.10.06. Accessory activities include, but are not limited to, the activities indicated below:

F. Docks, Piers and Mooring Devices: Structures such as piers, docks, wharves, mooring devices, lifting and launching devices, the decking of which is no higher than three (3) feet above mean high water, are permitted as accessory structures.

Such structures shall not extend seaward from the property line for more than three hundred (300) feet or fifteen (15) percent of the open water span at the point of installation whichever is less, except as provided in Section 6.03.05(F)(5.b).

When structures are constructed on waterfront property and are to cross on or over areas of public access, this access may not be impeded or blocked by such structures. The owner of said structure must construct or provide public access. This provision shall apply only to water front property located on Escambia Bay south of Highway 90, Blackwater Bay south of Interstate 10, East Bay and Santa Rosa Sound.

On all construction of docks, boathouses, piers, retaining walls, seawalls, and dolphin poles a zoning review and site plan must be filed and approved by the Community Planning, Zoning and Development Division before building permits can be obtained or construction begun.

The site plan must include:

1. A survey of the property showing all boundaries.
2. Permits or exemption letters from FDEP and Army Corps of Engineers.
3. A drawing of the proposed structure with exact dimensions and their placement on the property. The location, relative to the body of water including protrusion into or over the body of water, must be shown.

4. A plat, survey or other documentation to confirm the width or distance across the body of water.

**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 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 proposing to extend the pier to reach appropriate water depths to avoid harming grass beds in the area.**

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.

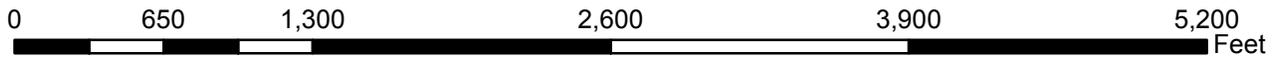
**Is this criterion met?**      N/A

**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?

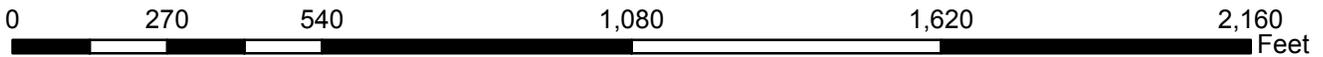
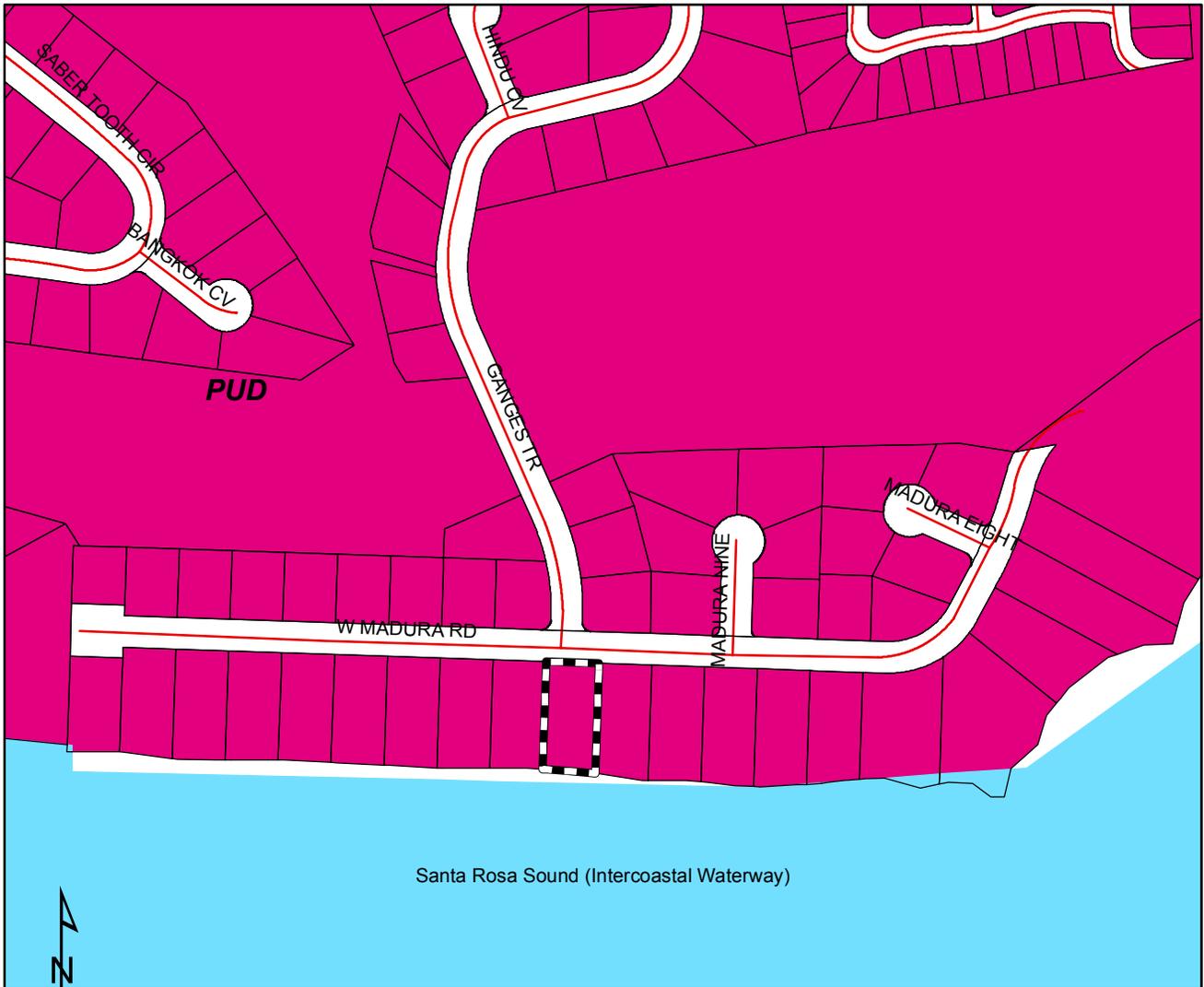
**It is not anticipated that there will be any potential building code issues.**

# 2016-V-068 Location



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# 2016-V-068 Zoning



**Legend**

Pending Oct ZB

**Zoning**

**DISTRICT**

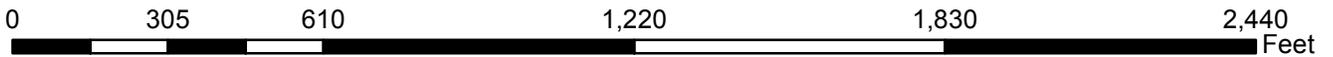
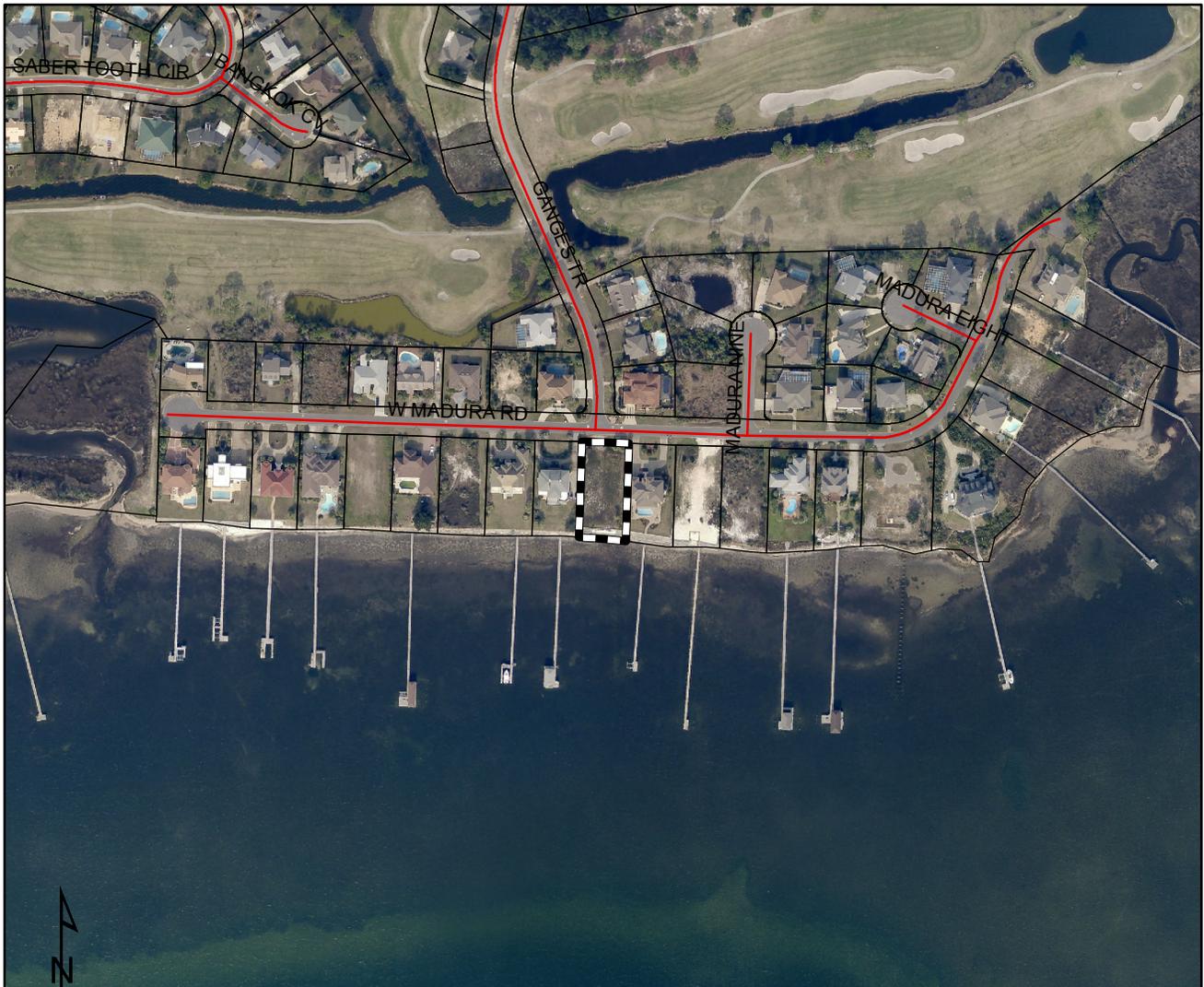
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB

- |              |              |                 |
|--------------|--------------|-----------------|
| HR1          | NB-U         | R1A-HON         |
| 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         |
|              |              | WATER           |

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2016-V-068  
2014 Aerial

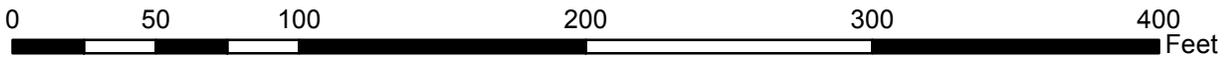


**Legend**

 Pending Oct ZB

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2016-V-068  
Closeup Aerial

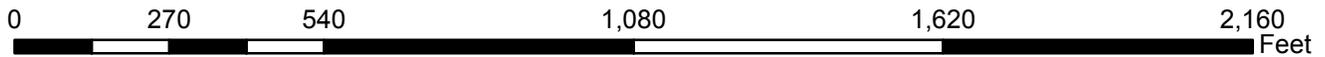
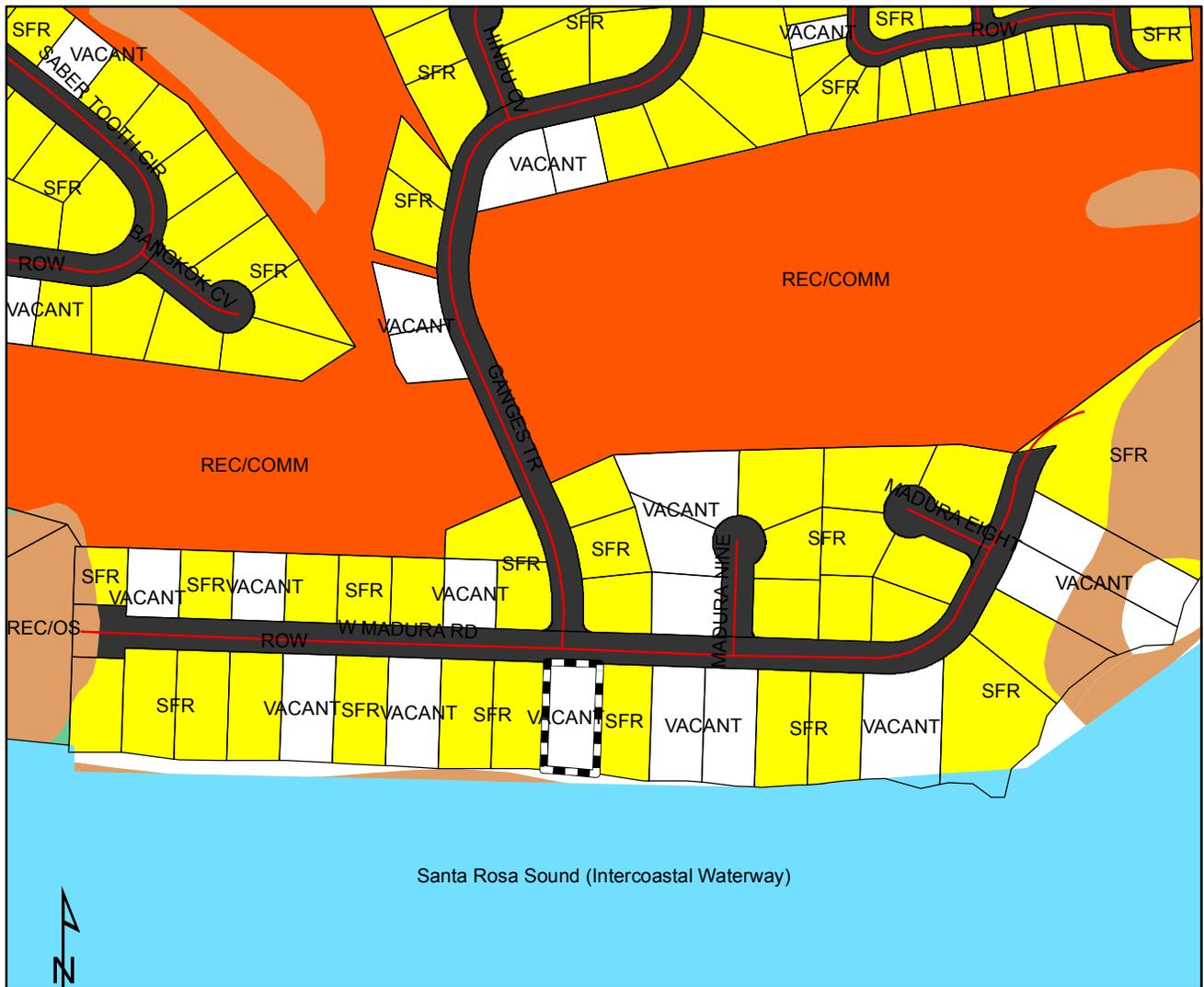


**Legend**

 Pending Oct ZB

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# 2016-V-068 Existing Land Use



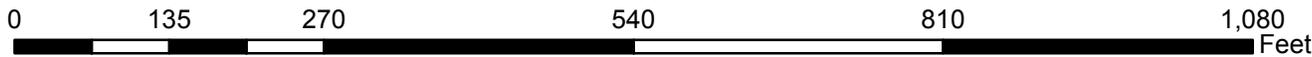
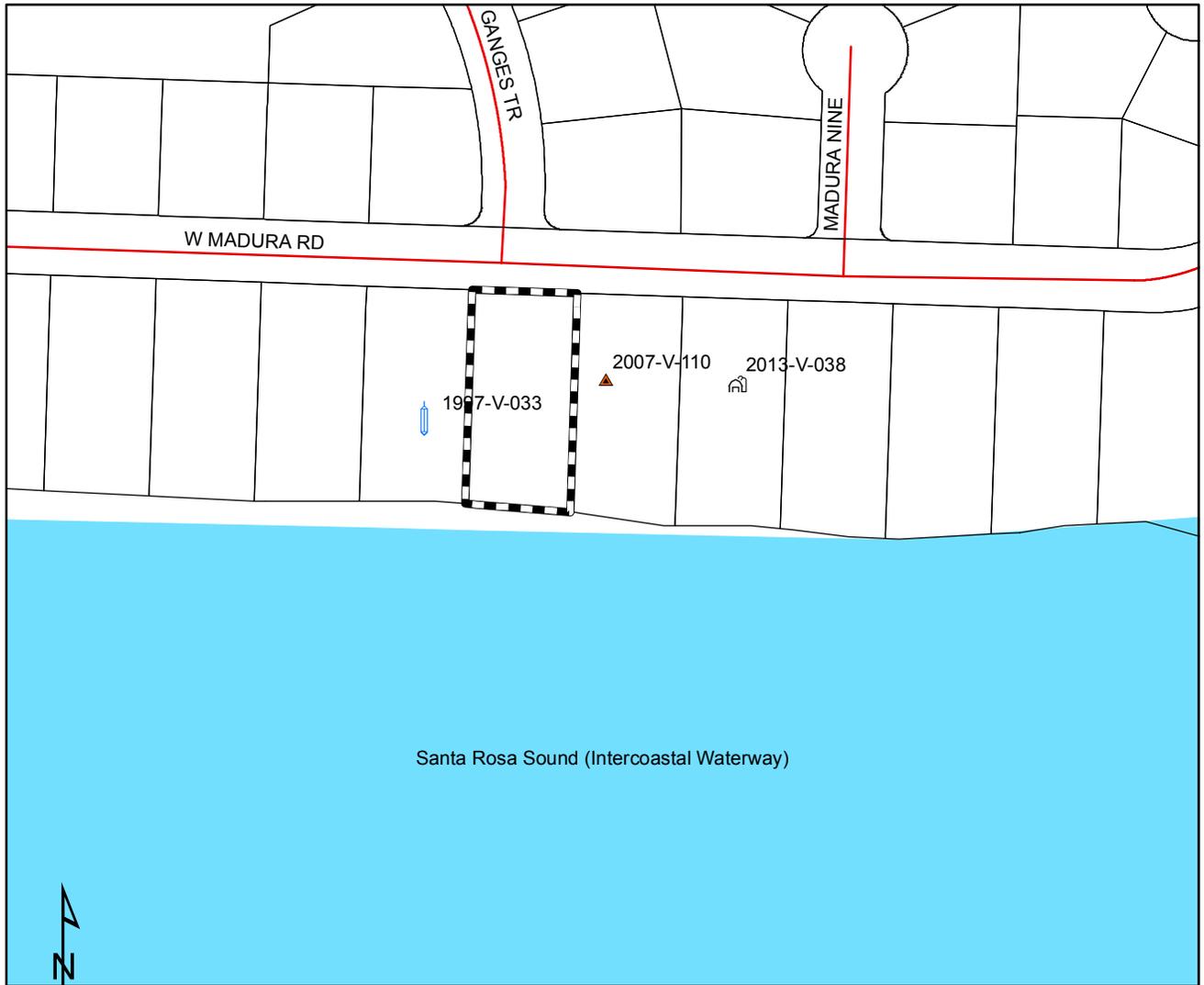
**Legend**

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

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# 2016-V-068

## Previous Zoning Board Decisions in the Area



### Legend

 Pending Oct ZB

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Planning and Zoning Director  
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RHONDA C. ROYALS  
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rhondar@santarosa.fl.gov

## Variance Application

\* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2016 -V -068</u>	Date Received: <u>9-1-16</u>
Review Fee: <u>235 + 14.16</u>	Receipt No.: <u>368</u>
Zoning District: <u>PUD</u>	FLUM Designation: <u>MRC</u>

± 0.429

VD# 5

### Property Owner

Property Owner Name: QUINLAN PAUL ANTHONY & SUSAN MARIE CO-TRUSTEES OF THE QUINLAN REVOCABLE TRUST

Address: 3989 W MADURA RD

GULF BREEZE, FL 32563

Phone: (850) 910-3840 Fax: N/A

Email: pquin1972@hotmail.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: Loftis Marine Division, Inc.

Contact Name: John Loftis

Address: 7150 Clearwood Rd.

Pensacola, FL 32526

Phone: (850) 572-3718 Fax: (850) 367-4102

Email: loftismarine@gmail.com

### Property Information

Parcel ID Number(s): 29-2S-28-5446-00B00-0100

-OR-

Street Address of property for which the Variance is requested:

3989 W. Madura Rd, Gulf Breeze 32563

**Variance Request**

What is the present use of the property? Under Construction - Single Family Residential

Please describe the requested variance, including exact dimensions and purpose of the variance.  
Please see attached "Letter of Request for Variance Application"

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

Please see attached "Letter of Request for Variance Application"

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.

Because this is at the request of the DEP and the Army Corps and the non-granting of this variance will prohibit the ability to honor their request/requirement.

**Variance Provisions**

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

Yes  No

**And Criteria**

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.

John W. Loftis  
Applicant Name (Type or Print)

[Signature]  
Applicant Signature

President of  
Title (if applicable)

9/1/2016  
Date

Loftis Machine  
Div, Inc.  
AGENT

# “Neighboring Properties”



**A. 3951 W MADURA RD**  
Length: ~370'

**B. 3999 W MADURA RD**  
Length: ~385'

**C. 4015 W MADURA RD**  
Length: ~370'

**D. 4023 W MADURA RD**  
Length: ~390'

Client:  
 Paul Quinlan  
 3989 W MADURA RD  
 Gulf Breeze, FL 32563

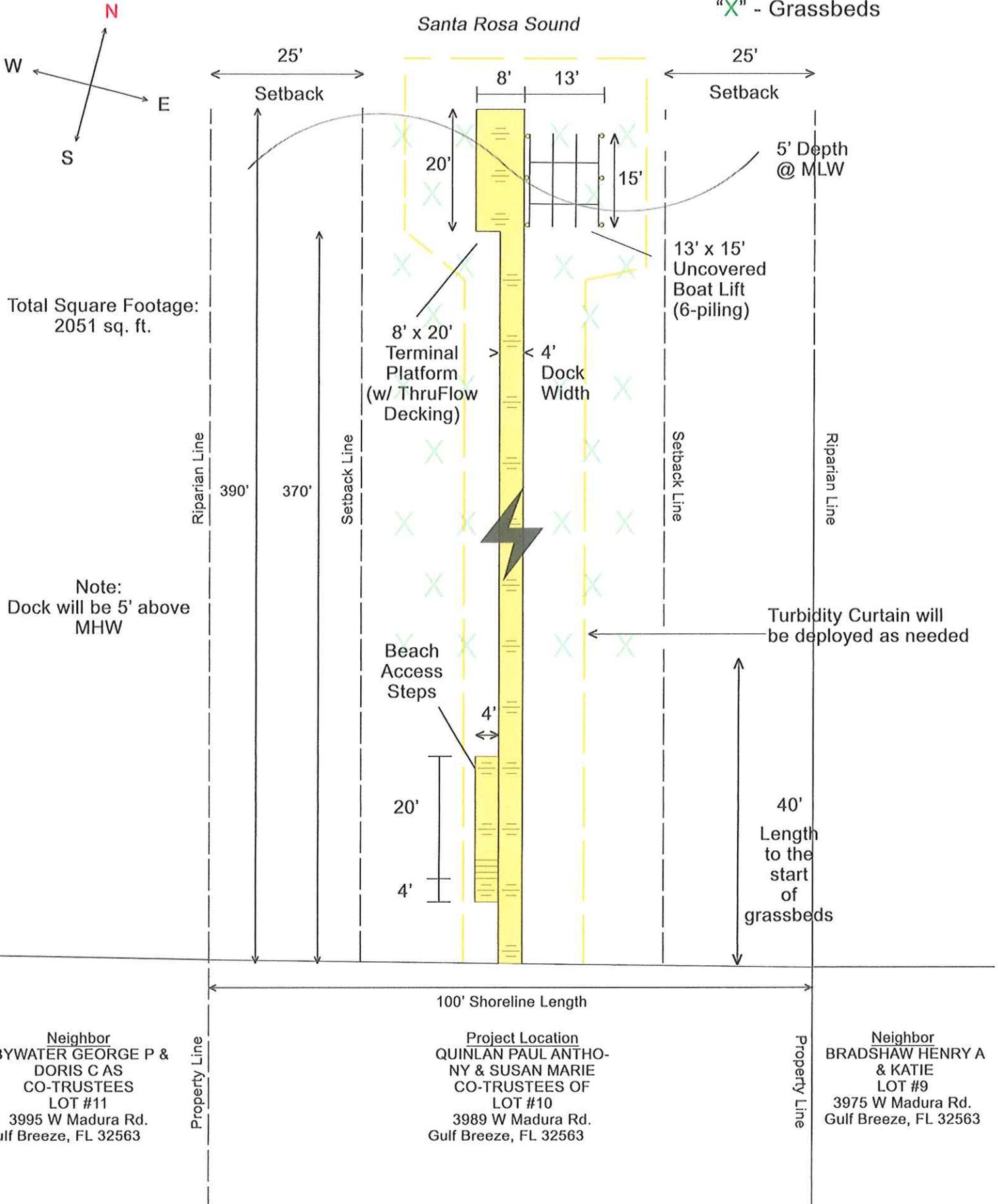
# PLAN VIEW

Scale: 1" = 20'  
 or Dimensioned

Contractor/Agent:  
 Loftis Marine Division, Inc  
 Date: 08/09/16

Santa Rosa Sound

"X" - Grassbeds



Client:  
Paul Quinlan  
 3989 W Madura Rd.  
 Gulf Breeze, FL 32563

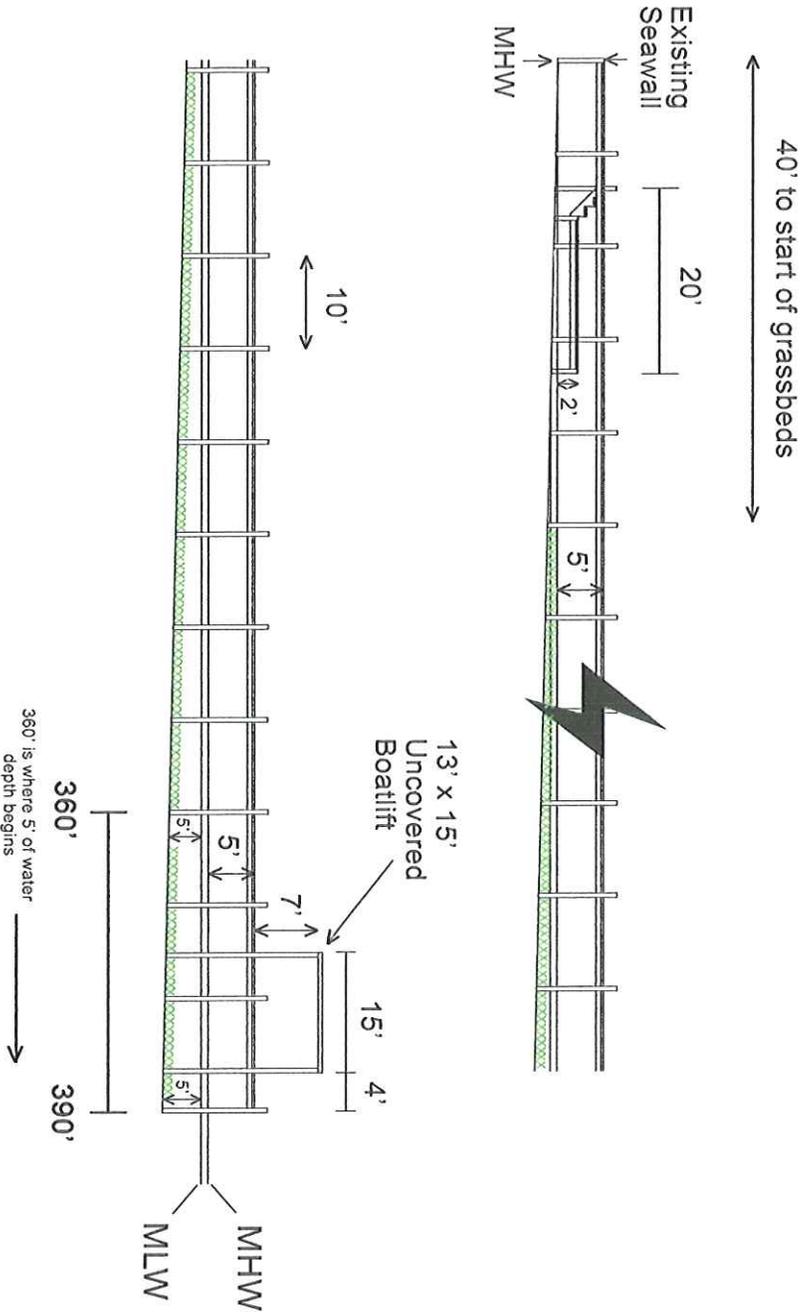
# SIDE VIEW

Scale: Dimensioned

Contractor/Agent:  
Loftis Marine Division, Inc  
 Date: 07/30/16

- Note(s):
- Pilings will be spaced 10' on center
  - Dock will be 5' above MHW

"X" - Grassbeds



Scale: 1" = 5'  
OR  
Dimensioned

~ CROSS SECTION VIEW ~

Loftis Marine Division, Inc.  
Client: Quinlan  
Date: 08/15/16

