

2015-V-060

Project Name: n/a

**Applicant and/or
Property Owner:** Nathan Mansfield

Representative: n/a

Request: Variance to reduce Shoreline
Protection Zone setback from 50 feet
to 18.95 feet to accommodate the
construction of a single family
residence.

(LDC 12.01.02.A)

Zoning District: PBD (Planned Business District)

Variance 2015-V-060

General Information:

Applicant: Nathan Mansfield

Representative: N/A

Project Location: 6019 Emerald Sound Dr., Gulf Breeze, FL

Parcel Number: 29-2S-27-3332-00H00-0040

Request: Variance to reduce the Shoreline Protection Zone setback from 50 feet to 18.95 feet to accommodate the construction of a single family residence.

Current Conditions: Vacant

Previous Board Actions: The property immediately to the west of the subject site received a variance in 2014 to reduce the shoreline protection zone setback from 50 feet to 38 feet to accommodate a sundeck. The actual residence did not encroach into the 50 foot setback.

Land Development Code Criteria:

12.01.00 COASTAL DEVELOPMENT/SHORELINE PROTECTION:

12.01.02 Design Standards in Areas Adjacent to Shoreline Protection Zone

A. All development shall be setback greater than or equal to fifty (50) feet from the landward boundary of the Shoreline Protection Zone in Zone-1 and forty-five (45) feet from the landward boundary of the Shoreline Protection Zone in Zone-2.

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 within a Shoreline Protection Zone. The applicant is seeking to vary the Shoreline Protection Zone setbacks from 50 feet to 18.95 feet to accommodate the construction of a single family residence.

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 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? Yes

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 not anticipated 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

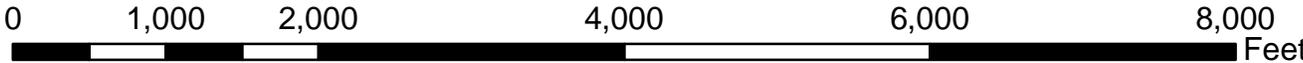
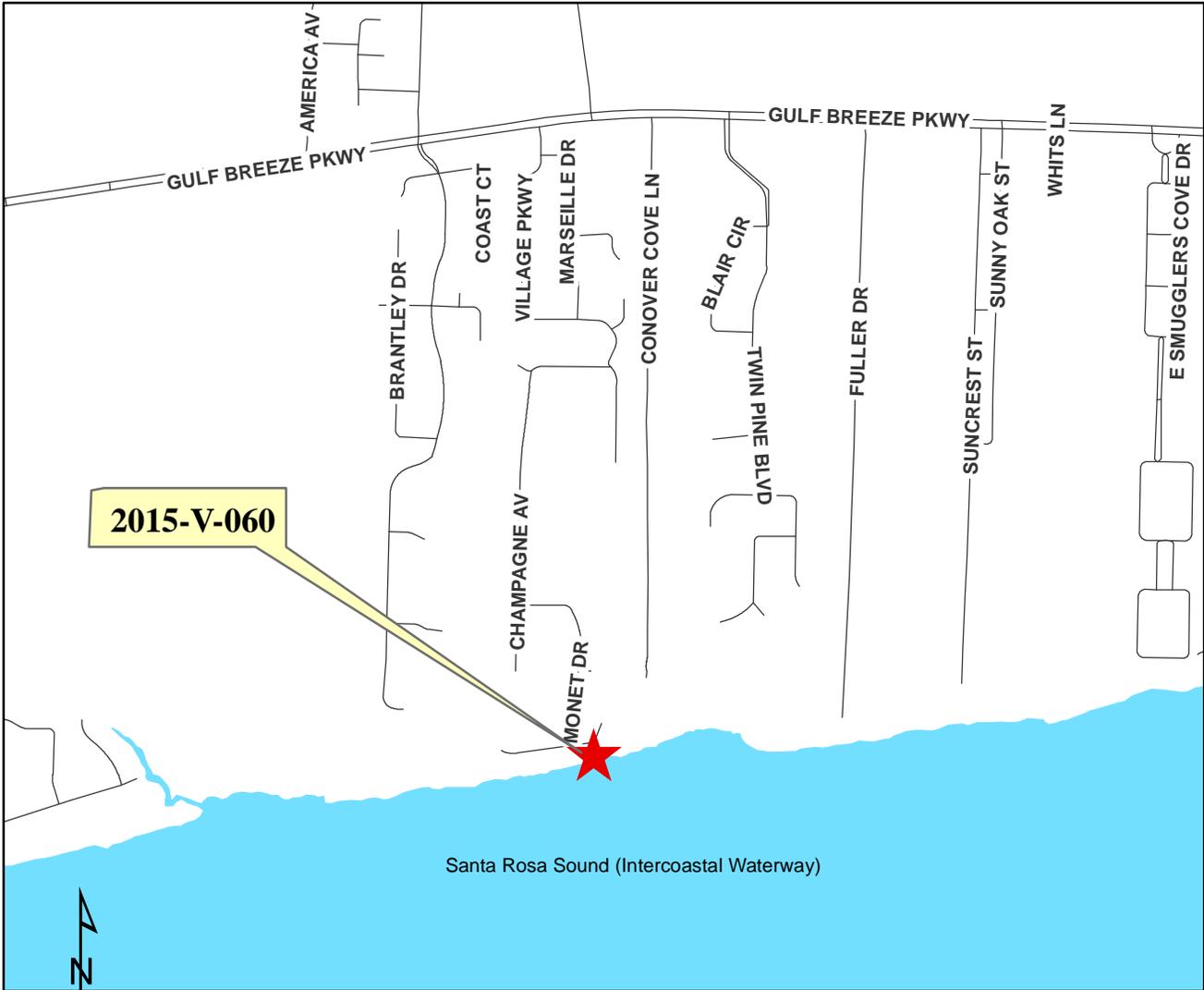
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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-060

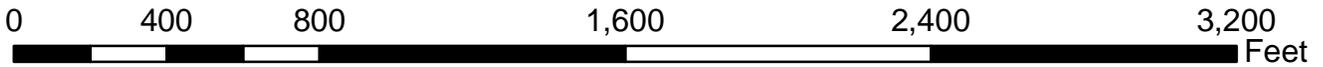
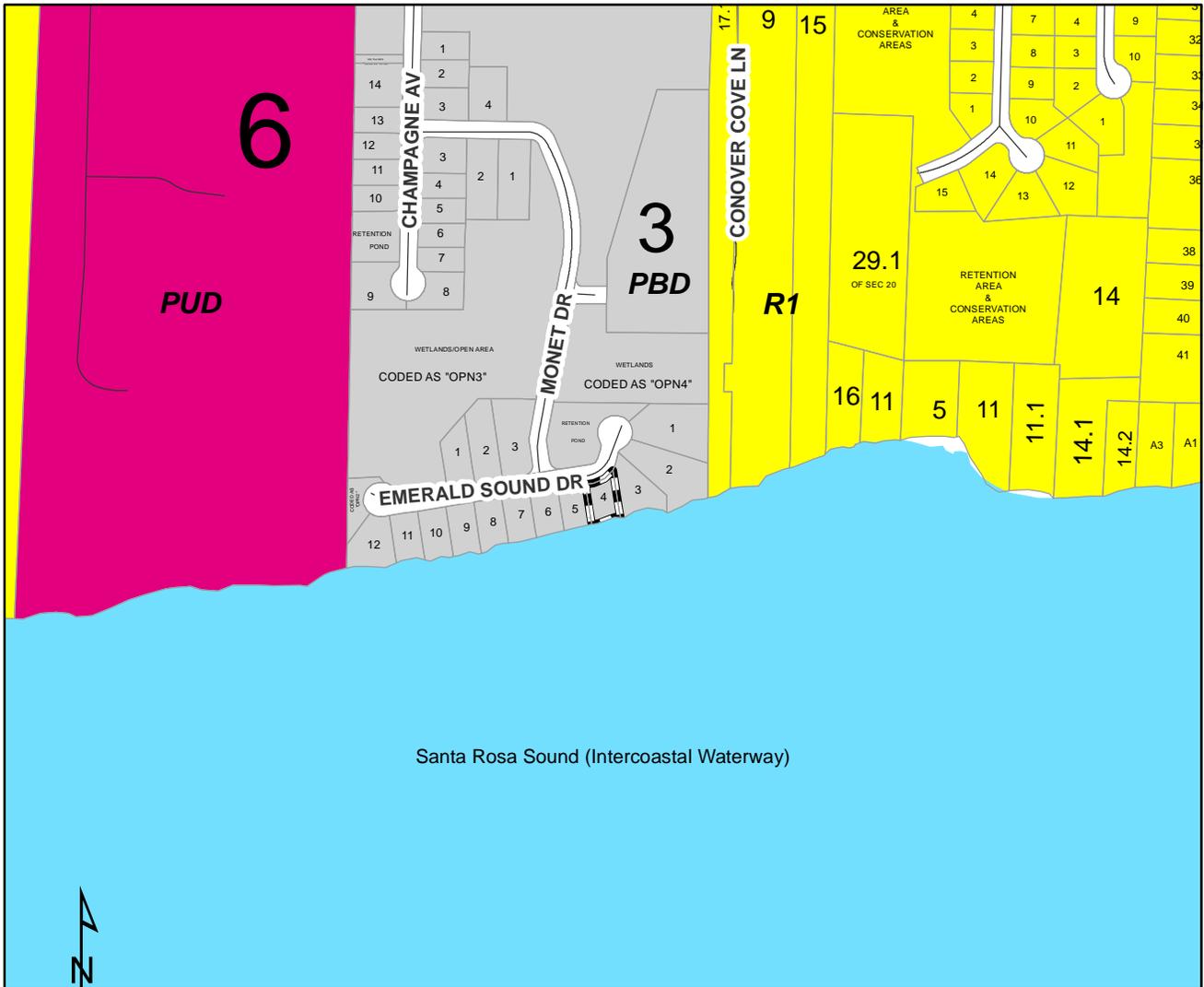
Location



Legend

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2015-V-060 Zoning



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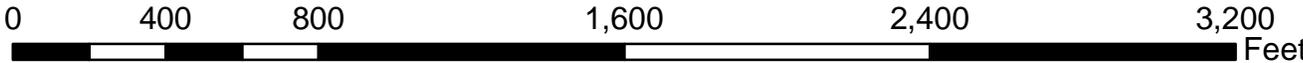
Pending ZB August	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	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)	Municipal Boundaries (CITY)	
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)		
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-060

Aerial

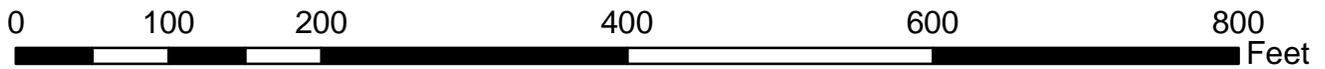


Legend

 PendingZBAugust

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2015-V-060
Close Up Aerial



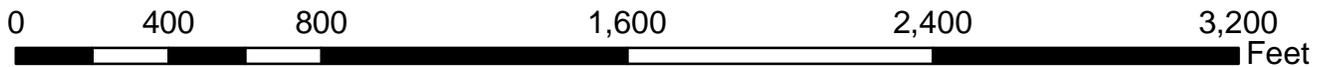
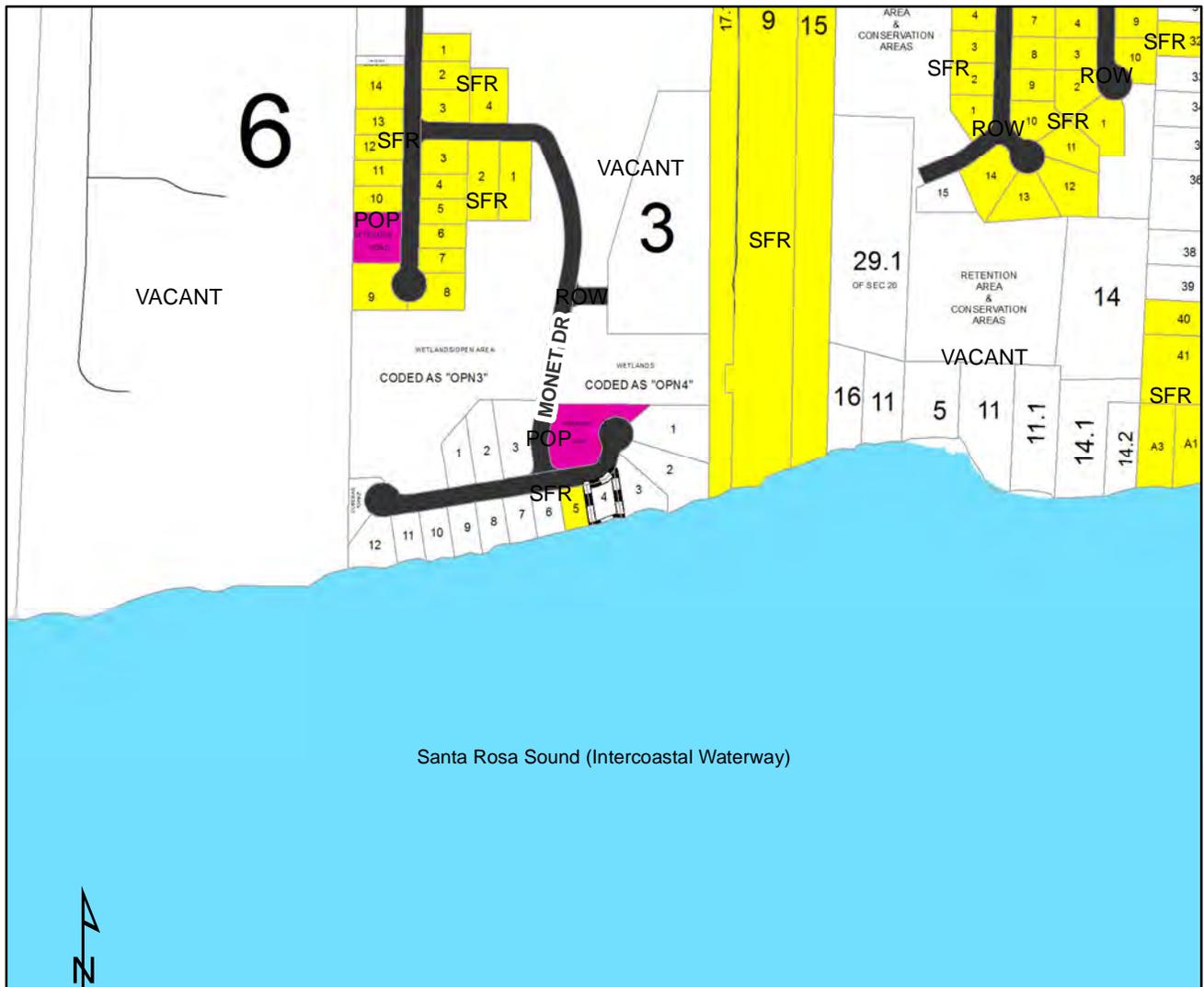
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2015-V-060 Existing Land Use



Legend



Pending ZBA August

Existing Land Use

CATEGORY

Agriculture

Agriculture, Homestead

Condo's/Townhomes

City

Commercial

Industrial

Institutional

Multi-Family Residential <5

Multi-Family Residential >5

Military

Mixed Residential/Commercial

Office

Public Owned Property

Rail

Recreation/Commercial

Recreation/Open Space

Right of Way

Single Family Residential

Silviculture

Uncategorized

Utilities

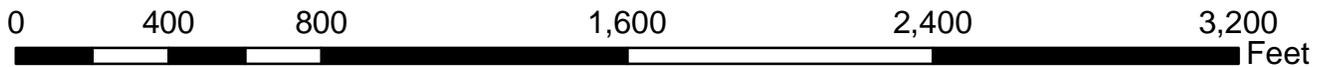
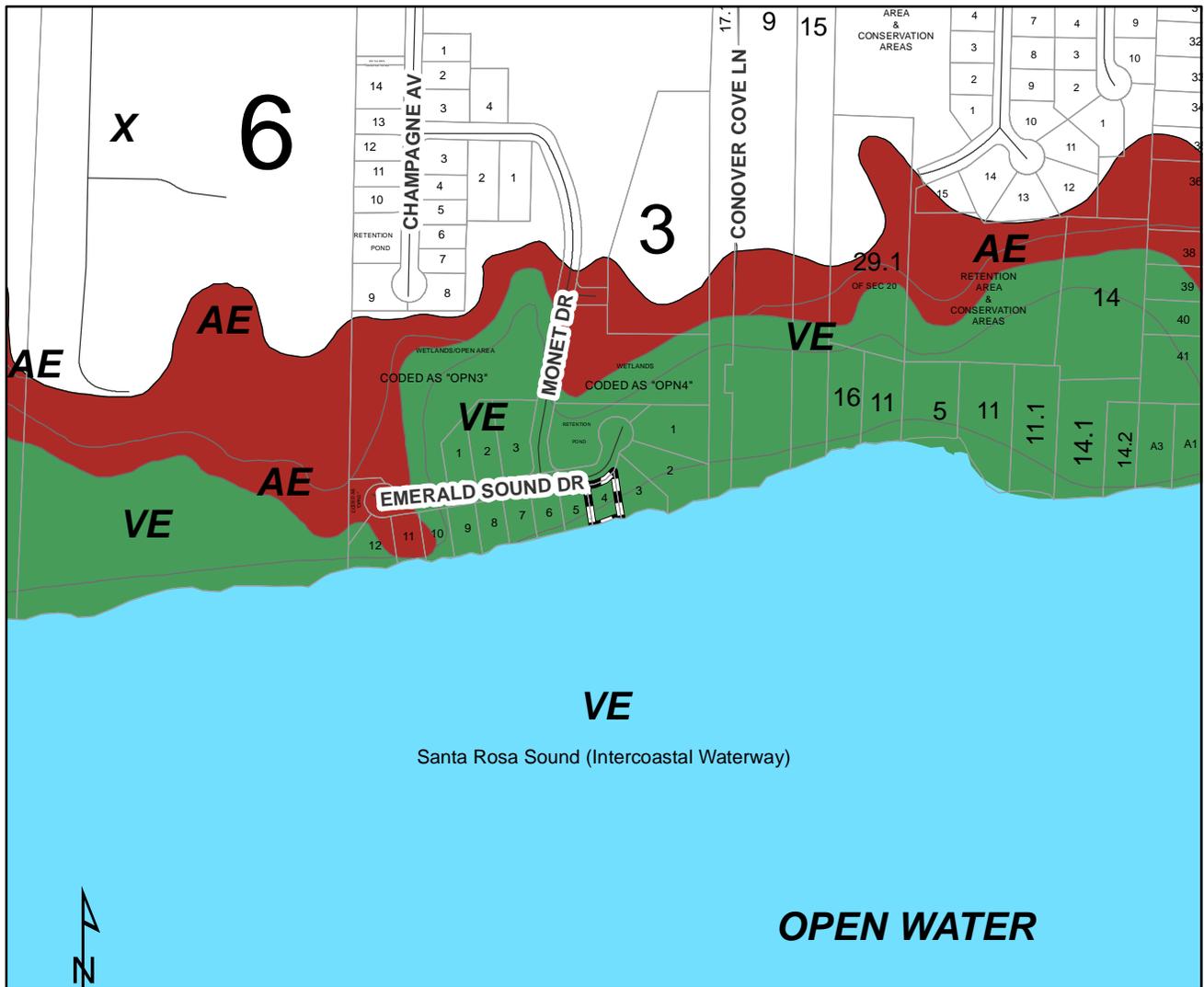
Vacant

Water

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2015-V-060 Flood Zone



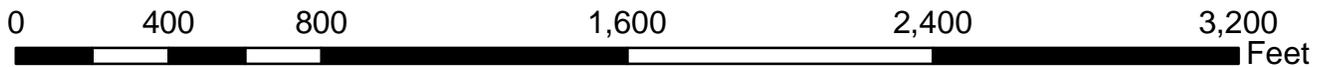
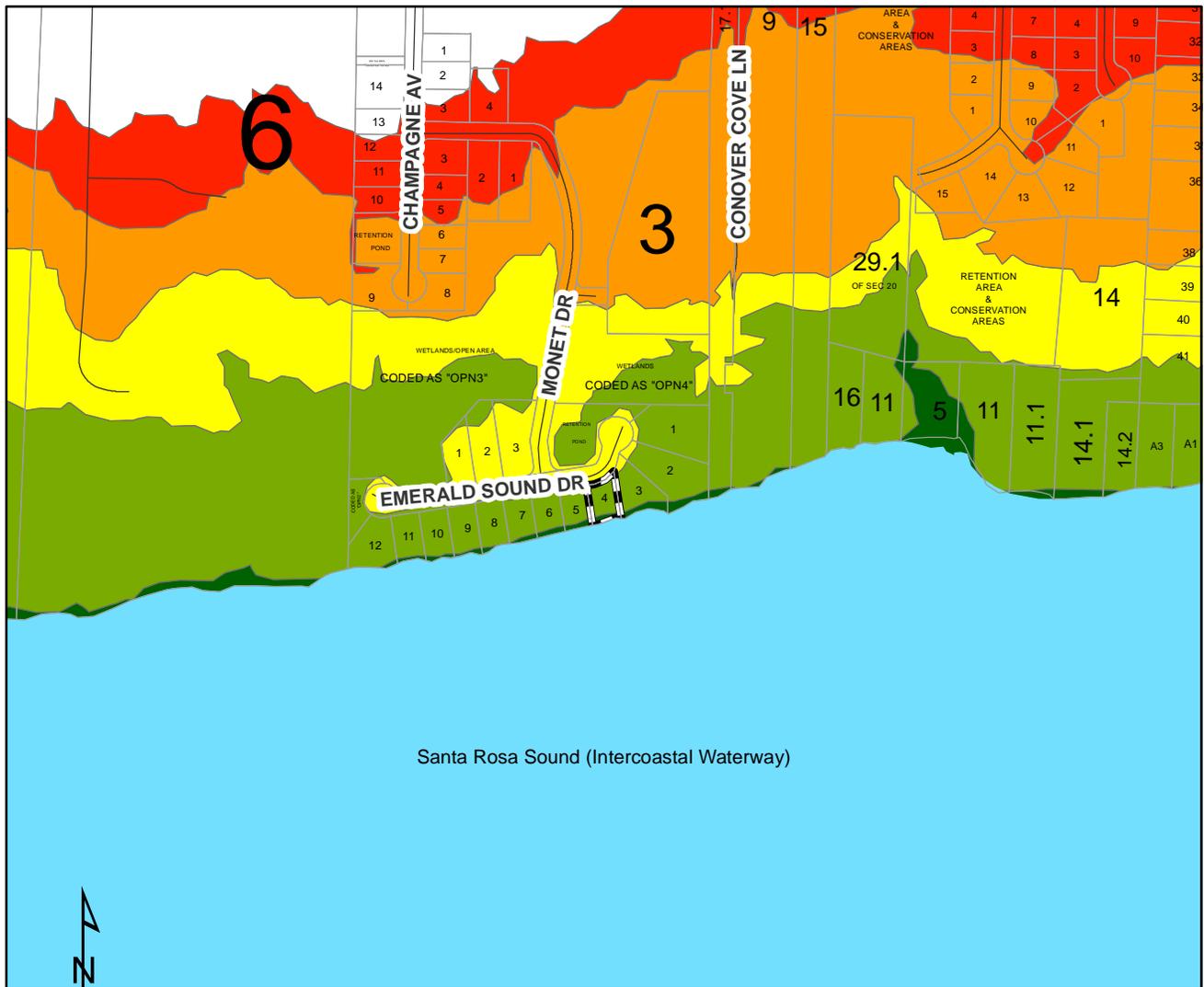
Legend

 Pending ZBA August	DFIRM	 AE - 1% Annual Chance of Flood - BFE's
	FLOOD_ZONE	 VE - A 1% Annual Chance of Flood - Storm Waves
 0.2% Annual Chance of Flood (500 Year)	 Not in the FloodPlain	
 A - 1% Annual Chance of Flood - No BFE's		

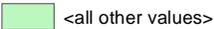
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2015-V-060 Storm Surge Zone



Legend

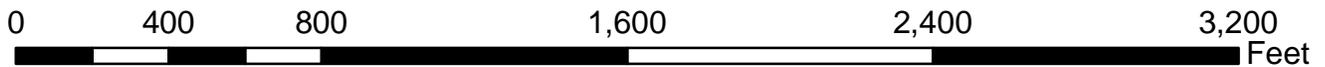
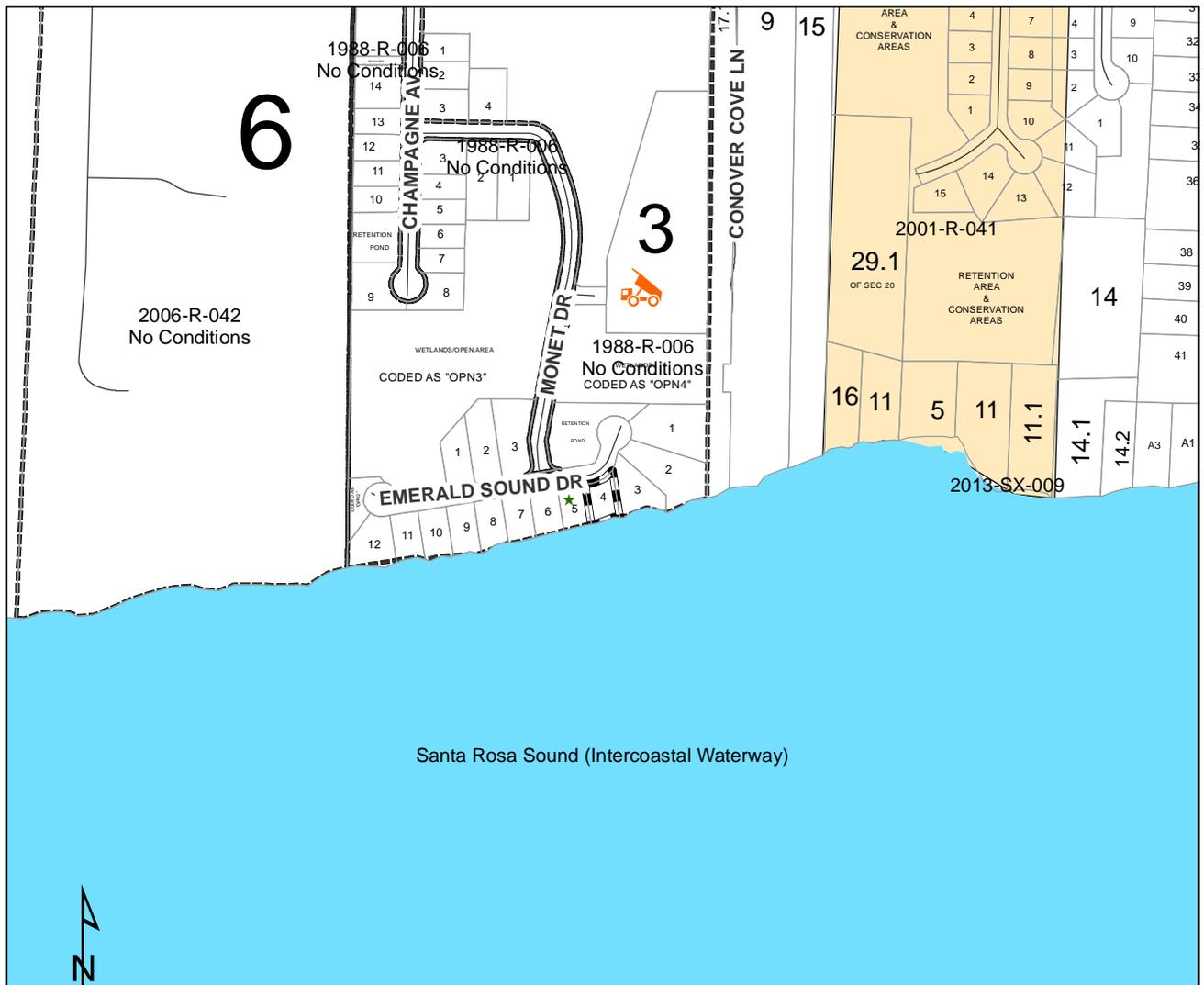
 PendingZBAugust	gisdata.GISADMIN.SRCSurgeZones	 2
	 <all other values>	 3
	Cat	 4
	 1	 5

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2015-V-060

Previous Zoning Board Decisions in the Area

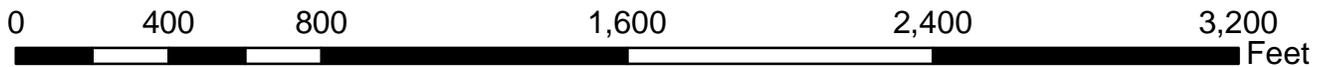
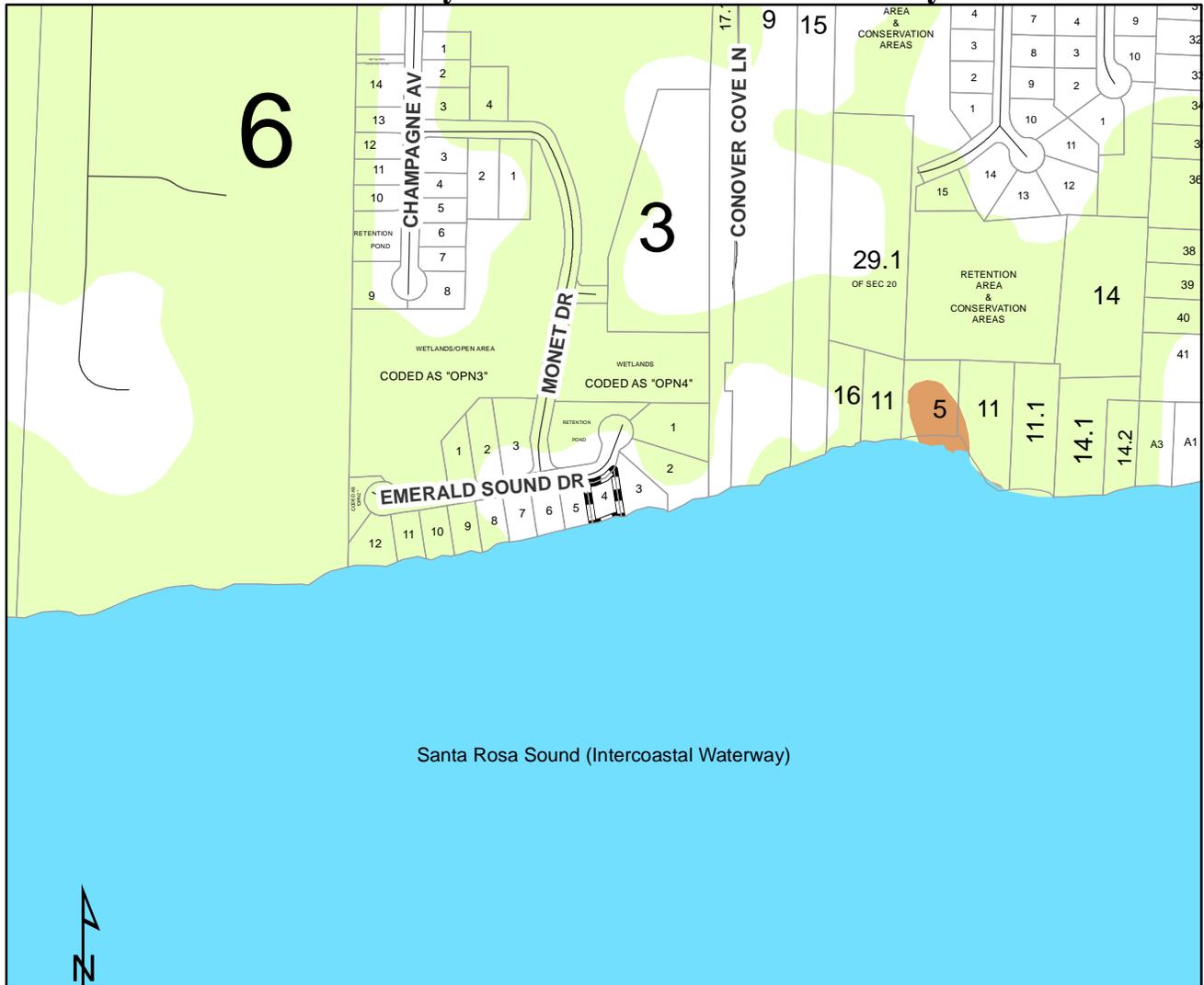


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2015-V-060
Potential Wetlands
as indicated by the National Wetlands Inventory



Legend

	Pending ZBA August	DESCRIPT		PALUSTRINE
	Potential Wetlands		RIVERINE	
			MARINE	
			LACUSTRINE	

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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- 060</u>	Date Received:	<u>7/1/15</u>
Review Fee:	<u>235*</u>	Receipt No.:	
Zoning District:	<u>PBD</u>	FLUM Designation:	<u>MRC</u>

±0.273 VD#5

Property Owner Property Owner Name: Nathan L. Mansfield

Address: 1514 Stanford Rd
Gulf Breeze FL 32563

Phone: 850-232-2798 Fax: 850-916-4047

Email: nmtile@msn.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): 29-25-27-3332-00H00-0040
-OR-
Street Address of property for which the Variance is requested:
6019 Emerald Sound Dr. Gulf Breeze, FL
32563

Variance Request

What is the present use of the property? VACANT

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

See Attached

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

See Attached.

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.

I will NOT BE ABLE TO CONSTRUCT MY Residence.

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.

Nathan L. Mansfield
Applicant Name (Type or Print)

[Signature]
Applicant Signature

Title (if applicable)

6/26/2015
Date

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

Requesting a 31.05 Ft variance from the rear back set line (BSL). The purpose is to enable enough building area to construct my new residence. Per my meeting with the county on 6/26/15, the rear BSL has moved due to the changing shoreline, and only leaves 21 foot depth of buildable area. The buildable area when purchased in 2004 was approximately 58 Ft deep.

Please describe the special circumstances or conditions that apply to the building or land in question which will necessitate the variance request:

I purchased this property in 2004 and recently designed a home to be built on the property based on the original plat map and survey setbacks from 2004. The shoreline has supposedly changed since the subdivision was originally platted resulting in a significant movement of the rear BSL. The rear BSL is currently located in approximately the center of my residence, and without a variance my planned residence cannot be constructed.

Current Survey

- SURVEYOR'S NOTES:**
- THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
 - ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
 - NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE WE FURNISHED WITH SUCH.
 - NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
 - NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
 - ALL BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.
 - ERROR OF CLOSURE MEETS MINIMUM TECHNICAL STANDARDS.
 - THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.
 - BASIS OF BEARING: CENTERLINE OF EMERALD SOUND DRIVE AS N80°59'51"E.
 - REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION; COPY OF PLAT OF QUAYSIDE VILLAGE PHASE III, PLAT BOOK 9, PAGE 18.
 - ENCROACHMENTS ARE AS SHOWN.
 - IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION AS FOLLOWS:
 ZONE: "VE"
 ELEVATION: (EL.11') & (EL.12)
 PANEL NUMBER: 12113C 0563 G
 AS DATED: 12/19/06
 - THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND PLANNING, LLC., IS L.B. 7919.
 - THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED FROM NATIONAL GEODETIC SURVEY BENCHMARK No. 58-09-DOIV, HAVING A PUBLISHED ELEVATION OF 6.92' (NAVD'88).

DESCRIPTION: (OFFICIAL RECORDS BOOK 2286, PAGE 1691)
 LOT 4, BLOCK H, QUAYSIDE VILLAGE PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE(S) 18 & 19, PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

- LEGEND:**
- ⊙ - FOUND 1/2" CAPPED IRON ROD L.B. #5802
 - ⊙ - FOUND PLAIN 1/2" IRON ROD
 - ⊙ - FOUND 1/2" CAPPED IRON ROD
 - ⊙ - SET 1/2" CAPPED IRON ROD L.B. #7919
 - PSM - PROFESSIONAL SURVEYOR AND MAPPER
 - L.B. - LICENSED BUSINESS
 - BSL - BUILDING SETBACK LINE
 - R/W - RIGHT-OF-WAY
 - PT - POINT OF TANGENCY
 - PC - POINT OF CURVATURE
 - PI - POINT OF INTERSECTION
 - P - PLAT
 - F - FIELD

ADDRESS: 6019 EMERALD SOUND DRIVE						
REQUESTED BY: NATHAN MANSFIELD						
TYPE: BOUNDARY SURVEY						
SECTION 29, TOWNSHIP- 2 - SOUTH, RANGE- 27 - WEST, SANTA ROSA COUNTY						
SCALE: 1"=30'	FIELD BOOK	PAGE	CREW	FIELD DATE:	DRAWN BY:	CHECKED BY:
DATE: 06/02/15	590	22	CG/PW/SW	05/29/15	JSP	<i>[Signature]</i>
NO.:	DATE:	REVISIONS:				APPROVED BY:
1	06/21/15	ADJACENT BUILDING LOCATION - F.B. #590, PG. 22 - CG/PW - 06/18/15 - JSP				<i>[Signature]</i>
2	06/30/15	LOCATED MEAN HIGH WATERLINE - F.B. #589, PG. 26 - DM - 06/29/15 - JSP				<i>[Signature]</i>

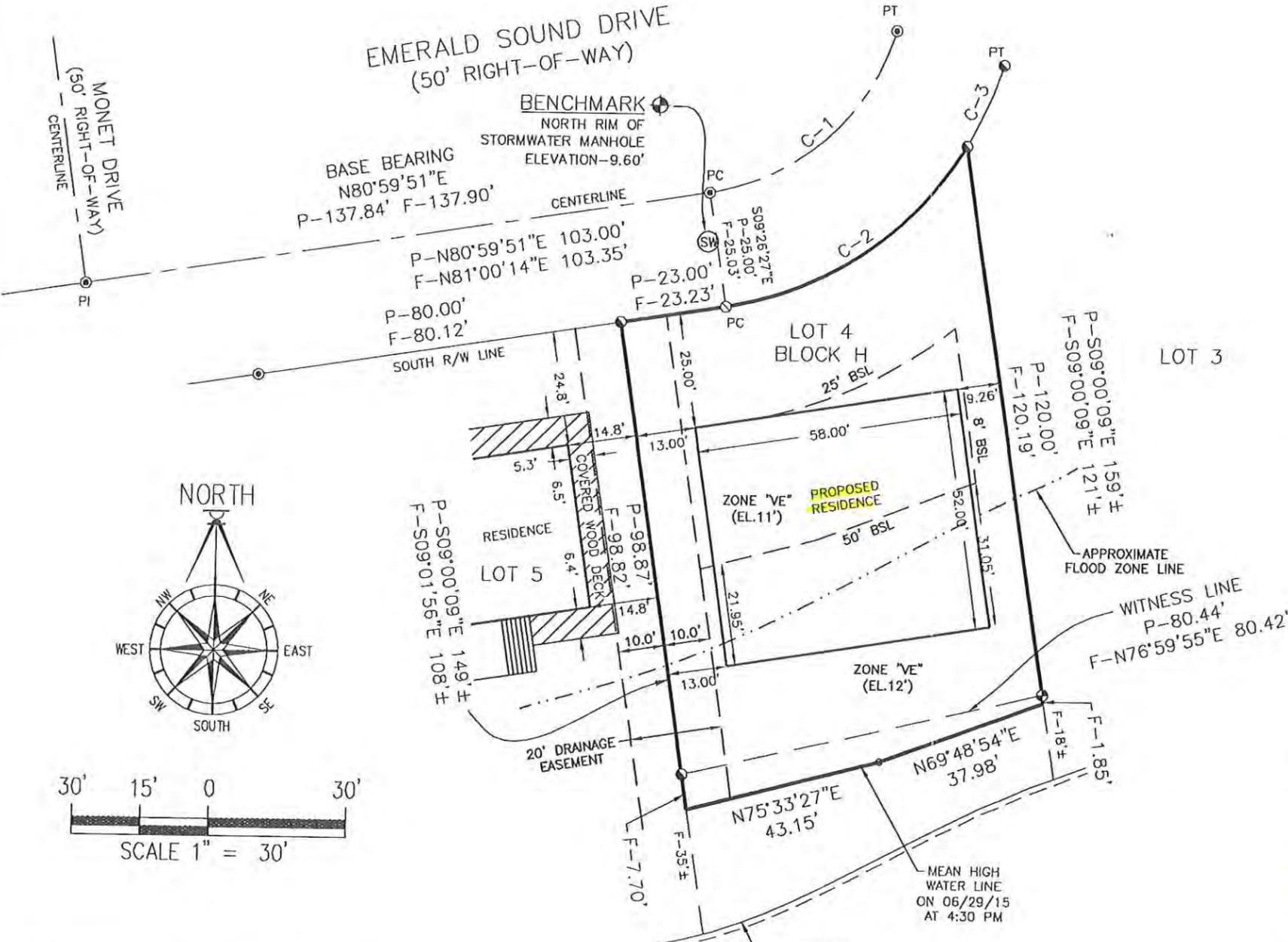
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

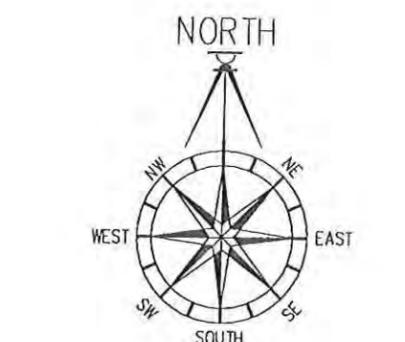
[Signature]
 KENNETH J. MONIE PSM #4655
 CORPORATE NO. LB 0007919
 STATE OF FLORIDA

KJM
 Land Planning, LLC.
 Kenneth J. Monie
 Professional Surveyor and Mapper
 2828 Venetian Court
 Gulf Breeze, 32563
 850-438-0262 Fax 850-438-1307

DRAWING NUMBER
 15-16423



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
PLAT C-1	50.00'	64°44'35"	56.50'	53.54'	N48°37'33"E
FIELD C-1	50.00'	64°46'09"	56.52'	53.56'	N48°37'35"E
PLAT C-2	75.00'	49°46'35"	65.16'	63.13'	S56°06'33"W
FIELD C-2	75.00'	49°41'15"	65.04'	63.02'	S55°50'18"W
PLAT C-3	75.00'	14°58'00"	19.59'	19.54'	S23°44'16"W
FIELD C-3	75.00'	14°41'24"	19.23'	19.18'	S23°38'59"W



FILE NO.

Current Survey

- SURVEYOR'S NOTES:**
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 - ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
 - NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE WE FURNISHED WITH SUCH.
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 - REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION; COPY OF PLAT OF QUAYSIDE VILLAGE PHASE III, PLAT BOOK 9, PAGE 18.
 - ENCROACHMENTS ARE AS SHOWN.
 - IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION AS FOLLOWS:
 ZONE: "VE"
 ELEVATION: (EL.11') & (EL.12)
 PANEL NUMBER: 12113C 0563 G
 AS DATED: 12/19/06
 - THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND PLANNING, LLC., IS L.B. 7919.
 - THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED FROM NATIONAL GEODETIC SURVEY BENCHMARK No. 58-09-DOIV, HAVING A PUBLISHED ELEVATION OF 6.92' (NAVD'88).

Area of residence within setback
 --- setback lines

DESCRIPTION: (OFFICIAL RECORDS BOOK 2286, PAGE 1691)
 LOT 4, BLOCK H, QUAYSIDE VILLAGE PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE(S) 18 & 19, PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

- LEGEND:**
- ⊙ - FOUND 1/2" CAPPED IRON ROD L.B. #5802
 - - FOUND PLAIN 1/2" IRON ROD
 - ⊙ - FOUND 1/2" CAPPED IRON ROD
 - ⊙ - SET 1/2" CAPPED IRON ROD L.B. #7919
 - PSM - PROFESSIONAL SURVEYOR AND MAPPER
 - L.B. - LICENSED BUSINESS
 - BSL - BUILDING SETBACK LINE
 - R/W - RIGHT-OF-WAY
 - PT - POINT OF TANGENCY
 - PC - POINT OF CURVATURE
 - PI - POINT OF INTERSECTION
 - P - PLAT
 - F - FIELD

ADDRESS: 6019 EMERALD SOUND DRIVE						
REQUESTED BY: NATHAN MANSFIELD						
TYPE: BOUNDARY SURVEY						
SECTION 29, TOWNSHIP- 2 - SOUTH, RANGE- 27 - WEST, SANTA ROSA COUNTY						
SCALE: 1"=30'	FIELD BOOK	PAGE	CREW	FIELD DATE:	DRAWN BY:	CHECKED BY:
DATE: 06/02/15	590	22	CG/PW/SW	05/29/15	JSP	<i>KJM</i>
NO.:	DATE:	REVISIONS:				APPROVED BY:
1	06/21/15	ADJACENT BUILDING LOCATION - F.B. #590, PG. 22 - CG/PW - 06/18/15 - JSP				<i>KJM</i>
2	06/30/15	LOCATED MEAN HIGH WATERLINE - F.B. #589, PG. 26 - DM - 06/29/15 - JSP				<i>KJM</i>

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

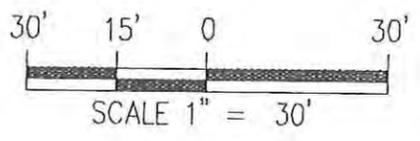
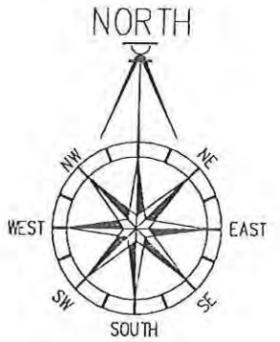
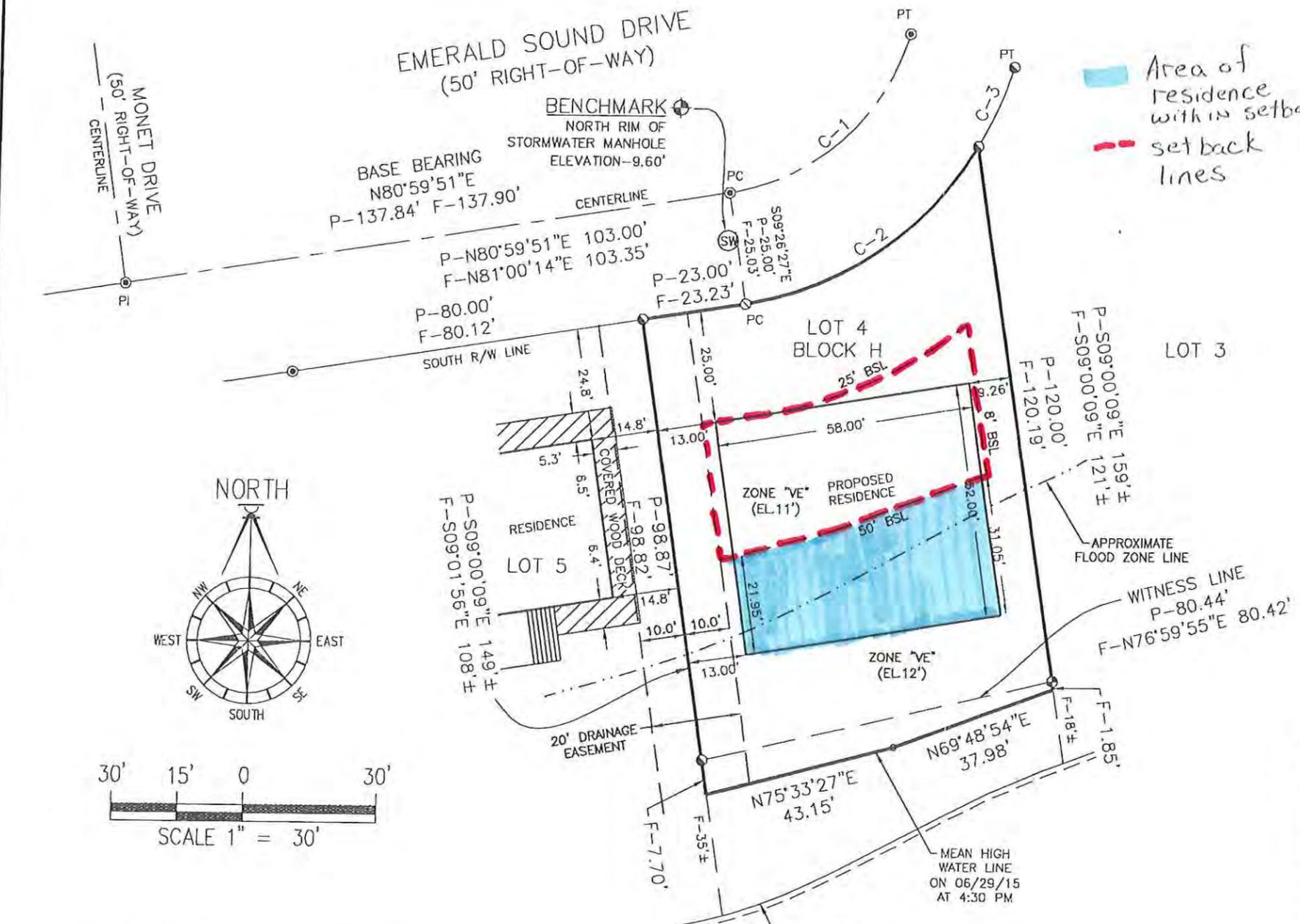
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Kenneth J. Monie
 KENNETH J. MONIE PSM #4655
 CORPORATE NO. LB 0007919
 STATE OF FLORIDA

6/30/15

KJM
 Land Planning, LLC.
 Kenneth J. Monie
 Professional Surveyor and Mapper
 2828 Veneation Court
 Gulf Breeze, 32563
 850-435-0202 Fax 850-436-1307

DRAWING NUMBER
 15-16423



CURVE TABLE						
	CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
PLAT	C-1	50.00'	64°44'35"	56.50'	53.54'	N48°37'33"E
FIELD	C-1	50.00'	64°46'09"	56.52'	53.56'	N48°37'35"E
PLAT	C-2	75.00'	49°46'35"	65.16'	63.13'	S56°06'33"W
FIELD	C-2	75.00'	49°41'15"	65.04'	63.02'	S55°50'18"W
PLAT	C-3	75.00'	14°58'00"	19.59'	19.54'	S23°44'16"W
FIELD	C-3	75.00'	14°41'24"	19.23'	19.18'	S23°38'59"W

FILE NO.

**CITIZENS
COMMENTS
2015-V-060**

Aug 2, 2015

Santa Rosa County Planning & Zoning Office

Re: Case No. 2015-V-060 for Nathan Mansfield Emerald Sound Drive Parcel number 29-2S-27-3332-00H00-0040.

“Variance is to reduce the shoreline protection zone setback from 50 feet to 18.95 feet to accommodate a single family residence.”

I am writing to register my objection to this zoning variance requested by the property owner.

This lot is within 8 feet to the east of my home at 6013 Emerald Sound Dr, Gulf Breeze in the Quayside Village subdivision.

It is my understanding that the property owner has requested an exception to the usual restriction against building within 50 feet of the mean high water line. To be specific the request is to be allowed to build at the **18.95 foot line, above the mean high water mark, which is a reduction of greater than 50%.**

These ordinances and specifications are in place for a reason.

I object to granting this ordinance.

I feel granting this variance will

- increase the encroachment of homes into the protected wetlands areas,
- impact wildlife and fish,
- decrease property values,
- disregard FEMA flood regulations,
- Decrease insurance ability and affordability of homes in the area,
- and obstruct other home owner’s view who are currently in the subdivision Quayside III and who will eventually build in the subdivision
- and will negatively impact value of homes

I purchased my home fully expecting there would be building restrictions in place that would protect our property values in the future.

The proposed variance will obstruct my total view of the sound and water to the east of my property from my home.

This is a FEMA “VE” flood zone, meaning that we are at high risk for flooding.

This home is requesting to be within 18.95 feet of the water. When viewing other homes up and down the sound in our areas this home is requesting a variance farther than other homes have been allowed.

If you grant this ordinance you will be setting a precedence that ordinances are not there to protect the environment, wetlands, property values, and the protection of others.

The longer term ramifications of your decisions will greatly impact the environment, property owners and residents of Gulf Breeze.

Sincerely,

Kimberly Steele





Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Building Official

July 29, 2015

RE: Variance 2015-V-060 for Nathan Mansfield

Dear Property Owner:

An application has been filed with the Community Planning, Zoning and Development Division for a Variance for the property located at 6019 Emerald Sound Drive, Gulf Breeze, Florida.

Variance is to reduce the shoreline protection zone setback from 50 feet to 18.95 feet to accommodate a single family residence.

This property is located within a **PBD (Planned Business District)** zoning which current regulations state in Article 12.01.02.A that structures be 50 feet from the mean high water line. This request applies only to the above referenced property, which is identified as parcel number 29-2S-27-3332-00H00-0040, and shown on the map provided.

You are being notified because you own property within 150 feet of the subject property. A public meeting of the Santa Rosa County Zoning Board has been scheduled for **Thursday, August 13, 2015, at 6:00 p.m.** to consider this request. This meeting will be located at the **Tiger Point Community Center at 1370 Tiger Park Lane, Gulf Breeze, Florida.**

The staff analysis, including the proposed site plan and supplemental information, may be found at the web address listed below a week prior to the meeting date. Once you are on this site, you will need to click on the "Zoning Board" tab in the center section of the page to open the Zoning Board meeting page. The link for the agenda will be located to the right of the meeting date.

<http://www.santarosa.fl.gov/developmentservices/reviewboards.cfm>

You are invited to attend and present written and/or verbal comments. If you are unable to attend, you may provide written comments to our office for presentation to the Board. Comments regarding this item may be sent via fax at (850) 983-9874 or email to darlienes@santarosa.fl.gov. Please reference the Variance ID number on any correspondence submitted. Also, any correspondence to be presented to the Board concerning this case will be accepted at this office until 1:00 p.m. on the day of the meeting. If you desire to attend, your correspondence will also be accepted at the meeting; however, we ask that you provide 12 copies of your letter (one for each of the Board members and the Planning Department staff.)

Information concerning this item may be inspected Monday through Friday, 8:00 a.m. until 4:30 p.m. at our office located at 6051 Old Bagdad Highway, Milton. If you have any questions, please contact the Santa Rosa County Community Planning, Zoning and Development Division at (850) 981-7075.

Regards,

Darliene Stanhope
Planner III

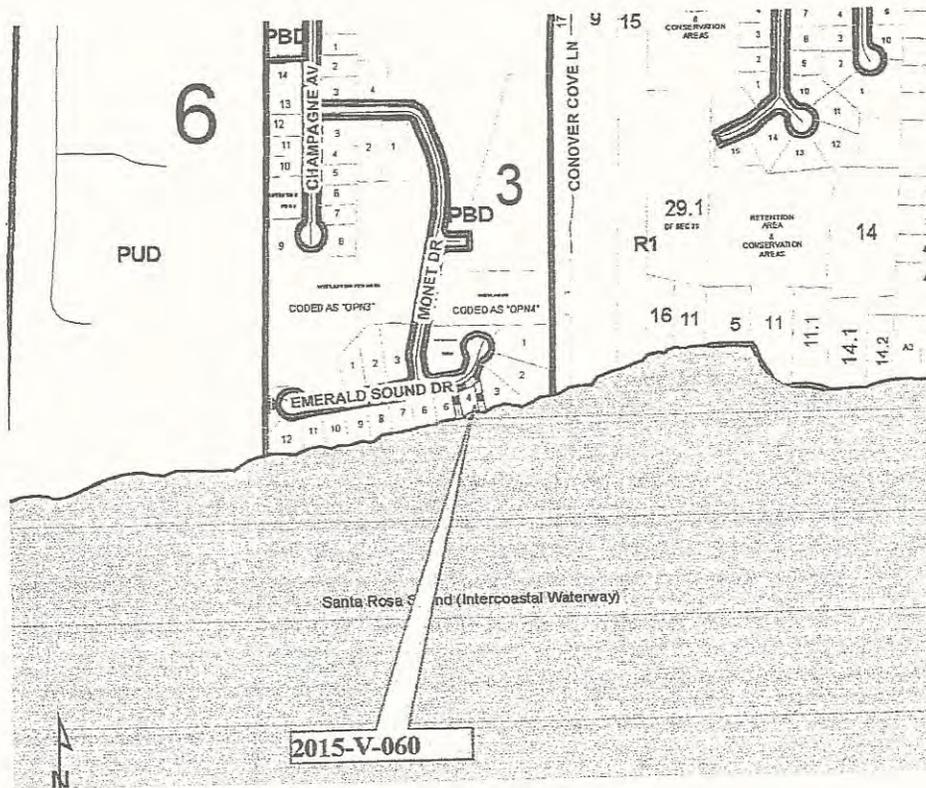
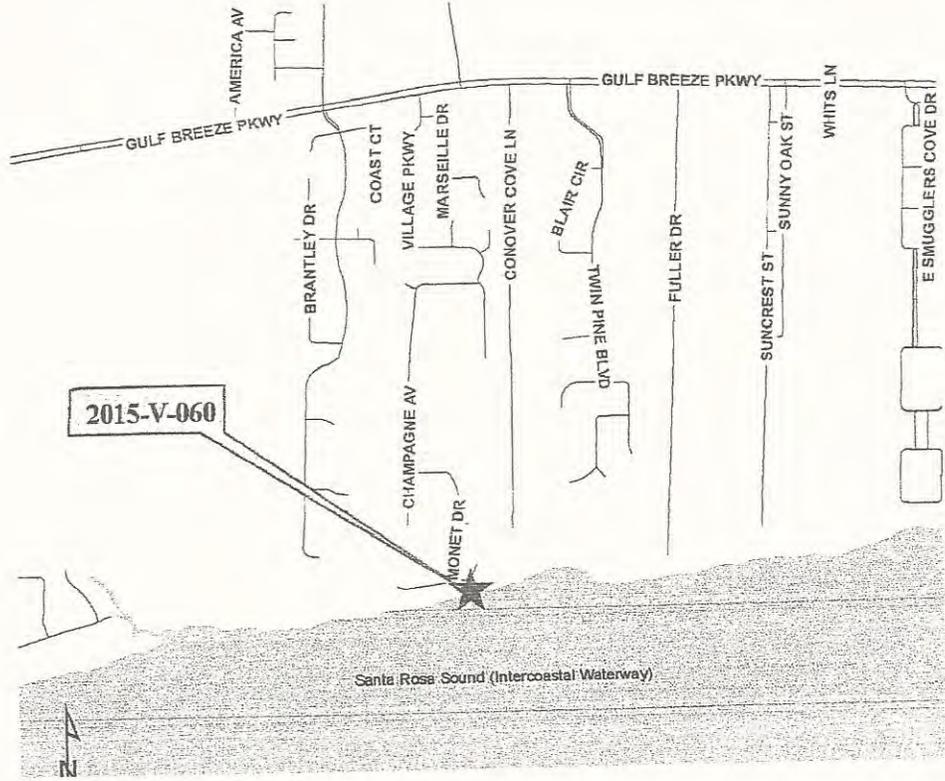
DS/lm
File

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

www.santarosa.fl.gov

Office: (850) 981-7000

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



Tony Gomillion, Public Service Director