2012-V-037

Project Name:	n/a
Applicant and/or Property Owner:	Moore Creek Mount Carmel Utilities, Inc
Representative:	Wallace Diamond
Requests:	Variance to reduce the west side accessory building side setback from 15 feet to 0.0 feet to accommodate a generator cover (pole barn) (LDC 2.10.05.B.1)
Zoning District:	AG -2(Agriculture District-2)

STAFF ANALYSIS

Variance 2012-V-037

I. Applicant:

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

II. Proposed Location:

4209 Nowling Road, Jay; this property is located on the south side of Nowling Road, south of Highway 4, north of Greenwood Road, between Highway 89 and Country Mill Road (Parcel Number 29-5N-29-0000-00201-0000)

III. Request:

Variance to reduce the west side accessory building side setback from 15 feet to 0.0 feet to accommodate a generator cover (pole barn) (LDC 2.10.05.B.1)

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).

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:

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**

(continued on next page)

	such property and not to other lots within the area. **The applicant is seeking relief from the Ordinance regulating side setbacks for accessory structures.** **The request is to reduce the west side accessory building side setback from 15 feet to 0.0 feet to accommodate a generator cover (pole barn). The applicant is requesting this variance to protect the generator from "natural elements (sun, wind, and rain)" thus hopefully extending the life of the generator.**
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.**

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.

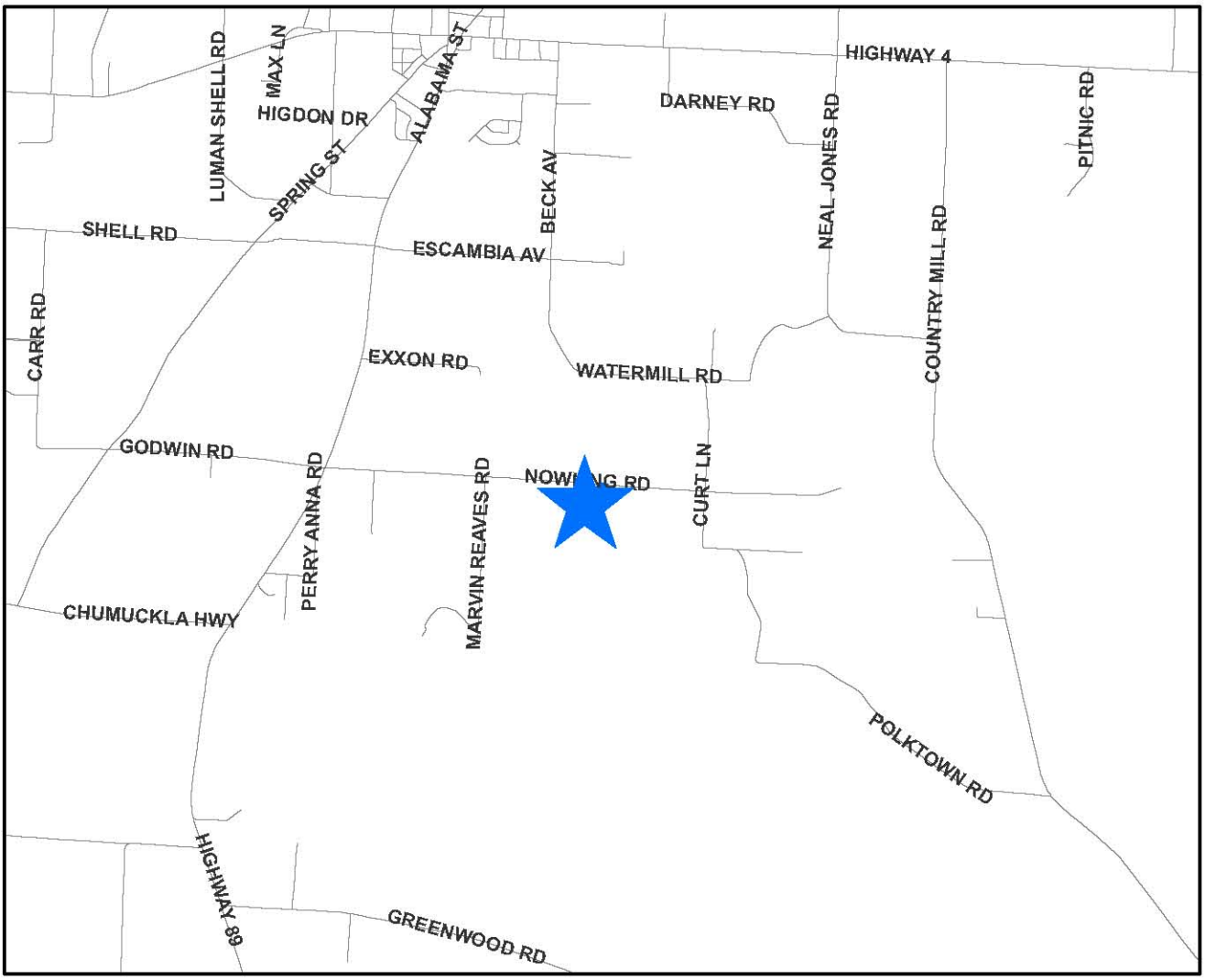
   Additionally, variances from access management connection standards may be granted where the effect of the variance would be to enhance the safety or operation of the roadway.

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 access management standards which would affect the safety or operation of the roadway.

2012-V-037
Location



0 2,500 5,000 10,000 15,000 20,000 Feet

N W E S

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2012-V-037
Zoning

0 200 400 800 1,200 1,600 Feet

N W E S

Legend

- 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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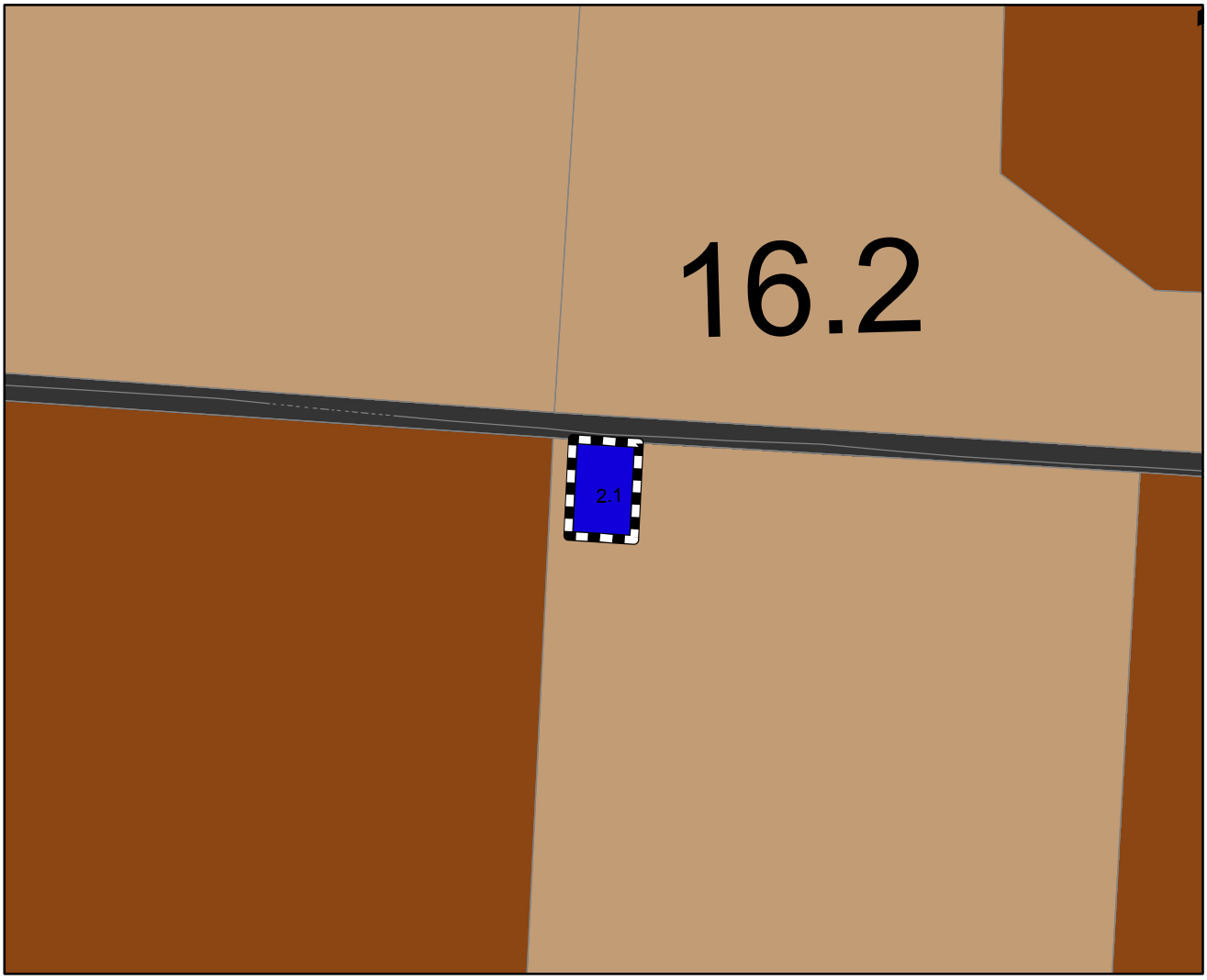
2012-V-037
Existing Land Use



0 200 400 800 1,200 1,600 Feet

N
W E
S

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-V-037
Aerial

0 50 100 200 300 400 Feet

N
W E
S

Legend

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Santa Rosa County
Development Services

2012 JUL 9 AM 11 16

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

** For Official Use Only **			
Application No.	2012-V-037	Date Received:	
Review Fee:		Receipt No.:	
Zoning District:	AG2	FLUM Designation:	AG

VD-3

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): 29-5N-29-0000-00201-0000

-OR-

Street Address of property for which the Variance is requested:

4209 Nowling

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.

To reduce the west side building setback from 15' to 0.0' for 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.

The generator was placed near the side of the Pump building, The contractor thought the fence was on the line, without checking.

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.

The variance is needed, so we can cover this generator. We want to Protect the generator from the sun and rain, hopeful will extent the life of the generator. Protect this expensive 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 Utilities Inc.

Wallace Diamond
Applicant Name (Type or Print)

Wallace Diamond
Applicant Signature

Board President
Title (if applicable)

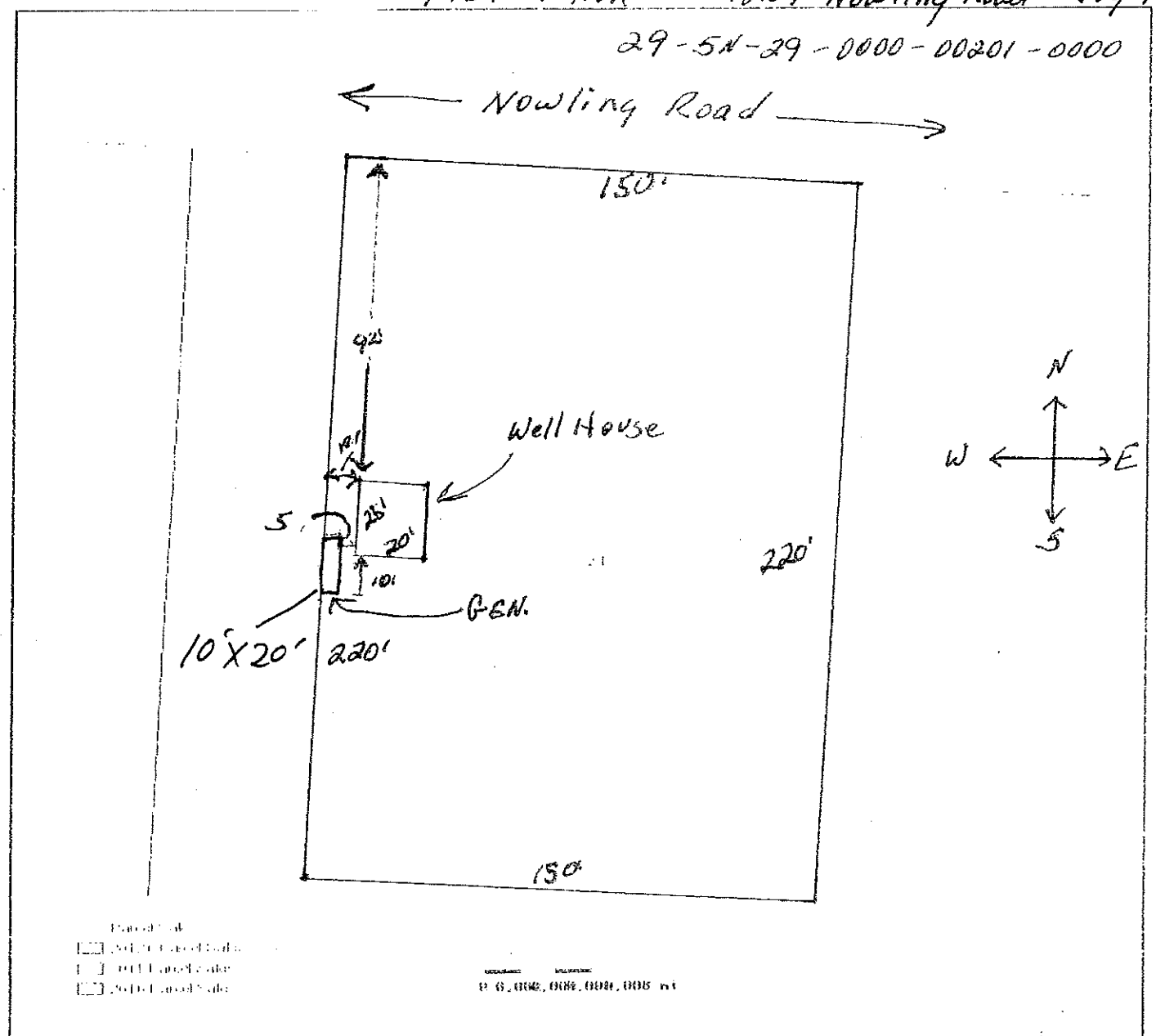
July. 9, 2012
Date

2012-V-037
Site Plan

Moore Creek Mount Carmel Utilities

Plot Plan 4209 Nowling Road Jay Fl.

29-5N-29-0000-00201-0000



Parcel, undefined Acres.			

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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