

**2015-V-035**

**Project Name:** n/a

**Applicant and/or  
Property Owner:** Gail Mayfield

**Representative:** n/a

**Request 1:** Variance to reduce the side setbacks from 7 feet to 1 feet to accommodate a previously constructed covered porch.

**Request 2:** Variance to allow an 8 foot privacy fence in lieu of a 6 foot privacy fence along the west property line.

(LDC 6.05.05.I.3 & 7.01.10.A)

**Zoning District:** R1 (Single Family Residence)



**Variance 2015-V-035**

**General Information:**

<b>Applicant:</b>	Gail Mayfield
<b>Representative:</b>	N/A
<b>Project Location:</b>	3376 Laurel Dr., Gulf Breeze
<b>Parcel Number:</b>	32-2S-28-4760-00200-0010
<b>Request 1:</b>	Variance to reduce the side setbacks from 7 feet to 1 feet to accommodate a previously
<b>Request 2:</b>	Variance to allow a previously constructed 8 foot privacy fence in lieu of a 6 foot privacy fence along the west property line.
<b>Current Conditions:</b>	The property currently has a single family residence. <b>This is a code compliance case.</b>

**Land Development Code Criteria:**

6.05.05      R-1 - Single Family Residential District

I.      Minimum Required Setbacks:

3.      Side Setback: There shall be a side building setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy (70) feet, there shall be a side building setback of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Modifications to this requirement shall be in accordance with Section 2.10.04. Lot widths shall be determined at the minimum front setback line.

7.01.10      Fences and Walls: The construction, erection and maintenance of walls and fences within Santa Rosa County shall be permitted only as follows:

- A.      Walls and fences on rear and side property lines in residential zones shall be permitted to a maximum height of six (6) feet; in commercial zones walls and fences on rear and side property lines shall be permitted to a maximum height of eight (8) feet. In all industrial areas (M-1 and M-2 districts) walls and fences shall be permitted to a height not to exceed ten (10) feet. Agriculture districts are exempt from this provision.

**2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES:**

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 such property and not to other lots within the area.**

**The applicant is seeking relief from the section of the Ordinance which regulates the placement structures on a lot and the height of fences. The applicant is seeking to reduce the side setbacks from 7 feet to 1 foot to accommodate a previously constructed covered porch and a previously constructed 8 foot privacy fence on the west property line.**

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 is not merely 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?            Unknown**

**Staff Analysis: It is not anticipated that the authorization of this Variance will impair an adequate supply of light and air to adjacent property, increase congestion to public streets, or impair the public safety.**

**It is unknown that 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 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.**

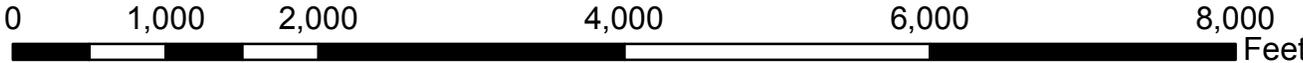
**If the Variance is approved, are there any potential building code issues?**

It is not anticipated that there will be any potential building code issues.



2015-V-035

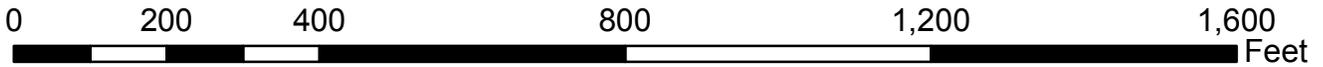
Location



Legend

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# 2015-V-035 Zoning



**Legend**

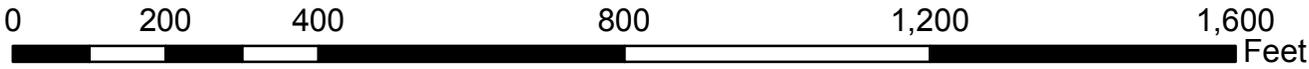
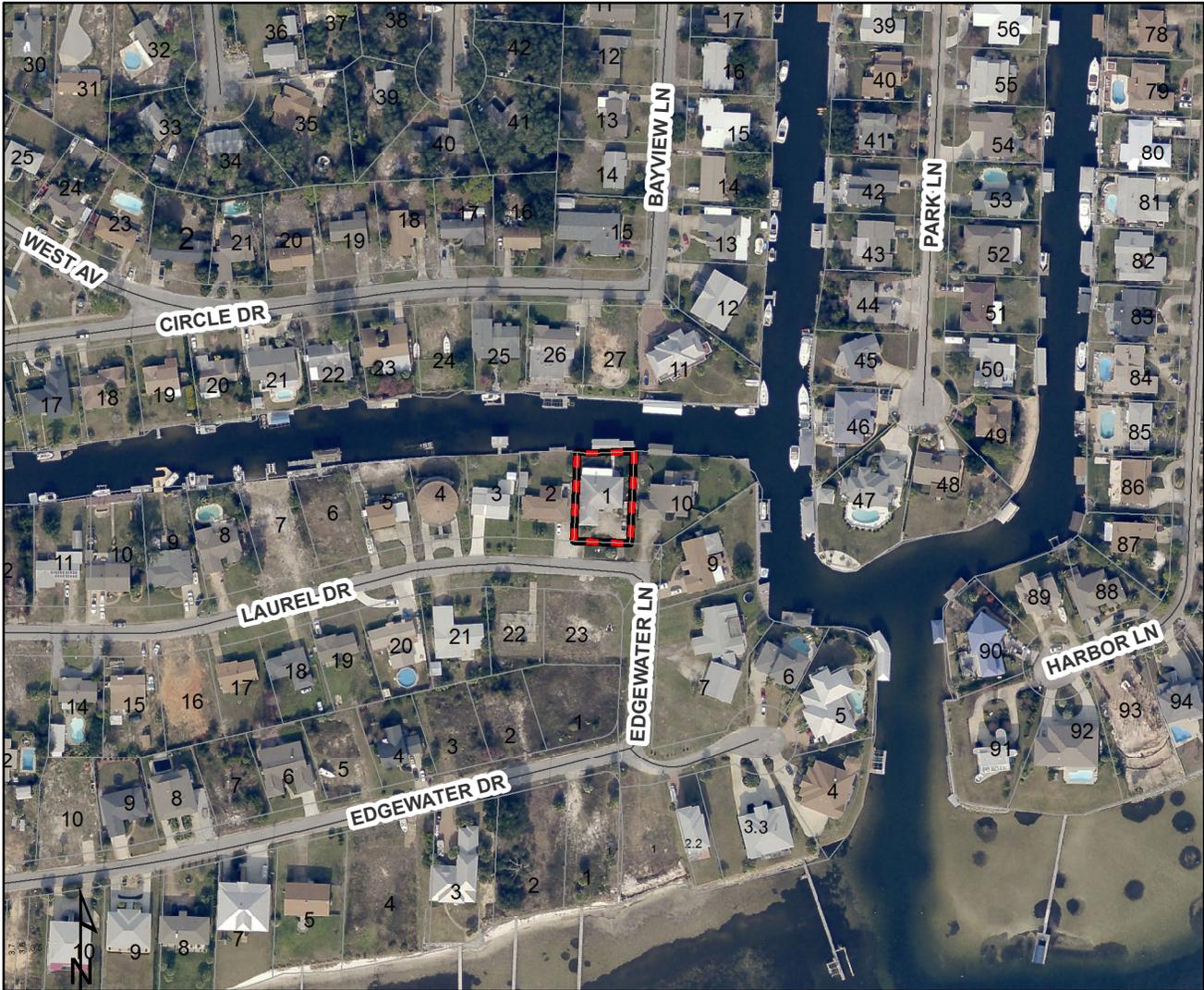
Pending ZB May	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)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

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2015-V-035

Aerial

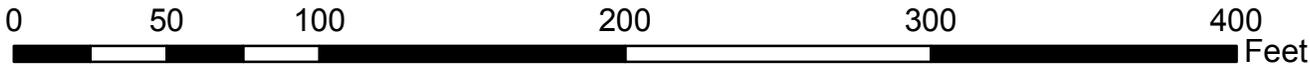


Legend

 PendingZBMay

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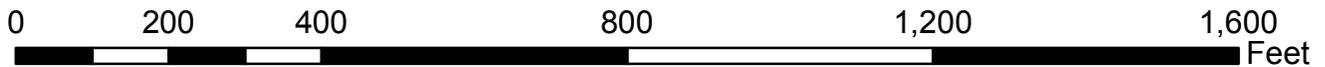
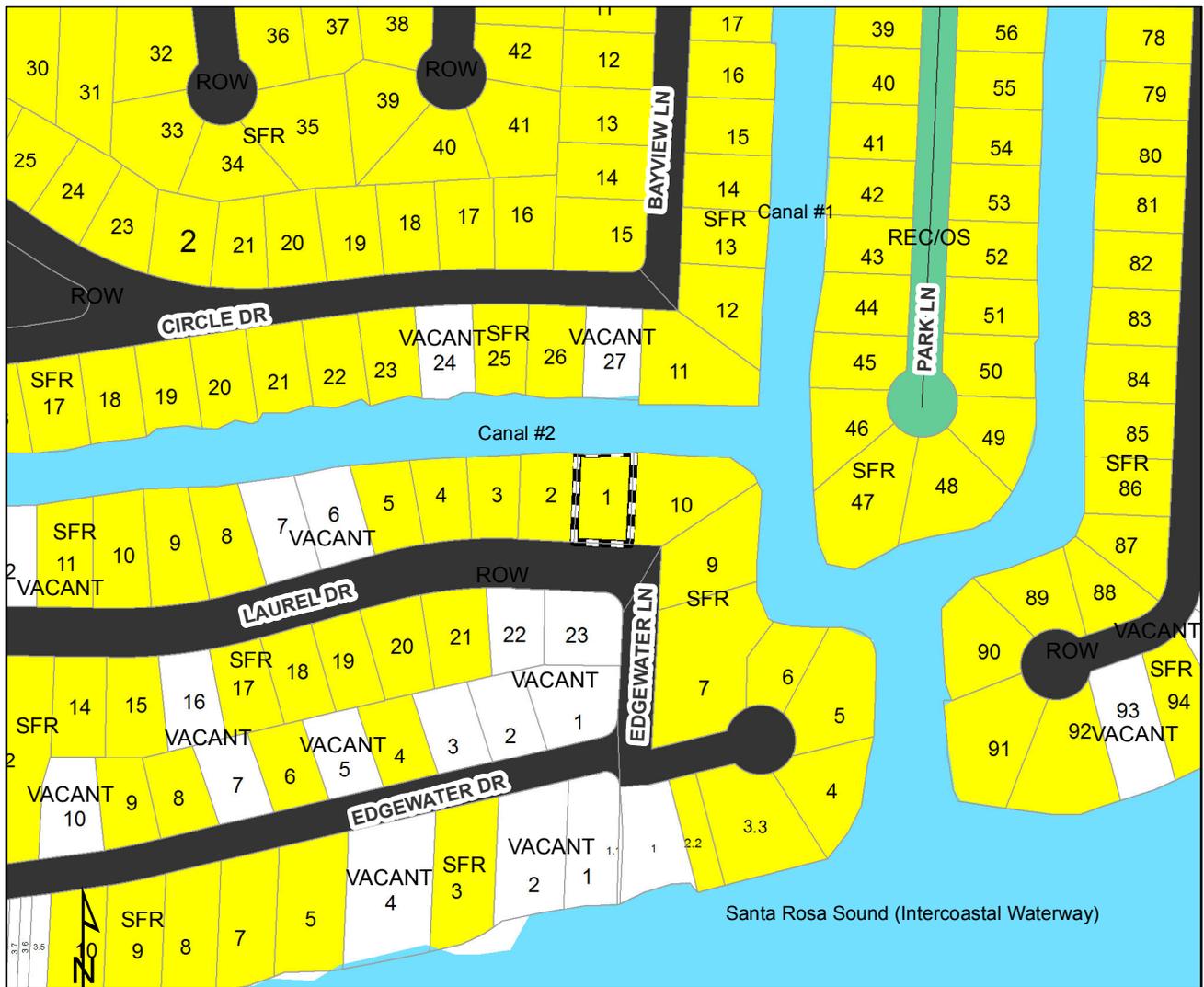
2015-V-035  
Close Up Aerial



**Legend**  
 PendingZBMay

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# 2015-V-035 Existing Land Use



### Legend

	Pending ZB May		Multi-Family Residential <5		Right of Way
	Multi-Family Residential >5		Single Family Residential		Silviculture
	Agriculture		Military		Uncategorized
	Agriculture, Homestead		Mixed Residential/Commercial		Utilities
	Condo's/Townhomes		Office		Vacant
	City		Public Owned Property		Water
	Commercial		Rail		
	Industrial		Recreation/Commercial		
	Institutional		Recreation/Open Space		

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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

## Variance Application

\* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2015 -V - 035</u>	Date Received: <u>3/5/15</u>
Review Fee: <u>\$235</u>	Receipt No.: _____
Zoning District: <u>RL</u>	FLUM Designation: <u>SFR</u>

± 0.238

VD # 3

**Property  
Owner**

Property Owner Name: Gail Mayfield

Address: 3376 Laurel Dr., Gulf Breeze, FL 32563

Phone: 8509161311 Fax: \_\_\_\_\_

Email: gmayfield60@gmail.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): 32-2S-28-4760-00200-0010

**-OR-**

Street Address of property for which the Variance is requested:

3376 Laurel Dr., Gulf Breeze, FL 32563

**Variance Request**

What is the present use of the property? Residential

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

Requesting the roof over the carport remain,

Request a privacy fence of 8 feet.

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

The fence was 8 feet due to the renters had a pitt bull that we were afraid of. The roof on the carport has been there for many many years. We request a variance to leave the roof as is. The sides will be removed. Where as the roof may be close to the property line, it is not in any way obstructing or in the way of the neighbors property line.

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

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

The fence would be a monetary output but the roof serves as protection for storage and hides any storage, that would otherwise be an eyesore to the neighbor hood.

**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.

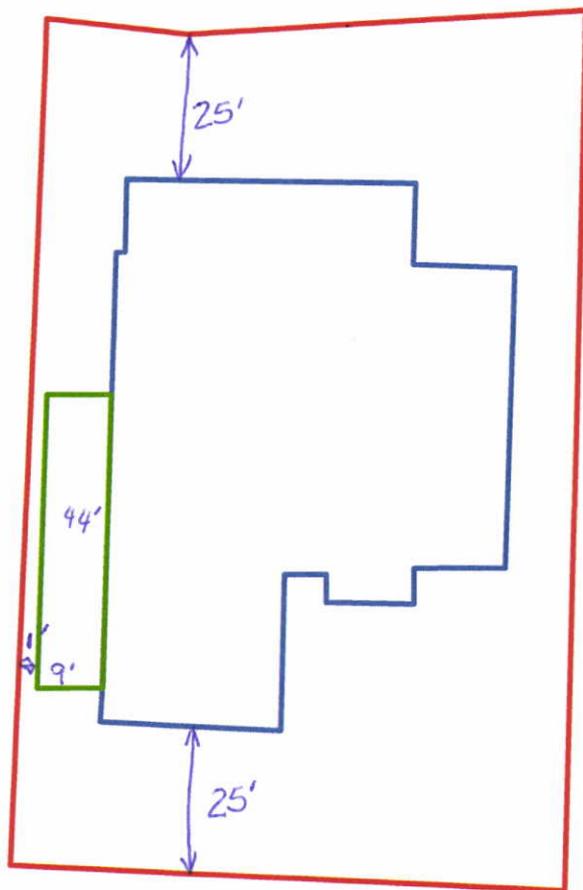
\_\_\_\_\_  
Applicant Name (Type or Print)

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Title (if applicable)

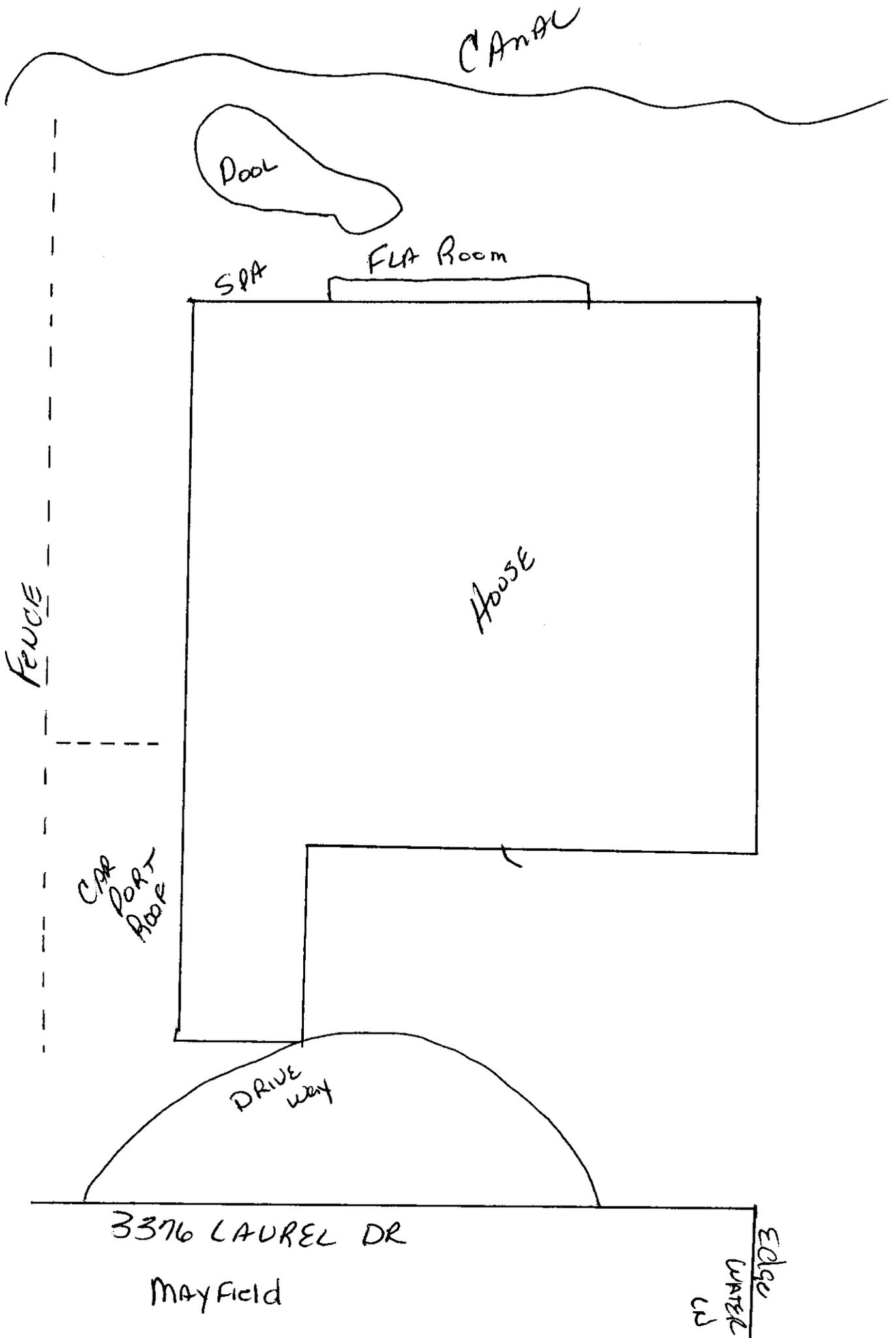
\_\_\_\_\_  
Date

Canal



LAUREL DR

EDGEWATER LN



Case Number 2015-ZV-34

**Violation Information**

Case Number: **2015-ZV-34**  
Date Reported: **02/03/2015**  
Officer Assigned: **(13) Bobby Burkett**

**Violator Name / Address**

Name (First, Last): **GAIL G. MAYFIELD**  
Address: **3376 LAUREL DR**  
City, St, ZIP: **GULF BREEZE FL 32563**  
Contractor Number:  
Phone Number:

**Violation Location**

Parcel Number **322S284760002000010**  
1:  
Parcel Number  
2:  
Zoning Area: **(MID) Midway**  
City Zone 1: **R1**  
City Zone 2:  
Address of **3376 LAUREL DR**  
Violation: **City, St, ZIP: GULF BREEZE, FL 32563**  
Side Street 1:  
Side Street 2:

**Violator Business Name / Address**

Business Name:  
Physical Address:  
City, St, ZIP  
Mailing Address:  
City, St, ZIP:

**Ordinance / Articles**

Ordinance:  
Article 1: Article 3:  
Article 2: Article 4:

	Violations
Code Description <b>25 Fence violation</b> <b>45 RV Violation</b> <b>87 accessory building violation</b>	

Date Served: **02/13/2015** Action Taken:

Comply by: **03/04/2015** **02/13/15: COURTESY LETTER SENT TO OWNER RE ACCESSORY BUILDING VIOLATION, RV VIOLATION, AND FENCE HEIGHT VIOLATION.**

Amount: **0.00**

Citations

Property Owner Information

Business Name:

Name: GAIL G. MAYFIELD

Physical Address: 3376 LAUREL DR Mailing Address:

City, St, ZIP GULF BREEZE FL  
32563

Phone Number:

Complaint Information

Name: ANONYMOUS

Address:

Phone Number:

Email:

Complaint made by: Email

Case Number 2015-ZV-34

Rechecks Scheduled:

#	Scheduled Date	Officer	Notes
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1)	06/12/2015	13 - Bobby Burkett	
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Rechecks Performed:

#	Scheduled Date	Recheck Date	Officer	Notes
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1)	03/04/2015	03/04/2015	13 - Bobby Burkett	
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2) 03/26/2015 03/26/2015<sup>13</sup> - Bobby  
Burkett

**Dates:**

Opened: **02/03/2015**

Closed:

Reopened:

**Status:**

Status: **Active** Watch List?

Reason:

**Comments:**

02/03/15 - RV VIOLATION, FENCE HEIGHT VIOLATION, AND ACCESSORY BUILDING VIOLATION. Per complainant, the owner has erected an 8-foot fence all the way down to the water front, and erected a storage structure on the property line (no setbacks)(and no permits found); and an RV (5th wheel) with residents living in it.

02/05/15: On site observed accessory structure built and 8' privacy fence in back yard on property line. Spoke with owner explained process to bring into compliance. The RV is only being used for about 2 weeks family moving down from South Carolina. Gave owner instructions on who to contact. Will send C.L. 15 days. BB

03/04/15: Spoke with owner he is working on applying for a variance. Will monitor and recheck for junk. BB

03/26/15: On site, per owner variance application submitted. Recheck in June. BB

**Status & Transaction Change History:**

IDNO

DATE

NOTES



**CITIZENS  
COMMENTS**

**2015-V-035**

## Darlene Stanhope

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**From:** Robert <bscileppi@hotmail.com>  
**Sent:** Thursday, April 30, 2015 12:34 PM  
**To:** Darlene Stanhope  
**Cc:** gmayfield60@gmail.com  
**Subject:** Variance Application (2015-V-035)

Dear Darlene,

I am the property owner immediately next to Gail Mayfield. I am submitting this email and will also be submitting a letter for the board members for the variance meeting on May 14th in regards to my thoughts on the issue.

I have no complaints/issues with the reduction of the setback from 7 feet to 1 foot to accommodate the porch. Likewise, I have no complaints regarding the 8 foot privacy fence.

For the record, I would like Mrs. Mayfield and the respective board members to know that I did NOT complain or report either of these issues as they do not bother me at all. In fact, I actually love the fence!

Please consider this in your decision as It is my house that is most affected. The variance should be allowed in my opinion.

If you have any questions, please feel free to call me personally on my cell phone at any time. I can be reached at (614) - 206-3739.

Respectfully,

Robert M. Scileppi, DO  
3372 Laurel Drive  
Gulf Breeze, FL