2012-SX-012

Project Name:	n/a
Applicant and/or Property Owner:	Michael Grace
Representative:	n/a
Request:	Special Exception to subdivide a parent parcel creating 1 lot without the required road frontage (LDC 2.04.00.C.9)
Zoning District:	R-1 (Single Family Residential District)

STAFF ANALYSIS

Special Exception 2012-SX-012

I. Applicant:

Michael Grace

II. Proposed Location:

7582 Christie Street, Milton; on the south side of Homerun Road, north of Johnson Road, between Cynthia Street and Woodland Lane, in the East Milton community (Parcel number 36-2N-28-0000-01174-0000)

III. Request:

Special Exception to subdivide a parent parcel creating 1 lot without the required road frontage

IV. Land Development Code Criteria

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES: The BOA shall have the following duties and powers:

C. **Special Exceptions** - To hear and decide special exceptions to the terms of this ordinance. The Board is hereby authorized to grant special exceptions in appropriate cases and with appropriate safeguards to authorize the use of a premises for a purpose not generally permitted within the district in which said premises is located or to interpret specific provisions of this ordinance expressed in this Section whenever it finds sufficient facts to demonstrate to its satisfaction that such exception if granted would be substantially in harmony with the general purpose and intent of this ordinance.

9. To permit the dividing of a parent parcel in the RR-1, R-1, R-1M, and R-1A zoning districts, resulting in a parcel(s) which will not possess the required road frontage. A parent parcel is defined as those lots of record as of October 22, 1998. A parent parcel may be subdivided with the following provisions:

   a. A parent parcel may only be subdivided to create a maximum of three (3) new lots which do not meet minimum road frontage requirements. The three new lots will include the remainder of the parent parcel if road frontage requirements cannot be met;

   b. No new County roads are created

   c. An easement maintenance agreement between property owners or an access easement (minimum width 20 feet) included in the deed is required;

   d. Property being divided shall not be located within a recorded platted subdivision;

STAFF ANALYSIS

e. The maximum allowable density of the parcel created shall not exceed the allowable density of the respective zone;

f. Except for street frontage and that which is herein contained, all other requirements of this ordinance shall be adhered to; and

g. The new parcel size, use and configuration must be consistent with existing residential uses in the vicinity.

IV. **2.04.00.C** **Special Exceptions:** To hear and decide special exceptions to the terms of this ordinance. The Board is hereby authorized to grant special exceptions in appropriate cases and with appropriate safeguards to authorize the use of a premises for a purpose not generally permitted within the district in which said premises is located or to interpret specific provisions of this ordinance expressed in this Section whenever it finds sufficient facts to demonstrate to its satisfaction that such exception if granted would be substantially in harmony with the general purpose and intent of this ordinance.

The authority to decide special exceptions is limited to the following cases:

9. To permit the dividing of a parent parcel in the RR-1, R-1, R-1M, and R-1A zoning districts, resulting in a parcel(s) which will not possess the required road frontage. A parent parcel is defined as those lots of record as of October 22, 1998. A parent parcel may be subdivided with the following provisions:

a. A parent parcel may only be subdivided to create a maximum of three (3) new lots which do not meet minimum road frontage requirements. The three new lots will include the remainder of the parent parcel if road frontage requirements cannot be met;

Is this criterion met?

YES

Staff Analysis: The applicant is seeking a Special Exception to allow the division of one lot which does not meet road frontage requirements.

b. No new County roads are created

Is this criterion met?

YES

Staff Analysis: No new County roads will be created.

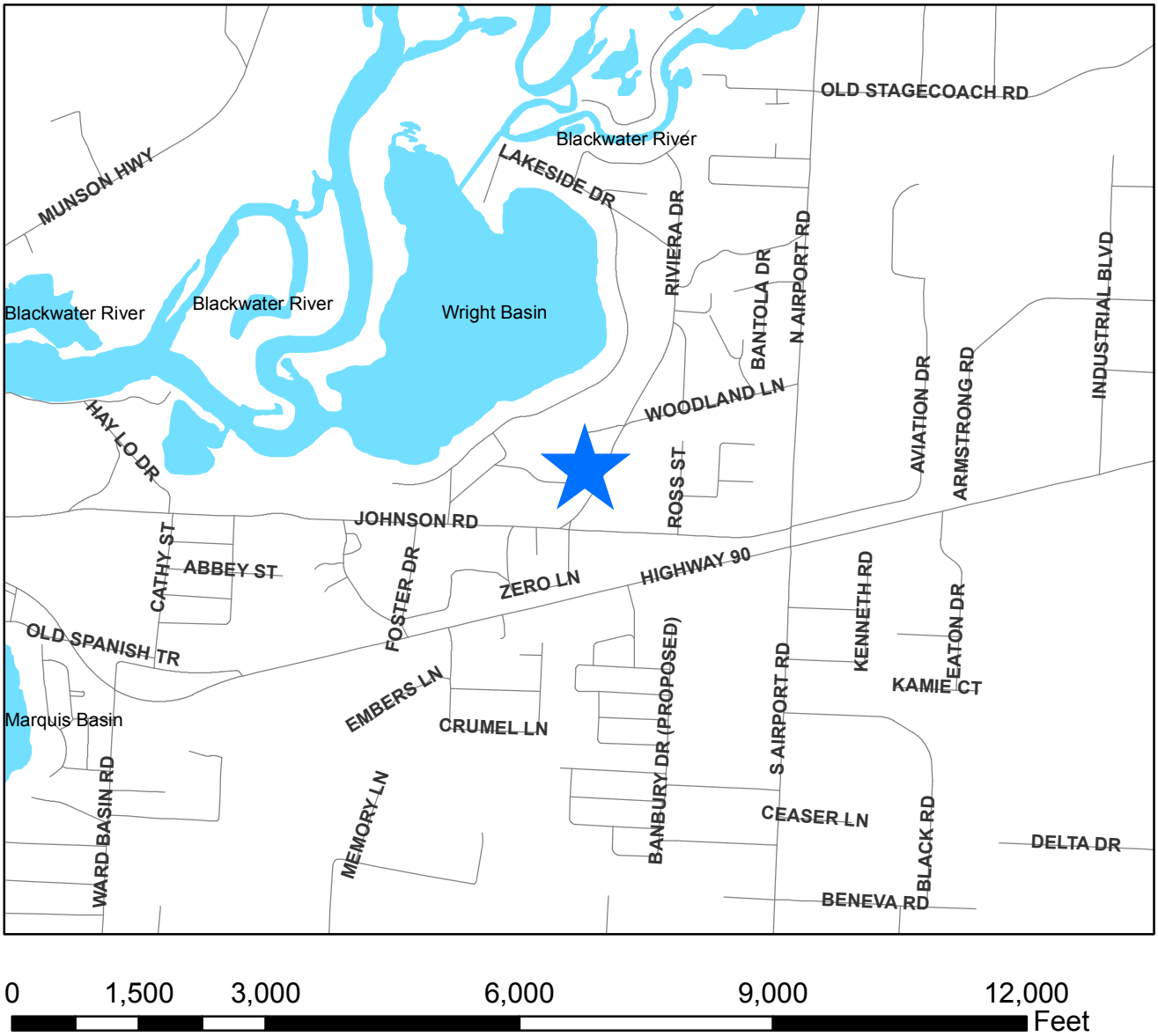
STAFF ANALYSIS

c. An easement maintenance agreement between property owners or an access easement (minimum width 20 feet) included in the deed is required;	**Is this criterion met?** **YES** **Staff Analysis: Access to the new lot will be via an easement 20 feet in width.** **The property owner of the parent parcel plans to grant a 20' access easement on the west side of the property to serve as access to the newly created parcel.**
d. Property being divided shall not be located within a recorded platted subdivision;	**Is this criterion met?** **YES** **Staff Analysis: The subject properties are not located within a recorded, platted subdivision.**
e. The maximum allowable density of the parcel created shall not exceed the allowable density of the respective zone;	**Is this criterion met?** **YES** **Staff Analysis: The maximum allowable density for this zoning district is 4 dwelling units per acre with a minimum lot size of .25-acres. The proposed division will comply with this requirement.**
f. Except for street frontage and that which is herein contained, all other requirements of this ordinance shall be adhered to; and	**Is this criterion met?** **YES** **Staff Analysis: It is anticipated that all other requirements of this Ordinance will be adhered to with respect to the subject parcel.**

STAFF ANALYSIS

g. The new parcel size, use and configuration must be consistent with existing residential uses in the vicinity.	**Is this criterion met?** **NO/YES** **Staff Analysis: With exception to size, the new parcel is consistent in use when compared to the existing residential uses in the vicinity.**

2012-SX-012
Location Map



0 1,500 3,000 6,000 9,000 12,000 Feet

N W E S

Legend

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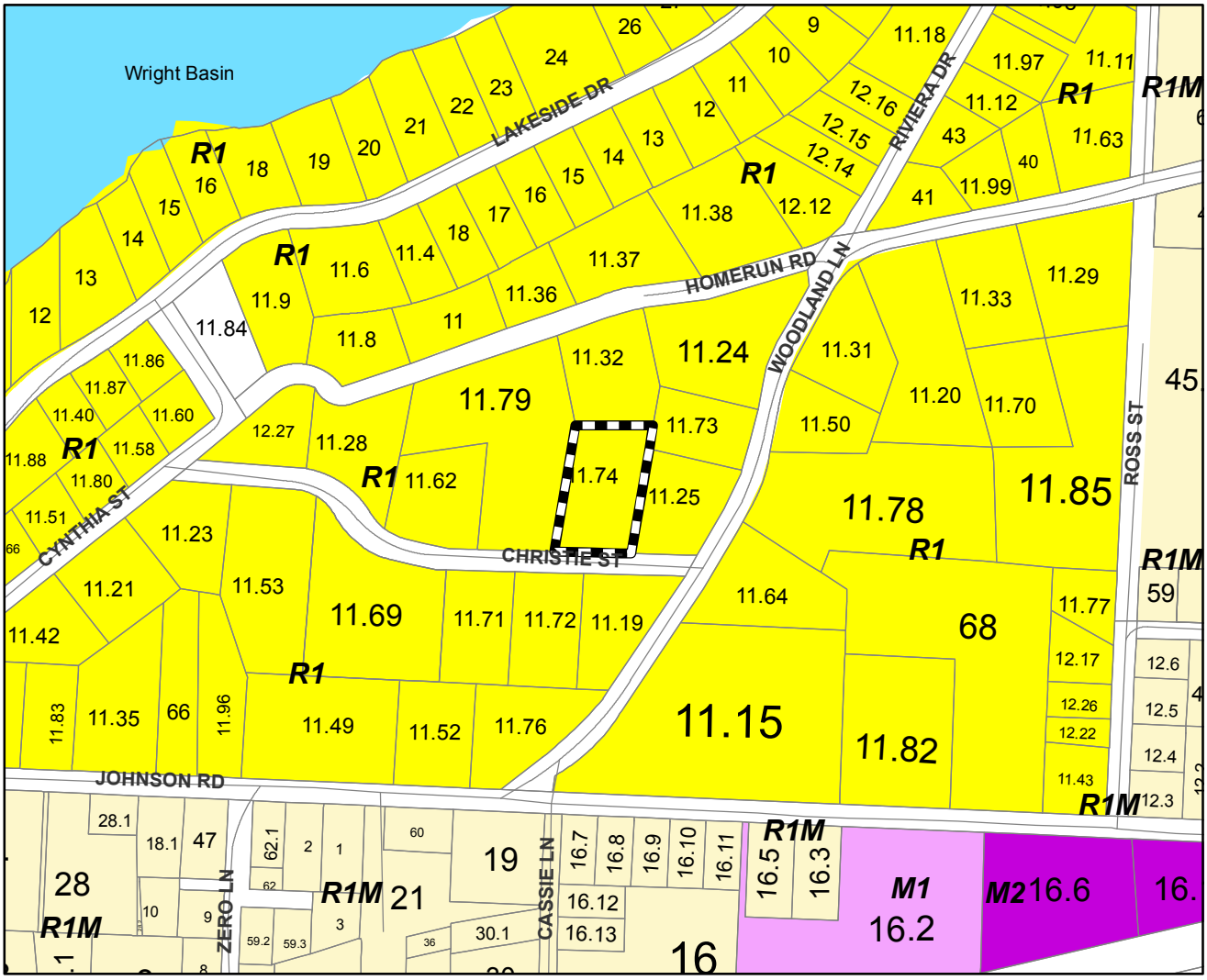
2012-SX-012
Zoning



0 200 400 800 1,600 Feet

N W E S

Legend

- PendingBOA
- Agriculture/Rural Residential (AG)
- AG within an Accident Potential Zone (AG-APZ)
- Agriculture (AG2)
- AG2 within an Accident Potential Zone (AG2-APZ)
- Marina (C-1M)
- Marina and Yacht Club (C-2M)
- Historical/Commercial (HC-1)
- Highway Commercial Development (HCD)
- HCD within an Accident Potential Zone (HCD-APZ)
- HCD within the Heart of Navarre (HCD-HON)
- HCD with the Navarre Town Center (HCD-NTC)
- Historical/Single Family (HR-1)
- Historical/Multiple Family (HR-2)
- Restricted Industrial (M-1)
- M1 within an Accident Potential Zone (M1-APZ)
- M1 within the Heart of Navarre (M1-HON)
- General Industrial (M-2)
- M2 within an Accident Potential Zone (M2-APZ)
- Planned Industrial Development (PID)
- Neighborhood Commercial (NC)
- NC-APZ
- NC within the Heart of Navarre (NC-HON)
- Passive Park (P-1)
- P1 within the Heart of Navarre (P1-HON)
- Active Park (P-2)
- P2 within an Accident Potential Zone (P2-APZ)
- P2 within the Heart of Navarre (P2-HON)
- Planned Business District (PBD)
- Planned Unit Development (PUD)
- Single Family Residential (R-1)
- R1 within an Accident Potential Zone (R1-APZ)
- R1within the Heart of Navarre (R1-HON)
- Single Family Residential (R-1A)
- Mixed Residential Subdivision (R-1M)
- R1M within an Accident Potential Zone (R1M-APZ)
- R1M within the Heart of Navarre (R1M-HON)
- Medium Density Residential (R-2)
- R2 within an Accident Potential Zone (R2-APZ)
- R2 within the Heart of Navarre (R2-HON)
- Medium Density Mixed Residential (R-2M)
- R2M within an Accident Potential Zone (R2M-APZ)
- R2M within the Navarre Town Center (R2M-NTC)
- Medium High Density Residential (R-3)
- Rural Residential Single Family (RR-1)
- RR1 within an Accident Potential Zone (RR1-APZ)
- Navarre Town Center 1 (TC1)
- Navarre Town Center 2 (TC2)
- Navarre Beach - Commercial
- Hotel - Navarre Beach
- Navarre Beach - High Density
- Navarre Beach -Medium Density
- Navarre Beach - Planned Mixed Use Development
- Navarre Beach - Conservation/Recreation
- Navarre Beach - Single Family
- Navarre Beach - Medium High Density
- Navarre Beach - Utilities
- State
- State within an Accident Potential Zone (STATE-APZ)
- RAIL
- Right of Ways
- Military
- Water
- Municipal Boundaries

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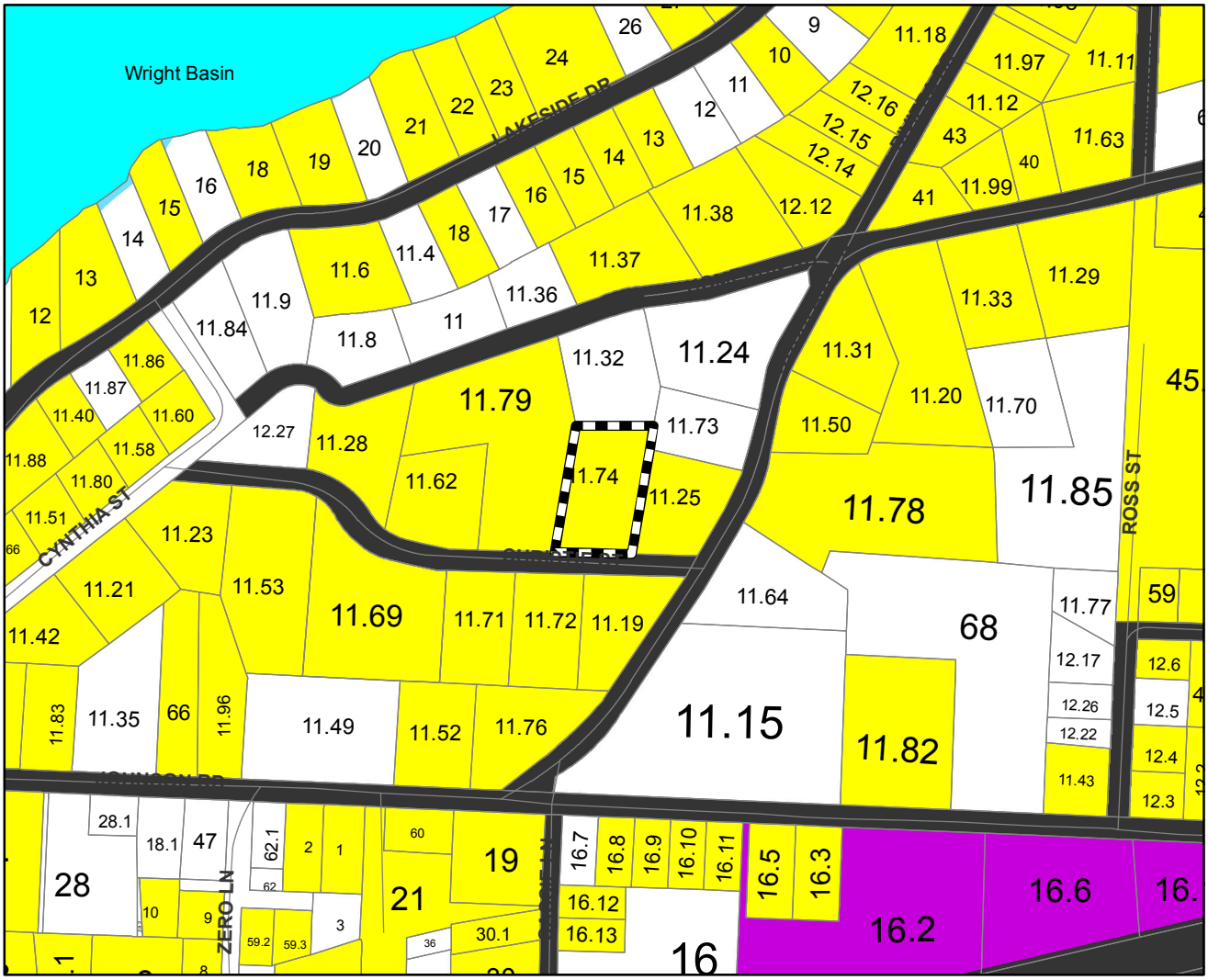
2012-SX-012
Existing Land Use



Legend

Existing Land Use

CATEGORY

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

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2012-SX-012
Aerial

0 50 100 200 300 400 Feet

N W E S

Legend

PendingBOA

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Santa Rosa County Development Services

2012 JUN 14 AM 10 19

Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

John T. "Tim" Tolbert
Building and Fire Official

Special Exception Application

* Application Instructions begin on Page 3

* For Official Use Only *			
Application No.	2012-SX-012	Date Received:	6-1
Review Fee:		Receipt No.:	124
Zoning District:	R-1	Special Exception Request:	2.04.00.C.9
FLUM Designation:	SFR		

VD #2

Property Owner

Property Owner Name: Michael Grace

Address: 7582 Christie Street
Milton, Fl. 32583

Phone: (850) 983-7236 Fax:

Email:

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 special exception approvals.

Company:

Contact Name:

Address:

Phone: Fax:

Email:

Property Information

Parcel ID Number(s): 36-2N-28-0000-0117A-0000

-OR-

Street Address of property for which the Conditional Use is requested :

(850) 983-7236 · Same 7582 Christie

Parcel Size (acres):

What is the present use of the property? _

homestead

Special Exception Request

Describe the Special Exception request. want to divide property to place an additional home on the parcel. We are requesting a parent parcel special exception.

Please read the attached special exceptior ovisions carefully and explain how your request addresses each of the pertinent criteria. A: ch additional pages if necessary.

we will be splitting the property in half. It is 1.25 AC. and is not in a recorded subdivision. We will be granting a 20' access easement

I understand that all decisions made by the Zoning Board of Adjustments are subject tc appeal and that their decision does not bec e effective until the appeal time has successfully pass ☑ Yes ☐ No

I understand that approval by the Zoning Bc d of Adjustment does not authorize constructi and/or land clearing to occur on this site an that additional approvals requirements and Building Permits may be required. ☑ Yes ☐ No

I understand that determinations by the Zor g Board are valid for 36 months. ☑ Yes ☐ No

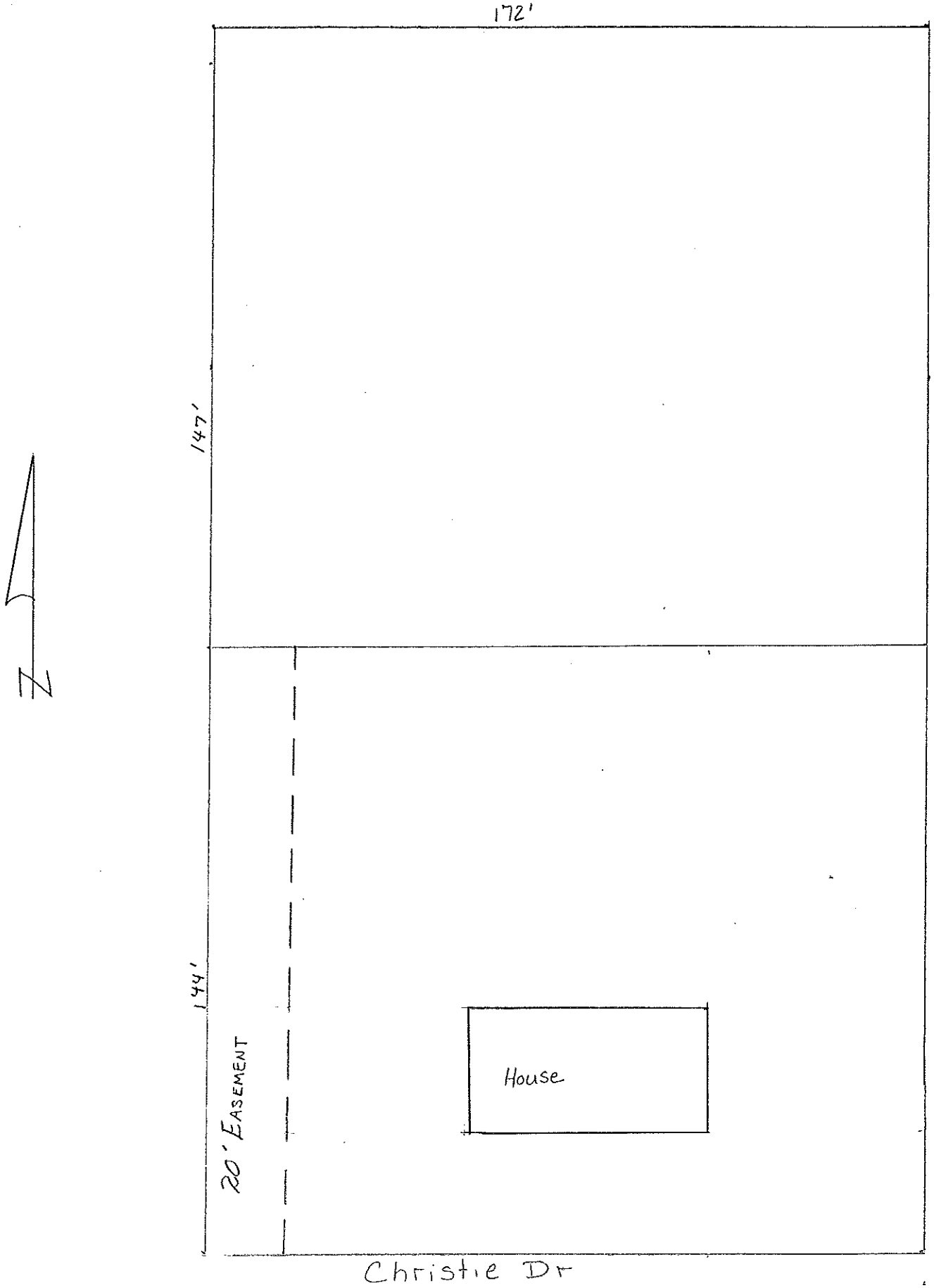
Certification and Authorization

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.

Michael J. Grace
Applicant Name (Type or Print)

Michael J Grace
Applicant Signature

Title (if applicable)

6-14-12
Date

2012-SX-012
Proposed Site Plan