



**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-078**

**Project Name:** N/A

**Applicant and/or  
Property Owner:** Mary Beth Price

**Representative:** N/A

**Request:** Variance to reduce the Shoreline Protection  
Zone setback from 50 feet to 30 feet to  
accommodate a swimming pool. (LDC  
12.01.02.A)

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

**Part I. General Information:**

**Project/Applicant:** Mary Beth Price  
**Representative:** N/A  
**Location:** 4153 Madura Drive, Gulf Breeze, FL  
**Parcel(s):** 29-2S-28-5446-00F00-0210  
**Zoned:** PUD (Planning Unit Development)  
**Request:** Variance to reduce the Shoreline Protection Zone setback from 50 feet to 30 feet to accommodate a swimming pool (LDC 12.01.02.A)  
**District:** Commissioner District #5  
**Current Conditions:** Residence and partially constructed pool

**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 distance a pool can be from Santa Rosa Sound. The variance request is to reduce the Shoreline Protection Zone setback from 50 feet to 30 feet to accommodate a swimming pool.**

**The applicant submitted an application for a pool permit. The site plan that was submitted showed the pool to be 30 feet. The application was denied because it did not meet the 50 foot setback for the Shoreline Protection Zone. A revised site plan was submitted showing the pool was 50 feet from the approximate edge of water and was approved.**

**The pool was permitted and showed a distance of 50 feet from the mean high water line on the site plan, when the inspectors went to inspect the construction, it was determined that the pool did not meet the required setbacks. The hole for the pool is 34 feet from the mean high water line. The contractor was advised to stop construction until the variance process was completed.**

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 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 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?            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.

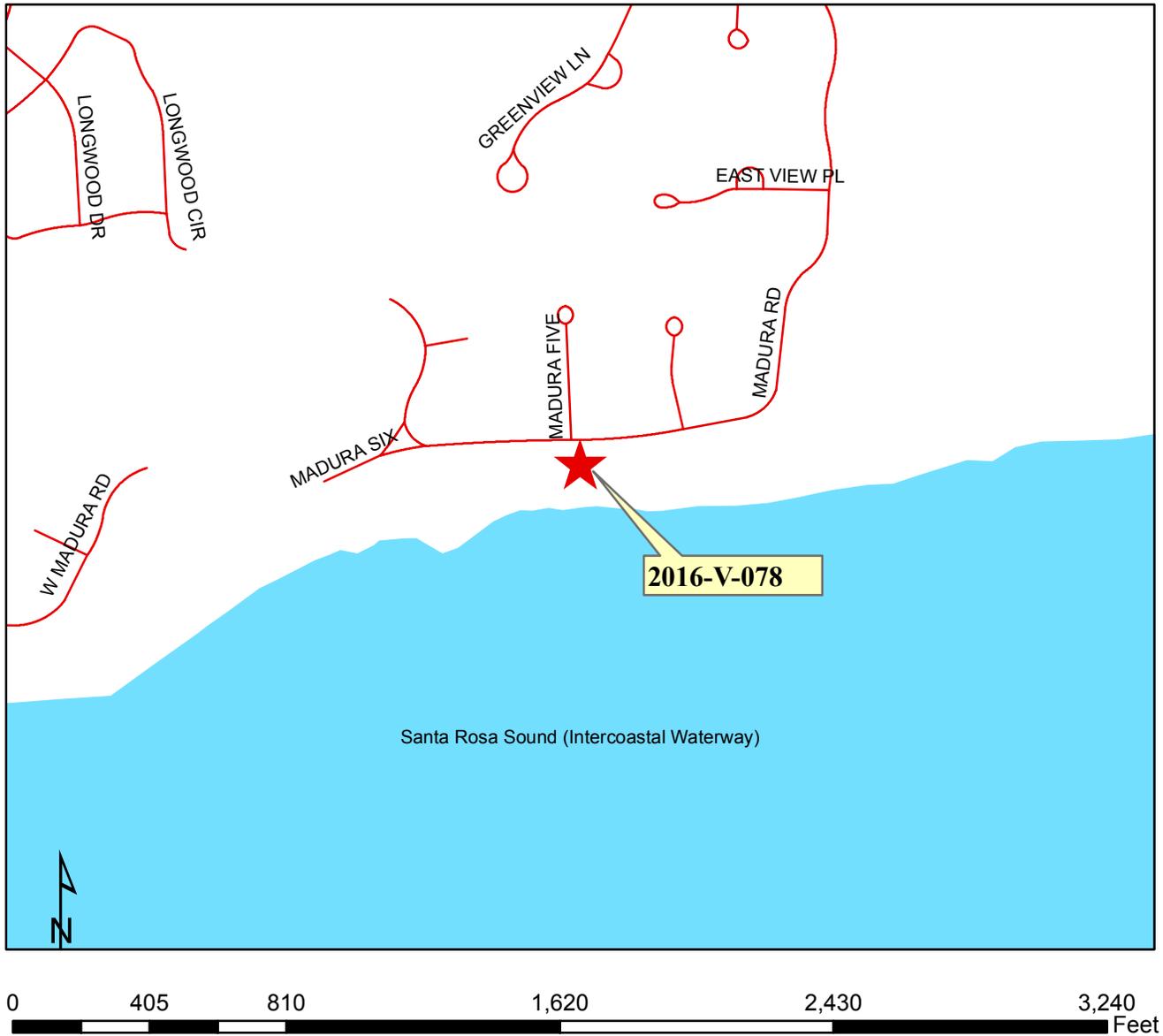
**Is this criterion met?**      N/A

**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?

**A wave analysis by an engineer will not be required, IF the wood wall and riprap shown on the survey is in-fact in place.**

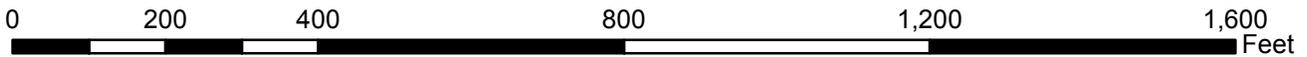
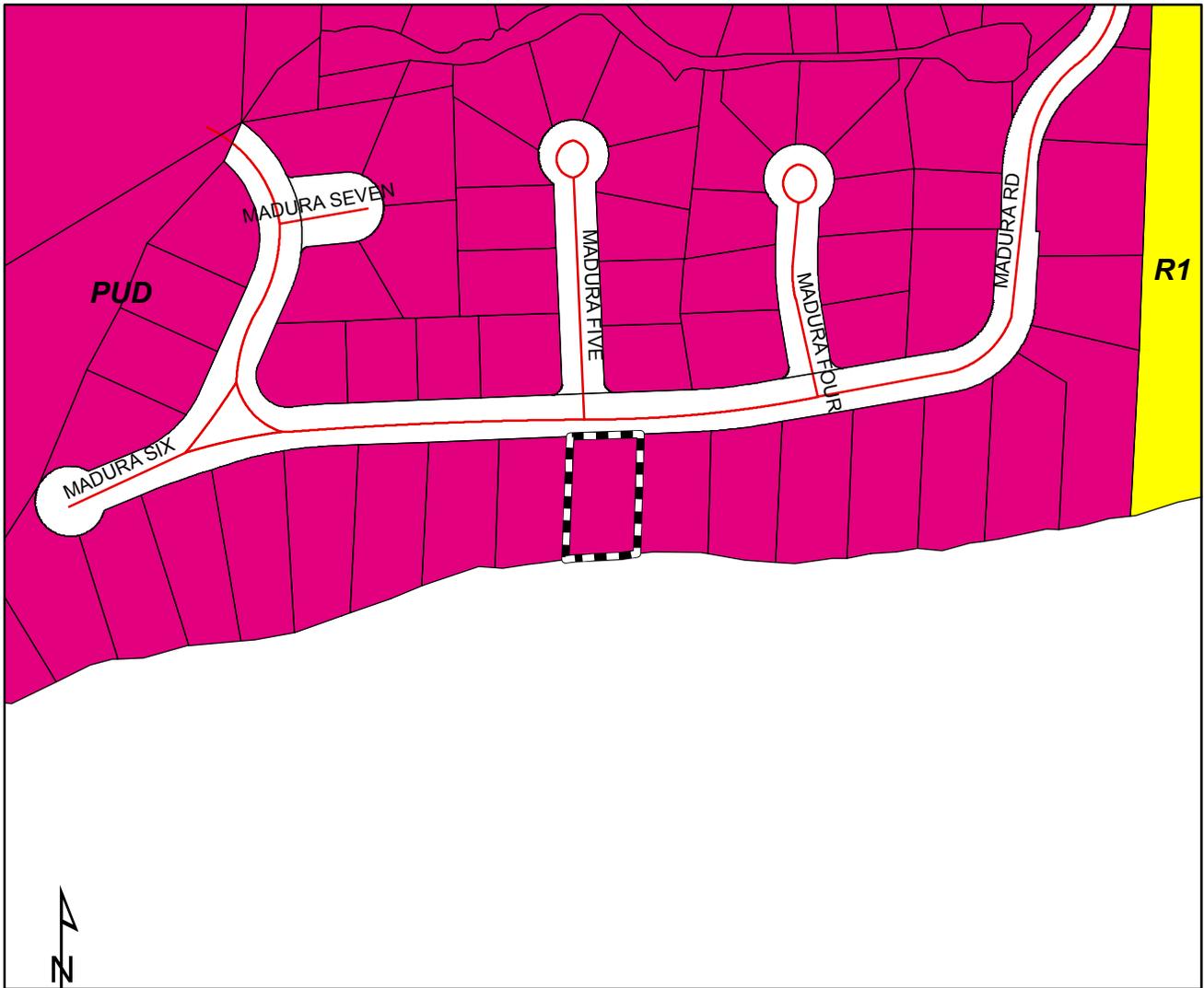
# 2016-V-078 Location



**Disclaimer:**

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2016-V-078  
2014 Aerial



Legend



Pending Nov ZB

**Zoning**

**DISTRICT**

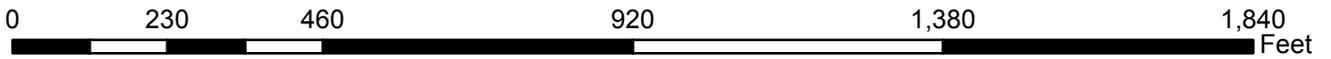
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

- HR2
- 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-078  
2014 Aerial

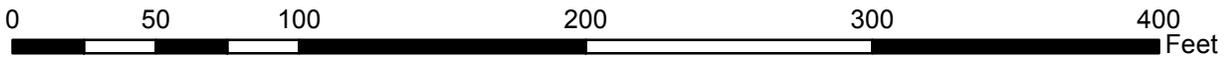


Legend

 Pending Nov ZB

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**2016-V-078**  
**Closeup Aerial**



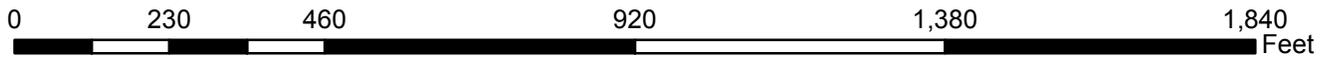
**Legend**

 Pending Nov ZB

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# 2016-V-078 Existing Land Use



## Legend



Pending Nov 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)

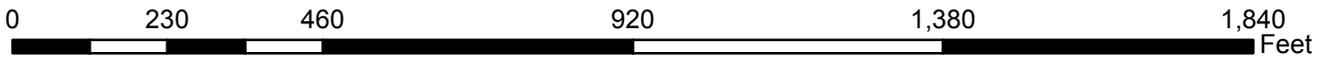
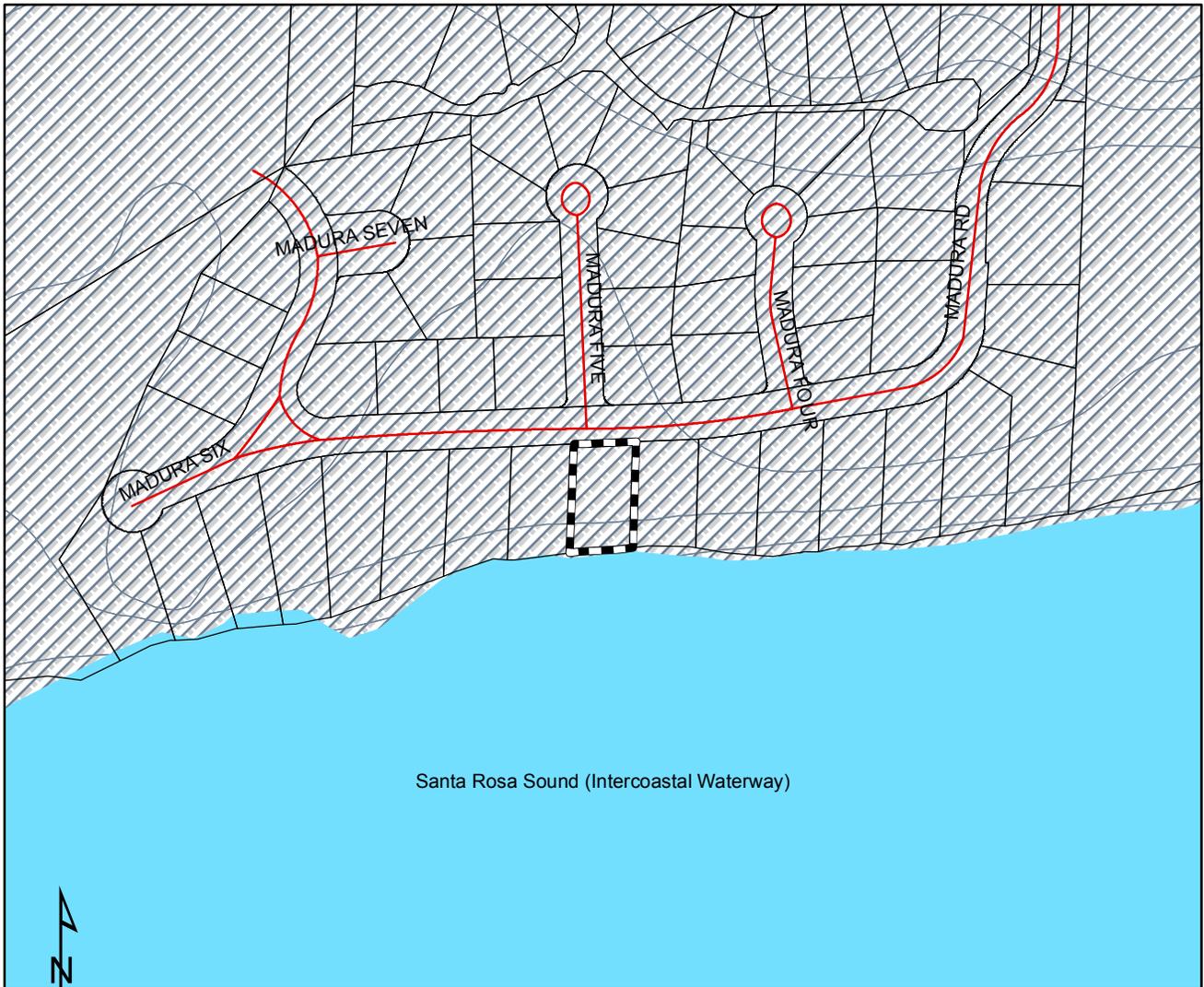
- Office
- Public Owned Property (POP)
- Rail
- Recreation/Commercial (REC/COMM)
- Recreation/Open Space (REC/OS)
- Right of Way (ROW)
- Single Family Residential (SFR)
- Silviculture (SILVICUL)
- Uncategorized (UNCAT)
- Utilities
- Vacant
- Water

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# 2016-V-078 Stormwater Problem Area



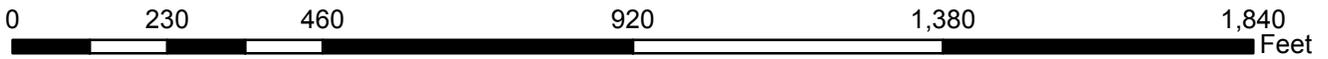
### Legend

-  Pending Nov ZB
-  Stormwater Problem Area

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# 2016-V-078 Contour Lines



## Legend

-  Pending Nov ZB
-  Contours

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# SANTA ROSA COUNTY DEVELOPMENT SERVICES

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rhondar@santarosa.fl.gov

## Variance Application

\* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2106 -V- 076</u>	Date Received: <u>10/19/2016</u>
Review Fee: _____	Receipt No.: _____
Zoning District: <u>PUD</u>	FLUM Designation: _____

VD #5

**Property Owner** Property Owner Name: Michael D + Marybeth Price  
 Address: 4153 Madura Rd  
Gulf Breeze FL 32563  
 Phone: 850-776-9330 Fax: 850-932-1891  
 Email: Marybprice5@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: Bluehaven Pools  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Property Information**

Parcel ID Number(s): 29-25-28-5446-06F00-0210  
 -OR-  
 Street Address of property for which the Variance is requested:  
4153 Madura Rd  
Gulf Breeze

**Variance Request**

What is the present use of the property? Residential

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

Reduce the Shoreline Protection Zone setback from 50' to 30 ft

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

Pool is already dug

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.

Cost to relocate pool

**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.

Michael D. Price MaryBeth Price  
Applicant Name (Type or Print)

MaryBeth Price  
Applicant Signature

Homeowner  
Title (if applicable)

10-19-16  
Date

# MADURA ROAD

160' R.O.W.

BASE BLARING

(P&F) N 85°00'42" E 174.21'

(P) N 85°00'42" E 100.31'  
(F) N 85°10'09" E 100.29'



LOT 22  
BLOCK "F"

(F) S 00°50'00" E 173.00'  
(F) S 00°50'00" E 158.00'

ZONE "VE"  
EL=10'

ZONE "VE"  
EL=11'

Pool

WITNESS LINE:  
(F) S 86°57'25" E 100.04'

0.6' WIDE  
SEA WALL

APPROXIMATE  
EDGE OF WATER

ZONE "VE"  
EL=11'

ZONE "VE"  
EL=12'

SANTA ROSA SOUND

This is a copy of the second site plan we received.

**DESCRIPTION:**  
LOT 21, BLOCK F, TIGER POINT VILLAGE, UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK C, PAGE 144, PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA



## Zoning Review Residential Construction

Santa Rosa County Community Planning, Zoning Development Division  
6051 Old Bagdad Highway  
Phone: (850) 981-7075 Fax: (850) 983-9874  
E-Mail: [planning@santarosa.fl.gov](mailto:planning@santarosa.fl.gov)

This is not a Construction Plan Review nor is it a Building Permit. These must be obtained from the Building Inspection Department before construction can begin.

**Date:** 8/11/2016      **Zoning District** PUD  
**Parcel Number** 292S28544600F000210      **Permit No.:** 2016-5126  
**Contractor:** BLUE HAVEN POOLS  
**Subdivision Name** TIGER POINT VILLAGE UNIT 7  
**Project Address** 4153 MADURA RD, GULF BREEZE

Dwellings on Lot	Corner Lot
1. <input type="checkbox"/> Single Family Structure	4. <input checked="" type="checkbox"/> Accessory Structure
2. <input type="checkbox"/> Duplex	Type Swimming Pool
3. <input type="checkbox"/> Mobile Home	5. <input type="checkbox"/> Other
	Type

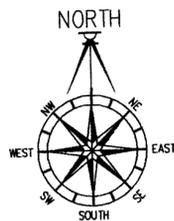
(F) Front <u>20'</u>	(L) Left <u>9'</u>
(B) Back <u>50'</u>	(R) Right <u>9'</u>

**Approved**       **Denied**       **Planner** Maureen Kotula

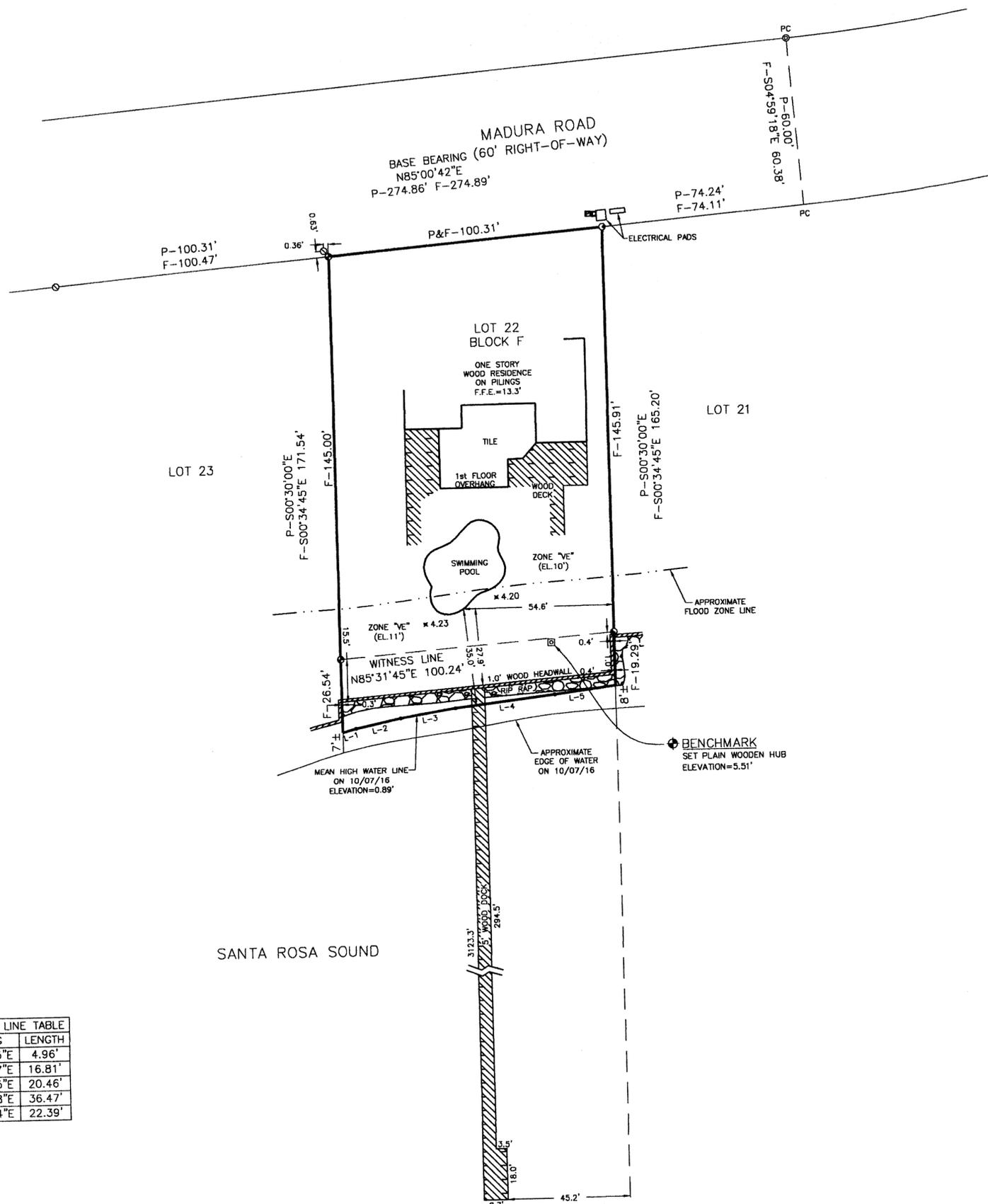
The following items were checked by the reviewer. If any of these items need to be addressed, they will be addressed in the comments section.

- JLUS Checked
- Archeological Sites Checked
- Bagdad Historic District Checked
- Wetlands Checked
- Navarre Town Center Checked
- Waterfront Property Review
- Roof Overhang Checked

### Comments



30' 15' 0 30'  
SCALE 1" = 30'



**SURVEYOR'S NOTES:**

- THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
- ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
- NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE WE FURNISHED WITH SUCH.
- NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- ALL BEARINGS AND DISTANCES ARE RECORDED UNLESS OTHERWISE NOTED.
- ERROR OF CLOSURE MEETS STANDARDS OF PRACTICE.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.
- BASIS OF BEARING: SOUTH R/W LINE OF MADURA ROAD AS N85°00'42"E.
- REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION; COPY OF PLAT OF TIGER POINT VILLAGE UNIT 7, PLAT BOOK C, PAGE 144.
- ENCROACHMENTS ARE AS SHOWN.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION AS FOLLOWS:  
ZONE: "VE"  
ELEVATION: (EL.10') & (EL.11')  
PANEL NUMBER: 12133C 0543 G  
AS DATED: 09/29/06
- THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND PLANNING, LLC, IS L.B. 7919.
- THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NAVD83 DATUM.

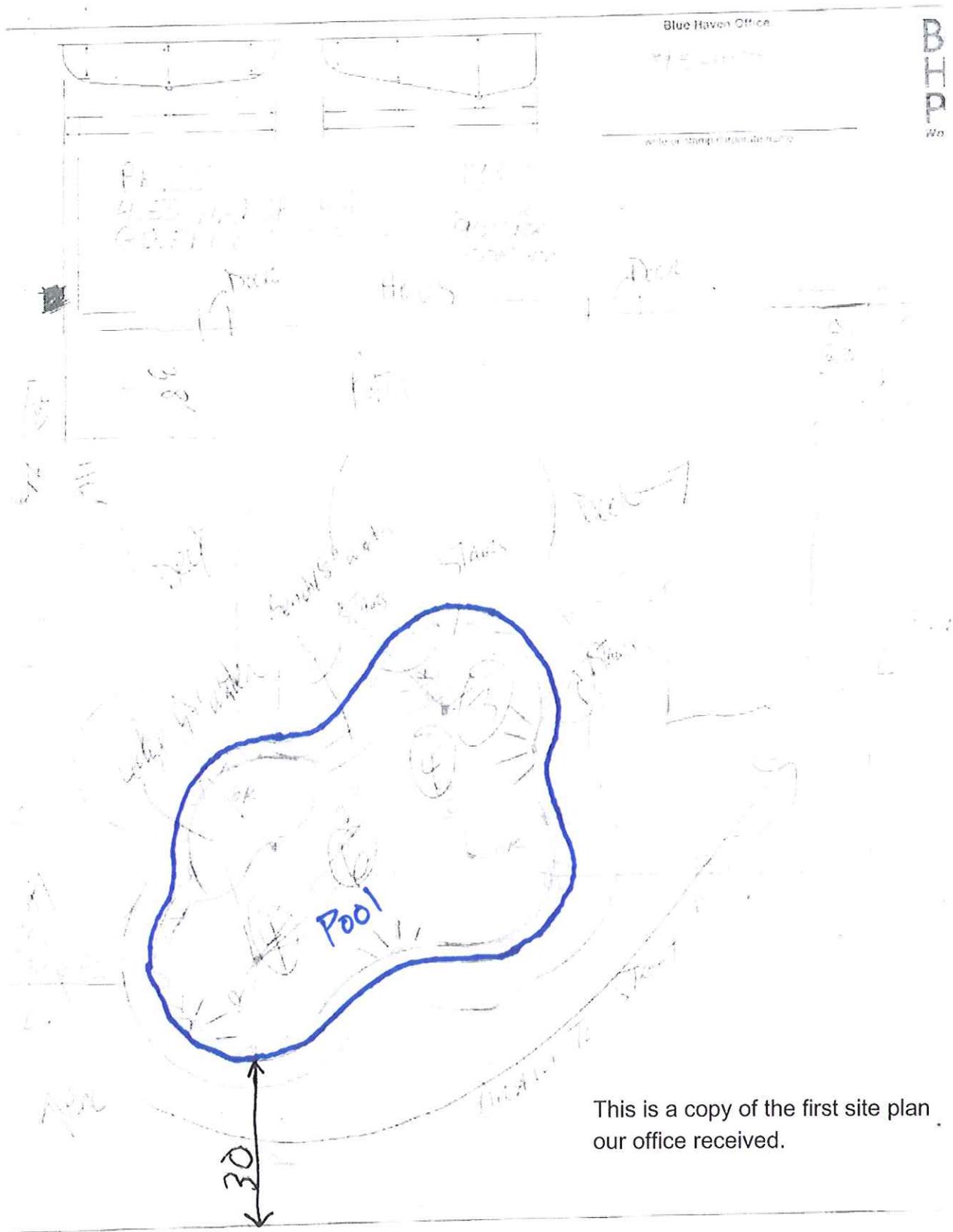
DESCRIPTION: (OFFICIAL RECORDS BOOK 3515, PAGE 1776)  
LOT 21, BLOCK "F", TIGER POINT VILLAGE, UNIT 7, A SUBDIVISION OF A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK "C", PAGE PAGE 144, OF THE PUBLIC RECORDS OF SAID COUNTY.

LINE	BEARING	LENGTH
L-1	N74°42'15"E	4.96'
L-2	N78°22'07"E	16.81'
L-3	N80°46'15"E	20.46'
L-4	N83°20'48"E	36.47'
L-5	N82°40'04"E	22.39'

- LEGEND:**
- - FOUND 1/2" CAPPED IRON ROD PSM #5791
  - - FOUND PLAIN 5/8" IRON ROD
  - - FOUND PLAIN 1/2" IRON ROD
  - - FOUND PLAIN 1" IRON PIPE
  - ⊙ - SET 1/2" CAPPED IRON ROD L.B. #7919
  - ⊙ - CABLE TELEVISION PEDESTAL
  - ⊙ - TELEPHONE PEDESTAL
- PSM - PROFESSIONAL SURVEYOR AND MAPPER  
L.B. - LICENSED BUSINESS  
R/W - RIGHT-OF-WAY  
PC - POINT OF CURVATURE  
P - PLAT  
F - FIELD

ADDRESS: 4153 MADURA ROAD	
REQUESTED BY: MARY BETH PRICE	
TYPE: BOUNDARY SURVEY	
SECTION 29, TOWNSHIP- 2 - SOUTH, RANGE- 28 - WEST, SANTA ROSA COUNTY	
SCALE: 1"=30'	FIELD BOOK: 608
DATE: 10/13/16	FIELD DATE: 10/07/16
NO.:	DATE:
REVISIONS:	
APPROVED BY: <i>JSP</i>	
SURVEYOR'S CERTIFICATE	
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTER 54-17.050, 54-17.051 AND 54-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.	
 KENNETH J. MORLEY/PSM #4635 CORPORATE NO. 13 0007919 STATE OF FLORIDA	
 Kenneth J. Morley Professional Surveyor and Mapper 8028 Veterans Court Gulf Breeze, FL 32561 904-438-0207 Fax 904-438-1817	
DRAWING NUMBER: 16-16962	

# Site Plan # 1 - Declined



This is a copy of the first site plan our office received.

Site Plan # 1



**Zoning Review  
Residential Construction**

Santa Rosa County Planning, Zoning Development Division  
6051 Old Bagdad Highway  
Phone: (850) 981-7075 Fax: (850) 983-9874  
E-Mail: [planning@santarosa.fl.gov](mailto:planning@santarosa.fl.gov)

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**Parcel Number** 292S28544600F000210      **Permit No.:** 2016-5126  
**Contractor:** BLUE HAVEN POOLS  
**Subdivision Name** TIGER POINT VILLAGE UNIT 7  
**Project Address** 4153 MADURA RD, GULF BREEZE

Dwellings on Lot	1	Corner Lot	2
1. <input type="checkbox"/> Single Family Structure		4. <input checked="" type="checkbox"/> Accessory Structure	
2. <input type="checkbox"/> Duplex		Type Swimming Pool	
3. <input type="checkbox"/> Mobile Home		5. <input type="checkbox"/> Other	
		Type	
(F) Front	20'	(L) Left	8'
(B) Back	50'	(R) Right	8'

**Approved**       **Denied**       **Planner** Maureen Kotula

The following items were checked by the reviewer. If any of these items need to be addressed, they will be addressed in the comments section.

- JIUS Checked       Archeological Sites Checked       Bagdad Historic District Checked
- Wetlands Checked       Navarre Town Center Checked       Waterfront Property Review
- Roof Overhang Checked

**Comments** DENIED: REAR SET BACK DOES NOT MEET THE 50' SETBACK FOR COASTAL CONSTRUCTION.





## Zoning Review Residential Construction

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<b>Approved</b> <input checked="" type="checkbox"/> <b>Denied</b> <input type="checkbox"/>	<b>Planner</b> <u>Maureen Kotula</u>

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### Comments

# Survey

23

