

# STAFF ANALYSIS

## Special Exception 2016-SX-001

### General Information:

<b>Applicant/Owner:</b>	David Baio
<b>Project Location:</b>	5630 Wychewood Road, Milton, FL
<b>Parcel Number:</b>	30-2N-28-0000-00508-0000
<b>Request:</b>	<p>Special Exception to allow the dividing of a parent parcel in RR1 (Rural Residential Single Family) resulting in a parcel which will not possess the required road frontage to accommodate a single family residence.</p> <p>(LDC 2.04.00.C.9)</p>
<b>Zoning District:</b>	RR1 (Rural Residential Single Family)
<b>Current Conditions:</b>	<p>Single Family Residence. This project originally came before the ZB as 2015-SX-007. It was incorrectly represented by Staff as a family homestead request instead of the applicant's parent parcel request resulting in an unfair disadvantage to the applicant and subsequent denial of the request by the ZB. In light of the staff error, the applicant requested that the request be placed on the next available agenda for the ZB.</p>



**Special Exceptions Criteria:**

**2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES:**

The BOA shall have the following duties and powers:

C. Special Exceptions - To hear and decide special exceptions to the terms of this ordinance. The Board is hereby authorized to grant special exceptions in appropriate cases and with appropriate safeguards to authorize the use of a premises for a purpose not generally permitted within the district in which said premises is located or to interpret specific provisions of this ordinance expressed in this Section whenever it finds sufficient facts to demonstrate to its satisfaction that such exception if granted would be substantially in harmony with the general purpose and intent of this ordinance.

9. To permit the dividing of a parent parcel in the RR-1, R-1, R-1M, and R-1A zoning districts, resulting in a parcel(s) which will not possess the required road frontage. A parent parcel is defined as those lots of record as of October 22, 1998. A parent parcel may be subdivided with the following provisions:

- a. A parent parcel may only be subdivided to create a maximum of three (3) new lots which do not meet minimum road frontage requirements. The three new lots will include the remainder of the parent parcel if road frontage requirements cannot be met;

**Is this criterion met?            Yes**

**Staff Analysis: The applicant is seeking a Special Exception to allow the division of a lot into 2 lots where one does not meet the road frontage requirements but does meet the LDC size requirements for lots in the R1 zoning district.**

- b. No new County roads are created;

**Is this criterion met?            Yes**

**Staff Analysis: No new County maintained roads will be created.**

- c. An easement maintenance agreement between property owners or an access easement (minimum width 20 feet) included in the deed is required;

**Is this criterion met?            Yes**

**Staff Analysis: Ingress-egress for the proposed new lot will be via a 20 foot wide easement from Wychewood Road.**

- d. Property being divided shall not be located within a recorded platted subdivision;

**Is this criterion met?            Yes**

**Staff Analysis: The property is not located within a recorded, platted subdivision.**

- e. The maximum allowable density of the parcel created shall not exceed the allowable density of the respective zone;

**Is this criterion met?            Yes**

**Staff Analysis: The maximum allowable density for RR1 is 2 units per acre. This parcel is +/- 3.85 acres. The proposed lots will exceed the minimum lot size of the zoning district. The proposed lot will be approximately 1.2 acres.**

- f. Except for street frontage and that which is herein contained, all other requirements of this ordinance shall be adhered to; and

**Is this criterion met?            Yes**

**Staff Analysis: It is anticipated that all other requirements of this Ordinance will be adhered to with respect to the subject parcel.**

- g. The new parcel size, use and configuration must be consistent with existing residential uses in the vicinity.

**Is this criterion met?            Yes**

**Staff Analysis: The new parcels are consistent in size and use when compared to the existing residential uses in the vicinity. The disposition, orientation, and scale of the proposed residence are compatible with those within the area.**

**If the Special Exception is approved, are there any potential building code issues?**

There are no known potential building code issues.

# 2016-SX-001 Location

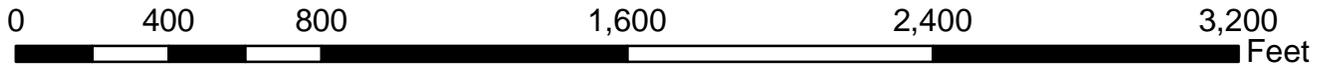
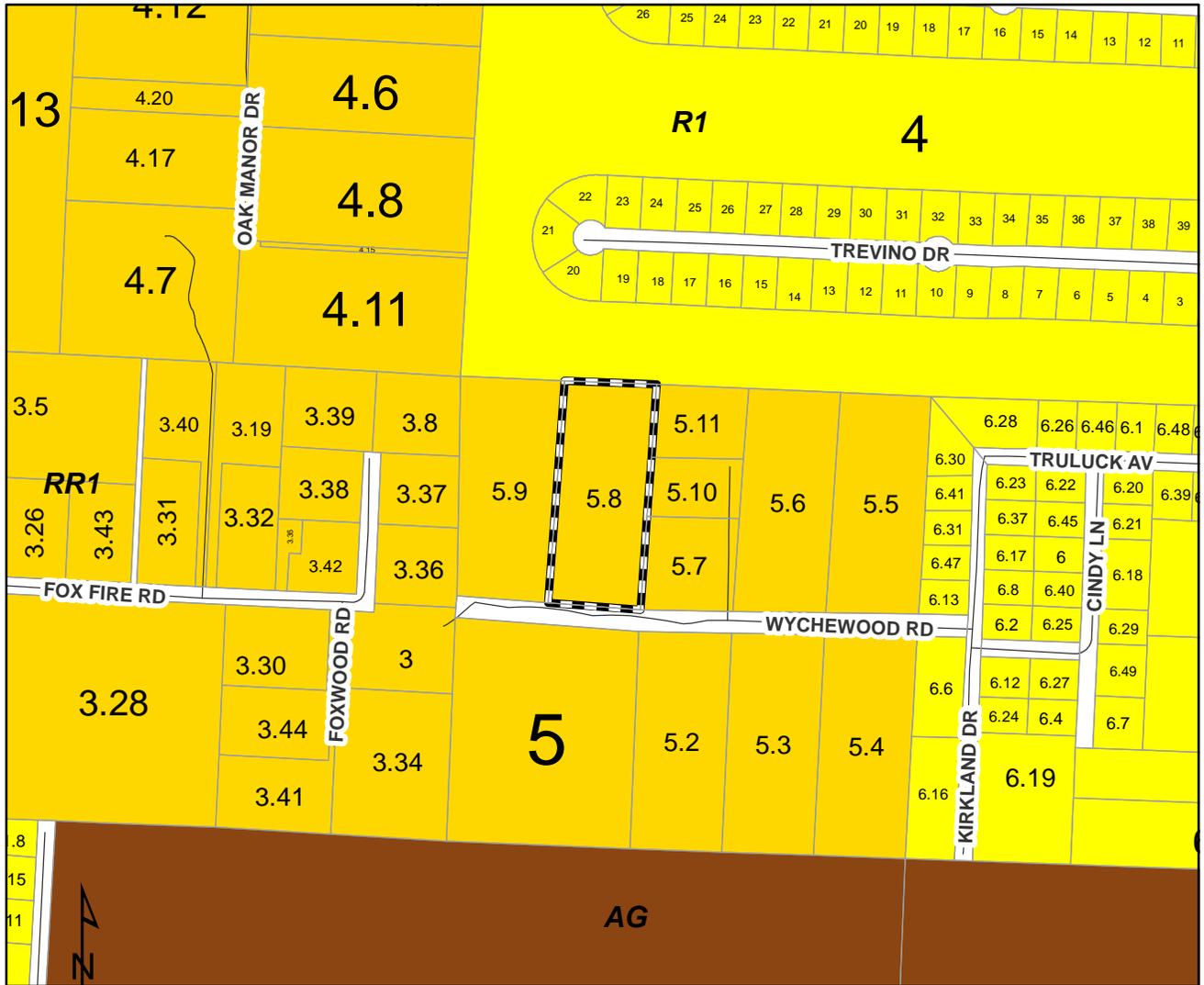


## Legend

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# 2016-SX-001 Zoning



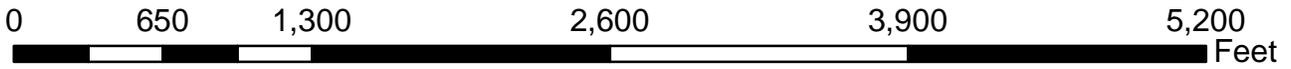
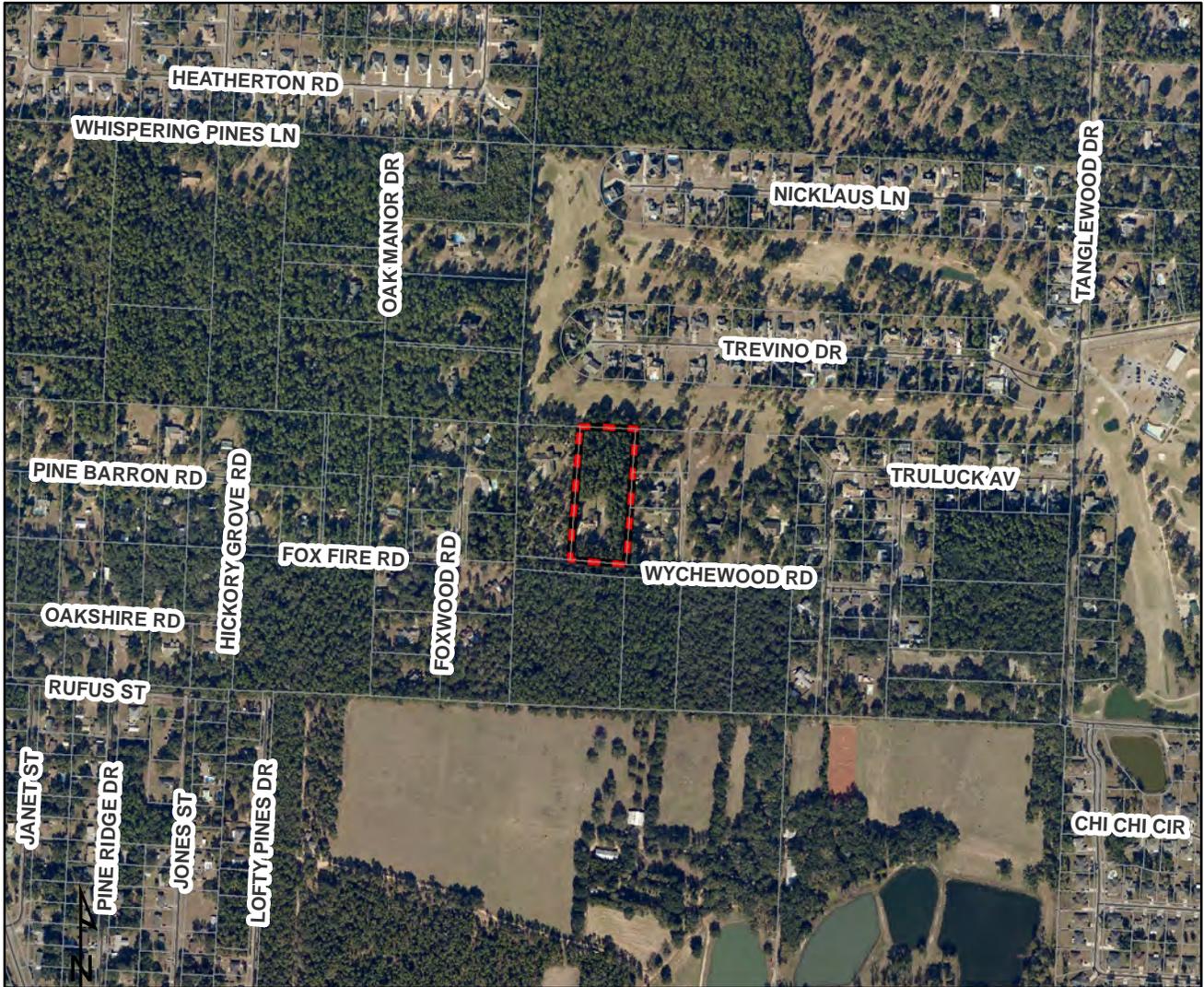
### Legend

Pending Jan ZB	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	Navarre Beach - Medium Density (NB-MD)
Agriculture (AG2)	Planned Industrial Development (PID)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Planned Mixed Use Development (NB-PMUD)	Navarre Beach - Conservation/Recreation (NB-CON/REC)
AG2 within an Accident Potential Zone (AG2-APZ)	Neighborhood Commercial (NC)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Conservation/Recreation (NB-CON/REC)	Navarre Beach - Single Family (NB-SF)
Marina (C-1M)	NC-APZ	Medium Density Residential (R-2)	Navarre Beach - Medium High Density (NB-MHD)	Navarre Beach - Utilities (NB-U)
Marina and Yacht Club (C-2M)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	State	State within an Accident Potential Zone (STATE-APZ)
Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	RAIL	Municipal Boundaries (CITY)
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Right of Ways (ROAD)	
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)	Military (MIL)	
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M-HON	Water	
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	R2M-HON		
Historical/Single Family (HR-1)	Planned Business District (PBD)	Medium High Density Residential (R-3)		
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	Rural Residential Single Family (RR-1)		
Restricted Industrial (M-1)	Single Family Residential (R-1)	RR1 within an Accident Potential Zone (RR1-APZ)		
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 1 (TC1)		
M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Town Center 2 (TC2)		
		Navarre Beach - Commercial (NB-C)		

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2016-SX-001  
2014 Aerial

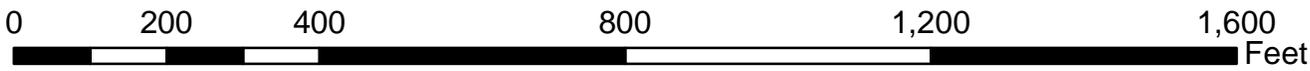


**Legend**

 Pending Jan ZB

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2016-SX-001  
2014 Close Up Aerial



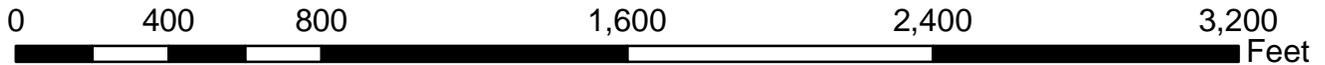
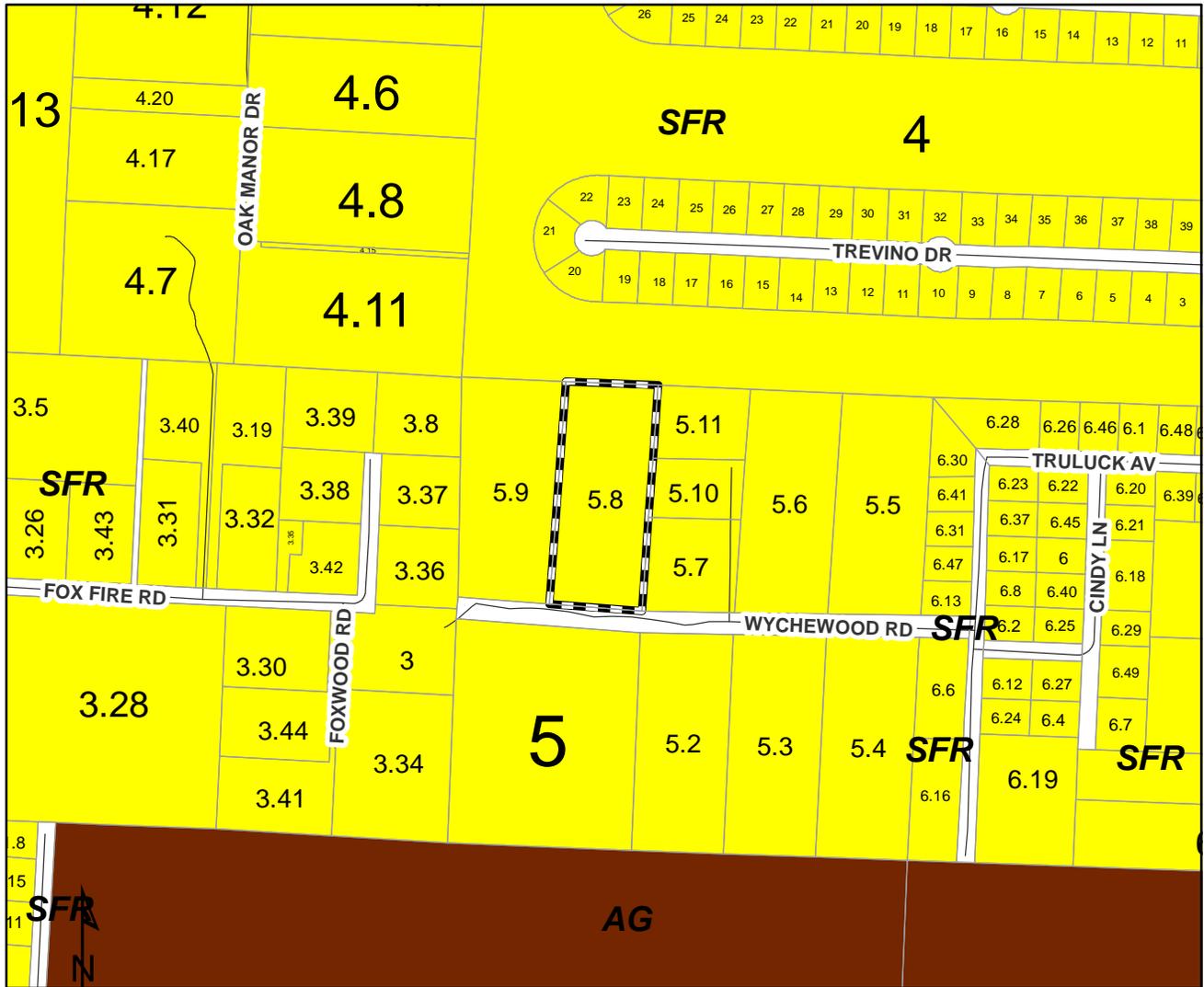
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 Pending Jan ZB

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# 2016-SX-001 Future Land Use



**Legend**

Pending Jan ZB	AGRICULTURE (AG)	MIXED RESIDENTIAL COMMERCIAL (MRC)
SINGLE FAMILY RESIDENTIAL (SFR)	NAVARRE BEACH COMMERCIAL (NBCOMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
MEDIUM DENSITY RESIDENTIAL	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
RESIDENTIAL (RES)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
COMMERCIAL (COMM)	NAVARRE BEACH UTILITIES (NBU)	CITY
CONSERVATION/RECREATION (CON/REC)	RAIL	WATER
GP SINGLE FAMILY RESIDENTIAL (GPSFR)		
GP RURAL RESIDENTIAL (GPRR)		
BAGDAD HISTORIC DISTRICT (HIS)		
INDUSTRIAL (INDUS)		
MARINA (MARINA)		
MILITARY (MIL)		

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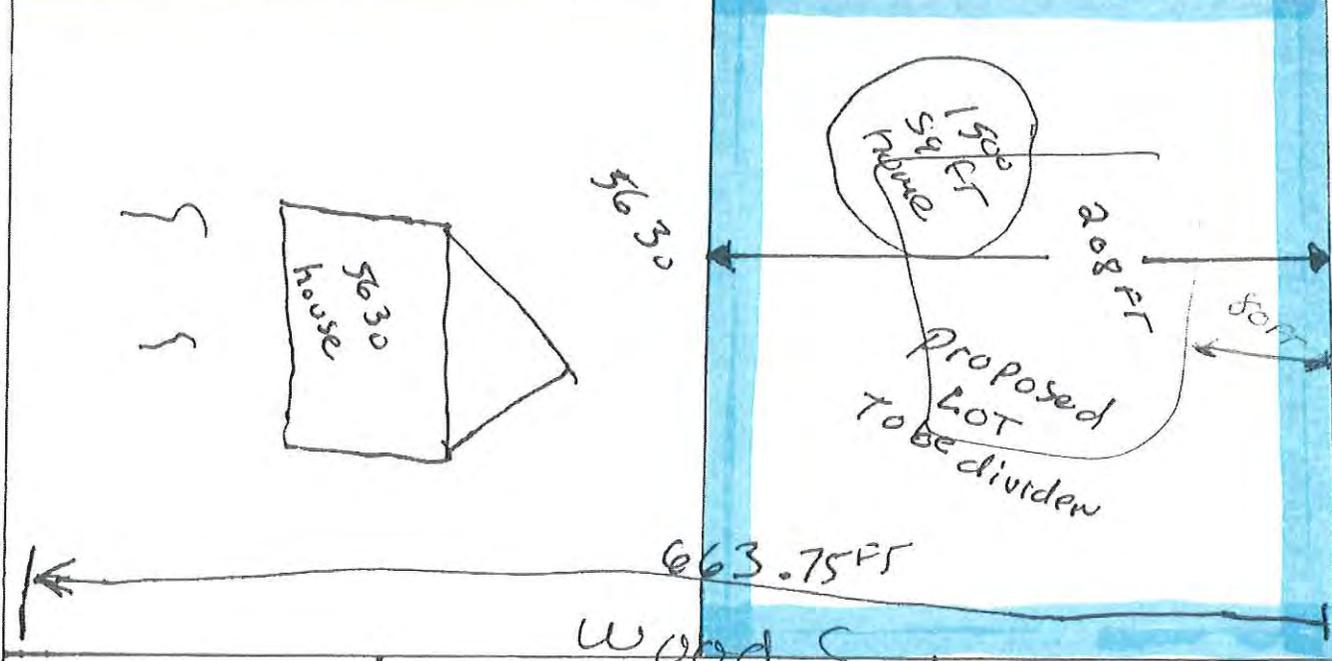
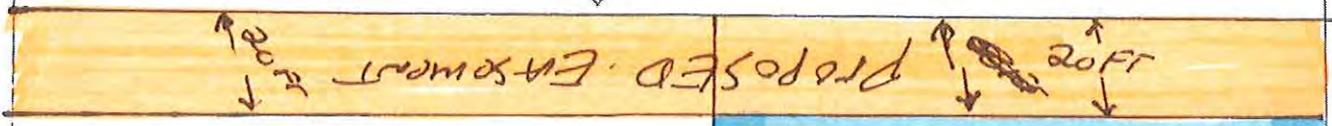
-  PROPOSED EASEMENT
-  PROPOSED NEW LOT

Cotton  
By Row  
Property

Parcel lines  
divided into  
2 lots

THURGOOD

GOLF COURSE



WYCHAWOOD RD  
CURRENT EA SEWER

house

house

house





What is the present use of the property? BACK YARD  
(mostly trees)

**Special  
Exception  
Request**

2.04.05.C.6

Describe the Special Exception request. TO BUILD A  
home approx 1500 sq ft

TO create a parcel w/out the minimum road frontage  
via Parent Parcel

Please read the attached special exception provisions carefully and explain how your request addresses each of the pertinent criteria. Attach additional pages if necessary.

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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 Adjustment does not authorize construction and/or land clearing to occur on this site and that additional approvals requirements and Building Permits may be required.

Yes

No

I understand that determinations by the Zoning Board are valid for 36 months.

Yes

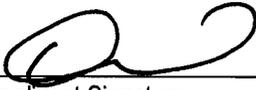
No

**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.

David Bai  
Applicant Name (Type or Print)

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

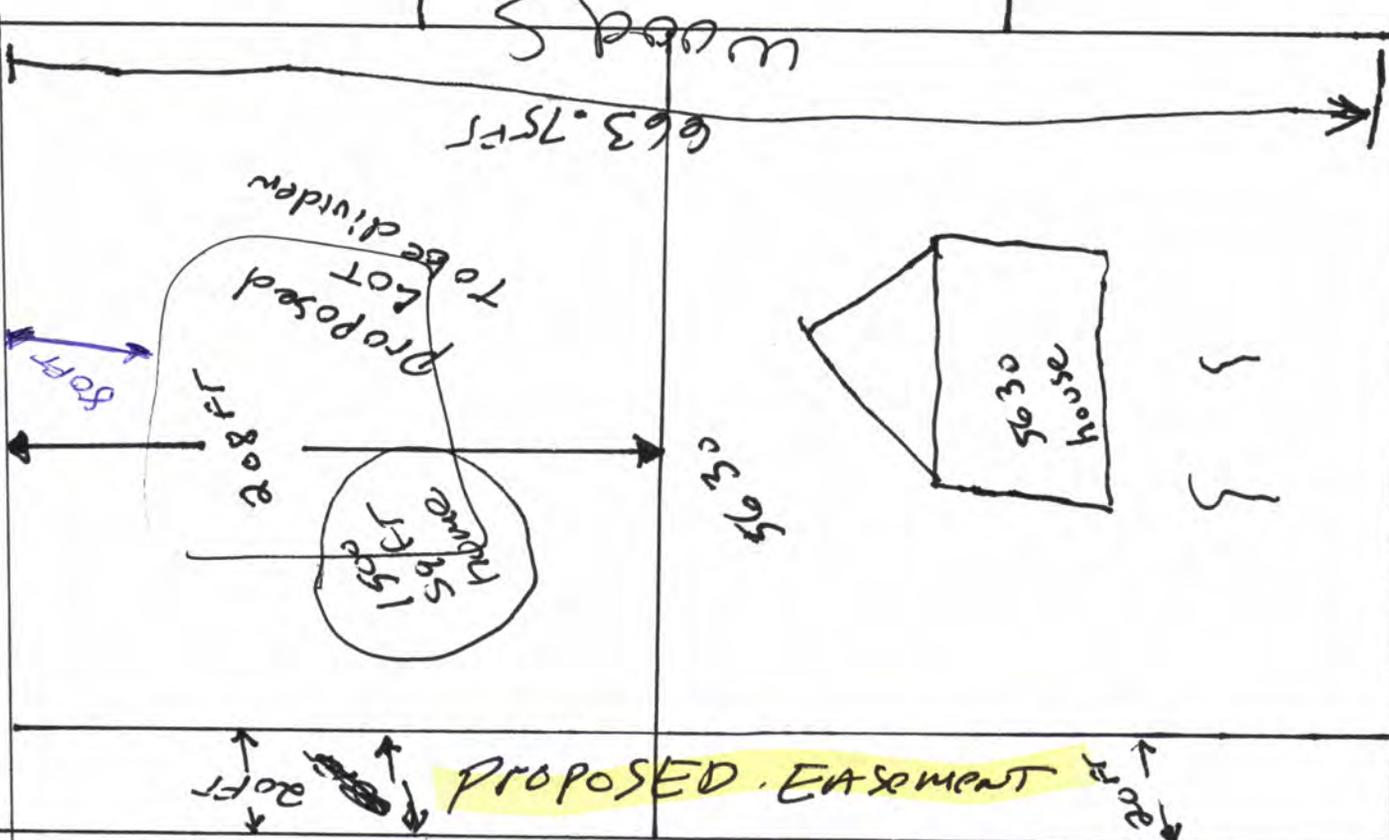
  
Applicant Signature

Sept 28 2015  
Date

GOLF COURSE

TANGLE WOOD

CURRENT EA SEWMENT  
WYCHWOOD RD



By Row  
property  
Parcel take  
divided into  
2 lots

2

**CITIZEN  
COMMENTS  
2016-V-001**



## Jason McLarty

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**From:** Roger Smith <rog.dena610@gmail.com>  
**Sent:** Monday, December 21, 2015 7:12 PM  
**To:** Jason McLarty  
**Subject:** Case 2016-V-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

December 21, 2015

Dear Mr. McCarthy,

This e-mail is being sent regarding Case # 2016-V-001 and the three variances of the county ordinance being sought by Mr. Moorhead for construction of a sign at the entrance to the Pace Office Park and the Summerdale Residential Community. As residents of the Summerdale Community, we feel that it would be most reasonable for Mr. Moorhead to have a sign constructed that falls within the current requirements of the county sign ordinance, as that should give ample visibility for advertising his law practice without being obtrusive to the entrance to our neighborhood and blocking visibility of the neighborhood sign. Thank you for your consideration of this request.

Sincerely,  
Roger and Dena Smith  
4675 Autumnvale Drive  
Pace, FL 32571  
(850) 994-2168

