



**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-038

Project Name: N/A

**Applicant and/or
Property Owner:** RAK Construction, LLC

Representative: Drew Killingsworth

Request: Variance Request to reduce the rear setback
from 25 feet to 10 feet to accommodate
single family residences
(LDC 6.05.09.I.4)

Zoning District: R2M (Medium Density Mixed Residential)

Part I. General Information:

Project/Applicant: RAK Construction, LLC
Representative: Drew Killingsworth
Location: 2103, 2107 & 2111 Nina Street, Navarre
Parcel(s): 21-2S-26-0780-0QQ00-1440,
21-2S-26-0780-0QQ00-1450 &
21-2S-26-0780-0QQ00-1460
Zoned: R2M (Medium Density Mixed Residential District)
Request: Variance request to reduce the rear setback from 25 feet to 10 feet to
accommodate single family residences.
(LDC 6.05.09.I.4)
District: Commissioner District #4
**Current
Conditions:** Vacant property

Part II. Land Development Code Criteria:

6.05.09 R-2M - Medium Density Mixed Residential District

I. Minimum Required Setbacks:

4. Rear Setback: There shall be a rear building setback on every lot of not less than
twenty-five (25) feet, except as provided in Section 2.10.03.

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 lot. The applicant is seeking to reduce the rear setback from 25 feet to 10 feet to accommodate a single family residence. The applicant is requesting the same variance for each of three lots that they own. These are newly created lots.

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.

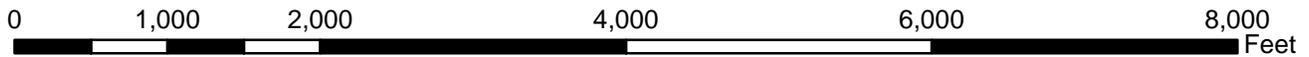
Is this criterion met? N/A

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.

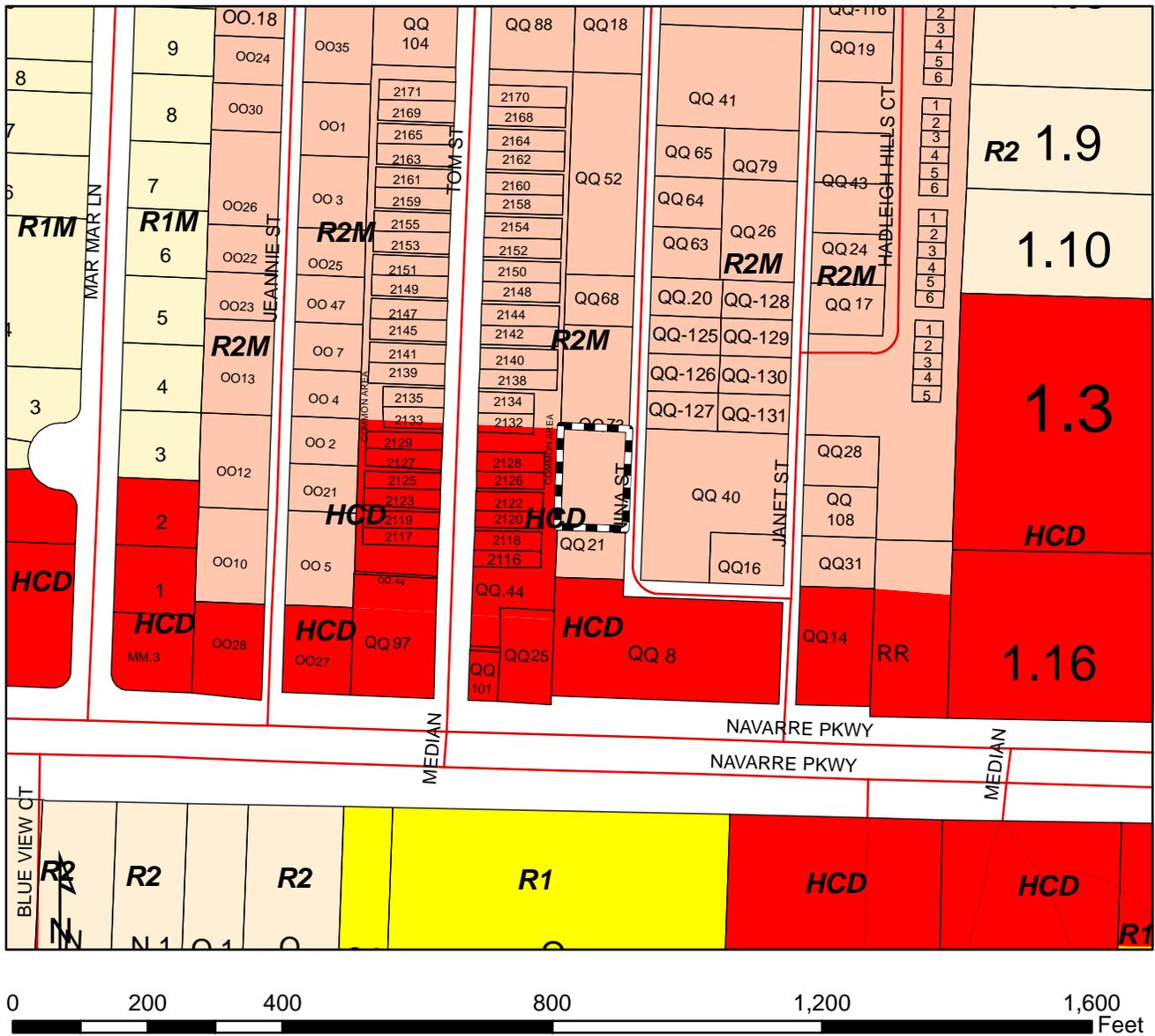
2016-V-038 Location



Legend

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2016-V-038 Zoning

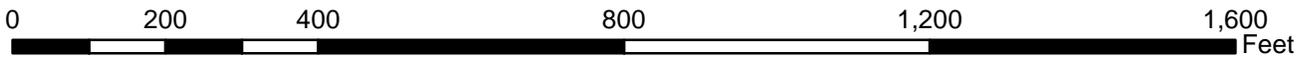
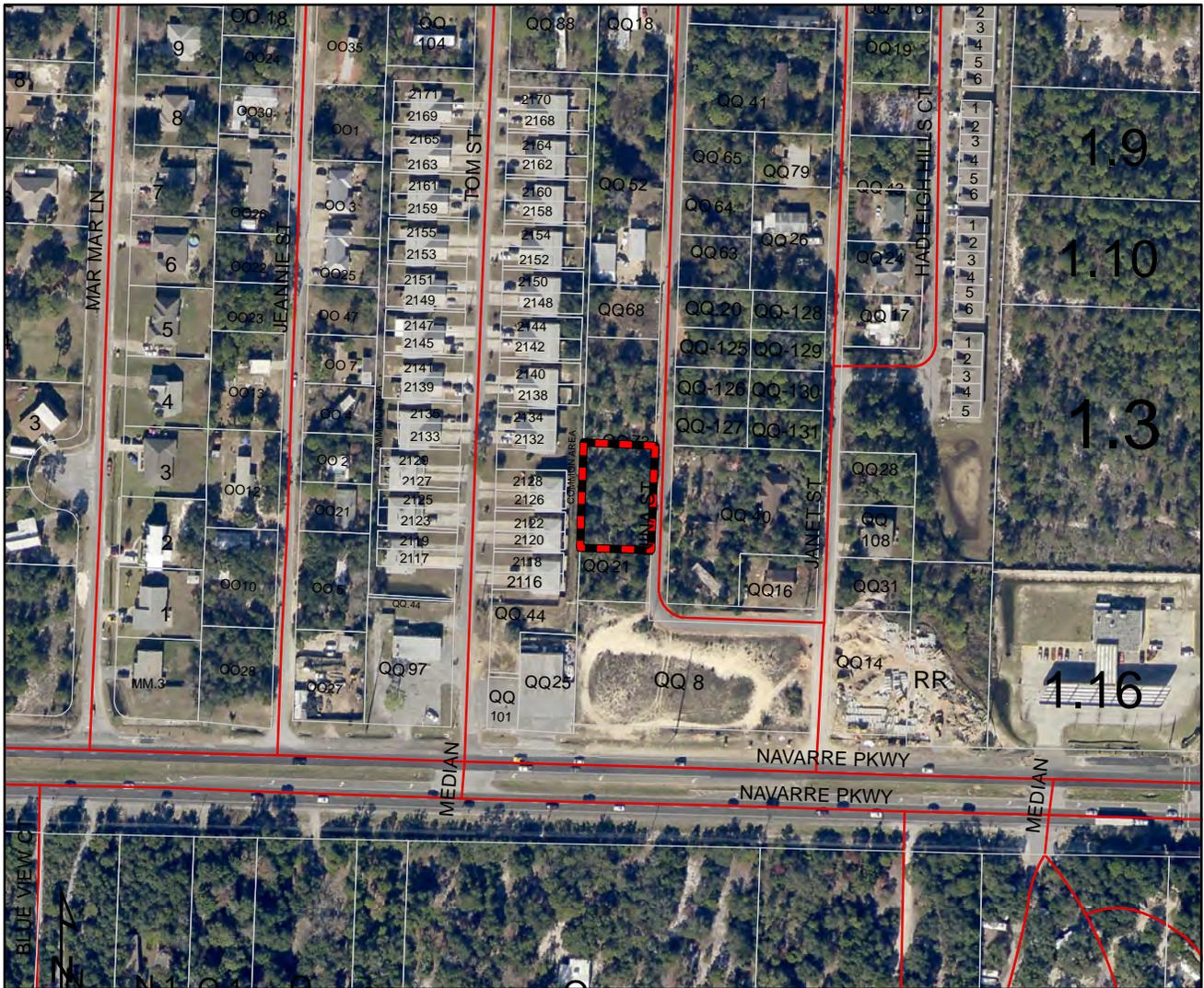


Legend

	Zoning					
	DISTRICT					

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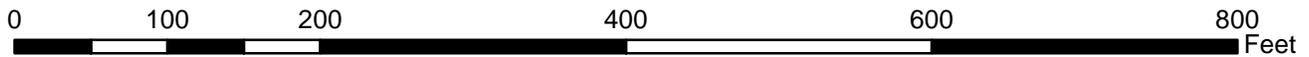
2016-V-038
2014 Aerial



Legend
 Pending Jun ZB

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2016-V-038 2014 Close Up Aerial



Legend

Pending Jun ZB

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2016-V-038 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)	Single-Family Residential (SFR) <5	Single-Family Residential (SFR) >5
Condo's/Townhomes (C/T)	Multi-Family Residential (MFR <5)	Rail	Recreation/Commercial (REC/COMM)	Recreation/Open Space (REC/OS)
City	Multi-Family Residential (MFR >5)	Recreation/Open Space (REC/OS)	Utilities	Vacant
	Military (MIL)		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>2016-V-038</u>	Date Received: <u>4-18-16</u>
Review Fee: <u>235 + 22.08(12)</u>	Receipt No.: <u>140</u>
Zoning District: <u>R-2M</u>	FLUM Designation: <u>MDR</u>

± .35 VO #4

Property Owner Property Owner Name: RAK Construction, LLC

Address: PO Box 1504, Destin, FL 32541

Phone: 850-259-3868 Fax: _____

Email: drew@rakconstructionllc.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): 21252607800QQ210600 / DQQ736000

-OR-

Street Address of property for which the Variance is requested:
2103/2107/2111 Nina St. Navarre 32566

Variance Request

What is the present use of the property? Property is presently zoned R2M, Vacant Residential Land

FEAR

Please describe the requested variance, including exact dimensions and purpose of the variance. Requesting the north BSL be changed from 25' to 10', in order to expand the size of the home. Similar variance on Tom St.

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request. Due to the existing BSL limitations, we are unable to provide an adequately sized home for the typical Navarre military family buyer.

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

Pleas explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship. The current provisions of the Land Development Code create a constricted space for a four bedroom family home.

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

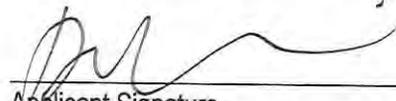
I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required. Yes No

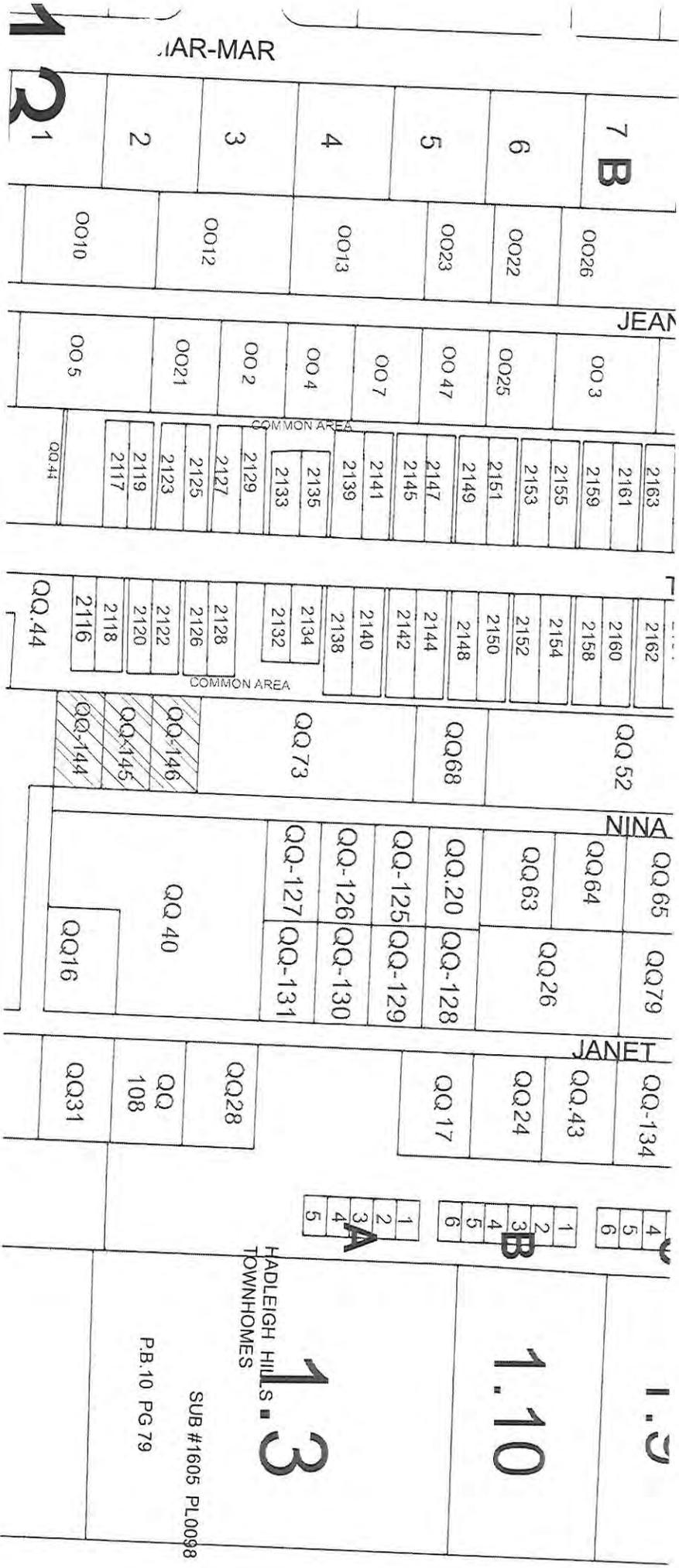
I understand that determinations by the Zoning Board of Adjustment are valid for 36 months. Yes No

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.

Drew Killingsworth
Applicant Name (Type or Print)
President
Title (if applicable)


Applicant Signature
17 APR 2016
Date



1.10

JEAN

NINA

JANET

HADLEIGH HILLS
TOWNHOMES

1.3

SUB #1605 PL0098

P.B.10 PG.79

21-25-26-0780-0000-14400

-14500
-14600

**CUNNINGHAM & ASSOCIATES
LAND SURVEYING, INC.**

1900 Hwy 87, Suite M
Navarre, Florida 32566
(850) 939-8787
(850) 939-8787 Fax
cunninghamassociates1@gmail.com
Licensed Business (LB) 8091



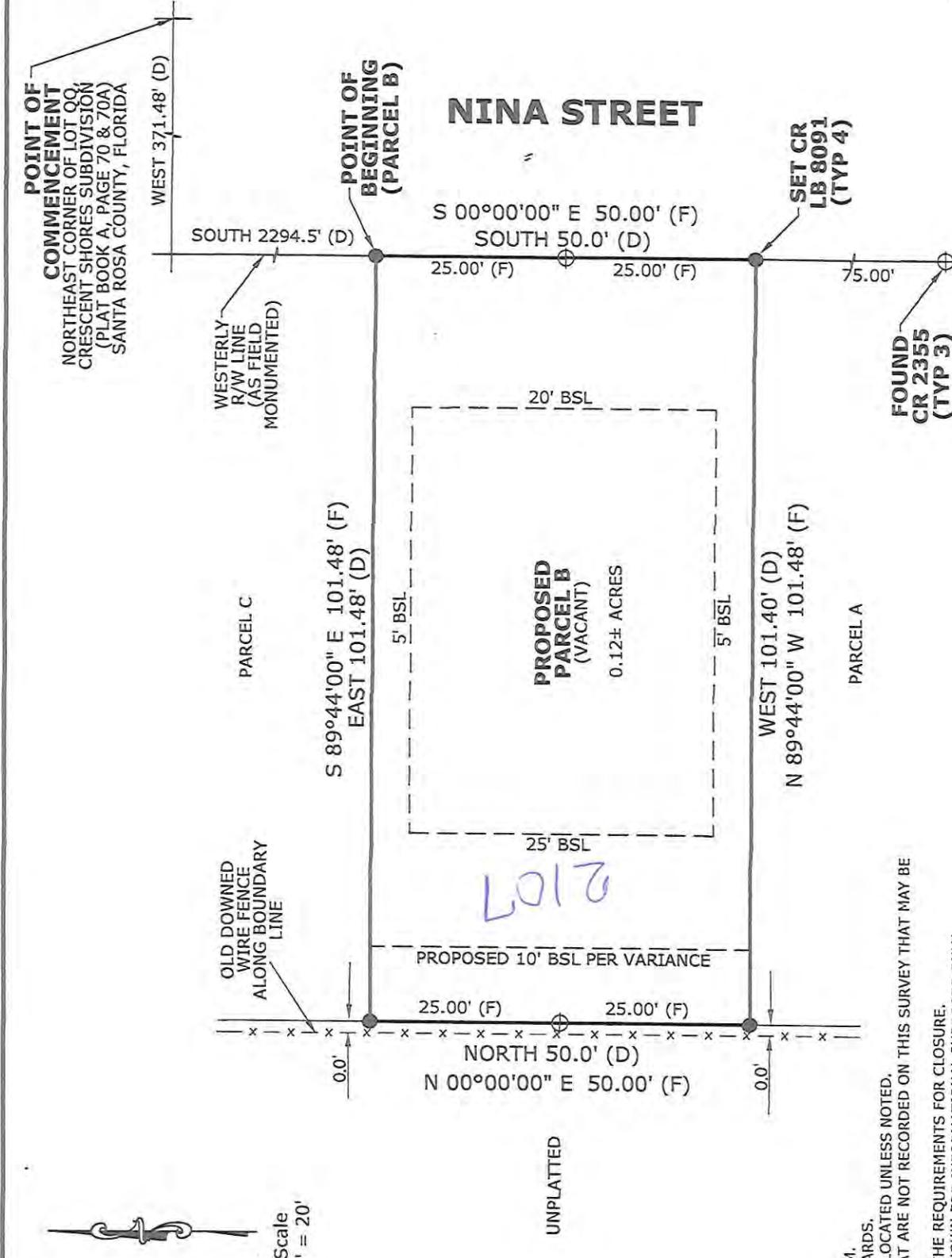
LEGAL DESCRIPTION: PARCEL B
(PREPARED BY UNDERSIGNED)

COMMENCE AT THE NORTHEAST CORNER OF LOT QQ, CRESCENT SHORES, AS RECORDED IN PLAT BOOK PAGE(S) 70 AND 70-A, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THEN SOUTH 2294.5 FEET TO THE POINT OF BEGINNING OF PARCEL B; THENCE CONTINUE SOUTH 50.0 FEET, THENCE WEST 101.40 FEET, THENCE NORTH 50.0 FEET, THENCE EAST 101.48 FEET TO THE POINT OF BEGINNING, CONTAINING 0.12 ACRES MORE OR LESS.

NOTE: BUILDING
SETBACK LINES SHOWN ARE PER SANTA ROSA COUNTY PLANNING AND ZONING DEPARTMENT AS THESE PARCELS ARE ZONED R2M.

GENERAL NOTES

- 1) NO TITLE RESEARCH HAS BEEN PERFORMED BY THIS FIRM.
- 2) MEASUREMENTS ARE IN ACCORDANCE WITH U.S. STANDARDS.
- 3) UNDERGROUND STRUCTURES AND IMPROVEMENTS NOT LOCATED UNLESS NOTED.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 5) THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE REQUIREMENTS FOR CLOSURE.
- 6) DATA SHOWN OUTSIDE THE DESCRIBED PROPERTY IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 7) FIELD MEASUREMENTS AGREE WITH RECORD MEASUREMENTS UNLESS NOTED ON DRAWINGS.
- 8) ENCROACHMENTS ARE AS SHOWN ON THE DRAWING.
- 9) THIS IS A BOUNDARY SURVEY.
- 10) FIELD DATE IS MARCH 3, 2016.
- 11) FIELD BOOK 510/28.
- 12) BEARINGS ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF NINA STREET.
- 13) THE ABOVE DESCRIBED PARCEL IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN ACCORDING TO MAPS PUBLISHED BY FEMA, COMMUNITY-PANEL NO. 120274 0587 G, REVISED DECEMBER 19, 2006.
- 14) FLOOD ZONE INFORMATION TO BE USED FOR RATES ONLY. NO CERTIFICATION AS TO RISK IS BEING MADE.
- 15) THIS PLAT IS THE EXCLUSIVE PROPERTY OF CUNNINGHAM & ASSOCIATES LAND SURVEYING, INC., AND IS TO BE USED ONLY FOR THE PURPOSE CONTRACTED FOR. NO REPRODUCTIONS, IN WHOLE OR IN PART, MAY BE MADE WITHOUT EXPRESSED WRITTEN PERMISSION.



LEGEND

- BC BACK OF CURB
- BLDG BUILDING
- BSL BUILDING SET-BACK LINE
- CB CHORD BEARING
- CH CHORD
- CLF CHAIN LINK FENCE
- CM CONCRETE MONUMENT
- CR CORRUGATED METAL PIPE
- CR 1/2" CAPPED ROD (UNLESS NOTED)
- D DEED CALL
- D/U DRAINAGE UTILITIES
- E/EV ELEVATION
- E/P EDGE OF PAVEMENT
- MCR MUTILATED CAPPED ROD
- N/D NAIL AND DISK
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- F FIELD MEASUREMENT
- FFE FINISHED FLOOR ELEVATION
- FL FLOW LINE
- INV INVERT
- IP IRON PIPE
- IR IRON ROD
- L ARC LENGTH
- NR NON-RADIAL
- NTS NOT TO SCALE
- P PLAT DIMENSION
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PI POINT OF INTERSECTION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- PRM PERMANENT REFERENCE MARKER
- PT POINT OF TANGENCY
- RAD RADIAL
- R RANGE OR RADIUS
- RCP REINFORCED CONCRETE PIPE
- RP RADIUS POINT
- R/W RIGHT-OF-WAY
- S/D SUBDIVISION
- SEC SECTION
- SRD STATE ROAD DEPARTMENT TOWNSHIP
- T/T/C TOP OF CURB
- TBM TEMPORARY BENCH MARK
- TYP TYPICAL
- W/W WOOD FENCE

Drawing No. 15-0089B

Ordered By: BAK Construction, LLC

No. 15-0089B

No valid without the signature and the original raised seal of a Florida Licensed Surveyor and Member of the Florida Surveyors Association

James R. Cunningham PSM 5491

REVISED 3/17/2016
LEGAL DESCRIPTION

**CUNNINGHAM & ASSOCIATES
LAND SURVEYING, INC.**

3900 Hwy 87, Suite M
Navarro, Florida 32566
(850) 939-8787
(850) 939-8797 Fax
cunninghamassociates1@gmail.com
Licensed Business (LB) 8091

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(PREPARED BY UNDERSIGNED)
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WEST 101.48 FEET, THENCE NORTH
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LESS.

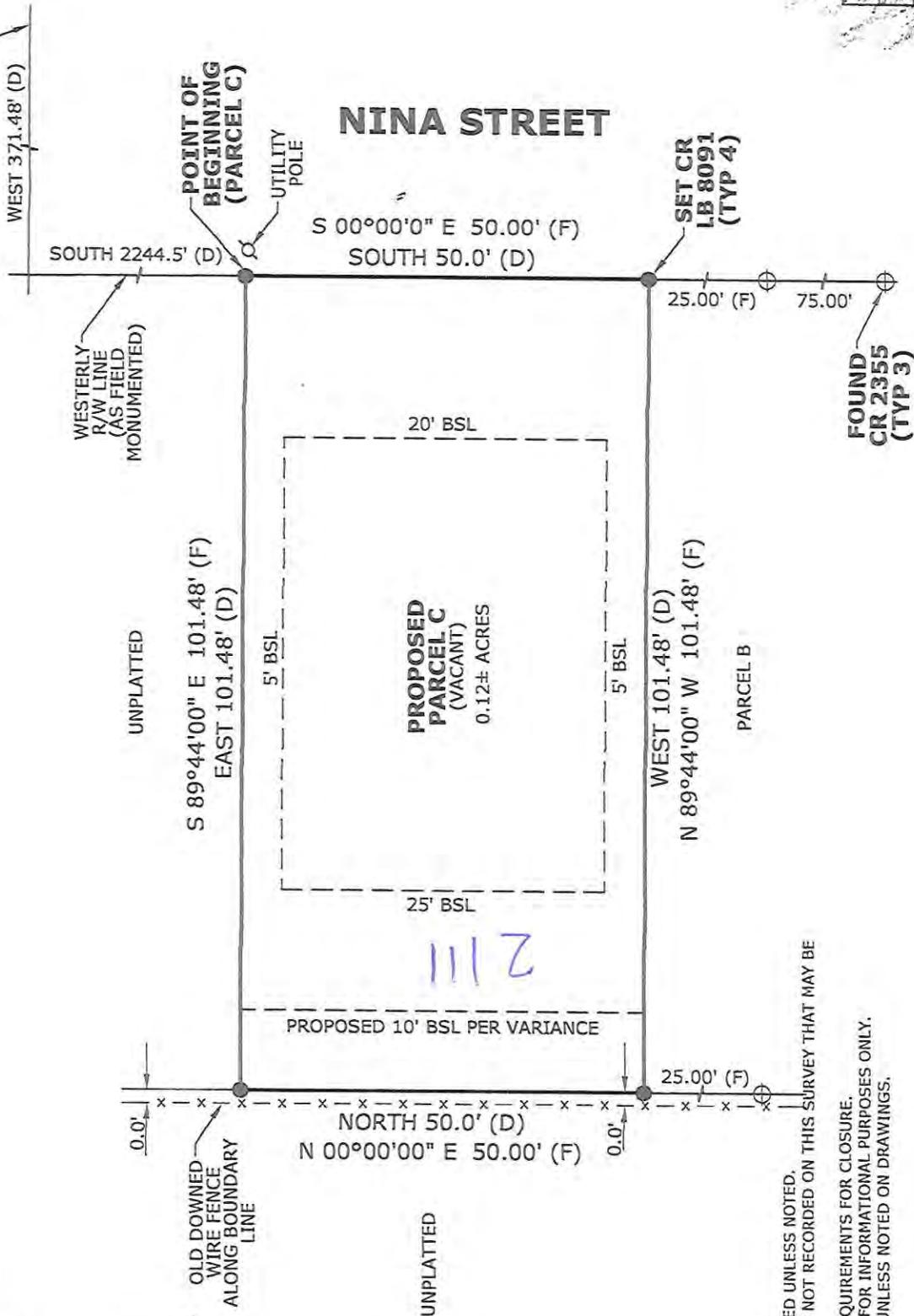
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Scale
1" = 20'



LEGEND

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- BSL BUILDING SET-BACK LINE
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