



**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-046**

**Project Name:** N/A

**Applicant and/or  
Property Owner:** Synovus Bank

**Representative:** Joe Sumner

**Request 1:** Variance to reduce the side setback from 15 feet to 5 feet to accommodate single family residences. (LDC 6.07.03.D.4)

**Request 2:** Variance to reduce the front setback from 30 feet to 20 feet to accommodate single family residences. (LDC 6.07.03.D.2)

**Zoning District:** NB-MD (Navarre Beach-Medium Density)

**Part I. General Information:**

**Project/Applicant:** Synovus Bank  
**Representative:** Joe Sumner  
**Location:** 7700 Block of White Sands Boulevard  
**Parcel(s):** 28-2S-26-0000-01800-0000  
**Zoned:** NB-MD (Navarre Beach-Medium Density)  
**Request 1:** Variance to reduce the side setback from 15 feet to 5 feet to accommodate single family residences. (LDC 6.07.03.D.4)  
**Request 2:** Variance to reduce the front setback from 30 feet to 20 feet to accommodate single family residences. (LDC 6.07.03.D.2)  
**District:** Commissioner District #4  
**Current Conditions:** Vacant

**Part II. Land Development Code Criteria:**

6.07.03      NB - Medium Density (MD) (0-10 DU's per acre). Intent and Purpose of District: This district is intended to be primarily a medium population density residential area.

D.            Site and Building Requirements

2. Front Yard Requirements. 30 feet.
4. Side Yard Requirements. 15 feet.

**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 side setback from 15 feet to 5 feet, and to reduce the front setback from 30 feet to 20 feet to accommodate additional 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.

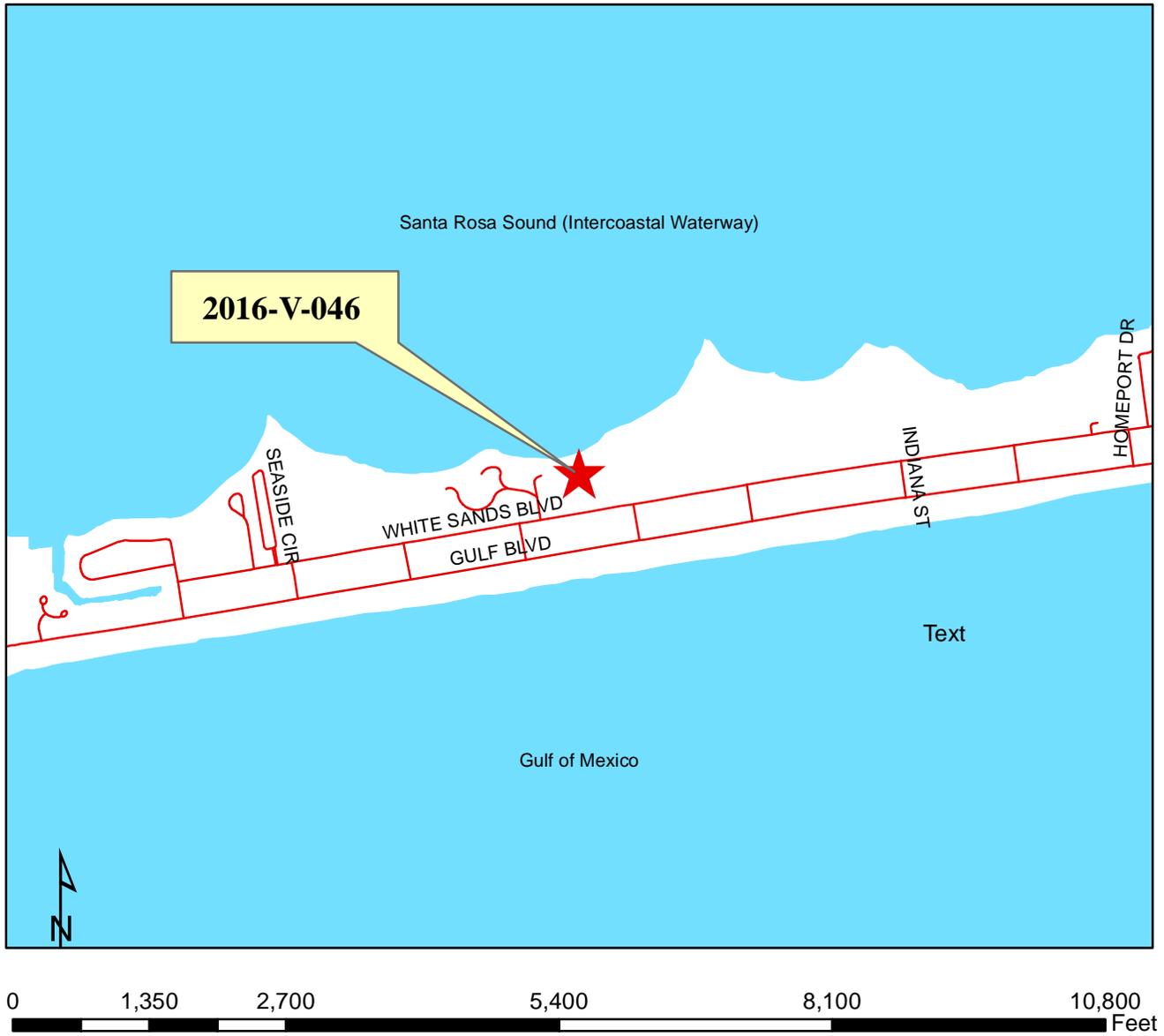
**Is this criterion met?**      N/A

**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?**

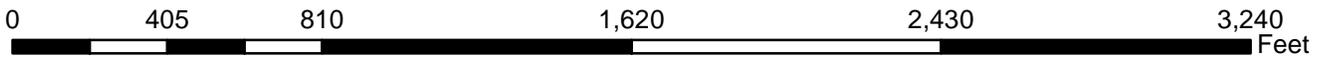
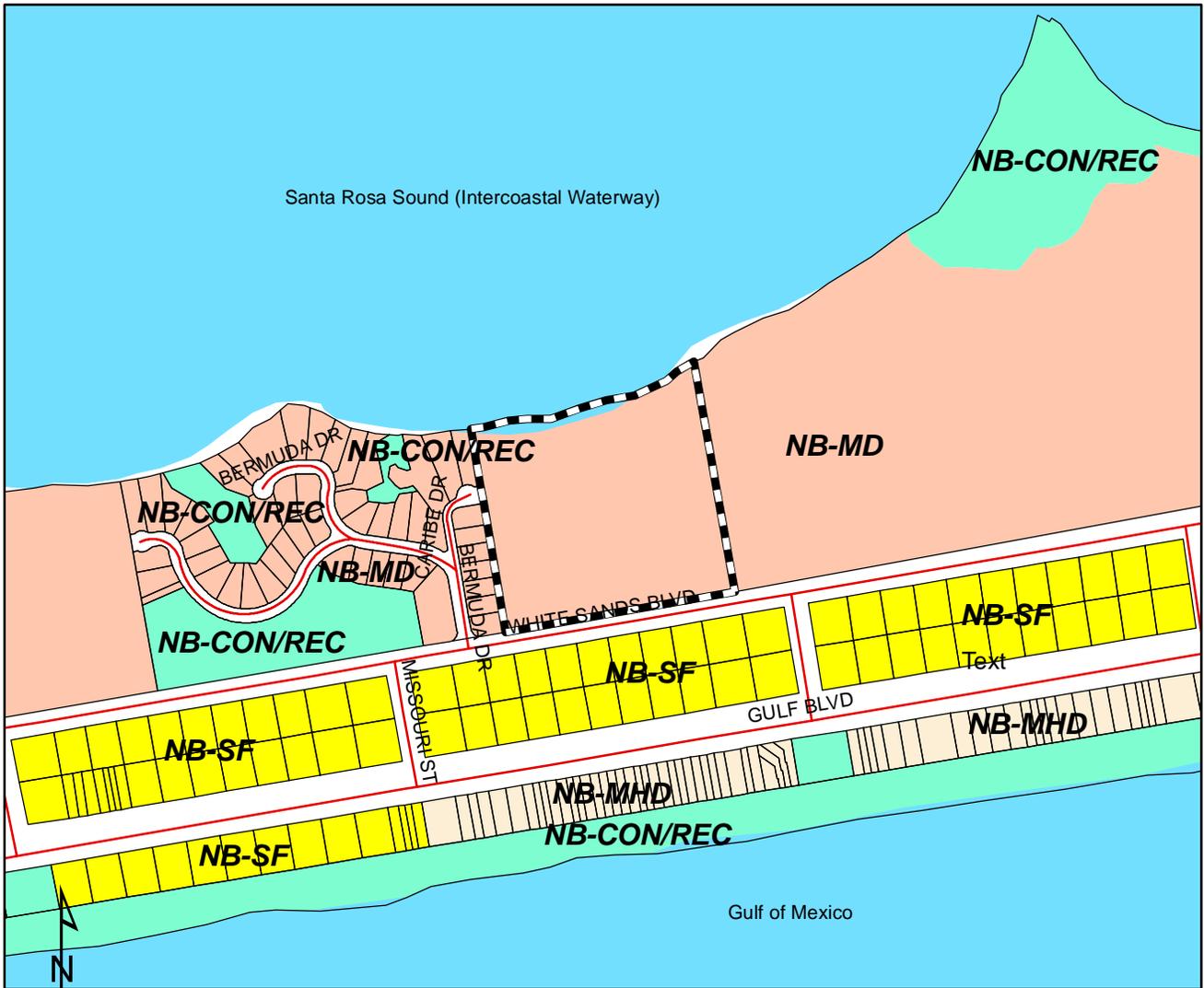
It is not anticipated that there will be any potential building code issues.

# 2016-V-046 Location



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# 2016-V-046 Zoning



**Legend**



Pending Jul ZB **Zoning**

**DISTRICT**

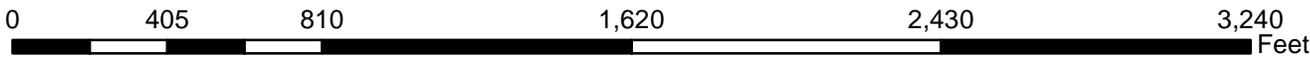
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

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

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2016-V-046  
2014 Aerial

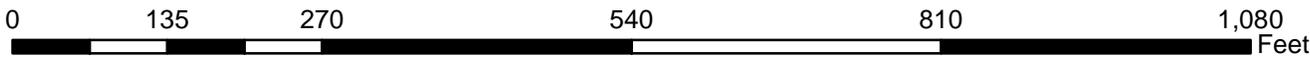


**Legend**

 Pending Jul ZB

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2016-V-046  
Close up Aerial

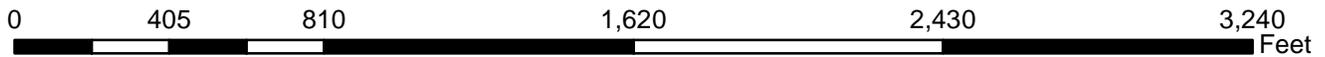


**Legend**

 Pending Jul ZB

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# 2016-V-046 Existing Land Use



## Legend

### Existing Land Use

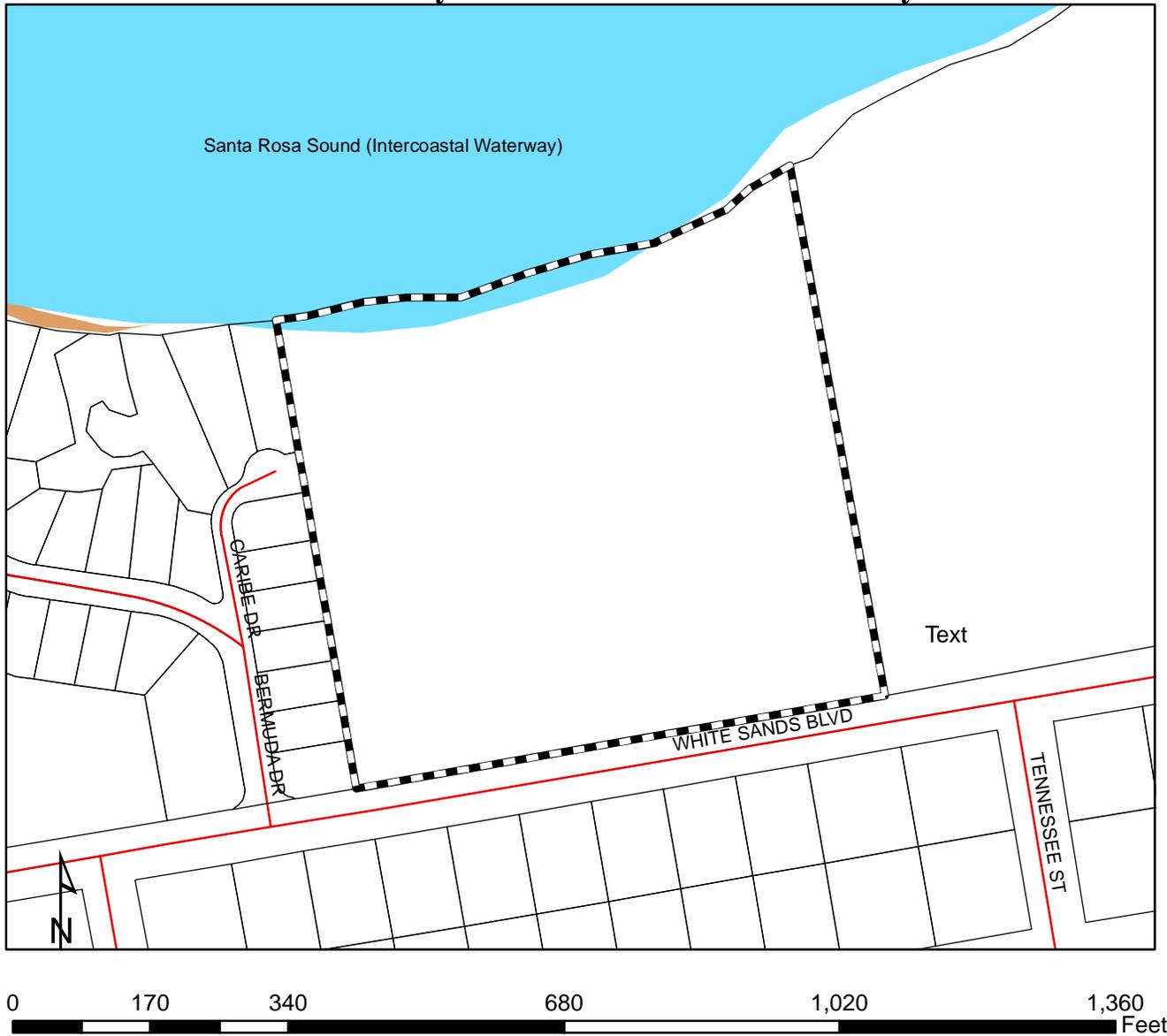
#### Category

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

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**2016-V-046**  
**Potential Wetlands**  
**as indicated by the National Wetlands Inventory**



**Legend**

 Pending Jul ZB

**Potential Wetlands Nat'l Wetlands Inventory**

**DESCRIPT**

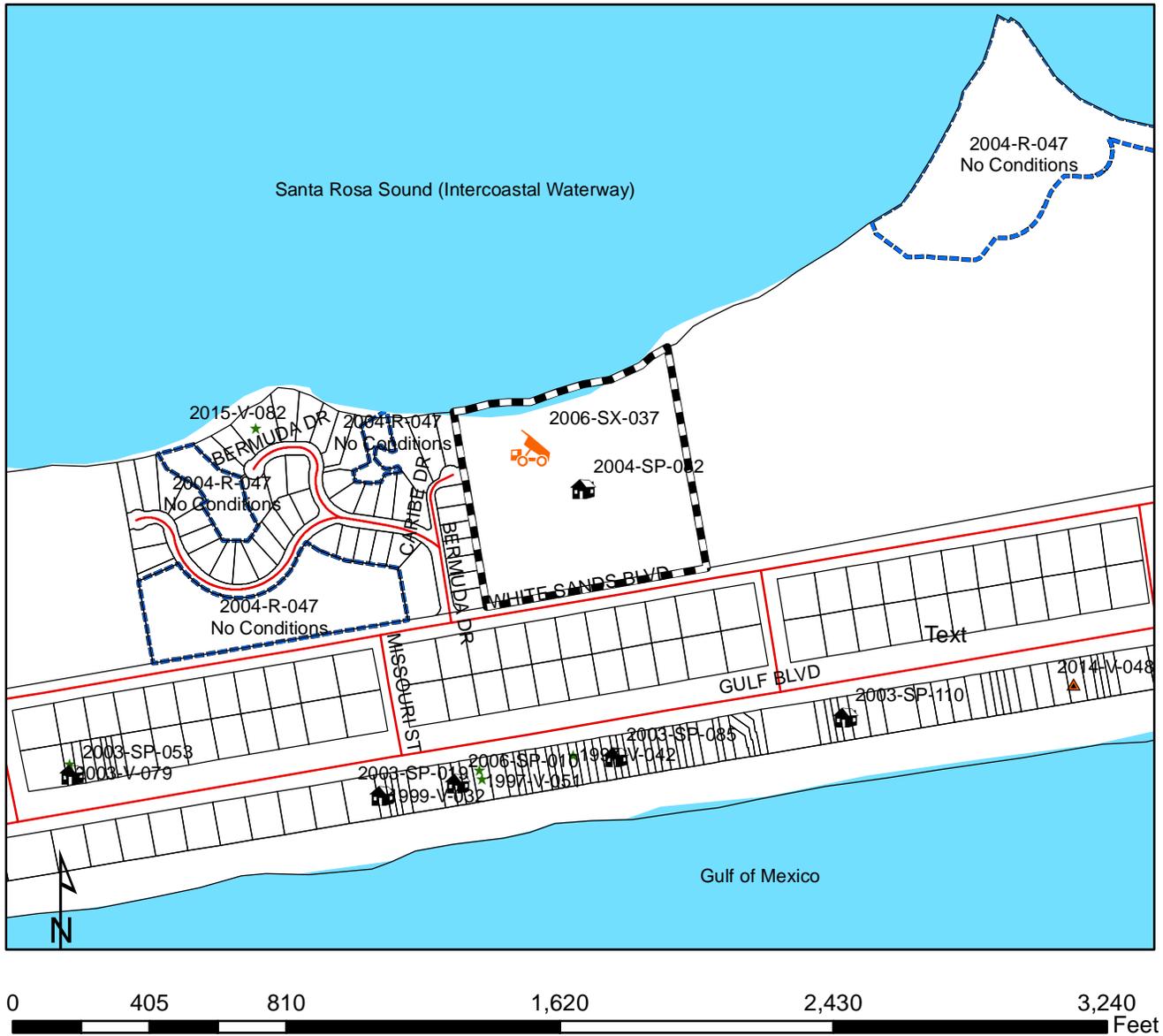
-  ESTUARINE
-  LACUSTRINE
-  PALUSTRINE
-  RIVERINE
-  MARINE

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# 2016-V-046

## Previous Zoning Board Decisions in the Area



### Legend

 Pending Jul ZB

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## Variance Application

\* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2016 -V- 046</u>	Date Received: <u>5/27/16</u>
Review Fee: <u>2.35 + 40.71</u>	Receipt No.: <u>182</u>
Zoning District: <u>ND-MD</u>	FLUM Designation: <u>NBMDR</u>

± 9.076

V0#4

**Property Owner** Property Owner Name: Synovus Bank (Attn: Joe Sumner, REO Mgmt & Dispositions Officer)

Address: 8025 Westside Parkway

Alpharetta, GA 30009

Phone: 678-339-1671 Fax: 770-754-9962

Email: josephsumner@synovus.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): 28-2S-26-0000-01800-0000  
-OR-

Street Address of property for which the Variance is requested:

White Sands Boulevard

**Variance Request**

What is the present use of the property? Vacant parcel

Please describe the requested variance, including exact dimensions and purpose of the variance.  
The applicant proposes to reduce the front and side setbacks for the parcel.  
Request side setback from 15' to 5'. Request front setback from 30' to 20'.

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.  
The property is configured in such a way that existing setbacks causes a  
hardship on obtaining a lot yield equitable for single family development.

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.  
A variance to side setbacks would yield a wider building envelope since a side setback of 15' each side only gives a 25' wide envelope. The front setback would allow for the  
preservation of wetland areas on the parcel.

**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

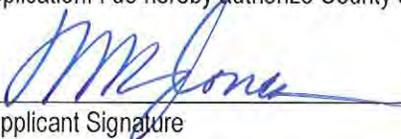
I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required.  Yes  No

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.

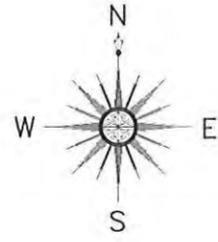
Applicant Name (Type or Print)  
MICHAEL R JONES  
SR. SPECIAL ASSETS OFFICER

  
Applicant Signature

Title (if applicable)

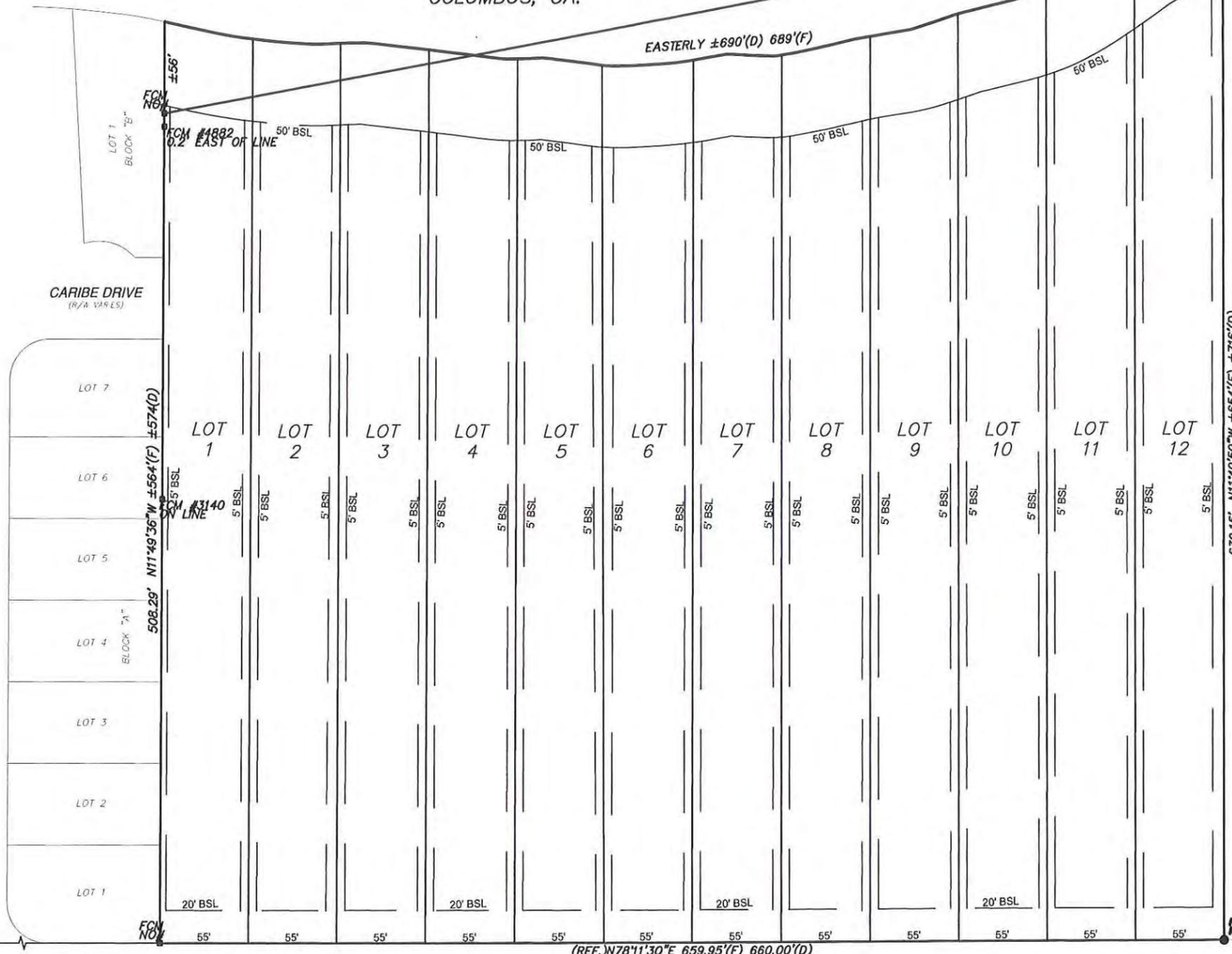
5-26-16  
Date

TAX PARCEL ID#: 28-2s-26-0000-01800-000  
 APPROXIMATE ACREAGE: 9.076 ACRES  
 ZONING: NB-MD  
 OWNER: SYNOVUS BANK  
 COLUMBUS, GA.



CARIBBEAN ISLES  
 ZONED: NB-MD

CARIBE DRIVE  
 (R/A VAR ES)



SANTA ROSA  
 COUNTY BEACH  
 ADMINISTRATION  
 ZONING: REC

WHITE SANDS BOULEVARD

VARINACE REQUEST FOR  
FRONT SETBACK FROM 30' TO 20'  
SIDE SETBACK FROM 15' TO 5'

**JMA**  
 ENGINEERING SERVICES INC.  
 CIVIL ENGINEERING • PLANNING  
 P.O. BOX 4348  
 MILTON, FLORIDA 32571-4348  
 PHONE: (904) 944-7123  
 EMAIL: jma@engpro-svcs.com  
 Gerald W. McGuire P.E. # 88771  
 Engineering District #10001

*Handwritten signature and date:*  
 [Signature]  
 12-11-2014