



**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-CU-14 & 2016-V-45

<b>Project Name:</b>	N/A
<b>Applicant and/or Property Owner:</b>	Thomas Henry & Veronica Dickerson
<b>Representative:</b>	Thomas Henry Dickerson
<b>Request 1:</b>	Conditional Use request to allow a single family residence to be constructed within HCD(Highway Commercial Development) (LDC 6.09.02.S)
<b>Request 2:</b>	Variance to reduce the west side setback from 15 feet to 10 feet to accommodate a single family residence. (LDC 6.05.05.I.3)
<b>Request 3:</b>	Variance to allow for an accessory structure larger than the single family residence. (LDC 2.10.05 & 3.00.01)
<b>Zoning District:</b>	HCD (Highway Commercial Development)

**Part I. General Information:**

**Project/Applicant:** Thomas Henry and Veronica Dickerson  
**Representative:** Thomas Henry Dickerson  
**Location:** 7411 East Bay Boulevard, Navarre, FL, 32566  
**Parcel(s):** 12-2S-27-0000-01330-0000  
**Zoned:** HCD (Highway Commercial Development)  
**Request 1:** Conditional Use request to allow a single family residence to be constructed within HCD (Highway Commercial Development) (LDC 6.09.02.S)  
**Request 2:** Variance to reduce the west side setback from 15 feet to 10 feet to accommodate a single family residence. (LDC 6.05.05.I.3)  
**Request 3:** Variance to allow for an accessory structure larger than the single family residence. (LDC 2.10.05 & 3.00.01)  
**District:** Commissioner District #4  
**Current Conditions:** Vacant

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

2.10.05 Accessory Buildings and Structures

A. Timing of Construction and Use –

1. No accessory building or structure shall be constructed upon a lot until the construction of a main building has been commenced, or
2. One metes and bounds lots two (2) acres or greater in size located within an Agriculture zoning district accessory structures shall be permitted prior to the commencement of construction of a main building, until the construction permit for a main building has been issued.
3. Buildings used solely for agriculture purposes (such as for livestock or for storage of farm equipment) on those parcels located in Agriculture zoning districts, regardless of parcel size, shall be allowed to be constructed before the construction of the main dwelling.

B. Encroachment of Yards in lots located in Recorded Subdivisions or lots less than one (1) acre in size -  
Accessory buildings or structures on lots in recorded subdivisions in residentially zoned districts or less than one (1) acre in size may be located within all yards and must observe the following conditions:

1. Any accessory structure closer than ten (10) feet to the main building shall be construed as part of the main building and shall observe all setbacks required for the main building (refer to Sections 2.10.00, 6.05.00, 6.08.00 and 12.01.02).
2. Any accessory structure located over ten (10) feet from a main dwelling may be constructed no closer than five (5) feet of any interior side or rear lot line; provided, however, that such accessory buildings may not be located within the front setback. In addition, where the parcel is located on Navarre Beach or is located within the Shoreline Protection Zone, Sections 6.08.00 and 12.01.02 shall prevail. An accessory building used for living quarters (guest house or guest cottage) shall have a front setback of 60 feet from the front property line and shall maintain the same side and rear setbacks for the principle dwelling (refer to Sections 2.10.00, 6.05.00, 6.08.00 and 12.01.02)

3. Whenever a lot line is also a street line, the required yard for accessory buildings shall be the same for main buildings (refer to Sections 2.10.00, 6.05.00, 6.08.00 and 12.01.02.A)
4. All pool enclosures (enclosure constructed of metal, wood, or similar type material for framing and consisting of screen mesh or any similar material between framing members making up the roof and walls, and which specifically covers a swimming pool or spa), shall have the same front setback as the principle dwelling and may be erected no closer than five (5) feet from the rear or side property line except if it is a corner side property line then the main building corner side setback shall apply; however, if the main dwelling side setbacks are less than 5 feet, the pool enclosure may take the same side setbacks as the main dwelling. Where the parcel is located on Navarre Beach or is located within the Shoreline Protection Zone, Sections 6.08.00 and 12.01.02 shall prevail. No enclosure shall be allowed on any easement. All detached pool houses, buildings, and other similar structures must abide by the same setbacks as accessory buildings. Additional performance standards for fences, walls, gates or use of other structures for pool enclosures are set forth in Article Seven, "Fences and Walls."
5. All swimming pools shall have the same front setback as the principle dwelling when measured from the pool's water edge to the property line and may be erected no closer than nine (9) feet from the rear or side property line except if it is a corner side property line then the pool corner side setback shall be 4 feet MORE than the established corner side setback for the dwelling; or in the case where the main dwelling's side setback is less than 5 feet, the pool setback may be reduced to 4 feet MORE than the main dwelling's side setback. The distance between the swimming pool and any structure shall be determined according to the current Building Code requirements. In addition, where the parcel is located on Navarre Beach or is located within the Shoreline Protection Zone, Sections 6.08.00 and 12.01.02 shall prevail.
6. Gazebos may be permitted in the front yard provided they meet the setback requirements for main structures (refer to Sections 2.10.00, 6.05.00, 6.08.00 and 12.01.02.A).
7. All above ground storage tanks may not be located in any front yard, and must meet the same rear and side setbacks as the principle building, except in Agriculture districts.

C. Accessory buildings or structures on lots one (1) acre or greater in size and not located in a recorded subdivision in a residentially zoned district, may be located in any yard subject to the following conditions:

8. Accessory buildings or structures must observe the front yard requirements for the main building (refer to Sections 2.10.00, 6.05.00, 6.08.00 and 12.01.02).
9. Accessory buildings or structures may be located no closer than five (5) feet of any interior side or rear lot line. Where the parcel is a corner lot, is located on Navarre Beach or is within the Shoreline Protection zone, Sections 2.10.00, 6.08.00 and 12.01.02 shall prevail.

D. Placement of an accessory structure on a lot contiguous to a lot with a principal dwelling unit shall be allowed as long as the lots are under the same ownership and shall use the same principle dwelling front, side and rear building setbacks on the contiguous lot (refer to Sections 2.10.00, 6.05.00, 6.08.00 and 12.01.02).

E. Accessory structures located on lots less than two (2) acres in size shall be smaller in total floor area than the main dwelling unit.

F. Accessory structures are subject to height limit of the zoning district in which they are located.

3.00.01 For the purpose of this ordinance, certain terms and words are defined as follows:

**ACCESSORY STRUCTURE, USE OR FACILITY:** A structure or use or facility that is customarily associated with and is appropriately incidental and subordinate to a principal use or structure and located on the same lot, unless otherwise allowed within this Code.

6.09.02 Criteria Regulating Conditional Uses: All approved conditional uses shall be developed and maintained as approved by the Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional use shall be permitted by the Board of County Commissioners provided the Board finds that the proposed conditional use complies with the following requirements:

S. R-1 Single Family Development (NC, HCD)

1. Platting requirements as outlined in Article Four (4) of this ordinance are required for all subdivisions.
2. Provisions as outlined in Section 6.05.05 (R-1 District) must be adhered to.
3. Sites should be located so as to maximize compatibility with adjacent land uses and minimize an adverse impact by screening and buffering from adjoining existing incompatible uses.

6.05.05 R-1 - Single Family Residential District

I. Minimum Required Setbacks:

3. Side Setback: There shall be a side building setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy (70) feet, there shall be a side building setback of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Modifications to this requirement shall be in accordance with Section 2.10.04. Lot widths shall be determined at the minimum front setback line.

**Part III. Conditional Use Criteria**

6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be reviewed by the Zoning Board of Adjustment and a recommendation for approval made to the Board of County Commissioners provided the Board finds that the use:

- A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected;

**Is this criterion met? Yes**

**Staff Analysis: It is anticipated that the proposed use will be designed, located and operated so that the public health, safety and welfare will be protected.**

**The applicant is proposing to construct a single family residence and an accessory building on site.**

- B. Will not unduly adversely affect other property in the impacted area which it is located;

**Is this criterion met? Yes**

**Staff Analysis: The proposed use will not unduly or adversely affect other property in the impacted area in which it is located.**

- C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;

**Is this criterion met? Yes**

**Staff Analysis: The request is consistent with the Goals, Objectives and Policies of the Santa Rosa County Comprehensive Plan. The LDC allows residential uses in commercial zoning districts.**

- D. Satisfies criteria stipulated for similar uses as described in the following section.

- S. R-1 Single Family Development (NC, HCD)

- 1. Platting requirements as outlined in Article Four (4) of this ordinance are required for all subdivisions.

**Is this criterion met? Yes**

**Staff Analysis: The request is to construct a single family residence on an existing HCD (Highway Commercial Development) parcel.**

2. Provisions as outlined in Section 6.05.05 (R-1 District) must be adhered to.

**Is this criterion met? Yes**

**Staff Analysis: The proposed single family residence is requesting 2 variances, one to reduce the minimum side setback and the second is to construct an accessory structure that is not subordinate to the residence. The other requirements within R1 are proposed to be adhered to.**

3. Sites should be located so as to maximize compatibility with adjacent land uses and minimize an adverse impact by screening and buffering from adjoining existing incompatible uses.

**Is this criterion met? Yes**

**Staff Analysis: The proposed single family residence shall be located so as to maximize the compatibility with adjacent land uses and minimize any adverse impact. The surrounding zoning is single family residential.**

**Part IV. 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:

10. 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 sections of the Ordinance to allow residential use of a commercial building. The applicant is seeking a variance to reduce the west side setback from 15 feet to 10 feet to accommodate a single family residence, and to allow for an accessory structure larger than the single family residence. There are wetlands on site, which limits the amount of available property for development.**

11. 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?      Yes**

**Staff Analysis: This Variance request is necessary for the preservation and enjoyment of a substantial property right and is merely a convenience to the property owner.**

12. 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?      Yes**

**Staff Analysis: It is not anticipated 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.**

**It is not anticipated that authorization of this Variance will unreasonably diminish or impair established property values within the surrounding area.**

13. 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.**

14. 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.

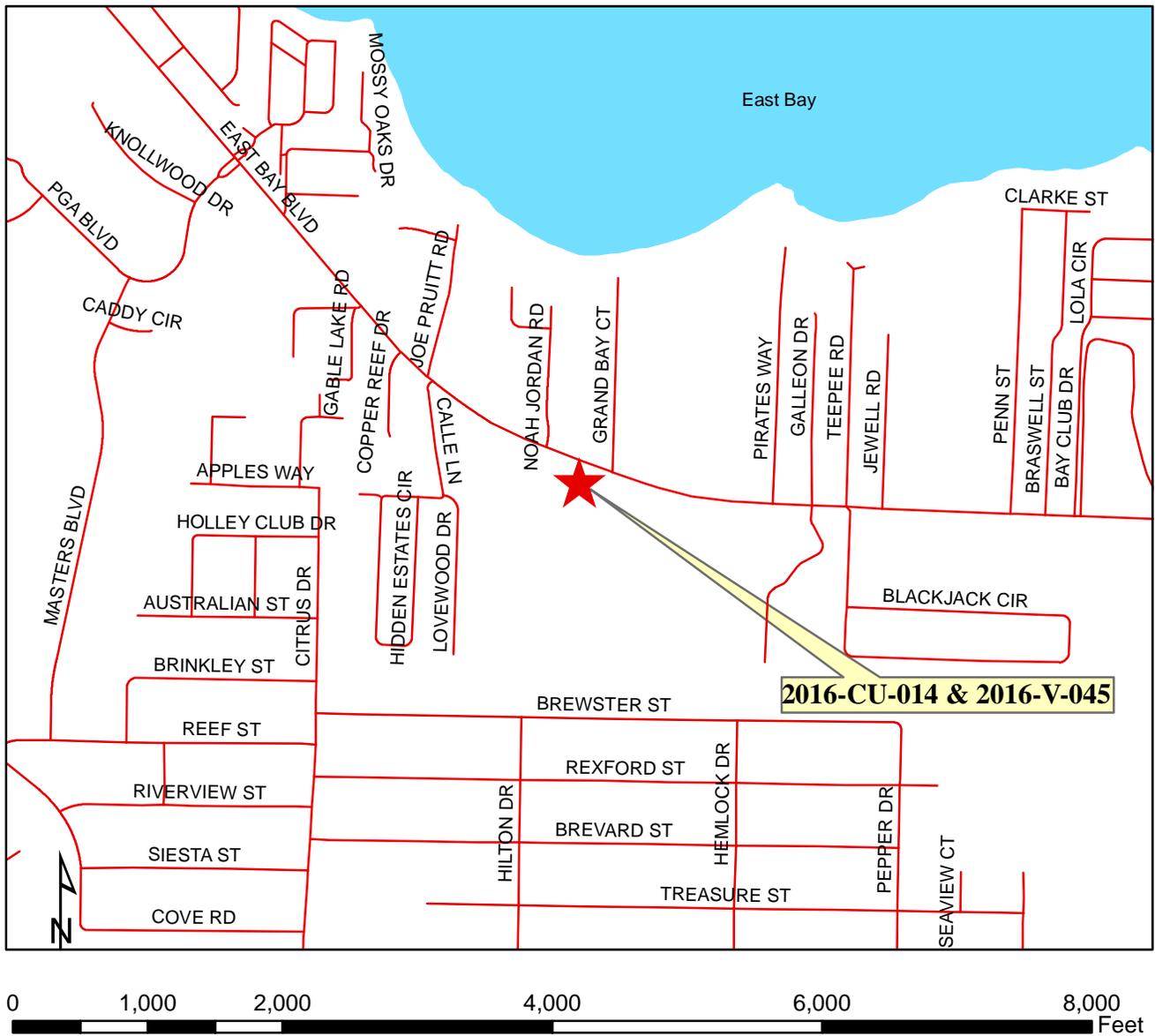
**Is this criterion met?**      N/A

**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 Conditional Use and Variance is approved, are there any potential building code issues?**

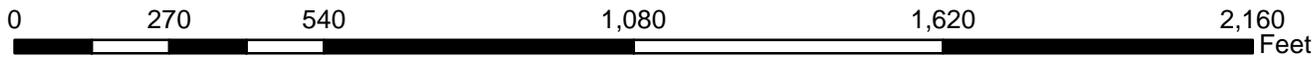
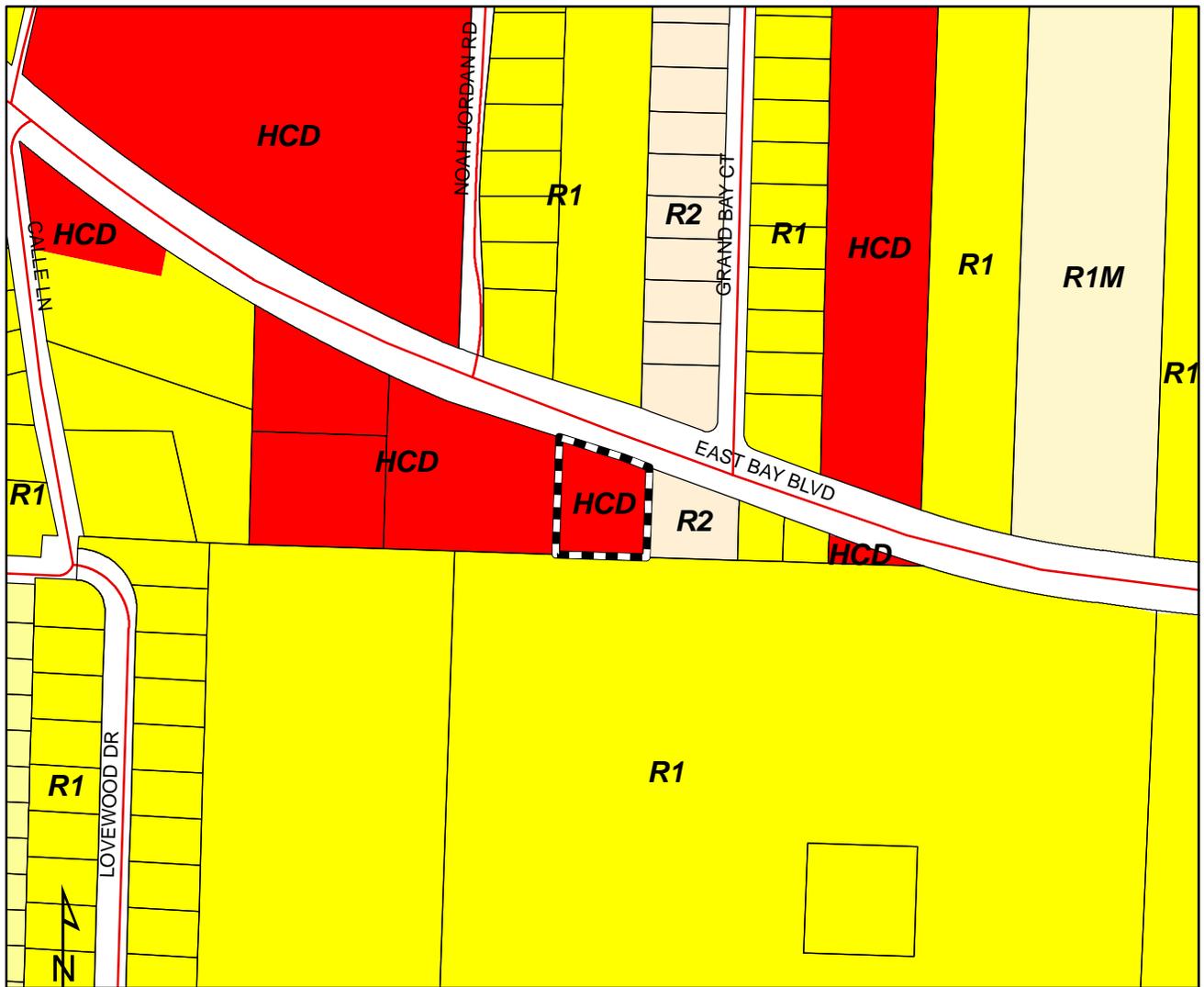
It is not anticipated that there will be any potential building code issues.

## 2016-CU-014 & 2016-V-045 Location



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# 2016-CU-014 & 2016-V-045 Zoning



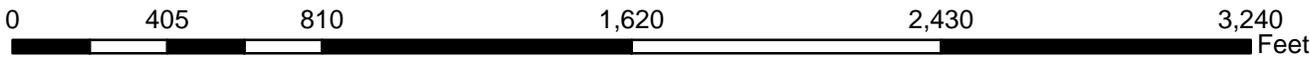
**Legend**

Pending Jul ZB

<b>DISTRICT</b>	HR2	NC	R1M
AG-RR	M1	NC-APZ or CZ	R1M-APZ or CZ
AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ	M1-APZ or CZ	NC-HON	R1M-HON
AG1	M1-HON	P1	R2
AG2	M2	P1-HON	R2-APZ or CZ
AG2-APZ or CZ	M2-APZ or CZ	P2	R2-HON
C1M	MID	P2-APZ or CZ	R2M
C2M	MIL	P2-HON	R2M-APZ or CZ
CITY	NB-C	PBD	R3
HC1	NB-CON/REC	PID	RAIL
HCD	NB-HD	PUD	RR1
HCD-APZ or CZ	NB-MD	R1	RR1-APZ or CZ
HCD-HON	NB-MHD	R1-APZ or CZ	STATE
HNB	NB-PMUD	R1-HON	STATE-APZ or CZ
HR1	NB-SF	R1A	TC1-HON
	NB-U	R1A-HON	WATER

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2016-CU-014 & 2016-V-045  
2014 Aerial

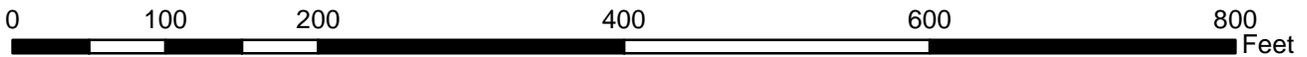


Legend

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**2016-CU-014 & 2016-V-045  
Close up Aerial**

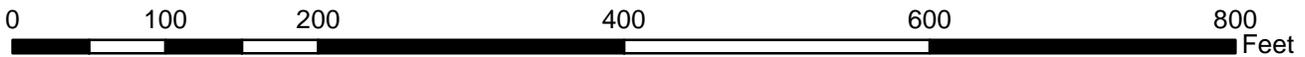
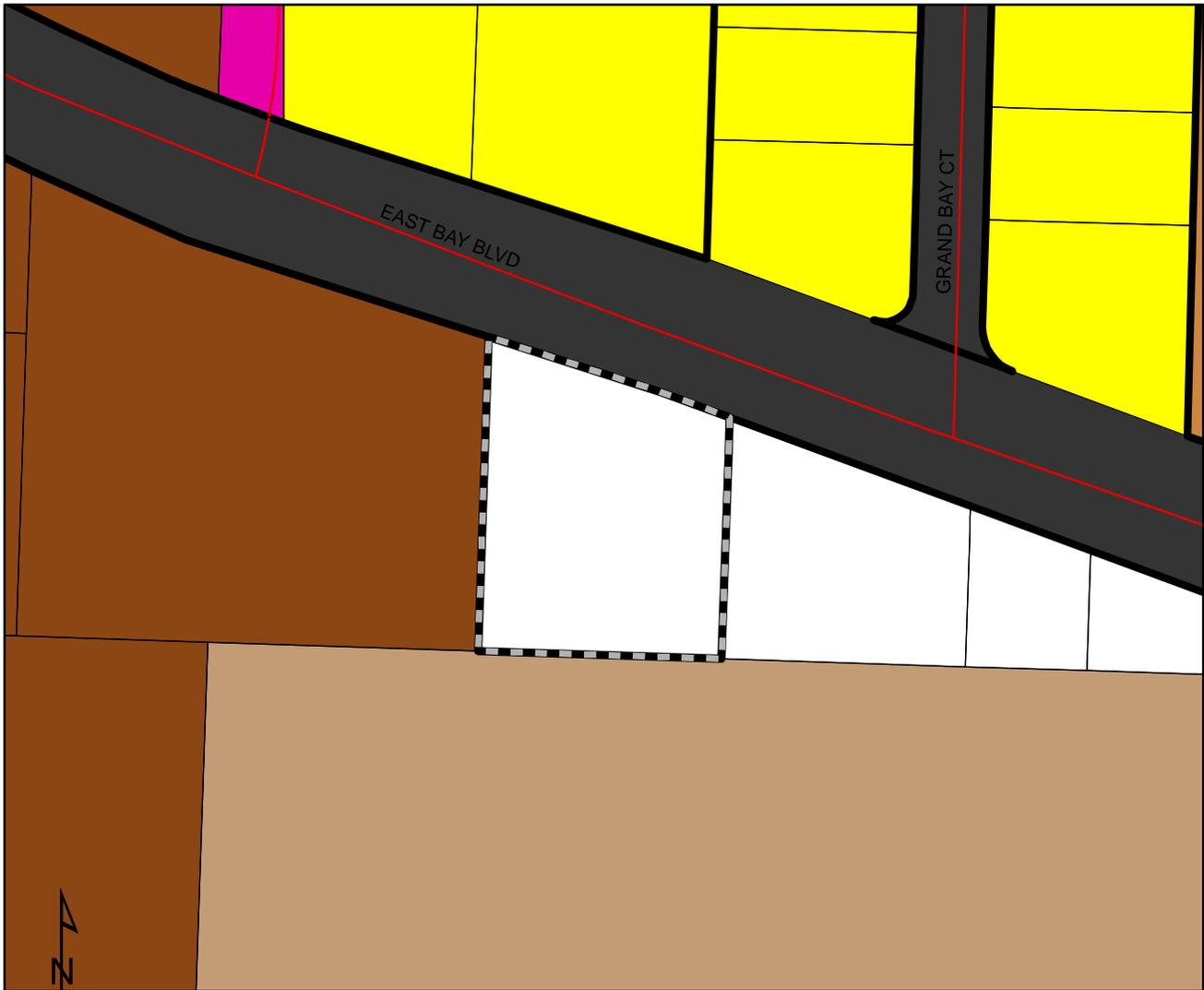


**Legend**

 Pending Jul ZB

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# 2016-CU-014 & 2016-V-045 Existing Land Use



### Legend



Pending Jul ZB

### Existing Land Use

#### Category

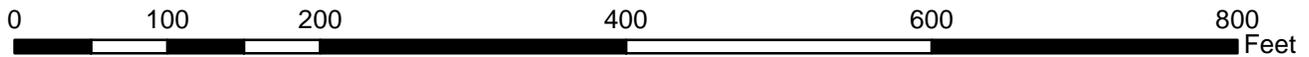
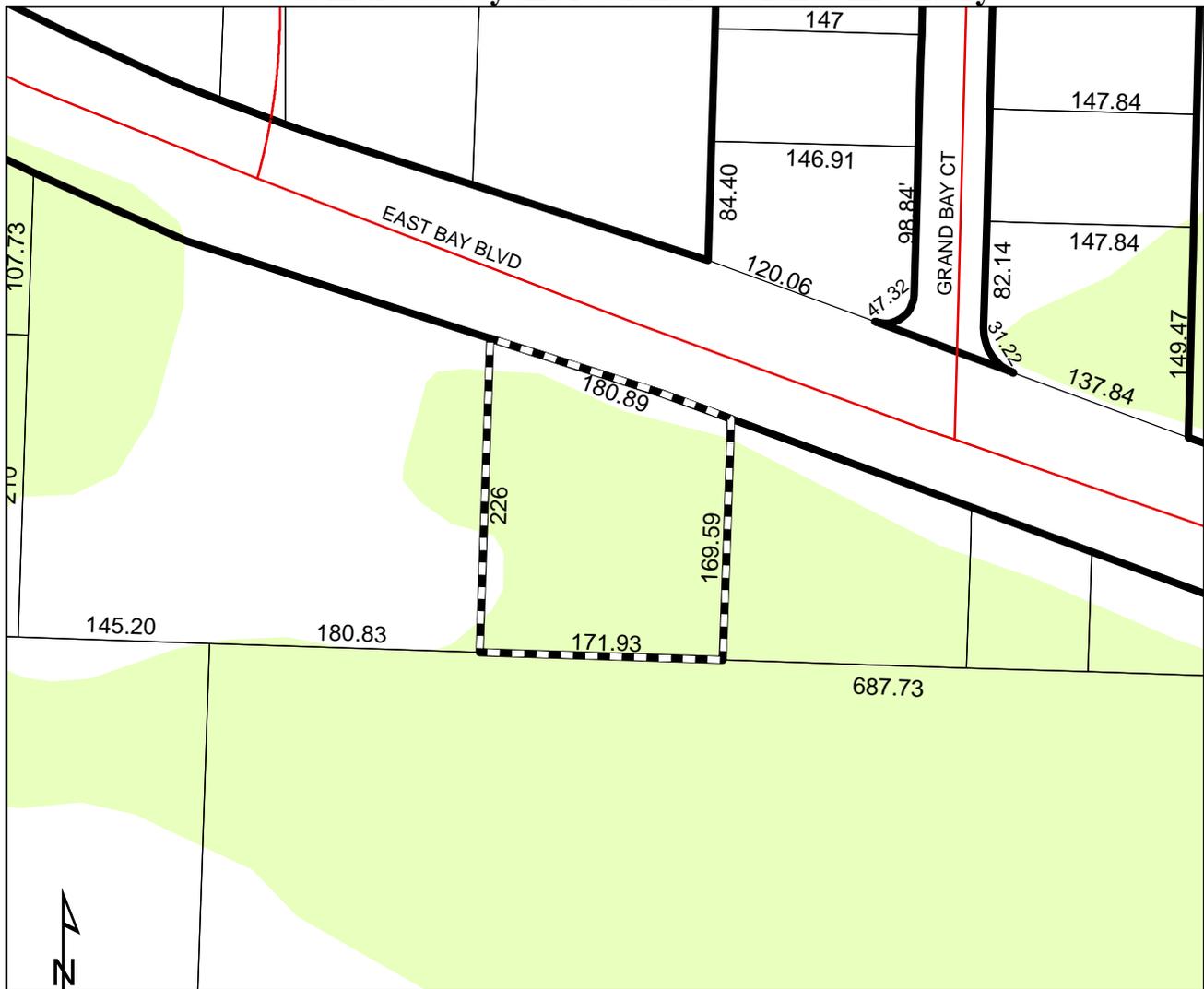
- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial (INDUS)
- Institutional (INST)
- Multi-Family Residential (MFR <5)
- Multi-Family Residential (MFR >5)
- Military (MIL)
- Mixed Residential/Commercial (MRC)

- 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-CU-014 & 2016-V-045  
Potential Wetlands  
as indicated by the National Wetlands Inventory**



**Legend**

 Pending Jul ZB

**Potential Wetlands Nat'l Wetlands Inventory**

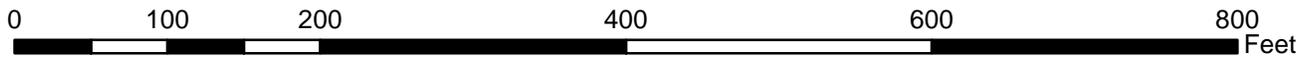
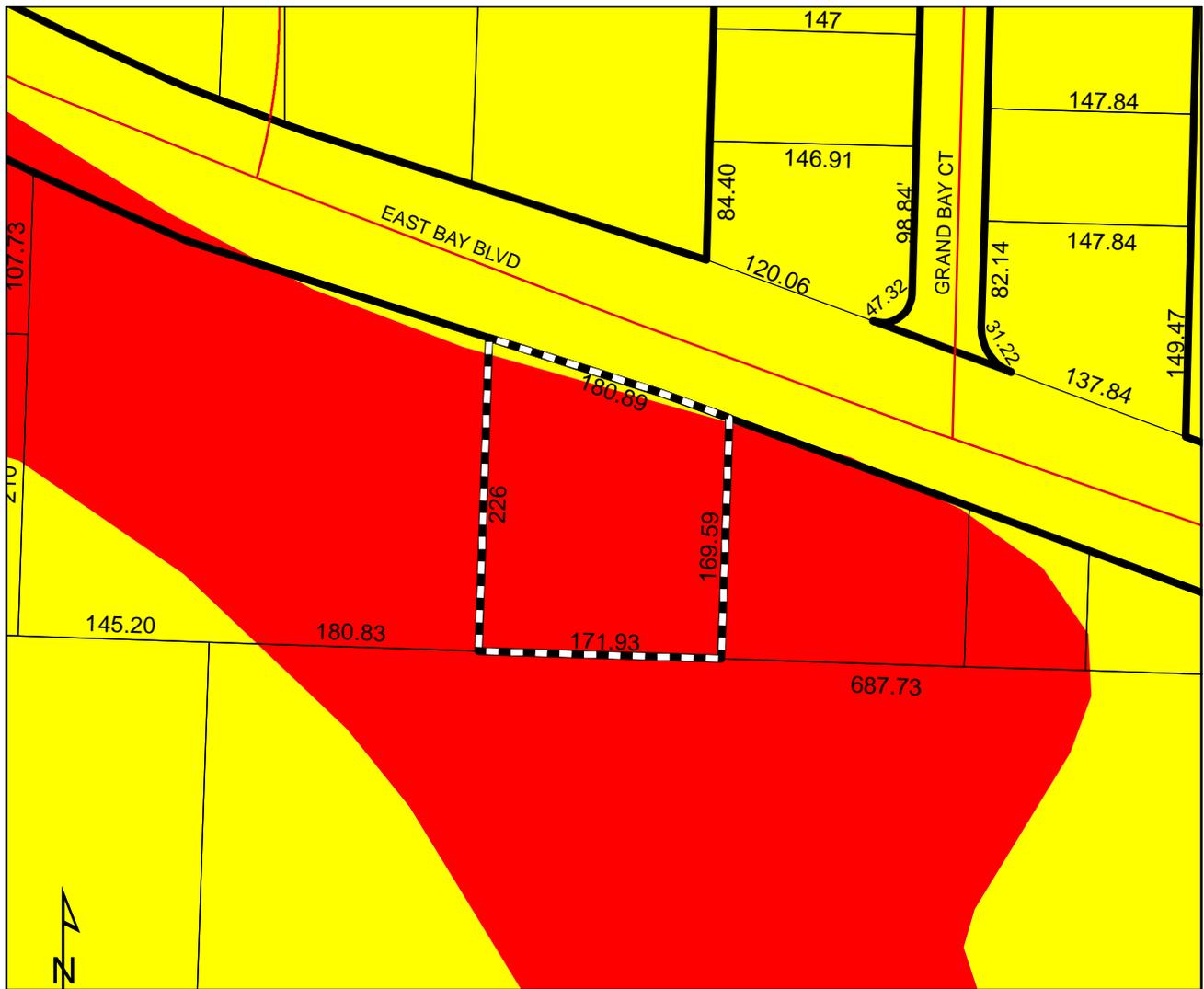
**DESCRIPT**

-  ESTUARINE
-  LACUSTRINE
-  PALUSTRINE
-  RIVERINE
-  MARINE

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## 2016-CU-014 & 2016-V-045 Potential Wetlands Based on Soils



### Legend

 Pending Jul ZB

### Potential Wetlands Based on Soils

#### HYDRIC CLASSIFICATION

-  All hydric
-  Partially hydric
-  Not hydric

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# 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

## Conditional Use Application

\*Application Instructions begin on Page 4

** For Official Use Only **			
Application No.	<u>2016 -CU- 014</u>	Date Received:	<u>6/25/16</u>
Review Fee:	<u>235 + 42.48</u>	Receipt No.:	_____
Zoning District:	<u>R1</u>	Conditional Use Request:	<u>6.09.02.</u>

± 0.789 VD# 4

**Property Owner** Property Owner Name: Thomas Henry & Veronica Lynn Dickerson

Address: 352 Doe Falls Road

Highlands, NC 28741

Phone: 828-507-3693 Fax: \_\_\_\_\_

Email: tomsnote@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 conditional use approvals.

Company: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

### Property Information

Parcel ID Number(s): 12-2S-27-0000-01330-0000

**-OR-**

Street Address of property for which the Conditional Use is requested:

7411 East Bay Boulevard, Navarre, FL 32566

Parcel Size (acres): 0.789

**Conditional Use Request** Please describe the requested conditional use. Attach a site plan showing the proposed development in as much detail as necessary to demonstrate that your request meets the criteria found in Section 6.09.02 (attached).

residential home with detached recreational vehicle and boat garage, please see attached.

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**Conditional Use Criteria**

I understand that all decisions made by the Zoning Board of Adjustments 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 Adjustments are valid for 36 months.

Yes  No

Please read the attached conditional use information pertaining to your request and describe how your request meets the pertinent criteria. Attach additional sheets if necessary. \_\_\_\_\_

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**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.

Thomas Henry Dickerson

Applicant Name (Type or Print)

Thomas Henry Dickerson

Applicant Signature

4/24/2016

Date

\_\_\_\_\_  
Title (if applicable)



# SANTA ROSA COUNTY DEVELOPMENT SERVICES

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beckiec@santarosa.fl.gov

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

## Variance Application

\* Application Instructions begin on Page 3

** For Official Use Only **			
Application No.	<u>2016 -V -045</u>	Date Received:	<u>5/25/16</u>
Review Fee:	<u>no fee 014</u>	Receipt No.:	
Zoning District:	<u>R1</u>	FLUM Designation:	<u>SFR</u>

± 0.789

VD #4

**Property Owner** Property Owner Name: Thomas Henry & Veronica Lynn Dickerson  
 Address: 352 Doe Falls Road  
Highlands, NC 28741  
 Phone: 828-507-3693 Fax: \_\_\_\_\_  
 Email: tomsnote@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: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Property Information** Parcel ID Number(s): 12-2S-27-0000-01330-0000  
 -OR-  
 Street Address of property for which the Variance is requested:  
7411 East Bay Boulevard, Navarre, FL 32566

**Variance Request**

What is the present use of the property? vacant

Please describe the requested variance, including exact dimensions and purpose of the variance.  
residential home with detached recreational vehicle and boat garage please see attached.

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

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.

Not legal to live in a commercial building.

**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.

Thomas Henry Dickerson

Applicant Name (Type or Print)

Thomas Henry Dickerson

Applicant Signature

5/24/2016

Date

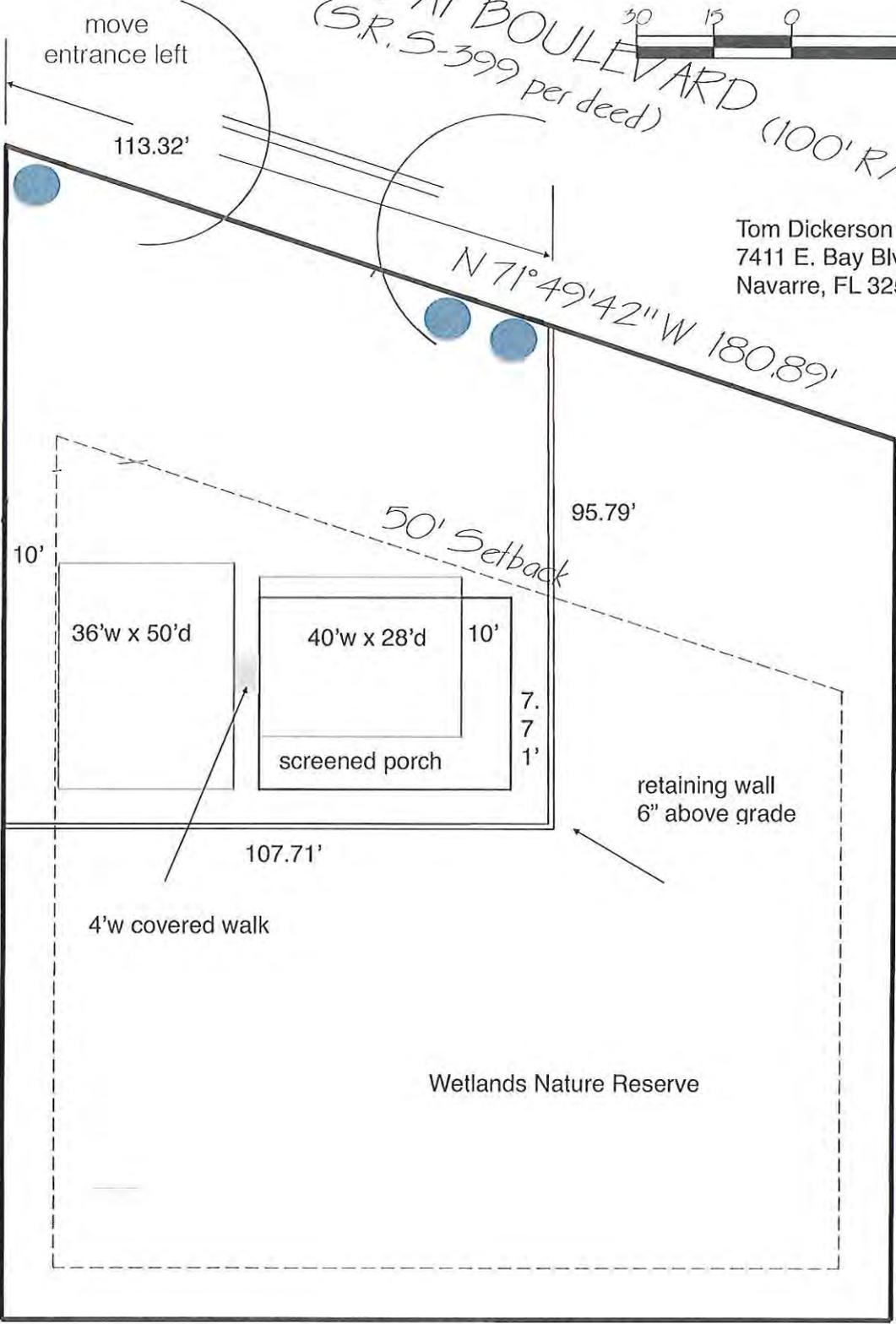
Title (if applicable)



E. BAY BOULEVARD  
 (S.R. S-399 per deed) (100' R.W.)

Tom Dickerson  
 7411 E. Bay Blvd.  
 Navarre, FL 32566

6' privacy fence



S 00°04'05" W 226.00'

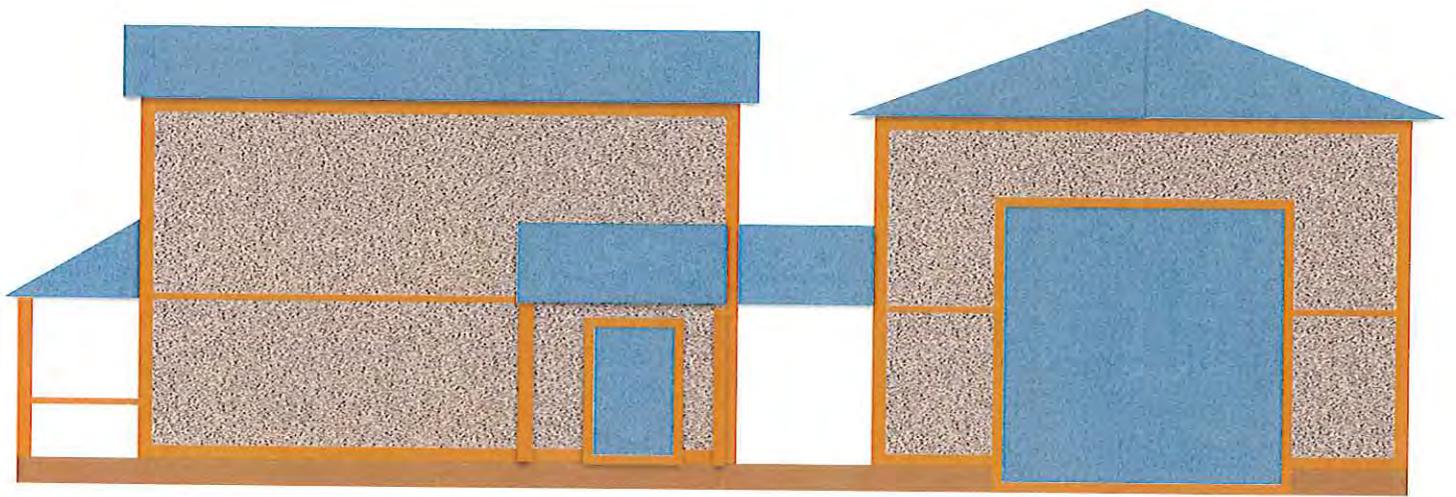
N 00°04'05" E 169.59'

N 90°00'00" E 171.93'

Wetlands Nature Reserve



Vacant Lot 0.789 Acre  
 7411 E. Bay Blvd., Navarre, FL 32566  
 Parcel # 12-2S-27-0000-01330-0000



**Navarre House**  
View Facing South from the Road



**Navarre House**  
View Facing North from the Reserve