

STAFF ANALYSIS

Variance 2015-V-071

General Information:

| | |
|----------------------------|--|
| Applicant: | Jamie Thibodeaux |
| Representative: | n/a |
| Project Location: | 1390 Players Club Court, Gulf Breeze, FL |
| Parcel Number: | 27-2S-28-3215-00B00-0060 |
| Request: | Variance request to increase the maximum allowed height of a fence in a residential zone from 6 feet to 8 feet for 80 feet along the south property line. (LDC 7.01.10.A) |
| Zoning District: | PUD (Planned Unit Development) |
| Current Conditions: | Single Family Residence. |

Land Development Code Criteria:

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.

Variance Criteria:

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 defines the allowed height of a fence in a residential zone.

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? 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 if 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 impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

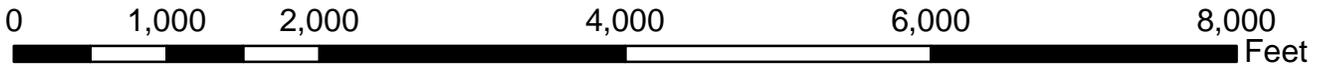
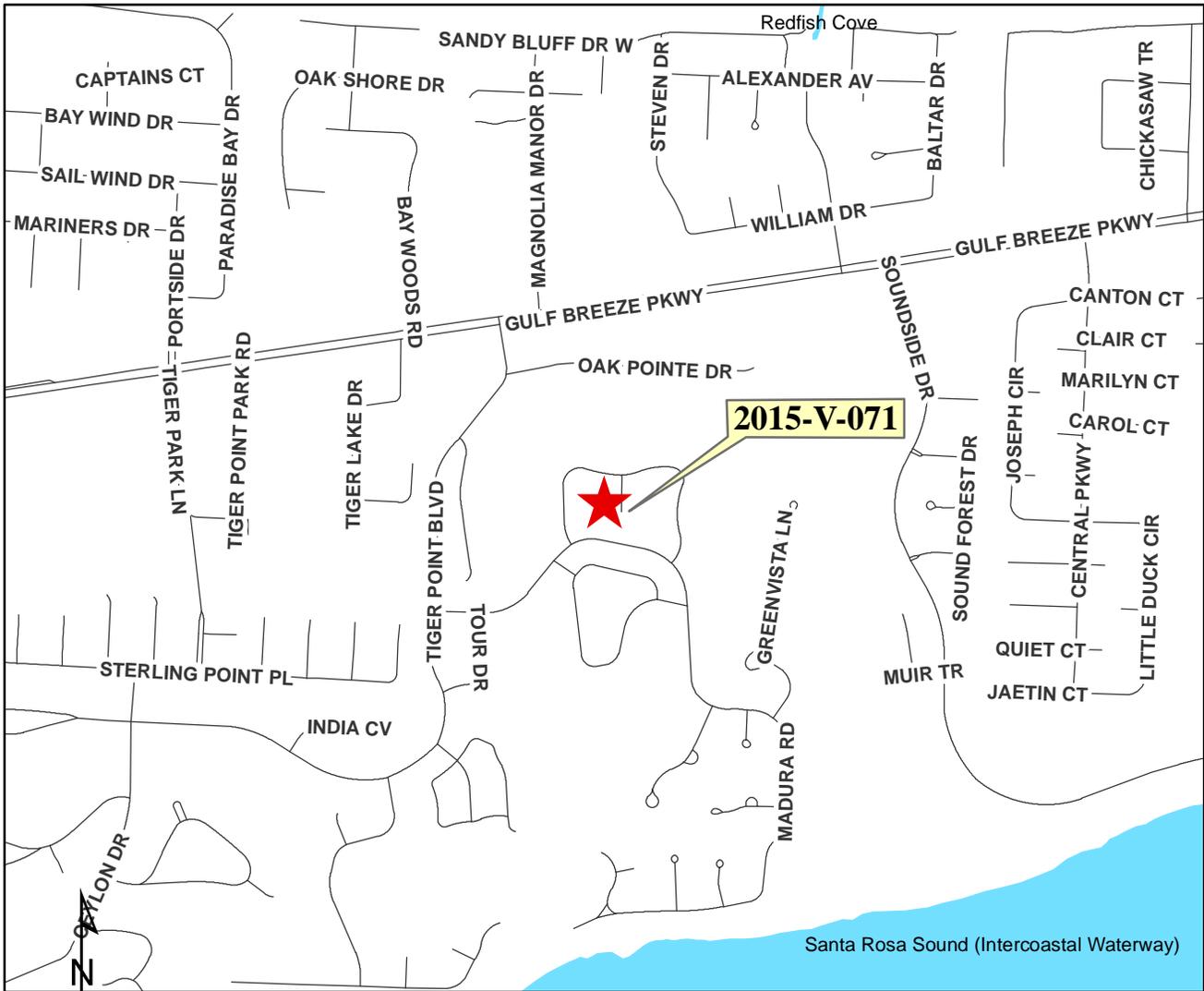
Is this criterion met? N/A

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.

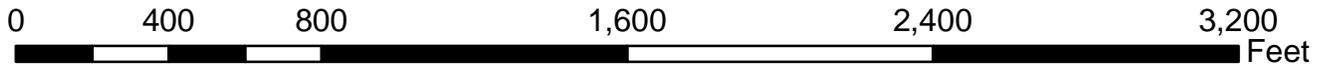
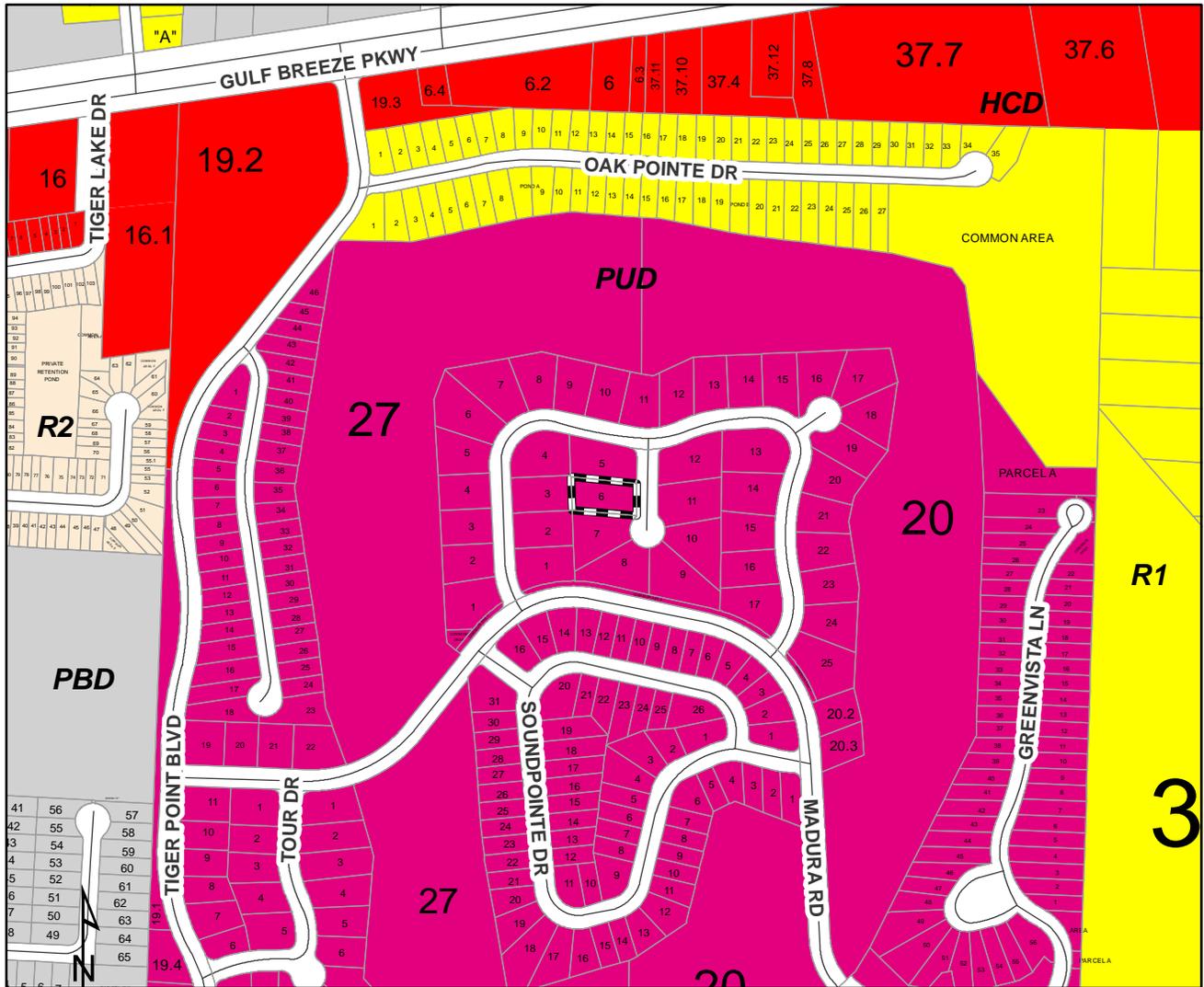
2015-V-071 Location



Legend

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2015-V-071 Zoning

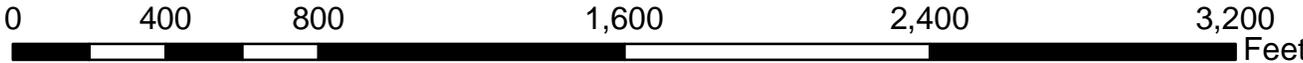
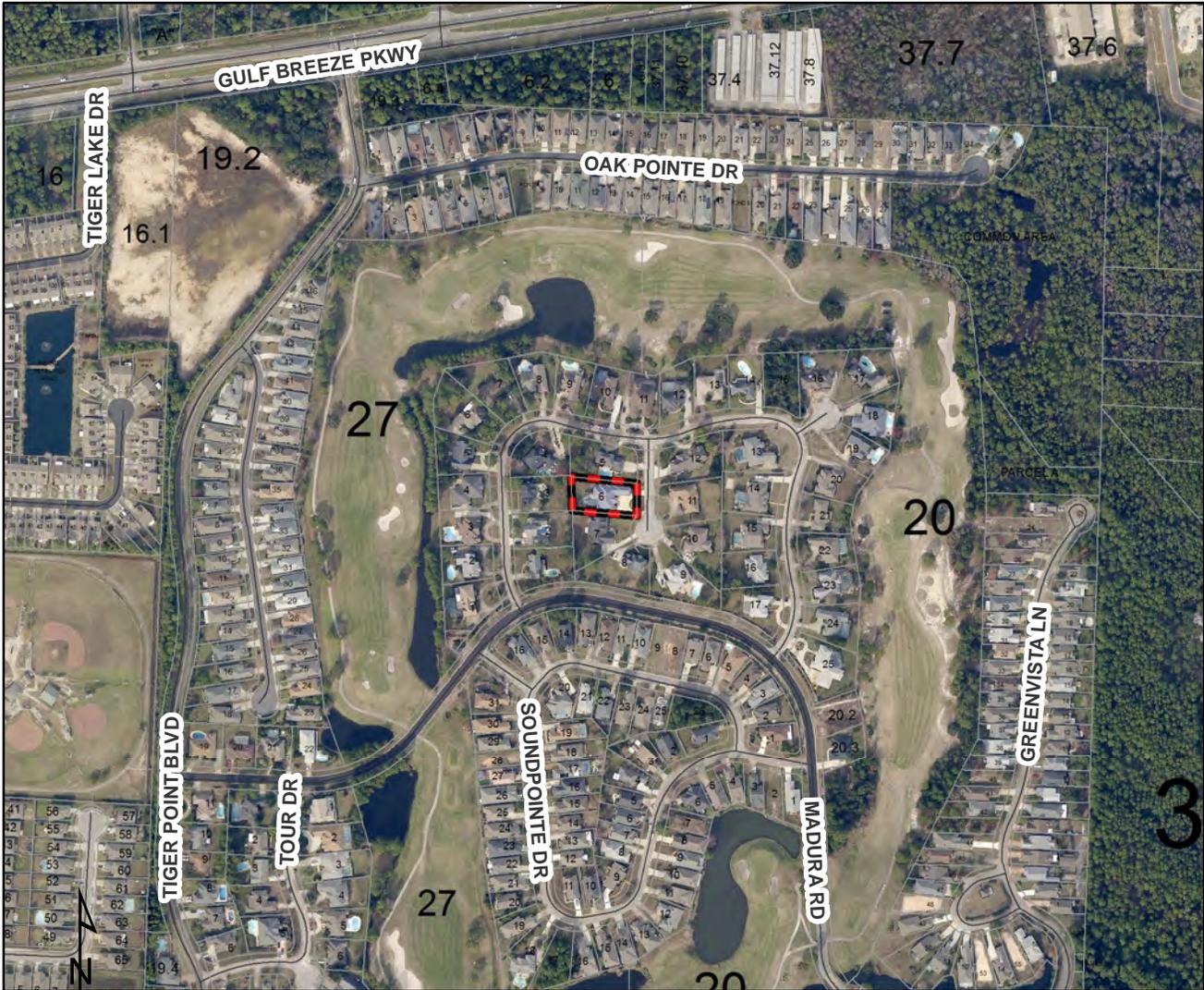


| Legend | | | |
|--------|---|--|---|
| | Agriculture/Rural Residential (AG) | | General Industrial (M-2) |
| | AG within an Accident Potential Zone (AG-APZ) | | M2 within an Accident Potential Zone (M2-APZ) |
| | Agriculture (AG2) | | Planned Industrial Development (PID) |
| | AG2 within an Accident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

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2015-V-071

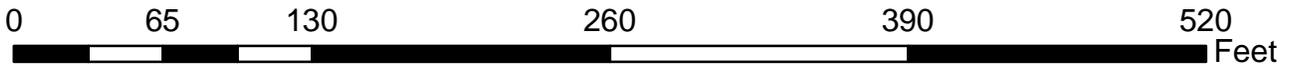
Aerial



Legend
 Pending ZB October

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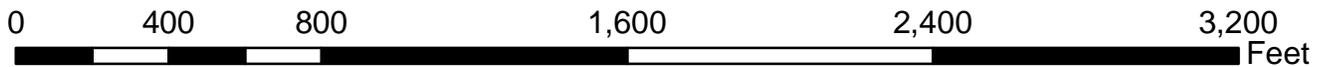
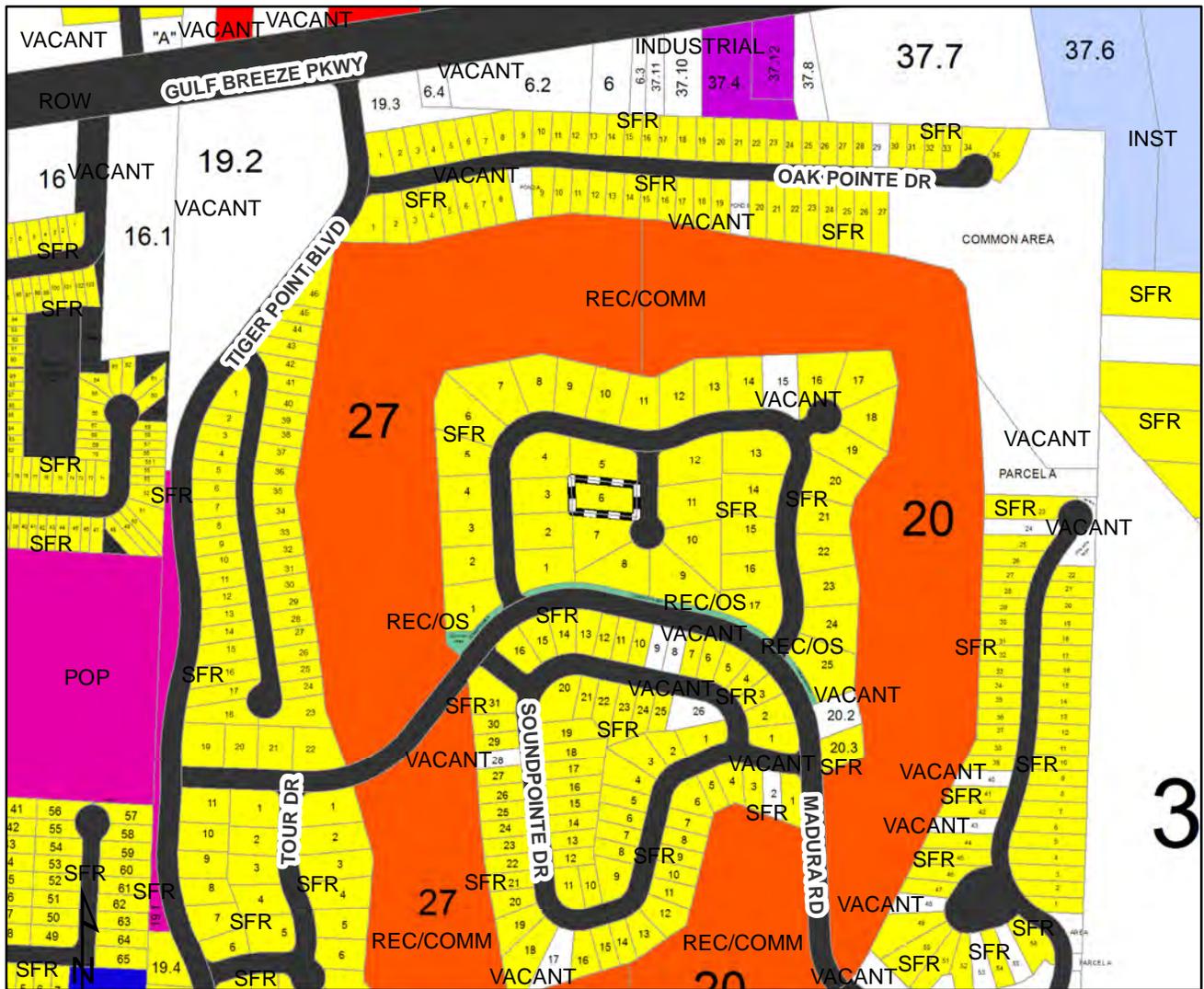
2015-V-071
Close Up Aerial



Legend
 Pending ZB October

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2015-V-071 Existing Land Use



Legend



Pending ZBOctober

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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LEGAL DESCRIPTION: (O.R.

LOT 6, BLOCK 'B', PLAYERS CLUB AT TIGER PL OF A PORTION OF SECTIONS 27 & 28, TOWNS WEST, SANTA ROSA COUNTY, FLORIDA, ACCO RECORDED IN PLAT BOOK 'D', AT PAGE 65 OF SAID COUNTY.

NOTES:

1. FIELD WORK FOR THIS SURVEY WAS CO
2. ALL EASEMENTS AND RIGHTS-OF-WAY O HAS KNOWN HAVE BEEN SHOWN HI HAS MADE NO INVESTIGATION OR INDEP EASEMENTS OF RECORD, ENCUMBRANC COVENANTS, OWNERSHIP TITLE EVIDEN THAT AN ACCURATE AND CURRENT TITL
3. BEARINGS SHOWN HEREON ARE \pm S E D LINE AS N88°14'17"W.
4. FENCE LINES ARE EXAGGERATED FOR C
5. ENCROACHMENTS ARE AS SHOWN.

LEGEND:

- (F) FIELD MEAS
- (P) PLAT MEAS
- RM RIGHT-OF-W
- BSL BUILDING S
- FND FOUND BOI

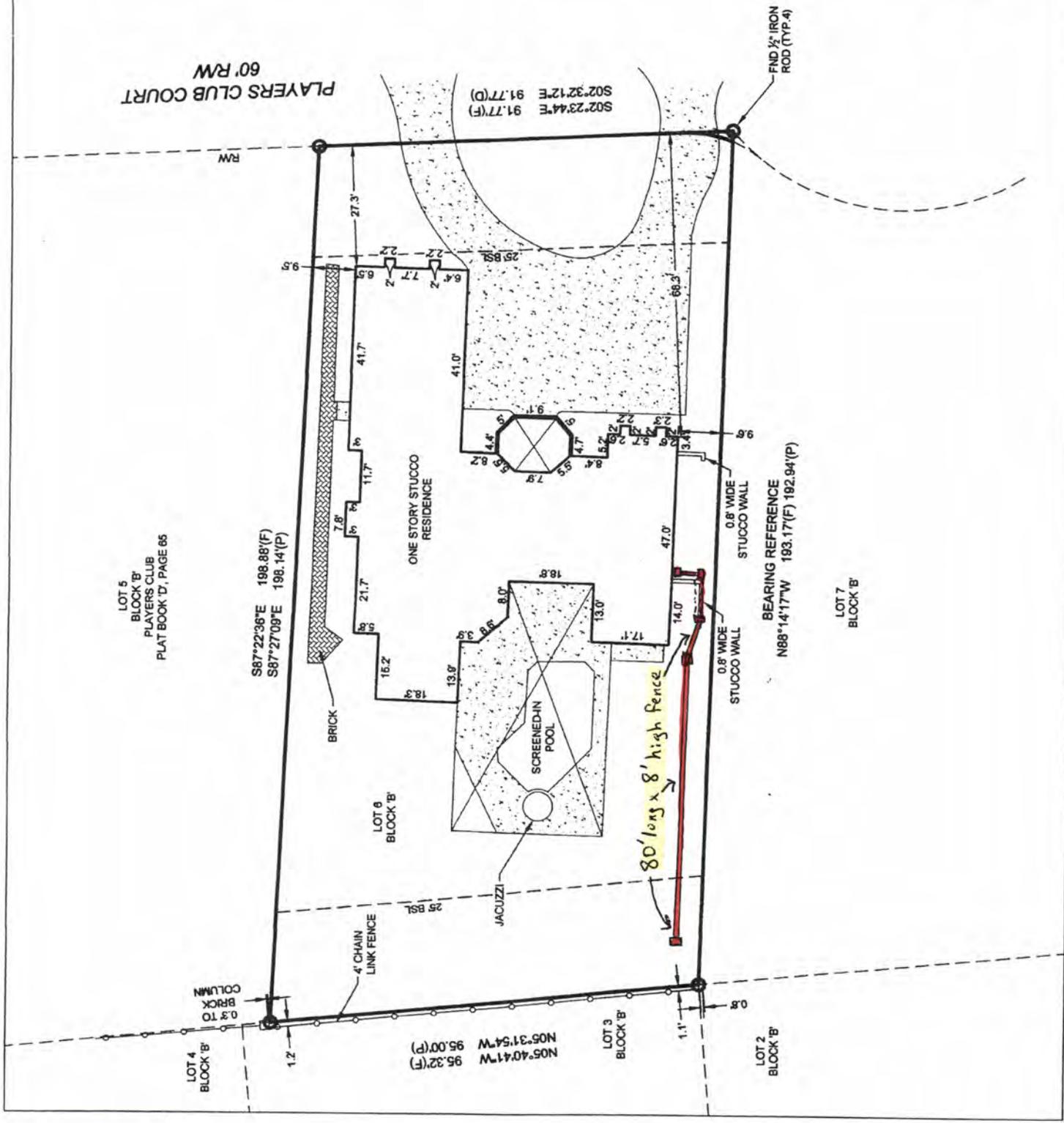
CERTIFICATIONS:

JAMIE DREW THIBODI
 THERESA A. DEBECHLE
 DENIS A. BRASLOW
 OLD REPUBLIC NATIONAL TITLI
 REGIONS BANK dba REGIONS B

SURVEYORS CERTIFICATI

The survey shown hereon is true and correct an Minimum Technical Standards set forth by the Fi Surveyors and Mappers in Chapter 5J-17.050, 5 Florida Administrative Code pursuant to Section

Rob L. Working
 ROB L. WORKING P. L. S. FLORIDA REGIS





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- 071</u> | Date Received: <u>8/12/15</u> |
| Review Fee: <u>235 + 23.92</u> | Receipt No.: <u>291</u> |
| Zoning District: <u>PUD</u> | FLUM Designation: <u>MRC</u> |

± 0.42 VD# 5

Property Owner Property Owner Name: JAMIE DREW THIBODEAUX
 Address: 1390 Players Club Ct.
Gulf Breeze, FL 32563
 Phone: (850) 934-0296 Fax: _____
 Email: sonodude 1 @ yahoo.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): 27-28-28-3215-00600-0060
 -OR-
 Street Address of property for which the Variance is requested:
1390 Players Club Ct., Gulf Breeze, FL, 32563

Variance Request

What is the present use of the property? Primary residence.

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

A horizontal privacy fence (80 ft long x 8 ft high) professionally installed on the south side of the backyard. This will provide necessary privacy from surrounding neighbors for swimming & backyard activities. It will also afford privacy for the living room which has 3 sliding glass doors + faces the next door neighbor.

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

Due to the elevation of the house and pool area being 1 1/2 to 2 ft higher than the elevation of the property line a fence shorter than 8 feet would not provide adequate privacy from surrounding neighbors.

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.

Since the neighbor on the south side of the property has cut the trees down along the property line, the result is a visible line of sight from 3 neighbors into the backyard, pool area and most importantly, the living room which has 3 sliding glass doors.

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.

JAMIE DREW THIBODEAUX
Applicant Name (Type or Print)

Jamie Drew Thibodeaux
Applicant Signature

Title (if applicable)

8/12/2015
Date

LEGAL DESCRIPTION: (O.R.)

LOT 6, BLOCK 'B', PLAYERS CLUB AT TIGER PL
OF A PORTION OF SECTIONS 27 & 28, TOWNS
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RECORDED IN PLAT BOOK 'D', AT PAGE 66 OF
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Rob L. Working
ROB L. WORKING P.L.S. FLORIDA REGIS

PLAYERS CLUB COURT
60' RW

LOT 5
BLOCK 'B'
PLAYERS CLUB
PLAT BOOK 'D', PAGE 66

S87°22'36"E 198.88'(F)
S87°27'09"E 198.14'(P)

LOT 6
BLOCK 'B'

N05°40'41"W 95.32'(F)
N05°31'54"W 95.00'(P)

LOT 3
BLOCK 'B'

LOT 2
BLOCK 'B'

LOT 7
BLOCK 'B'

ONE STORY STUCCO
RESIDENCE

SCREENED-IN
POOL

JACUZZI

4' CHAIN
LINK FENCE

BRICK

0.8' WIDE
STUCCO WALL

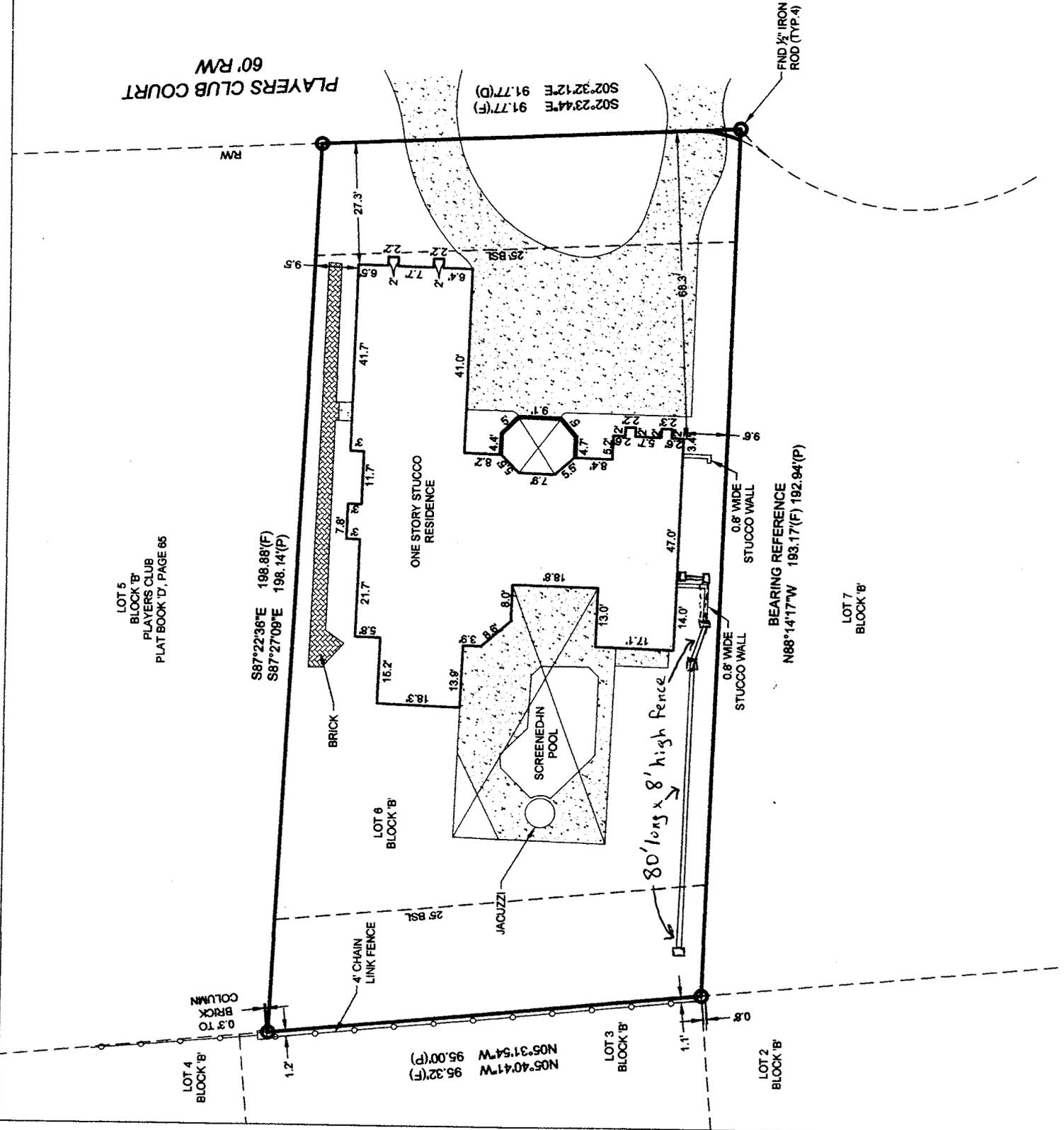
0.8' WIDE
STUCCO WALL

BEARING REFERENCE
N88°14'17"W 193.17'(F) 192.94'(P)

80' long x 8' high fence

FND 1/2" IRON
ROD (TYP. 4)

S02°23'44"E 91.77'(F)
S02°32'12"E 91.77'(D)



SCOPE OF WORK

for compliance with Section 4.1.6 of the Florida Accessibility code for Building Construction.
A Worksheet for Alterations shall accompany this document.

Horizontal fence will be 80 feet long by 8 ft high.
68 feet of fence on south side of home will be 8 foot high the
entire way. An additional 8 foot long section will be placed above
an existing 4 foot high stucco wall - so 4 feet high of fence will be built
above this section. A final 4 foot long section will be placed ~~to~~ on top
the east side of ~~the~~ 4 foot stucco wall which will also be built with
a 4 foot high section.

**CITIZENS
COMMENTS
2015-V-071**

September 28, 2015

Santa Rosa County Development Services
6051 Old Bagdad Highway Suite 202
Milton Florida 32583

Attn: Jason McLarty

Subj: Variance 2015-V-071

Dear Mr. McLarty,

Thank you for your letter of September 23, 2015 regarding a request for variance at 1390 Players Club Court, Gulf Breeze Florida. As I won't be available for the October 8 2015 meeting, I wanted to submit my thoughts on the subject via email and fax. The subject is THAT important to this household and, I imagine, the entire HOA of Players Club.

For anyone to contemplate constructing an eight foot by eighty foot wall within the subdivision, they must have driven through the subdivision without noticing the current ambiance of the area. We have no walls between our properties other than some low (five feet or less) wood fences and none that go to the road. This gives us an open, welcoming aura throughout the entire subdivision. Any walls of the proposed size would seriously diminish the entire cache of this upscale neighborhood.

I am unsure how the HOA would respond, but my guess would be they would tell you the proposed wall would be in violation of the HOA guidelines. I am sure other homeowners will respond in a similar manner to this letter.

Please reject this application in the best interest of all property owners in Players Club Circle.

Thank you.

Joseph J. Schultz
1354 Players Club Circle
Gulf Breeze, Florida 32563