

STAFF ANALYSIS

Variance 2016-V-010

General Information:

Project/Applicant:	Craig Francis and Sharon Huff
Represented By:	David Rademacher of Horizon Sunrooms
Project Location:	5784 Twisted Oak Court, Pace, FL
Parcel Number:	32-2N-29-0086-00A00-0100
Request 1:	Variance Request to reduce the west side setback requirement from 9.5 feet to 5 feet to accommodate an accessory structure.
Request 2:	Variance Request to reduce the rear setback from 25 feet to 7 feet to accommodate an accessory structure. (LDC 2.10.05.B.1, 6.05.12.E.1.e.3)
Zoning District:	R1 (Single Family Residential)
Current Conditions:	Single Family Residential

Land Development Code Criteria:

2.10.05 Accessory Buildings and Structures

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).

6.05.12 PUD - Planned Unit Development District

E. Procedure For Approval of a Planned Unit Development: The procedure for obtaining a change in zoning district for the purpose of undertaking a PUD shall be as follows:

1. Preliminary Planned Unit Development and Master Plan Approval: The applicant shall submit to the Planning Director, his application for the PUD zoning classification and shall submit the following exhibits at the same time.
 - e. A Master Plan. A master plan, drawn at a scale suitable for presentation, showing and/or describing the following:
 - 3) Building Setbacks: Proposed building setbacks shall be noted and shall define the distance buildings will be setback from surrounding property lines.

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 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 accessory structure setbacks.

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 whether 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.

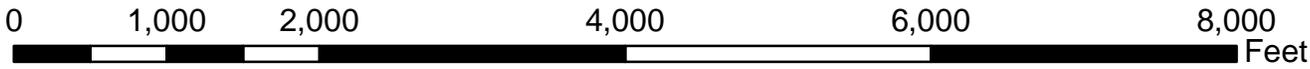
Is this criterion met? N/A

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.

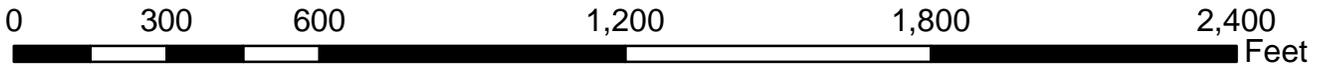
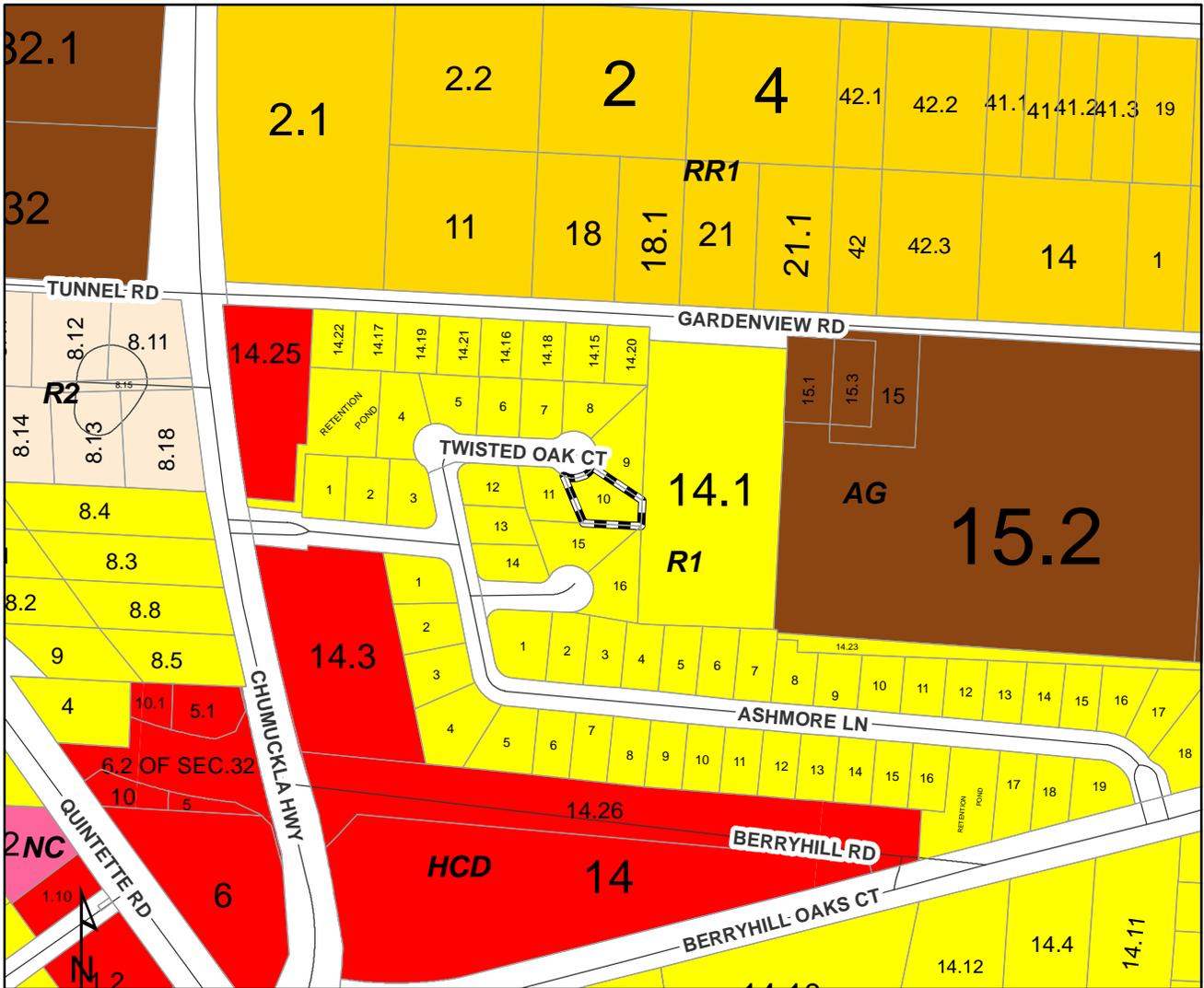
2016-V-010 Location



Legend

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2016-V-010 Zoning

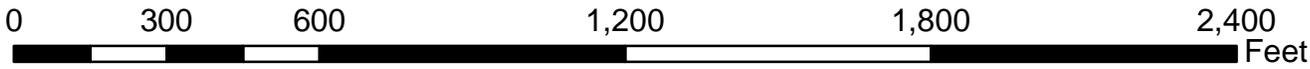
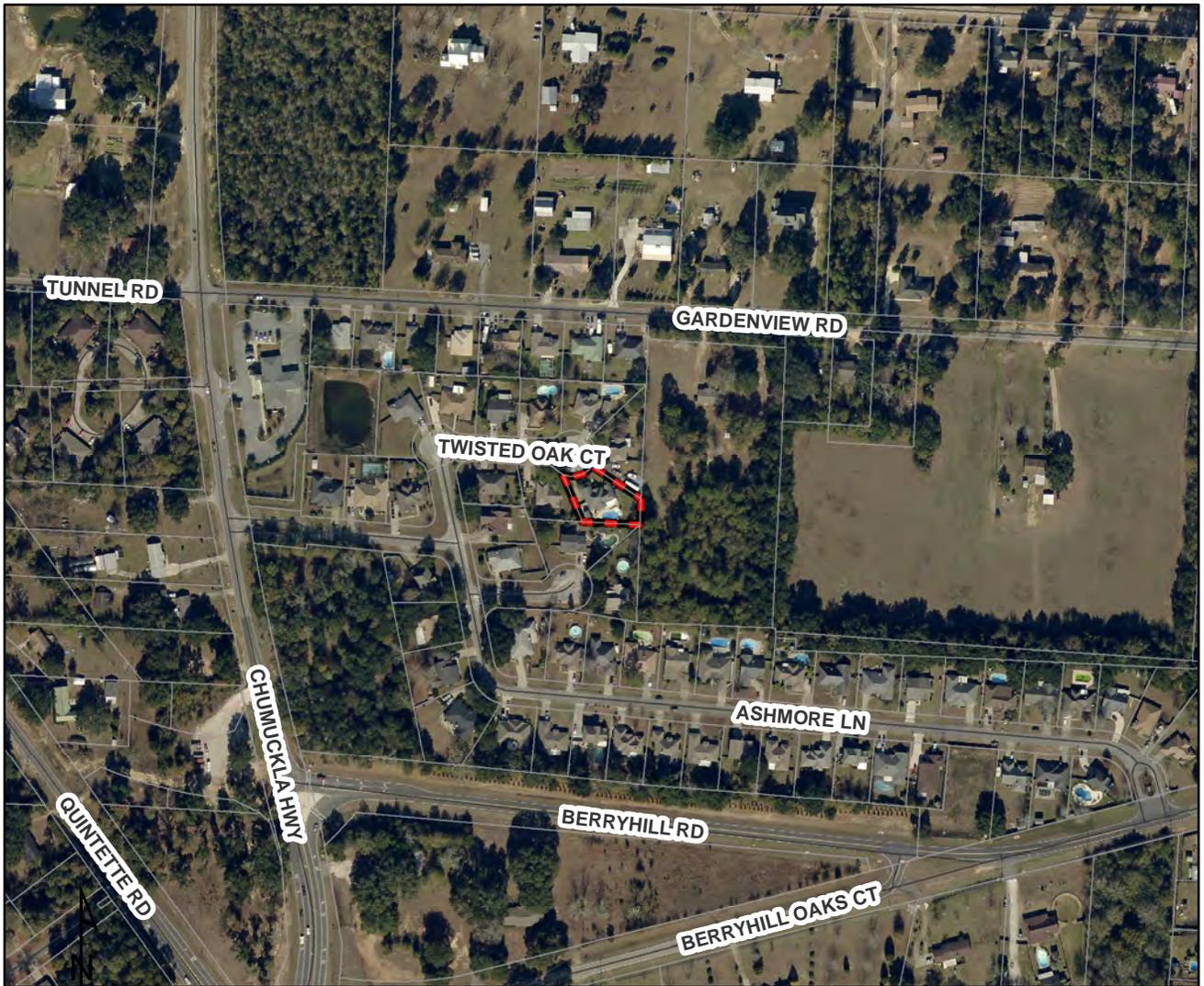


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|---|---|---|---|--|
| Pending Jan ZB | Agriculture/Rural Residential (AG) | General Industrial (M-2) | Single Family Residential (R-1A) | Hotel - Navarre Beach (HNB) |
| AG within an Accident Potential Zone (AG-APZ) | M2 within an Accident Potential Zone (M2-APZ) | Mixed Residential Subdivision (R-1M) | Navarre Beach - High Density (NB-HD) | Navarre Beach - High Density (NB-HD) |
| Agriculture (AG2) | Planned Industrial Development (PID) | R1M within an Accident Potential Zone (R1M-APZ) | Navarre Beach - Medium Density (NB-MD) | Navarre Beach - Medium Density (NB-MD) |
| AG2 within an Accident Potential Zone (AG2-APZ) | Neighborhood Commercial (NC) | R1M within the Heart of Navarre (R1M-HON) | Navarre Beach - Planned Mixed Use Development (NB-PMUD) | Navarre Beach - Conservation/Recreation (NB-CON/REC) |
| Marina (C-1M) | NC-APZ | Medium Density Residential (R-2) | Navarre Beach - Single Family (NB-SF) | Navarre Beach - Medium High Density (NB-MHD) |
| Marina and Yacht Club (C-2M) | NC within the Heart of Navarre (NC-HON) | R2 within an Accident Potential Zone (R2-APZ) | Navarre Beach - Utilities (NB-U) | State |
| Historical/Commercial (HC-1) | Passive Park (P-1) | R2 within the Heart of Navarre (R2-HON) | State within an Accident Potential Zone (STATE-APZ) | RAIL |
| Highway Commercial Development (HCD) | P1 within the Heart of Navarre (P1-HON) | Medium Density Mixed Residential (R-2M) | Right of Ways (ROAD) | Military (MIL) |
| HCD within an Accident Potential Zone (HCD-APZ) | Active Park (P-2) | R2M within an Accident Potential Zone (R2M-APZ) | Municipal Boundaries (CITY) | |
| 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-010
2014 Aerial

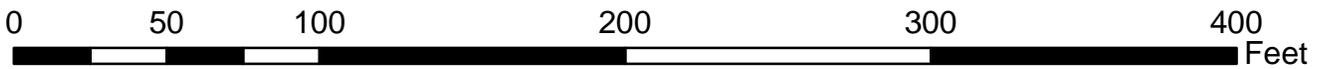


Legend

 Pending Jan ZB

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2016-V-010
2014 Close Up Aerial



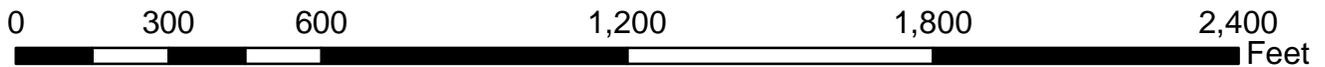
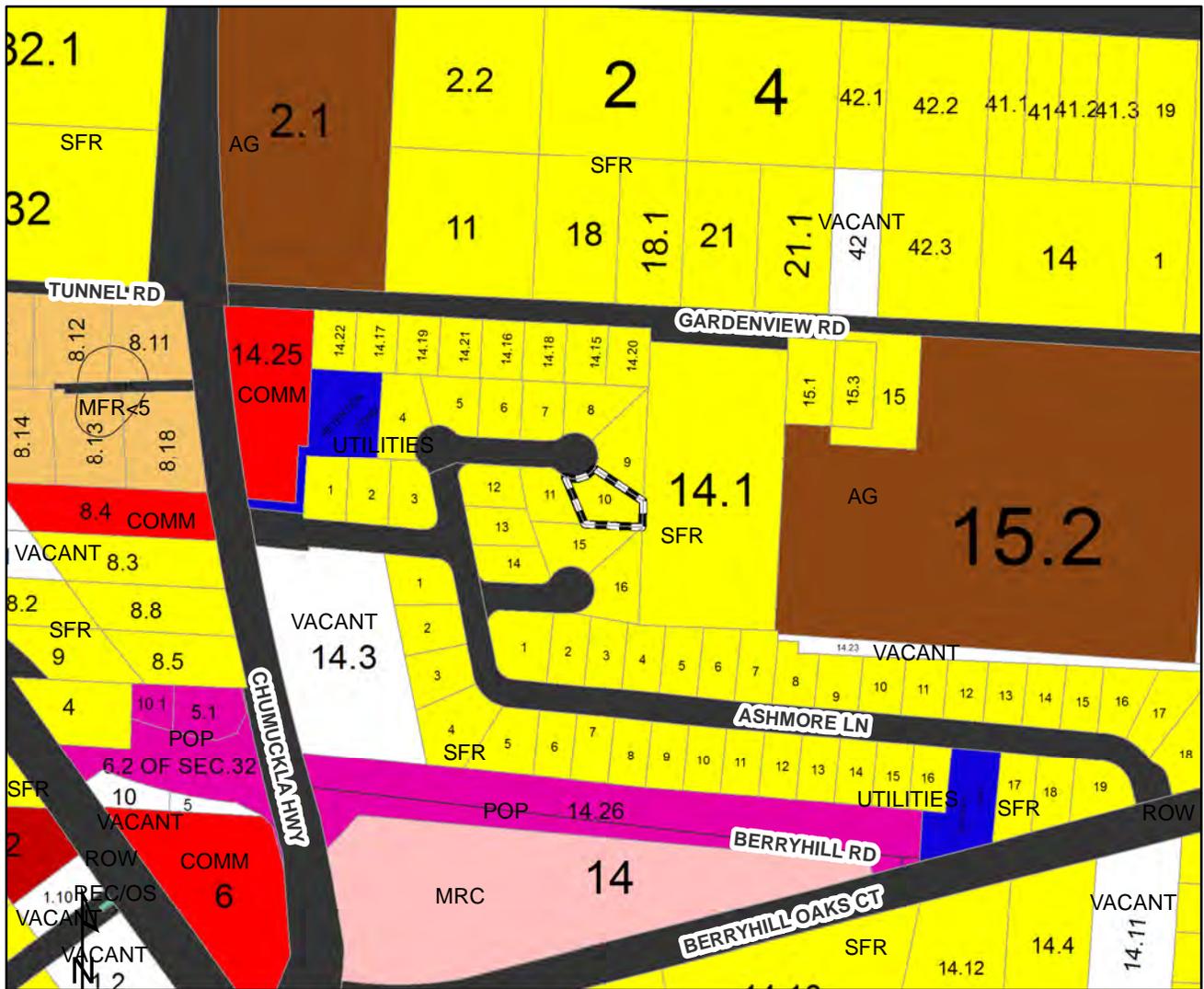
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2016-V-010 Existing Land Use



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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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

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **			
Application No.	<u>2014 -V- 00</u>	Date Received:	<u>12/3/15</u>
Review Fee:	<u>235 + 20.24</u>	Receipt No.:	<u>4033412</u>
Zoning District:	<u>R1</u>	FLUM Designation:	<u>SFR</u>

10.307

VO#3

Property Owner Property Owner Name: Craig A. Francis Jr. + Sharon Huff

Address: 5784 Twisted Oak Ct.
Pace, Fl. 32571

Phone: 850-501-0797 Fax: _____

Email: CraFrancis@hotmail.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: HORIZON SUN ROOMS

Contact Name: David Bademacher

Address: 1257 West Nine Mile Rd.
Pensacola, Fl 32534-1668

Phone: 850-969-0897 Fax: 850-969-0597

Email: Admin@horizonhs.net

Property Information Parcel ID Number(s): 32-2N-29-0086-00A00-0100
-OR-

Street Address of property for which the Variance is requested:
5784 Twisted Oak Ct., Pace, FL 32571

Variance Request

What is the present use of the property? Personal home

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

To reduce side set back from 9.5 feet to 5 feet
To reduce rear set back from 25 feet to 7 feet

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

Accessory Bldg. location will be within 10 feet of main house changing setback requirements for the structure

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.

Shape and size of back yard prohibits building of structure without encroaching into setbacks. Proposed structure is designed with minimum dimensions required for storage & seating.

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.

Applicant Name (Type or Print)

Applicant Signature

Title (if applicable)

Date

LANDS' END



4575 Sailboat Ln.
Pensacola, FL 32514

(904) 484-8753
FAX (904) 484-4747

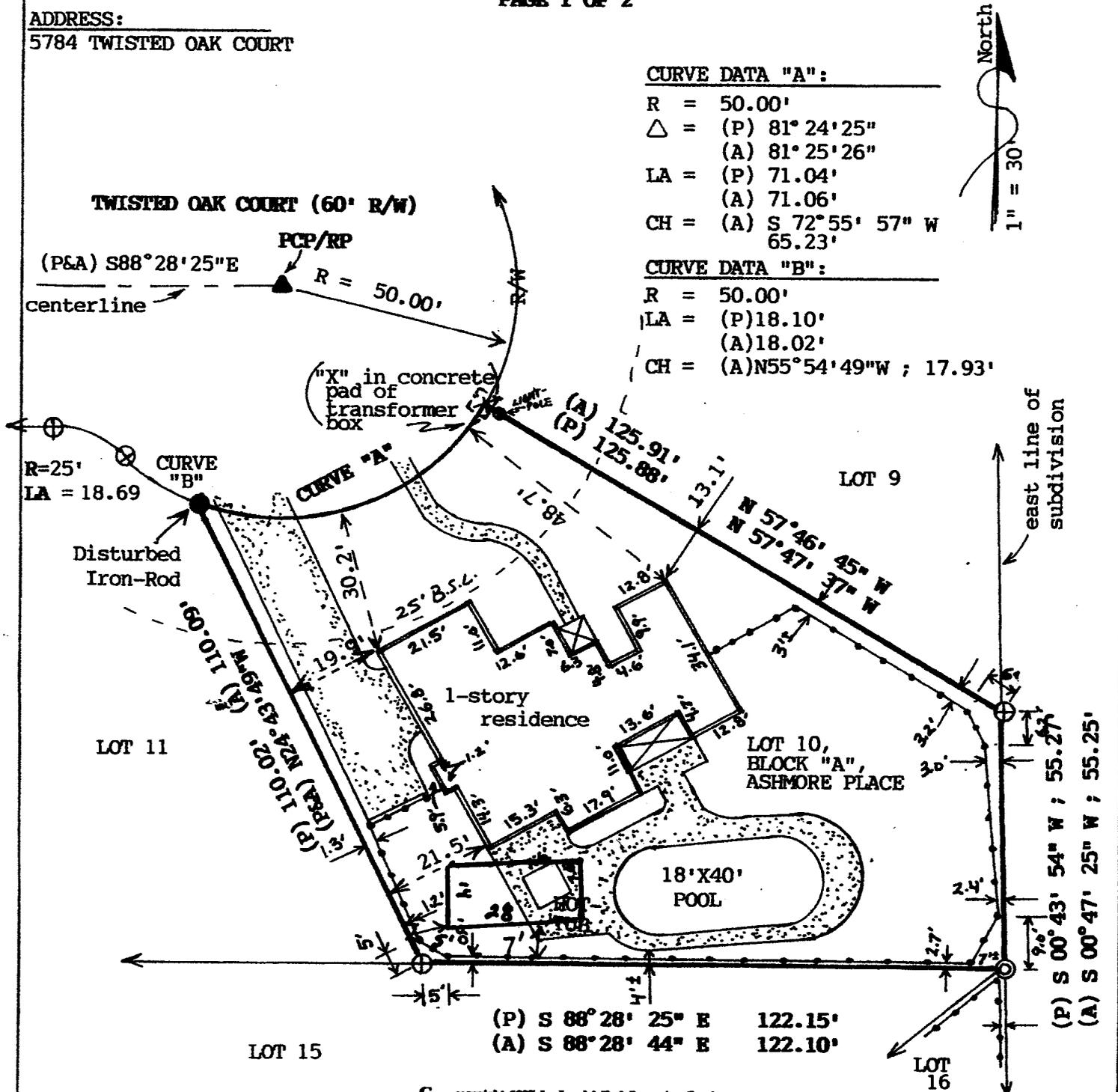
Field Date: 06/17/97	Type Of Survey: BOUNDARY & IMPROVEMENTS	Survey Number: #157-97
Field Book/Page: 09/45	Scale: 1" = 30'	Client(s): MARCUM / FRANCIS

PAGE 1 OF 2

ADDRESS:
5784 TWISTED OAK COURT

CURVE DATA "A":
 R = 50.00'
 Δ = (P) 81° 24' 25"
 (A) 81° 25' 26"
 LA = (P) 71.04'
 (A) 71.06'
 CH = (A) S 72° 55' 57" W
 65.23'

CURVE DATA "B":
 R = 50.00'
 LA = (P) 18.10'
 (A) 18.02'
 CH = (A) N55° 54' 49" W ; 17.93'



(P) S 88° 28' 25" E 122.15'
 (A) S 88° 28' 44" E 122.10'

(P) S 00° 43' 54" W ; 55.27'
 (A) S 00° 47' 25" W ; 55.25'

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