



**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-069

Project Name: N/A

**Applicant and/or
Property Owner:** Steven and Ann Hering

Representative: Jerry McGuire

Request 1: Variance to reduce the front setback from 30 feet to 10 feet. (LDC 6.07.03.D.2)

Request 2: Variance to reduce the side setback from 15 feet to 10% of the lot width. (LDC 6.07.03.D.4)

Zoning District: NB-MD (Navarre Beach – Medium Density)

Part I. General Information:

Project/Applicant: Steven and Ann Hering
Representative: Jerry McGuire
Location: White Sands Boulevard, Navarre, FL
Parcel(s): 28-2S-26-0000-00800-0000
Zoned: NB – MD (Navarre Beach – Medium Density)
Request 1: Variance to reduce the front setback from 30 feet to 10 feet. (LDC 6.07.03.D.2)
Request 2: Variance to reduce the side setback from 15 feet to 10% of the lot width. (LDC 6.07.03.D.4)
District: Commissioner District #4
Current Conditions: Vacant

Part II. Land Development Code Criteria:

6.07.03 NB - Medium Density (MD) (0-10 DU's per acre). Intent and Purpose of District: This district is intended to be primarily a medium population density residential area.

D. Site and Building Requirements

2. Front Yard Requirements. 30 feet.
4. Side Yard Requirements. 15 feet.

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 seeking two variances: 1) to reduce the front setback from 30 feet to 10 feet, and 2) to reduce the side setback from 15 feet to 10% of the lot width. The above requests are to accommodate single family residences.

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 the variance will impair an adequate supply of light and air to adjacent property, or 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.

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

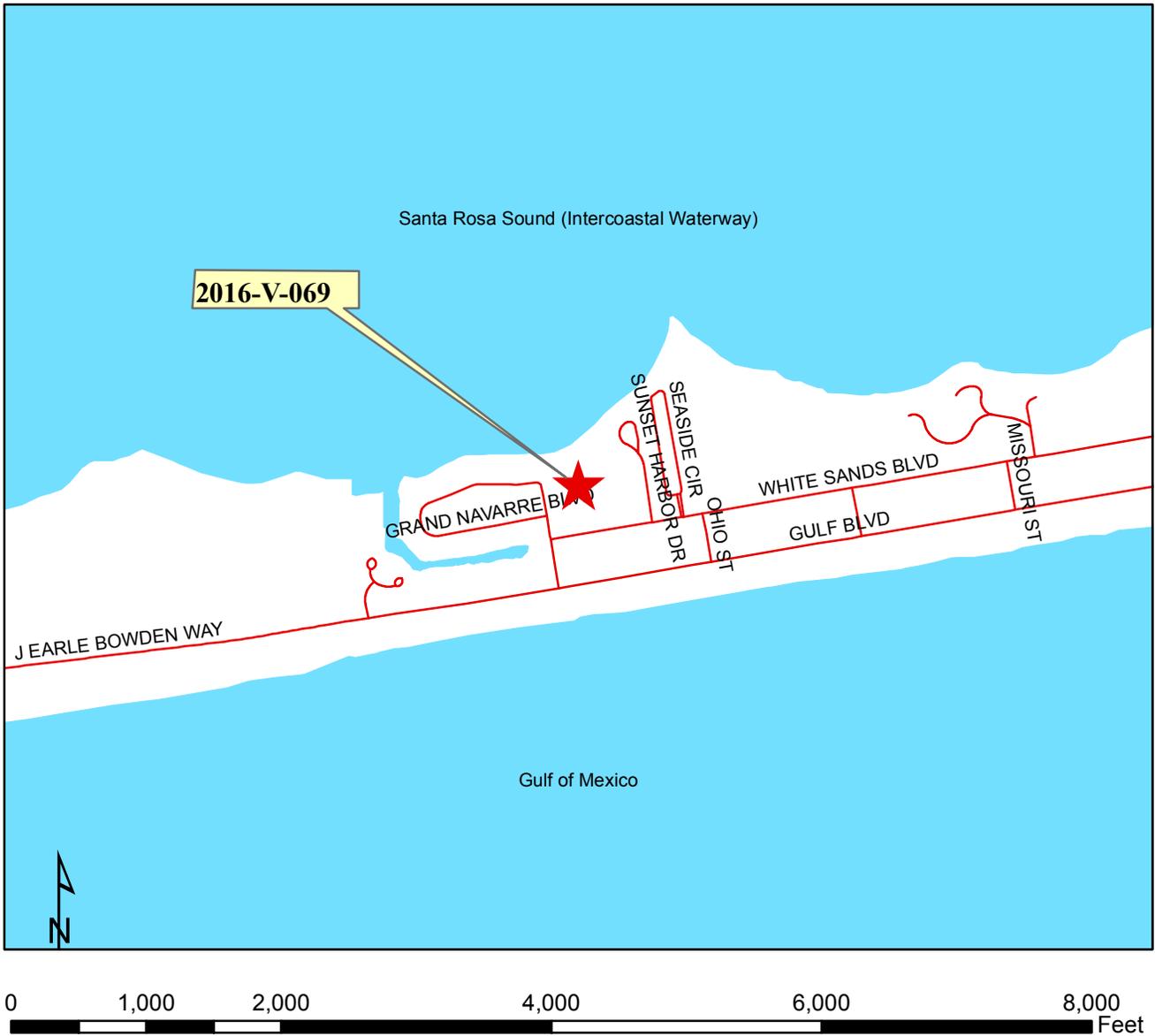
Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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.

2016-V-069

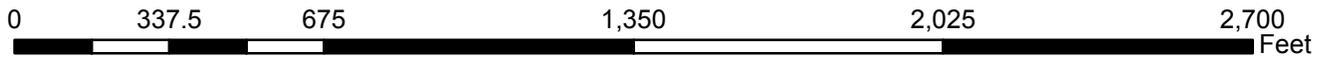
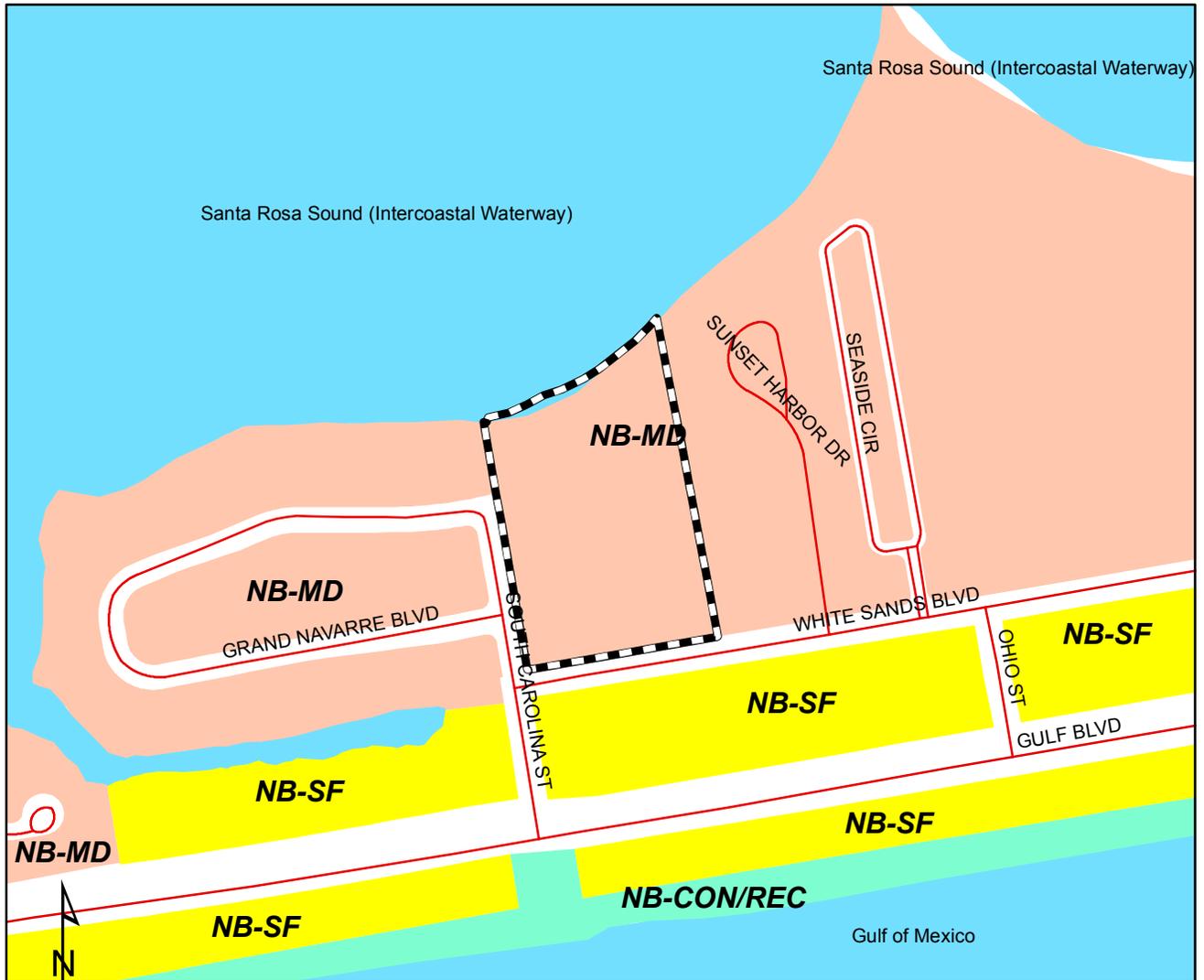
Location



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2016-V-069 Zoning



Legend



Pending Oct ZB **Zoning**

DISTRICT

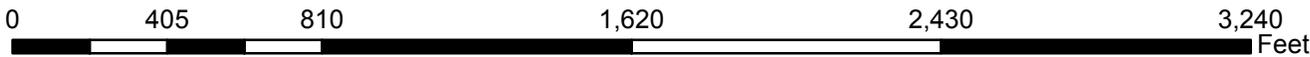
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

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

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2016-V-069
2014 Aerial

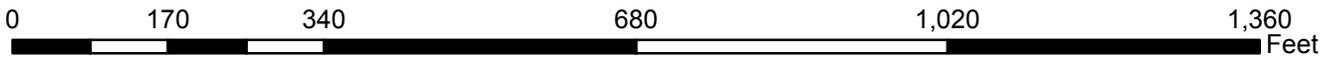


Legend

 Pending Oct ZB

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2016-V-069 Closeup Aerial

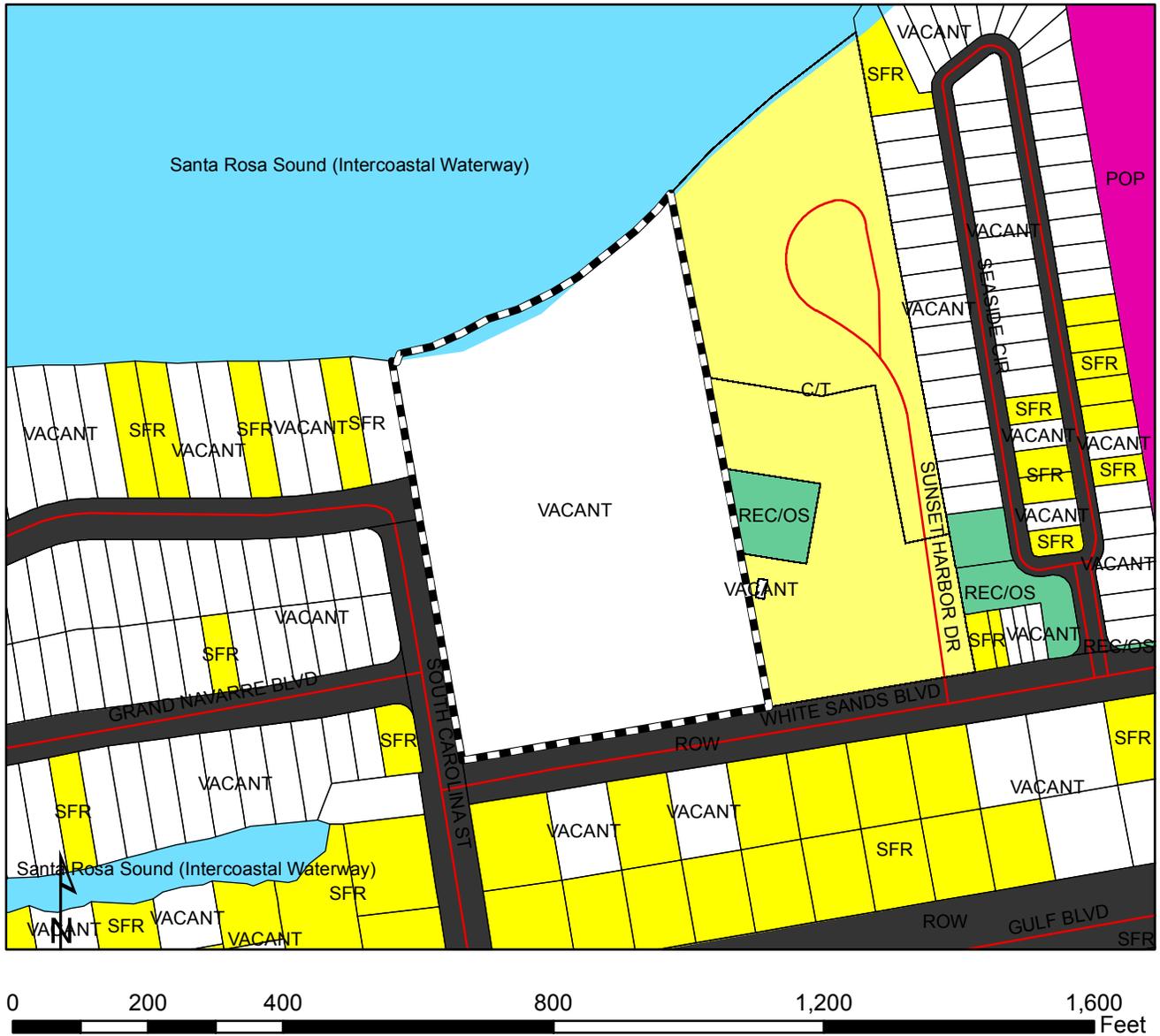


Legend

 Pending Oct ZB

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2016-V-069 Existing Land Use



Legend



Pending Oct ZB **Existing Land Use**

Category

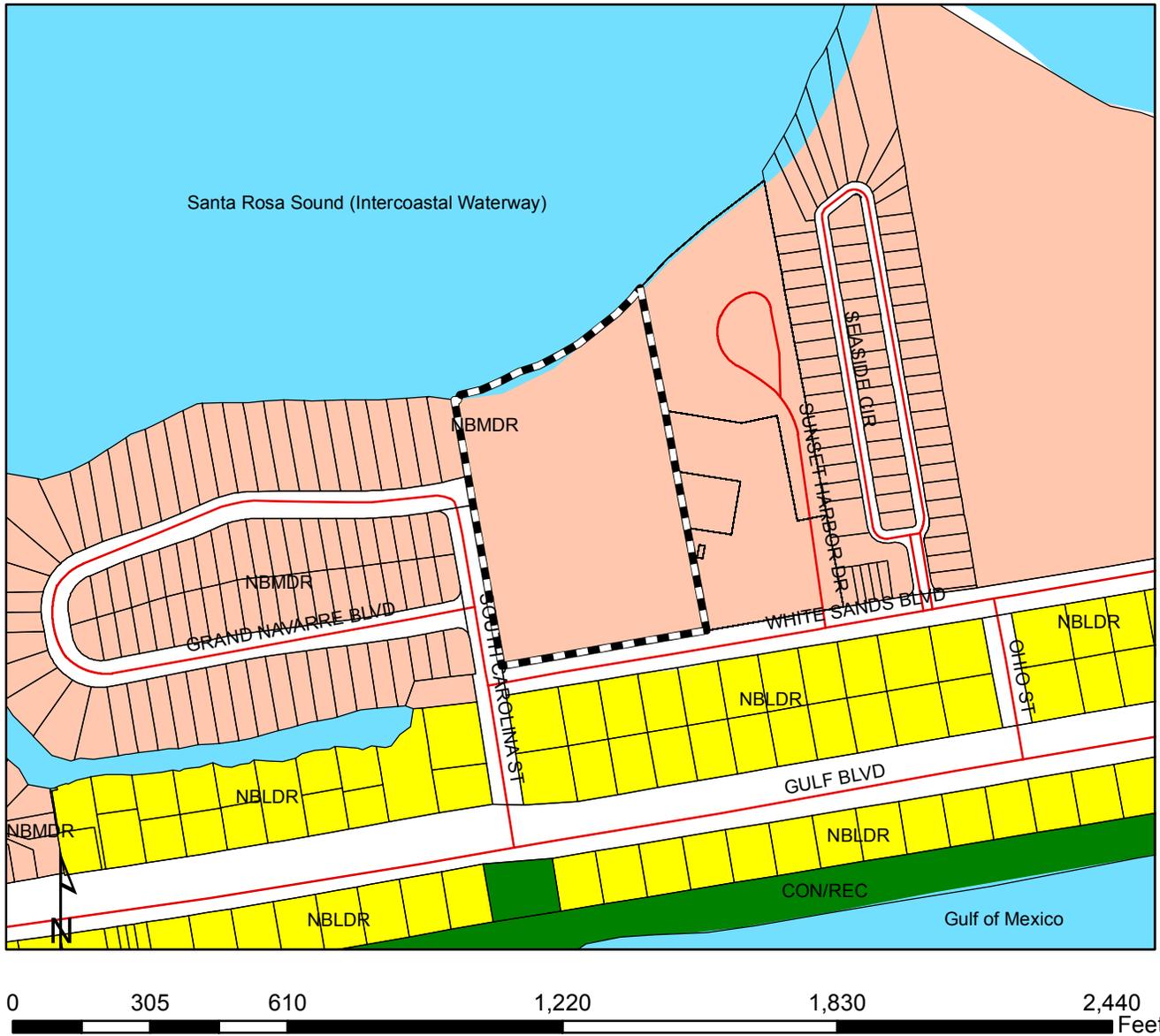
- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial (INDUS)
- Institutional (INST)
- Multi-Family Residential (MFR <5)
- Multi-Family Residential (MFR >5)
- Military (MIL)
- Mixed Residential/Commercial (MRC)

- Office
- Public Owned Property (POP)
- Rail
- Recreation/Commercial (REC/COMM)
- Recreation/Open Space (REC/OS)
- Right of Way (ROW)
- Single Family Residential (SFR)
- Silviculture (SILVICUL)
- Uncategorized (UNCAT)
- Utilities
- Vacant
- Water

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2016-V-069 Future Land Use



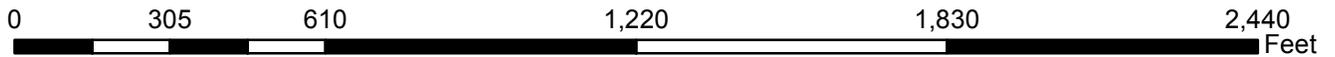
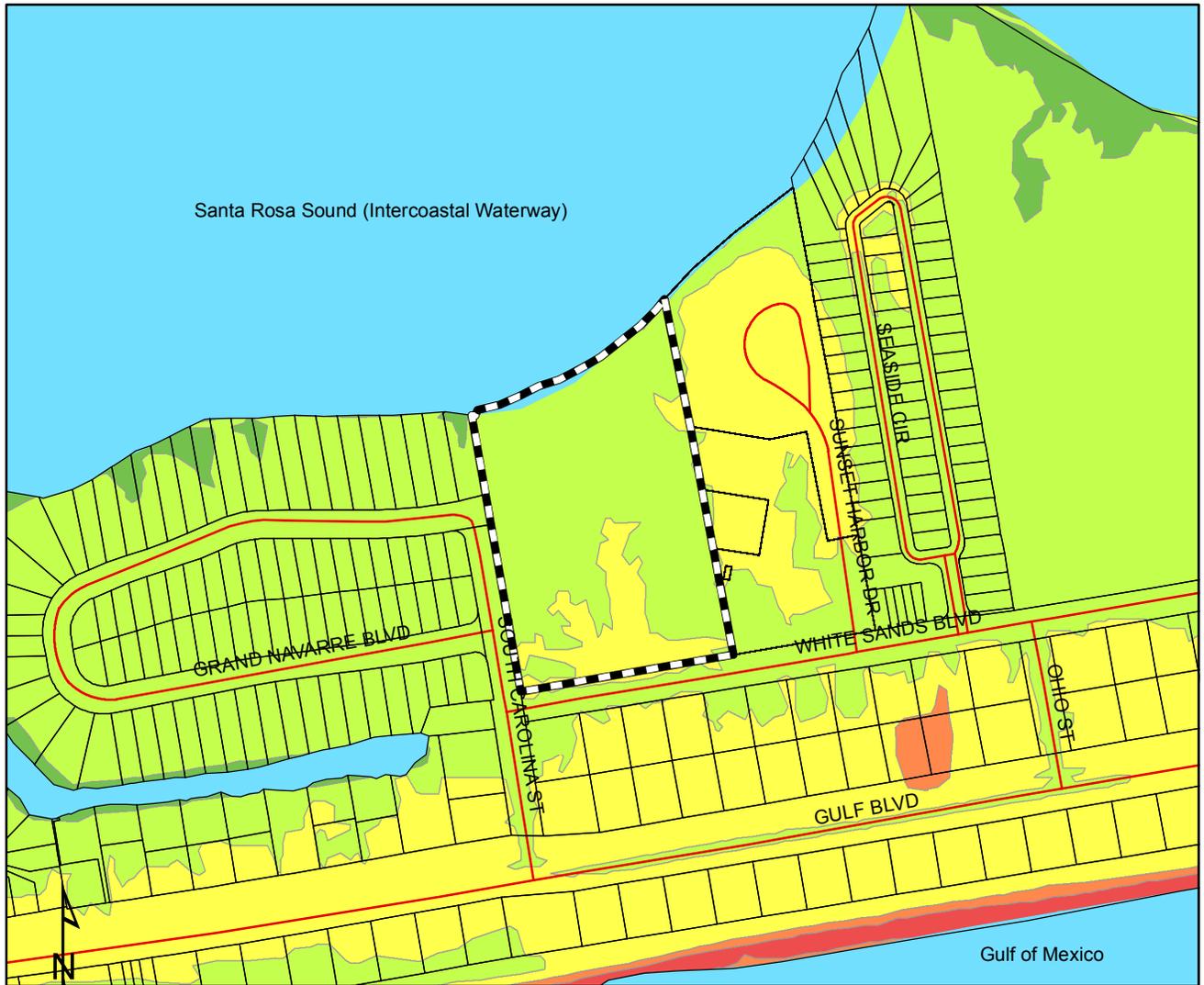
Legend

Pending Oct ZB	AGRICULTURE (AG)	MIXED RESIDENTIAL COMMERCIAL (MRC)
SINGLE FAMILY RESIDENTIAL (SFR)	NAVARRE BEACH COMMERCIAL (NBCOMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
MEDIUM DENSITY RESIDENTIAL	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
RESIDENTIAL (RES)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
COMMERCIAL (COMM)	NAVARRE BEACH UTILITIES (NBU)	CITY
CONSERVATION/RECREATION (CON/REC)	RAIL	WATER
GP SINGLE FAMILY RESIDENTIAL (GPSFR)		
GP RURAL RESIDENTIAL (GPRR)		
BAGDAD HISTORIC DISTRICT (HIS)		
INDUSTRIAL (INDUS)		
MARINA (MARINA)		
MILITARY (MIL)		

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2016-V-069 Storm Surge



Legend

 Pending Oct ZB

Storm Surge

 <all other values>

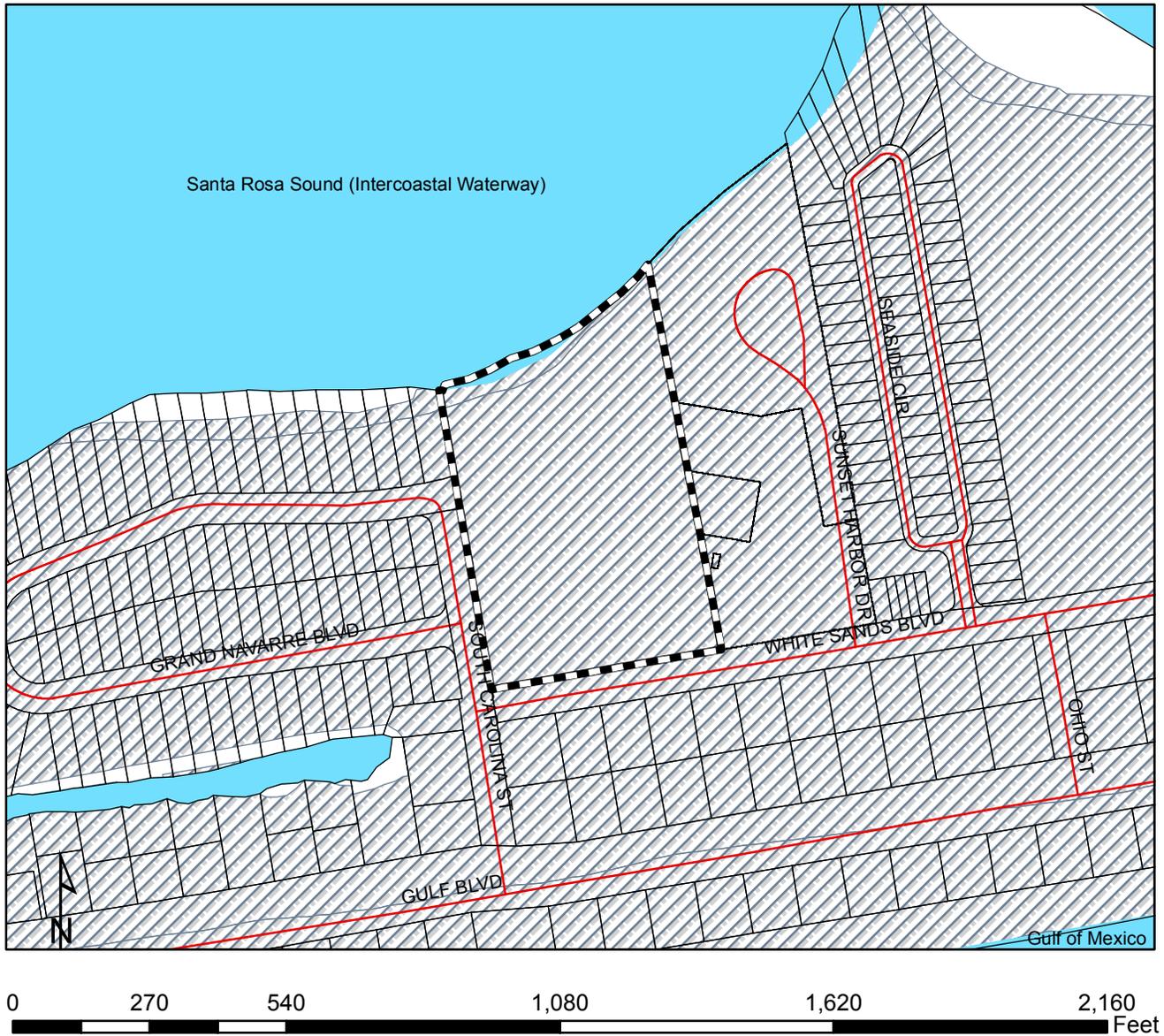
Cat

-  1
-  2
-  3
-  4
-  5

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2016-V-069 Stormwater Problem Area



Legend

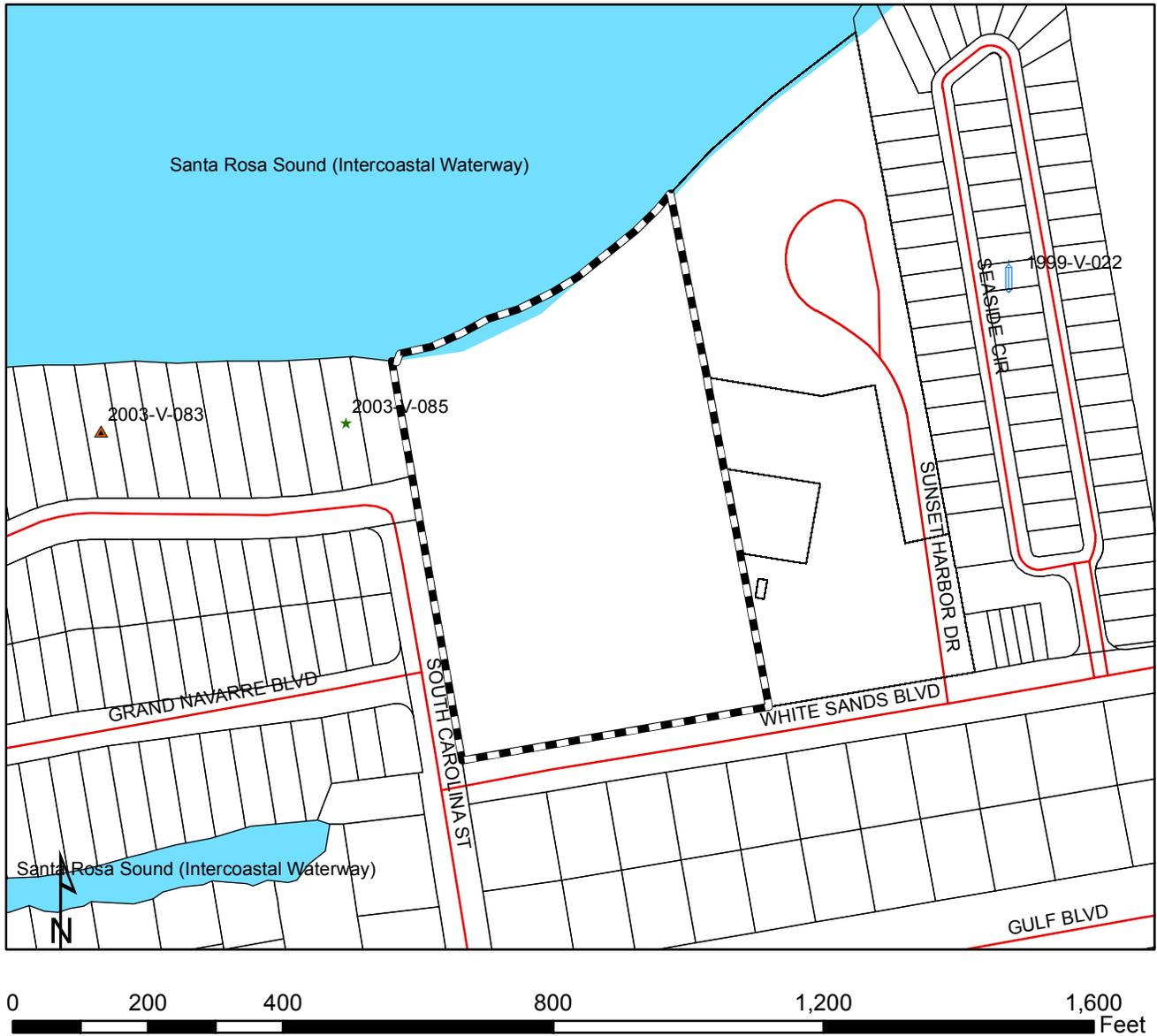
-  Pending Oct ZB
-  Stormwater Problem Area

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2016-V-069

Previous Zoning Board Decisions in the Area



Legend

 Pending Oct ZB

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SANTA ROSA COUNTY DEVELOPMENT SERVICES

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BECKIE CATO
Planning and Zoning Director
beckiec@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. _____ -V - _____	Date Received: _____
Review Fee: _____	Receipt No.: _____
Zoning District: _____	FLUM Designation: _____

Property Owner Property Owner Name: Steven & B Ann Hering

Address: 2575 Cypress Point Drive, Navarre, FL

Phone: 850-225-6465 Fax: None

Email: sbahering@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: _____

Contact Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Property Information Parcel ID Number(s): 28-2S-26-0000-00800-0000

-OR-

Street Address of property for which the Variance is requested:

White Sands Boulevard (west end at South Carolina Street)

Variance Request

What is the present use of the property? Vacant Land

Please describe the requested variance, including exact dimensions and purpose of the variance.
Requesting variances for the following: Front setback from 30' to 10';
Request Side and Rear setbacks to 10% lot width or depth. Request 30' wide private right of way with 10' utility easement either side in lieu of 50'.

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.
The property is configured in such a way that existing setbacks cause a hardship on obtaining buildable areas and lot yield for single family dev.

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

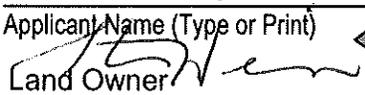
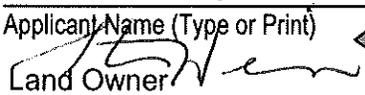
Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.
Trying to meet setbacks as established for NB-MD results in very little buildable area for lots. Reducing the setback for front and side result in a better product.

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

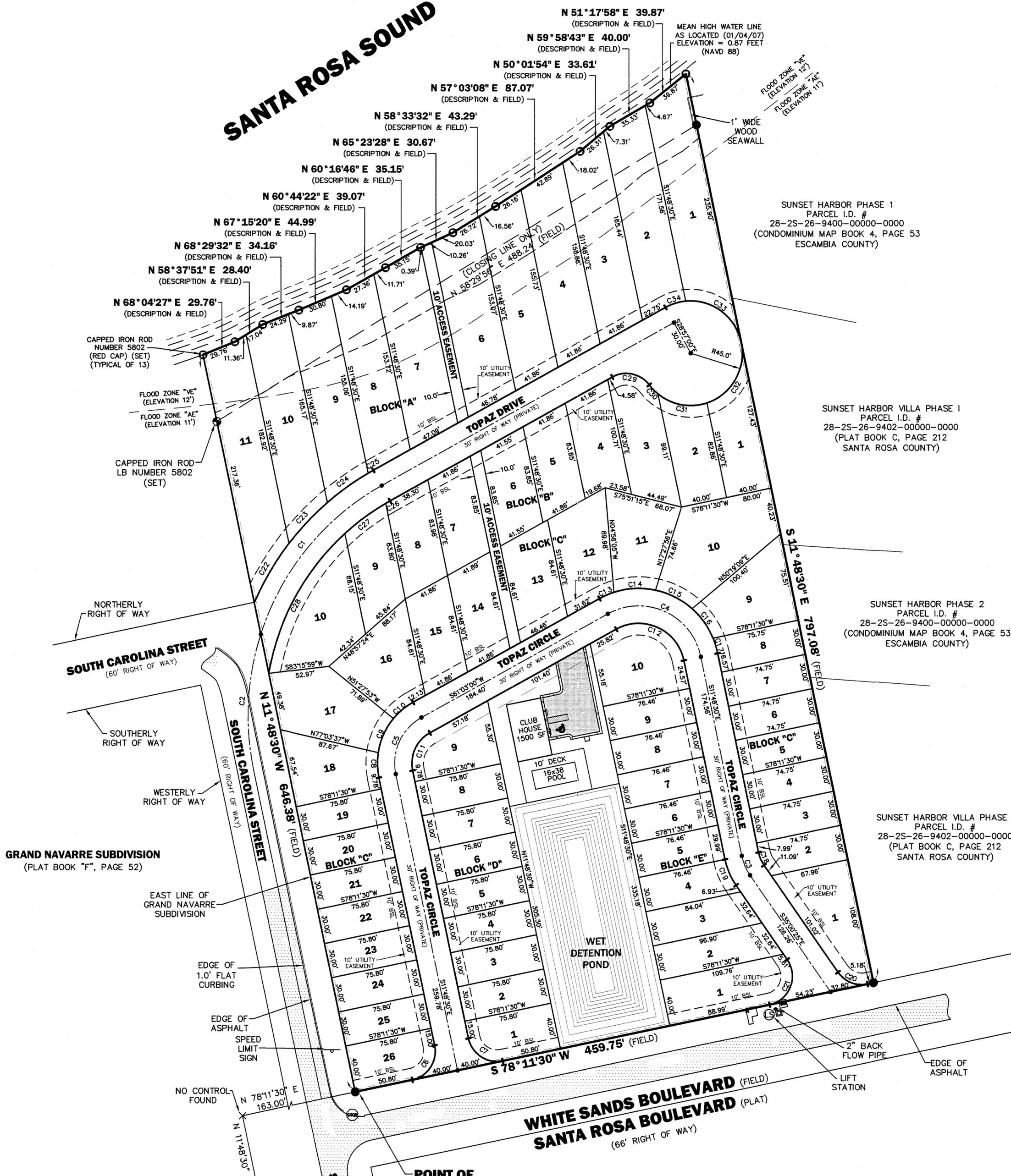
Certification and Authorization

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.

Steve Hering
 Applicant Name (Type or Print)  Applicant Signature
 Land Owner  9-6-2016
 Title (if applicable) _____ Date



SANTA ROSA SOUND



N 51°17'58" E 39.87'
(DESCRIPTION & FIELD)

N 59°58'43" E 40.00'
(DESCRIPTION & FIELD)

N 50°01'54" E 33.61'
(DESCRIPTION & FIELD)

N 57°03'08" E 87.07'
(DESCRIPTION & FIELD)

N 58°33'32" E 43.29'
(DESCRIPTION & FIELD)

N 65°23'28" E 30.67'
(DESCRIPTION & FIELD)

N 60°16'46" E 35.15'
(DESCRIPTION & FIELD)

N 60°44'22" E 39.07'
(DESCRIPTION & FIELD)

N 67°15'20" E 44.99'
(DESCRIPTION & FIELD)

N 68°29'32" E 34.16'
(DESCRIPTION & FIELD)

N 58°37'51" E 28.40'
(DESCRIPTION & FIELD)

N 68°04'27" E 29.76'
(DESCRIPTION & FIELD)

CAPPED IRON ROD
NUMBER 5802
(RED CAP) (SET)
(TYPICAL OF 13)

FLOOD ZONE "VE"
(ELEVATION 12')
FLOOD ZONE "AE"
(ELEVATION 11')

CAPPED IRON ROD
LB NUMBER 5802
(SET)

NORTHERLY
RIGHT OF WAY

SOUTH CAROLINA STREET
(60' RIGHT OF WAY)

SOUTHERLY
RIGHT OF WAY

WESTERLY
RIGHT OF WAY

GRAND NAVARRE SUBDIVISION
(PLAT BOOK "F", PAGE 52)

EAST LINE OF
GRAND NAVARRE
SUBDIVISION

EDGE OF
1.0' FLAT
CURBING

EDGE OF
ASPHALT

SPEED
LIMIT
SIGN

NO CONTROL
FOUND

N 78°11'30" E
163.00'

N 11°48'30" W
316

**POINT OF
BEGINNING**

WHITE SANDS BOULEVARD (FIELD)
SANTA ROSA BOULEVARD (PLAT)
(66' RIGHT OF WAY)

SUNSET HARBOR PHASE 1
PARCEL I.D. #
28-2S-26-9400-00000-0000
(CONDOMINIUM MAP BOOK 4, PAGE 53
ESCAMBIA COUNTY)

SUNSET HARBOR VILLA PHASE I
PARCEL I.D. #
28-2S-26-9402-00000-0000
(PLAT BOOK C, PAGE 212
SANTA ROSA COUNTY)

SUNSET HARBOR PHASE 2
PARCEL I.D. #
28-2S-26-9400-00000-0000
(CONDOMINIUM MAP BOOK 4, PAGE 53
ESCAMBIA COUNTY)

SUNSET HARBOR VILLA PHASE I
PARCEL I.D. #
28-2S-26-9402-00000-0000
(PLAT BOOK C, PAGE 212
SANTA ROSA COUNTY)

MEAN HIGH WATER LINE
AS LOCATED (01/04/07)
ELEVATION = 0.87 FEET
(NAVD 88)

1' WIDE
WOOD
SEAWALL

CLUB
HOUSE
1500 SF

10' DECK
16x36
POOL

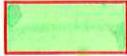
WET
DETENTION
POND

2" BACK
FLOW PIPE

LIFT
STATION

EDGE OF
ASPHALT

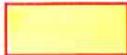
PROPOSED APPROXIMATE SETBACKS FOR 2016-V-069



Front (10'), Side (3'), Rear (7.5')

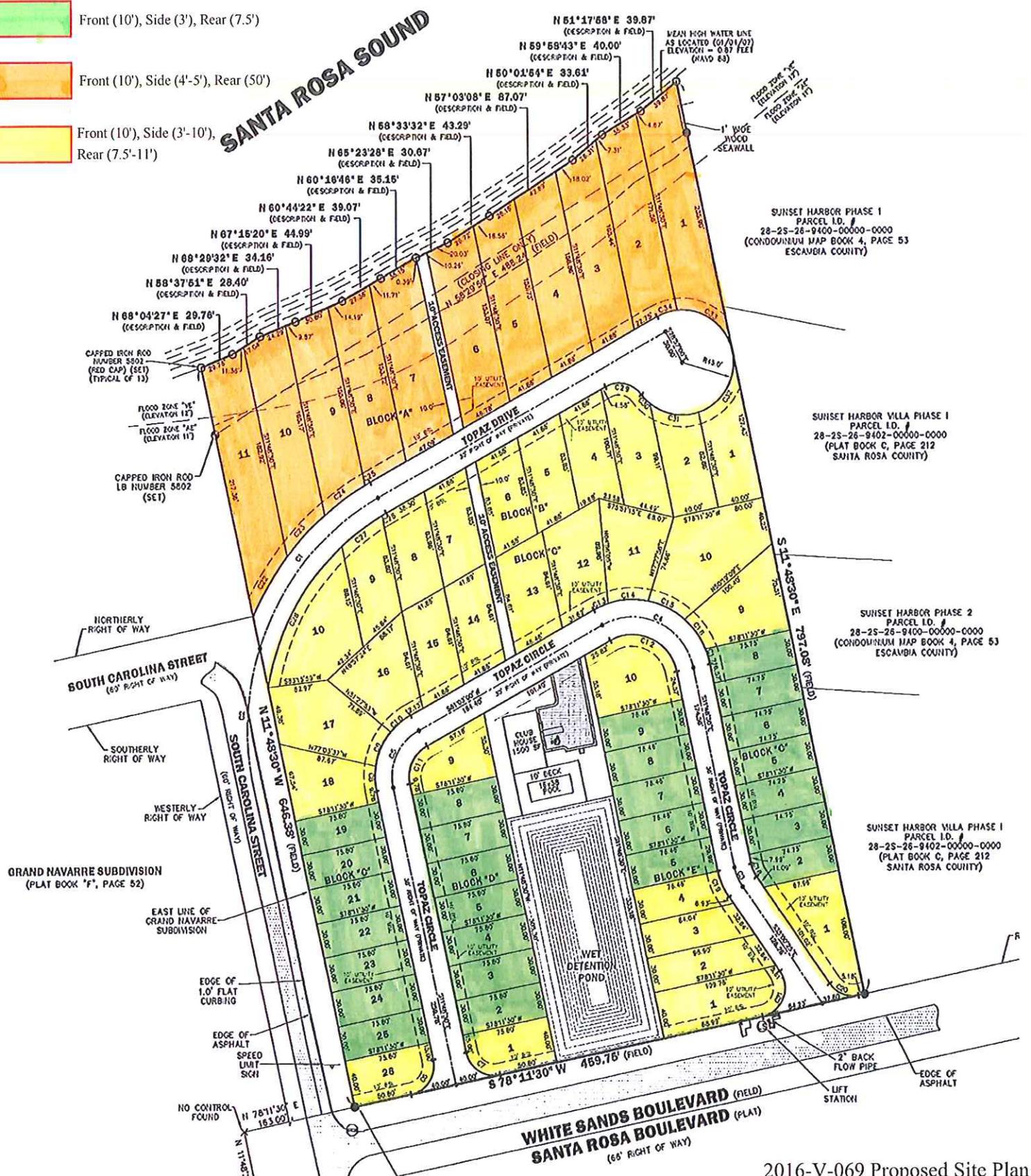


Front (10'), Side (4'-5'), Rear (50')



Front (10'), Side (3'-10'),
Rear (7.5'-11')

SANTA ROSA SOUND



SUNSET HARBOR PHASE 1
PARCEL I.D. #
28-25-26-9400-00000-0000
(CONDOMINIUM MAP BOOK 4, PAGE 53
ESCAMBIA COUNTY)

SUNSET HARBOR VILLA PHASE 1
PARCEL I.D. #
28-25-26-9402-00000-0000
(PLAT BOOK C, PAGE 212
SANTA ROSA COUNTY)

SUNSET HARBOR PHASE 2
PARCEL I.D. #
28-25-26-9400-00000-0000
(CONDOMINIUM MAP BOOK 4, PAGE 53
ESCAMBIA COUNTY)

SUNSET HARBOR VILLA PHASE 1
PARCEL I.D. #
28-25-26-9402-00000-0000
(PLAT BOOK C, PAGE 212
SANTA ROSA COUNTY)

WHITE SANDS BOULEVARD (FIELD)
SANTA ROSA BOULEVARD (PLAT)
(66' RIGHT OF WAY)

Citizen
Comments
Received Prior
to Packets
Being Sent Out
2016-V-069

Danny Collins

From: KEITH BRASWELL <dr191@me.com>
Sent: Tuesday, November 1, 2016 2:48 PM
To: Danny Collins
Subject: #2016-V-069



Mr. Collins,

I am a current owner of two units, 2-209 and 2-210, in The Palms at Sunset Harbor. I have become aware of a variance notices for the adjacent property.

Although I will not be able to attend the hearing, I am adamantly opposed to both variances. I believe homes built that close to the road will change the look of all other homes in the neighborhood. Another concern is that building that close to the roadway could also potentially cause safety issues with owners and vacationers who use the roadway for walks and bike rides to the beach etc.

My last concern is with the proximity of the proposed property to my property. When homes are built that close, the view of the Bay will be lost and their proximity will likely cause noise disturbances for owners, not to mention lost vacation rental revenue.

I hope the commission will consider all involved and vote against these variances.

Kind Regards,

Keith Braswell



Danny Collins

From: Dan Walker <dwalker@visionsource.com>
Sent: Wednesday, November 2, 2016 8:46 AM
To: Danny Collins
Subject: RE: Variance case 2016-V-069 - Hering

Danny as an owner of a lot in Grand Navarre and a soon to be future resident please note my objection to this variance request. I do not believe we need any more of this type housing on Navarre Beach.

Dan Walker

From: Danny Collins [mailto:DannyC@santarosa.fl.gov]
Sent: Wednesday, November 02, 2016 8:31 AM
To: 'dwalker@visionsource.com' <dwalker@visionsource.com>
Subject: Variance case 2016-V-069 - Hering

Danny Collins
Planner II
Santa Rosa County Development Services Center
6051 Old Bagdad Hwy, Suite 202 | Milton, Florida 32583
P: 850.981.7086 | F: 850.983.9874
Santarosa.fl.gov | [Facebook](#) | [Twitter](#) | [Instagram](#)

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Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.



Danny Collins

From: Mary Sawardecker <msawardecker@mail.com>
Sent: Tuesday, November 1, 2016 8:07 PM
To: Danny Collins
Subject: RE: Variance #2016-V-069 for Steven and Ann Hering
Attachments: Variance Letter addressing change request.docx

Dear Commissioners,

It has come to my attention that a change in the Variance #2016-V-069 was submitted. I am opposed to this variance change. Attached is my ammended letter stating the opposition to this variance request.

Please present this at the meeting, I will not be able to attend in person.

Sincerely,
Mary Sawardecker

Danny Collins

From: Tom <jtb59@bellsouth.net>
Sent: Tuesday, November 1, 2016 2:45 PM
To: Danny Collins
Subject: Variance#2016-V-069



Ref: Variance#2016-V-069 for Steven and Ann Hering

Danny Collins
Planner II

Regarding the above reference Variance request, please consider this email as our opposition to this variance for the following reasons:

It would have a negative effect on our property values as our name states, Sunset Harbour. Our sunsets will now become Sun Blocked Harbour.

What is the fairness to all of our owners, to have buildings on or near the property line when our project met the zoning requirements and setbacks.

It is our understanding there is some issues with back taxes, why is the County even considering any zoning requests from a taxpayer who may be in arrears?

White Sands Blvd. already is a terrible road with pot holes and dips from construction from the east side of our complex, we do not need any further heavy traffic until the road is repaired.

John and Pamela Brown
7472 Sunset Harbor Dr. Unit 321
Navarre, Florida 32566



Danny Collins

From: scbarnes@aol.com
Sent: Sunday, October 23, 2016 5:15 PM
To: Danny Collins
Subject: New Development West Navarre Beach

To Whom it may concern,

I am vehemently against changing the variance of 30 setback feet from the front and 15 feet on the sides being considered for the addition of another subdivision on the west end of Navarre Beach. It is truly one of the worst things to ever happen to this end of the beach. The traffic from this new addition added to White Sands, along with the houses in the By the Sea development is creating far too much density and burden on the infrastructure of this end of the beach. The small lots with more houses is not conducive to the environmental stewardship I think this beach deserves.

I live in the Sunset Harbor Condominiums. We will be sandwiched between two solid rows of houses upon houses. While I realize the Herings have a right to develop the land which belongs to them, the idea of asking to build even MORE houses is absolutely ridiculous. I don't even know if sunlight will still reach us with the height of these houses. The variance was put in place for reasons that are even more viable today than when the master plan was created. I say that 8 and 1/2 acres is plenty of room to build. The variance should remain unchanged.

I am also worried about flooding. The island is very low lying here. It was breeched during Hurricane Ivan right through here. When it rains, water stands in this field. I can't imagine what it will be like to add more asphalt and concrete. This is not a good use of this land. Please, keep the variance as it stands.

Sincerely,
Susan C. Barnes
7476 Sunset Harbor Drive
Unit 412
Navarre Beach, 32566



Danny Collins

From: dabuni@cox.net
Sent: Monday, October 24, 2016 12:11 PM
To: Danny Collins
Cc: terry.hardiman@fsresidential.com
Subject: VARIANCE HEARING

Mr. Collins,

My wife and I are writing in reference to the subject Variance Hearing scheduled for November 10th and our "Get-Away Home" The Palms at Sunset Harbor. Our primary home is presently in Williamsburg, VA which is quite a ride to The Palms (997 miles); however, so worth-it to enjoy this most beautiful condo that we have owned since February 2010. I'm sure you are aware of the history of The Palms, now 30 years "young," but has been quality maintained to look and feel like new. The first time my wife, Cheryl and I were shown the Palms in 2009 and all its amenities, we knew that this was going to become our Second Home and maybe some day our Primary. But now, since we are being enclosed by another new development and threatened to deviate from the codes - Creating additional sound and safety issues at this focal point on Navarre Beach - We are having second thoughts about the future here.

Mr. Collins, we are pleading that not just our community and other homes that have been built according to code standards on Navarre Beach, but this new community of homes to be built - Remain accordingly to the standards that have been set to keep the beauty that Navarre Beach is known for: "Florida's Best Kept Secret!" We feel this Variance requested would be an eye-sore to the entire island and would set a lesser standard and give a negative appearance to ALL other homes and condos.

Thank you for reading our concerns about the future of The Palms at Sunset Harbor and Navarre Beach.

Respectfully submitted,
Rick & Cheryl Cason
7453 Sunset Harbor Dr., #1-308
Navarre, FL 32566

Email scanned by Check Point

Danny Collins



From: Roach, Adrienne J. <AROACH@KMKLAW.com>
Sent: Monday, October 24, 2016 12:55 PM
To: Danny Collins

Hi there. I am an owner at Sunset Harbor Villas. I own 7468, #231. I very much oppose both variance requests by the Herings. In fact, I think they are ruining our lovely beach. But I digress.

I don't think I can make the meeting live. I will also fax my opposition. Is there anything else you need? If a live visit is best, I will try and make that happen.

Sent from my iPhone

Adrienne J. Roach
Partner
Keating Muething & Klekamp PLL
One East 4th Street
Suite 1400
Cincinnati, OH 45202
Tel: (513) 579-6487
Fax: (513) 579-6457
Email: AROACH@KMKLAW.com
Website: www.kmklaw.com

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Danny Collins

From: ROBERT Sills <cyhawk50310@msn.com>
Sent: Wednesday, October 26, 2016 4:38 PM
To: Danny Collins
Subject: #2016-V-069

Dear Mr. Collins,

We are very opposed to the variance request that would allow the subdivision to begin building their first homes 10 feet from the street, instead of the normal 30 feet. We are also opposed to the to the change that would allow their side setback (along the East side of their property) from 15 feet to just 4 feet.

The existing developments in the Navarre Beach area have been required to follow typical setbacks of 30 feet from the roadway and 15 feet from any adjoining property. We are opposed to any changes allowing the setback to be closer than 15 feet.

At this time we are hemmed in on the east by a subdivision that cuts off any view to the east. If the set back change is allowed we will no longer have a view of the sound or the gulf.

We see real estate ads that tout that Navarre Beach is still the old time Florida. This proposed development will destroy what is left of any ambience we have had. With the number of homes the traffic problems will increase. We are already seeing cars race down White Sands Blvd well over the posted 25 miles per hour. This is a road that is used by walkers and bicycle riders as well as cars. There does not seem to be any traffic enforcement. The traffic on Gulf Blvd has become non stop especially on the weekends. The crossover parking to the beach is full most of the time.

Please do not grant the request for the variance.

Thank you.

Bob and Martha Sills
7438 Sunset Harbor Dr. # 221
Navarre FL 32566

Danny Collins



From: Pam Watson <wishu.wermy@gmail.com>
Sent: Friday, October 28, 2016 11:17 AM
To: Danny Collins
Cc: Henry Brewton
Subject: #2016-V-069, Variance for Steve Hering

Dear Santa Rosa County Commissioners:

I am adamantly against the variances requested by Steve Hering, RE: #2016-V-069. The County created the setback lines for a reason and that should not be taken lightly as it could set a standard for other property owners / developers to ask for drastic changes in the setback lines. The property in question is next door to two condominium complexes and new residential neighborhood is just east of them where homes are crammed next to each other and are extremely close to the two condominium complexes even with the existing setback lines. If the setback lines were changed, this would become a very densely populated area, and would drive down property values. It would also ruin the views of many of the condos, and decrease the popularity of the rentals there. How many other property owners should suffer so that one man can profit?

Also, the infrastructure doesn't support all the residences Mr. Hering wants to place on the property and it's too many for the island. Does the County want to pay for all the upgrades needed to accommodate Mr. Hering? Because I don't. There is a new hotel being built that will maximize the infrastructure in place.

The only person who would benefit from the variance is Steve Hering as he could build more units and make more money. The County would ultimately be shooting itself in the foot if it allowed these variances. The County needs to have backbone and support the decisions already set forth by County officials and respect the existing set back lines to protect the island's future.

The worst of the two requests is the reductions of the side set back line from 15 to 4 feet. I can't believe someone can even ask for that. It sounds insane. Who would want to live or buy for investment a property that buttresses another property that close? Would you?

The other request from 30 to 15 feet from the roadway, is a bad idea. They are trying to cram residences on that property like sardines in a tin can. Have you been down 30A? They overbuilt and it's ugly and overcrowded. Please don't let that happen here.

The Santa Rosa Sound is badly polluted and adding larger numbers of residents to our part of island will further ruin the water for the future, possibly ending the profit the County can make from this beautiful place. Therefore it is not in the County's best interests to change these variances. If property values go down because of polluted water, inadequate infrastructure and overcrowding, the profits made from tax revenue will go down, and Navarre Beach will start being a crappy place to vacation and/or reside.

I know our County Commissions want to be good stewards of the county, and especially Navarre Beach since it has the potential to increase the county's revenue for decades if it's taken care of properly. The way it is now is what people like. They like the quiet places for families to play. If they want crowded, busy places they are not far away in either direction. Let's keep the uniqueness we have in Navarre Beach, not just become one of the other overbuilt and overcrowded places so a few powerful people can profit.

Sincerely,

Pam Watson
7453 Sunset Harbor Dr.
Building 1, #204
Navarre, FL 32566



Danny Collins

From: Beth Mayson <lsq56b@aol.com>
Sent: Friday, October 28, 2016 12:15 PM
To: Danny Collins; Henry Brewton
Subject: Variance #2016-V-069

Dear Santa Rosa County Commissioners:

As a property owner of The Palms at Sunset Harbor, adjacent property to the Variants request, #2016-V-069, I am strongly opposed to the reduction of both front and side setbacks of the request. The reduction in setbacks would only allow for a larger development exceeding existing requirements and benefiting only a select few. The variance has the potential to decrease adjacent property values, decrease adjacent property sales, decrease adjacent property rentals, and an overall change in the appearance of Navarre Beach.

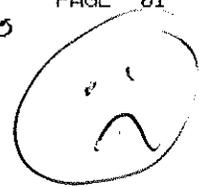
Planning, zoning and development for Navarre Beach should be at the highest priority. We are already seeing changes in the water quality in Santa Rosa Sound because of development. I also question the integrity of the infrastructure in place to handle all of the new development. It is the County Commissioner's responsibility to protect all residents of the county from any over development, and protect our natural resources.

Sincerely,

Beth Mayson
PO Box 847
Flomaton, AL 36641

7453 Sunset Harbor Dr. 1-204
Navarre, FL 32566

Santa Rosa County Development Services



October 5, 2016

VARIANCE #2016-V-069 for Steven & Ann Herring
Parcel # 28-25-26-0000-00800-0000.

I do not approve the VARIANCES change to Reduce
the front setback from 30ft. to 10 feet and to
Reduce the side setback FROM 15 ft to 4 feet on
Above mentioned VARIANCE #2016-V-069.

Bonnie W Kinsey

BONNIE W KINSEY

7456 Gulf Blvd

NAVARRE, FL 32566

850 939-8064



Danny Collins

From: Lisa McCoy <lisa.mccoy33@gmail.com>
Sent: Friday, October 21, 2016 9:34 AM
To: Danny Collins
Subject: variance hearing please read

Dear Danny,

I am an owner of a condo in the Palms of Sunset Harbor (2-211). From what I have been reading, the land beside us is being developed and I am most interested in their second request which will ask to change their side setback (along the East side of their property) from 15 feet to just 4 feet. This will result in structures being built within 4 feet of our property line. I do not feel this is safe nor do I want our sound view obstructed which is why we bought our condo in the first place. Also, we do not want to hear the noise from only four feet away. If a fire broke out it would leap right over to our units or vice versa. If we decide to sell our condo all of the above will have a drastic effect on the price we could get. I do not want to end up losing money because someone wants to build outside the standard building safety guidelines. Can the island even handle the extra garbage/sewage among other things the extra houses will bring? If you let them have one of their requests please let it be their first request to build 10 feet from the street and please do not let them build 4 feet from our property line. I appreciate your time and careful consideration of this matter.

Best regards,

Lisa McCoy



October 21, 2016

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

RE: **Variance #2016-V-069** Steven and Ann Hering

Dear Mr. Collins,

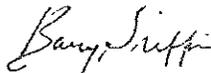
This letter is to inform you and the Santa Rosa County Development Services, as a property owner of Unit 422 in the Sunset Harbour Villas, I strongly oppose any changes to the current setback requirements of 30 feet front/road frontage and 15 feet from adjoining properties.

By reducing the current setback requirements, per the Hering's request, we will face encroachment, loss of privacy and quiet enjoyment, possible drainage issues and obstruction of views and overall aesthetics. My greatest concern is substantially lower property values and an inability to resell due to any changes in the current setbacks.

If these variances are granted, it will set a precedent for future development/developers on Navarre Beach. We chose and invested in the west end of Navarre Beach because of the natural beauty and quiet environment. By approving these setbacks, more homes will be built bringing more congestion, traffic and noise to our area.

Thank you in advance for your consideration.

Sincerely,


Barry E. Griffin


C. Michelle Griffin



Danny Collins

From: lisacmlne@aol.com
Sent: Friday, October 21, 2016 11:18 AM
To: Danny Collins
Subject: #2016-V-069

I have already stated my opinion as a strong NO. This variance leaves little to no room, it will impact motorists, walkers, joggers, bicyclists, neighboring homes and condos. There is no good reason they need to change the easements.

So my vote is NO.

Lisa O'Heron
Owner
Sunset Harbour Unit 313

Danny Collins



From: mfield3 <mfield3@bellsouth.net>
Sent: Friday, October 21, 2016 11:17 AM
To: Danny Collins
Subject: Variance request

Danny,

I strongly oppose the variance request #2016-V-069. I feel it will negatively influence the by causing congestion in an area where owners and visitors enjoy a peaceful and safe environment to walk and ride bikes. I am a Board of Directors member at the Palms at Sunset Harbor. This overcrowded development will block views of the sound and the stretch of beach adjacent to it is not large enough to accommodate the people occupying 70 units.

Respectfully,
Melissa Field

Melissa Field, Broker Associate

601-467-7070 cell

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Danny Collins

From: Alan Weisinger <alanweisinger@gmail.com>
Sent: Friday, October 21, 2016 12:36 PM
To: Danny Collins
Subject: #2016-V-069

Mr. Collins, My wife and I own a condo at "The Palms", which is located next door to the property owned by the Hering's. I want to voice, via e-mail, my strong opposition to the Hering's request to be granted variance from the current setbacks (30 feet from street and 15 ft from adjoining property).

In addition to being different from all of the other properties in the area that have adhered to the setbacks, allowing the Hering's to build so close to our property line will obstruct a few we have grown to love. We bought our unit at the height of the real estate market. We have suffered enough as an outcome of the plunging of property values as part of the real estate bubble bursting in 2008. To add the insult of negatively impacting our view to the loss of the value of our property is just not right.

I ask that you please resist any pressure that may be applied to you to grant this request. Please let me know if you need additional information from me. Please feel free to stop by and see us if you would like. Best Regards, Alan

Alan & Barbara Weisinger
Unit 1-302 at the Palms
(920) 737-5345



Danny Collins

From: Home <lisarbarnette@yahoo.com>
Sent: Friday, October 21, 2016 2:05 PM
To: Danny Collins
Subject: #2016-V-069

I am writing to voice my strong opposition to the variance request above. The setbacks are in place for a reason and should be abided by-that means everyone! Please do not approve this request that would fundamentally change Navarre Beach!

Sincerely,
Stephen & Lisa Barnette.

Sent from my iPhone



Danny Collins

From: Justine Ward <jward1153@gmail.com>
Sent: Saturday, October 22, 2016 9:06 AM
To: Danny Collins
Subject: Variance #2016-V-069

Voting to not allow the Variance #2016-V-069. This is too much of a change.

Justine Ward
Owner at Sunset Harbor Palms
Navarre, FL 32566

Danny Collins

From: Jackie Watts <wattsjackie@att.net>
Sent: Thursday, October 6, 2016 2:25 PM
To: Danny Collins
Subject: Variance #2016-V-069 for Steven and Ann Hering



I oppose the change in Variance #2016-V-069.

1. Why do we make exceptions to the master plan?
2. Gulf Blvd - streets in the vicinity of S Carolina St., White Sands Blvd. have seen increased traffic, pedestrians, bike traffic, why are we taking set back areas away? Is there a need for sidewalks, bike trails, golf cart paths, etc.
3. Where are cars going to park, boats ,water vehicles.Santa Rosa Island is a very fragile island.

I hope we do not have another hurricane as severe as Ivan and Opal with their storm surges, concrete and asphalt is scattered throughout the area.

The area is where the gulf breached into the sound.

Jerry Farquhar and Jackie Watts

wattsjackie@att.net

Danny Collins



From: SUSAN SKILES <susan5337@att.net>
Sent: Friday, October 7, 2016 7:19 PM
To: Danny Collins
Cc: captainmpt3@aol.com
Subject: Variance #2016-V-069 for Steven & Ann Hering

Mr. Collins:

This email is in response to the Notice we received on the above Variance Case Number. We (my husband and I) are opposed to these two variance requests. The parcel# is: 28-2S-26-0000-00800-0000.

Sincerely,
Mark Tackett & Susan Skiles Tackett

Sent from my iPhone

THE PALMS AT SUNSET HARBOR

215 GRAND BLVD., SUITE 200, MIRAMAR BEACH, FLORIDA 32550



10/5/2016

Santa Rosa County Development Services

Attn: Danny Collins

6051 Old Bagdad Highway, Suite 202

Milton, Florida 32583

RE: Variance #2016-V-069 for Steven and Ann Hering

Dear Zoning Board & Commissioners,

This letter is to inform you of our intent to oppose the above-referenced Variance Request for the property adjacent to The Palms at Sunset Harbor Condominiums. All members of the board of directors for the association agree that the request could potentially cause harm to our community.

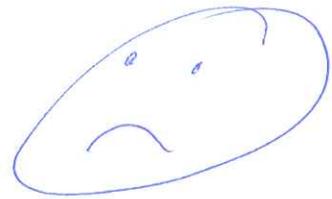
No neighboring properties have buildings as close as 10 feet from the roadside and this development should not be granted a variance this close to the road either. It is our opinion that any building setback at 10 feet from White Sands is just too close and would detract from the appearance of the surrounding existing structures. It is a safety concern with people walking and bicycling on the road and it creates a safety hazard for emergency vehicles.

Our greater concern regards the second aspect to the variance request. It is also our opinion that a side setback of 4 feet would be detrimental to our property values and owners and guests would be negatively affected due to two factors. First, our owners and guests would not be able to enjoy the peace and quiet they have become accustomed to at The Palms at Sunset Harbor as the new development would be in such close proximity.

Second, the 4 foot setback would completely destroy the views of the bay, which could potentially negatively affect our housing values. Many of our units are available for short-term rental and one of our greatest selling features is our incredible views. Homes four feet from our property line would absolutely destroy that view.

We are asking that you please not approve Variance #2016-V-069 as proposed.

The board of directors at The Palms at Sunset Harbor COA



Rev. Dr. Steven D. and Waldtraut E. Simon
7464 Sunset Harbor Dr. #131
Navarre Beach, FL 32566

October 13, 2016

Dear Santa Rosa County Development Services Board:

My wife and I are writing this letter in response to a request for a variance numbered: Variance #2016-V-069 for Steven and Ann Hering.

We own a condo on the third floor of the Sunset Harbour Villas. Our condo faces the proposed development for which the variance is being requested. My wife and I would like to express our thoughts concerning this request.

First, policies and rules regarding setbacks from property lines in Navarre Beach have been established to protect all property owners. Distances from property lines for development were set to protect all property owners from developers who would otherwise choose to fill a property with development without regard for any existing owners.

Second, requests for such variances in Navarre Beach have been requested in the past and at those times the Board correctly declined such requests out of consideration for current property owners and for the future overall development of Navarre Beach.

Third, my wife and I have been informed by other residents that the west end of Navarre Beach has been designated in the master plan for low density development. We cannot see how creating a plan by the land owner to squeeze five rows of homes into the space beside the Sunset Harbour Villas, which would require the requested variance to accomplish, can, by any stretch of the imagination, be considered low density development.

In conclusion, my wife and I are opposed to the Board granting such a variance to those requesting it. We believe the Board must be firm in holding to its sworn duty of protecting all the property owners in Navarre Beach and to maintaining the policies which make Navarre Beach such a desirable place to live.

Thank you for your time.

Sincerely yours,

Steven Simon
Waldtraut (Dottie) Simon



October 9, 2016

Dear Mr. Collins,

This is in response to your letter dated September 28, 2016 regarding a variance request by Steven and Ann Hering for parcel # **28-2S-26-0000-00800-0000** bordering White Sands Blvd and South Carolina St on Navarre Beach.

As new property owners of 7425 Grande Navarre Blvd we respectfully and vehemently oppose variance # **2016-V-069**. We believe by reducing the setbacks along White Sands Blvd and South Carolina St it will not only hurt the aesthetic beauty of the surrounding neighborhood, but will almost certainly have a negative affect on the value of our newly purchased property, as well as that of our neighbors' properties. We strongly encourage the committee to join us, along with our neighbors in opposing the aforementioned variance request.

We are in the process of constructing our permanent residence at 7425 Grand Navarre Blvd. Our property is directly across South Carolina St from parcel # **28-2S-26-0000-00800-000**. In good faith we agreed to abide by the setbacks and restrictions we encountered when purchasing our lot and designing our home, in accordance with the Navarre Beach Master Plan. We understood these restrictions existed for the good of our neighborhood, Navarre Beach and all its residents. We hope others who plan to build here will understand and do the same and abide by all current setbacks and restrictions, as they are intended to ensure the integrity and beauty of this very special community.

We thank the Community Planning, Zoning and Development Division and the committee for their attention to this matter and we look forward to becoming long time residents of Navarre Beach very soon.

Respectfully,


Tony and Kathy Trovato

7168 Holt Run Dr.
Nashville, TN 37211
(615) 478-5982
(615) 336-7353



Danny Collins

From: Norman Svarrer <nsvarre@gmail.com>
Sent: Sunday, October 16, 2016 8:15 PM
To: Danny Collins
Subject: variance 2016-v-069

Request that the subject variance be denied. Building under the original front and side setbacks should be approved, but the variance is stacking homes on White Sands Blvd. Norman Svarrer. 1441 Sonata Court.

Danny Collins



From: Cherie Ohlsson <cherie_ohlsson@yahoo.com>
Sent: Sunday, October 16, 2016 1:15 PM
To: kjboulton@aol.com; geburoker@yahoo.com; Danny Collins
Subject: Re: Herring Variance Request - Variance #2016-V-069

Dear Mr. Collins,

I will not be able to attend the zoning meeting on November 10, 2016 and wanted to email my comments for the Board.

I think the plans the developer has for this parcel is an acceptable one. He is building properties that are within the zoning for the parcel. There are many lots on the island that are small and need set-back variances. I understand that set-back variances are common. As a whole I am not in favor of a lot of development on the island and would protest changing zoning that would increase the commercial ventures and high-rises, etc. However, if someone wants to develop their property within the zoning prescribed, I do not feel other leaseholders on the island should stand in their way.

As a whole, the community the developer is planning sounds lovely and I see no reason to deny his variance request or any other variance requests.

Warmest,

Cherie
8520 Gulf Blvd, #24
Navarre Beach, FL 32566



From: "kjboulton@aol.com" <kjboulton@aol.com>
To: geburoker@yahoo.com
Sent: Sunday, October 16, 2016 12:57 PM
Subject: Herring Variance Request

NBLRA Members,

At Saturday's NBLRA meeting there was discussion on the attached variance request by the Herrings to build 70 single family homes on west end of of Navarre Beach. Santa Rosa County Zoning Department rescheduled the meeting to November 10 at 6:00 pm at the Tiger Point Community Center. The property is zoned NB-MD which would allow up to 85 single family homes. The variance request is to reduce front set back from 30 to 10 feet and reduce side set back from 10 to 4 feet. The Herrings were at the meeting and answered questions about the development. If you want to comment on this development request you can attend the meeting or send an email to the address in the attached document. I would also like to hear from you on your thoughts if this variance request should be approved.

Gary Buroker
President
NBLRA
8499 Gulf Blvd 606
Navarre, FL
937-205-2990
geburoker@yahoo.com

Danny Collins

From: lisacmlne@aol.com
Sent: Tuesday, October 4, 2016 1:32 PM
To: Danny Collins
Cc: pat.oheron@biomerieux.com
Subject: Variance #2016-V-069



Dear Board Members:

Variance #2016-V-069

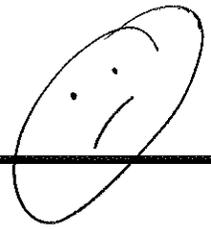
I am an owner in Sunset Harbour Villas. I am strongly opposed to the rezoning of the parcel next to Sunset Harbour that is being developed. The setback proposed is more than 1/2 of the original setback. The setback should be left as is. Decreasing the setback would put the properties too close together.

My vote is a resounding NO.

Thank you for your time.

Lisa O'Heron
Owner
Sunset Harbour
Unit 313

Danny Collins



From: Griffiths, Peter (New Orleans) <peterg@westway.com>
Sent: Wednesday, October 5, 2016 11:52 AM
To: Danny Collins
Subject: Variance Request #2016-V-069 for Steven and Ann Hering

Dear Board Members

I strongly oppose the request for the two variances: 1) reducing the front setback from 30 feet to 10 feet and 2) reducing the side setback from 15 feet to 4 feet. I own unit #222 at 7468 Sunset Harbor Drive and do not believe the existing zoning requirements should be modified because the increased proximity to the proposed structures will decrease neighbors' property values. In addition I am very concerned that this variance would be detrimental to the environment and that the extensive scale of the project will alter the essential character of the neighborhood.

Sincerely

Peter Griffiths
Vice President, I.T.
Westway Group LLC
+1 504 636-4289 Office
+1 504 400-7942 Mobile
peter.griffiths@westway.com

Danny Collins



From: Lynn Hulett <mshulett@aol.com>
Sent: Sunday, October 2, 2016 11:30 PM
To: Danny Collins
Subject: Fwd: Variance #2016-V-069 for Steven and Ann Hering

Sent from my iPad

Begin forwarded message:

From: Lynn Hulett <mshulett@aol.com>
Date: October 2, 2016 at 11:23:35 PM CDT
To: danny@santarosa.fl.gov
Subject: Variance #2016-V-069 for Steven and Ann Hering

Mr. Danny Collins

I would like to ask that this request would be denied. This is across the street from my property and would block my view of the sound when I build. This would also affect the value of our place due to the closeness of their development.

Thank you for your Consideration

Clara Lynn Hulett

Sent from my iPad

Danny Collins



From: Lynn Hulett <mshulett@aol.com>
Sent: Sunday, October 2, 2016 11:30 PM
To: Danny Collins
Subject: Variance #2016-V-069 for Steven and Ann Hering

Mr. Danny Collins

I am asking you that the Variance #2016-V-069 be denied. If this is allowed it will affect the view from our property and lower the value of our property.

Sincerely
Michael A. Harmon

Sent from my iPad

2016-V-069



Kent Seaton

From: kandaseaton@charter.net
To: "news@navarrepress.com", "danny@santarosa.fl.gov"
Cc: "mayorg75@aol.com"
Sent: Sat, 01 Oct 2016 19:16:50 -0500
Subject: FW: Santa Rosa County Variance Request

Hello, and my name is Kent Seaton and received this email because I have property within 15 feet of the subject property.

I'm not sure if this Variance Request 2016-V-068, that has been filed with the Community Planning, Zoning and Development Division was approved by the Planning Department would affect all new construction. In any case, I think it is something that everyone in the county should be aware of.

Please allow this email to inform the Planning Department that I recommend this request not be approved. I feel it would have a huge negative impact on property values and rental opportunities on my, and all other owners adjacent to the subject property. Also, if this applies to all new construction, reducing the front set back from 30 feet to 10 feet would reduce parking areas for emergency vehicles resulting in longer response times. It would also cause a safety hazard for anyone that is walking or biking along the road side.

Thank you for your time,

Kent Seaton
931-698-1581

From: violet.romero@fsresidential.com
To:
Cc:
Sent: 30 Sep 2016 15:46:20 -0400
Subject: Santa Rosa County Variance Request

From: [Danny Collins](#)
To: "Lupie Rael"
Subject: RE: Variance case no. : #2016-V-069
Date: Tuesday, October 4, 2016 8:28:00 AM



Thank you for your email. I have printed your comments and will include in the packet to the Zoning Board.

Regards,

Danny Collins
Planner II
Santa Rosa County Development Services Center
6051 Old Bagdad Hwy, Suite 202 | Milton, Florida 32583
P: 850.981.7086 | F: 850.983.9874
Santarosa.fl.gov | [Facebook](#) | [Twitter](#) | [Instagram](#)

Help us improve our customer service with this short survey.

-----Original Message-----

From: Lupie Rael [<mailto:pnsbeachgirl@yahoo.com>]
Sent: Tuesday, October 4, 2016 8:25 AM
To: Danny Collins
Cc: Abe Office
Subject: Variance case no. : 2016-V-068 and #2016-V-069

Mr. Danny Collins,

Regarding Variance case no: 2016-V069, We own property at Sunset Harbor Dr. And we would like to have it recorded that we are AGAINST the reduction of the front setback from 30 feet to 10 feet. We are also, AGAINST the reduction of the side setback from 15 feet to 4 feet.

We will be out of town on Oct 13, 2016 and will not be able to attend the 6pm meeting.

Thank you,
Abe Singh and Lupie Rael -Singh
200 Pensacola Beach Rd
Unit B1
Gulf Breeze, FL 32561
(404)543-1957

Sent from my iPad

Santa Rosa County Development Services

October 5, 2016

VARIANCE #2016-V-069 for Steven & Ann Herring
Parcel # 28-25-26-0000-00800-0000.

I do not approve the VARIANCES change to reduce
the front setback from 30ft. to 10 feet and to
reduce the side setback from 15 ft to 4 feet on
above mentioned VARIANCE #2016-V-069.

Bonnie W Kinsey

BONNIE W KINSEY

7456 GOLF BLVD

NAVARRE, FL 32566

850 939-8064



Danny Collins

From: Michael Weinberger <loftmike@yahoo.com>
Sent: Thursday, October 20, 2016 5:09 PM
To: Danny Collins
Subject: 2016-V-069

To Danny Collins and the Commission:

Through my LLC, (Handle Ent.) I own two units near the property requesting a variance. My units are 111 in the Villas and 2-308 in the Palms.

I absolutely oppose the requested variances, especially the one lessening the setback to 4 feet.

I bought my units based on an understanding of the building rules for the adjacent property. If you change the rules after the fact you will lessen the value of my property and destroy my view of the sound.

This is unfair and I respectfully request that you deny these variance requests.

Mike Weinberger
Manager, handle Ent. LLC.



Danny Collins

From: SUSAN SKILES <susan5337@att.net>
Sent: Thursday, October 20, 2016 5:40 PM
To: Danny Collins
Cc: captainmpt3@aol.com; Terry Hardiman
Subject: Re: Variance #2016-V-069 for Steven & Ann Hering

Mr. Collins:

I understand the meeting regarding the above referenced Variance Request has been postponed to November. I just want to re-iterate that my husband and I are opposed to the two Variance Requests as requested by Steven and Ann Hering.

I have included my original email that I sent to you on October 7th.

Thank you.
Susan & Mark Tackett
501-912-2846

Sent from my iPhone

On Oct 7, 2016, at 7:18 PM, SUSAN SKILES <susan5337@att.net> wrote:

Mr. Collins:

This email is in response to the Notice we received on the above Variance Case Number. We (my husband and I) are opposed to these two variance requests. The parcel# is: 28-2S-26-0000-00800-0000.

Sincerely,
Mark Tackett & Susan Skiles Tackett

Sent from my iPhone



Danny Collins

From: Mini Joseph <mjoseph2409@gmail.com>
Sent: Thursday, October 20, 2016 10:14 PM
To: Danny Collins
Subject: Variance hearing #2016-V-069

Ref #2016-V-069

Dear Mr Collins

We are the owners of condo 2-306 at 7453 Sunset Harbor Drive. As a member of Sunset Harbor Palms condo association, I am writing to you to express my strong opposition to the request that has been made to your office, by Steve and Ann Hering, to change the following setbacks of their proposed development.

First, they want to begin building their first homes 10 feet from the street, instead of the normal 30 feet. Homes built that close to the road will change the look of all other homes in the neighborhood. Our concern is that building that close to the roadway could also potentially cause safety issues with owners and vacationers who use the roadway for walks and bike rides to the beach etc.

The request that their side setback (along the East side of their property) from 15 feet to just 4 feet, will result in structures being built within 4 feet of our property line. When homes are built that close to another property, the view of the Bay will be lost and their proximity will likely cause noise disturbances for owners on the West side of our association.

Please convey our opposition to this proposed variance at the hearing on November 10th. You may contact us on 630 383 9679 for any questions.

Thank you

Abraham Joseph & Mini M Joseph
7453 Sunset Harbor Drive #2-306

Danny Collins



From: faithmurray@neo.rr.com
Sent: Friday, October 21, 2016 8:10 AM
To: Danny Collins
Cc: Shawnmurray7019@att.com
Subject: Variances New builds

Good morning Danny, my name is Faith Murray and I am a partial owner along with my brother, Shawn Murray, of a condo located in sunset harbour condominiums. I am writing to you this morning to ask you to not grant a variance to the Herings. I feel their plans do not consider tourist safety or the integrity of the island. The Hering's plans will ruin the peace and beauty of a wonderful space. I feel they are not respecting nature trying to cram so many homes in a small area. This is strictly a monetary concern and does not take into account the impact on nature. Please keep our beautiful quiet island the way it is now for people come and enjoy it's serenity. Thank you so much for your time. Sincerely, Faith Murray owner unit 123 sunset harbour drive

Danny Collins



From: aseaton1@charter.net
Sent: Tuesday, October 11, 2016 9:08 AM
To: Danny Collins
Subject: Variance #2016-V-069

Dear Mr. Collins,

I am an owner at The Palms of Sunset Harbor Condominiums. I am writing to ask that you do not approve Variance #2016-V-069. Reducing the setback lines on the adjoining property on our west side (Topaz Beach) will destroy the value of our property, have a negative impact on our rentals and destroy the view which our property is noted for. The back setback is too close to the water and also has a huge negative impact on our property as well. Moving the front set back to 10 feet is also a concern. Doing so makes the property nonconforming with the surrounding properties and will detract from the appearance of surrounding condos and homes making their property less desirable. It also creates a safety hazard for walkers, joggers, bikers and emergency vehicles with the entrance so close to the road.

Again, I ask that you please do not approve Variance #2016-V-2069.

Thank you for your time.

Sincerely,

Angie Seaton

931-698-1537

Email scanned by Check Point

Danny Collins



From: Mark Johnson <mark@bevolo.com>
Sent: Wednesday, October 5, 2016 9:15 AM
To: Danny Collins
Subject: Variance #2016-V-069 for Steven and Ann Hering

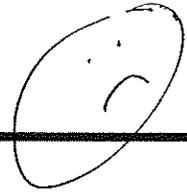
Santa Rosa County Board,

Unfortunately, we will not be able to make it to the Zoning Meeting on October 13th so we wanted to provide our written Objection of this variance request. We purchased our unit almost 10 years ago and think it's only fair they build within the guidelines currently set for that property.

Thank You,

Anna and Mark Johnson
Sunset Palms
Unit 2208
504-388-1357

Danny Collins



From: Michelle <laseratlanta@aol.com>
Sent: Friday, October 7, 2016 8:57 AM
To: Danny Collins
Cc: mayorg75@aol.com
Subject: Variance request 2016-V-069

We are year round residents of Sunset Harbor Palms and would like to express our opposition to the proposed variance requests by the Herings for the property adjacent to ours.

We will be out of town Nov 10 and so will not be able to attend the meeting to voice our opposition.

Is there a formalised procedure for doing so? We assume the Planning and zoning regulations were established with careful thought and consideration and should not be amended simply to secure a few more building lots.

It would be difficult to determine any hardship that would result from maintaining the current zoning boundaries.

Please do not set a precedent for granting a variance that will unduly encroach upon the privacy and value of a long established complex like Sunset Harbor so that a few more lots and houses can be crowded into the western end of our beautiful island.

Please advise us if there is a formal procedure for expressing our opposition.

Thank you.

Michelle and Wayne Hillis
7453 Sunset Harbor Dr 1-212
Navarre Beach, FL 32566

Michelle Hillis
Laseratlanta@aol.com

Sent from my iPad

10/28/16

Danny Collins

From: Linda <lmw19@yahoo.com>
Sent: Friday, October 28, 2016 2:59 PM
To: Danny Collins
Subject: No.2016-V069

ATTN: DANNY COLLINS

I AGREE WITH THE STANDARD NAVARRE BEACH PROPERTY SETBACKS OF 30 FEET AND 15 FEET. DO NOT ALLOW THE HERING'S REQUEST TO CHANGE THE PROPERTY SETBACKS!

LINDA AND DON WARREN
SUNSET HARBOR CONDO OWNERS

Sent from my iPad



10-25-16

Frank J. Fassy
7453 Sunset Harbor Dr
Condo #1-209
Navarre, Florida 32566

Re: Variance request #2016-V-069

Santa Rosa County
Milton, Florida

Attention: Danny Collins

I am **against** any variance request changes. This one person can purchase other propertites that can best suit there needs *without making any changes period*. The existing variances have been put in place so everything can be uniform and for safety concerns. Everyone has the right to ask but please **deny** the variance request to protect the existing property owners. Florida has a lot of protection for wildlife that I find in some cases extreme. Please protect the existing owners rights and not approving the request.

Thank You


Frank J. Fassy



Danny Collins

From: Stephen Revak <stephenrevak@aol.com>
Sent: Thursday, October 27, 2016 12:33 PM
To: Danny Collins
Cc: terry.hardiman@fsresidential.com; thanecreech@yahoo.com; staylor81651@yahoo.com; stephenrevak@aol.com
Subject: TOPAZ Beach Zoning Variance Request 2016-V-069

FM: Stephen and Jane Revak..(27 Oct 2016)

To: Santa Rosa County Zoning Board
(In Turn)

Subject : Denial of Subject Request

1. First let me say we are very pleased that the original variance request by said developers for changing the zoning density from minimum to a maximum density of 250 units was not accomplished. Assume/hope our Island Development Plan and our letters played an important role in heading off that request.
2. We feel strongly that the above plan together with the original zoning for said property will be enough to have subject request denied. As you are aware , the original zoning was the result of our zoning decision makers to protect a very special piece of property and the surrounding environment together with creating a complimentary neighborhood.
3. That said, we feel the original zoning is more than adequate for the new development. Accordingly we think the Board should place the burden on the requester to defend the need for extending the boundaries. If there is no substantial justification such as safety/security or environment protection we see no need for extending boundaries . In fact doing so would no doubt reduce safety along White Sands ; a road already risky given all the variety of uses by cars, trucks, bikes, golf carts etc. and the scarcity of night lighting.
4. Thanks for the opportunity to express our opinion .

Cheers, and keep up the good work.

Stephen A. Revak,
(Owner & Fl. Resident since 2006),
The Palms of Sunset Harbor, Bldg 1-203,
stephenrevak@aol.com



Danny Collins

From: abraham joseph <mundiani@yahoo.com>
Sent: Monday, October 24, 2016 1:11 PM
To: Danny Collins
Subject: Variance hearing 2016-V-069

Ref #2016-V-069

Dear Mr Collins

I'm the owner of condo 2-306 at 7453 Sunset Harbor Drive. As a member of Sunset Harbor Palms condo association, I am writing to you to express my strong opposition to the request that has been made to your office, by Steve and Ann Hering, to change the following setbacks of their proposed development.

First, they want to begin building their first homes 10 feet from the street, instead of the normal 30 feet. Homes built that close to the road will change the look of all other homes in the neighborhood. Our concern is that building that close to the roadway could also potentially cause safety issues with owners and vacationers who use the roadway for walks and bike rides to the beach etc.

The request that their side setback (along the East side of their property) from 15 feet to just 4 feet, will result in structures being built within 4 feet of our property line. When homes are built that close to another property, the view of the Bay will be lost and their proximity will likely cause noise disturbances for owners on the West side of our association.

Please convey my dissent to this request at the hearing on November 10th. You may contact me on 6302093545 for any questions.

Thank you

Abraham Joseph
7453 Sunset Harbor Drive #2-306

Abraham Joseph

10-25-16



Frank J. Fassy
7453 Sunset Harbor Dr
Condo #1-209
Navarre, Florida 32566

Re: Variance request #2016-V-069

Santa Rosa County
Milton, Florida

Attention: Danny Collins

I am **against** any variance request changes. This one person can purchase other propertites that can best suit there needs without making any changes period. The existing variances have been put in place so everything can be uniform and for safety concerns. Everyone has the right to ask but please **deny** the variance request to protect the existing property owners. Florida has a lot of protection for wildlife that I find in some cases extreme. Please protect the existing owners rights and not approving the request.

Thank You

Frank J. Fassy



Danny Collins

From: Abe Singh <Execdir@areahousing.org>
Sent: Thursday, October 20, 2016 4:47 PM
To: Danny Collins
Subject: #2016-V-069

I oppose any variance regarding the subject heading.

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.

Danny Collins



From: Donna Terry <dterry1003@yahoo.com>
Sent: Thursday, October 20, 2016 5:14 PM
To: Danny Collins
Subject: Variance request #2016-V-069

Dear Mr. Danny Collins,

I am a condo owner and member of the home owners association of Sunset Harbour Villas in Navarre Beach, FL. I understand that a request has been made by Steven and Ann Hering, owners of the property to the west of and adjoining our complex property, to change the set-back from White Sands Blvd. to 10 feet rather than 30 feet now in place and to change the set-back from 15 feet to 4 feet on the east side of their property. Both of these changes would effect my property and all properties in the area. I am definitely against these requests being granted.

I and my renters walk and ride bikes along White Sands Blvd. and having buildings closer to the road would be dangerous. Changing the side set-back from 15 ft. to 4 ft. would block all view of the bay which I now have from my property and this would cause me to have to advertise my property as having no water view. It would also cause more noise to be heard from my balcony and condo unit. No water view from my property and the noise would cause me to lose renters and income which I receive from renting my condo.

I request that the variances requested by Steven and Ann Hering not be approved.

Thank you,

Donna Terry



Danny Collins

From: Ken KITTEL <rbsken@yahoo.com>
Sent: Monday, October 31, 2016 12:38 PM
To: Danny Collins
Subject: Variance Hearing

I am very much AGAINST changing the setbacks in any way. It would cause potential safety hazards to bikers and walkers on the main drive and also would not blend with the look of all the other residences.

I am also against changing the setback on the side of our property. It would make us loose the view of the sound and also cause potential noise problems.

Ken KITTEL

Co Owner Unit 2-102

The Palms at Sunset Harbor

Sent from my iPhone



Danny Collins

From: Tony Trovato <trovato.tony@icloud.com>
Sent: Monday, October 31, 2016 8:17 PM
To: Danny Collins
Subject: Opposition to Variance Request # 2016-V-069

October 31, 2016

Dear Mr. Collins,

In an earlier letter addressed to you dated October 9, 2016 we informed you of our opposition to variance request # **2016-V-069**, regarding parcel # **28-2S-26-0000-00800-0000** on Navarre Beach. Our opposition included concerns over property values and the aesthetic beauty of Navarre Beach. Since then we have spoken with our neighbors, long time property owners in the Grande Navarre subdivision who also share our opposition and they have brought several other concerns to our attention regarding that parcel's development.

While we understand this parcel is zoned medium density, the setback variance request for that parcel, especially along South Carolina Street does not conform to the Navarre Beach Master Plan approved by the Navarre Beach lease-holders. When we purchased our lot and settled on plans to build our home, we agreed in good faith to abide by the setbacks and restrictions we encountered in accordance with the Navarre Beach Master Plan. We understood these restrictions were in place for the good of our neighborhood, Navarre Beach, and all its residents. We expect others who plan to build here to do the same and abide by all current setbacks and restrictions, as they were intended and agreed upon by the residents to ensure the integrity and beauty of this very special community. Other concerns such as the current infrastructure, traffic and parking along South Carolina Street and White Sands Blvd, pedestrian safety and emergency vehicle access remain.

We plan on attending the November 10 meeting to discuss this issue, and we urge you and the committee to join us, along with our neighbors, in our opposition to this variance.

Sincerely,

Tony & Kathy Trovato

7425 Grand Navarre Blvd.

Navarre Beach, FL 32566

7168 Holt Run Dr.

Nashville, TN 37211

October 11, 2016



Dear representative of the Santa Rosa County Development Services Zoning Board,

I am profoundly against Variance #2016-V-069 proposed by Steven and Ann Hering for numerous safety, environmental, residential, and community reasons. The approval of the proposed variance would directly negatively and harmfully affect my property and the Navarre Beach community.

Wind tunneling and sand erosion concerns

I am concerned with the safety, subsequent liability cost, and environmental impact that would be associated with having a side setback of only 4 feet versus 15 feet. Navarre beach has an average daily wind speed of 15.2 miles per hour, which peaks out with an average monthly wind speed of 24 miles per hour in the month of March. With only 4 feet of side setback, this could create a significant and dangerous wind tunnel effect between individual buildings. This wind tunnel effect would also be pronounced for any personnel on the beach given the proposed front setback of 10 feet versus the current 30 feet. Increased sand erosion secondary to the wind tunneling effect would create further problems both on the proposed property and also the beach front associated with the proposed property.

Building washout and flooding concerns

I am concerned that the residential safety effects of the proposed 4 feet side setback that will limit the flow of water even with mild flooding in a manner that is not only dangerous for the proposed building site, but also surrounding properties. Given the 4 feet side setback forces the flow of flood waters to take right angles as well as be funneled through tight spaces in between the buildings placed on the proposed site, the 4 feet side setback will increase the potential for increased the likelihood of catastrophic failure of the buildings on the proposed site which would then increase the likelihood of debris from the proposed site placing buildings on the surrounding properties at increased risk of catastrophic failure.

Residential and community concerns

I am concerned with the residential and community effects of both the proposed 10 foot front setback and the proposed 4 foot side setback. Navarre beach has maintained its sense of residency and community by maintaining an avoidance of developing properties that seek to maximize the number of units and occupants. By avoiding excessive beach foot traffic, we have been able to protect our pristine environment and maintain a sense of serenity for enjoyment now and in the future. In addition, we have been able to maintain a small-town community vibrancy that is the identity of Navarre Beach. The proposed ordinances are excessive changes to avoid the guidelines that currently are in place, which have been developed and followed by our zoning board in order to establish this sense of community. Lastly, allowing certain lots to develop properties that seek to maximize the number of occupants may

ultimately decrease the potential resale value of neighboring properties as people desire to live in the residential area of Navarre Beach to become part of a peaceful and serene neighborhood.

Again, I am adamantly against the approval of the variance as it has a direct damaging effect on my property located next door to the proposed location of the variance and also our community of Navarre Beach. Thank you for considering all of these factors.

Sincerely,

Melinda Martin, PhD

7453 Sunset Harbor Dr., 1-101

Melindaswelch@yahoo.com

October 6, 2016

Santa Rosa County Development Services
6061 Old Bagdad Highway
Suite 202
Milton, FL 32583
Attention: Danny Collins



Re: Variance #2016-V-069 for Steven and Ann Hering

We have received notification by mail of the two variance requests for Parcel #28-2S-26-0000-00800-0000, located on Navarre Beach. Subsequent to this notification, I have contacted Danny Collins, spoken to him about this matter, and received a proposed site plan for the subject parcel and variance request application.

My wife, Colleen, and I are leaseholders of an adjacent **Parcel #28-2S-26-9125-00A00-0010 (Grand Navarre Lot 1 Block A)**, located directly on the west side of the subject parcel, with a shared property line (please see attached marked-up map). Our east property line is approximately 180ft. long and is the shared property line of the subject parcel. It is adjacent to Lot 25, as shown on the proposed site plan.

We bought our leasehold lot approximately 25 years ago from the Herings who developed Grand Navarre. We have held onto this lot all this time in hopes that we would be able to build a second home.

The only reason this variance request could be made is to allow the developers to increase their profits on whatever venture is being planned. They were aware of the setback requirements when they bought this parcel. This is not right to do so at the expense of others such as ourselves. From memory, I believe the Sunset Harbor development which is on the east side of the subject parcel would still have a considerable buffer between their property and the requested reduction to 4ft. on the east side of the subject property. Also, the leaseholders on the south side of the subject property would still have White Sands Blvd. as a buffer, even if the variance reduction of 30ft. to 10ft. is approved. However, in our case, with our setback of 4ft. plus the proposed reduction from 15ft. to 4ft., our buffer would be decreased significantly from 19ft. to just 8ft. Although the Herings didn't own the subject parcel at the time they sold us our lot, one of the selling points in selecting this particular lot out of all those available at the Grand Navarre development, was that we would have this 19ft. buffer on our east side. This is contrary to what is now being requested and what we were told.

Another issue (which doesn't appear to be related to the variance requests) is the 10ft. Access Easement that is shown on the site plan between Block "A" Lots 25

& 26. This would have to just dead end into the side of our lot, as there is no easement that has been granted on our lot.

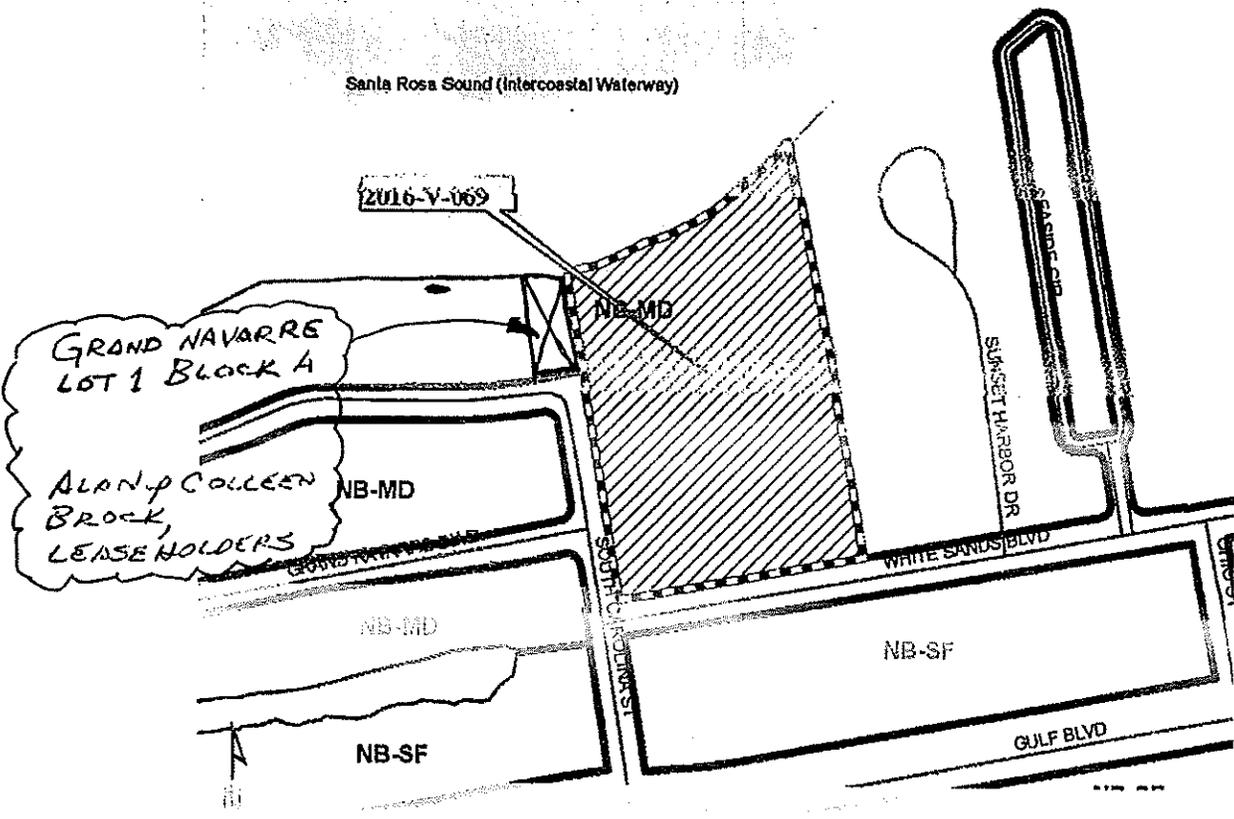
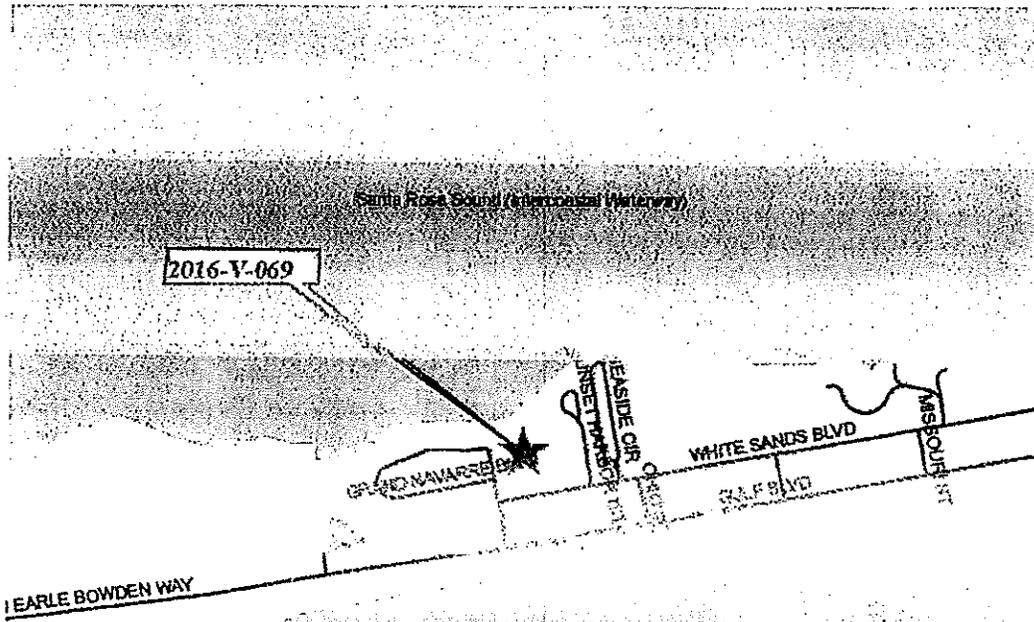
I'm also curious as to how the side setbacks for the overall parcel could now be considered as front setbacks for Block "A" Lots 26 thru 37, as all of these lots would only have ingress/egress from South Carolina St. – there is no internal subdivision access shown. These lots would face towards South Carolina and would seemingly be required to have the same setback as those lots shown on the site plan along Santa Rosa Blvd. (Isn't this White Sands Blvd.?). Would this mean that these lots along South Carolina would only have a 4ft. setback from the South Carolina east right-of-way?

In the event that the Board decides to entertain these requests, we would at the very least make a request that the 15ft. setback of the subject property be maintained alongside our shared property line to a point at least 30ft. south of our south property line. All this would take would be an adjustment in reduction of a 1ft. width in Block "A" Lots 15 thru 25 (15ft. minus 4ft./11 lots = 1ft. per lot) and an adjustment in the depth of Lot 26. The requested 4ft. variance setback would then begin alongside the east right-of-way of South Carolina St. and would not have as much negative effect on our property, although I think the question I have raised about the close proximity of buildings to South Carolina still needs to be addressed.

We will make every effort to attend the October 13th meeting, however, our schedule in Baton Rouge may not permit, and in the event of our absence, we trust that the right decisions will be made. Thank you for your consideration in this matter.

Sincerely,

Alan & Colleen Brock
6006 Esplanade Ave.
Baton Rouge, LA 70806
225-924-5483 home
225-938-0442 cell
brockengr@aol.com



Danny Collins



From: Kelly Guttridge <guttridge@yahoo.com>
Sent: Sunday, October 16, 2016 5:44 PM
To: Danny Collins
Subject: Comments Contesting Variance 2016-V-069

RE; Request for Two Variances (#1 Front Setback from 30' to 10', and #2 Side Setback from 15' to 4') on the 8.5 acre parcel at the corner of White Sands & South Carolina

Dear Danny,

We live adjacent to the parcel requesting variances to the front and side setbacks and contest this change. We are unable to attend the meeting in person and request you carry our comments to your commission on our behalf.

I am concerned the approval of a variance to significantly reduce the front and side setbacks of this parcel will result in construction of several groupings of highly concentrated tall "narrow style shotgun" homes pushed towards the south end of the planned 8.5 acre development, along with a looping road in and out, gates, a clubhouse, pool, and retention pond, etc. all in effort to reserve space for the new road access to the few "million dollar" homes planned with large lots along the sound, which will consume a large % of the 8.5 acre parcel. The groups of concentrated homes planned to the south end I expect will mirror in some ways or worse, the 2 and 3 story wall of homes in the Emerald Homes development..no parking, no view, people living on top of one another.! I expect this is one of the driving reasons why the setbacks need to be reduced so they can push all these home close together. Seems too much going into a small 8.5 acre parcel!

My concerns for these set back reduction variances is this:

1. Flooding - the west end of the beach is known to be very low and susceptible to flooding with heavy rains. Adding the congestion of homes to the south end of the development will cause even greater concentration of run off from roofs, clubhouse/pool surfaces, drives and roads, with less open ground to absorb all the water increasing the street flooding, which is already a problem at the corner of White Sands and South Carolina, and added flooding risk to our home and the other adjacent properties in Sunset, Grand Navarre, and White Sands. I know they plan on an oversized retention pond but I am not confident this will fix the problem with the heavy rains, and potential for storm surge. Our properties will be at higher risk with displacement of flood waters when homes are constructed this close to one another, pushing the storms surge away from the wall of buildings.
2. Setback consistency with existing homes on Grand Navarre and White Sands. - the proposal to reduce set backs from 30' to 10' is inconsistent to all the adjacent properties on Grand Navarre and Whites Sands. None of the adjacent properties to this parcel have 10' front set backs today. The owners purchased these lots and homes adjacent to the 8.5 acre parcel with the full understanding the current med-density zoning front setbacks, if single family homes were to be constructed, would be 30' not 10', and consistent to our existing homes. I'm also concerned for the increased fire risk having homes constructed this close to one another, congested parking, and accessibility for our first responders to get their equipment down these streets if front set backs are reduced to 10', and side set backs to 4'...that's just 8' between two homes. There appears to be no planned parking areas for the many owners, renters, and visitors I expect at these properties. Where will they park..how will a ladder truck get down the street? I would support matching setbacks to be the same as the current Grand Navarre Blvd approved setbacks if that is an option.
3. Infrastructure- the west end of the beach is on the tail end of the cable, phone, and internet service lines which are outdated, overloaded, and DO NOT today have the capacity to effectively service the residents on Grand Navarre Blvd and the west end properties. I have personal experience talking with Mediacoms's service tech and the poor signal readings at the west end of the beach. I know this property is already zoned medium density and there could be as many as 85 homes added to this area based on this zoning...the county needs to address the infrastructure shortfalls with utilities, road flooding, sidewalks for pedestrians at this already concentrated end of the beach, before approving any more development.
- 4, Safety - the corner of White Sands and South Carolina is already an extremely busy and unsafe corner. It's a major access for families with children walking on the road pushing buggies, pulling beach carts, etc. to "walkover 12"; significant traffic from whitesands properties heading to Pensacola Beach use this corner to get out to Gulf Blvd; joggers, walkers, marathons & fun runs; bicycles, golf carts, scooters, all routinely use this corner to get to Grand Navarre loop, to watch sunsets, exercise, etc. Adding two more drive accesses and these tightly packed congestion of homes will only increase safety risks to pedestrians etc. The county will need to address this with some sort of sidewalk along South Carolina out to walk over 12 and the gulf blvd path if this parcel is developed in any way.

We are members of the NBLA association which recently reviewed and supports the masterplan and current zoning of our beach. We all support development and growth on our beach when it is consistent with the approved master plan, current zoning and the associated critical building standards like setback restrictions for an entire planned development. The variances being requested for this parcel is significant change to what to where setbacks are currently approved.

I hope you can be our advocate and carry our message to the zoning commission and be our voice since we are unable to attend in person.

There is just a handful of property owners within 150' of this parcel who have been asked to officially comment to your commission. Our few tiny voices are likely small versus the big money developers, and legal staff they have with influencing our county leaders. I hope you will consider our comments and views and block the variance being requested on behalf of the property owners, at the always too forgotten, west end of the beach.

Please confirm you received our letter.

Best Regards,

Brad & Kelly Guttridge
7424 Grand Navarre Blvd.
Navarre FL 32566

Mary Sawardecker
7468 Sunset Harbor Villas #233
Navarre Beach, FL 32566



Santa Rosa County Development Services
6051 Old Bagdad Highway, Suite 202
Milton, FL 32583
dannyc@santarosa.fl.gov

RE: Variance #2016-V-069 for Steven and Ann Hering

Dear Commissioners:

It has come to our attention as property owners at Sunset Harbor Villas Condominiums, a request for two variances has been filed on behalf of Steven and Ann Hering. The applicant is requesting two variances: 1. to reduce the setback from 30 feet to 10 feet, and 2. to reduce the side setback from 15 feet to 4 feet.

Please be advised, this letter is to inform you of our opposition to the above-referenced request. We incorporate the letter submitted by the Board of Directors at Sunset Harbor Villas COA in total, and supplement the same with the following points.

First, it is important to note that the parties now requesting the above-referenced variances knew or should have known about any and all ordinance restrictions prior to, or at the very least, at the time of purchase of the property in question. As such, any plans to modify the property should have been in accordance with these rules and regulations from the outset.

Regarding the request to reduce the side setback from 15 feet to 4 feet, it is our position that building these structures so close to adjacent properties comes with unnecessary risks, beyond the obvious aesthetic drawbacks. Reducing the setback by 11 feet could potentially be a serious fire hazard to adjacent properties. Additionally, the reduction of that allocated open space could result in limiting the area for the flow of run-off water. This may increase the risk for flooding of both properties. It may also result in standing water, which as we all know, attracts mosquitos and other pests, increasing the potential spread of life-threatening and life-altering diseases such as Zika and West Nile Virus, to name a few. With the devastating effects of Zika virus in the news currently, we should be cognizant of our actions and hypervigilant in prevention, rather than cultivation, of this and like diseases.

Next, there is a potential argument that the granting of these variances might greatly increase tax revenue for our community. However, this increase is greatly overstated. The actual potential for increasing revenue does not outweigh the potential devaluing of the surrounding

condominiums and homes. The potential decrease in property values that may result in Sunset Harbor Villas COA as a result of the visual impairments that will decrease access to the bay and surrendering areas will constitute a substantial taking of the current owners' property and represent an undue burden on existing residents. The negatives in this proposal far outweigh the potential for revenue.

In conclusion, we must reiterate, we are vehemently opposed to these proposed variances, and hereby request the Board deny this request.

Sincerely,

Mary Sawardecker

Danny Collins
Santa Rosa County Development Services
6051 Old Bagdad Hwy, Suite 202
Milton, Florida 32583
Via email



Dear Mr. Collins,

My name is Randy Tatano and I am writing to you in regard to Variance Request 2016-V-069 / 068 for Steven and Ann Hering (parcel # 28-2S-26-0000-00800-0000). My wife and I own unit 432 in the Sunset Harbor Villas complex next to the property in question.

I am greatly concerned with the variance request to reduce the side setback from 15 to 4 feet. I may be one of the few people you'll hear from who has personal experience with something like this. New housing this close to existing property can drastically change the quality of life for those already there.

I grew up in a Connecticut suburb of New York City thirty miles from Manhattan. We had nice neighbors and plenty of space until I was about ten, when the house next door was demolished and replaced with ten condos. Since the complex needed a great deal of parking, the condos were built just a few feet from our home.

Life was never the same. With windows in the new condos open I heard things no child should hear from the residents while playing outside, and we had to keep our windows closed on that side of our own home. On any given day you knew what the neighbors were saying, watching on TV, or doing in the supposed privacy of their bedrooms. We stopped using our back deck since the people in the condos could hear everything we said.

Our privacy was gone.

My mom's house is still there, at 479 Fairfield Avenue in Stamford, CT, and so are the condos to the left. Take a look if you want to see something ridiculous.

<http://tinyurl.com/j9o5gfv>

One of the reasons we bought the unit at Sunset Harbor (and a home in Holley by the Sea) was that Navarre offers a great quality of life, and plenty of space that affords privacy. While we rent out our condo most of the year, we do stay there on

occasion. I know that our guests appreciate the peace and quiet at that end of the island. Most of our guests are families with children, and those kids don't need to be subjected to what I experienced growing up.

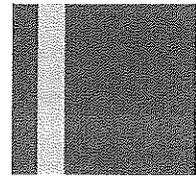
I personally have no desire to live in the Northeast again, with people on top of people and every square inch built into living space. Sorry, but four feet from our property is much too close. Four feet is the distance across your dining room table. I realize that there will always be new developments on a beautiful place like Navarre Beach, but "Florida's Best Kept Secret" doesn't need to turn into Manhattan. There's plenty of space for everyone, both current residents and new ones, to be comfortable while maintaining an adequate level of privacy.

I hope that you will consider my request to deny this variance. Thank you for your valuable time and consideration.

Sincerely,

Randy & Myra Tatano
7476 Sunset Harbor Drive #432
Navarre Beach, Florida 32566
251-363-4100
rtatano@gmail.com

Jimmy and Patty Lay
7453 Sunset Harbor Drive Unit 2-301
Navarre, FL 32566



October 5, 2016

Danny Collins, Planner II
Santa Rosa County
Development Services

RE: Variance #2016-V-069 for Steven and Ann Herring

Dear Mr. Collins,

Thank you for the notice that the subject variance is being considered by the Community Planning, Zoning and Development Division. The body of your letter identified the Variance Request as #2016-V-068, which we assume is the same as the subject Variance Request although there is a single digit difference in the two names.

The entrance to our address is from White Sands Boulevard and is adjacent to the subject property and the request made by Mr. and Ms. Herring. Although we do appreciate Mr. and Ms. Herring's desire to develop their property and we strongly support they have every right to maximize their investment value, we would like to state that we are very much opposed to any variances in the subject property. Moving the setback from 30 feet to 10 feet would add too much density to the Boulevard. Mr. and Ms. Herring already have ample room for development and their project would fit very nicely into the Boulevard scenic traffic flow as currently designed. If the set back on White Sands reduced from 30 feet to 10 feet it would not add one convenient amenity to the property other than increase Mr. and Ms. Herring's developmental profits. It would increase risks of accidents to the numerous golf carts, pedestrians, and bicycle traffic on White Sands. All these neighbors and county residents are either going over to the Gulf Beach or just enjoying being at Navarre. Many of these people are just out for a walk and White Sands does not have a sidewalk. Having only a 10 foot set back will cause too much of a short entry onto White Sands from the project and will put people in danger of an accident.

In addition, decreasing the side set back from 15 feet to 4 feet practically isolates the neighbors and destroys any aesthetic appreciation for Santa Rosa Sound and enjoyment of living in the area for the neighbors. This request by Mr. and Ms. Herring surpasses any reasonable request, considering the size of their project, and only highlights their desire to milk their property for more value at the expense of their



neighbors. Sunset Harbor has been in existence since mid-1980's and has always enjoyed excellent views of Santa Rosa Sound. In 2013 the neighbor east of us began a project that is still underway and noises from this construction is continuous seven days a week. Although the noise is nearly intolerable, we do understand. The worst part is that the Sound views, which have been enjoyed for over 30 years, have gradually been replaced by houses constructed in such a density that a person can step from one roof to the next. This area of the beach, and Navarre especially, has a considerable reputation for the last laid back enjoyable place to live and visit in Florida. Please do not allow this over dense building to take place with the property west of where we now live.

How much profit is enough from over developing the only beach Santa Rosa County owns for its citizens? Other residents and neighbors near this project, many who are Santa Rosa County Citizens, would only have a project that is overly built and too dense. Is there any other reason we should have a project whereby someone could walk on roof tops from Santa Rosa Sound to White Sands, and from one neighboring property to the next? There is no reason to move the side setback from 15 feet to 4 feet and it would only add undue hardships to the neighbors who are already established and willing to accept the project as designed.

Fellowship with neighbors, enjoyment of the beauty, access to Santa Rosa Sound, water sports and beach enjoyment are rights of all Santa Rosa County Citizens and should be protected at all cost by our respected authorities. The vanguard in protecting what is already designed and planned for enjoyment by all is the Santa Rosa County Planning, Zoning and Development Division. Any variance from those plans should be carefully considered and denied if it impairs enjoyment of the beach by all of our citizens. We depend on you and your colleagues for that protection. Thank you for considering our concerns about this subject variance.

Warm regards,

Jimmy and Patty Lay

Jimmy and Patty Lay