



**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-V-037

Project Name: N/A

**Applicant and/or
Property Owner:** Elin Lund Jensen

Representative: Kyle Carruth, Blue Haven Pools

Request: Variance Request to reduce the shoreline protection zone setback from 50 feet to 39 feet to accommodate an accessory structure, specifically a swimming pool.
(LDC 12.01.02.A)

Zoning District: R1 (Single Family Residential)

Part I. General Information:

Project/Applicant: Elin Lund Jensen
Representative: Kyle Carruth, Blue Haven Pools
Location: 2961 Bay Street
Parcel(s): 30-2S-28-4640-00A00-0030
Zoned: R1 (Single Family Residential)
Request: Variance request to reduce the shoreline protection zone setback from 50 feet to 39 feet to accommodate an accessory structure, specifically a swimming pool. (LDC 12.01.02.A)
District: Commissioner District #5
Current Conditions: Single Family Residence

Part II. Land Development Code Criteria:

12.01.02 Design Standards in Areas Adjacent to Shoreline Protection Zone

A. All development shall be setback greater than or equal to fifty (50) feet from the landward boundary of the Shoreline Protection Zone in Zone-1 and forty-five (45) feet from the landward boundary of the Shoreline Protection Zone in Zone-2.

Part III. 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:

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 placement of structures on a waterfront lot. The applicant is seeking to reduce the shoreline protection zone setback from 50 feet to 39 feet to accommodate an accessory structure, specifically a swimming pool.

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 that 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.

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.

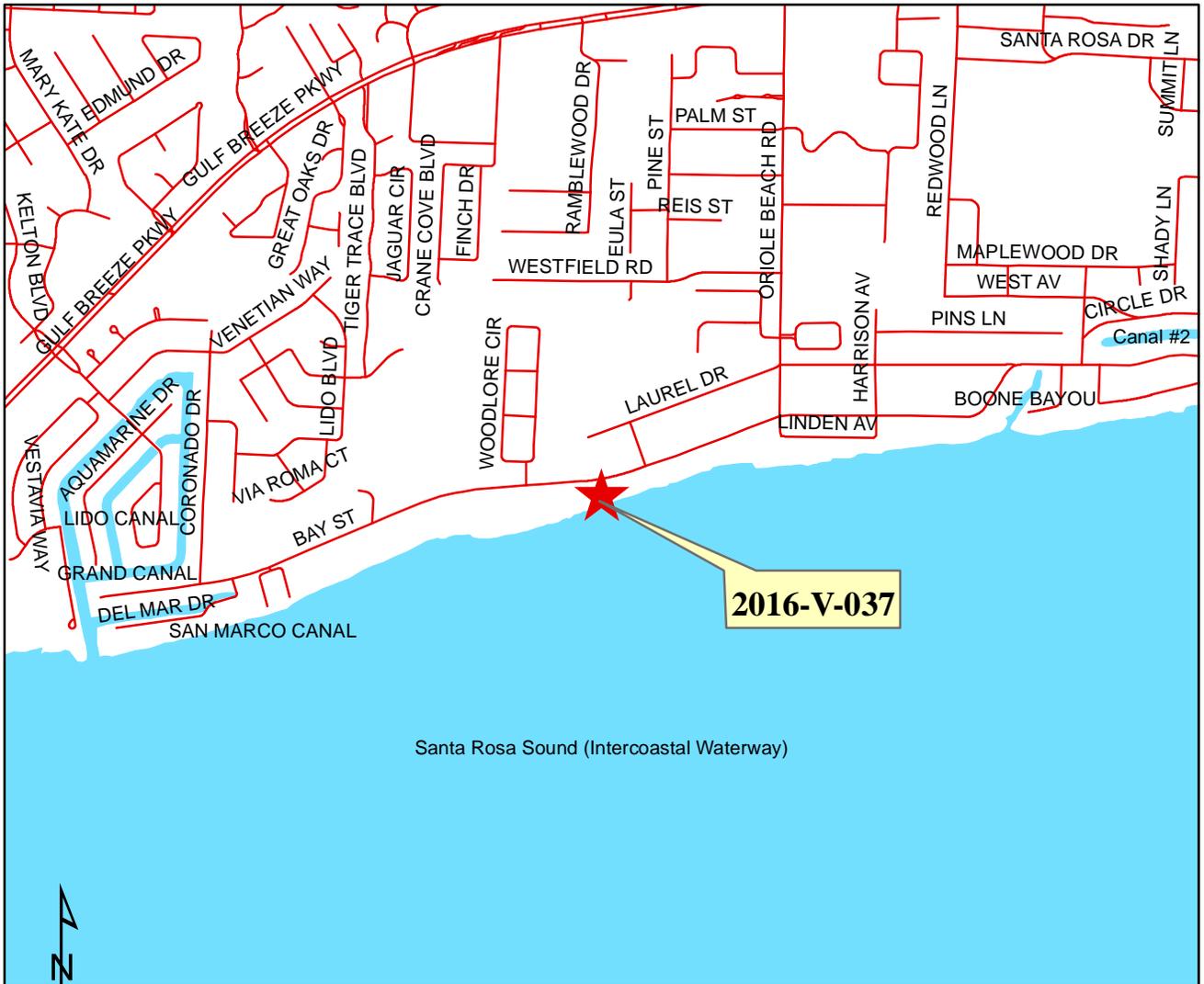
Is this criterion met? N/A

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 Variance is approved, are there any potential building code issues?

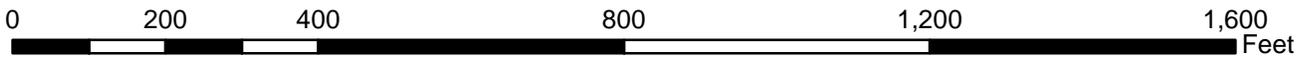
It is not anticipated that there will be any potential building code issues.

2016-V-037 Location



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2016-V-037 Zoning



Legend

Pending Jun ZB

Zoning

DISTRICT

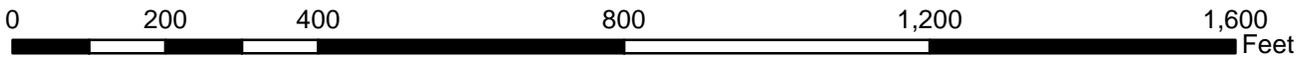
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB

- | | | |
|--------------|--------------|-----------------|
| HR1 | NB-U | R1A-HON |
| HR2 | NC | R1M |
| M1 | NC-APZ or CZ | R1M-APZ or CZ |
| M1-APZ or CZ | NC-HON | R1M-HON |
| M1-HON | P1 | R2 |
| M2 | P1-HON | R2-APZ or CZ |
| M2-APZ or CZ | P2 | R2-HON |
| MID | P2-APZ or CZ | R2M |
| MIL | P2-HON | R2M-APZ or CZ |
| NB-C | PBD | R3 |
| NB-CON/REC | PID | RAIL |
| NB-HD | PUD | RR1 |
| NB-MD | R1 | RR1-APZ or CZ |
| NB-MHD | R1-APZ or CZ | STATE |
| NB-PMUD | R1-HON | STATE-APZ or CZ |
| NB-SF | R1A | TC1-HON |
| | | WATER |

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2016-V-037
2014 Aerial



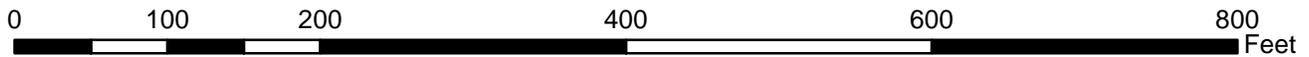
Legend

 Pending Jun ZB

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2016-V-037 2014 Close Up Aerial



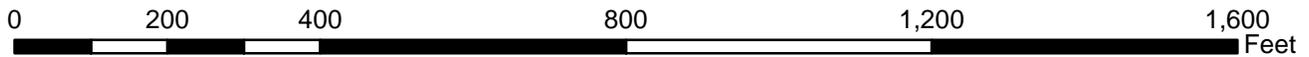
Legend

 Pending Jun ZB

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2016-V-037 Existing Land Use

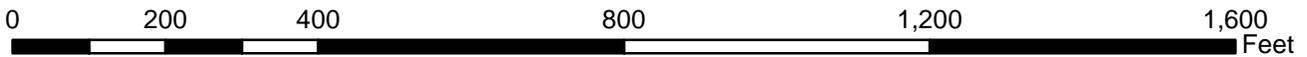
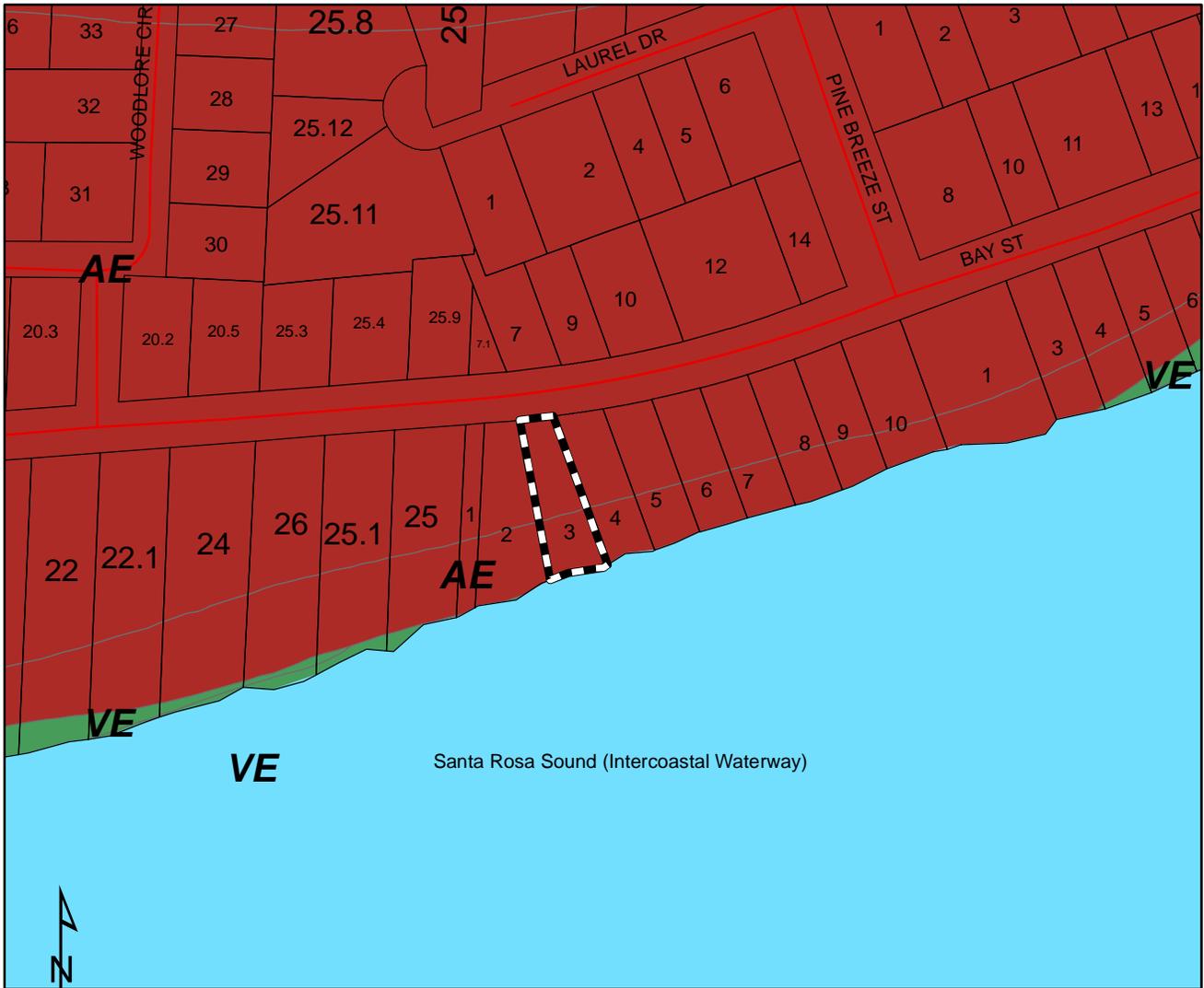


Legend

Pending Jun ZB	Existing Land Use	Commercial (COMM)	Mixed Residential/Commercial (MRC)	Right of Way (ROW)
Agriculture (AG)	Industrial (INDUS)	Office	Single Family Residential (SFR)	Silviculture (SILVICUL)
Agriculture, Homestead (AH)	Institutional (INST)	Public Owned Property (POP)	Uncategorized (UNCAT)	Utilities
Condo's/Townhomes (C/T)	Multi-Family Residential (MFR <5)	Rail	Vacant	Water
City	Multi-Family Residential (MFR >5)	Recreation/Commercial (REC/COMM)		
	Military (MIL)	Recreation/Open Space (REC/OS)		

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2016-V-037 Flood Zone



Legend

 Pending Jun ZB

DFIRM

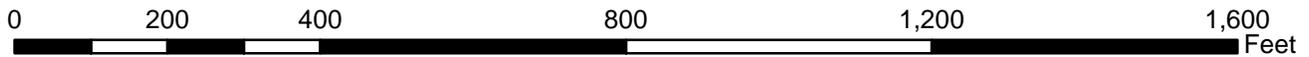
FLOOD_ZONE

-  0.2% Annual Chance of Flood (500 Year)
-  A - 1% Annual Chance of Flood - No BFE's
-  AE - 1% Annual Chance of Flood - BFE's
-  VE - A 1% Annual Chance of Flood - Storm Waves
-  Not in the FloodPlain

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2016-V-037 Storm Surge Zone



Legend

- Pending Jun ZB
- Storm Surge**
- <all other values>
- Cat**
- 1
- 2
- 3
- 4
- 5

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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>2016 -V- 037</u>	Date Received: <u>4/8/16</u>
Review Fee: <u>235\$ 22.08</u>	Receipt No.: <u>110</u>
Zoning District: <u>R1</u>	FLUM Designation: <u>SFR</u>

± 0,356

VD#5

**Property
Owner**

Property Owner Name: Elin Lund Jensen

Address: 2961 Bay St.
Gulf Breeze, FL 32563

Phone: 818-384-0004 Fax: _____

Email: elinlj18@gmail.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: Blue Haven Pools

Contact Name: Kyle Carruth

Address: 4182 Gulf Breeze Pkwy
Gulf Breeze, FL 32563

Phone: 850-916-0900 Fax: 850-916-8883

Email: kcarruth@bluehaven.com

**Property
Information**

Parcel ID Number(s): 31-28-28-4640-00A00-0030

-OR-

Street Address of property for which the Variance is requested:

2961 Bay St. Gulf Breeze, FL 32563

Variance Request

What is the present use of the property? Private home and yard

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

Homeowner wants to build a small gunite pool that doesn't meet setbacks on property
Drawing Attached

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

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.

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.

Kyle Carruth
Applicant Name (Type or Print)

Kyle Carruth
Applicant Signature

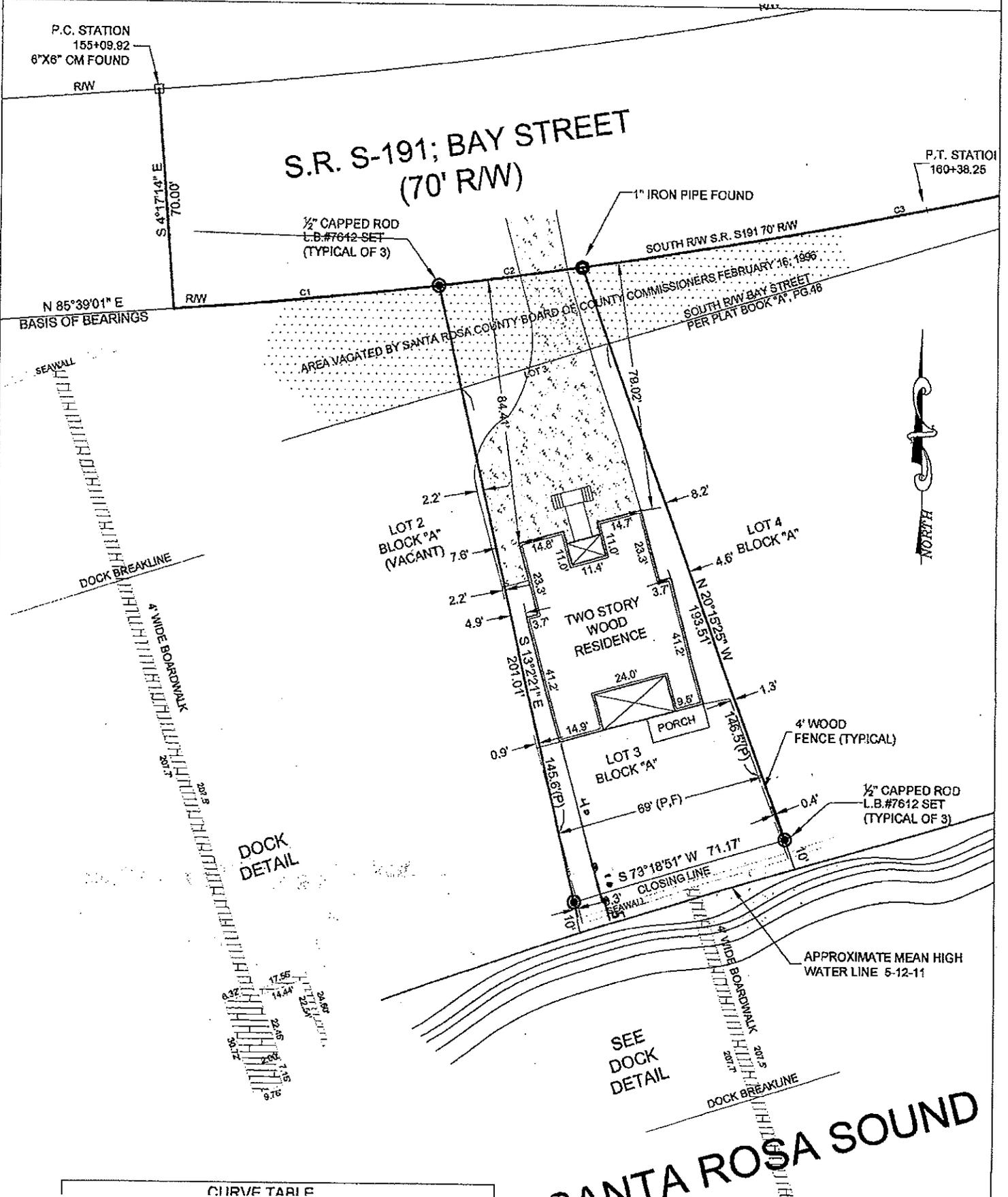
Blue Haven Pools Associate
Title (if applicable)

4/8/16
Date



360° SURVEYING SERVICES
 PROFESSIONAL LAND SURVEYORS
 1801 CREIGHTON ROAD ~ PENSACOLA, FL 32504
 850-857-4400

BOUNDARY SURVEY WITH IMPROVEMENTS



House

Covered

Ratio
Ground Level

6'ft

5'6

6'

Porch
Stairs

BENCH

Light

Light

Steps

4'

9'

5'

Pool

10'

Proposed
Brick Paver Decke

45'

45'

39'

36'

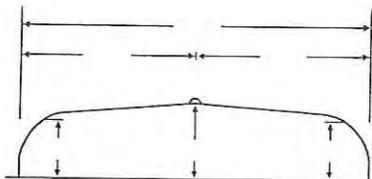
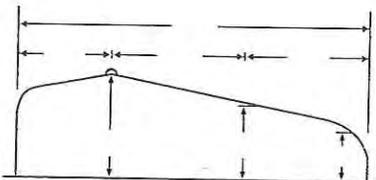
Closing line

SEA wall

10'

10'

Mean High water line



BUYER'S RESPONSIBILITY
 Area to be fenced per local code.
 to be self-closing and self-latching.
 own gunitite twice daily for seven days.