

STAFF ANALYSIS

Variance 2016-V-006

General Information:

Applicant:	Frank and Pamela Templeton
Project Location:	1137 Pine Street, Gulf Breeze, FL
Parcel Number:	31-2S-28-4912-00000-0060
Request 1:	Variance request to allow construction of an accessory building without a main building being constructed. (LDC 2.10.05.A)
Zoning District:	R1 (Single Family Residential)
Current Conditions:	Vacant

Land Development Code Criteria:

2.10.05 Accessory Buildings and Structures

A. Timing of Construction and Use - No accessory building or structure shall be constructed upon a lot until the construction of a main building has been commenced, or in the case of a lot two (2) acres or greater in size, until the construction permit for a main building has been issued. Buildings used solely for agriculture purposes (such as for livestock or for storage of farm equipment) on those parcels located in Agriculture zoning districts shall be allowed to be constructed before the construction of the main dwelling.

Variance Criteria:

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES:

The BOA 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 order in which structures are constructed on a lot.

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 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 unknown if the authorization of this Variance will 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.

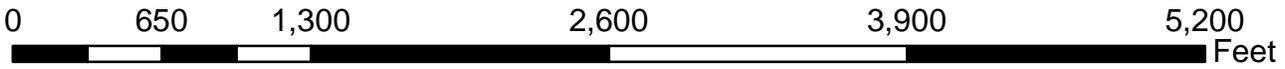
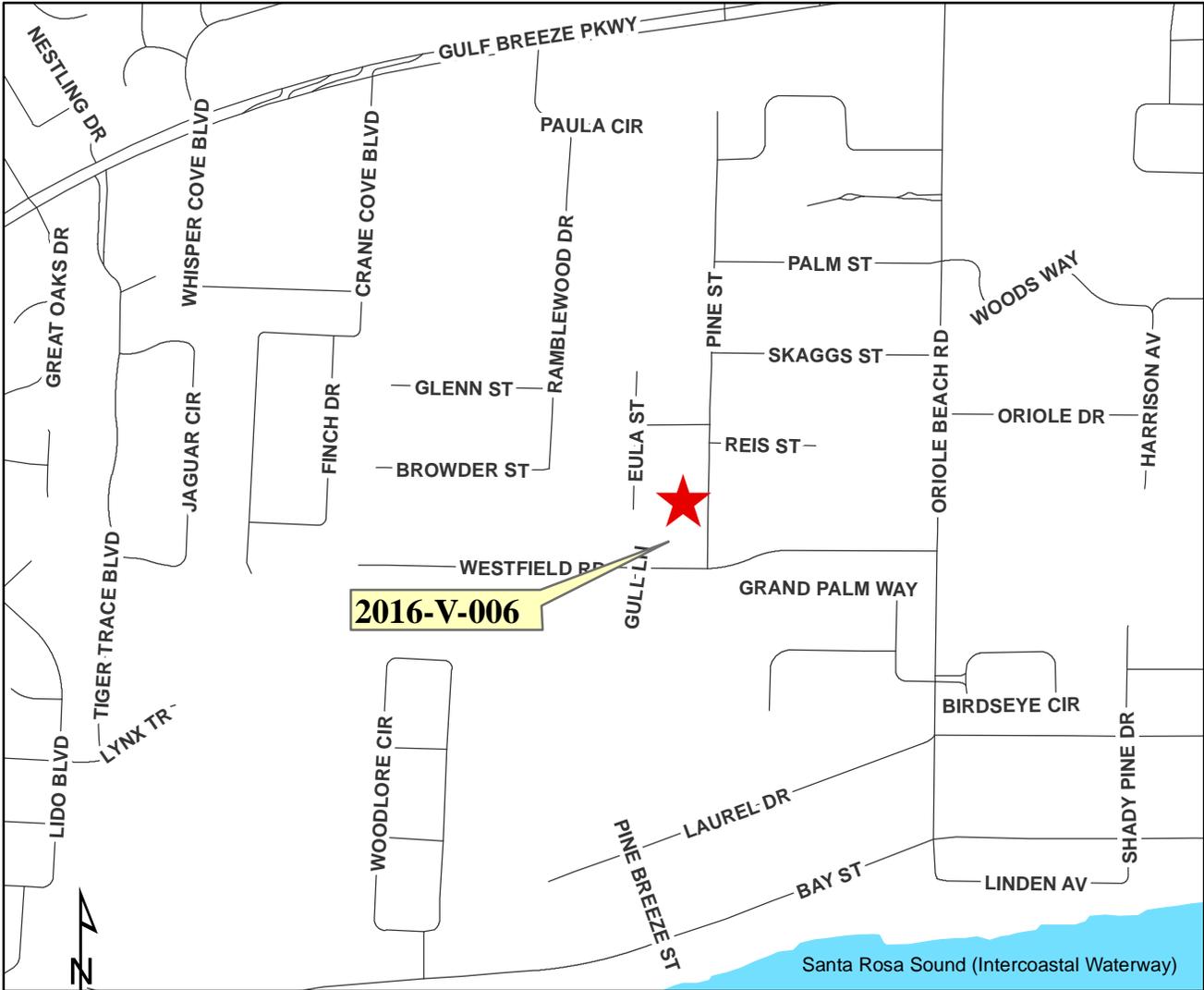
Is this criterion met? N/A

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.

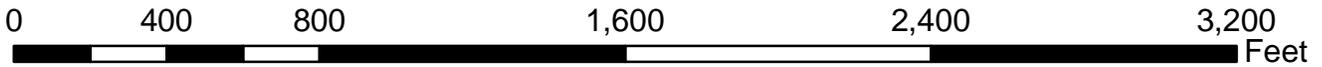
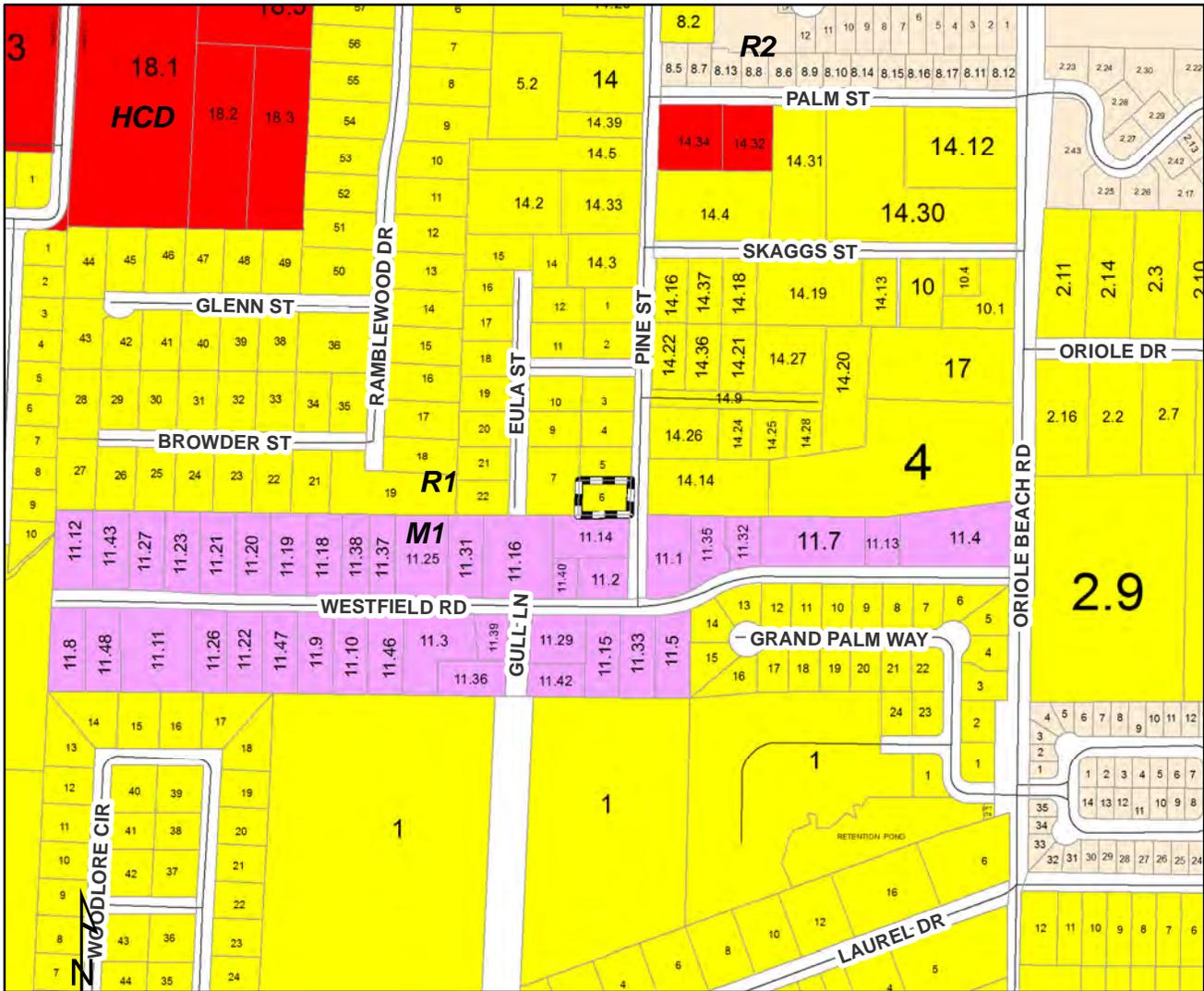
2016-V-006 Location



Legend

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2016-V-006 Zoning



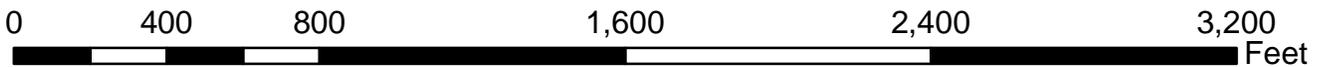
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Pending Jan ZB	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (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 - Medium High Density (NB-MHD)	Navarre Beach - Single Family (NB-SF)
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 (ML)
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)	Medium High Density Residential (R-3)		
Historical/Single Family (HR-1)	Planned Business District (PBD)	Rural Residential Single Family (RR-1)		
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	RR1 within an Accident Potential Zone (RR1-APZ)		
Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 1 (TC1)		
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 2 (TC2)		
M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - Commercial (NB-C)		

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2016-V-006
2014 Aerial



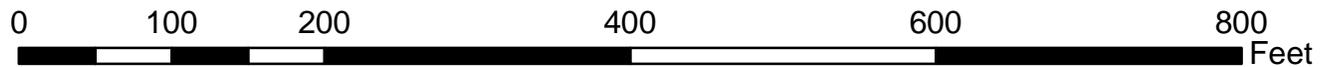
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 Pending Jan ZB

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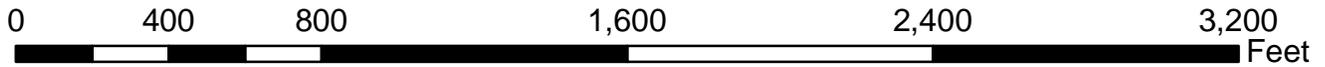
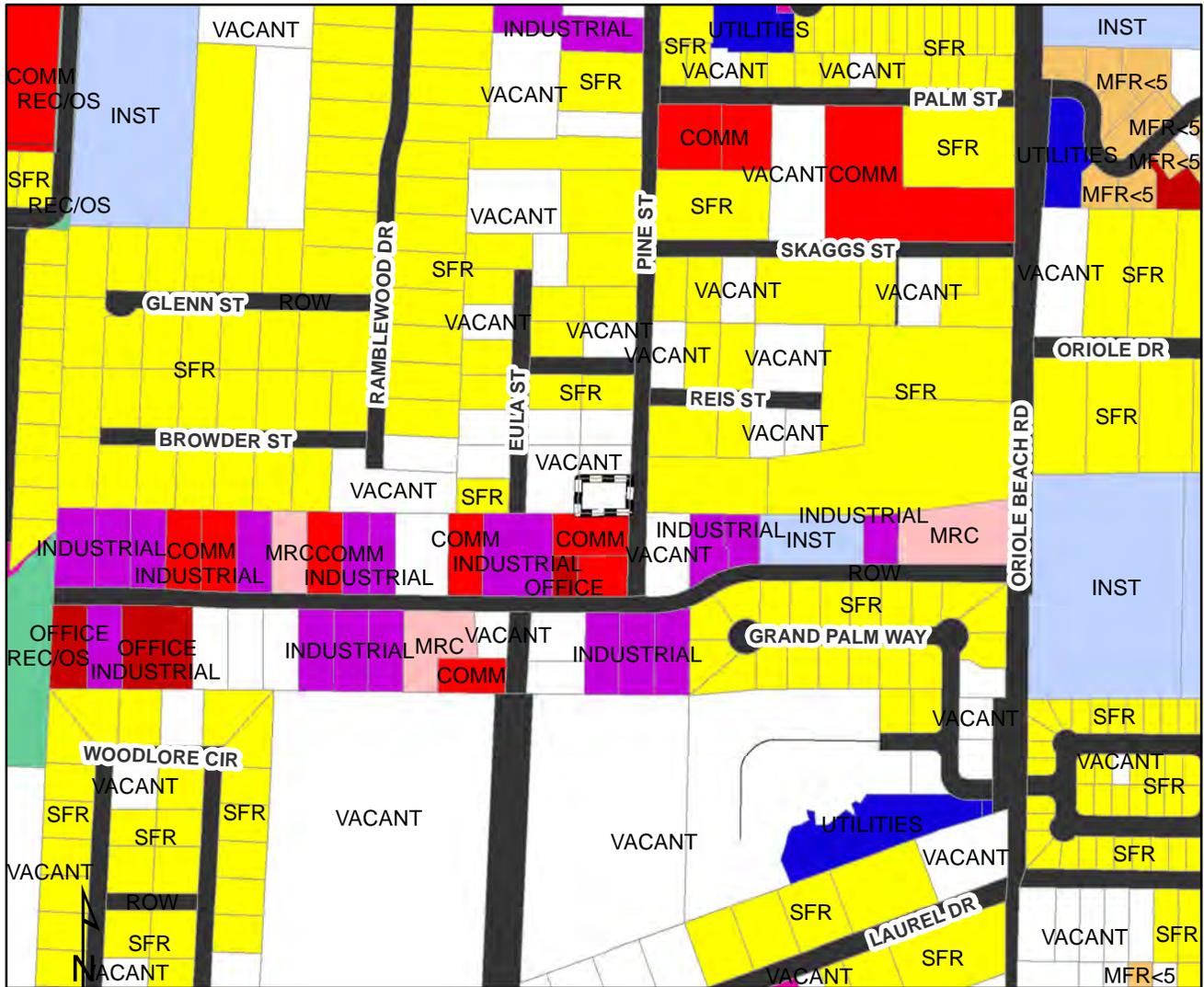
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2016-V-006 Existing Land Use



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

Disclaimer:

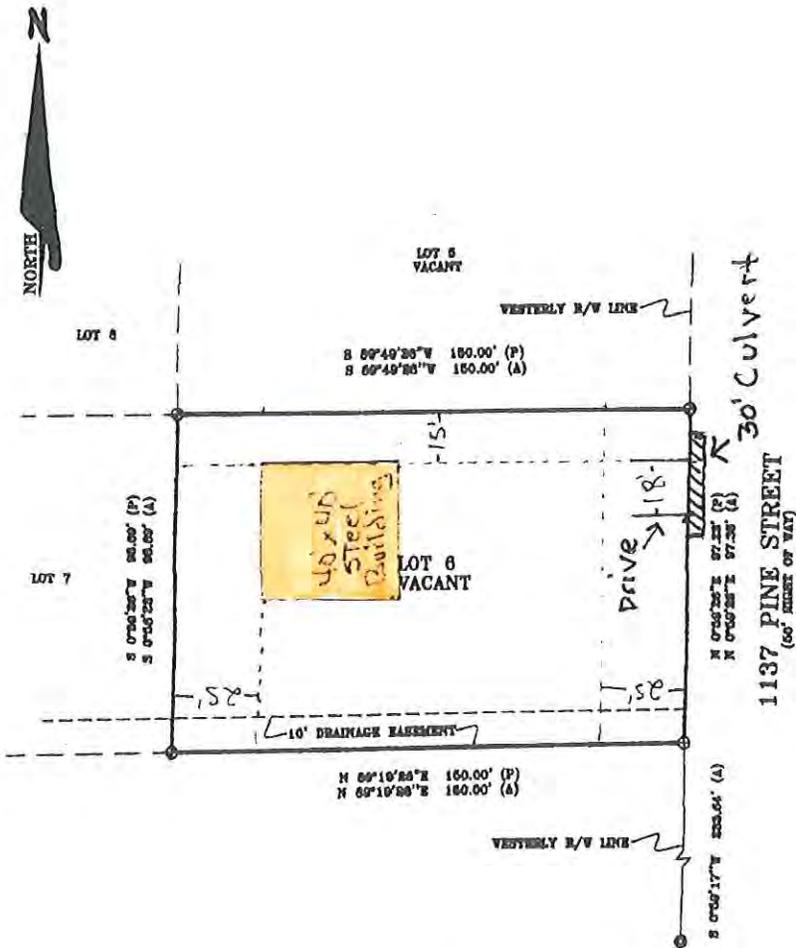
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FAX (850) 433-8282
LANDSENDSURVEYING.COM

Field Date: 10-28-2016	Type of Survey: Boundary & Improvements	Survey Number: 601-2016
Field Book/Page: 293/50		Scale: 1"=40'



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PAGE 1 OF 2

NOTE: This map is not complete or valid without report on page 2 of 2

DRAWN BY CHP FROM

Bearing Reference FIELD THE WESTERLY R/W LINE OF PINE ST PER PLAT		Source of Information: Field Evidence & Recorded Plat	
<p>NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p> <p>SEE PAGE 2 FOR SIGNATURE AND EMBOSSED SEAL.</p> <p>LARRY E. STEGALL P.L.S., FLA #4727 LB # 6838 LANDSENDSURVEYING.COM</p>	<p>LEGEND</p> <p>° Degree ' Feet or Minutes ")) Inches or Seconds N North S South E East W West P.C.P. Permanent Control Point P.R.C. Point of Reverse Curve P.C. Point of Curvature P.T. Point of Tangency P.O.C. Point of Commencement P.O.B. Point of Beginning R/W Right of Way</p>	<p>P.R.M. Permanent Reference Monument R Radius L.A. Length of Arc C.H. Chord and Chord Bearing <0.0> Existing Spot Elevation B.S.L. Building Setback Line (D) Dead (A) Actual Field measurement (P) Existing Hole in Concrete Set "X" Cut in Concrete 1/8" Metal Rod-Found Capped Iron rod-Found Capped Iron rod-Found Capped Iron rod-Found 1" Metal Pipe-Found</p>	<p>Capped Iron rod-set Lb.6532 Nail & disk found Nail & disk set Lb.6838 Concrete Monument Found UTILITY POLE Meter E Utility wires overhead Concrete or Pavement Chain link fence Wooden fence Wire fence Plastic fence Wood Deck or Deck Covered area (porch, carport, etc.) Fences or Brick</p>



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

John T. "Tim" Tolbert
Building and Fire Official

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2016 -V- 006</u>	Date Received: <u>11/30/15</u>
Review Fee: <u>6235 + 14.72</u>	Receipt No.: <u>393</u>
Zoning District: <u>R1</u>	FLUM Designation: <u>SFR</u>

±0.334 *VD #5*

Property Owner Property Owner Name: Frank & Pamela Templeton
 Address: 751 Pensacola Bch. Blvd. #T3
Pensacola Beach, FL. 32561
 Phone: 850-723-3257 Fax: _____
 Email: ftemp3@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): 31-2S-28-4912-00000-0060
 -OR-
 Street Address of property for which the Variance is requested:
1137 Pine St. Gulf Breeze, FL. 32563

What is the present use of the property? Vacant

Variance Request

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

Accessory without Residence. Land cleared and 40'x40' steel building added to house motor home, boat, ect.

There will be no commercial use of this property.

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

The land shows signs of vagrancy. The improvement will eliminate vagrancy and improve neighborhood security.

We currently have no need for additional residence.

Are the special conditions or circumstances described above the result of a proposed or prior action of the applicant? Yes _____ No x

Pleas explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.

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

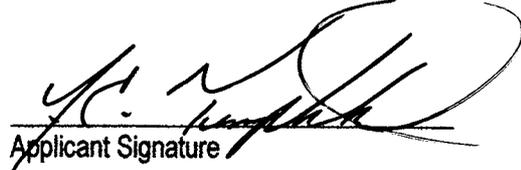
I understand that determinations by the Zoning Board of Adjustment are valid for 36 months.

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.

Frank E. Templeton
Applicant Name (Type or Print)


Applicant Signature

Property Owner
Title (if applicable)

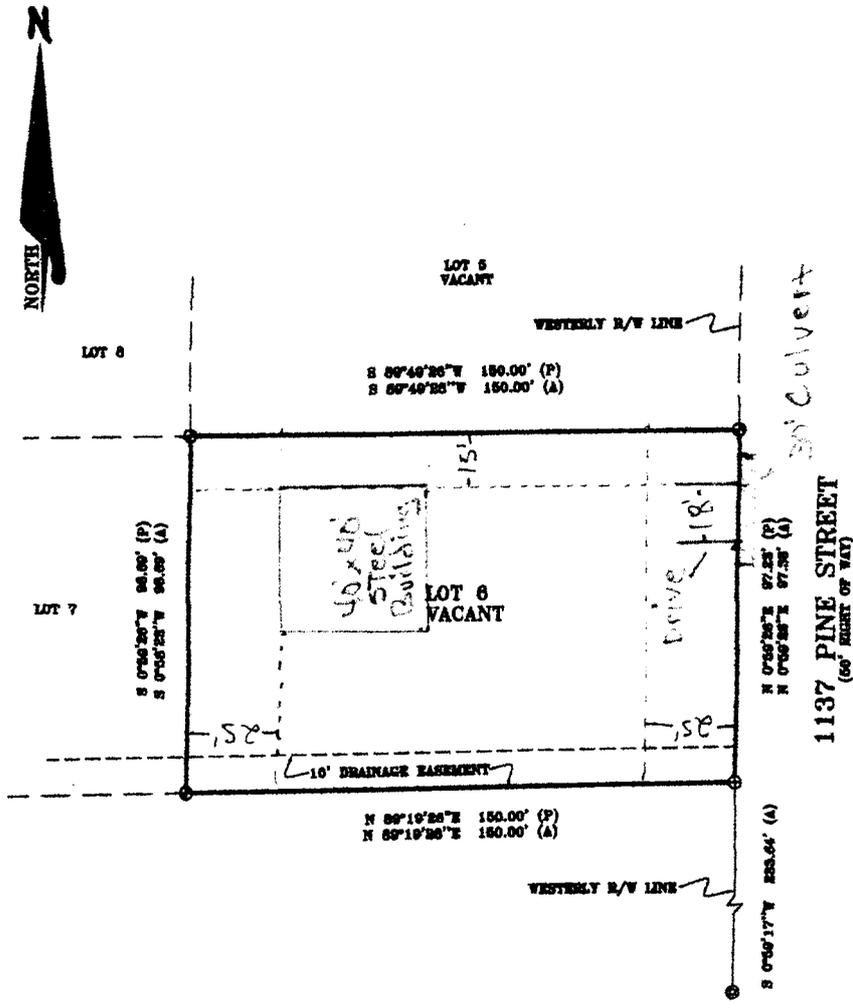
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