2012-V-042

Applicant and/or Property Owner:	Mehdi Abrahimia
Representative:	N/A
Request:	Variance to eliminate required screening on the entrance gate, across the rear of the site and on the northern portion of the sides as indicated on the site plan to accommodate a Boat & RV Storage facility (LDC 6.04.15, 7.01.12.A)
Zoning District:	HCD (Highway Commercial Development District) & R1 (Single Family Residential)

STAFF ANALYSIS

Variance 2012-V-042

I. Applicant:

Mehdi Abrahimia

II. Proposed Location:

6060 Gulf Breeze Pkwy, Gulf Breeze; this property is located east of Bergren Road, south of Pampas Drive, and west of Entrance Drive, on the north side of Gulf Breeze Parkway in the Gulf Breeze community (Parcel No. APO 20-2S-27-0000-02400-0000)

III. Request:

Variance to eliminate required screening on the entrance gate, across the rear of the site, and on the northern portion of the sides as indicated on the site plan to accommodate a Boat & RV Storage facility (LDC 6.04.15, 7.01.12.A)

IV. Land Development Code Criteria:

6.04.15 Self Service Storage Facilities: Self-service storage facilities may include limited outside storage. Outside storage shall be limited to items such as: recreational vehicles, utility trailers, boats, cars, and small tractors. All outside storage shall be screened by an eight (8) foot privacy fence.

7.01.12 Processing and Storage:

A. Within all Districts (except the M-2 District) all businesses, services, or manufacturing or processing of materials, goods or products shall be conducted within completely enclosed buildings in the "M-1" district and more restrictive districts. Storage may be permitted outdoors upon demonstration of need subsequent approval by the County Board or Adjustment (Zoning Review and Appeals Board), but shall be effectively screened by a wall, fence or planting so that such materials will not be visible from a public way, except in those cases where the County Board or Adjustment (Zoning Review and Appeals Board) determines such screening is unreasonable. However, in all instances such outside storage areas shall be screened from adjacent residential areas.

V. 2.04.00 SPECIAL EXCEPTIONS AND VARIANCES: The BOA shall have the following duties and powers:

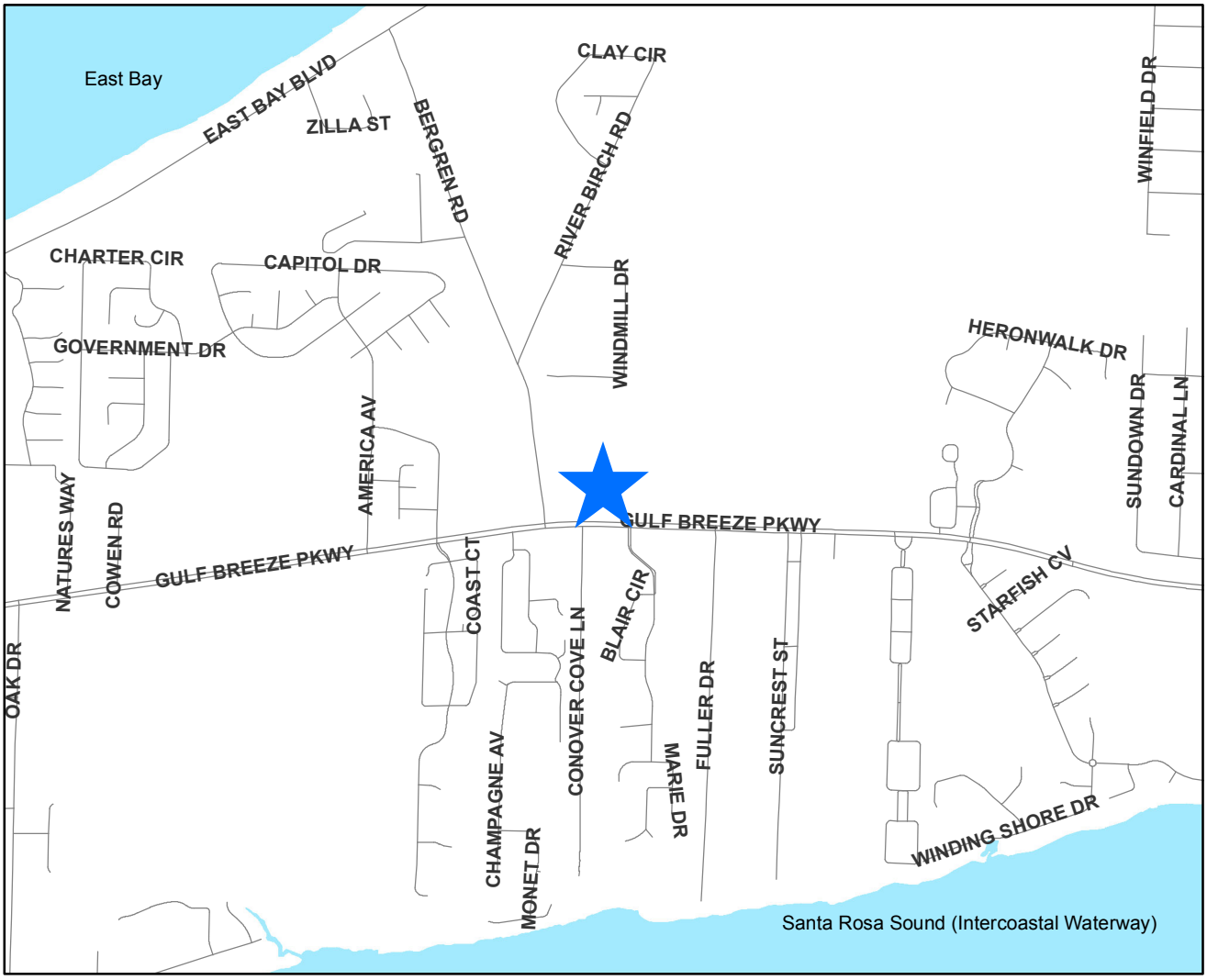
B. No variances shall be authorized under this provision unless the Board finds that all of the following conditions exist:

1. The special circumstances or conditions applying to the building or land in question are	**Is this criterion met?** **NO**

peculiar to such property and do not apply generally to other land or buildings in the vicinity.	**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 Ordinances which regulate screening of outside storage.** **The lot in question consists of both HCD and R-1 zoning; the northern portion of the lot is zoned Residential. This portion of the lot is wooded and comprised of wetlands. The HCD portion of the lot, which is accessed from Gulf Breeze Parkway, is being proposed as a Boat & RV Storage facility. The applicant is seeking a Variance to the screening requirements on sections of the fence surrounding the property. Please refer to the site plan for specific details.**
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	**Is this criterion met?** **YES**

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.	**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. Although located on the corner closest to the intersection, the proposed addition will not impair visibility within the corner clearance area of the intersection. It is unknown whether the 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?** **YES** **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.**

2012-V-042
Location



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

N W E S

Legend

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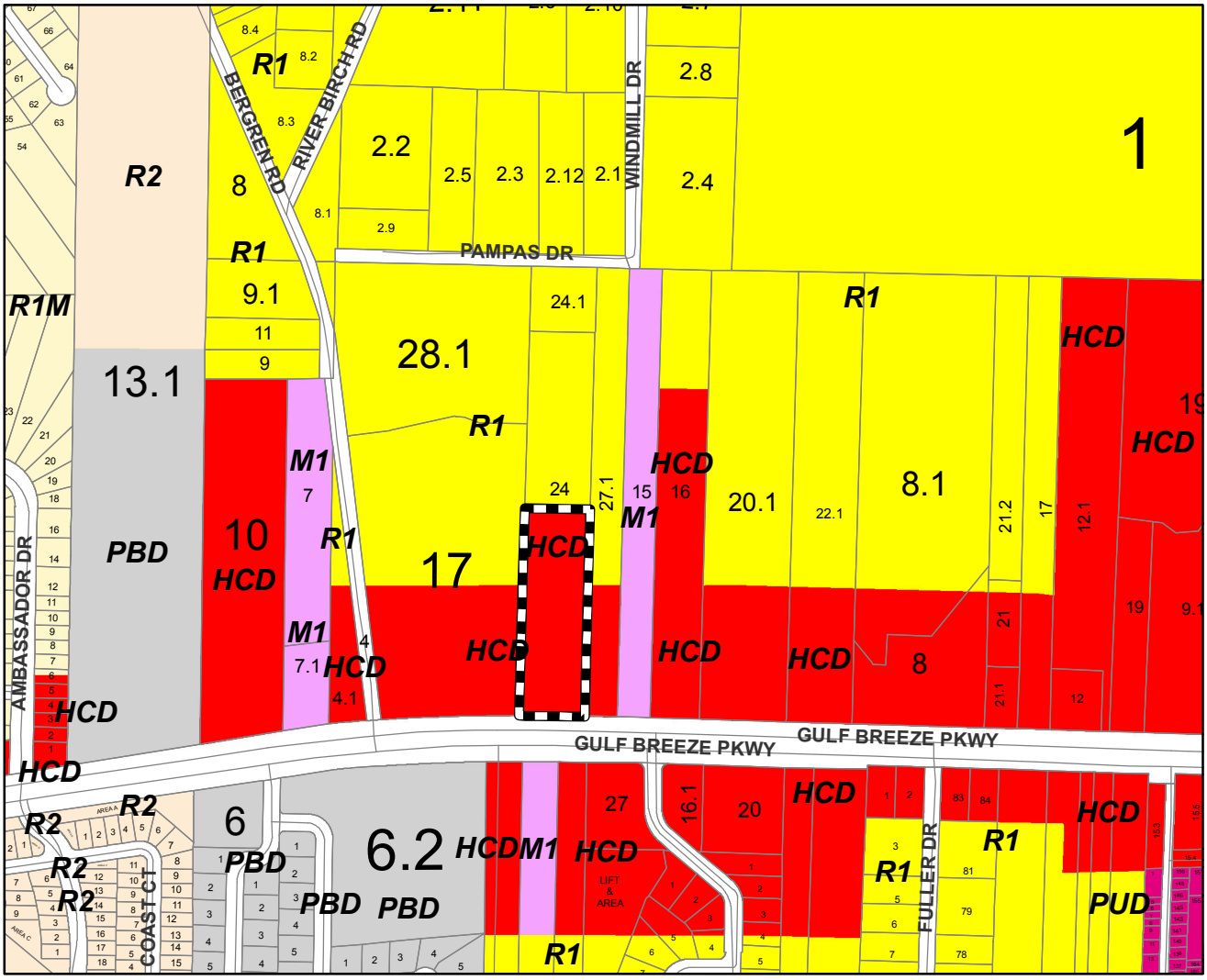
2012-V-042
Zoning



0 300 600 1,200 1,800 2,400 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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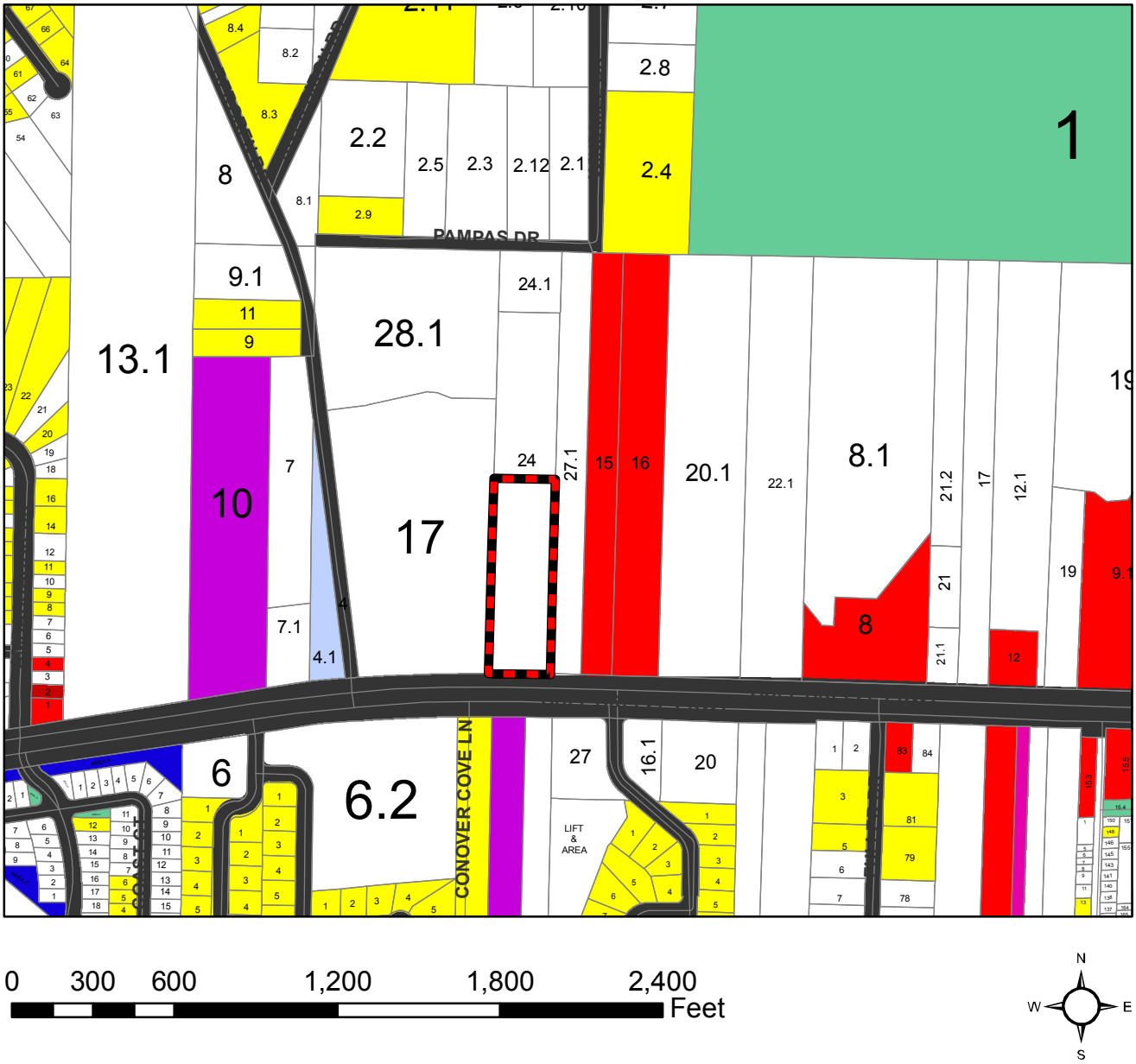
2012-V-042
Existing Land Use Map



0 300 600 1,200 1,800 2,400 Feet

N W E S

Legend

PendingBOA

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-V-042
Aerial

0 200 400 800 1,200 1,600 Feet

N W E S

Legend

PendingBOA

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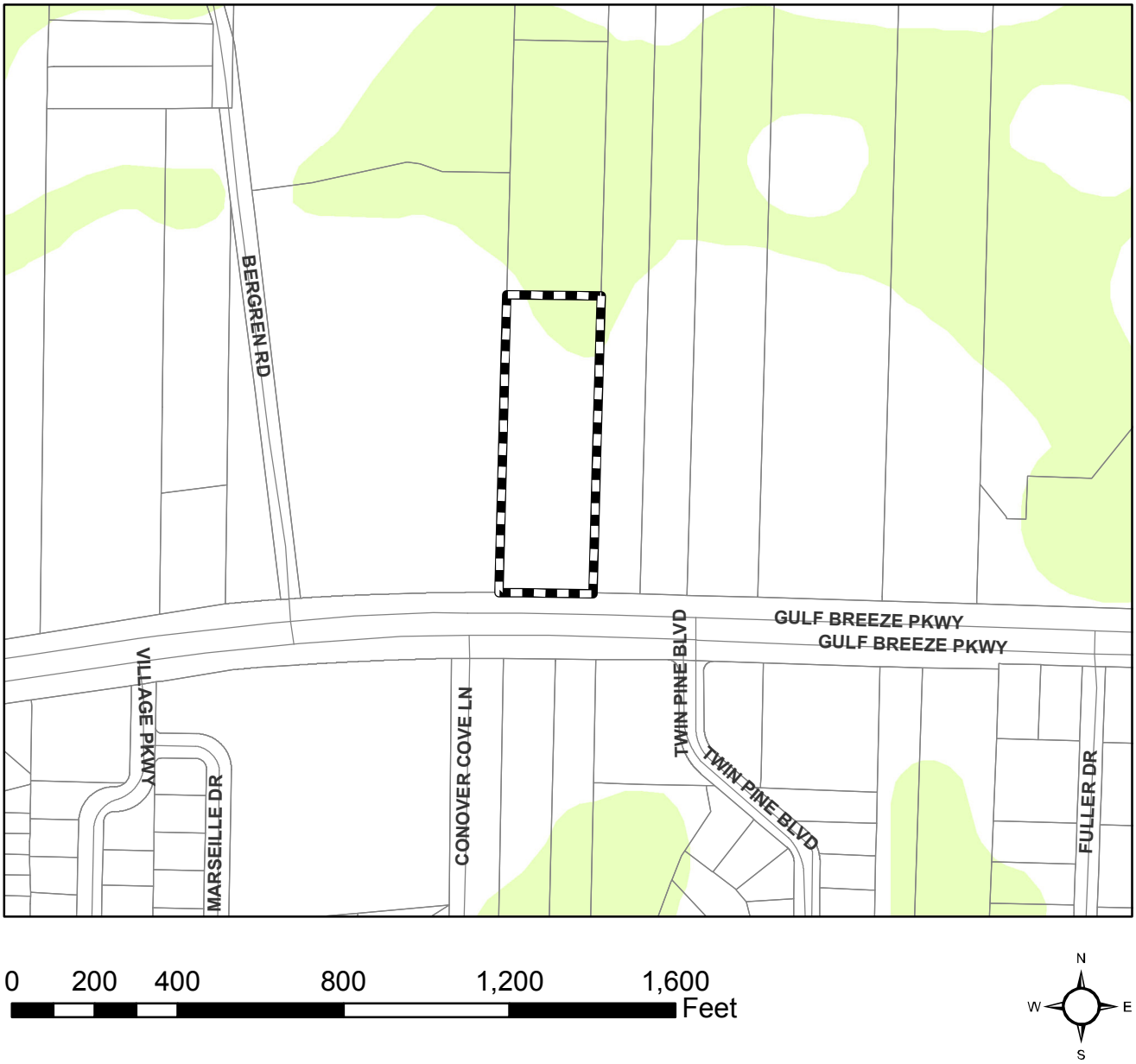
2012-V-042
Potential Wetlands as indicated by the National Wetlands Inventory Map



Legend

PendingBOA

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Oct

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.	2012 -V- 042	Date Received:	8/23/12
Review Fee:		Receipt No.:	
Zoning District:	HCD, RI	FLUM Designation:	HCD, RI

VD #5

Property Owner

Property Owner Name: Mehdi Aghai Abrahimia

Address: 8477 GULF Blvd #101
Navarre FL 32566

Phone: 850-532-0244 Fax: –

Email: Mehri247@gmail.com

2012 AUG 23 PM 3 38

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): APO 20-25-27-0000-02400-0000

-OR-

Street Address of property for which the Variance is requested:

6060 Gulf Breeze Parkway
Gulf Breeze, FL

6.93 acres (entire parcel)

Variance Request

What is the present use of the property? under development!

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

fence as depicted on the site plan.

Variance to eliminate required screening on the main gate, a portion of the sides of the fence, and the rear portion of the

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

there are no special circumstances for this request.

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.

Expense of installation and maintenance would be a hardship; Adjacent properties are wooded.

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

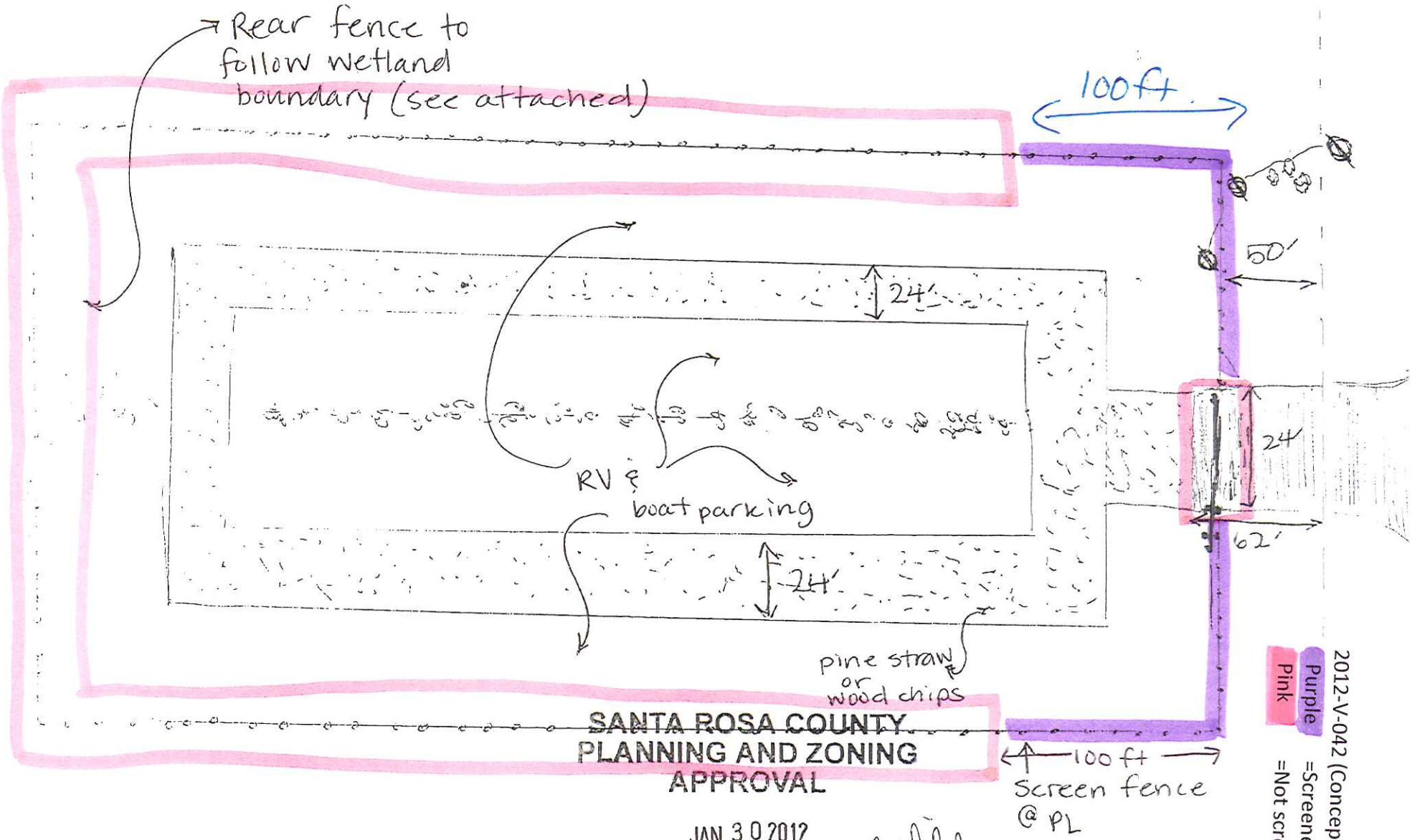
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation 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.

Mehdi Agha Abrahimia — Applicant Name (Type or Print)

x Abrahimia Mehdi Agha — Applicant Signature

Title (if applicable)

8/23/12 — Date



2012-V-042 (Conceptual Site Plan)

SANTA ROSA COUNTY
PLANNING AND ZONING
APPROVAL

JAN 30 2012

2012 SP 001

THESE PLANS ARE REQUIRED
TO BE SUBMITTED TO
THE BUILDING INSPECTION DEPARTMENT

Abe

Abe

Citizen Comments Received Prior to Zoning Board

Zoned M-1

Richard L. Dove, Owner
RDW Property
Gulf Breeze Parkway
Gulf Breeze, FL 32563

September 30, 2012

Santa Rosa County Development Service
Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202
Milton, Florida 32583

Re: Variance Application (2012-V-042) for Mehdi Abrahimia

Dear Santa Rosa Directors,

We own the second lot to the east of this property. Since we purchased this property two years ago, we have spent thousands of dollars cleaning it up. We have enough old properties, which were grandfathered in, that look awful from highway 98.

I like development, but I think we should adhere to the codes that keep highway 98 looking good. Therefore, regarding the above variance, I think the front fence, gate, and first 50 feet down the sides need screening.

Thank you.

Sincerely,

Richard L. Dove

1 of 2