



**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-071

Project Name: N/A

**Applicant and/or
Property Owner:** Philip Daniele

Representative: N/A

Request 1: Variance to reduce the front setback from 25 feet to 15 feet to accommodate a car port. (LDC 6.05.05.I.2)

Zoning District: R1 (Single Family Residential)

Part I. General Information:

Project/Applicant: Philip Daniele
Representative: N/A
Location: 4149 Hwy 87 S., Navarre, FL
Parcel(s): 39-1S-27-0000-03400-0000
Zoned: Single Family Residential (R1)
Request: Variance to reduce the front setback from 25 feet to 15 feet to accommodate a car port. (LDC 6.05.05.I.2)
District: Commissioner District #4
Current Conditions: Residence

Part II. Land Development Code Criteria:

6.05.05 R-1 - Single Family Residential District

- I. Minimum Required Setbacks:
2. Front Setback: Except as provided in Section 4.03.03(B)(2)(b) and Section 2.10.02, there shall be a front building setback on every lot of not less than twenty-five (25) 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? 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 requesting a variance to reduce the front setback from 25 feet to 15 feet to accommodate a car port. The placement of the car port is limited to this location. Limited space and two large trees make it difficult to place the car port elsewhere.

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 the variance will impair an adequate supply of light and air to adjacent property, or unreasonably diminish or impair established property values within the surrounding area.

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 with 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

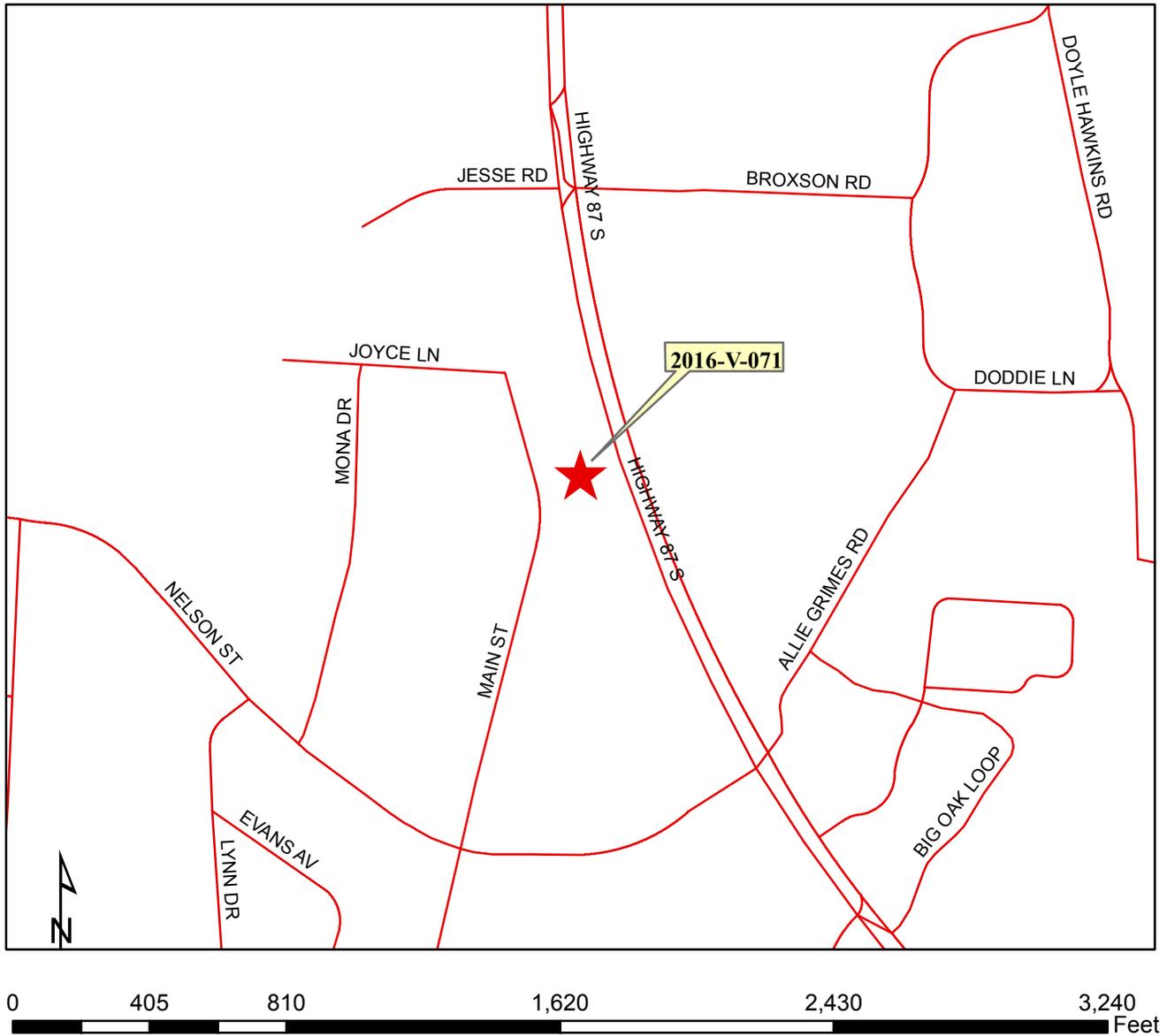
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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-071

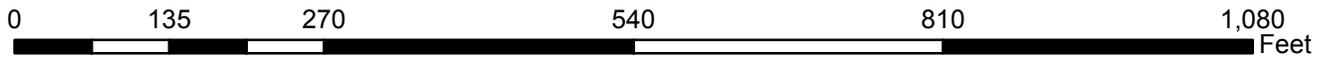
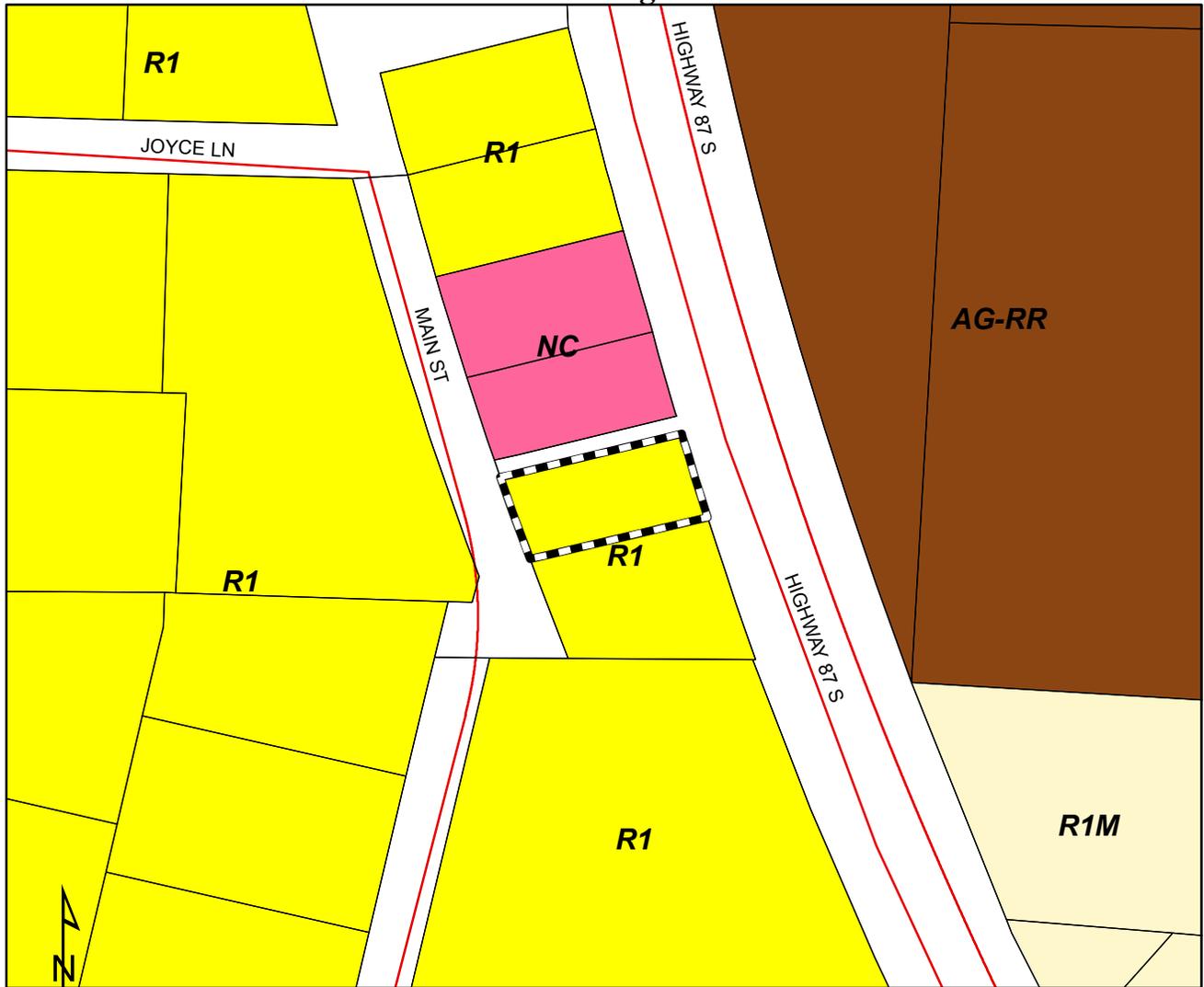
Location



Disclaimer:

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2016-V-071 Zoning



Legend



Pending Nov ZB **Zoning**

DISTRICT

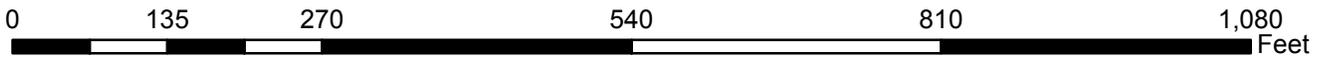
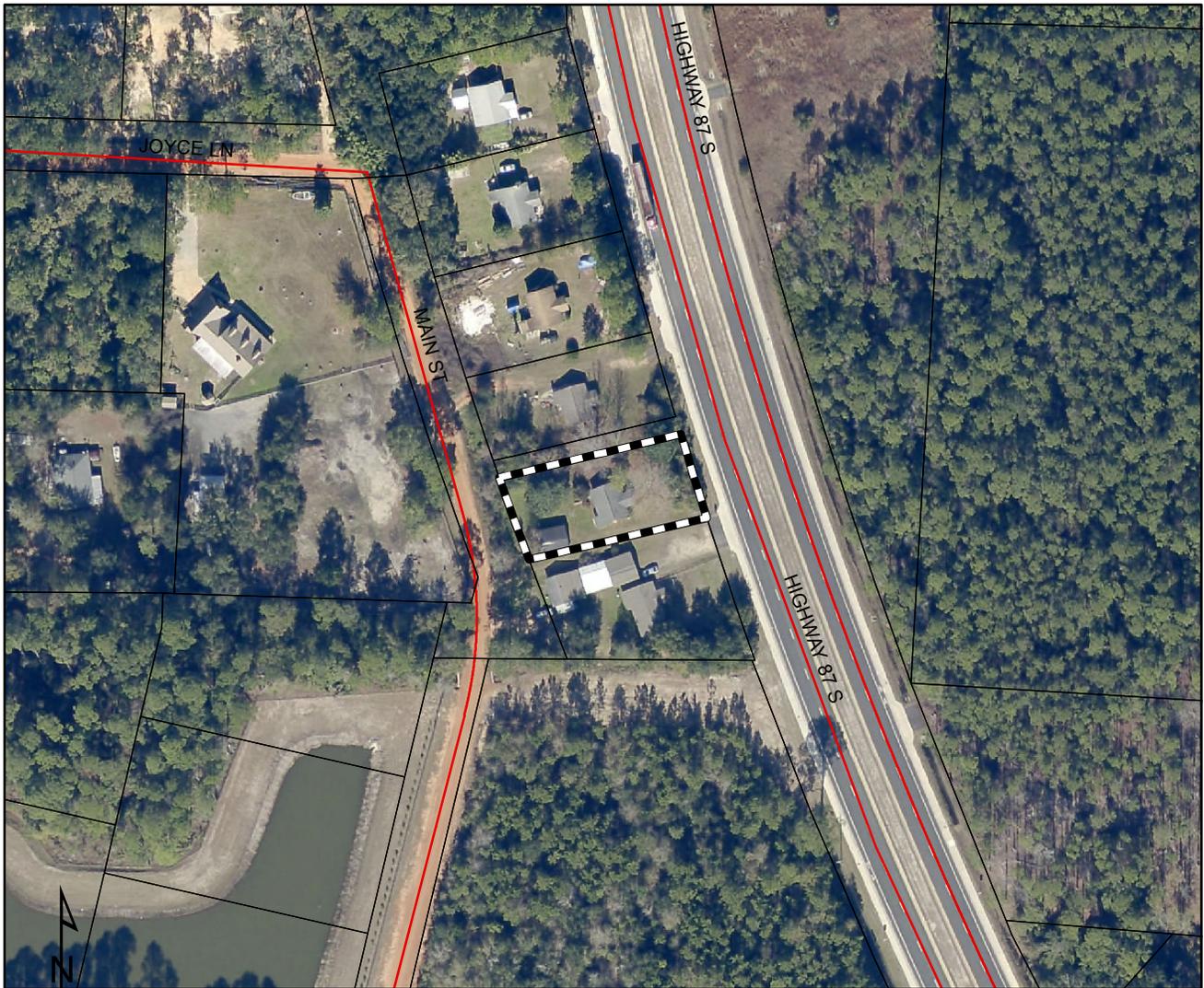
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

- | | | |
|--------------|--------------|-----------------|
| 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-071
2014 Aerial



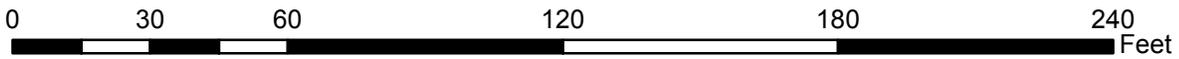
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 Pending Nov ZB

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2016-V-071 Closeup Aerial



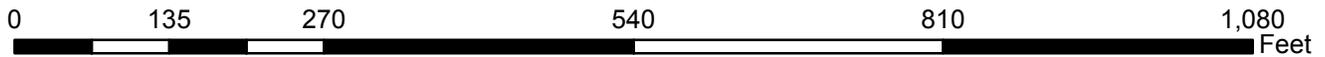
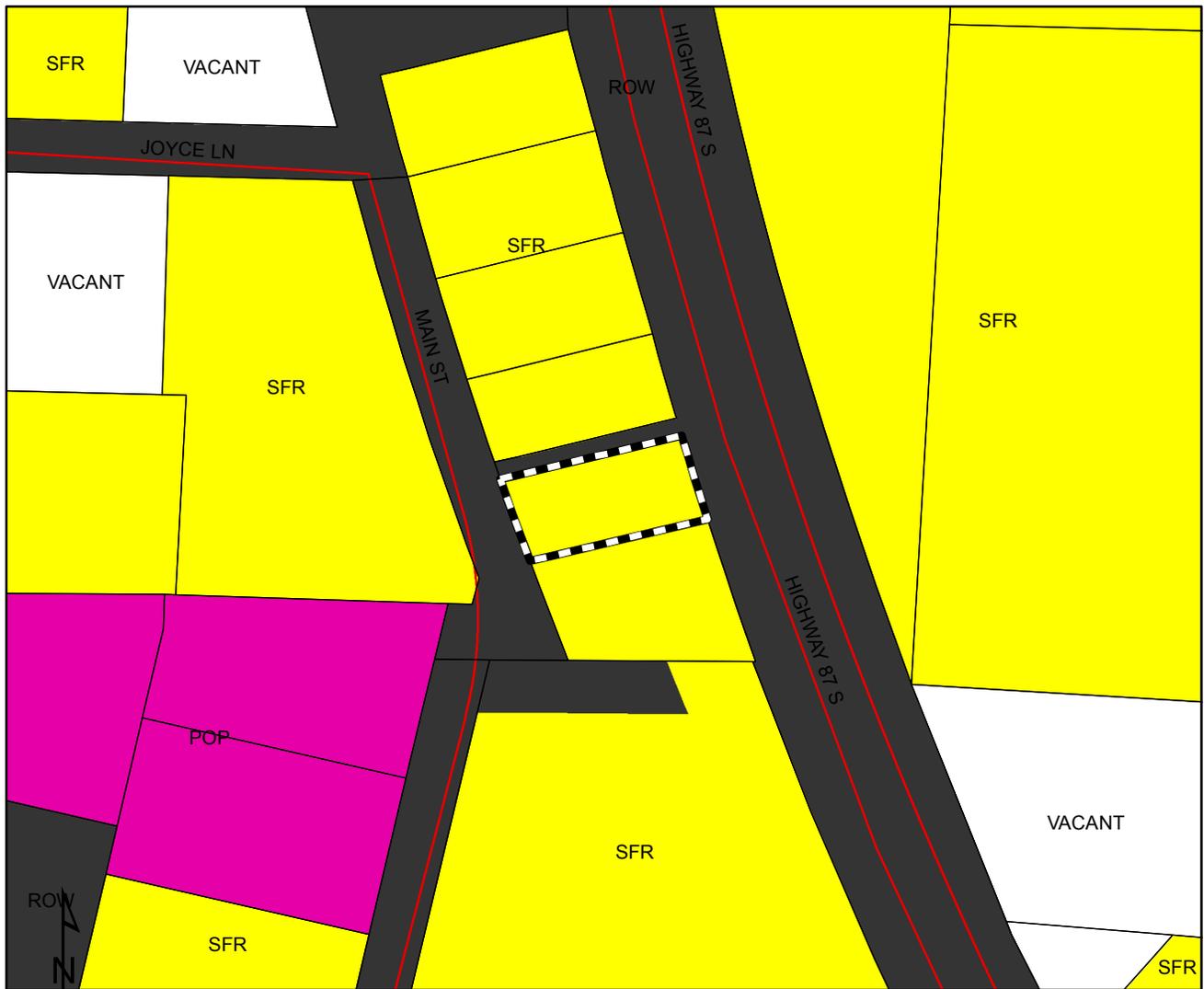
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2016-V-071 Existing Land Use

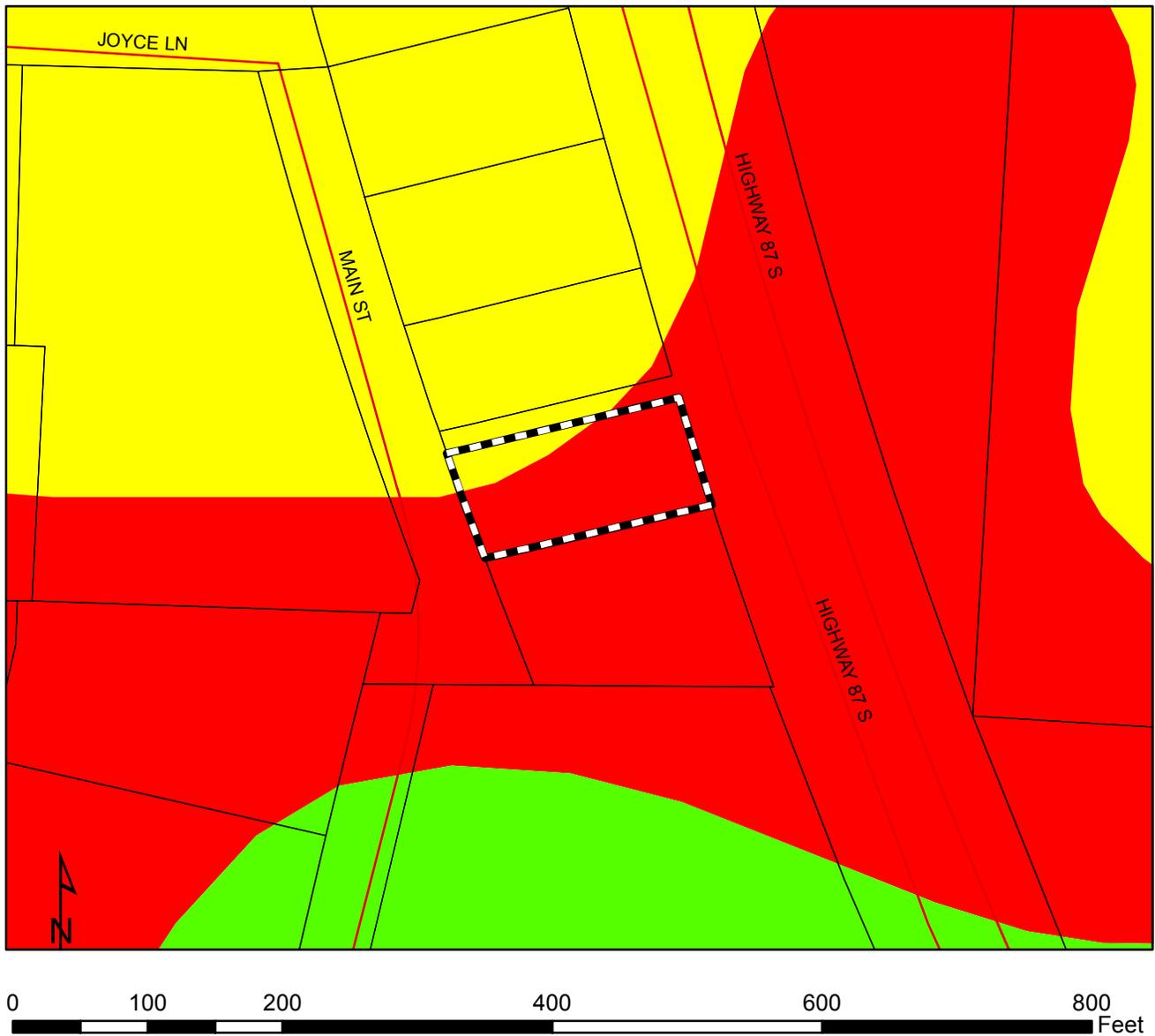


Legend

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

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2016-V-071
Potential for Wetlands based on Soils



Legend

 Pending Nov ZB

Potential Wetlands Based on Soils

HYDRIC CLASSIFICATION

-  All hydric
-  Partially hydric
-  Not hydric

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Variance Application

* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2016-V-071</u>	Date Received: <u>9/12/16</u>
Review Fee: <u>235 + 10.62</u>	Receipt No.: _____
Zoning District: <u>R1</u>	FLUM Designation: <u>SFR</u>

± 0.401

VP# 4

Property Owner

Property Owner Name: Philip B. Daniele Jr

Address: 4149 Hwy 87 S Navarre, FL 32566

Phone: (479)-899-2902 Fax: _____

Email: philipdaniele@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): 39 15 27 0 0000 34000000

-OR-

Street Address of property for which the Variance is requested:

4149 Hwy 87 S Navarre, FL 32566

Variance Request

What is the present use of the property? Residence

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

Variance to reduce front setback from 25 feet to 15 feet

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

Variance will be used for car port to protect cars & boat

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.

Limited space; two trees & septic tank limits placement of car port

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.

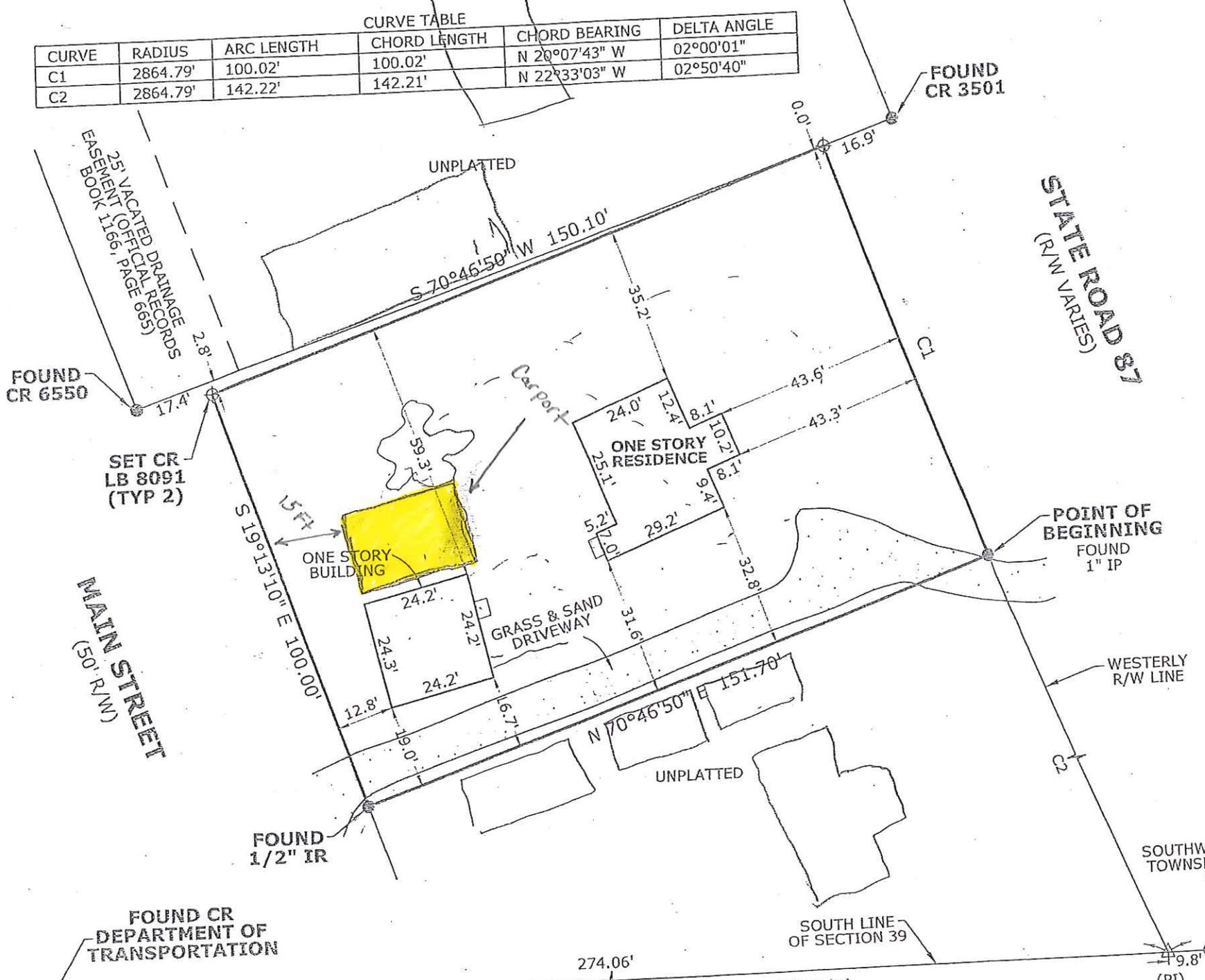
Philip Daniele
Applicant Name (Type or Print)

[Signature]
Applicant Signature

Title (if applicable)

Sept 12, 2016
Date

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2864.79'	100.02'	100.02'	N 20°07'43" W	02°00'01"
C2	2864.79'	142.22'	142.21'	N 22°33'03" W	02°50'40"



25' VACATED DRAINAGE EASEMENT (OFFICIAL RECORDS BOOK-K 1166, PAGE 665)

FOUND CR 6550

SET CR LB 8091 (TYP 2)

MAIN STREET (50' R/W)

FOUND 1/2" IR

FOUND CR DEPARTMENT OF TRANSPORTATION

UNPLATTED

S 70°46'50" W 150.10'

Carport

ONE STORY BUILDING

ONE STORY RESIDENCE

GRASS & SAND DRIVEWAY

UNPLATTED

SOUTH LINE OF SECTION 39

STATE ROAD 87 (R/W VARIES)

POINT OF BEGINNING FOUND 1" IP

WESTERLY R/W LINE

SOUTH TOWNSHIP

274.06'

9.8'