

STAFF ANALYSIS

Special Exception 2016-SX-002

General Information:

Applicant/Owner:	Gregory and Theresa Sessions
Project Location:	2600 Tunnel Road, Pace, FL
Parcel Number:	30-2N-28-0000-00508-0000
Request:	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. (LDC 2.04.00.C.9)
Zoning District:	RR1 (Rural Residential Single Family)
Current Conditions:	Single Family Residence.

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 Tunnel 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 +/- 3.08 acres. The proposed lots will exceed the minimum lot size of the zoning district. The proposed lot will be approximately 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.

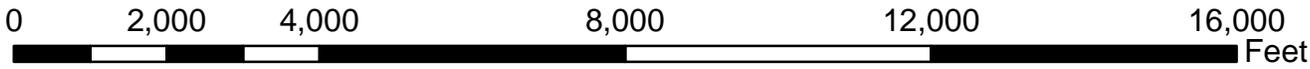
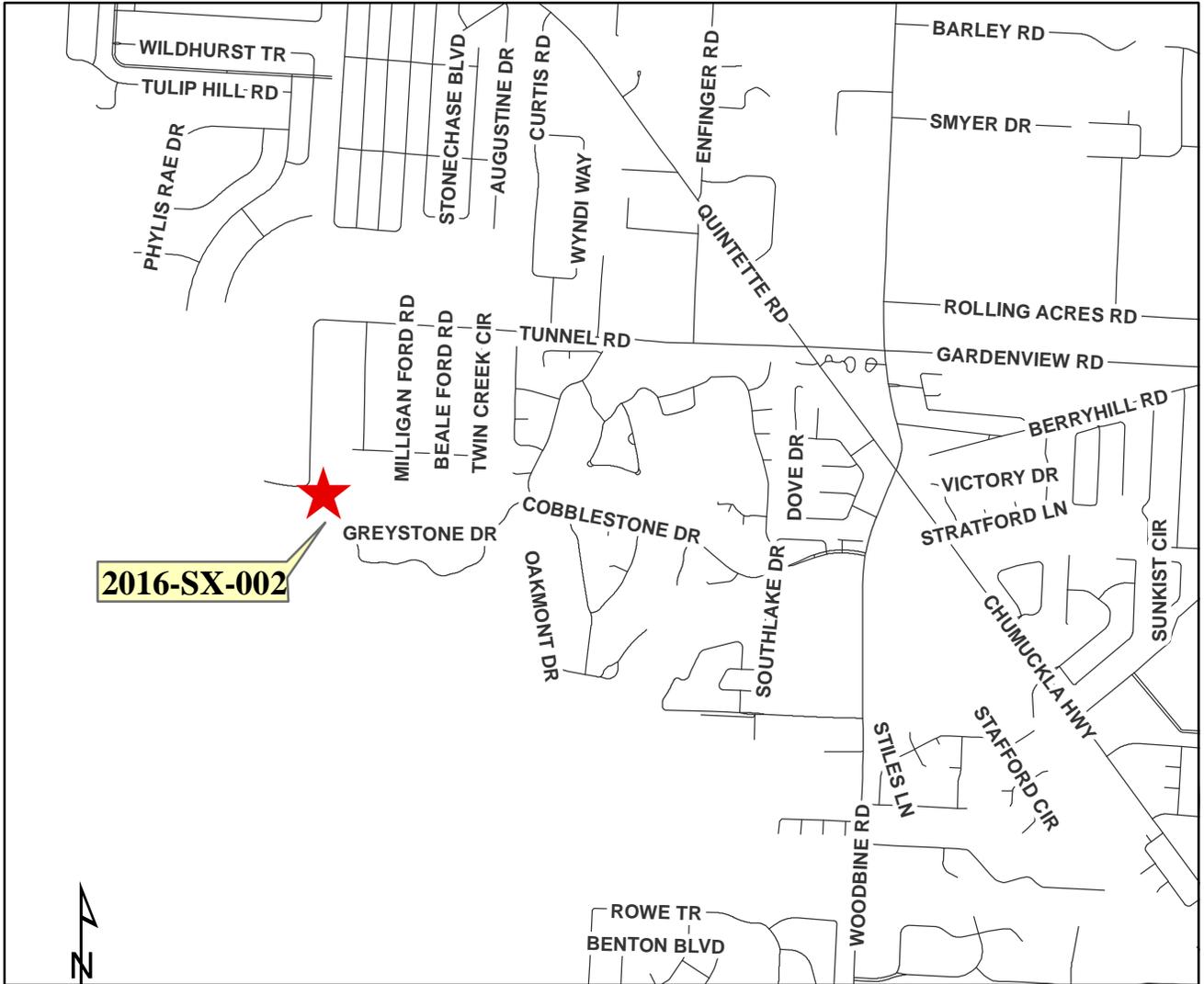
Is this criterion met? Yes

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.

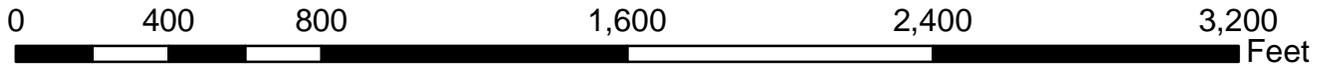
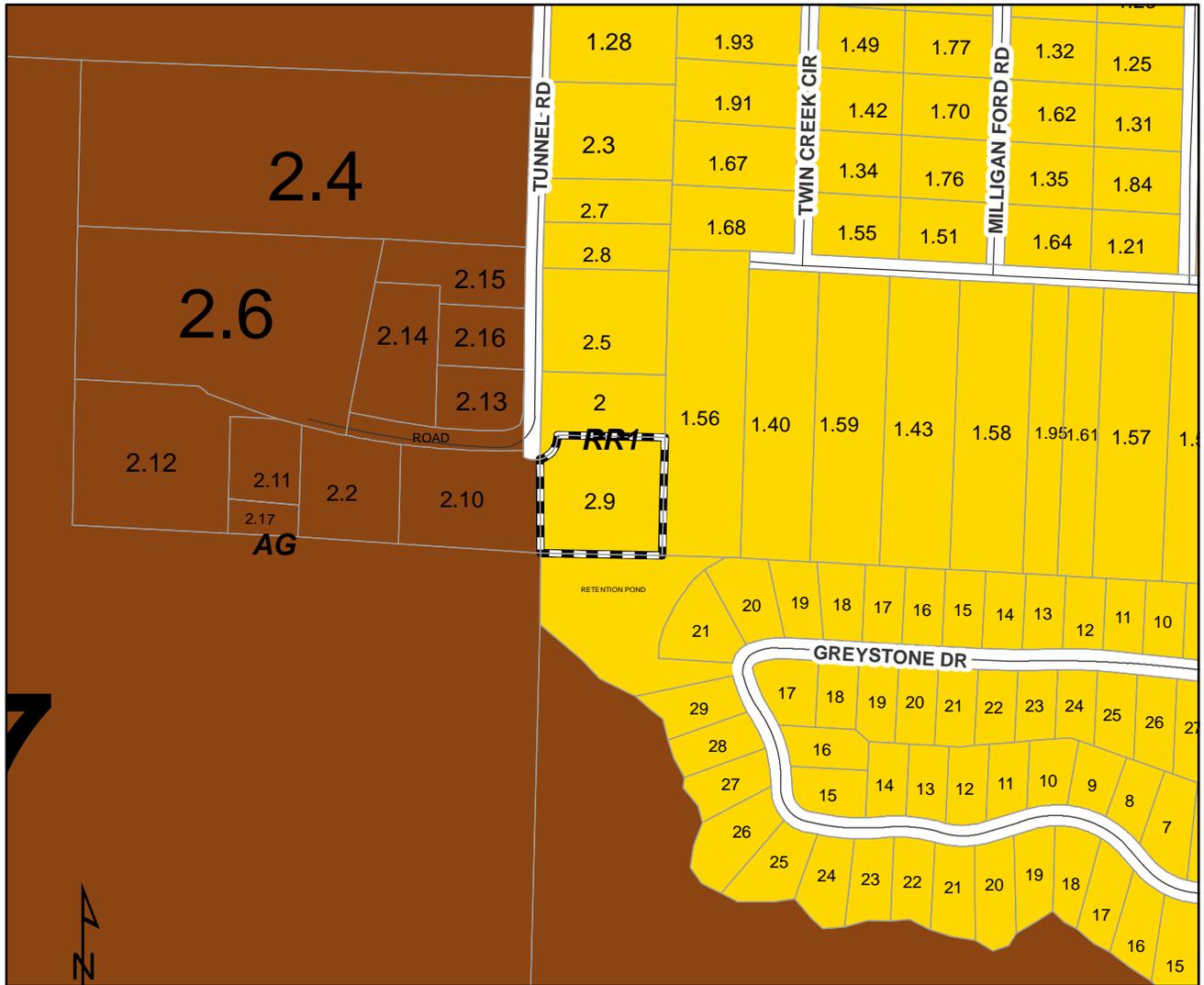
2016-SX-002 Location



Legend

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2016-SX-002 Zoning



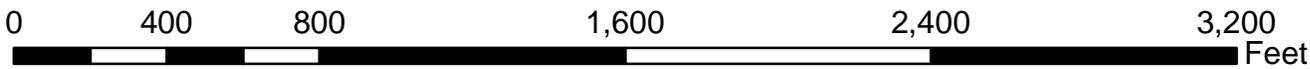
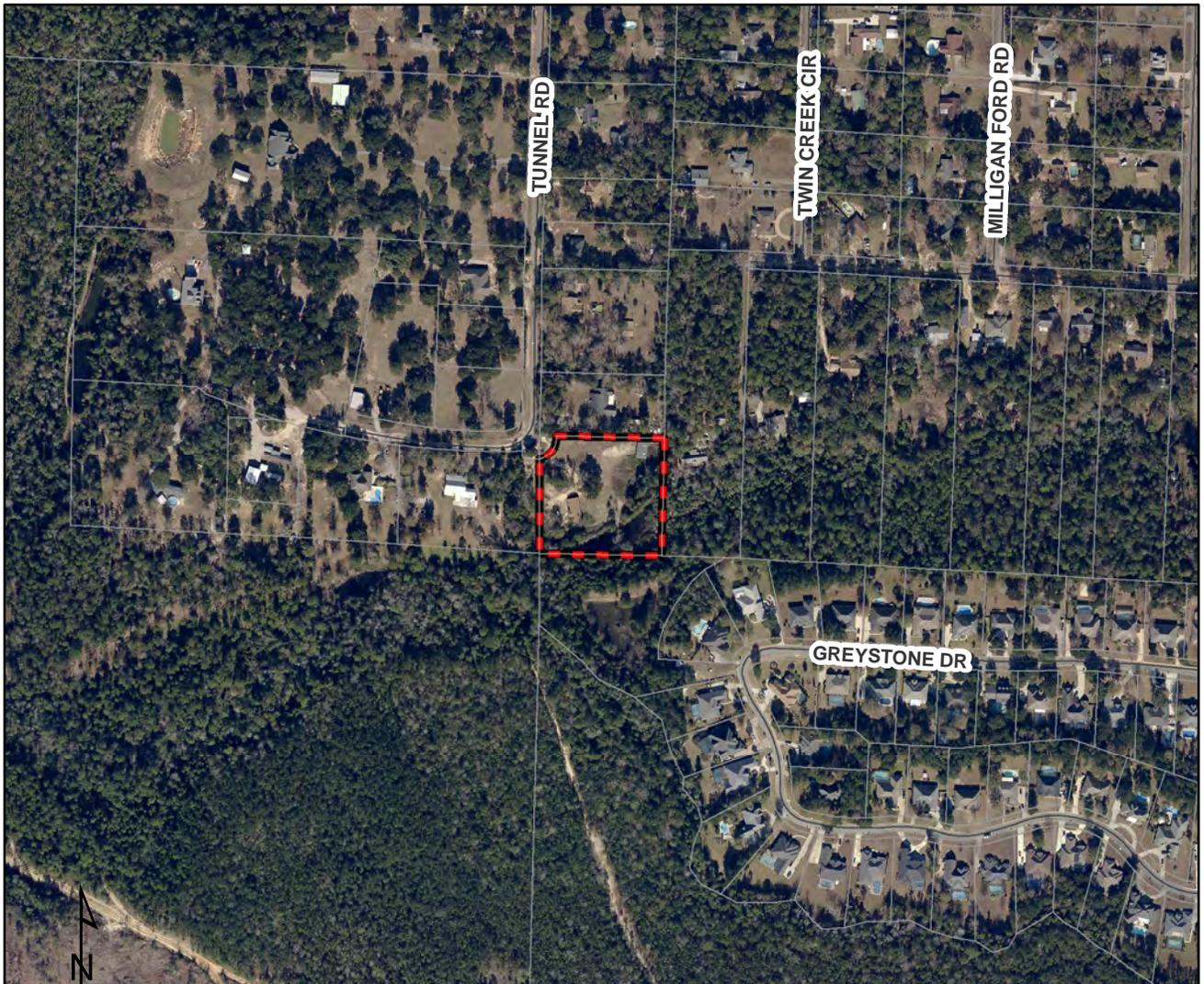
Legend

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 - Single Family (NB-SF)	Navarre Beach - Medium High Density (NB-MHD)
Marina (C-1M)	NC-APZ	Medium Density Residential (R-2)	Navarre Beach - Utilities (NB-U)	State
Marina and Yacht Club (C-2M)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	State within an Accident Potential Zone (STATE-APZ)	RAIL
Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Right of Ways (ROAD)	Military (MIL)
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Water	Municipal Boundaries (CITY)
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)		
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M-HON		
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	R2M within the Heart of Navarre (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-002
2014 Aerial

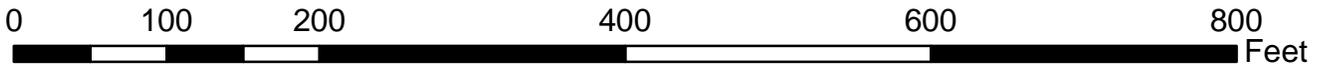


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 Pending Jan ZB

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2016-SX-002
2014 Close Up Aerial



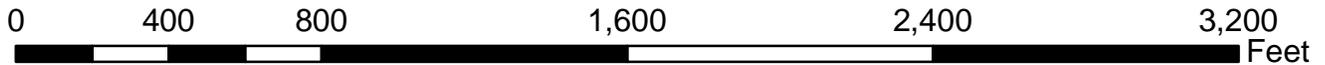
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2016-SX-002 Existing Land Use



Legend



Pending Jan ZB

Existing Land Use

CATEGORY

- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial

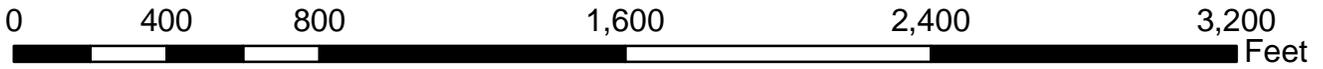
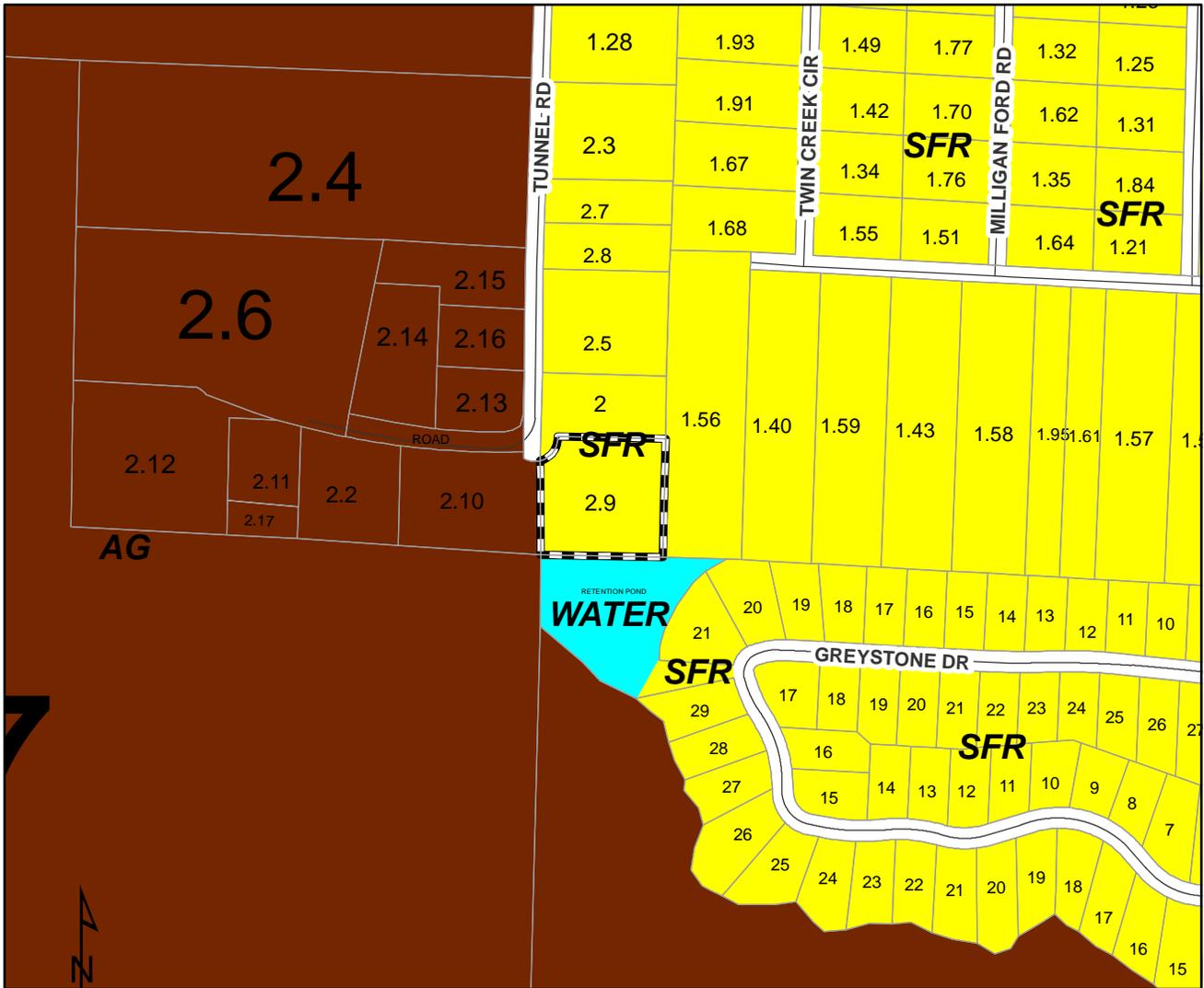
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

- Recreation/Open Space
- Right of Way
- Single Family Residential
- Silviculture
- Uncategorized
- Utilities
- Vacant
- Water

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2016-SX-002 Future Land Use

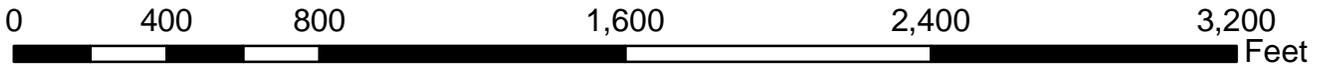


Legend

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

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2016-SX-002 Potential Wetlands



Legend



Pending Jan ZB **Potential Wetlands**

DESCRIPT

- ESTUARINE
- LACUSTRINE
- PALUSTRINE
- RIVERINE
- MARINE

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Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000

Rhonda C. Royals
Building Official

Special Exception Application

* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2016 -SX - 002</u>	Date Received: <u>12/3/15</u>
Review Fee: <u>235 + 29.44</u>	Receipt No.: <u>402</u>
Zoning District: <u>RR1</u>	Special Exception
FLUM Designation: <u>SFR</u>	Request: <u>2.04.00.C.</u>

± 3.08

VD #1

Property Owner Property Owner Name: Gregory L & Theresa Sessions
 Address: 2600 Tunnel Rd
Pace, FL 32571
 Phone: 850-994-9677 Fax: 850-995-5878
 Email: _____

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 special exception approvals.

Company: _____
 Contact Name: _____
 Address: _____

 Phone: _____ Fax: _____
 Email: _____

Property Information

Parcel ID Number(s): 36-2N-30-0000-00209-0000
 -OR-
 Street Address of property for which the Conditional Use is requested :
2600 Tunnel Rd, Pace FL 32571
 Parcel Size (acres): _____

What is the present use of the property? Single family
home

**Special
Exception
Request**

Describe the Special Exception request. I wish to split
the property and build a
new home

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

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

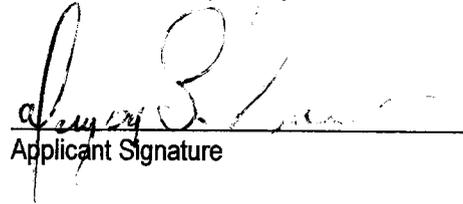
I understand that determinations by the Zoning Board are valid for 36 months.

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.

Gregory L. Sessions
Applicant Name (Type or Print)


Applicant Signature

Title (if applicable)

Date

13

2

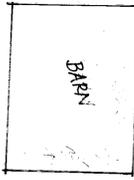
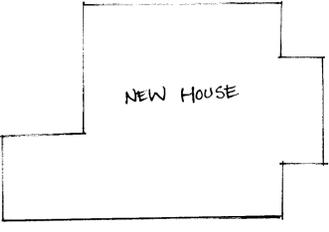
1.50

17.09

50.61

316.19

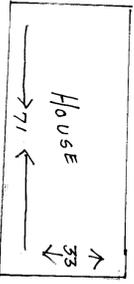
20'
EASEMENT



228.01

241.47

2.9



133.87

93.49

396.70

1" = 14'

64.76

20.26

297.139

RETENTION POND