

2012-V-036

Project Name: n/a

Applicant and/or Property Owner: Moore Creek Mount Carmel Utilities, Inc

Representative: Wallace Diamond

Requests: Variances to the following:

(1) to reduce the front building setback from 25 feet to 15 feet to accommodate the well house building, and

(2) to reduce the front accessory building setback from 25 feet to 15 feet to accommodate the generator cover (pole barn)

(LDC 2.10.05.B.1, 6.05.02.I.2)

Zoning District: AG (Agriculture District)

STAFF ANALYSIS

Variance 2012-V-036

I. **Applicant:**

Moore Creek Mount Carmel Utilities, Inc. represented by Wallace Diamond

II. **Proposed Location:**

5060 Dixonville Road, Jay; this property is located on the north side of Dixonville Road between Our Lane and Pin Hook Road in the Jay community (Parcel Number 38-6N-29-0000-00104-0000)

III. **Request:**

Variances to the following: (1) to reduce the front building setback from 25 feet to 15 feet to accommodate the well house building, and (2) to reduce the front accessory building setback from 25 feet to 15 feet to accommodate the generator cover (pole barn) (LDC 2.10.05.B.1, 6.05.02.I.2)

IV. **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).

6.05.02 AG - Agriculture District (Agriculture/Rural Residential)

I. Minimum Required Setbacks:

2. Front Setback:: Except as provided in Section 4.03.03(B)(2)(b) and Section 2.10.02, there shall be a front building setback on every lot of not less than twenty-five (25) feet

V. **2.04.00 SPECIAL EXCEPTIONS AND VARIANCES:** The Zoning Board 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:**

STAFF ANALYSIS

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 Ordinance regulating front and side setbacks for accessory structures.

There are two requests for the Board to consider:

The first request is to reduce the front building setback from 25 feet to 15 feet to accommodate a well house building already located on the property. The well house was originally built in 2005.

The second request is to reduce the front accessory building setback from 25 feet to 15 feet to accommodate a generator cover (pole barn). The applicant is requesting this variance to cover the generator with a pole barn to protect the generator from "natural elements (sun, wind, and rain)" thus hopefully extending the life of the generator.

STAFF ANALYSIS

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's safety.
- 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?**
- 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
- Is this criterion met?**
- N/A**
- Staff Analysis:** The proposed request does not apply to the reduction of parking or loading
(continued on next page)

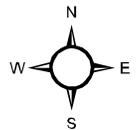
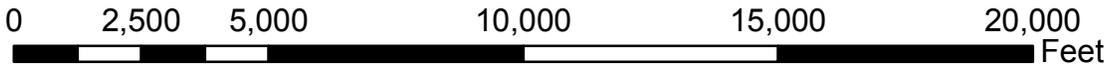
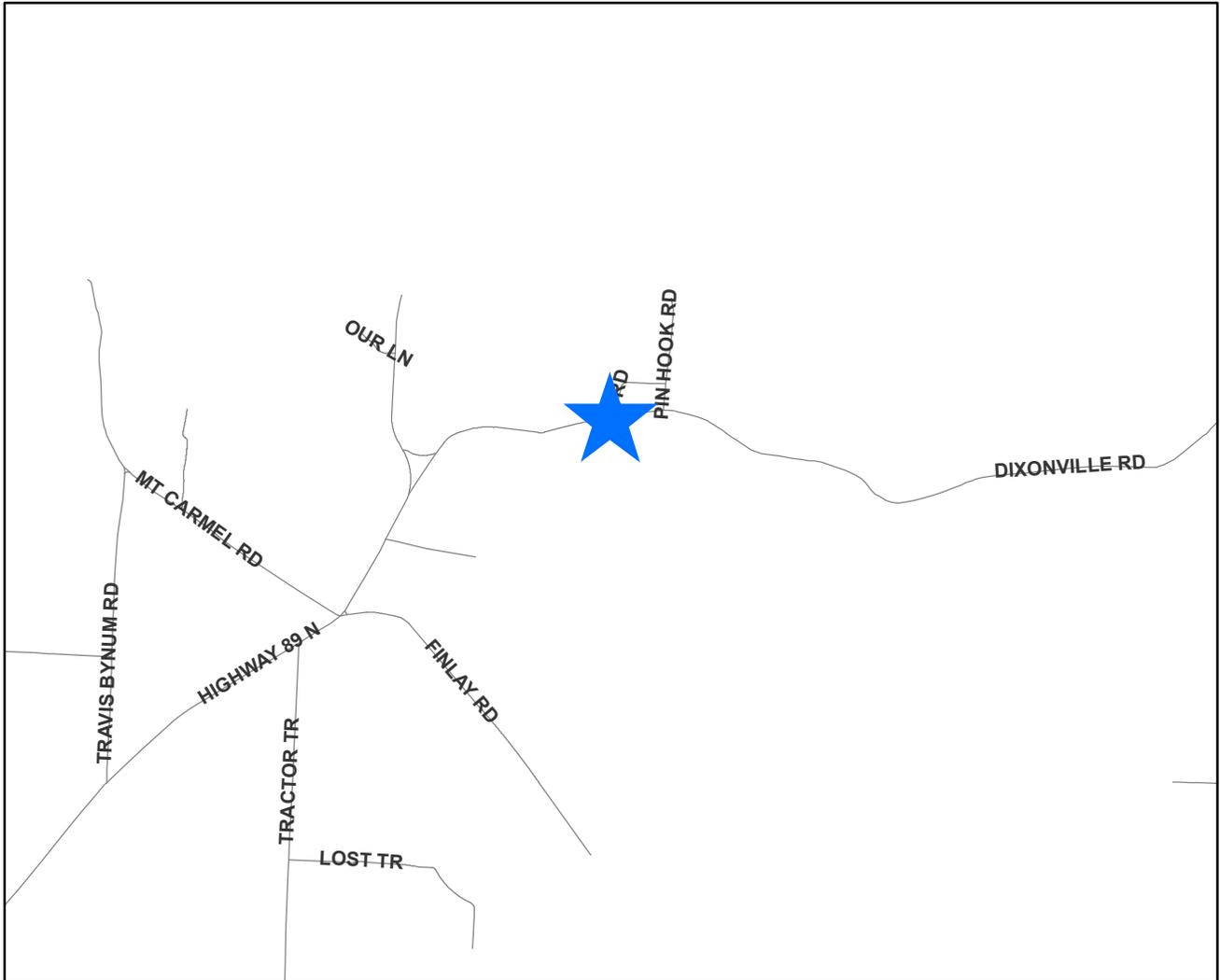
STAFF ANALYSIS

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.

requirements nor does it apply to access management standards which would affect the safety or operation of the roadway.

2012-V-036
Location

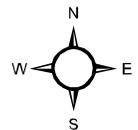
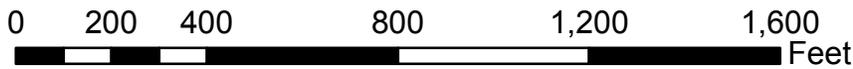


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2012-V-036 Zoning



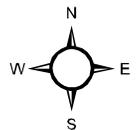
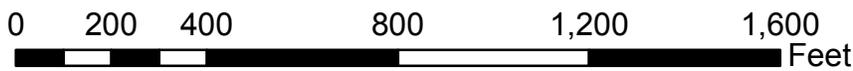
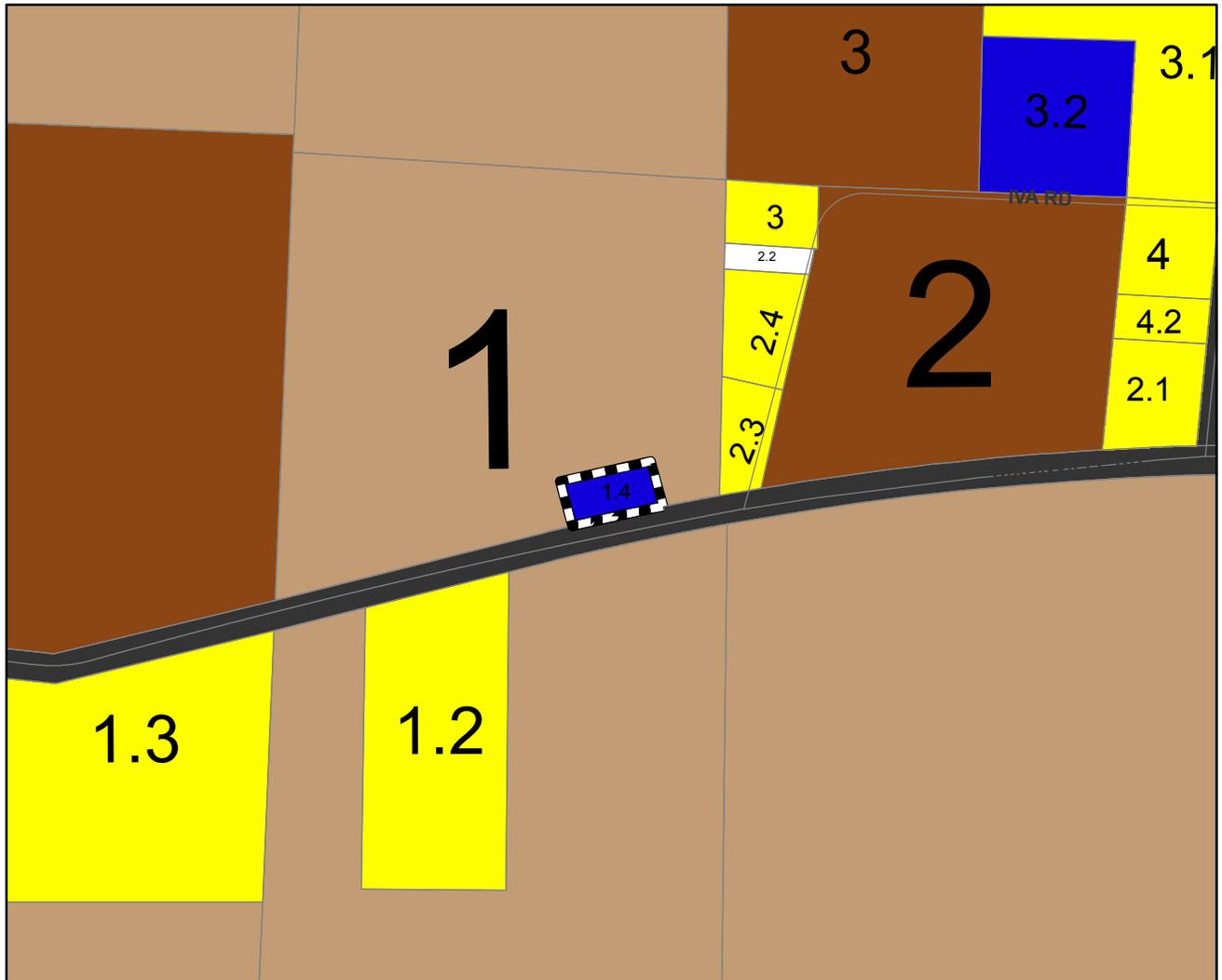
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Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre 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-036 Existing Land Use



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Existing Land Use

CATEGORY

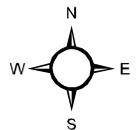
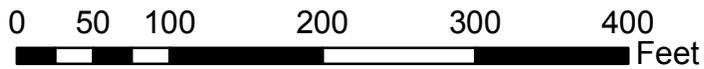
Agriculture (AG)	Commercial (COMM)	Mixed Residential/Commercial (MRC)	Right of Way (ROW)
Agriculture, Homestead (AH)	Industrial	Office	Single Family Residential (SFR)
Condo's/Townhomes (C/T)	Institutional (INST)	Public Owned Property (POP)	Silviculture (SILVICUL)
City	Multi-Family Residential <5 (MFR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

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2012-V-036

Aerial



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Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

John T. "Tim" Tolbert
Building and Fire Official

Variance Application

* Application Instructions begin on Page 5

2012 JUL 9 AM 11:16

** For Official Use Only **	
Application No. <u>2012-V-036</u>	Date Received: _____
Review Fee: _____	Receipt No.: _____
Zoning District: <u>AG</u>	FLUM Designation: <u>AG</u>

Property Owner Property Owner Name: Moore Creek - MT Carmel Utilities Inc.
 Address: P.O. Box 626 (ATT - Wallace Diamond)
Jay FL 32565
 Phone: 850-675-6174 Fax: 850-675-4842
 Email: www.mcmcutilities@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 variance approvals.

Company: _____

Contact Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Property Information Parcel ID Number(s): 38-6N-29-0000-00104-0000
-OR-

Street Address of property for which the Variance is requested:

5660 Dixonville Rd, Jay
5060

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

www.santarosacounty.com
Office: (850) 981-7000

Inspections/Compliance Division Fax: (850) 623-1208 • Planning/Zoning Division Fax: (850) 983-9874

What is the present use of the property? Water Well

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

- ① TO reduce the front building setback from 25' to 15' for the well house bldg;
- ② TO reduce the front building setback from 25' to 15' for the generator cover (pole barn)

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

This well house + generator was installed 6 years ago. The generator had no cover. To cover this generator we want to align the cover too be even with the front of well-house.

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

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

To protect the generator (very expensive) from natural elements. (Sun-Rain-wind) we hope to extend the life of the generator and protect our investment.

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.

Moore Creek Mt. Carmel Uts
Wallace Diamond
Applicant Name (Type or Print)

Board President
Title (if applicable)

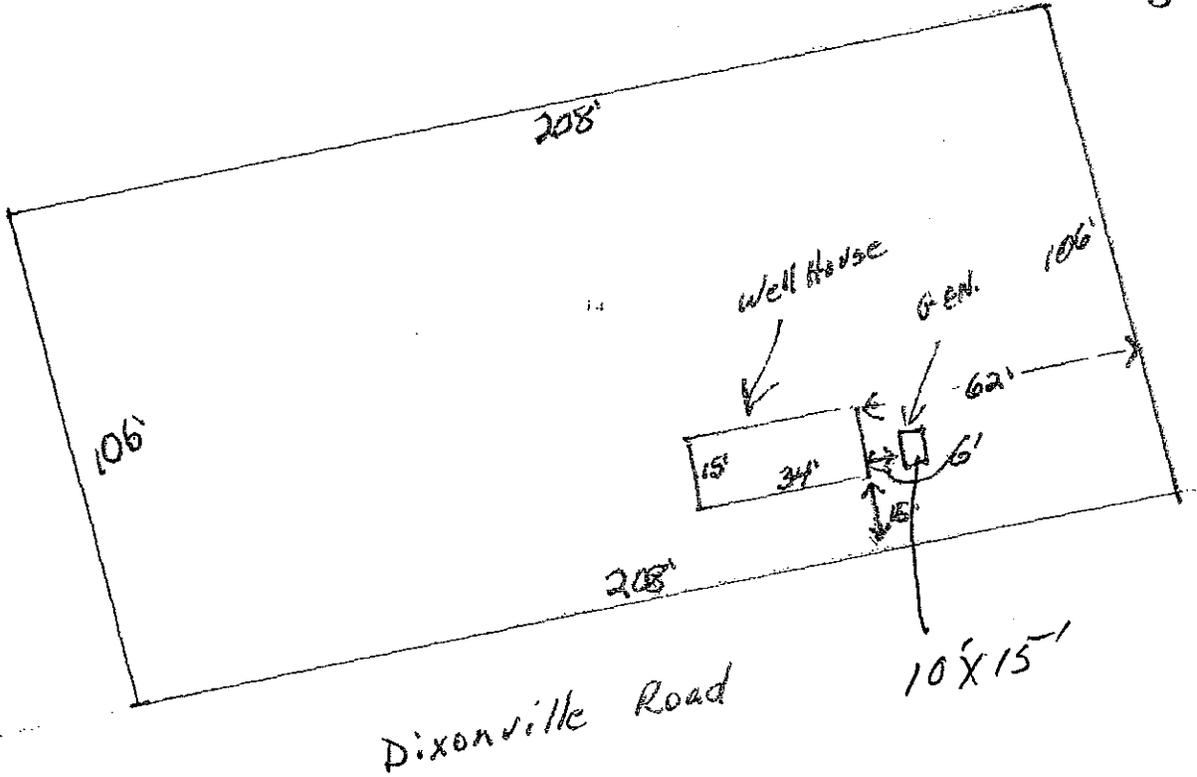
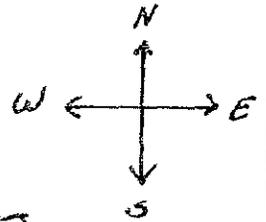
Wallace Diamond
Applicant Signature

July, 9, 2012
Date

Plot Plan

Page 1 of 1

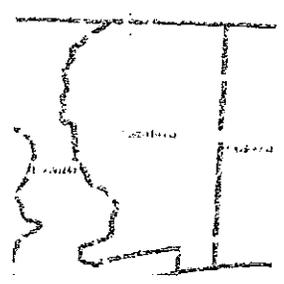
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- Parcel Code
- 2012 Parcel Code
 - 2011 Parcel Code
 - 2010 Parcel Code

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Parcel - undivided Area			



The Santa Rosa County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY. NEITHER SANTA ROSA COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS. -- THIS IS NOT A SURVEY. --
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