



**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

2016-V-059

Project Name: N/A

**Applicant and/or
Property Owner:** Laura & Justin Simmons

Representative: N/A

Request 1: Variance to reduce the rear setback from 25 feet to 10 feet to accommodate an existing guest cottage. (LDC 6.03.05.H)

Zoning District: R1 (Single Family Residential)

Part I. General Information:

Project/Applicant: Justin & Laura Simmons
Representative: N/A
Location: 1505 Marimack Drive, Gulf Breeze, FL
Parcel(s): 28-2S-28-2355-00B00-0020
Zoned: R1 (Single Family Residential)
Request 1: Variance to reduce the rear setback from 25 feet to 10 feet to accommodate an existing guest cottage (LDC 6.03.05.H)
District: Commissioner District #5
Current Conditions: Residence – This is a code compliance case.

Part II. Land Development Code Criteria:

6.03.05 Accessory Activities: In addition to the principal activities expressed above, each activity type shall be deemed to include activities customarily associated with and appropriately incidental and subordinate to the principal activity when located on the same zone lot as such principal activity and meet the additional conditions set forth below. Such accessory activities shall be controlled in the same manner as the principal activities within such zone except as otherwise provided in Section 2.10.06. Accessory activities include, but are not limited to, the activities indicated below:

H. Guest Cottages: A guest cottage is allowed as an accessory activity within all residential zoning districts. The guest cottage shall not occupy more than 50% of the total floor area square footage of the main building and the cottage and must be used exclusively for housing members of the family occupying the principal dwelling or their non-paying guests. The guest cottage shall have a front setback of 60 feet from the front property line and shall maintain the same side and rear setbacks for the principle dwelling.

Part III. Variance Criteria

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES: The ZB 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 of structures on a lot. The applicant is requesting to reduce the rear setback to accommodate an existing guest cottage. The applicant permitted the accessory structure in 2010. This is a code compliance case for violating the 25 foot rear setback requirement.

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.

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

Is this criterion met? No

Staff Analysis: If authorized, a variance without special circumstances would impair the intent of the zoning ordinance.

5. To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

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

Is this criterion met? N/A

Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to 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. If approved the applicant would have to obtain any additional permits necessary to comply with the Florida Building Code.

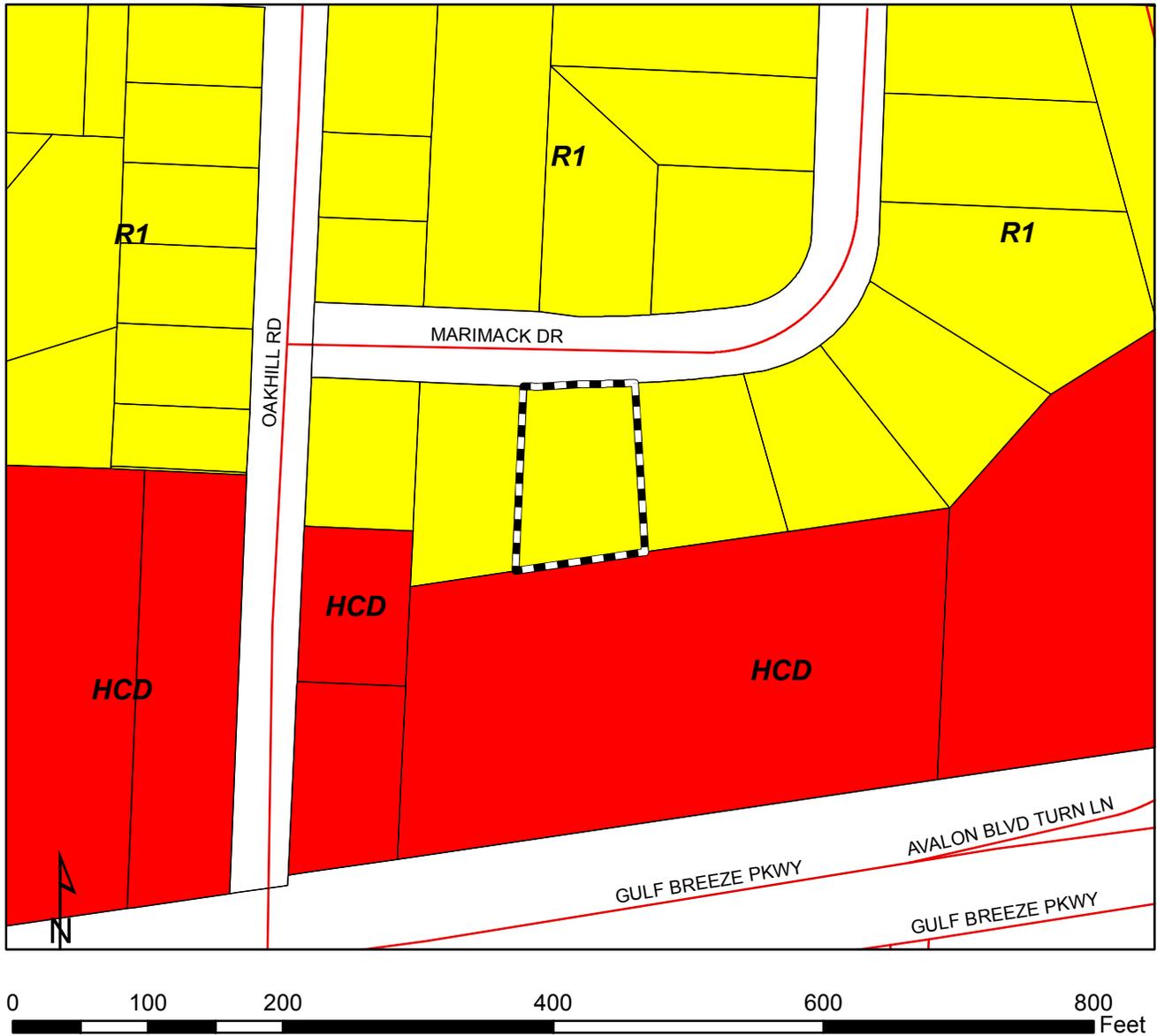
2016-V-059

Location



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2016-V-059 Zoning



Legend



Pending Sep ZB

Zoning

DISTRICT

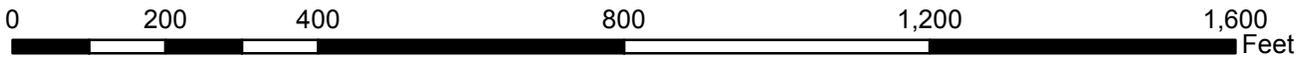
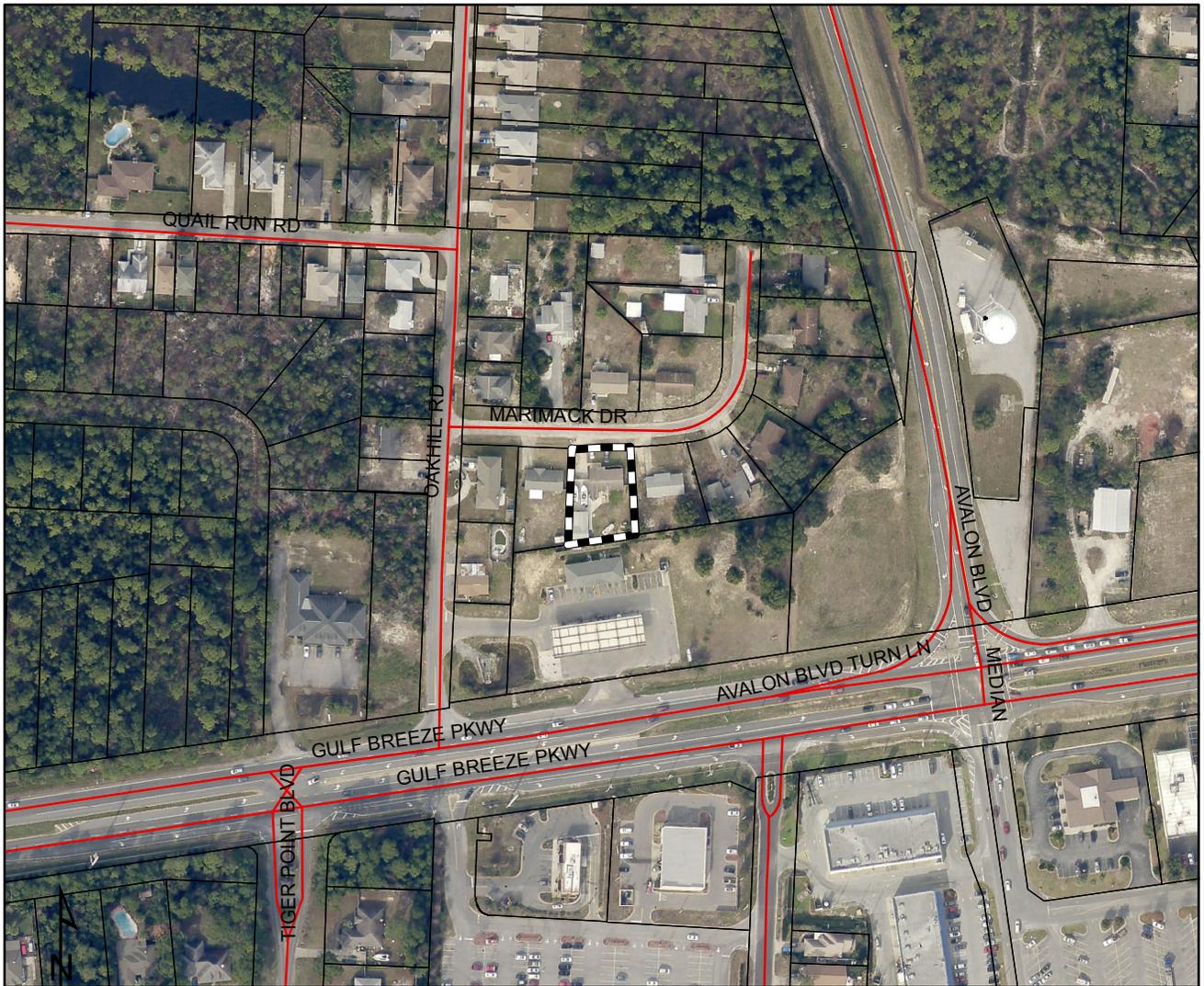
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

- | | | |
|--------------|--------------|-----------------|
| HR2 | NC | R1M |
| M1 | NC-APZ or CZ | R1M-APZ or CZ |
| M1-APZ or CZ | NC-HON | R1M-HON |
| M1-HON | P1 | R2 |
| M2 | P1-HON | R2-APZ or CZ |
| M2-APZ or CZ | P2 | R2-HON |
| MID | P2-APZ or CZ | R2M |
| MIL | P2-HON | R2M-APZ or CZ |
| NB-C | PBD | R3 |
| NB-CON/REC | PID | RAIL |
| NB-HD | PUD | RR1 |
| NB-MD | R1 | RR1-APZ or CZ |
| NB-MHD | R1-APZ or CZ | STATE |
| NB-PMUD | R1-HON | STATE-APZ or CZ |
| NB-SF | R1A | TC1-HON |
| NB-U | R1A-HON | WATER |

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2016-V-059
2014 Aerial

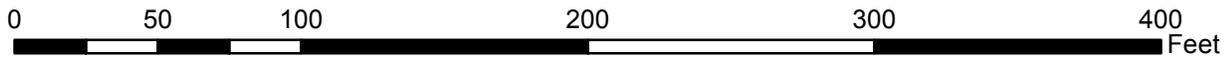
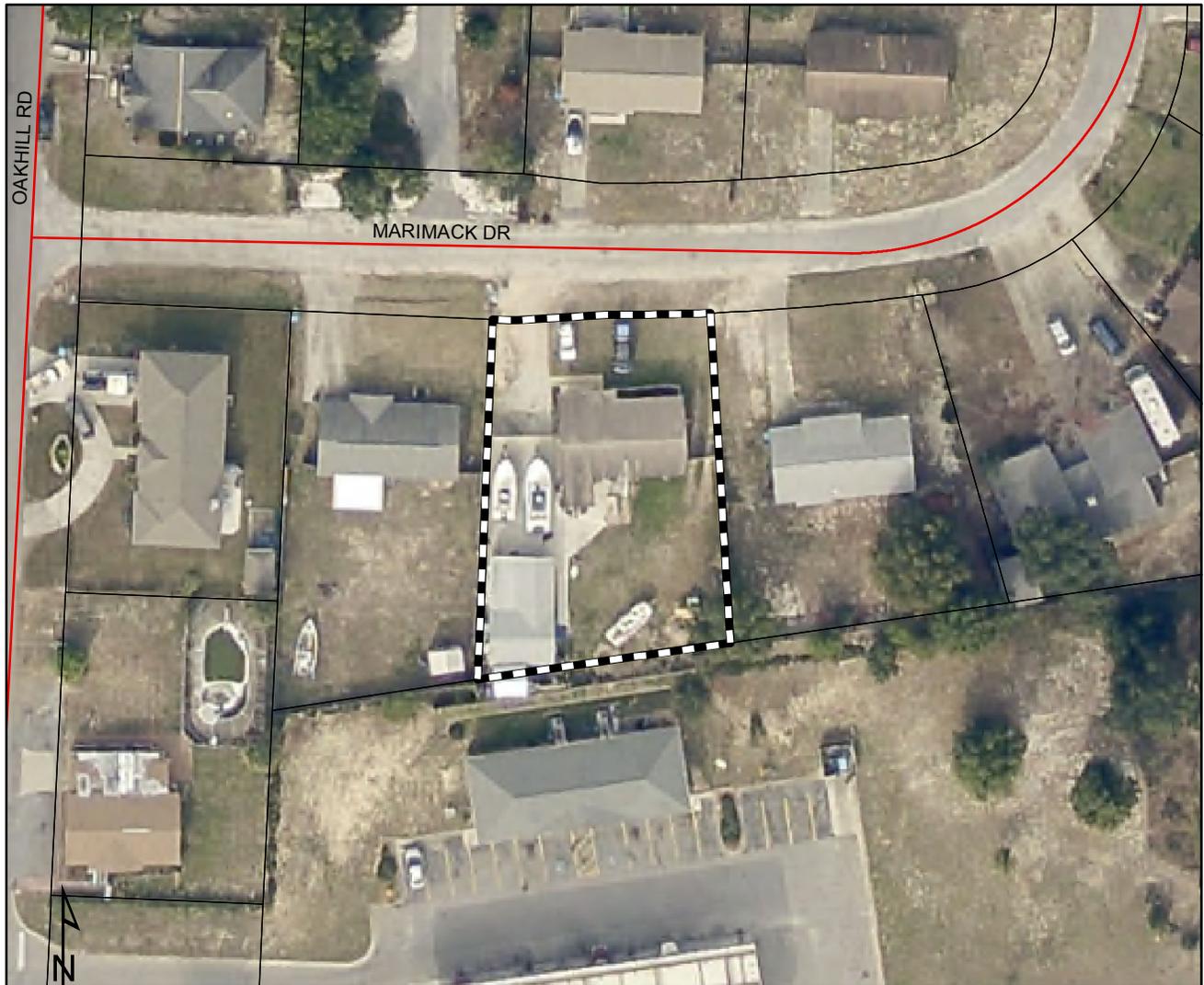


Legend

 Pending Sep ZB

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2016-V-059 Closeup Aerial

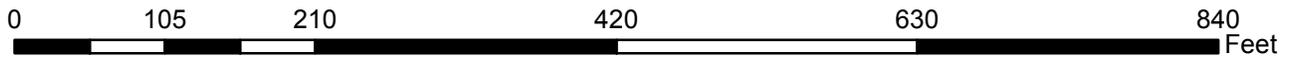
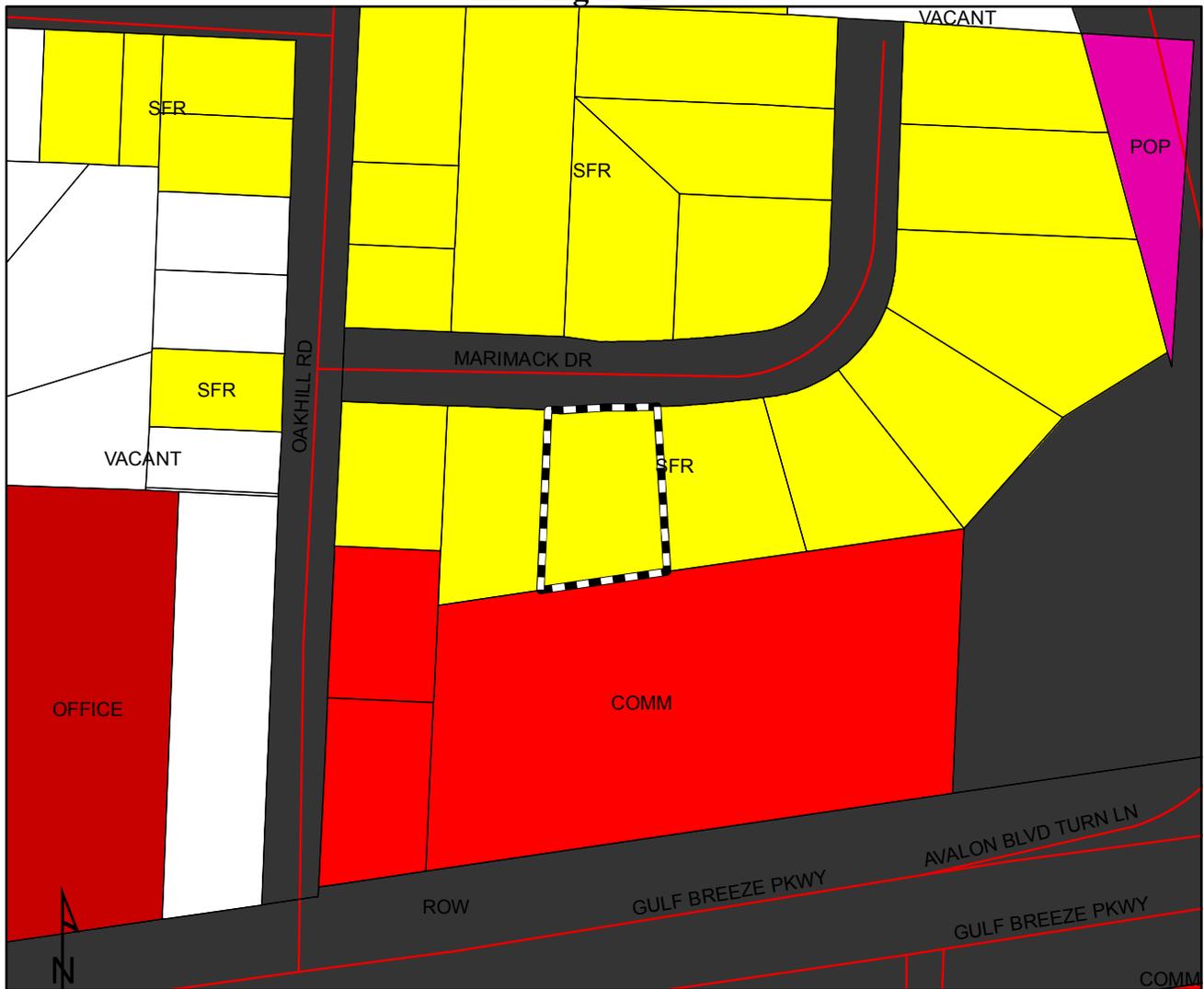


Legend

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2016-V-059 Existing Land Use



Legend



Pending Sep ZB

Existing Land Use

Category

Agriculture (AG)	Office
Agriculture, Homestead (AH)	Public Owned Property (POP)
Condo's/Townhomes (C/T)	Rail
City	Recreation/Commercial (REC/COMM)
Commercial (COMM)	Recreation/Open Space (REC/OS)
Industrial (INDUS)	Right of Way (ROW)
Institutional (INST)	Single Family Residential (SFR)
Multi-Family Residential (MFR <5)	Silviculture (SILVICUL)
Multi-Family Residential (MFR >5)	Uncategorized (UNCAT)
Military (MIL)	Utilities
Mixed Residential/Commercial (MRC)	Vacant
	Water

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Variance Application

* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2016-V-059</u>	Date Received: <u>8/3/16</u>
Review Fee: <u>235 + 19.47</u>	Receipt No.: <u>271</u>
Zoning District: <u>R1</u>	FLUM Designation: <u>SFR</u>

± 0.265

VD: 6

Property Owner Property Owner Name: Laura Simmons / Justin Simmons

Address: 1505 Marimack Dr
Gulf Breeze, FL 32583

Phone: (850)321-4394 Fax: _____

Email: LMra340@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): 28-28-28-2355-00800-0020
-OR-

Street Address of property for which the Variance is requested:
1505 Marimack Dr 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.

To reduce the rear setback from 25 ft to 10 ft - to accomodate a guest cottage

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

structure already built

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 be using the guest cottage to care for an ill parent who will be moving here February 2017.

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.

Laura Simmons
Applicant Name (Type or Print)

Laura Simmons
Applicant Signature

Title (if applicable)

7-79-16
Date

Laura Simmons
1505 Marimack Dr
Gulf Breeze, FL 32563

TRUSS NOTES

- 5 / 12 PITCH
- 1'-0" OVERHANG TYPICAL
- CONSULT TRUSS MANUFACTURERS
SHOP DRAWINGS FOR DETAILS.
- CABLE ENDS BALLOON FRAMER

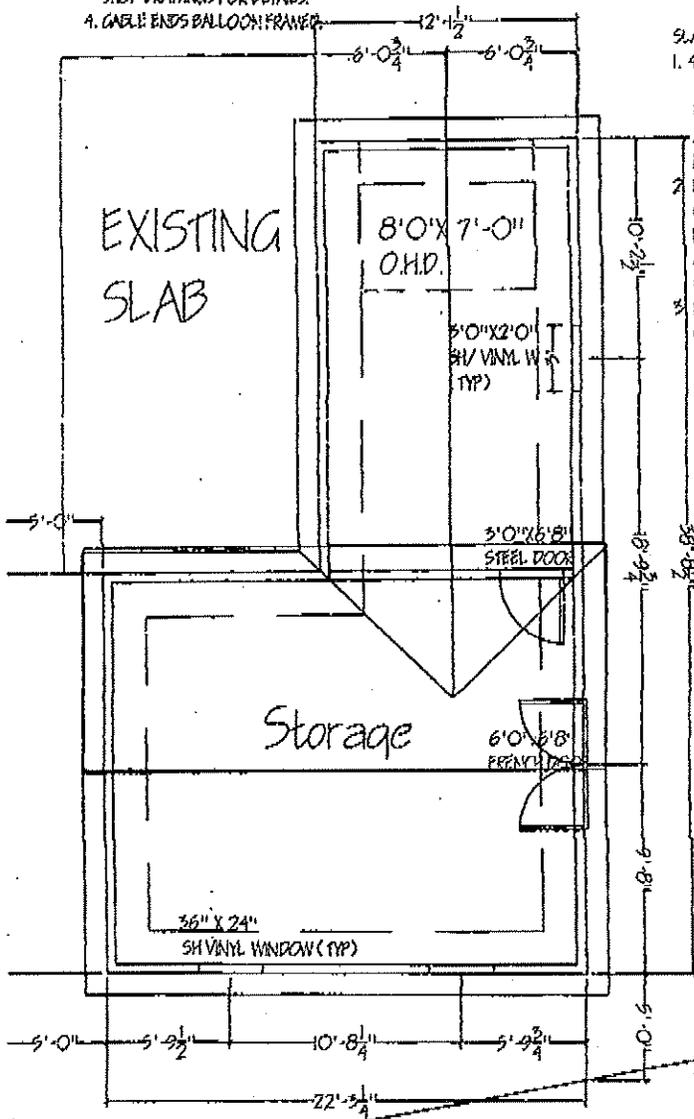
SLAB GENERAL NOTES

- 4" SLAB W/ 3000 P.S.I. CONCRETE
OVER 6 MIL POLY W/ 5 X 6 # 10
DOUBLE LAYER W/M MESH
ROUND PER OF SLAB 3'-0" MIN
FROM EDGE
- 1/2" X 10" ANCHOR BOLTS EMBEDDED IN
CONCRETE OR GROUT FILLED CHANOT
LESS THAN 7" W/ 2" SQ HEAD WASHERS
AND NUTS @ 10" OF CORNERS, WINDOWS,
DOORS, AND 48" OC FOR EXTERIOR WALLS
- BONDED SOIL TREATMENT FOR TERMITES
CONTROL PRIOR TO SLAB.

GENERAL NOTES

- VINYL SIDING
- VINYL SOFFIT
- FRAMING TO BE 2X6 16" OC SIP
- SINGLE 2X6 BOTTOM PLATE PT 5YP
- DOUBLE 2X6 TOP PLATE
- 3/4" EXTERIOR GRADE PLYWOOD SHEATHING
(SEE ENG. PLANS FOR NAILING SCHEDULE)
- 5/8" EXTERIOR GRADE PLYWOOD ROOF DECKING
(SEE ENG. PLANS FOR NAILING SCHEDULE)
- SEE ENGINEERING PLANS FOR STRUCTURAL HARDWARE DETAILS.
- NO ELECTRICAL POWER SERVICE TO STORAGE BLDG
- NO PLUMBING SERVICE TO STORAGE BLDG

See 5-sheets
J-8/28/10



EXISTING RESIDENCE

EXISTING PATIO

EXISTING DECK

TRUSS NOTES

1. 5 / 12 PITCH
2. 1'-0" OVERHANG TYPICAL
3. CONSULT TRUSS MANUFACTURERS SHOP DRAWINGS FOR DETAILS.
4. GABLE ENDS BALLOON FRAMER.

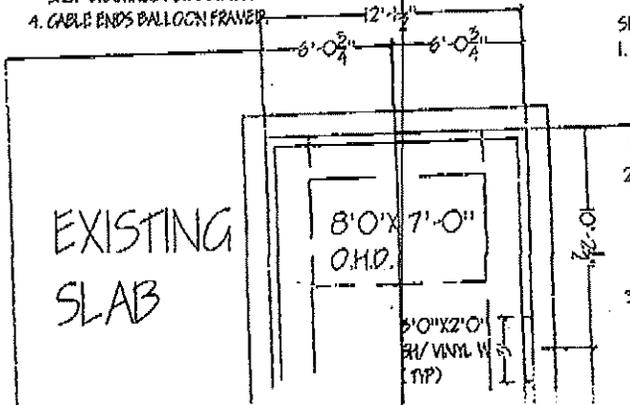
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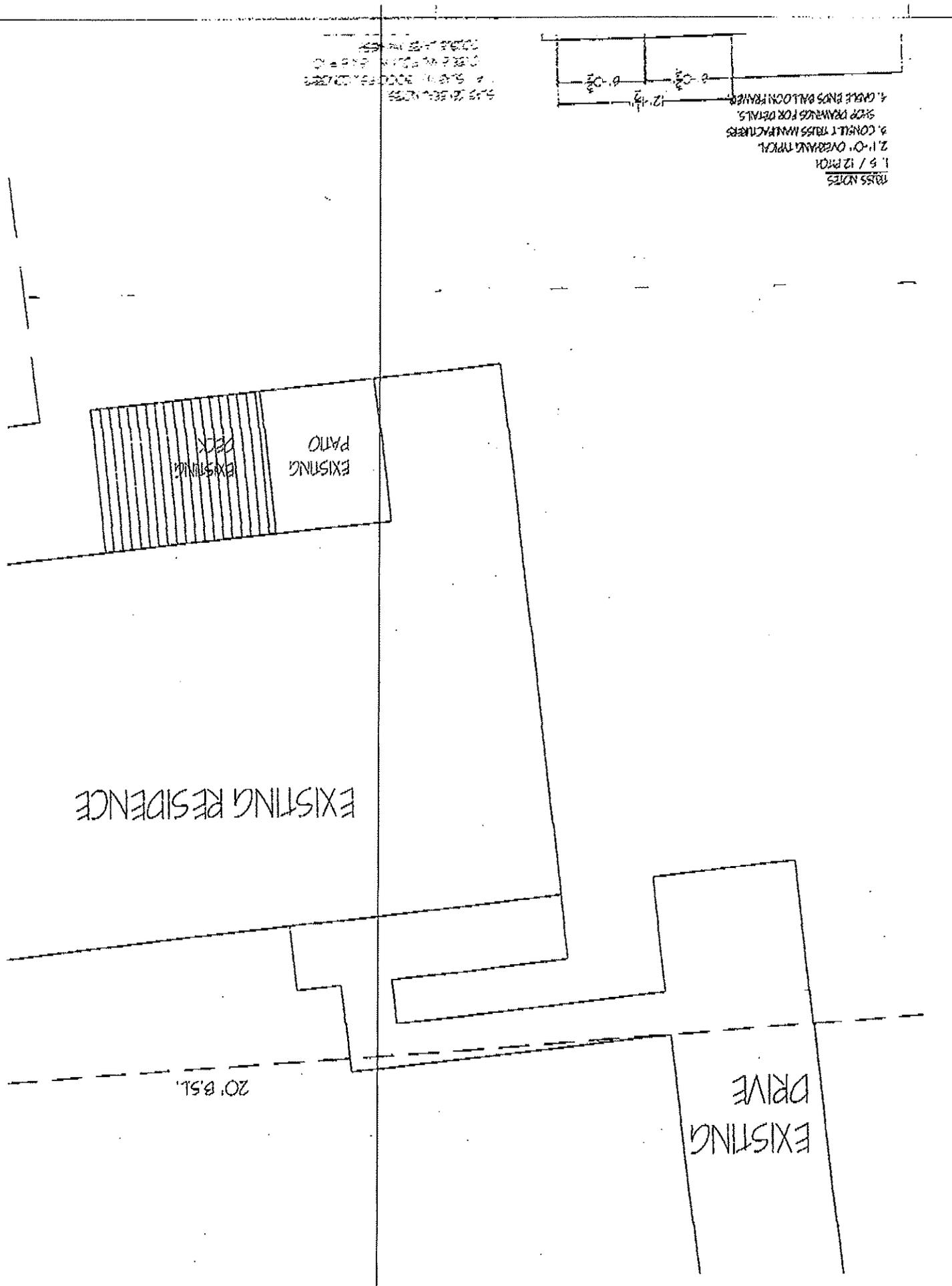
1. 4" SLAB W/ 3000 P.S.I. CONCRETE OVER 6 MIL POLY W/ 6X6 #10 DOUBLE LAYER WW MESH AROUND PER OF SLAB 3'-0" MIN FROM EDGE
2. 1/2" X 10" ANCHOR BOLTS EMBEDDED IN CONCRETE OR GROUT FILLED CAN NOT LESS THAN 7" W/ 2" SO HEAD WASHERS AND NUTS @ 10" OF CORNERS, WINDOWS, DOORS, AND 48" OC FOR EXTERIOR WALLS
3. BONDED SOIL TREATMENT FOR TERMITE CONTROL PRIOR TO SLAB.

GENERAL NOTES

See 5-sheets

157.13'





1. 2x6 @ 16" O.C.
 2. 2x6 @ 16" O.C.
 3. 2x6 @ 16" O.C.
 4. 2x6 @ 16" O.C.

- TRUSS NOTES
1. 6 / 12 PITCH
 2. 1'-0" OVERHANG TYPICAL
 3. CONSULT TRUSS MANUFACTURER
 4. CHECK DRAWINGS FOR DETAILS
 5. CABLE ENDS BALLOON FRAMES

EXISTING RESIDENCE

EXISTING PATIO

EXISTING DECK

EXISTING DRIVE

20' B.S.L.

1505 MARIMACK DR.
RADIUS 1038.95 ARC 82.57 DELTA C = 32'24"

EXISTING
DRIVE

20' B.S.L.

28'-3.91"

EXISTING RESIDENCE

Case Number 2016-ZV-268

Violation Information

Case Number: **2016-ZV-268**
Date Reported: **07/19/2016**
Officer Assigned: **(13) Bobby Burkett**

Violator Name / Address

Name (First, Last): **LAURA ANN MRAZ**
Address: **1505 MARIMACK DR**
City, St, ZIP: **GULF BREEZE FL 32563**
Contractor Number:
Phone Number:

Violation Location

Parcel Number **282S28235500B000020**
1:
Parcel Number
2:
Zoning Area: **(MID) Midway**
City Zone 1: **R1**
City Zone 2:

Violator Business Name / Address

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

Address of **1505 MARIMACK DR**
Violation:
City, St, ZIP: **GULF BREEZE, FL 32563**
Side Street 1:
Side Street 2:

Ordinance / Articles

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

Violations

Code Description
27 Home occupation violation
87 accessory building violation

Fees & Actions

Date Served: **07/25/2016** Action Taken:

Comply by: **08/16/2016** **07/25/16: COURTESY LETTER SENT TO OWNERS RE HOME OCCUPATION VIOLATION AND ACCESSORY BUILDING VIOLATION. ALSO ENCLOSED COPY OF HOV GUIDELINES.**

Amount: **0.00**

Citations

Property Owner Information

Business Name:

LAURA ANN MRAZ

Name: & JUSTIN V.

SIMMONS

Mailing Address:

Physical Address: 1505 MARIMACK
DR

City, St, ZIP GULF BREEZE FL
32563

Phone Number:

Complaint Information

Name: ANONYMOUS

Address:

Phone Number:

Email:

Complaint made
by: Phone

Case Number 2016-ZV-268

Rechecks Scheduled:

#	Scheduled Date	Officer	Notes
1)	09/28/2016	13 - Bobby Burkett	

Rechecks Performed:

#	Scheduled Date	Recheck Date	Officer	Notes
---	----------------	--------------	---------	-------

1) 08/16/2016 08/16/2016 13 - Bobby
Burkett

Dates:

Opened: **07/19/2016**

Closed:

Reopened:

Status:

Status: **Active** Watch List?

Reason:

Comments:

07/19/16 - HOME OCCUPATION VIOLATION & ACCESSORY BUILDING VIOLATION. Per anonymous phone call, owner has a commercial fishing business he operates from his house. Several boats are located on the property, and guests who are going out on these boats park their vehicles on the property. Also there is an accessory building in back (permit # 2010-3391), all inspections completed but never finalized, and database shows expired. However, according to complainant, owner now has people living in the upstairs portion of this accessory building.

07/25/16: On site, observed 2 boats in yard and sign stating boat charters. Spoke with owner explained violations. The shed has been finalized according to permit. Explained to owner that he could not allow anyone to live in shed. Will send C.L. 15 days. BB

08/16/16: On site, no H.O.V. observed on property. Per Darliene Stanhope they have applied for a variance scheduled for Sept. 22, 2016. Will monitor. BB

Status & Transaction Change History:

IDNO

DATE

NOTES

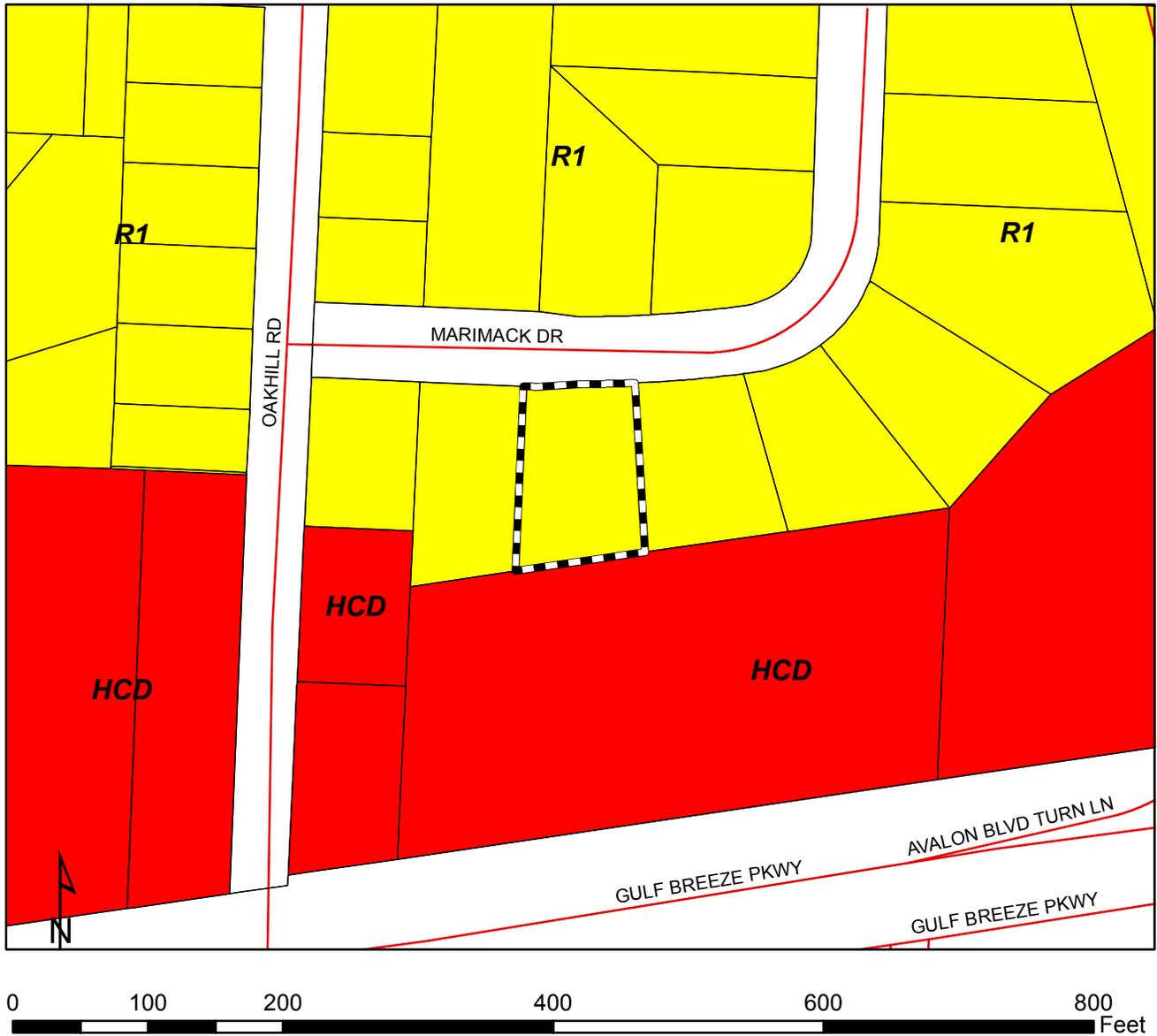
2016-V-059

Location



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2016-V-059 Zoning



Legend



Pending Sep ZB

Zoning

DISTRICT

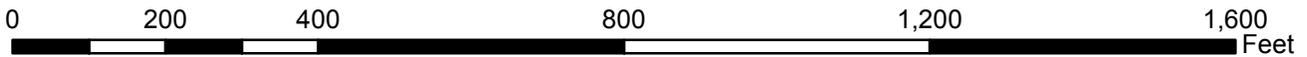
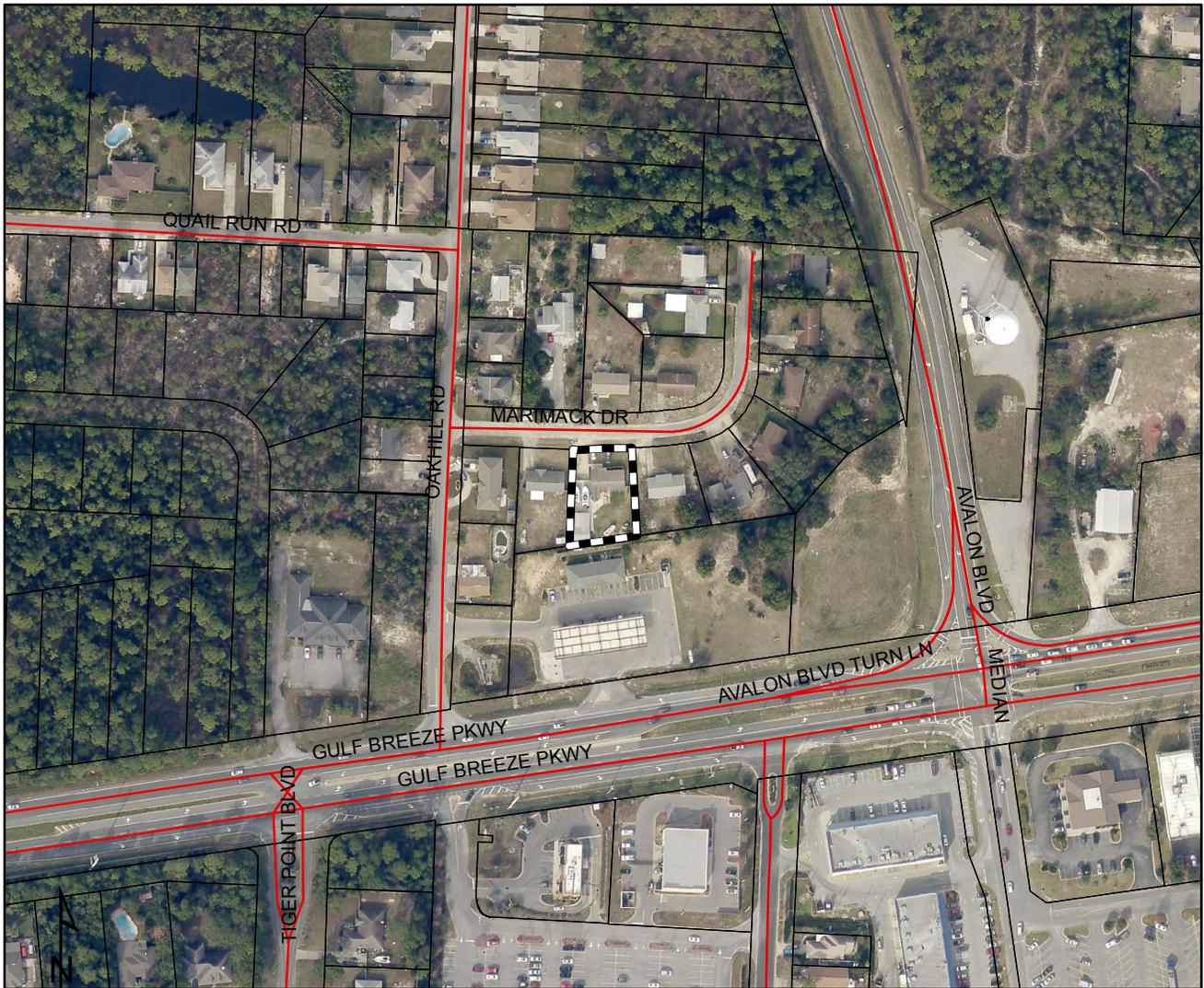
- AG-RR
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- | | | |
|--------------|--------------|-----------------|
| HR2 | NC | R1M |
| M1 | NC-APZ or CZ | R1M-APZ or CZ |
| M1-APZ or CZ | NC-HON | R1M-HON |
| M1-HON | P1 | R2 |
| M2 | P1-HON | R2-APZ or CZ |
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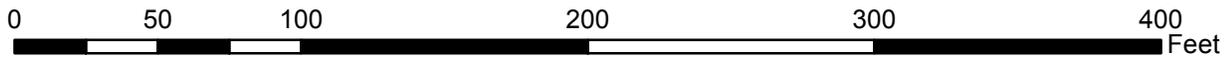
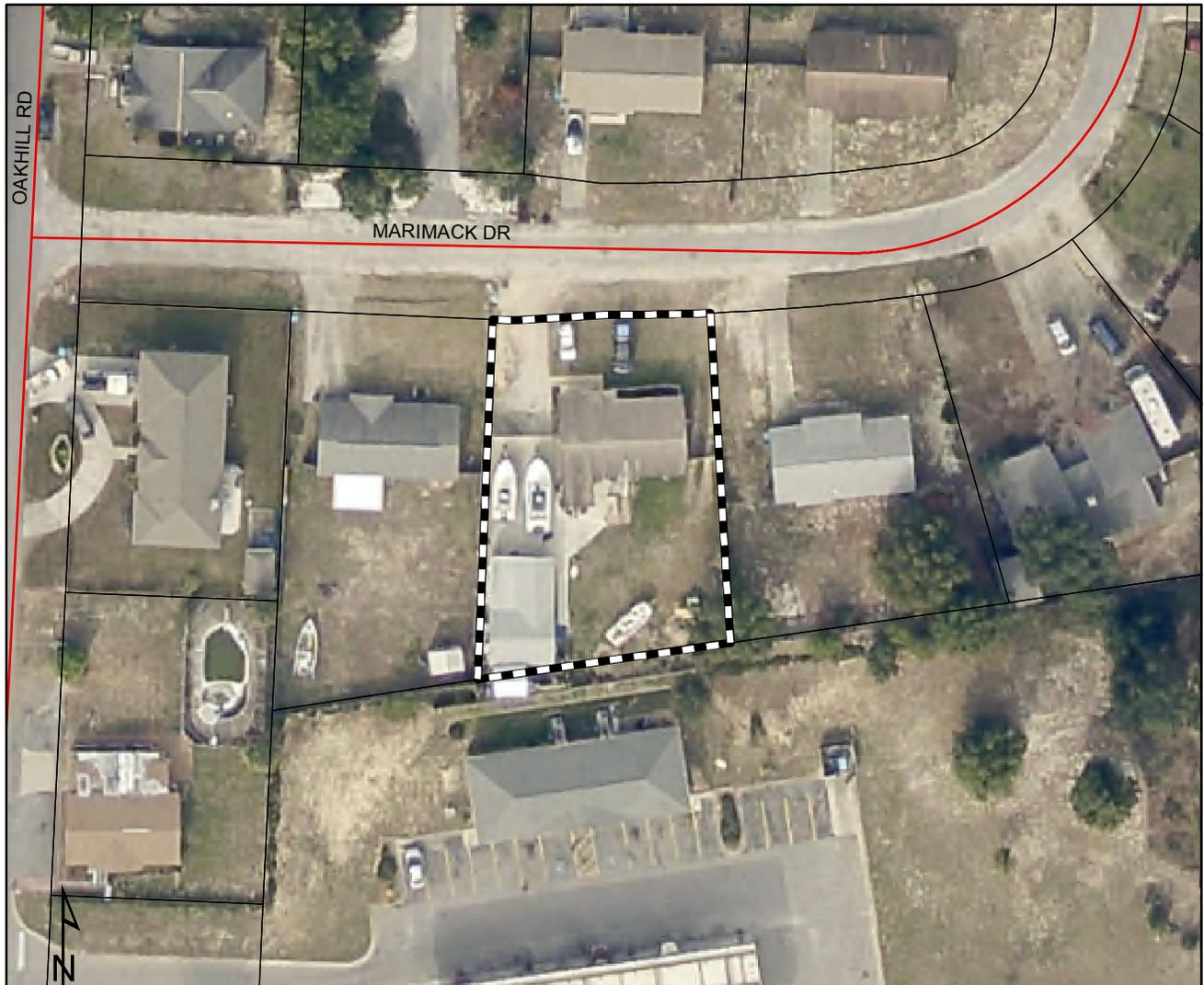


Legend

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2016-V-059
Closeup Aerial

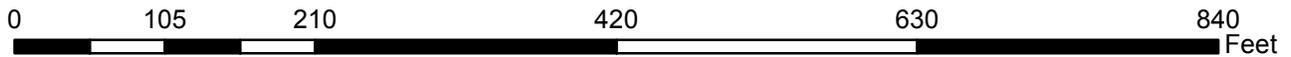
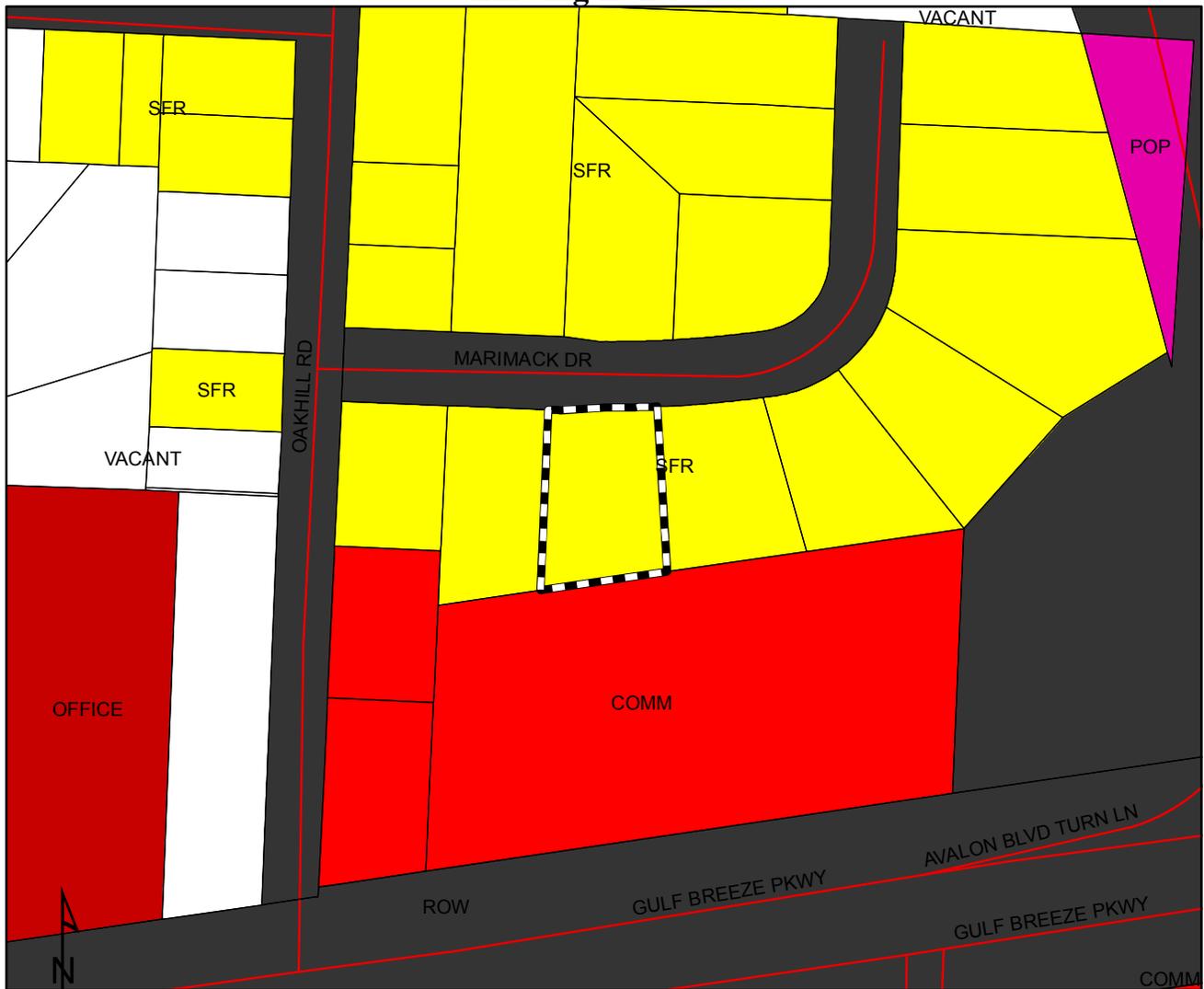


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2016-V-059 Existing Land Use



Legend



Pending Sep ZB

Existing Land Use

Category

Agriculture (AG)	Office
Agriculture, Homestead (AH)	Public Owned Property (POP)
Condo's/Townhomes (C/T)	Rail
City	Recreation/Commercial (REC/COMM)
Commercial (COMM)	Recreation/Open Space (REC/OS)
Industrial (INDUS)	Right of Way (ROW)
Institutional (INST)	Single Family Residential (SFR)
Multi-Family Residential (MFR <5)	Silviculture (SILVICUL)
Multi-Family Residential (MFR >5)	Uncategorized (UNCAT)
Military (MIL)	Utilities
Mixed Residential/Commercial (MRC)	Vacant
	Water

Disclaimer:

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SANTA ROSA COUNTY DEVELOPMENT SERVICES

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
beckdec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

Variance Application

* Application Instructions begin on Page 3

** For Official Use Only **			
Application No.	<u>2016-V-059</u>	Date Received:	<u>8/3/16</u>
Review Fee:	<u>235 + 19.47</u>	Receipt No.:	<u>271</u>
Zoning District:	<u>R1</u>	FLUM Designation:	<u>SFR</u>

± 0.265

VD: 6

Property Owner Property Owner Name: Laura Simmons / Justin Simmons

Address: 1505 Marimack Dr
Gulf Breeze, FL 32583

Phone: (850)321-4394 Fax: _____

Email: LMra340@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): 28-28-28-2355-00800-0020
-OR-

Street Address of property for which the Variance is requested:
1505 Marimack Dr 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.

To reduce the rear setback from 25 ft to 10 ft - to accomodate a guest cottage

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

structure already built

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 be using the guest cottage to care for an ill parent who will be moving here February 2017.

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.

Laura Simmons
Applicant Name (Type or Print)

Laura Simmons
Applicant Signature

Title (if applicable)

7-79-16
Date

Laura Simmons
1505 Marimack Dr
Gulf Breeze, FL 32563

TRUSS NOTES

- 5 / 12 PITCH
- 1'-0" OVERHANG TYPICAL
- CONSULT TRUSS MANUFACTURERS
SHOP DRAWINGS FOR DETAILS.
- CABLE ENDS BALLOON FRAMED

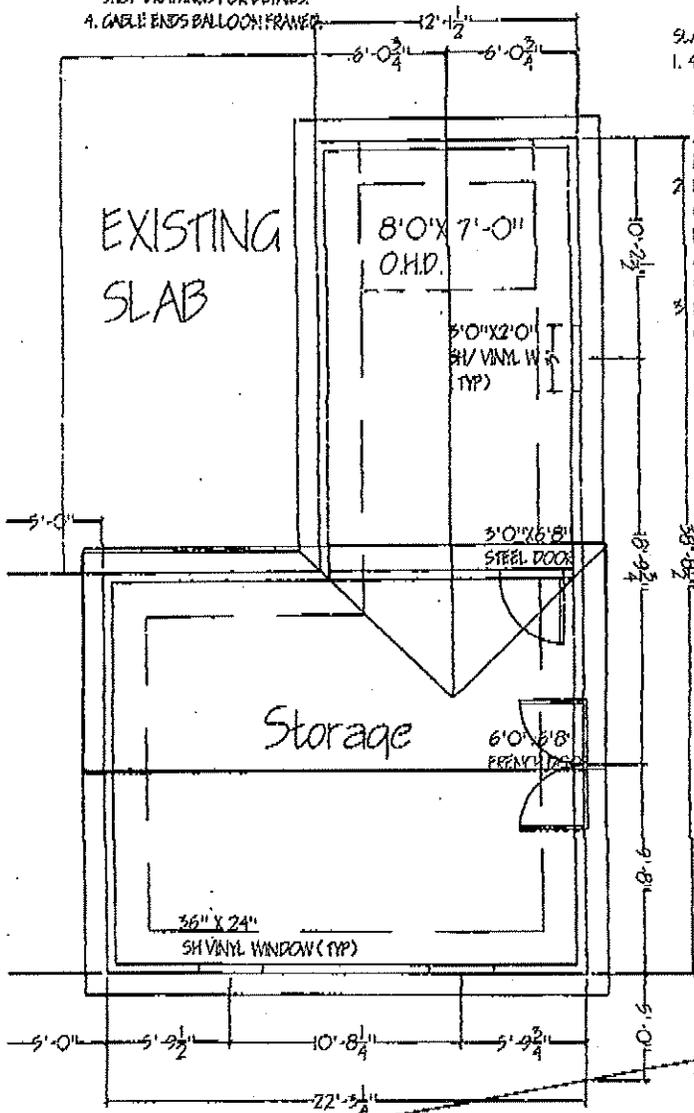
SLAB GENERAL NOTES:

- 4" SLAB W/ 3000 P.S.I. CONCRETE
OVER 6 MIL POLY W/ 5 X 6 # 10
DOUBLE LAYER W/M MESH
ROUND PER OF SLAB 3'-0" MIN
FROM EDGE
- 1/2" X 10" ANCHOR BOLTS EMBEDDED IN
CONCRETE OR GROUT FILLED CHANOT
LESS THAN 7" W/ 2" SQ HEAD WASHERS
AND NUTS @ 10" OF CORNERS, WINDOWS,
DOORS, AND 48" OC FOR EXTERIOR WALLS
- BONDED SOIL TREATMENT FOR TERMITES
CONTROL PRIOR TO SLAB.

GENERAL NOTES

- VINYL SIDING
- VINYL SOFFIT
- FRAMING TO BE 2X6 16" OC SIP
- SINGLE 2X6 BOTTOM PLATE PT 5YP
- DOUBLE 2X6 TOP PLATE
- 3/4" EXTERIOR GRADE PLYWOOD SHEATHING
(SEE ENG. PLANS FOR NAILING SCHEDULE)
- 5/8" EXTERIOR GRADE PLYWOOD ROOF DECKING
(SEE ENG. PLANS FOR NAILING SCHEDULE)
- SEE ENGINEERING PLANS FOR STRUCTURAL HARDWARE DETAILS.
- NO ELECTRICAL POWER SERVICE TO STORAGE BLDG
- NO PLUMBING SERVICE TO STORAGE BLDG.

See 5-sheets
J-8/28/10



EXISTING RESIDENCE

EXISTING PATIO

EXISTING DECK

TRUSS NOTES

- 1. 5 / 12 PITCH
- 2. 1'-0" OVERHANG TYPICAL
- 3. CONSULT TRUSS MANUFACTURERS SHOP DRAWINGS FOR DETAILS.
- 4. GABLE ENDS BALLOON FRAMER.

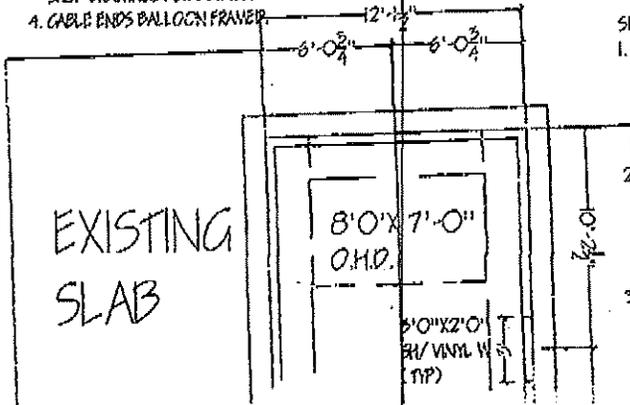
SLAB GENERAL NOTES:

- 1. 4" SLAB W/ 3000 P.S.I. CONCRETE OVER 6 MIL POLY W/ 6X6 #10 DOUBLE LAYER WW MESH AROUND PER OF SLAB 3'-0" MIN FROM EDGE
- 2. 1/2" X 10" ANCHOR BOLTS EMBEDDED IN CONCRETE OR GROUT FILLED CAN NOT LESS THAN 7" W/ 2" SO HEAD WASHERS AND NUTS @ 10" OF CORNERS, WINDOWS, DOORS, AND 48" OC FOR EXTERIOR WALLS
- 3. BONDED SOIL TREATMENT FOR TERMITE CONTROL PRIOR TO SLAB.

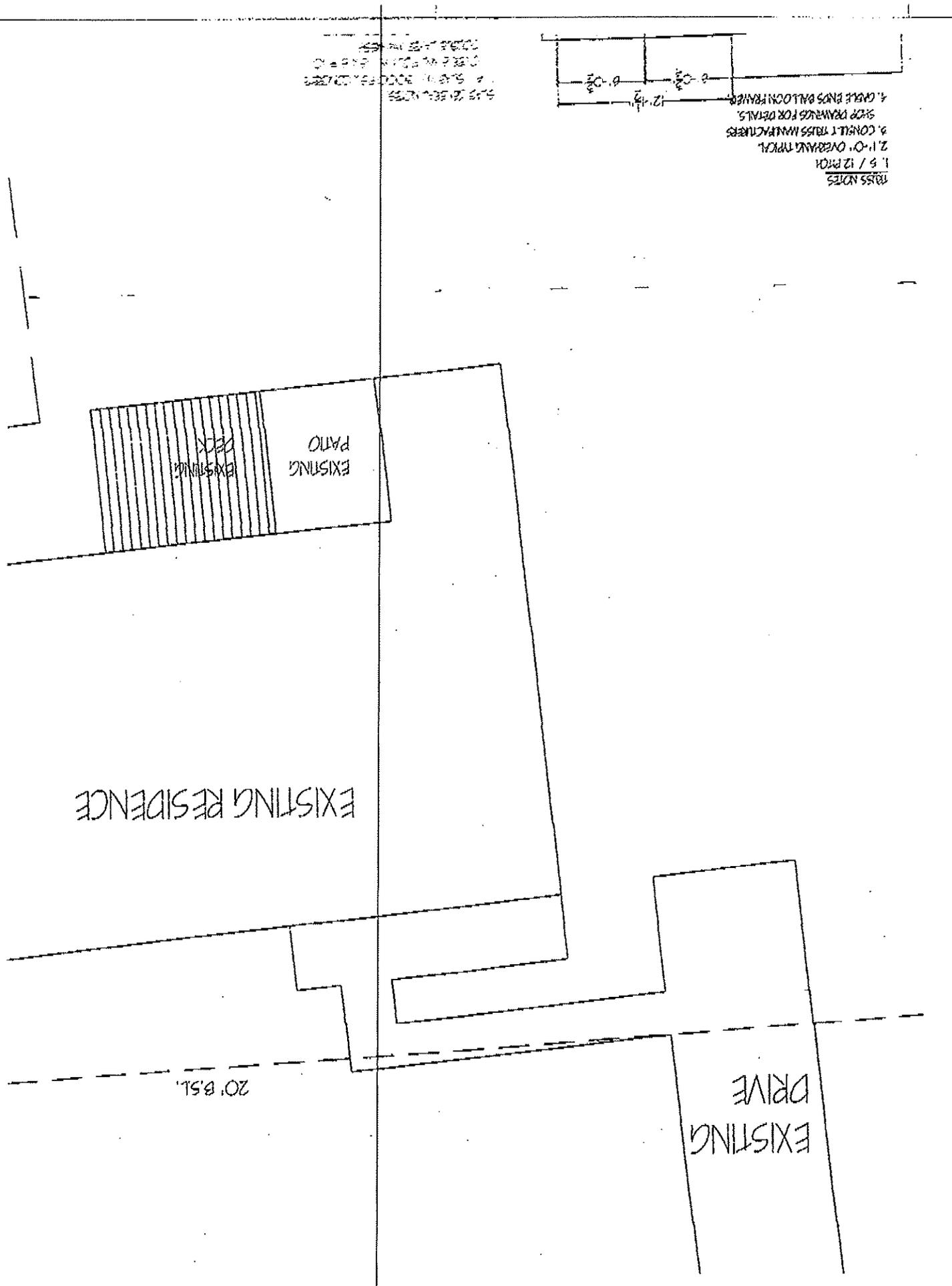
GENERAL NOTES

See 5-sheets

157.13'



EXISTING SLAB



1505 MARIMACK DR.
RADIUS 1038.95 ARC 82.57 DELTA C = 32'24"

EXISTING
DRIVE

20' B.S.L.

28'-3.91"

EXISTING RESIDENCE

Case Number 2016-ZV-268

Violation Information

Case Number: **2016-ZV-268**
Date Reported: **07/19/2016**
Officer Assigned: **(13) Bobby Burkett**

Violation Location

Parcel Number **282S28235500B000020**
1:
Parcel Number
2:
Zoning Area: **(MID) Midway**
City Zone 1: **R1**
City Zone 2:

Address of **1505 MARIMACK DR**
Violation: **City, St, ZIP: GULF BREEZE, FL 32563**
Side Street 1:
Side Street 2:

Violator Name / Address

Name (First, Last): **LAURA ANN MRAZ**
Address: **1505 MARIMACK DR**
City, St, ZIP: **GULF BREEZE FL 32563**
Contractor Number:
Phone Number:

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
27 Home occupation violation
87 accessory building violation

Fees & Actions

Date Served: **07/25/2016** Action Taken:

Comply by: **08/16/2016** **07/25/16: COURTESY LETTER SENT TO OWNERS RE HOME OCCUPATION VIOLATION AND ACCESSORY BUILDING VIOLATION. ALSO ENCLOSED COPY OF HOV GUIDELINES.**

Amount: **0.00**

Citations

Property Owner Information

Business Name:

LAURA ANN MRAZ

Name: & JUSTIN V.

SIMMONS

Mailing Address:

Physical Address: 1505 MARIMACK
DR

City, St, ZIP GULF BREEZE FL
32563

Phone Number:

Complaint Information

Name: ANONYMOUS

Address:

Phone Number:

Email:

Complaint made
by: Phone

Case Number 2016-ZV-268

Rechecks Scheduled:

#	Scheduled Date	Officer	Notes
1)	09/28/2016	13 - Bobby Burkett	

Rechecks Performed:

#	Scheduled Date	Recheck Date	Officer	Notes
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1) 08/16/2016 08/16/2016 13 - Bobby
Burkett

Dates:

Opened: **07/19/2016**

Closed:

Reopened:

Status:

Status: **Active** Watch List?

Reason:

Comments:

07/19/16 - HOME OCCUPATION VIOLATION & ACCESSORY BUILDING VIOLATION. Per anonymous phone call, owner has a commercial fishing business he operates from his house. Several boats are located on the property, and guests who are going out on these boats park their vehicles on the property. Also there is an accessory building in back (permit # 2010-3391), all inspections completed but never finalized, and database shows expired. However, according to complainant, owner now has people living in the upstairs portion of this accessory building.

07/25/16: On site, observed 2 boats in yard and sign stating boat charters. Spoke with owner explained violations. The shed has been finalized according to permit. Explained to owner that he could not allow anyone to live in shed. Will send C.L. 15 days. BB

08/16/16: On site, no H.O.V. observed on property. Per Darliene Stanhope they have applied for a variance scheduled for Sept. 22, 2016. Will monitor. BB

Status & Transaction Change History:

IDNO

DATE

NOTES