

2012-V-040

Project Name: n/a

Applicant and/or Property Owner: Carl T. Ragland, Jr.

Representative: n/a

Request: Variance to reduce the front accessory building setback from 25 feet to 1 foot to accommodate a carport cover.

(LDC 2.10.05.B.1, 6.05.12.E.1.3)

Zoning District: PUD (Planned Unit Development)

STAFF ANALYSIS

Variance 2012-V-040

I. **Applicant:**

Carl T. Ragland, Jr.

II. **Request:**

Variance to reduce the front building setback from 25 feet to 1 feet to accommodate a carport cover

III. **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.
 - a. A statement of objectives describing the general purpose and character of the proposed development including type structures and uses.
 - b. A Vicinity Map showing the location of the proposed development.
 - c. Boundary survey and legal description of the property.
 - d. A Topographic Survey.

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- e. A Master Plan. A master plan, drawn at a scale suitable for presentation, showing and/or describing the following:
 - 1) Proposed Land Uses Including Type Structures
 - 2) Lot Sizes
 - 3) Building Setbacks: Proposed building setbacks shall be noted and shall define the distance buildings will be setback from:
 - (a.) Surrounding property lines.
 - (b.) Proposed and existing streets.
 - (c.) Other proposed buildings.
 - (d.) The center line of rivers, streams and canals.
 - (e.) The high water line of lakes.
 - (f.) Other man-made or natural features which would be affected by building encroachment.

IV. Proposed Location:

2341 Mary Anne Circle, Navarre; this property is located north of Navarre Parkway between Crescent Wood Road and Orion Lake Drive, on the north side of Mary Anne Circle in the Orion Lake Subdivision within the Navarre community (Parcel Number 13-2S-26-3005-00200-0840)

V. 2.04.00 SPECIAL EXCEPTIONS AND VARIANCES: 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 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

STAFF ANALYSIS

such property and not to other lots within the area.

The applicant is seeking relief from a section of the Ordinance which regulates the placement of accessory buildings.

The applicant wishes to place a carport cover, 18 feet in width and 21 feet in length, in front of his home to protect his vehicles from the environment (sun, wind, and rain).

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 serves merely as 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?

YES

Staff Analysis: The authorization of this Variance will not 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.

STAFF ANALYSIS

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.

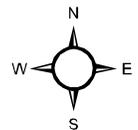
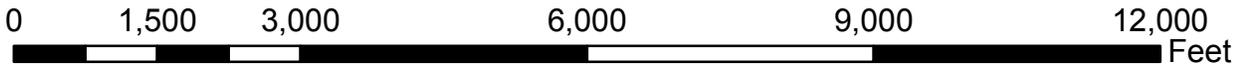
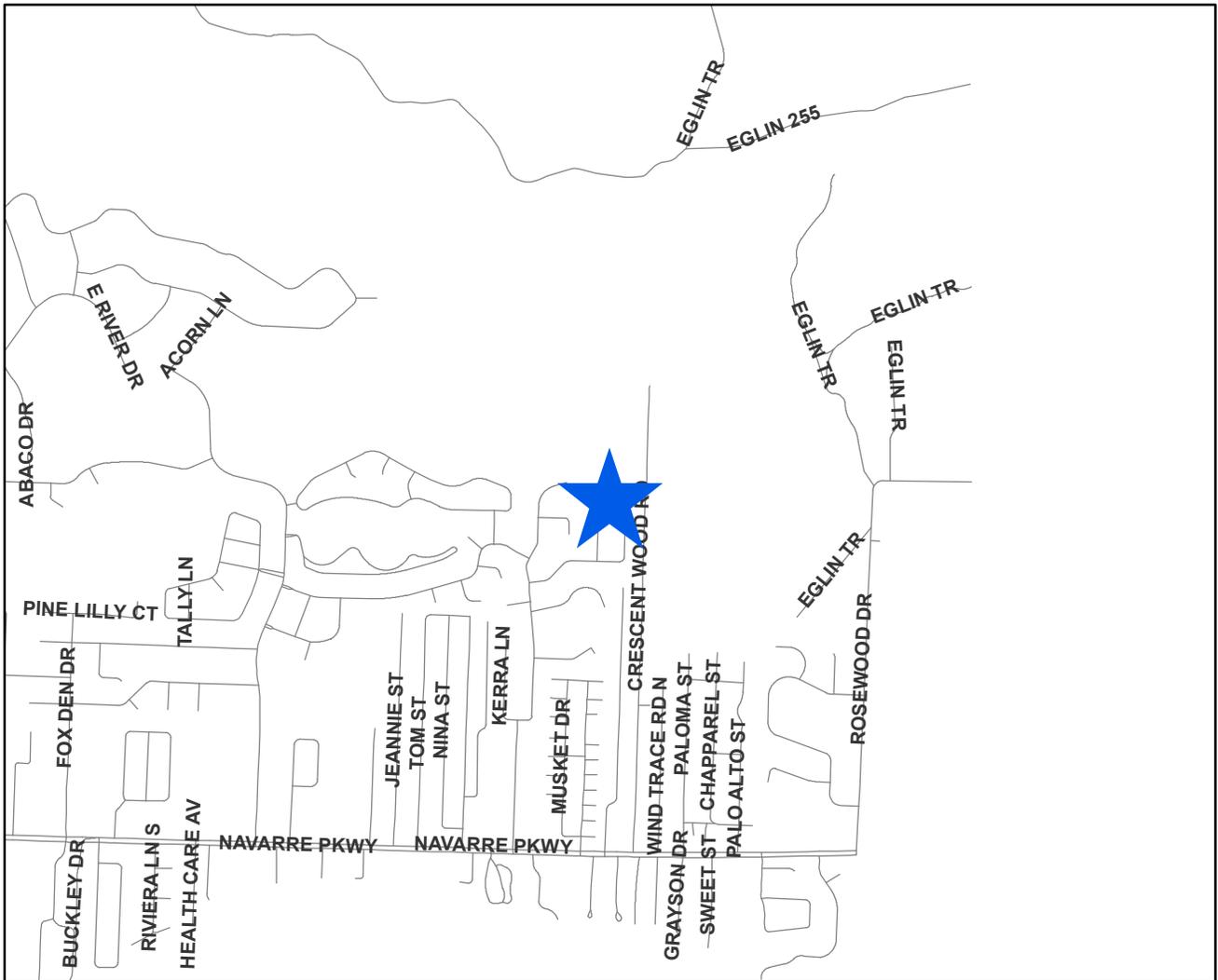
Is this criterion met?

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.

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.

Location

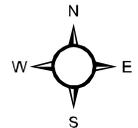
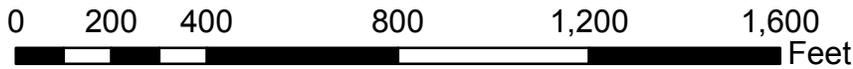
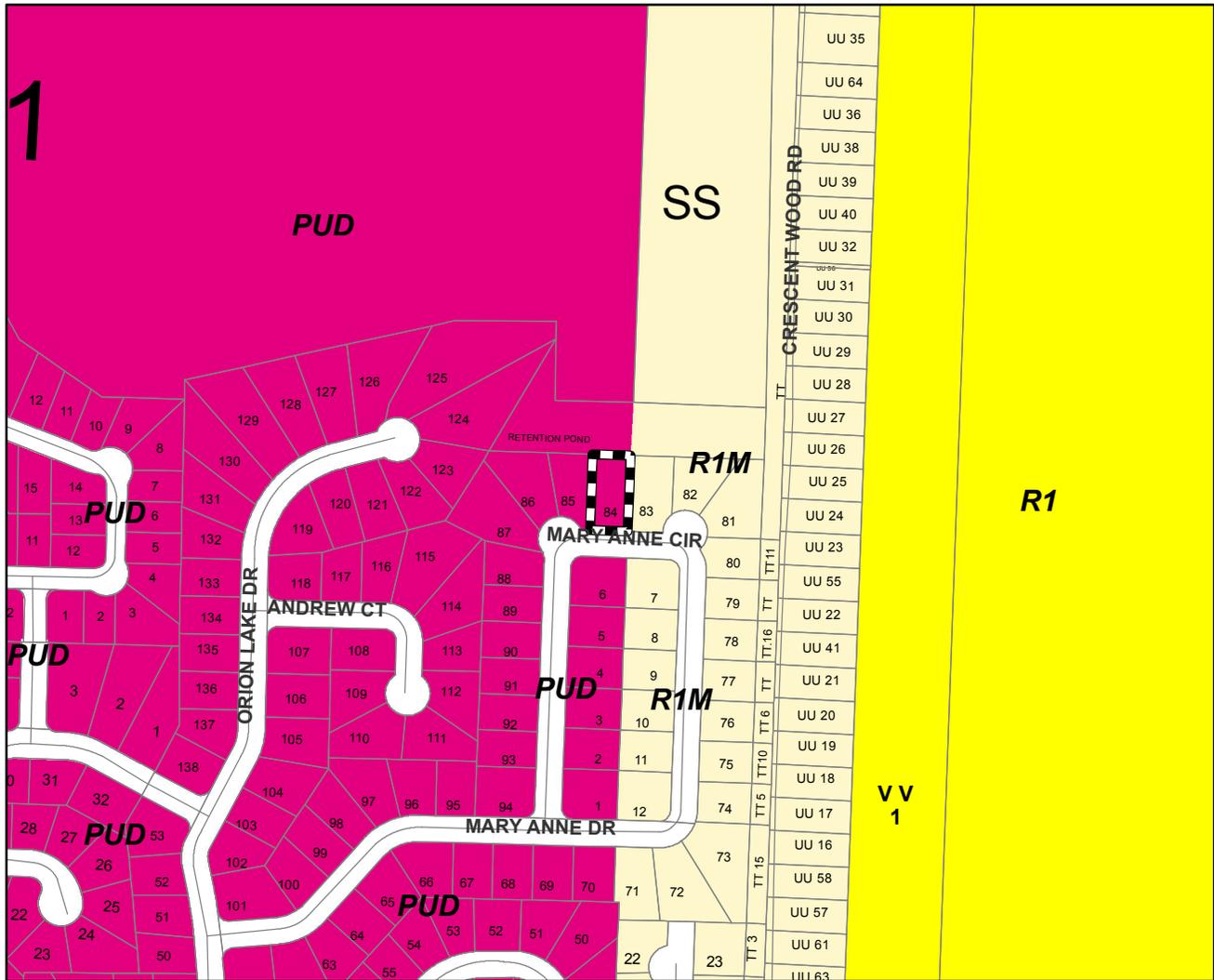


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2012-V-040 Zoning



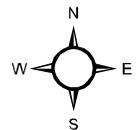
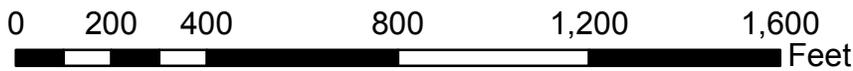
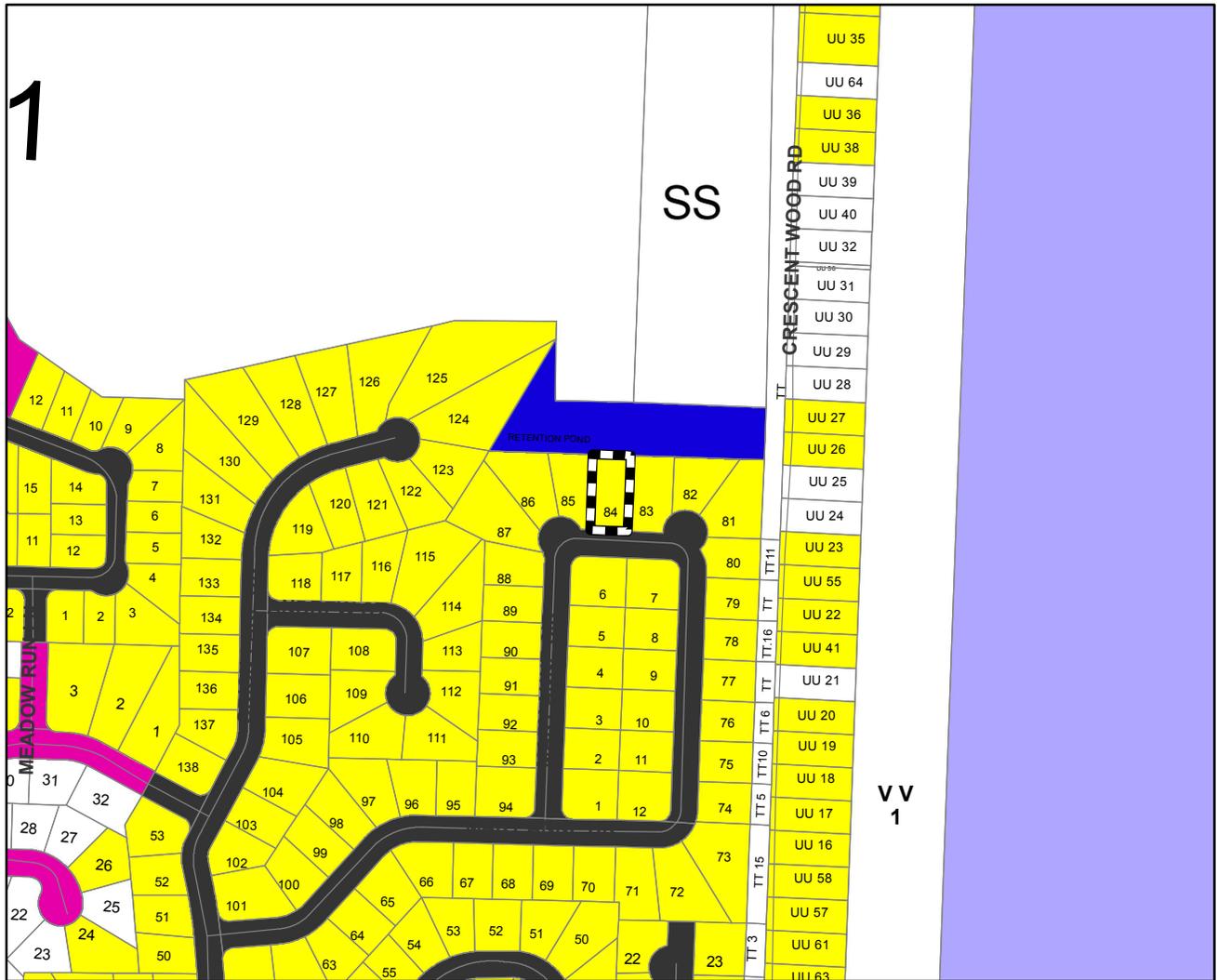
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Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre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

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2012-V-040 Existing Land Use



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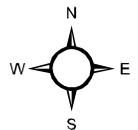
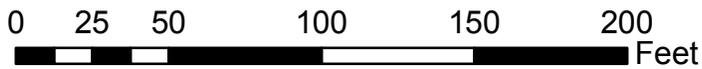
Existing Land Use CATEGORY

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

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2012-V-040
Aerial



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Santa Rosa County Development Services



Community Planning, Zoning,
and Development Division
Fax: (850) 983-9874

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000

2012 AUG 3 PM 3 33

Building Inspections
Compliance Division
Fax: (850) 623-1208

Variance Application

* Application Instructions begin on Page 5

* Sept. meeting

** For Official Use Only **			
Application No.	2012-V-040	Date Received:	8/31/2012
Review Fee:		Receipt No.:	160
Zoning District:	PUD	FLUM Designation:	MRC

Property Owner Property Owner Name: Carl T. Ragland Jr.

Address: 2341 Mary Anne Circle
Navarre, FL 32566

Phone: (850) 939-2382 Fax: cell # 218-9372

Email: bubblejig@mchsi.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: _____

33 acres

Property Information Parcel ID Number(s): 13-25-26-3005-00200-0840

-OR-

Street Address of property for which the Variance is requested: .333

Variance Request

What is the present use of the property? family home

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

Car Port. Certified (130 mph) 18' x 21' long
all steel cover with 7' anchored legs. Roof color
set to match garage color. See attached sheet for builder and building info!

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

No shade in front of home, near driveway.
Need a covered port to help protect vehicles
left in driveway.

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

Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.

Sun and weather damage to vehicles left
in driveway

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.

Carl T. Ragland Jr
Applicant Name (Type or Print)

Title (if applicable)

[Signature]
Applicant Signature

August 4, 2012
Date

Santa Rosa County Development Services

Attachment 1

Builder : My Building Designs
5581 Hwy 87 East
San Antonio, TX 78222

Phone: 210.648.7200
FAX: 210.648.7204

Email Address: sales@mybuildingdesigns.com

Building: Carport Cover



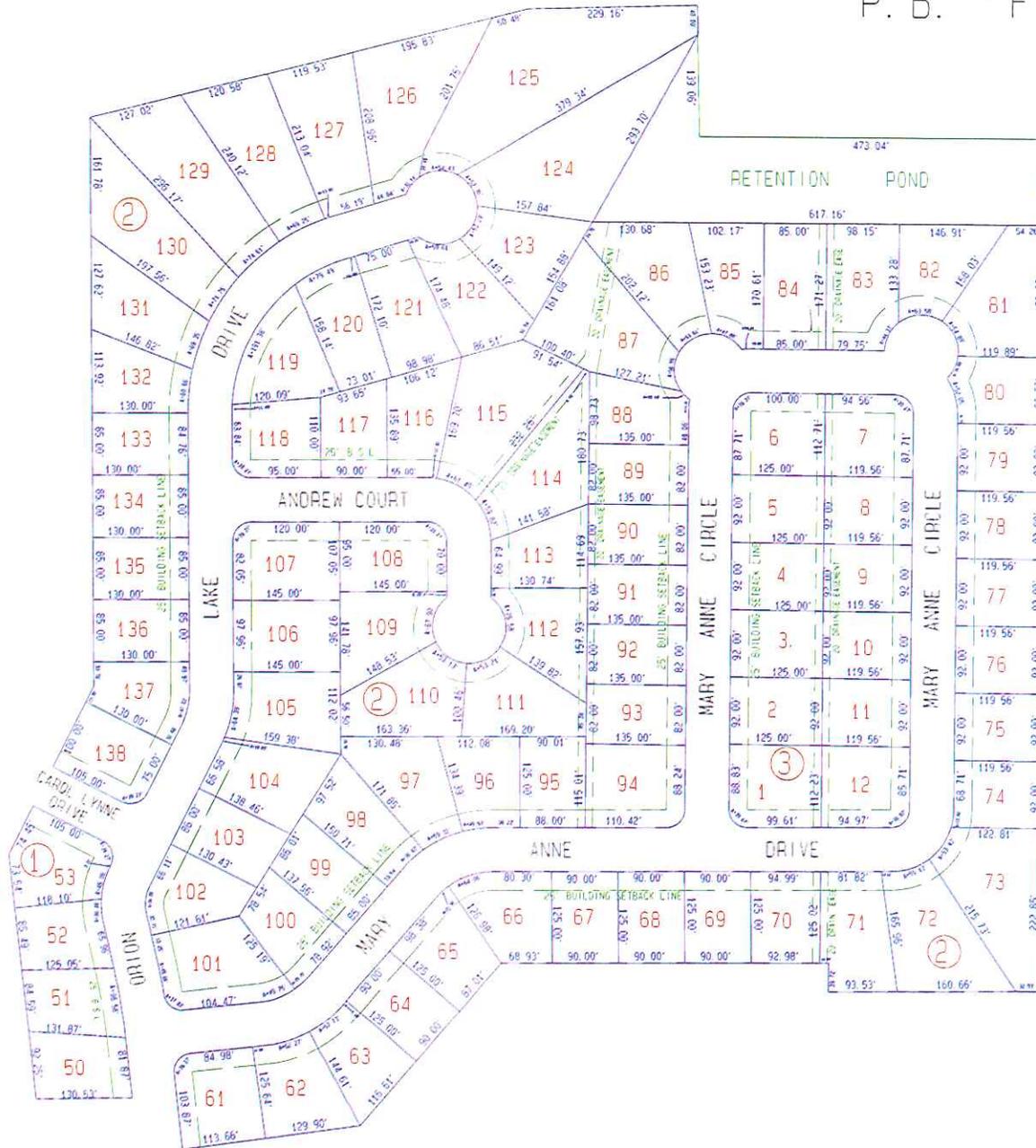
This model is an 18' wide and 21' long Carport Cover and is constructed from a 14 Ga. galvanized steel framing and 29 Ga. Steel panels with a baked-on enamel finish. 13 colors to choose from to aid in matching the surrounding décor. This model is Certified and rated with a 130 mph wind rating. Comes standard with 5' legs which offer 6'6" clearance in the corners and 8' at the roof's peak, plus Braces on every bow at the roof's peak and on all four corners for added support.

(I plan on getting 7' legs which offer roughly 8'6" clearance on the corners and 10' at the roofs peak)

ORION LAKE- PHASE III

PLAT #712, SUB. #3005

P. B. "F", PG. 19



* 25 Bldg. setback line

$$\begin{array}{r} 25 \\ - 21 \\ \hline 4 \end{array}$$

- 3 ft off bldg.

1 ft from property line

