

2012-SX-014

Project Name: n/a

Applicant and/or Property Owner: Tim Holtzman

Representative: N/A

Request: Special Exception to subdivide a parent parcel creating three lots 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-014

I. **Applicant:**

Tim Holtzman

II. **Request:**

Special Exception to subdivide a parent parcel creating (3) lots without the required road frontage

Note: The applicant applied for and was granted a Special Exception for the same request on June 7, 2007. The applicant failed to record the legal description and site plan of the newly created lots within 36 months. For this reason, approval of the Special Exception has expired.

III. **Proposed Location:**

In the 7000 block of Brunson Drive, Navarre; this property is located south of Nelson Street, between Holley Point Road and Grady Tolbert Road, at the terminus of the passable portion of Brunson Drive (Parcel No. 01-2S-27-0000-00410-0000)

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:

STAFF ANALYSIS

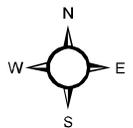
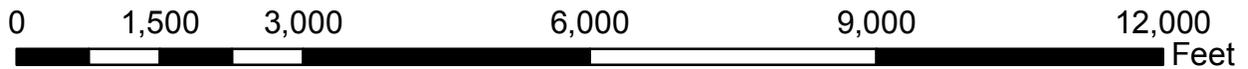
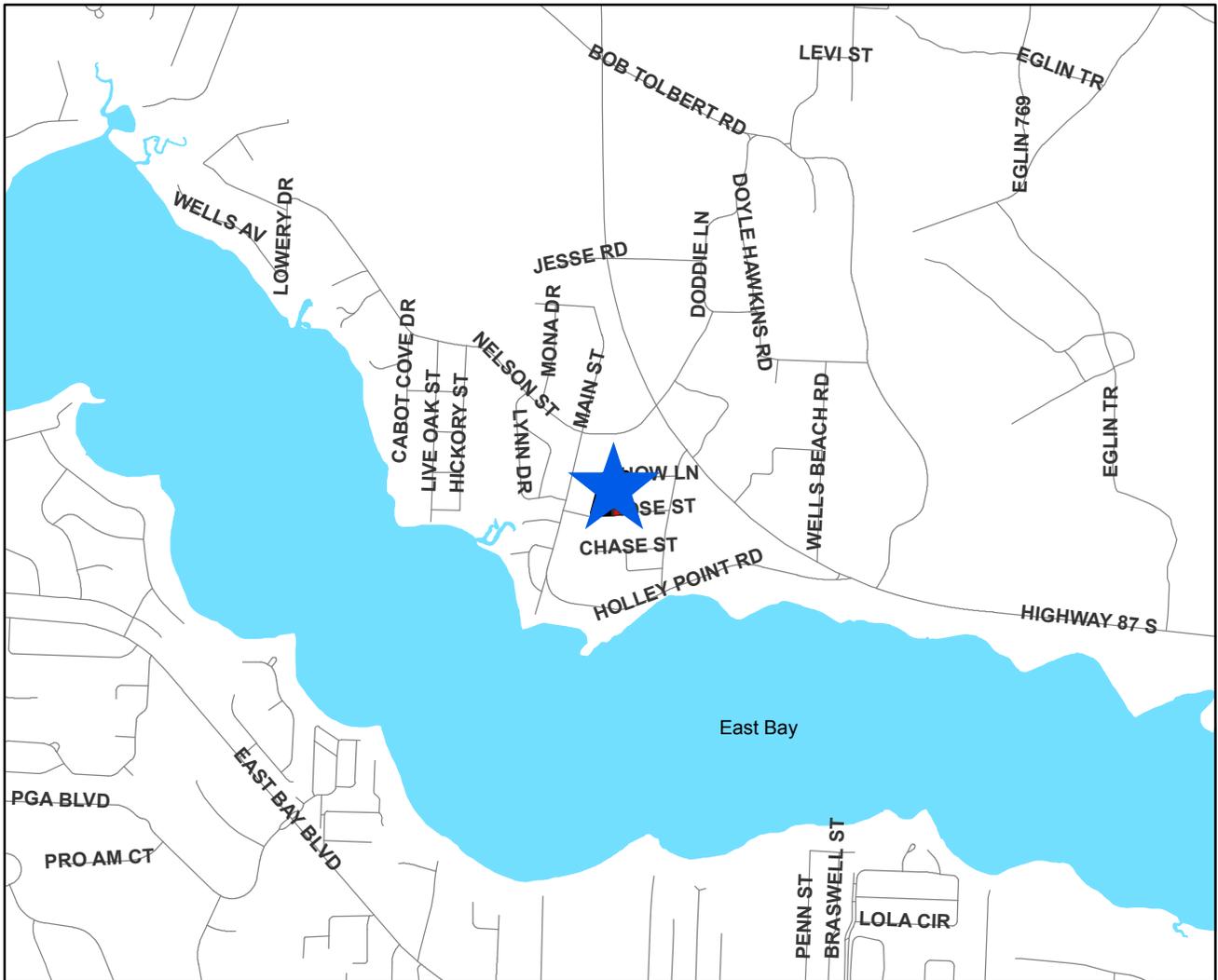
- a. A parent parcel may only be subdivided to create a maximum of three (3) new lots which do not meet minimum road frontage requirements. The three new lots will include the remainder of the parent parcel if road frontage requirements cannot be met;
- Is this criterion met?**
- YES**
- Staff Analysis: The applicant is seeking a Special Exception to subdivide a parent parcel creating 3 lots which will not meet the road frontage requirements.**
- b. No new County roads are created
- Is this criterion met?**
- YES**
- Staff Analysis: No new County roads will be created.**
- 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: Ingress-egress for the proposed new lots will be via a 20-foot wide easement.**
- d. Property being divided shall not be located within a recorded platted subdivision;
- Is this criterion met?**
- YES**
- Staff Analysis: The subject property is not located within a recorded, platted subdivision.**
- The subject parcel is a metes-and-bounds lot located between a recorded subdivision and other metes-and-bounds lots.**

STAFF ANALYSIS

- 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 minimum lot size within an R1 zoning districts is .25-acres. The proposed lots exceed the minimum lot size of the zoning district.
- 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 parcels.
- g. The new parcel size, use and configuration must be consistent with existing residential uses in the vicinity.
- Is this criterion met?**
- YES**
- Staff Analysis:** The proposed new parcels are consistent in size, use and configuration when compared to the existing residential uses in the vicinity. The area consists of residential lots in various shapes and sizes.

2012-SX-014

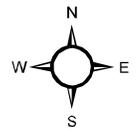
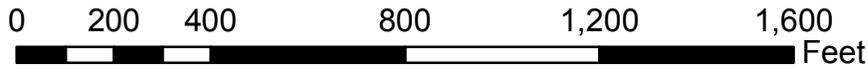
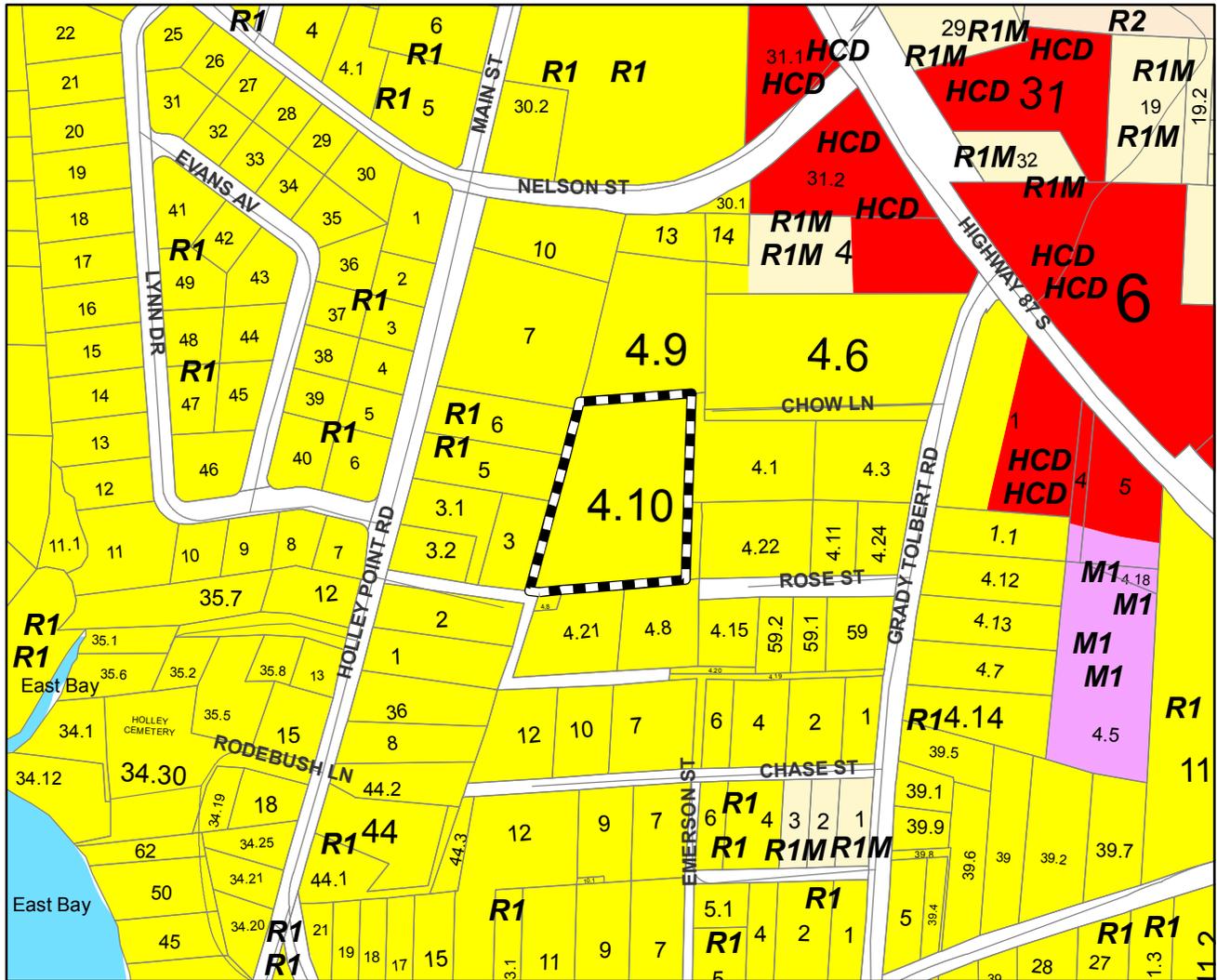
Location



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2012-SX-014 Zoning



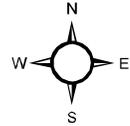
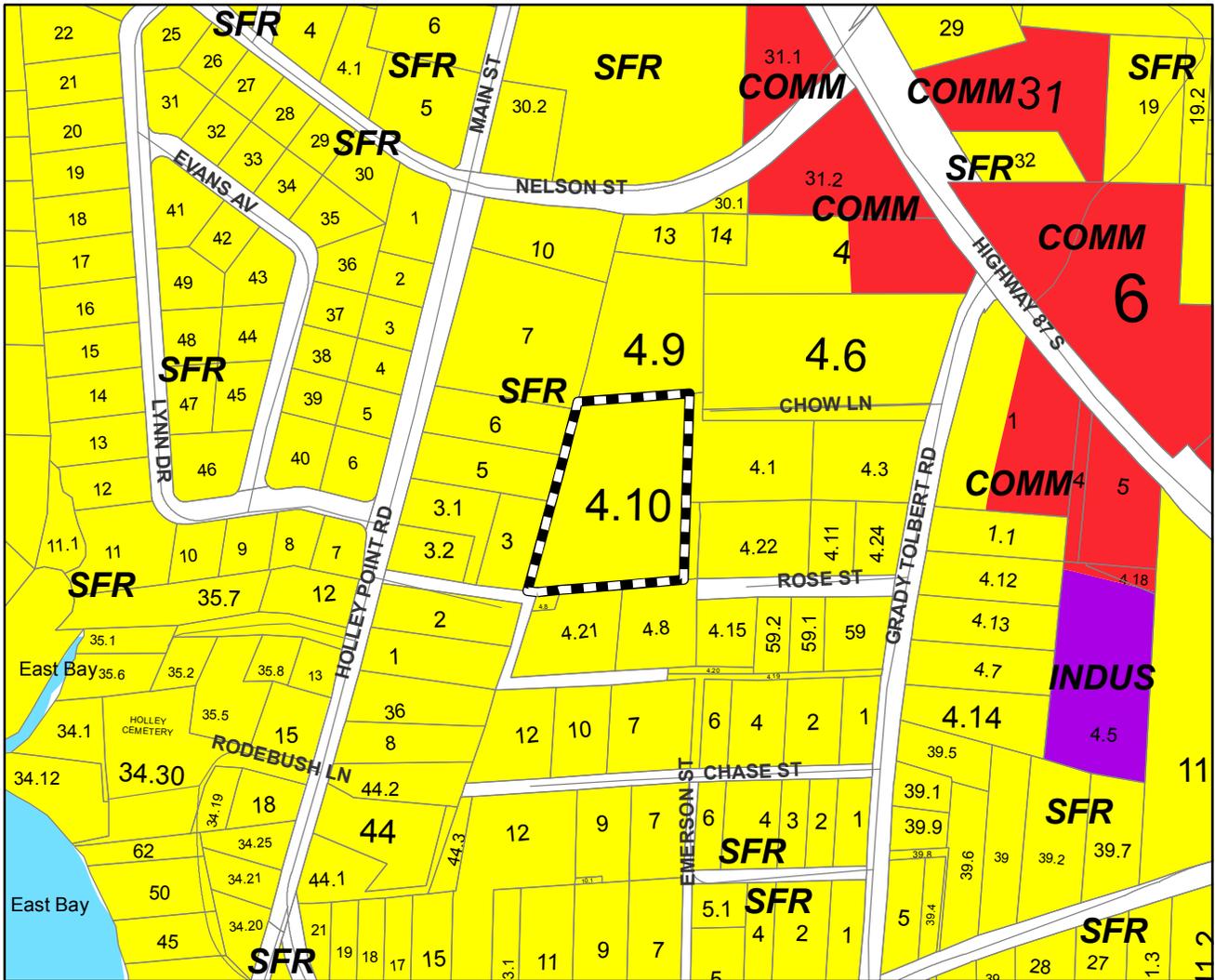
Legend

Pending BOA	M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - Commercial
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

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2012-SX-014 Future Land Use Map

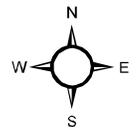
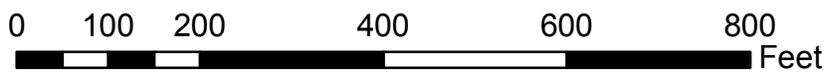


Legend

Pending BOA	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
AGRICULTURE (AG)	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMDHR)
SINGLE FAMILY RESIDENTIAL (SFR)	INDUSTRIAL (INDUS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
MEDIUM DENSITY RESIDENTIAL	MARINA (MARINA)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
RESIDENTIAL (RES)	MILITARY (MIL)	NAVARRE BEACH UTILITIES (NBU)
COMMERCIAL (COMM)	MIXED RESIDENTIAL COMMERCIAL (MRC)	CITY
CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH COMMERCIAL (NBCOMM)	RAIL
GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	WATER

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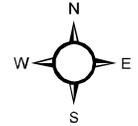
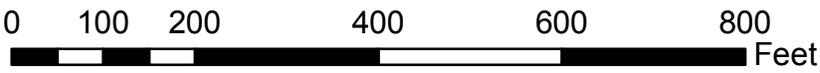
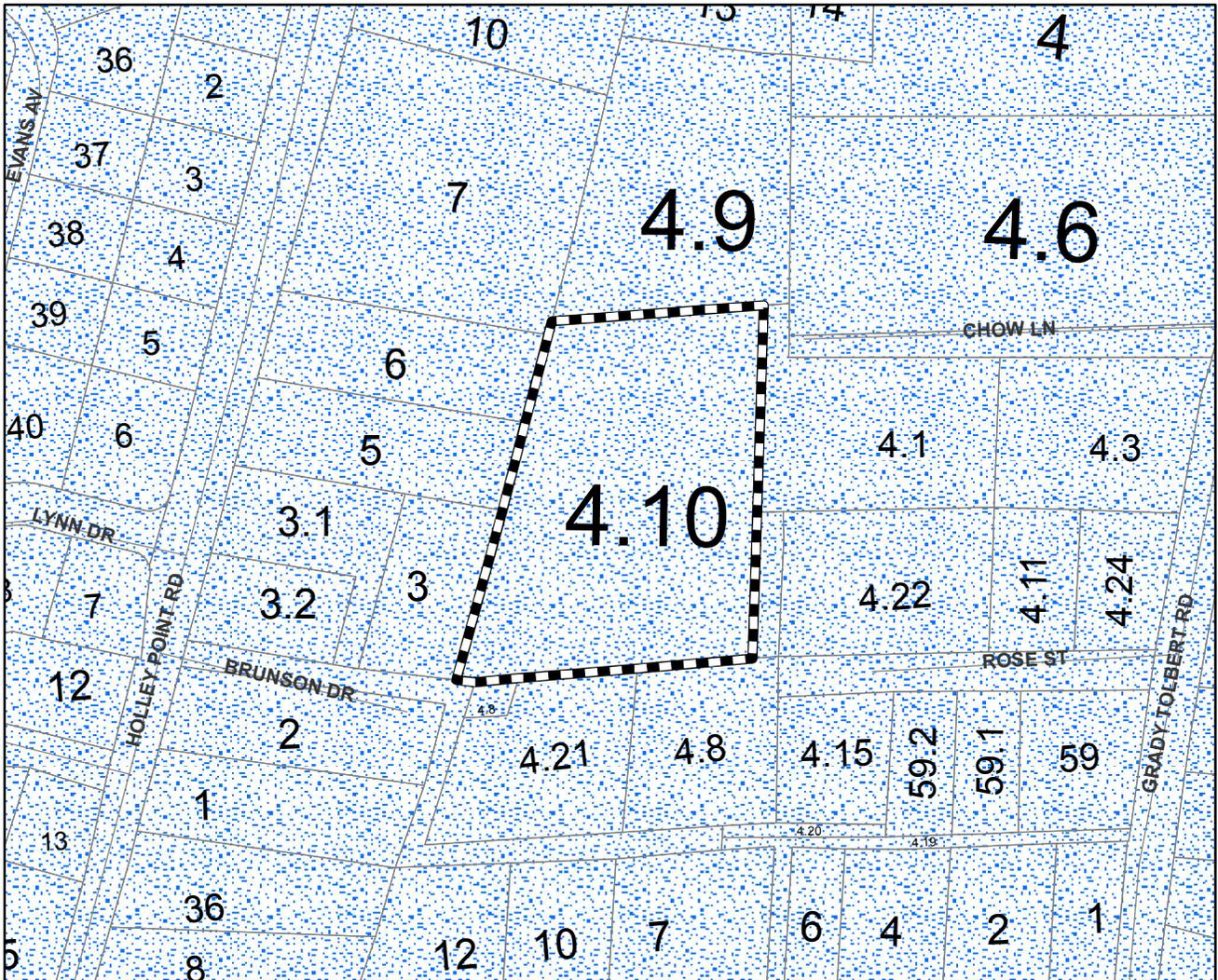
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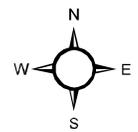
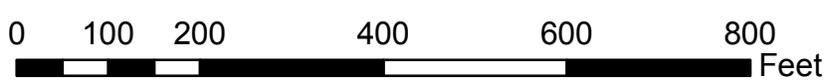
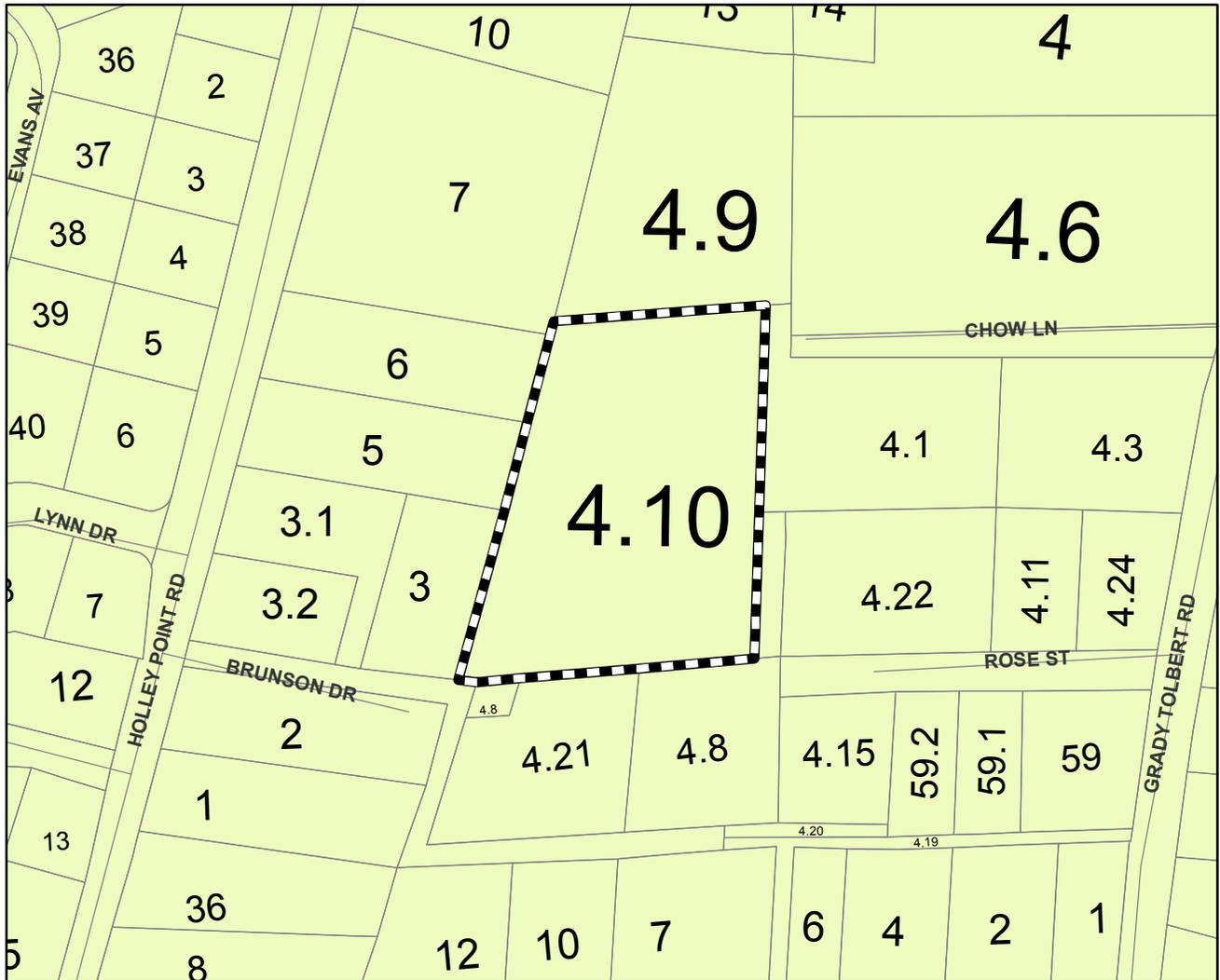
2012-SX-014
 Military Airport Zone



- Legend**
-  PendingBOA
 -  Military/Private Airport Zone

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2012-SX-014
Military Airport Influence Area



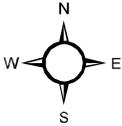
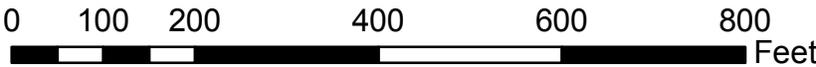
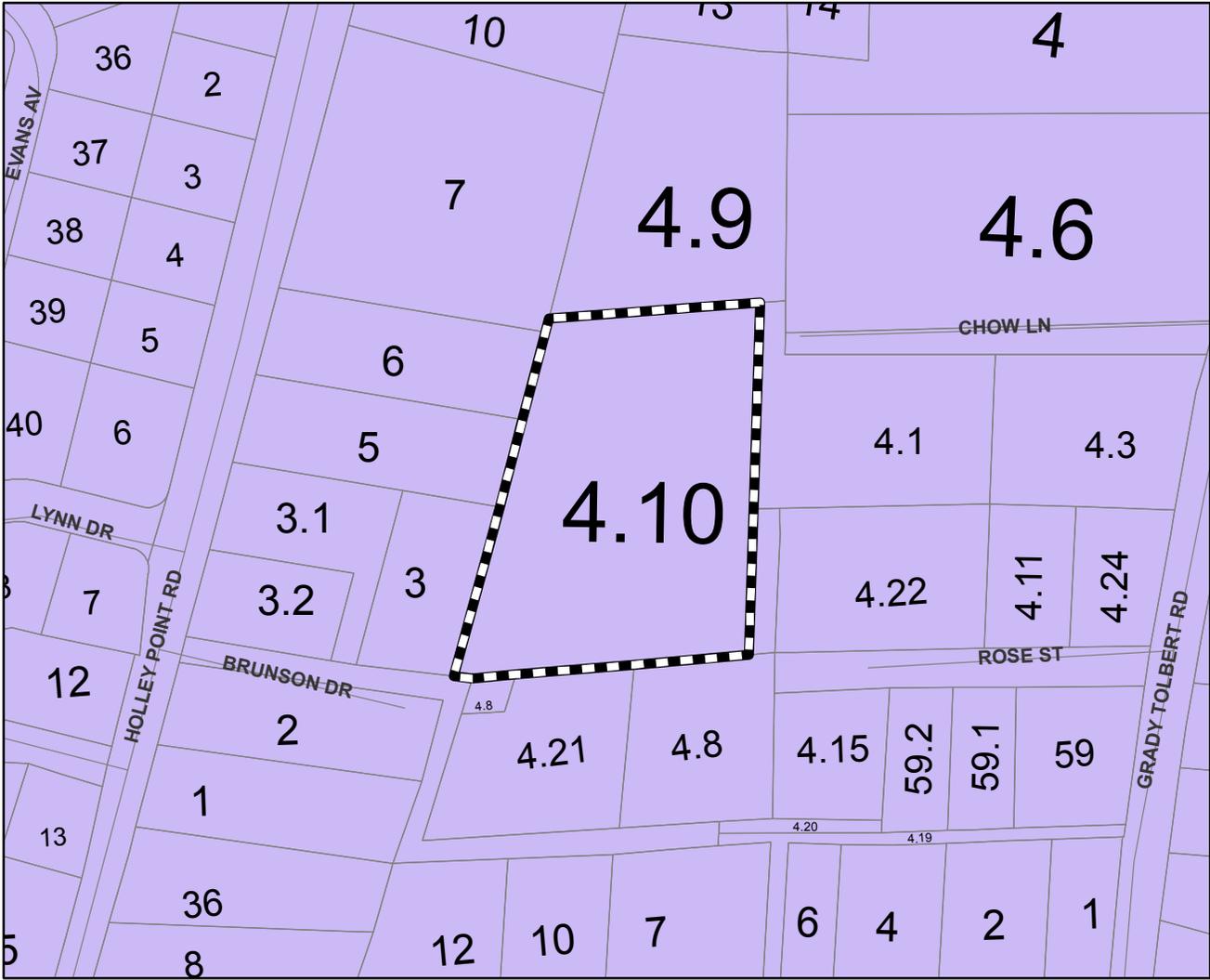
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-  PendingBOA
-  Private/Military Airport Influence Area

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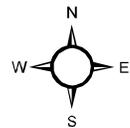
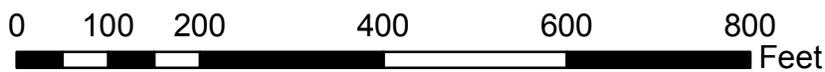
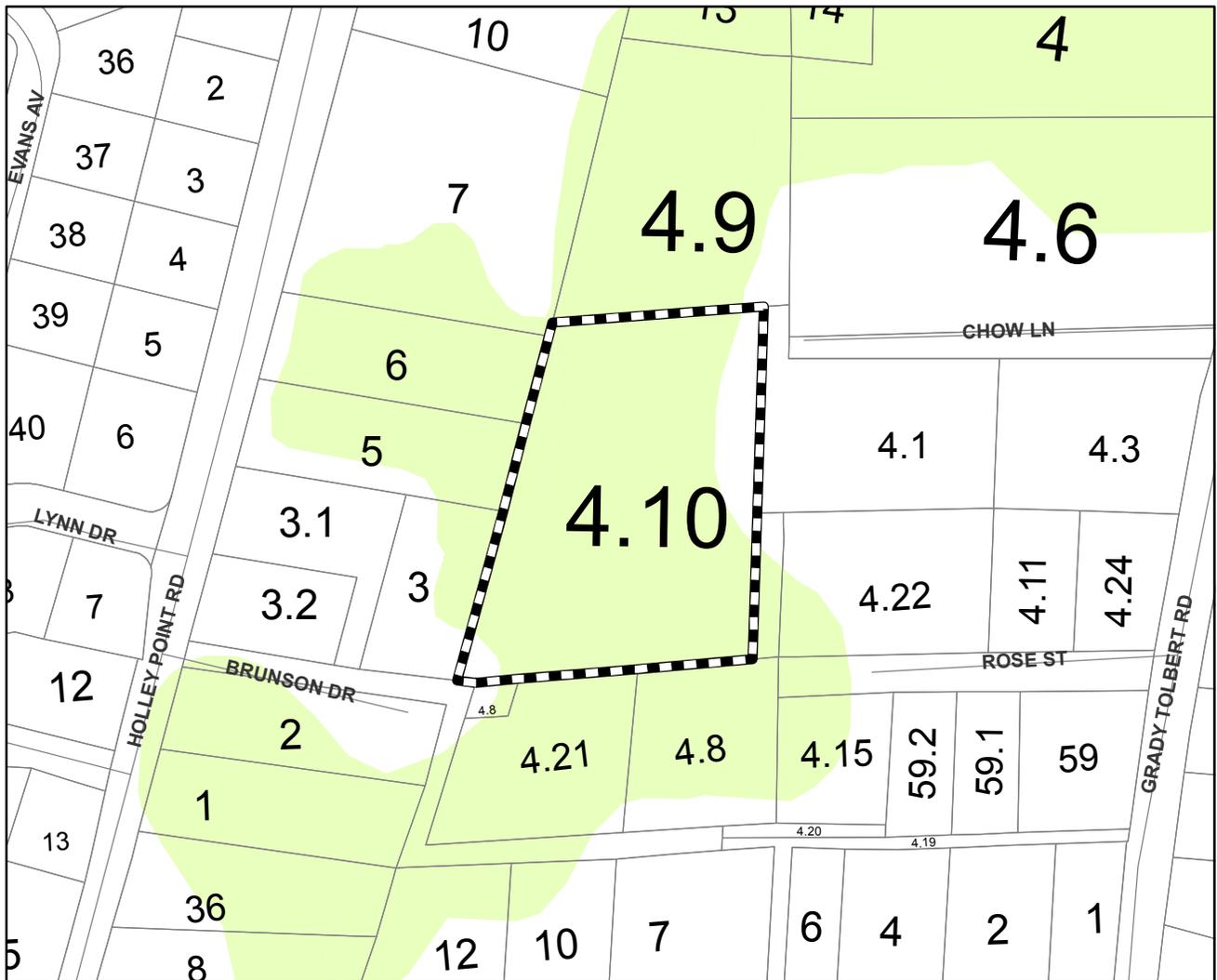
**2012-SX-014
Airfield Notification Zones**



- Legend**
-  PendingBOA
 -  Airfield Notification Zones

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Potential Wetlands as indicated by the National Wetlands Inventory Map



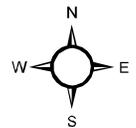
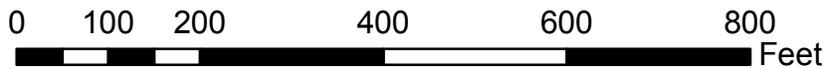
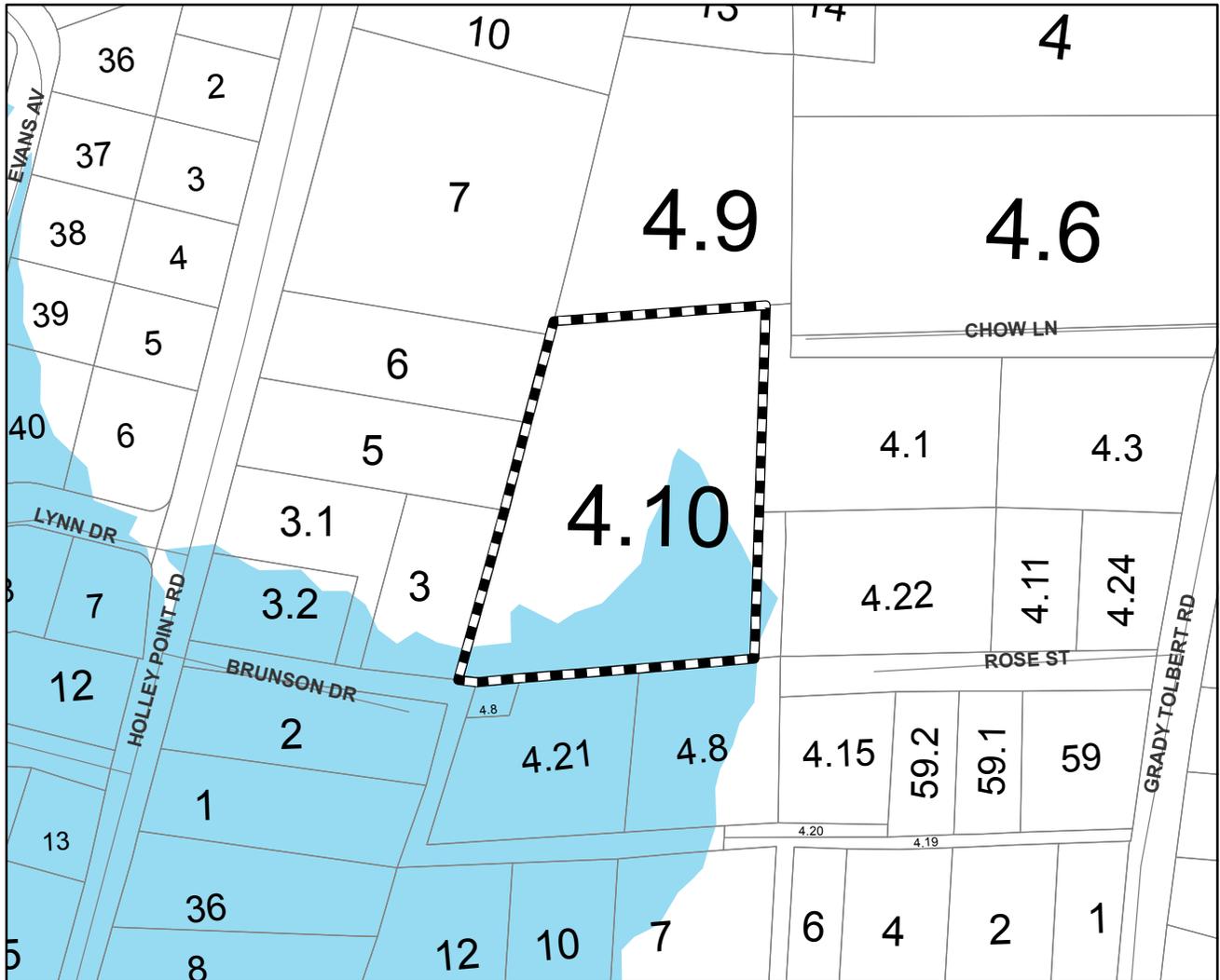
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-  Pending BOA
- Potential Wetlands**
- DESCRIPT**
-  ESTUARINE
-  LACUSTRINE
-  PALUSTRINE
-  RIVERINE
-  MARINE

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2012-SX-014
Surge Zone Data

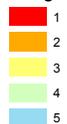


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PendingBOA
Santa Rosa County Storm Surge

Category Level



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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

Special Exception Application

* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>200-SX-014</u>	Date Received: _____
Review Fee: _____	Receipt No.: _____
Zoning District: <u>R1</u>	Special Exception Request: <u>2.04.00.C.</u>
FLUM Designation: _____	

VD-4

Property Owner Property Owner Name: Timothy N Holtzman
 Address: 1732 Turkey Oak Dr.
Navarre, FL. 32566
 Phone: C 512 476 6088 Fax: _____
 Email: TNH599@AOL.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 special exception approvals.

Company: _____
 Contact Name: _____
 Address: _____
 Phone: _____ Fax: _____
 Email: _____

Property Information Parcel ID Number(s): 01-25-27-0000-00410-0000
-OR-

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

Parcel Size (acres): 4-3 ACRES

What is the present use of the property? VACANT LOT

**Special
Exception
Request**

Describe the Special Exception request. To subdivide a parent
parcel creating (3) lots without the
required road frontage

Please read the attached special exception provisions carefully and explain how your request addresses each of the pertinent criteria. Attach additional pages if necessary.

See Attachment

I understand that all decisions made by the Zoning Board of Adjustments 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 Adjustment does not authorize construction and/or land clearing to occur on this site and that additional approvals requirements and Building Permits may be required.

Yes No

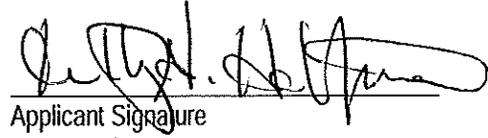
I understand that determinations by the Zoning Board are valid for 36 months.

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.

Timothy N. Holtzman
Applicant Name (Type or Print)


Applicant Signature

Title (if applicable)

09/28/2012
Date

I am requesting this authority for a Special Exception for 3+/- acres located in Holly/Navarre to be subdivided into 3 one +/- acre lots. I have done everything to meet the requirements of the Board so that this Special Exception may be granted.

1. Parent parcel will be subdivided into three one acre, building lots.
2. No new county roads will be created.
3. A 20 foot maintenance easement agreement will be included with each lot.
4. Property is not within a recorded platted subdivision.
5. Each subdivided lot will exceed the maximum allowable density for the respective zone.
6. Except for the street frontage of each lot will not be the required 70' and that which is herein contained, all other requirements of this ordinance shall be adhered to.
7. The new parcels size, use and configuration is consistent with existing residential uses in the vicinity.

This request was previously approved by the Board on June 8, 2007, however, I did not realize it had to be filed by June 8, 2010, so I am resubmitting this request because it was not recorded in the proper timeframe.

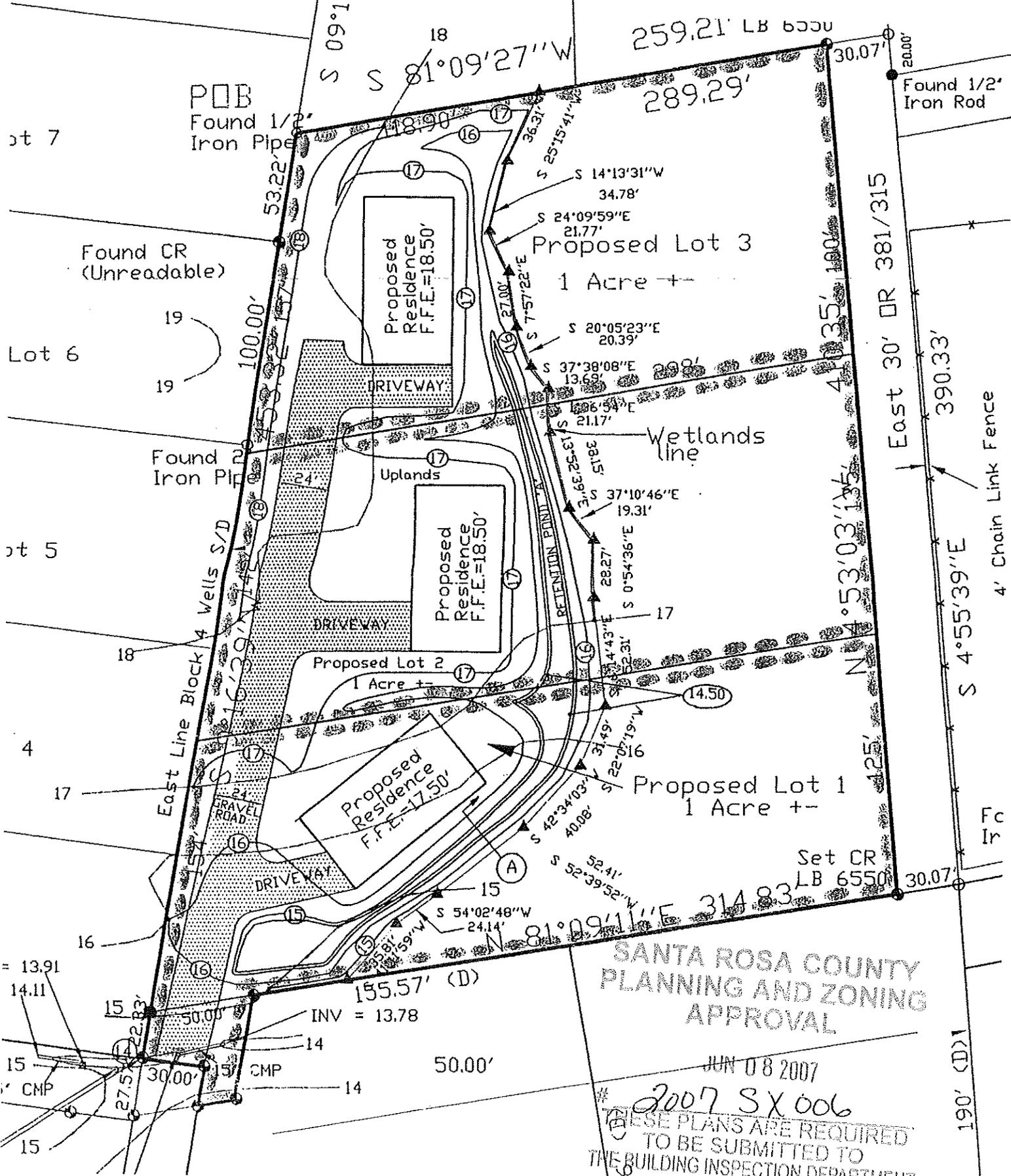
Lot 8

LR 20077777

Parcel B

2012-Sx-014
Conceptual Site Plan
(same plan submitted in 2007)

d 2' Pipe



SANTA ROSA COUNTY
PLANNING AND ZONING
APPROVAL

JUN 08 2007

2007 SX 006
THESE PLANS ARE REQUIRED
TO BE SUBMITTED TO
THE BUILDING INSPECTION DEPARTMENT

190' (D)