

STAFF ANALYSIS

Variance 2015-V-078

General Information:

Applicant: Jim and Sherrie Lillich

Representative: Heffernan, Holland and Morgan Architecture, P.A.

Project Location: 7521 Gulf Boulevard, Navarre Beach, FL

Parcel Number: 28-2S-26-9180-04900-0090

Request: Variance request to reduce the front setback from 30 feet to 21 feet to accommodate a single family residence.

(LDC 6.07.01.D.1)

Zoning District: NB-SF (Navarre Beach-Single Family)

Current Conditions: Vacant

Zoning Board Decision: *Approved without objection*

Land Development Code Criteria:

6.07.01 NB – Single Family (SF) (0-1 DU Per Platted Lot). Intent and Purpose of District: This district is intended to be a low population density area. Certain structures and uses required to serve utilities and non-commercial recreational needs of such areas are also permitted in this district.

D. Site and Buildings Requirements

1. Front Yard Requirements. Canal lot - 20 feet; Interior lot - 25 feet; Gulf lot - 30 feet.

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 regulates the front setback requirements.

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

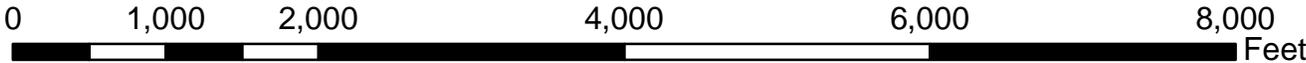
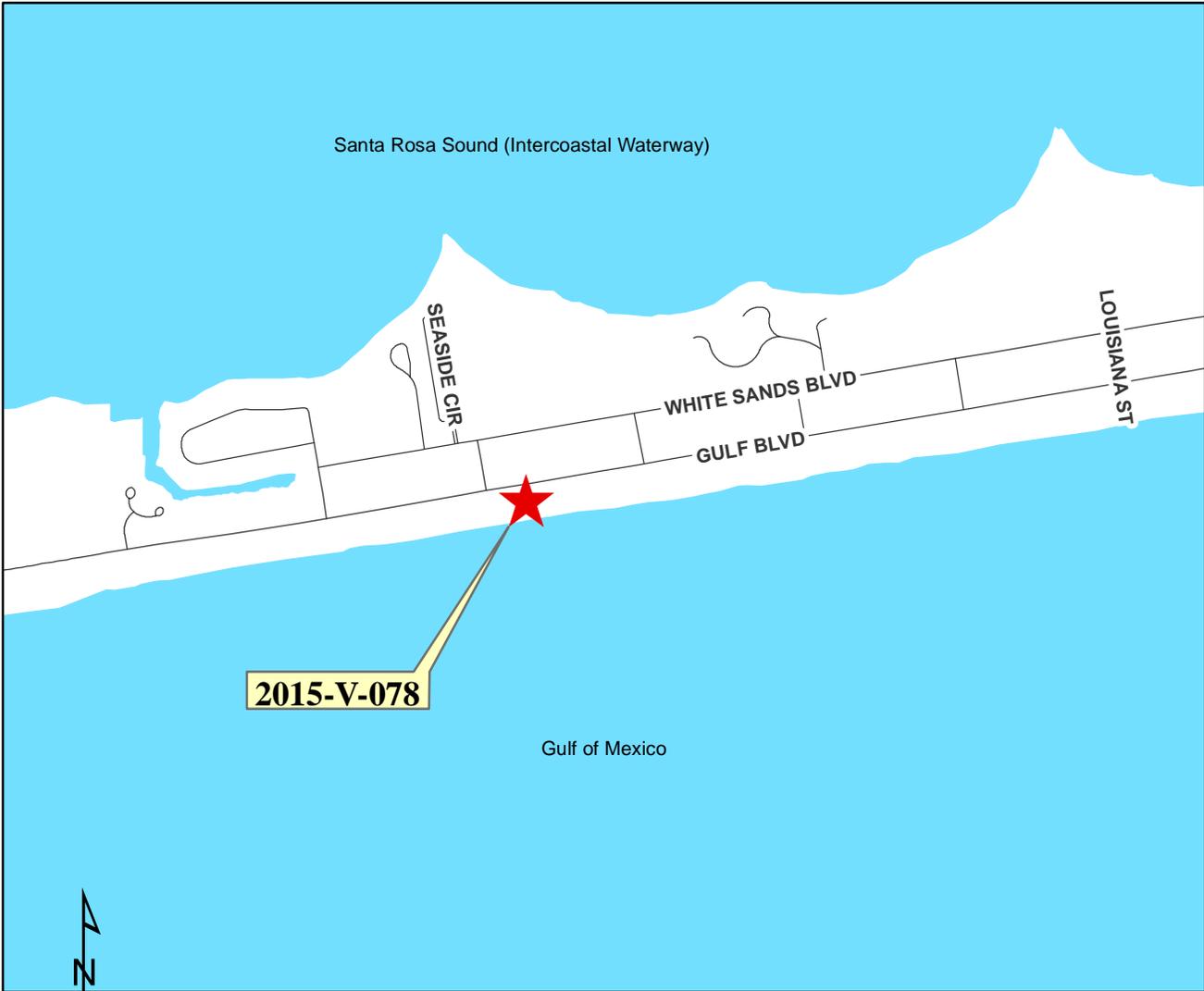
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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-078

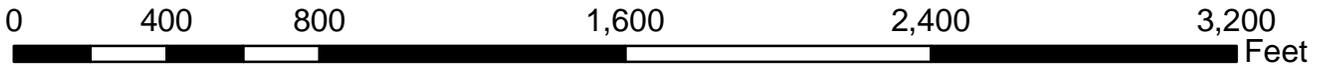
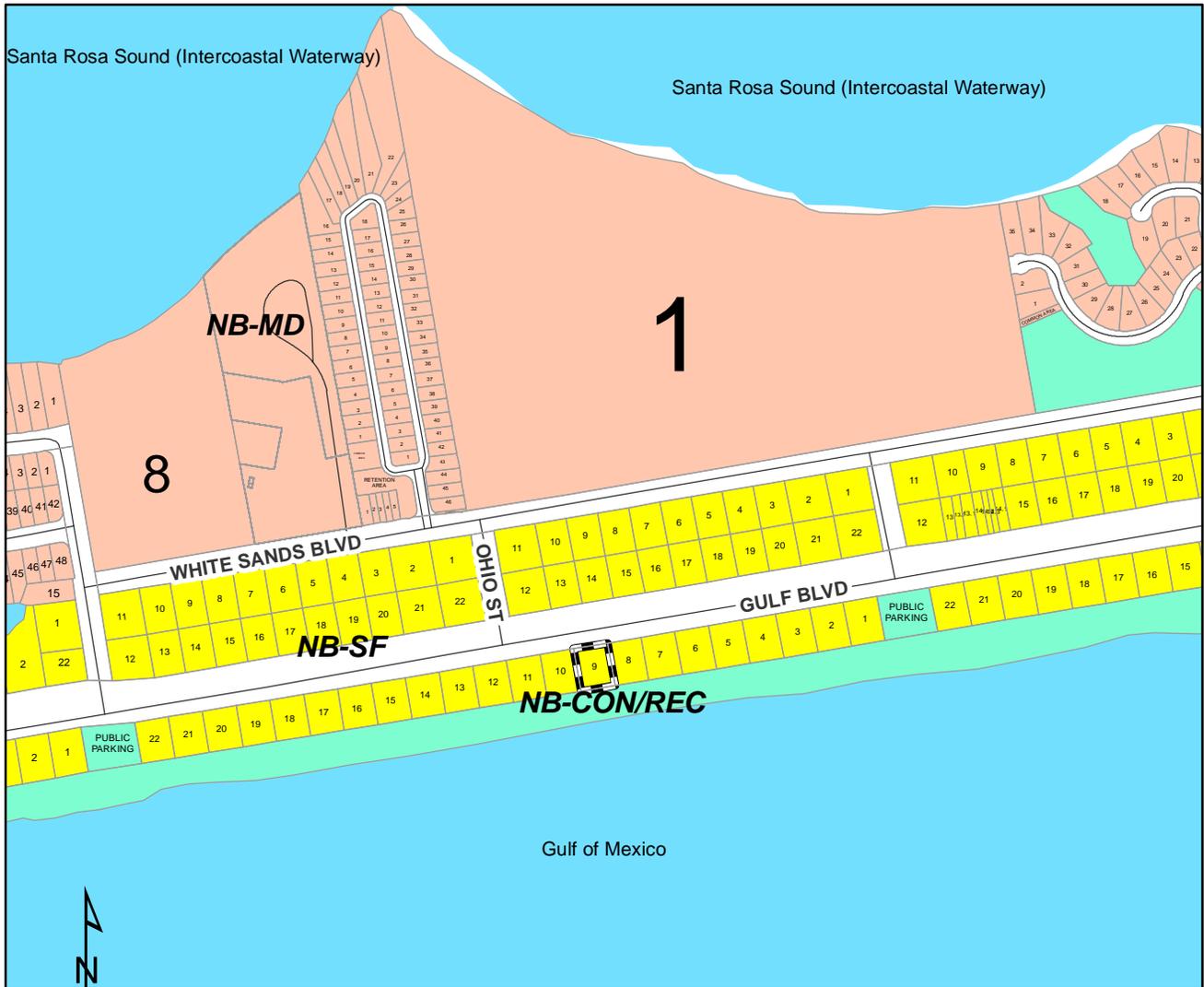
Location



Legend

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Zoning



Legend

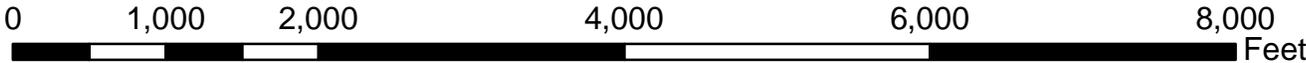
Pending ZB October	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	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)		

Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2015-V-078

Aerial

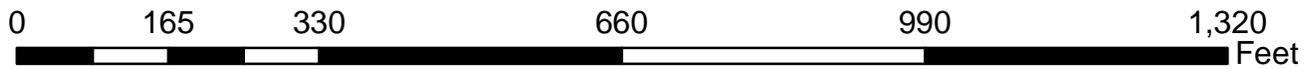


Legend

 PendingZBOctober

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2015-V-078
Close Up Aerial



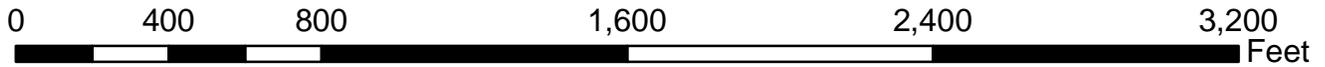
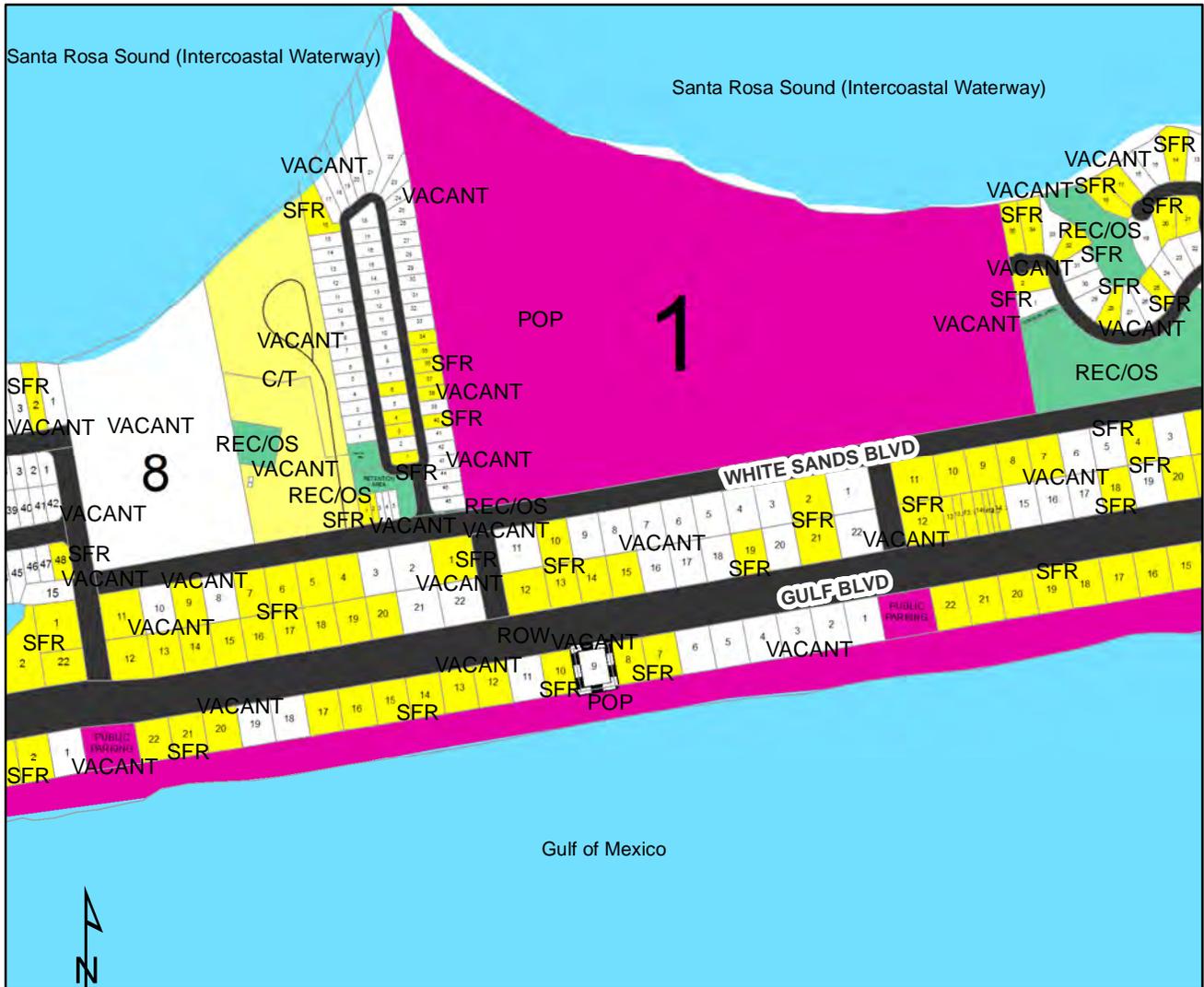
Legend

 PendingZBOctober

Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2015-V-078 Existing Land Use



Legend



Pending ZBOctober

Existing Land Use

CATEGORY

- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial

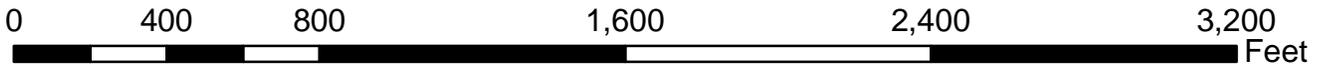
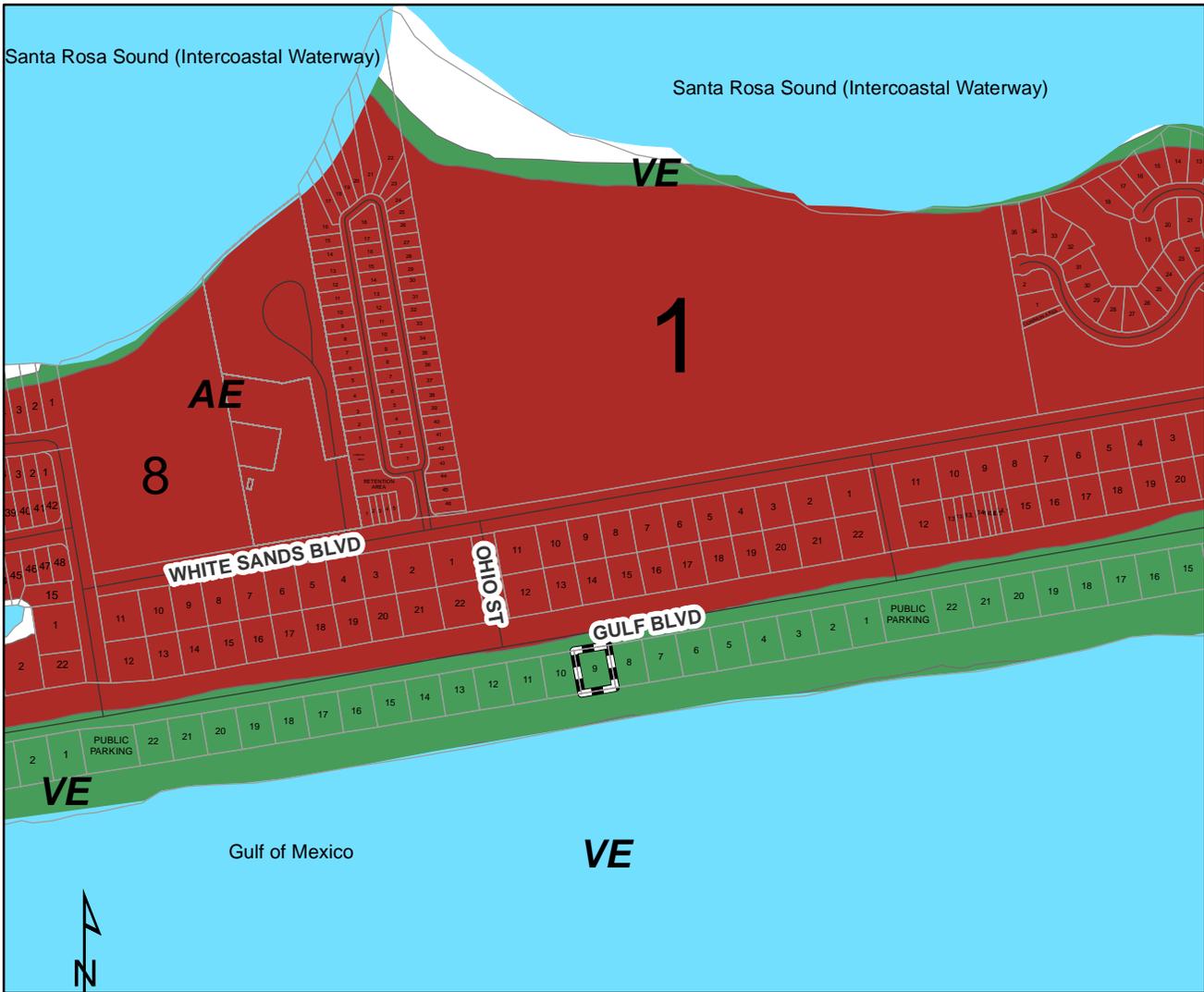
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

- Recreation/Open Space
- Right of Way
- Single Family Residential
- Silviculture
- Uncategorized
- Utilities
- Vacant
- Water

Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2015-V-078 Flood Zone



Legend



Pending ZBOctober **DFIRM**

FLOOD_ZONE

-  0.2% Annual Chance of Flood (500 Year)
-  A - 1% Annual Chance of Flood - No BFE's

 AE - 1% Annual Chance of Flood - BFE's

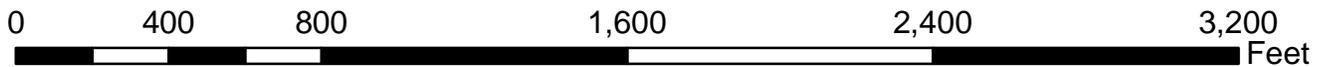
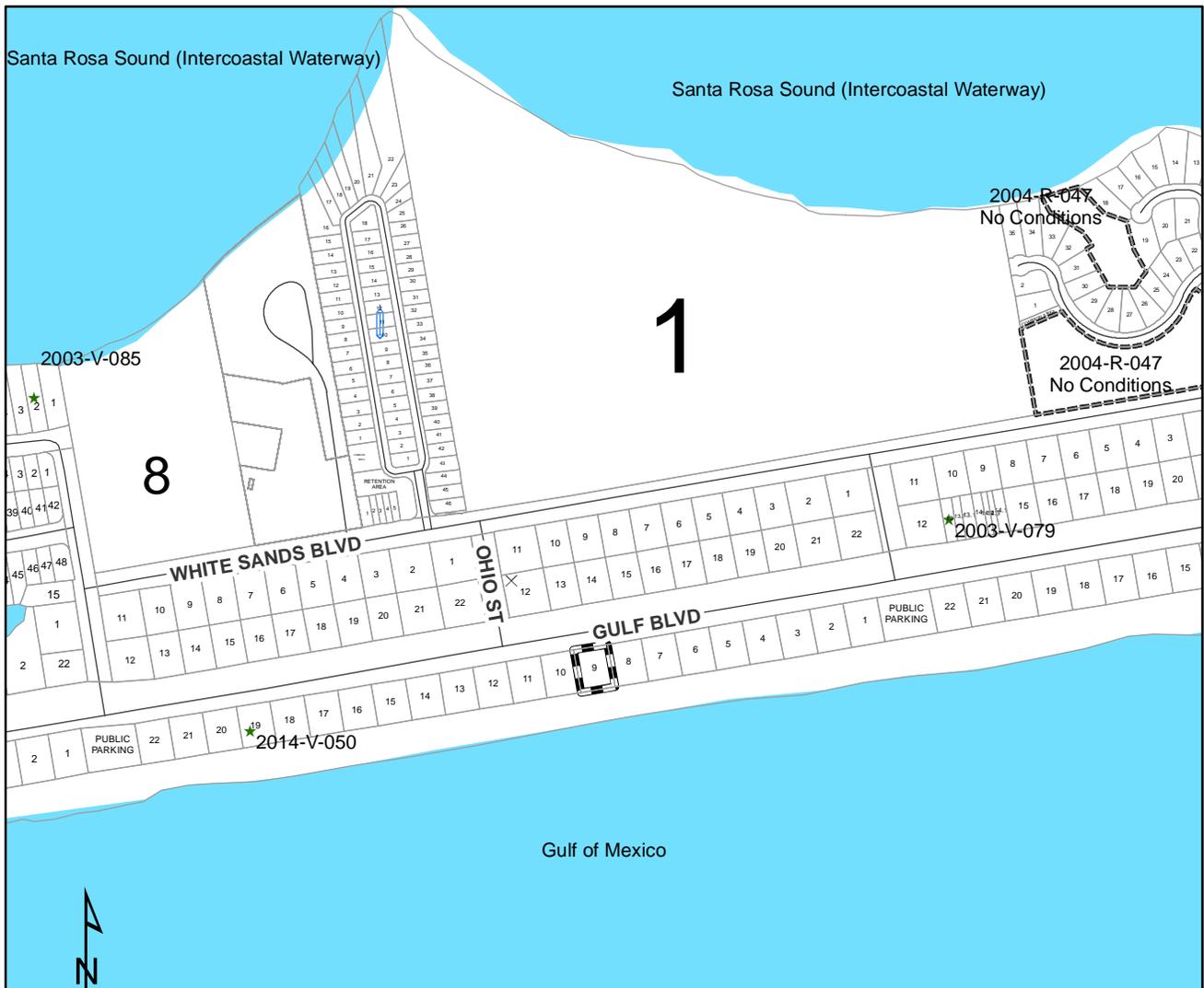
 VE - A 1% Annual Chance of Flood - Storm Waves

 Not in the FloodPlain

Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2015-V-078 Zoning Board Issues



Legend

 Pending ZBOctober	Variations	 Setbacks
	Type	 Sign Face Area
 Acc Structure		 Wall Signs
 Fence Height		 Other
 Height		 Pier Length

Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.



Looking west, the subject site is to our left.



Looking north, subject site is behind us.



Looking east, subject site is to our right.



Looking at the east side of the property.



Looking south into the center of the property.



Looking at the west side of the property.



Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Development Services

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- 078</u>	Date Received:	<u>8/26/15</u>
Review Fee:	<u>235 + 57.04</u>	Receipt No.:	<u>294, 309</u>
Zoning District:	<u>NB - SF</u>	FLUM Designation:	<u>NB - SF</u>

± 0.289

VD # 4

Property Owner

Property Owner Name: Jim and Sherrie Lillich

Address: 4920 Oak Point Drive

Shreveport, LA 71107

Phone: 318-218-1578

Fax: _____

Email: bonesfoot@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: Heffernan Holland Morgan Architecture, P.A.

Contact Name: Robert Heffernan

Address: 312 S. Alcaniz St.

Pensacola, FL 32502

Phone: 850-433-2799

Fax: 850-433-3109

Email: heff@hhma.com

Property Information

Parcel ID Number(s): 28-2S-26-9180-04900-0090

-OR-

Street Address of property for which the Variance is requested:

7521 Gulf Boulevard, Navarre Beach, FL 32566

Variance Request

What is the present use of the property? Vacant lot. (Zoning NB- Single Family)

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

Request a 9' variance to the Front Building Setback line from 30' to 21'. Note that this variance is primarily for the roof overhang.

The main front wall of the building will be less than 3' forward of the 30' setback line. The entry stair will extend approx.

7'-6" beyond the 30' setback line.

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

The Coastal Construction Setback Line in this area of the beach reduces the buildable North / South

Dimension from 85' to less than 30'.

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

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

Many recently constructed nearby structures extend well beyond the 30' Front Setback Line.

Apparently similar variances have been granted to adjacent structures. Granting the requested

Variance would not negatively affect adjacent properties nor cause visual irregularity to the streetscape.

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

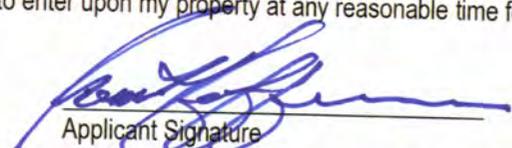
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation 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.

Robert Heffernan

Applicant Name (Type or Print)

Architect

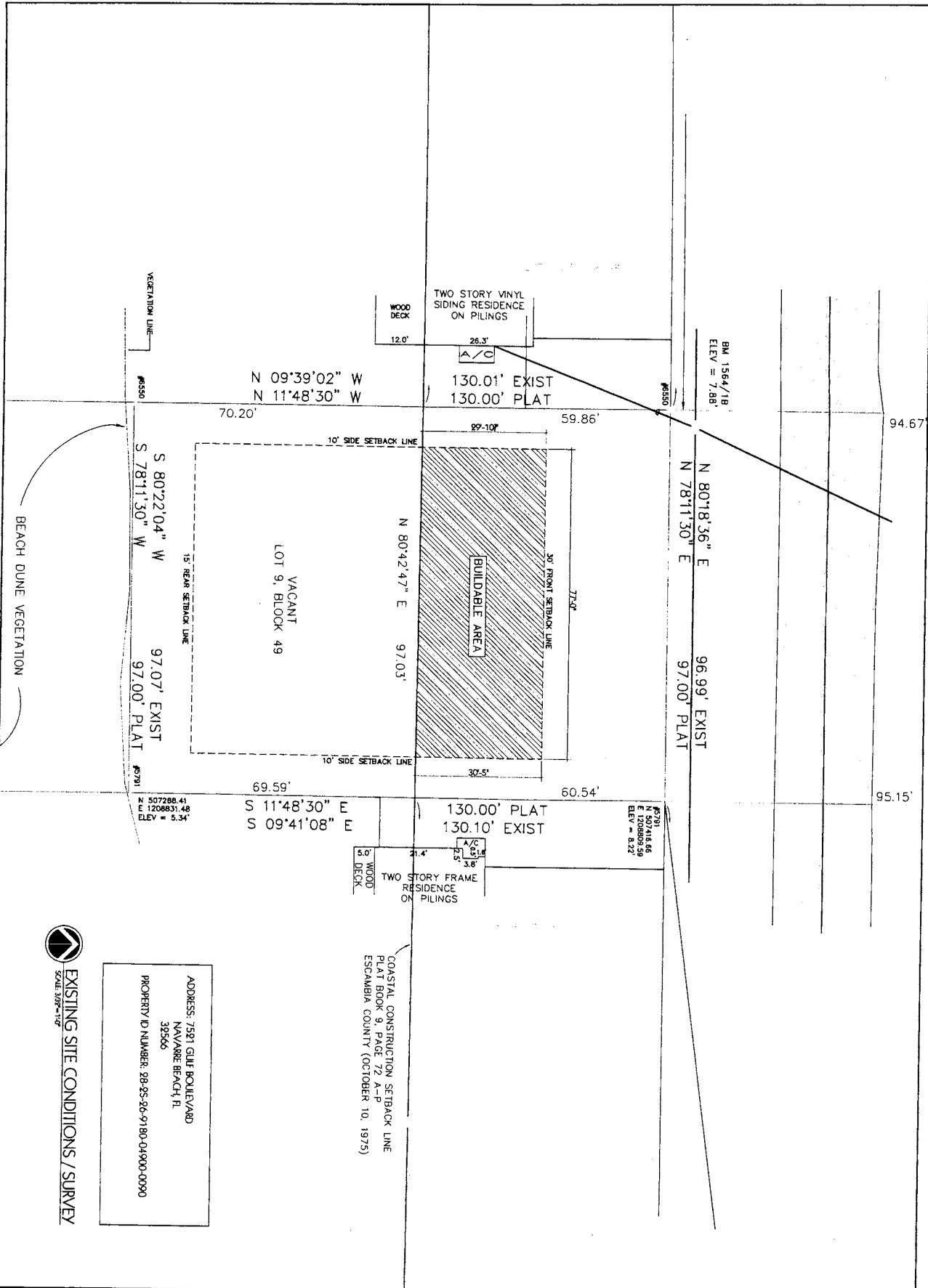
Title (if applicable)



Applicant Signature

24 AUGUST 2015

Date



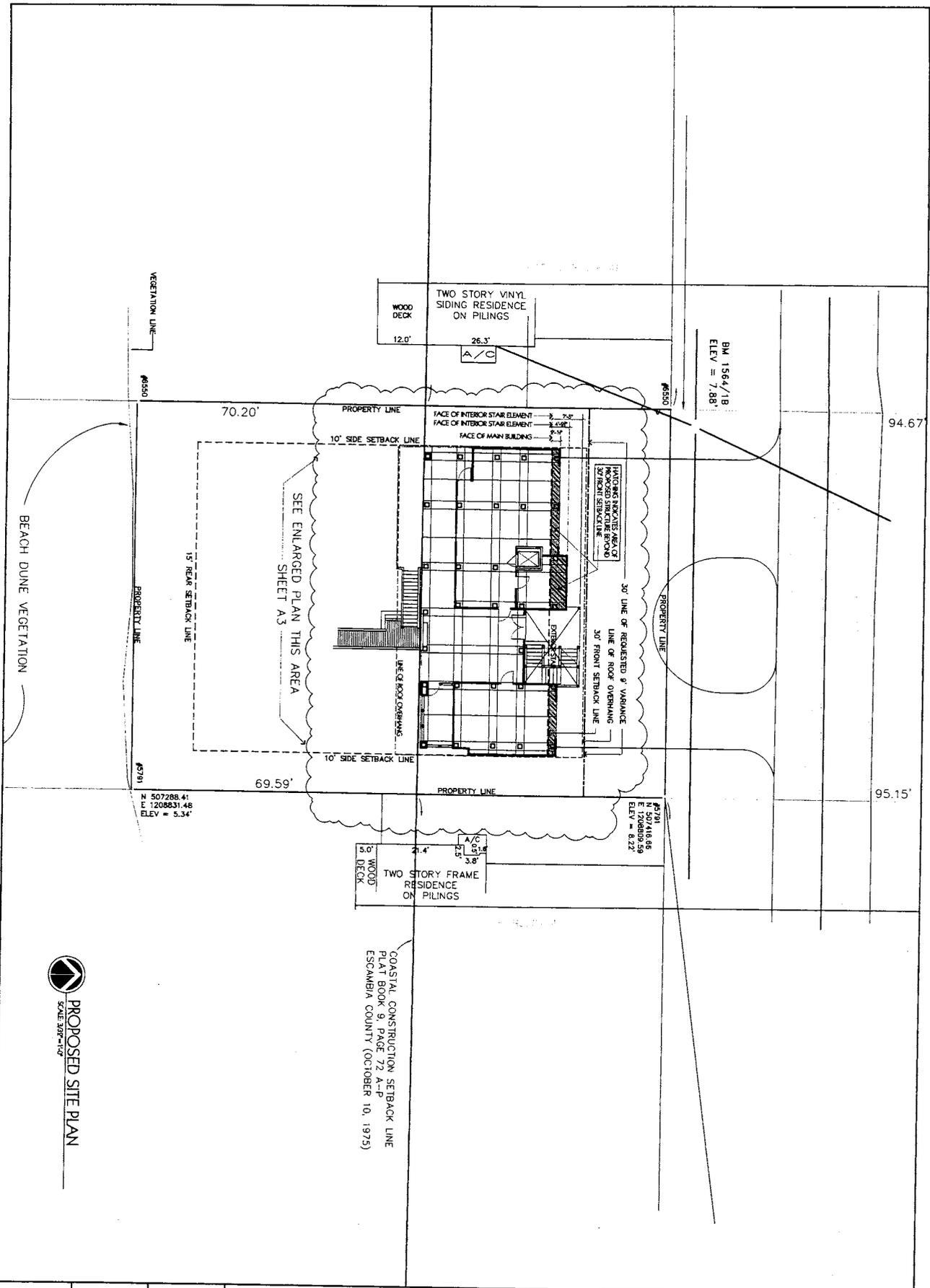
ADDRESS: 7521 GULF BOULEVARD
NAVARRE BEACH, FL
39566
PROPERTY ID NUMBER: 98-95-96-9180-04900-0090

EXISTING SITE CONDITIONS / SURVEY
SCALE: 3/8" = 1'-0"

NOTE: ALL DRAWINGS ARE 1/2" SCALE

A1

EXISTING SITE
CONDITIONS /
SURVEY



PROPOSED SITE PLAN
SCALE 3/8"=1'-0"

COASTAL CONSTRUCTION SETBACK LINE
PLAT BOOK 9, PAGE 72 A--P
ESCAMBIA COUNTY (OCTOBER 10, 1975)

7521

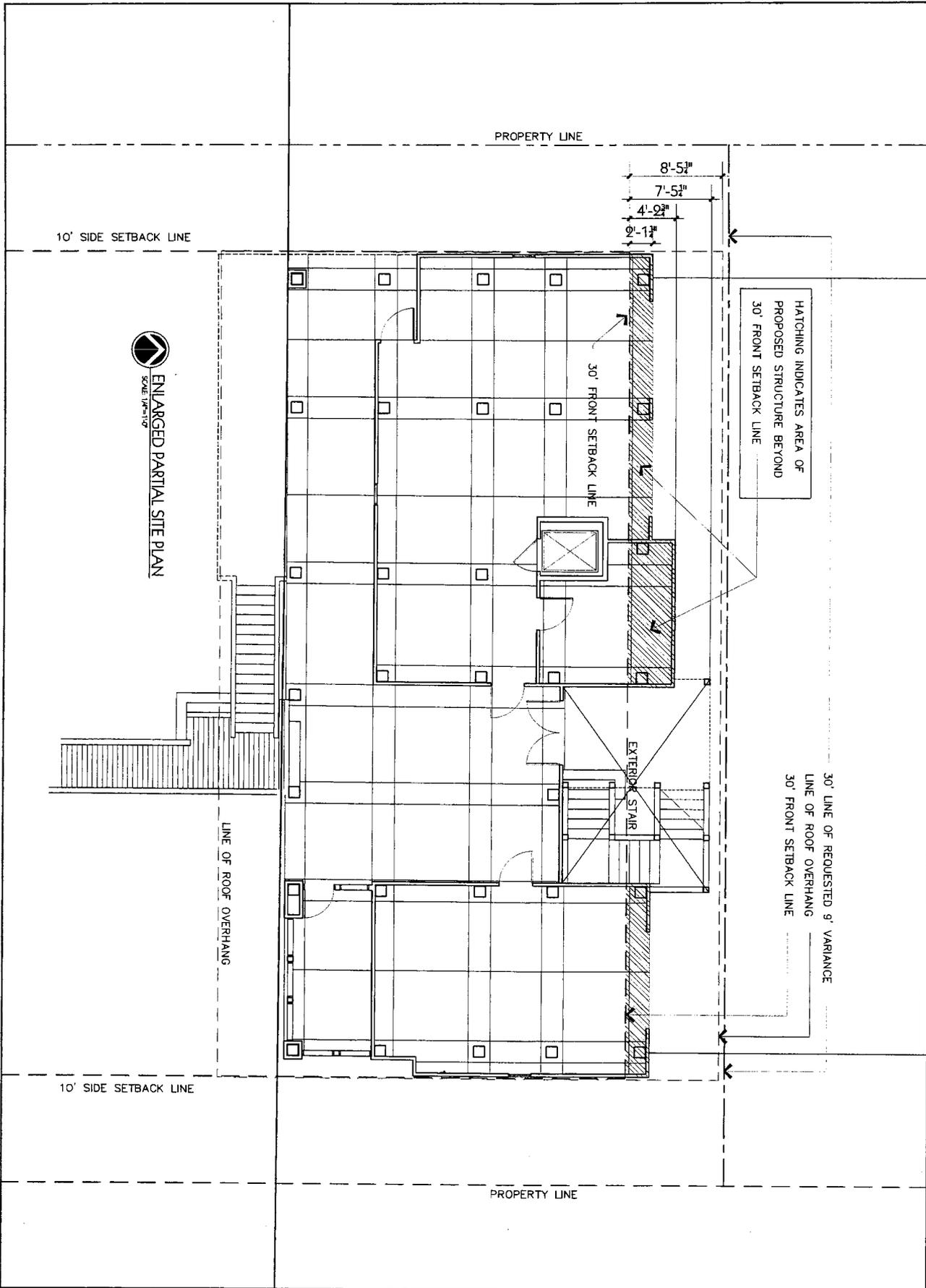
GULF BOULEVARD, NAVARRE BEACH, FLORIDA

HEFFERNAN HOLLAND MORGAN
ARCHITECTURE

3125 ALCANTARA STREET PENSACOLA, FL 32502 850 433 2799 FL AAC001940

A2

PROPOSED
SITE PLAN



A3

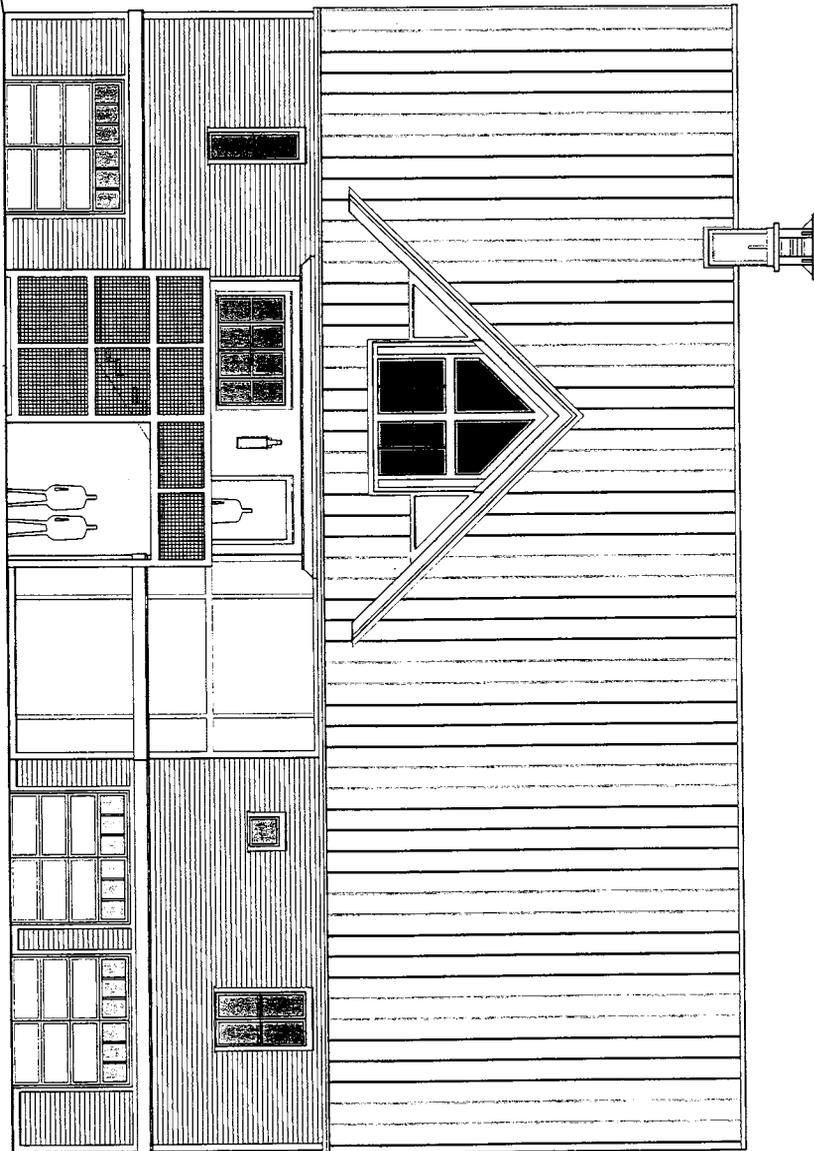
ENLARGED PARTIAL
SITE PLAN

7521

GULF BOULEVARD, NAVARRE BEACH, FLORIDA

HEFFERNAN HOLLAND MORGAN
ARCHITECTURE

312 S ALCANTARA STREET PENSACOLA, FL 32502 850 433 7799 FL AAC201194



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

A4

NORTH
ELEVATION

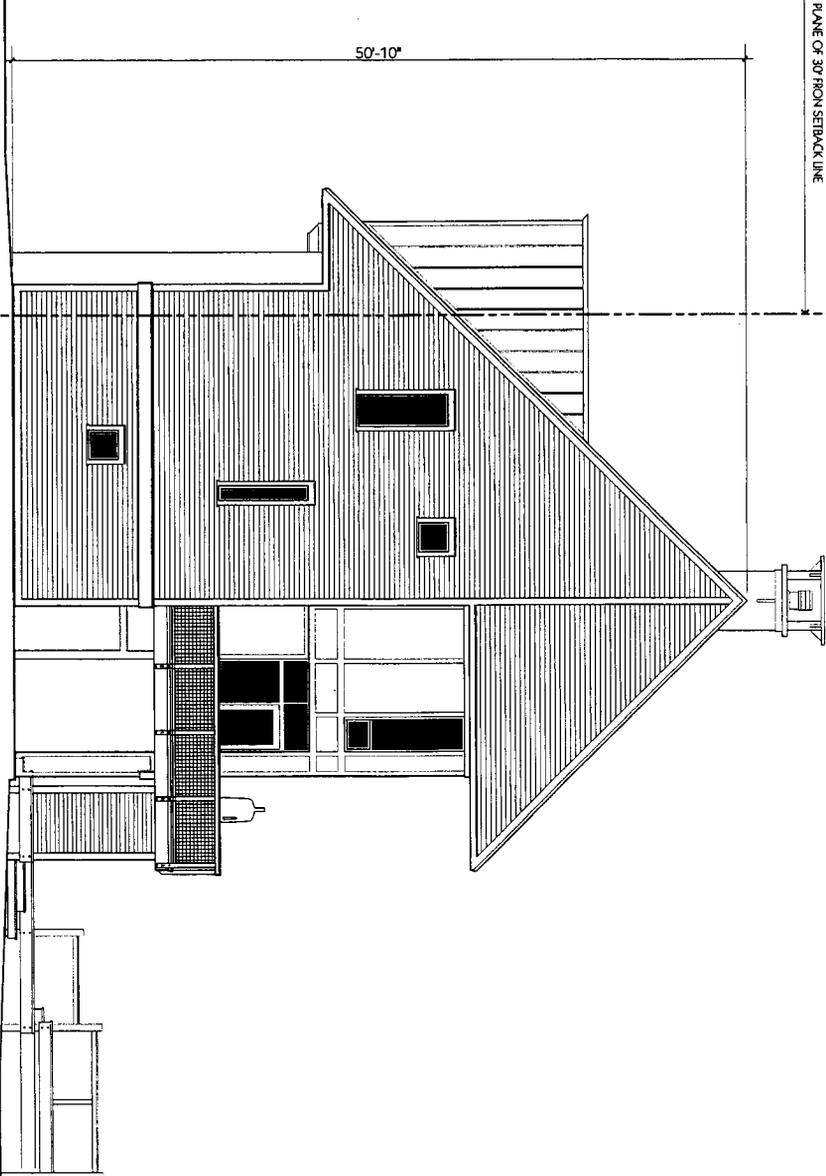
7521

GULF BOULEVARD, NAVARRE BEACH, FLORIDA

HEFFERNAN HOLLAND MORGAN
ARCHITECTURE

3125 ALCANE STREET PENSACOLA, FL 32502 850 433 2799 FL AACC001942

WEST ELEVATION
SCALE: 1/4" = 1'-0"



A6

WEST
ELEVATION

7521

GULF BOULEVARD, NAVARRE BEACH, FLORIDA

HEFFERNAN HOLLAND MORGAN
ARCHITECTURE

3125 ALCANTARA STREET PENSACOLA, FL 32302 850 433 2799 FLA0001942

CITIZENS
COMMENTS

2015-V-078

After Zoning Board

Packets mailed

From: [Lisa LaRocca](#)
To: [Jason McLarty](#)
Subject: RE: Variance 2015-V-078 for Jim and Sherrie Lillich
Date: Thursday, October 01, 2015 4:01:08 PM

To: Santa Rosa County Development Services
Attention: Jason McLarty

RE: **VARIANCE 2015-V-078** for Jim and Sherrie Lilich

We received your letter regarding VARIANCE 2015-V-078 for the Lillichs. We, as owners of Le Chateau 7503 Gulf Boulevard, strongly object to this request for the variance. Allowing a new structure to reduce the front setback for this property will interfere with the continuity of the street and lay of the existing homes on the Gulf Boulevard. The aesthetics of the street in this single family home area would change for those around them.

We also object for personal reasons - This will obstruct our view from the street, from our home and people viewing or locating our home. This variance should not be allowed now or in the future. Changing the beautiful street front on this strip for the existing homes seems unfair. We love this single family area on Navarre Beach and would not like to see it impacted by one family home.

Thank you very much,
Regards

Arthur Loeffelman
Betty Loeffelman
Property Owners
7503 Gulf Boulevard
Navarre Beach

Jason McLarty

From: Lynn West <lynnwest415@gmail.com>
Sent: Thursday, October 01, 2015 6:06 PM
To: Jason McLarty
Cc: Jim Snipes
Subject: Variance request 2015-V-078

Hello,

As the owners of 7522 Gulf Blvd, the house directly across from the subject property at 7521, we are writing in strong opposition to this variance request. As the staff analysis indicates, the applicants have not met any of the 5 criteria for consideration, all of which are required for a variance. Three of the 5 criteria are clearly not met, one is unknown, and the other is N/A.

The two main justifications provided by the applicant are essentially as follows:

- 1) other nearby structures appear to have been granted variances, so we should get one also
- 2) there would be no negative impact on adjacent properties or "visual irregularity to the streetscape"

We take issue with both of these points. The applicants merely assume that other recent construction received variances without meeting the necessary criteria either, in effect arguing that "others got away with it, so we should too" -- which of course is no justification at all. There were good reasons for the enactment of the setback regulations, and while we personally wish they were even more stringent, exceptions should never be granted simply because someone else nearby got one or because someone else nearby built in violation of the setback rules without a variance.

Applicants are also wrong in claiming no negative impact on neighboring properties or the streetscape. We would definitely regard a house with only a 21' setback directly in front of us as having a very negative impact on both our enjoyment of our own property as well as a negative impact on the streetscape due to the greater visual density and closer encroachment of the proposed structure.

We hope that the staff will proceed to reject this request as it deserves to be rejected. If you wish to discuss these objections by phone, please let us know and we will provide our numbers.

With thanks for your consideration of our views,

Lynn S. West and James C. Snipes, owners of 7522 Gulf Blvd

Jason McLarty

From: Larry Sims <rlsims@bellsouth.net>
Sent: Saturday, October 03, 2015 10:11 PM
To: Jason McLarty
Subject: Variance request 2015-V-078

Jason...as owners of 7510 Gulf Blvd, we have no problems with this request. We will welcome the new neighbors

Larry & Jackie Sims
7510 Gulf BLVD

APPLICANT COMMENTS

2015-V-078

Submitted at
Zoning Board
Meeting

8 October, 2015

Variance Request 2015-V-078

7521 Gulf Boulevard, Navarre Beach, FL
Parcel No.: 28-2S-26-9180-04900-0090

Request: Reduce Front setback from 30' to 21' to accommodate single family residence.

Variance Criteria Responses:

1. **The special 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.**

The great reduction in buildable area on properties in this area of the beach does not apply generally to all other properties in the area. Though applicable to nearby Gulf front lots, the CCSL affects different lots in different ways depending on the depth of the beach at that point or location of the public Right of Way. Properties directly across Gulf Boulevard are not restricted by this particular requirement at all. Other Gulf front lots vary in the amount of restriction depending on the specific geometry of the site. Each case is different.

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.**

The Owner has the right to build on the property. The unique circumstances caused by a standardized zoning setback and the CCSL at this location greatly restrict this right. In addition it appears that similar variances have been granted in the immediate vicinity. Restricting this parcel to requirements not placed upon others in the area would seem inconsistent.

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.**

A single family residence on this lot is unlikely to be applicable to any of the issues mentioned in this criterion.

4. **The variance will not impair the intent of the zoning ordinance or zoning district map.**

The requested setback, though not meeting the exact letter of the zoning ordinance, certainly does not impair the intent of the ordinance or the zoning map. The zoning ordinance provides for variances to its requirements in recognition of the fact that an overall standard does not always fit unique situations. Many other structures in the immediate vicinity have been constructed with

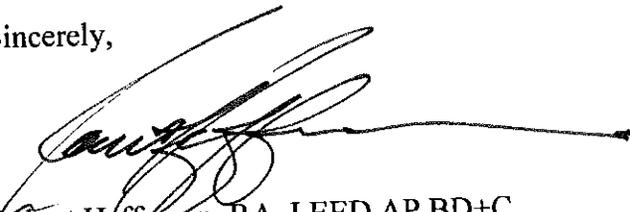
similar and greater setback reductions. The structure, placed as requested, will not seem out of place along the streetscape or in the context of the neighborhood.

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 gaining an advantage or convenience.

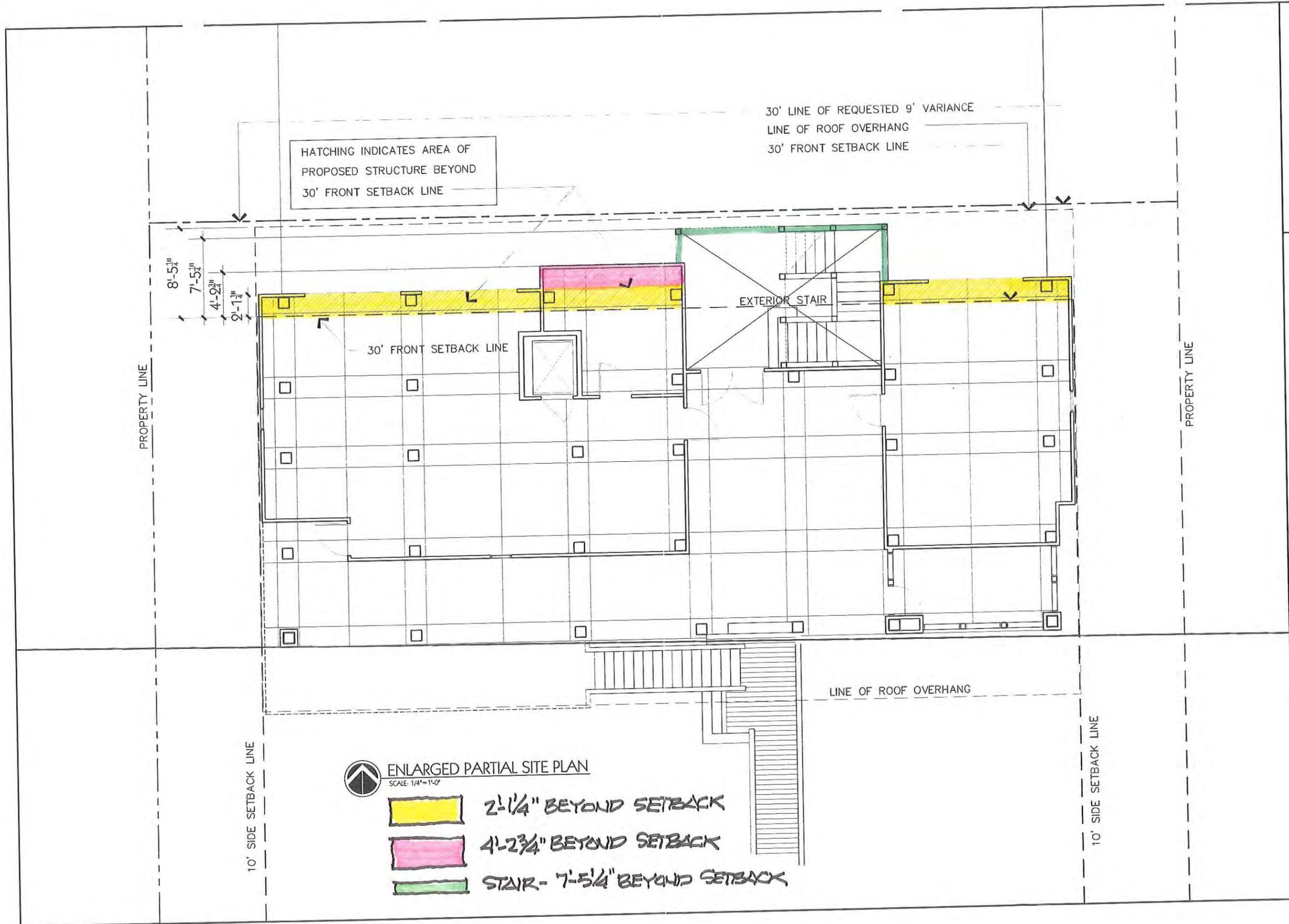
Criterion does not apply to this request.

I appreciate your time and consideration of this request.

Sincerely,



Robert Heffernan, RA, LEED AP BD+C
Heffernan Holland Morgan Architecture, P.A.



HATCHING INDICATES AREA OF PROPOSED STRUCTURE BEYOND 30' FRONT SETBACK LINE

30' LINE OF REQUESTED 9' VARIANCE
 LINE OF ROOF OVERHANG
 30' FRONT SETBACK LINE

PROPERTY LINE

PROPERTY LINE

10' SIDE SETBACK LINE

10' SIDE SETBACK LINE

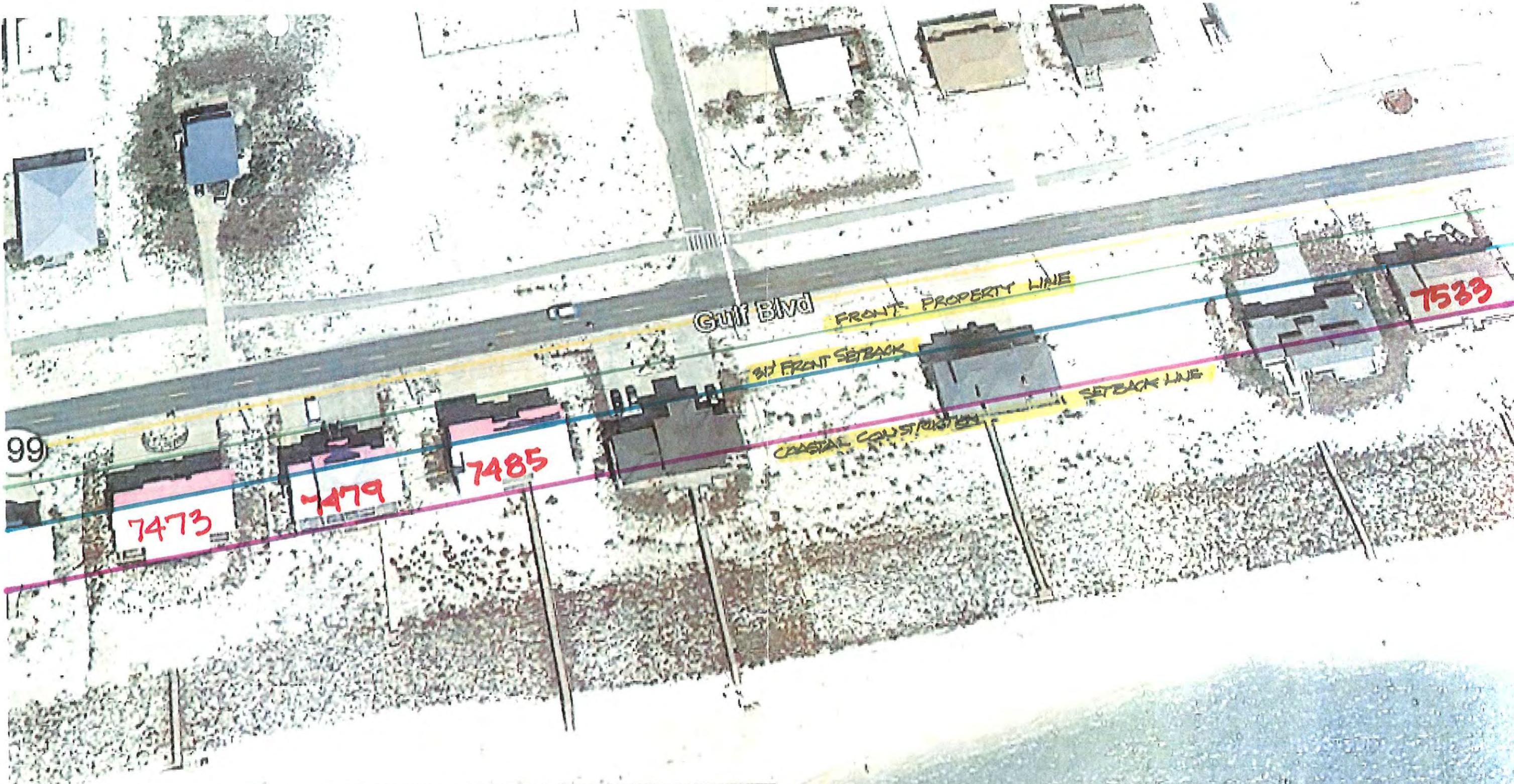


ENLARGED PARTIAL SITE PLAN
 SCALE: 1/4"=1'-0"

- 2'-1 1/4" BEYOND SETBACK
- 4'-2 3/4" BEYOND SETBACK
- STAIR - 7'-5 1/4" BEYOND SETBACK

EXTERIOR STAIR

LINE OF ROOF OVERHANG



Street No.	Existing Front Setback
7533	23'-6" (6'-6" variance)
7485	15'-10" (14'-0" variance)
7479	21'-9" (8'-3" variance)
7473	17'-9" (12'-2" variance)

**CITIZEN
COMMENTS
2015-V-078
APPEAL**

October 18, 2015

Santa Rosa County
Board of Commissioners
6501 Old Bagdad Hwy, Suite 202
Milton, FL 32583

Re: Appeal of Variance 2015-V-078

Dear County Commissioners,

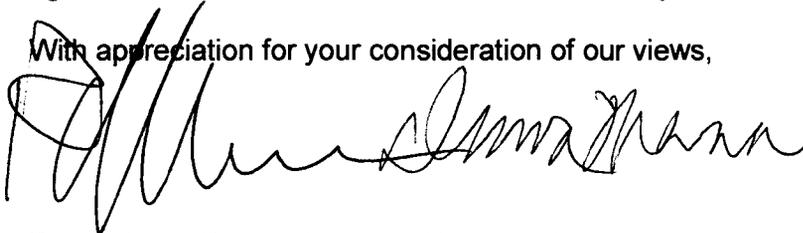
We the undersigned respectfully request that the Commissioners vote to overturn the decision by the Zoning Board approving the above-referenced variance request, which the planning and zoning staff analysis clearly indicated does not meet the requisite conditions for authorization.

As the Commissioners are aware, the language of the relevant zoning regulations plainly states: "No variances shall be authorized under this provision unless the Board finds that all of the following conditions exist" and then proceeds to list five criteria that must be found to apply in an applicant's case in order to grant a variance.

In this case, the staff found that 3 of the 5 criteria were not met, one was "unknown," and one was "N/A." Thus, not a single one of the 5 criteria applied or was met in this case, and yet the Zoning Board approved it anyway. Because this action was wholly inconsistent with the duties and powers enumerated in Section 2.04.00 which the Board was appointed to enforce, we urge the Commissioners to perform their duty as elected officials to uphold county regulations as written and overturn the Board's decision in this case.

As members of an extended family who frequently enjoy the use of the house at 7522 Gulf Boulevard, owned by one of our relatives and opposite the subject property, we have a strong interest in ensuring that new construction on Navarre beach routinely conforms to applicable zoning regulations, which were adopted for legitimate reasons and should be honored by the officials who are responsible for overseeing them. Each of the undersigned is an adult of voting age and a full-time resident of Santa Rosa County.

With appreciation for your consideration of our views,



Dawn Mann, Bobby Mann, and William Mann
411 Williamsburg Drive
Gulf Breeze, FL 32561



Rob Mann & Elizabeth Mann
1240 Grand Ridge Circle
Gulf Breeze, FL 32563



Jason McLarty

From: Larry Sims <rlsims@bellsouth.net>
Sent: Sunday, November 29, 2015 8:35 PM
To: Jason McLarty
Subject: Fw: Variance request 2015-V-078

In regard to the Appeal of Variance 2015-v-078: My understanding is that the variance request is to reduce the front setback by 9 ft. We are the closest and probably the only permanent resident within the 150' boundary. This is our home and we live here year round.

Again, we have no problems with the construction of a house at 7521 Gulf Blvd and will welcome the new owners.

On Saturday, October 3, 2015 10:10 PM, Larry Sims <rlsims@bellsouth.net> wrote:

Jason...as owners of 7510 Gulf Blvd, we have no problems with this request. We will welcome the new neighbors

Larry & Jackie Sims
7510 Gulf BLVD