



**AGENDA**  
**Board of Adjustment Meeting**  
**Tuesday, June 23, 2026 at 5:30 PM**  
**Gulf Breeze City Hall**  
**1070 Shoreline Drive**  
**Gulf Breeze, FL 32561**

**1. ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE**

**2. APPROVAL OF MINUTES**

3 - 5

- A. March 24, 2026 Meeting Minutes  
[Board of Adjustment Meeting - 24 Mar 2026 - Minutes - Pdf](#)

**3. CITY ATTORNEY REVIEW OF PROCEDURES FOR AUDIENCE**

- A. Advise Applicant(s) of Remedy of Appeal to Santa Rosa County Court to be made within 30 days.
- B. Review of Ex-Parte Communications in Accordance with Section 20-47

**4. SWEARING IN OF THOSE GIVING TESTIMONY**

**5. CASE(S):**

7 - 42

- A. Project JVBL1-26-0005 - Applicant: Laura & Christian Savoie - Location: 52 Highpoint Dr. - Description:construct an addition to the front of an existing garage that would encroach approximately 1'-7 1/4" into the minimum 8' side yard setback and approximately 2'-8 1/2" into the minimum 30' front yard setback
- [Agenda Memo - Project JVBL1-26-0005 - Applicant: Laura & Christian Savoie - Location: 52 Highpoint Dr. - Description:construct an addition to the front of an existing garage that would encroach approximately 1'-7 1/4" into the minimum 8' side yard setback and approximately 2'-8 1/2" into the minimum 30' front yard setback - Pdf](#)

**6. PUBLIC FORUM**

**7. ADJOURNMENT**

If any person decides to appeal any decisions made by the City Council or any City Board with respect to any matter considered at such meeting or public hearing, such person will need a record of the proceedings, and that, for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and any evidence upon which the appeal is to be based. The public is invited to comment on matters before the City Council, City Boards or Committees upon seeking and receiving recognition from the Mayor or Chairperson. If you are a person with a disability who needs accommodation in order to participate in a public hearing you are entitled to the provision of certain assistance. Please contact the City Clerk's office at (850) 934-5115 or at 1070 Shoreline Drive, Gulf Breeze, Florida, at least 48 hours prior to the date of the public hearing.



**MINUTES**  
**Board of Adjustment Meeting**  
**March 24, 2026 at 5:30 PM**  
**Gulf Breeze City Hall**  
**1070 Shoreline Drive**  
**Gulf Breeze, FL 32561**

The Board of Adjustment Meeting of the City of Gulf Breeze, Florida, was held at Gulf Breeze City Hall on March 24, 2026, at 5:30 PM.

**1. ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE**

**BOARD PRESENT:** Michele Werner  
Carrie Kyzar  
John Griffing  
Jim Cooper  
Tamara Bogan

**BOARD ABSENT:**

**STAFF PRESENT:** Mary Jane Bass, City Attorney  
C. Shane Carmichael, Director of Community Services  
Rachel Nichols, Planning Technician

**2 ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE**

**3 APPROVAL OF MINUTES**

- a) February 24, 2026 Meeting Minutes

John Griffing made a motion to approve the February 24, 2026 meeting minutes. Carrie Kyzar seconded the motion. The vote for approval was 5 - 0 unanimous.

**4 CITY ATTORNEY REVIEW OF PROCEDURES FOR AUDIENCE**

- a) Advise Applicant(s) of Remedy of Appeal to Santa Rosa County Court to be made within 30 days.
- b) Review of Ex-Parte Communications in Accordance with Section 20-47

Mrs. Bogan visited both sites and she met with Mrs. Martin, the applicant from 601 Poinciana Ct to have a brief discussion about the general scope of the project.

Mr. Giffing, Mrs. Kyzar and Mr. Cooper visited both sites, but did not speak to anyone.

**5      SWEARING IN OF THOSE GIVING TESTIMONY**

**6      CASE(S):**

- a)      Project JVBL1-26-0003 - Applicant: George Sitton - Location: 50 Highpoint Dr. - Description: (1) Increase the waterward extension of the dock structure to 38.9 ft. into Woodland Bayou (2) Decrease the side property line setback distance between the dock and the northern property line extension from 25 ft. to 19.9 (3) Decrease the side property line setback distance between the dock and the southern property line extension from 25 ft to 4.5 ft

C. Shane Carmichael, Director of Community Services, presented the staff report to the Board and answered questions.

The applicants agent, Zacc James with Wetland Sciences, 3308 Gulf Beach Hwy, Pensacola, FL appeared before the Board and answered questions.

Taking into consideration the information provided in the applicant's submittal and staff's analysis of the six variance criteria, staff recommends that the Board of Adjustment approve the requested variances to construct a residential docking at 50 Highpoint Dr, as follows:

(1) Increase the waterward extension of the dock structure from the maximum allowable length of 25.0 feet to 38.9 feet into Woodland Bayou to allow for the mooring of a recreational vessel [§ 24-191(1)(a)].

(2) Decrease the side property line setback between the dock and the northern property line extension from the minimum required 25 feet to 19.9 feet to allow for the mooring of a recreational vessel [§ 24-191(2)].

(3) Decrease the side property line setback between the dock and the southern property line extension from the minimum required 25 feet to 4.5 feet to allow for the mooring of a recreational vessel [§ 24-191(2)].

The BOA may: (1) Approve the variance based on staff's recommendation; or, (2) Approve the variance with modifications; or, (3) Deny the variance based on a finding that the applicant did not fulfill the burden of proof.

John Griffing made a motion to approve staff's recommendation for approval. Jim Cooper seconded the motion. The vote for approval was 5 - 0 unanimous.

Tamara Bogan made a motion to vote that once all permits are obtained, the applicant will have six (6) months from that point to begin the project, and one (1) year to complete the project. Mr. Carmichael advised that the time frame begins after the 30 day hold for appeal.

John Griffing seconded the motion. The vote for approval was 5 - 0 unanimous.

- b)      Project JVBL1-26-0004 - Applicants: Stephen & Stacey Martin - Location: 601 Poinciana Ct. - Description: Request to construct a rear addition to an existing nonconforming single-family residence that would encroach 7'-3" into the required 30-foot rear yard setback

C. Shane Carmichael, Director of Community Services, presented the staff report to the Board and answered questions.

The applicants agent, Travis Gott, 3047 Laurel Dr, Gulf Breeze, appeared before the Board

and answered questions.

Taking into consideration the information provided in the applicant's submittal and staff's analysis of the six variance criteria, staff recommends that the Board of Adjustment approve the requested variance to construct a rear addition to an existing nonconforming single-family residence at 601 Poinciana Ct. that would encroach 7'-3" into the required 30-foot rear yard setback established under sec. 21-69 of the city's ldc.

The BOA may:

(1) Approve the variance based on staff's recommendation; or, (2) Approve the variance with modifications; or, (3) Deny the variance based on a finding that the applicant did not fulfill the burden of proof.

Carrie Kyzar made a motion to approve staff's recommendation. John Griffing seconded the motion. The vote for approval was 5 - 0 unanimous.

Carrie Kyzar made a motion to vote that once all permits are obtained, the applicant will have six (6) months from that point to begin the project, and one (1) year to complete the project. Mr. Carmichael advised that the time frame begins after the 30 day hold for appeal.

Jim Cooper seconded the motion. The vote for approval was 5 - 0 unanimous.

**7     PUBLIC FORUM**

**8     ADJOURNMENT**

The meeting was adjourned at 6:20 P.M.

**ATTESTED TO:**





## Memorandum

**To:** Board of Adjustment Members  
**From:** C. Shane Carmichael, Director of Community Services  
**Date:** June 10, 2026  
**Subject:** Project JVBL1-26-0005 - Applicant: Laura & Christian Savoie - Location: 52 Highpoint Dr. - Description: construct an addition to the front of an existing garage that would encroach approximately 1'-7 1/4" into the minimum 8' side yard setback and approximately 2'-8 1/2" into the minimum 30' front yard setback

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### REQUEST:

The applicants, Laura and Christian Savoie are requesting a variance to construct an addition to the front of an existing garage at their residence at 52 Highpoint Dr. The eaves would encroach approximately 1'-7 1/4" into the minimum 8' side yard setback and approximately 2'-8 1/2" into the minimum 30' front yard setback, as established in Sec. 21-69 of the City's LDC.

### BACKGROUND:

The applicants are requesting approval to construct an addition to the front of their residence. The residence was constructed in 2007 and subsequently purchased by the applicants in 2012. The proposed addition would be located in front of the existing garage and used for the parking and storage of a golf cart.

According to the plans submitted with the application, the proposed addition would encroach approximately 2 feet, 1 1/2 inches into the required 8-foot side yard setback and approximately 2 feet, 1 1/4 inches into the required 30-foot front yard setback established by Section 21-69 of the LDC. While the footprint of the addition complies with the required setbacks, the proposed roof eaves extend into the required setback areas. Section 21-1 of the LDC defines a setback as "the

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clearance from the property line to the nearest projection of a structure, including roof overhangs." Accordingly, the proposed eave encroachments constitute setback encroachments and necessitate the requested variances

**DISCUSSION:**

Staff has reviewed the application submittal and the responses to the six criteria and offers the following analysis.

**1. Special conditions and circumstances exist which are peculiar to the land, structure, or building and which are not applicable to other lands, structures, or buildings in the same zoning district.**

The subject property is affected by a combination of site-specific conditions, including its irregular lot configuration and the location of the existing residence and garage on the lot. These circumstances limit the practical area available for expansion and create constraints that are not generally applicable to other properties within the same zoning district. The requested variance arises from these existing site conditions rather than from a desire to increase the intensity of development on the property.

**2. The special conditions and circumstances do not result from the actions of the applicant.**

The conditions giving rise to the request, including the lot configuration, topography, and location of the existing residence and site improvements, existed prior to the applicant's ownership and were not created by any action of the applicant.

**3. Granting the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings, or structures in the same zoning district.**

Granting the variance would not confer a special privilege upon the applicant. Rather, it would provide reasonable relief from site-specific constraints and allow development consistent with the character of the neighborhood and the reasonable use of similarly situated residential properties.

**4. Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant.**

Strict application of the setback requirements would significantly limit the applicant's ability to make a modest addition to an existing garage due to the property's unique physical characteristics and existing development pattern. The requested relief allows a reasonable

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residential improvement that is consistent with the character of the surrounding neighborhood while preserving the overall intent of the setback regulations.

**5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The requested variance represents the minimum relief necessary to accommodate the proposed improvement. The encroachment is de minimis in nature, extending approximately two feet into the required setback and involving only a limited roof overhang rather than occupied building area. The request is narrowly tailored to address the site's physical constraints, and no greater deviation from the requirements of the LDC is requested than is necessary. As such, staff finds the variance represents the minimum relief required to allow reasonable use of the property.

**6. The grant of the variance will be in harmony with the general intent and purpose of the Land Development Code and will not be injurious to the area involved or otherwise detrimental to the public welfare.**

The requested variance is consistent with the intent and purpose of the LDC and is not expected to adversely affect surrounding properties, public safety, or the general welfare. The request involves a minor encroachment, is compatible with the surrounding residential neighborhood, and adjacent property owners have expressed support for the proposal.

Based on the foregoing findings, staff concludes that the requested variance satisfies the six criteria for approval. The need for the variance arises from unique site conditions and the placement of existing improvements on the property, which limit the practical buildable area available for expansion. The requested relief is de minimis in nature, represents the minimum variance necessary to allow a reasonable improvement to the property, and is not expected to adversely affect neighboring properties or the public welfare. Accordingly, staff recommends approval of the variance.

**RECOMMENDATION:**

Taking into consideration the information provided in the applicant's submittal and staff's analysis of the six variance criteria, staff recommends that the Board of Adjustment approve the requested variance to construct an addition to the front of an existing garage that would encroach approximately 2 feet, 1½ inches into the required 8-foot side yard setback and approximately 2 feet, 1¼ inches into the required 30-foot front yard setback, as established by sec. 21-69 of the city's LDC. The BOA May: (1) Approve the variance based on staff's recommendation; or, (2) Approve the variance with modifications; or, (3) Deny the variance based on a finding that the applicant did not fulfill the burden of proof.

**ATTACHED:**

[Staff Report](#)  
[Application](#)

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[Plans](#)  
[Neighbors letters in favor](#)  
[Deed](#)  
[Public Notice](#)  
[Letter to applicant\\_signed and dated](#)  
[Letter to surrounding\\_dated](#)  
[Posted Sign](#)  
[SRCPA Property Card](#)  
[SRCPA Map](#)  
[SRCPA Mailing Labels](#)

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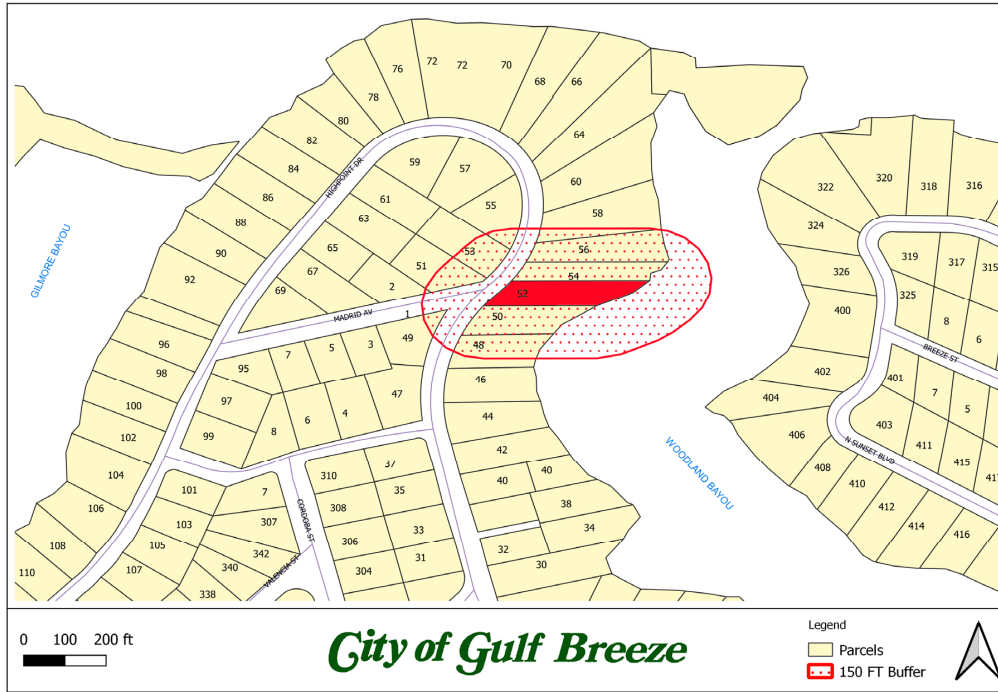


**CITY OF GULF BREEZE**  
1070 Shoreline Drive  
Gulf Breeze, Florida 32561  
Ofc: 850.934.5109  
Fax: 850.934.5114

**BOARD OF ADJUSTMENT**

PROJECT NUMBER: **JVBL1-26-0005** RECEIVED: **06/01/26**

PROJECT LOCATION: **52 HIGHPOINT DR** TYPE: **VARIANCE (L1)**

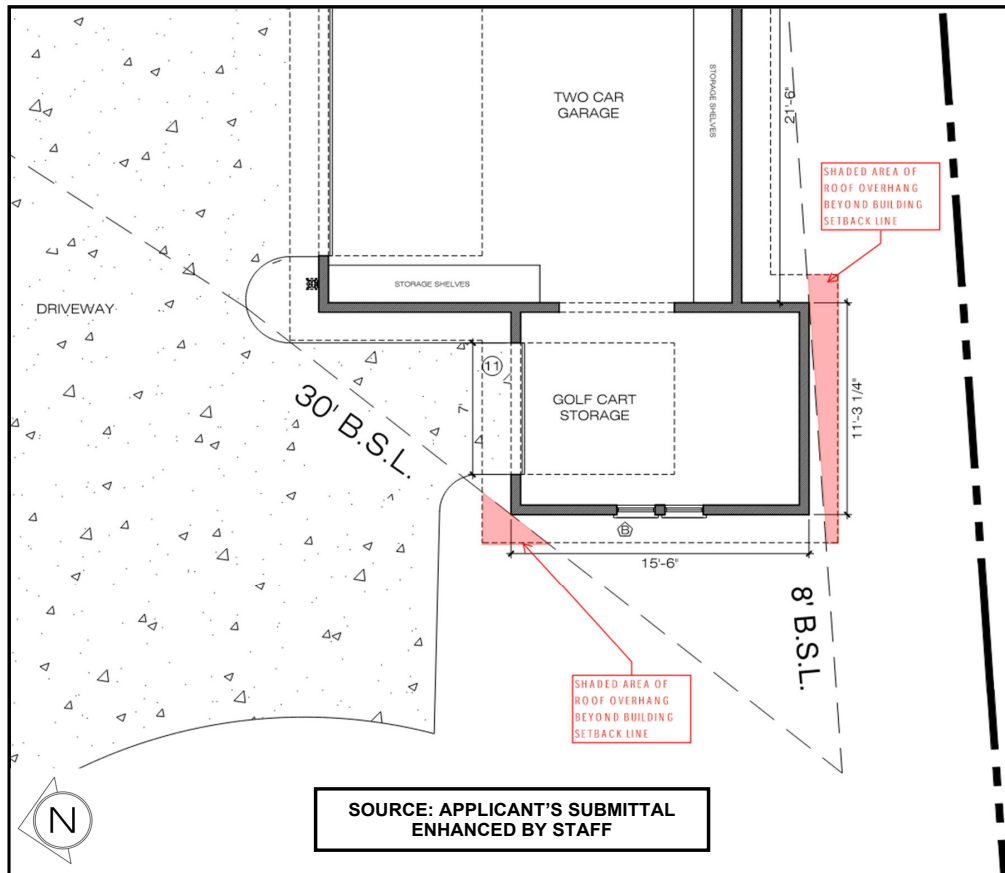


DESCRIPTION:	52 HIGHPOINT DR
<b>SRCPA PARCEL #:</b>	063S290540001000530
<b>SUBDIVISION:</b>	CASABLANCA 1ST ADD TO PARCEL # 1
<b>LOT / BLOCK:</b>	LOT 53 / BLK 1
<b>SIZE:</b>	0.573 AC / 24,960 S.F.
<b>ZONING:</b>	R1AA
<b>FLUM:</b>	LDR
<b>MISC:</b>	BAYOU-FRONT

OWNER:	AGENT
CHRISTIAN A & LAURA K SAVOIE 52 HIGHPOINT DR GULF BREEZE, FL 32561 (205) 317-8479	OWNER AS AGENT

**VARIANCE DESCRIPTION:**

THE APPLICANTS ARE REQUESTING A VARIANCE TO CONSTRUCT AN ADDITION TO THE FRONT OF AN EXISTING GARAGE THAT WOULD ENCROACH APPROXIMATELY **2 FEET, 1½ INCHES** INTO THE REQUIRED 8-FOOT SIDE YARD SETBACK AND APPROXIMATELY **2 FEET, 1¼ INCHES** INTO THE REQUIRED 30-FOOT FRONT YARD SETBACK, AS ESTABLISHED BY SEC. 21-69 OF THE CITY'S LAND DEVELOPMENT CODE (LDC).



**APPLICABLE CODE:**

**CHAPTER 21, ARTICLE II, DIVISION 3, SECTION 21-69**

**Sec. 24-191. - Permitted subject to limitations.**

The minimum setback from the front lot line shall be 30 feet; minimum side yard setback shall be eight feet from the side lot line; minimum rear yard depth is to be 30 feet from any portion of the main house or porches, attached garages or carports to the rear lot line except in the case of corner lots for which the rear yard restrictions shall be 15 feet. On vacant corner lots, the owner or developer may designate which of the street sides shall be considered the front of the lot for setback purposes, and the minimum front setback shall be 30 feet, and the side street setback shall be 15 feet. For the purpose of determining the setbacks for additions to an existing primary structure located on a residential corner lot, the front setback shall be established by the orientation of the front door and the address of the primary structure. The remaining street shall be considered the side street and the minimum side street setback shall be 15 feet.

**STAFF COMMENTS:**

The applicants are requesting approval to construct an addition to the front of their residence. The residence was constructed in 2007 by a well-regarded local builder as his personal residence and was subsequently acquired by the applicants in 2012. The proposed addition would be located in front of the existing garage and would be used for the parking and storage of a golf cart.

According to the plans submitted with the application, the proposed addition would encroach approximately 2 feet, 1½ inches into the required 8-foot side yard setback and approximately 2 feet, 1¼ inches into the required 30-foot front yard setback established by Section 21-69 of the LDC. While the footprint of the addition complies with the required setbacks, the proposed roof eaves extend into the required setback areas. Section 21-1 of the LDC defines a setback as "the clearance from the property line to the nearest projection of a structure, including roof overhangs." Accordingly, the proposed eave encroachments constitute setback encroachments and necessitate the requested variances

Staff has reviewed the application submittal and the responses to the six criteria and offers the following analysis.

**1. Special conditions and circumstances exist which are peculiar to the land, structure, or building and which are not applicable to other lands, structures, or buildings in the same zoning district.**

The subject property is affected by a combination of site-specific conditions, including its irregular lot configuration and the location of the existing residence and garage on the lot. These circumstances limit the practical area available for expansion and create constraints that are not generally applicable to other properties within the same zoning district. The requested variance arises from

these existing site conditions rather than from a desire to increase the intensity of development on the property.

**2. The special conditions and circumstances do not result from the actions of the applicant.**

The conditions giving rise to the request, including the lot configuration, topography, and location of the existing residence and site improvements, existed prior to the applicant's ownership and were not created by any action of the applicant.

**3. Granting the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings, or structures in the same zoning district.**

Granting the variance would not confer a special privilege upon the applicant. Rather, it would provide reasonable relief from site-specific constraints and allow development consistent with the character of the neighborhood and the reasonable use of similarly situated residential properties.

**4. Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant.**

Strict application of the setback requirements would significantly limit the applicant's ability to make a modest addition to an existing garage due to the property's unique physical characteristics and existing development pattern. The requested relief allows a reasonable residential improvement that is consistent with the character of the surrounding neighborhood while preserving the overall intent of the setback regulations.

**5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The requested variance represents the minimum relief necessary to accommodate the proposed improvement. The encroachment is de minimis in nature, extending approximately two feet into the required setback and involving only a limited roof overhang rather than occupied building area. The request is narrowly tailored to address the site's physical constraints, and no greater deviation from the requirements of the LDC is requested than is necessary. As such, staff finds the variance represents the minimum relief required to allow reasonable use of the property.

**6. The grant of the variance will be in harmony with the general intent and purpose of the Land Development Code and will not be injurious to the area involved or otherwise detrimental to the public welfare.**

The requested variance is consistent with the intent and purpose of the LDC and is not expected to adversely affect surrounding properties, public safety, or the general welfare. The request involves a minor encroachment, is compatible with

the surrounding residential neighborhood, and adjacent property owners have expressed support for the proposal.

Based on the foregoing findings, staff concludes that the requested variance satisfies the six criteria for approval. The need for the variance arises from unique site conditions and the placement of existing improvements on the property, which limit the practical buildable area available for expansion. The requested relief is de minimis in nature, represents the minimum variance necessary to allow a reasonable improvement to the property, and is not expected to adversely affect neighboring properties or the public welfare. Accordingly, staff recommends approval of the variance.

**RECOMMENDATION:**

**TAKING INTO CONSIDERATION THE INFORMATION PROVIDED IN THE APPLICANT'S SUBMITTAL AND STAFF'S ANALYSIS OF THE SIX VARIANCE CRITERIA, STAFF RECOMMENDS THAT THE BOARD OF ADJUSTMENT APPROVE THE REQUESTED VARIANCE TO CONSTRUCT AN ADDITION TO THE FRONT OF AN EXISTING GARAGE THAT WOULD ENCROACH APPROXIMATELY 2 FEET, 1½ INCHES INTO THE REQUIRED 8-FOOT SIDE YARD SETBACK AND APPROXIMATELY 2 FEET, 1¼ INCHES INTO THE REQUIRED 30-FOOT FRONT YARD SETBACK, AS ESTABLISHED BY SEC. 21-69 OF THE CITY'S LDC.**

**THE BOA MAY:**

- 1. APPROVE THE VARIANCE BASED ON STAFF'S RECOMMENDATION; OR,**
- 2. APPROVE THE VARIANCE WITH MODIFICATIONS; OR,**
- 3. DENY THE VARIANCE BASED ON A FINDING THAT THE APPLICANT DID NOT FULFILL THE BURDEN OF PROOF.**

**Description Area**

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**(A) PROPERTY OWNER'S INFORMATION**

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**Property Owner's Name:** Laura and Christian Savoie

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**Property Owner's Address:** 52 Highpoint Drive  
Gulf Breeze, FL 32561

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**Property Owner's Phone:** (205) 317-2420

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**Property Owner's Email:** savoieca@gmail.com

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**(B) PROJECT LOCATION INFORMATION**

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**Street Number:** 52

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**Street Name:** Highpoint Drive

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**Parcel ID:** 06-35-29-0540-00100-0530

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**Zoning:** R-1-AA - SINGLE-FAMILY RESIDENTIAL DISTRICT

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**Future Land Use:** LDR - LOW DENSITY RESIDENTIAL

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**Is the Property a Corner Lot?** No

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**Is the Property a Waterfront Lot?** Yes

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**(C) PROJECT DESCRIPTION**

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**Project Type:** Renovation/Remodel  
Addition

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**Scope of Work:** Construction of a single-car garage addition attached to the existing residence. The addition will be constructed utilizing the existing slab associated with the original structure on the property. The project includes the garage structure, roof system, and related site improvements. All occupied building area will comply with required setback requirements, with the exception of a limited roof overhang as identified in the variance request.

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**Occupancy Type:** Residential

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**Intended Use:** The proposed addition will be used as a residential single-car garage accessory to the existing single-family residence. The garage will provide enclosed parking and storage for vehicles and household-related items. No commercial or non-residential use is proposed.

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**(1) Special conditions and circumstances exist which are peculiar to the land, structure or building and which are not applicable to other lands, structures or buildings in the same zoning district.**

The subject property possesses several unique physical characteristics that distinguish it from many other properties within the same zoning district. The lot is irregularly shaped and narrows significantly in the area where the proposed garage addition is located. Additionally, the rear portion of the property slopes steeply toward the water, substantially reducing the amount of practical and buildable area available for improvements.

The existing residence, driveway, and associated site improvements further constrain placement options. Unlike more regularly shaped lots that may allow flexibility in locating additions while maintaining setback compliance, the configuration of this property severely limits where improvements can reasonably be located.

The proposed garage addition has been designed to utilize the existing footprint and previous developed area associated with the original residence, thereby minimizing impacts to the property and surrounding neighborhood. These physical constraints are specific to this property and are not generally applicable to other properties within the same zoning district

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**(2) The special conditions and circumstances do not result from the actions of the applicant.**

The conditions creating the need for the requested variance were not created by the applicant. The irregular lot shape, narrowing side yard, steep topography, and existing location of the residence and driveway all existed prior to the current ownership of the property.

The applicant did not create the physical constraints affecting the site and has instead designed the proposed garage addition to work within those existing limitations. The request arises solely from the property's unique characteristics rather than from any action or development undertaken by the applicant.

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**(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this land development code to other lands, buildings or structures in the same zoning district.**

Approval of the requested variance would not grant the applicant a special privilege unavailable to other property owners. Rather, it would allow the applicant to make reasonable use of the property despite site-specific constraints that limit compliance with the setback requirements.

The purpose of the request is not to obtain an advantage over neighboring properties but to accommodate a modest garage addition that is compatible with the existing residence and consistent with the residential character of the neighborhood. The variance simply provides relief from a hardship created by the property's unique physical conditions.

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**(4) Literal interpretation of the provisions of the land development code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code and would work unnecessary and undue hardship on the applicant.**

Strict application of the setback requirement would substantially limit the ability to construct a functional garage addition due to the property's reduced buildable area and the need to utilize the existing slab location. Many similarly zoned properties without these topographic limitations have greater flexibility for accessory structures and garages. The variance would allow a reasonable improvement that is commonly associated with residential properties in the district.

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**(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

The requested variance is the minimum necessary to accommodate the proposed garage addition. All occupied building space will remain within the required setback area, and the variance applies only to a minor roof overhang extending beyond the setback line. No greater variance is requested than is necessary to allow the reasonable use of the property.

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**(6) The grant of the variance will be in harmony with the general intent and purpose of the land development code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

The proposed garage addition is consistent with the residential character of the surrounding area and will not adversely affect neighboring properties, public safety, or traffic circulation. The addition will provide enclosed parking capacity for the residence, reducing the number of vehicles parked in driveways and along the street. Because the variance is limited to a minor roof overhang and does not affect the building footprint within the setback area, it remains consistent with the intent and purpose of the land development code.

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## **(E) REQUIRED DOCUMENTATION**

**Proof of Ownership (deed):**

<https://www.formstack.com/admin/download/file/19630940198>

**A diagram of the property which is the subject of the application. The diagram must be to scale and must sufficiently identify the requested variance, special exception or other action which is requested and shall include appropriate notations as to measurements and distances.**

<https://www.formstack.com/admin/download/file/19630940199>

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**Santa Rosa County Property Appraiser's Property Card:**

<https://www.formstack.com/admin/download/file/19630940200>

**In addition to any other notice requirements, the city shall endeavor to notify all owners of property within 150 feet of the subject parcel. It shall be the responsibility of the applicant to identify all of the property owners within 150 feet of the subject parcel. The applicant must provide a set of mailing labels, which include the names and addresses of property owners, from the Santa Rosa County Property Appraiser's office located at 6459 Caroline Street, Milton, Florida or at [www.srcpa.org](http://www.srcpa.org).**

<https://www.formstack.com/admin/download/file/19630940201>

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## **(F) AGENT INFORMATION**

**Owner as Agent:**

Yes - Please skip to Section (G) Authorization

**Agent Address:**

FL

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## **(G) AUTHORIZATION**

**Description Area**

PURSUANT TO SECTION 20-106 OF THE CITY'S CODE OF ORDINANCES, I (WE) HEREBY MAKE APPLICATION FOR VARIANCE. I (WE) ACKNOWLEDGE THAT A DECISION OF THE BOARD OF ADJUSTMENT SHALL BE FINAL AND THE BOARD IS NOT EMPOWERED TO HEAR THE CASE AGAIN. FURTHER, I (WE) HEREBY DECLARE THAT ALL THE INFORMATION CONTAINED IN THE APPLICATION AND ATTACHMENTS ARE TRUE TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF.

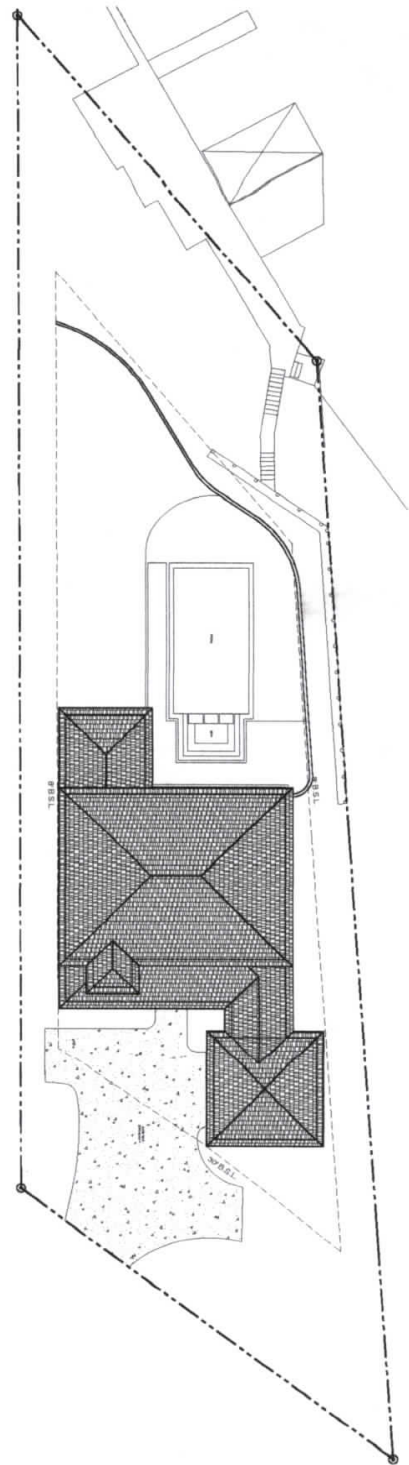
**Owner's Signature:** Christian Savoie

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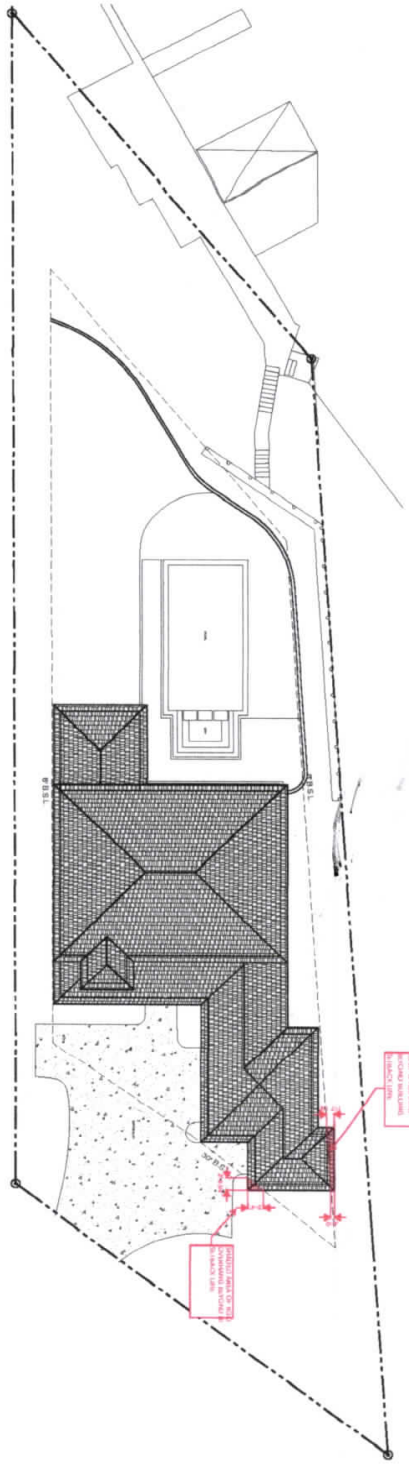
**Date:** May 31, 2026

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1 SITE PLAN / BUILDING LAYOUT PLAN - EXISTING  
A0.2 SCALE: 3/32" = 1'-0"



2 SITE PLAN / BUILDING LAYOUT PLAN - NEW  
A0.2 SCALE: 3/32" = 1'-0"

DESIGN PLANS HAVE BEEN PROVIDED FOR THE CLIENT'S REVIEW. IN COMPLETING THE PROJECT, ALL ITEMS SHOWN ON THE CONTRACT DESIGN PLANS SHALL BE PROVIDED TO THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

**STUDIO PICA**  
ARCHITECTURAL, INTERIOR DESIGN, AND  
LANDSCAPE ARCHITECTURE  
11111 W. BAYVIEW BLVD., SUITE 100  
MIAMI, FL 33147  
TEL: 305.555.1111  
WWW.STUDIOPICA.COM

**SAVOIE RESIDENCE**  
52 HIGHPOINT DRIVE  
GULF BREEZE, FLORIDA 32561

**FOR REVIEW**

DESIGNED BY: NEP  
ISSUE DATE: 04/20/20  
SHEET NUMBER:  
**A0.2**

LETTER OF SUPPORT FOR VARIANCE REQUEST

May 14, 2026

To the City of Gulf Breeze Board of Adjustment:

I/we, the undersigned property owner(s), reside at the address listed below in proximity to the property located at 52 Highpoint Drive, which is the subject of a pending variance request before the City of Gulf Breeze.

I/we have been informed of the proposed garage addition and understand the nature and scope of the requested variance. After review and consideration of the proposal, I/we do not object to the requested variance and believe the proposed addition will be consistent with the residential character of the neighborhood.

I/we further believe the proposed improvement will not adversely affect neighboring properties, traffic visibility, drainage, property values, or the general enjoyment of surrounding residences.

Accordingly, I/we express our support for the approval of the variance request submitted by the property owners.

Property Owner Name(s): La'ellie Bullock

Property Address: 53 Highpoint Dr. Gulf Breeze, FL 32561

Signature(s): 

Date: 5/31/24

LETTER OF SUPPORT FOR VARIANCE REQUEST

May 14, 2026

To the City of Gulf Breeze Board of Adjustment:

I/we, the undersigned property owner(s), reside at the address listed below in proximity to the property located at 52 Highpoint Drive, which is the subject of a pending variance request before the City of Gulf Breeze.

I/we have been informed of the proposed garage addition and understand the nature and scope of the requested variance. After review and consideration of the proposal, I/we do not object to the requested variance and believe the proposed addition will be consistent with the residential character of the neighborhood.

I/we further believe the proposed improvement will not adversely affect neighboring properties, traffic visibility, drainage, property values, or the general enjoyment of surrounding residences.

Accordingly, I/we express our support for the approval of the variance request submitted by the property owners.

Property Owner Name(s): Stephen LAROSE

Property Address: 54 Highpoint Dr

Signature(s): [Handwritten Signature]

Date: 5-31-26

LETTER OF SUPPORT FOR VARIANCE REQUEST

May 14, 2026

To the City of Gulf Breeze Board of Adjustment:

I/we, the undersigned property owner(s), reside at the address listed below in proximity to the property located at 52 Highpoint Drive, which is the subject of a pending variance request before the City of Gulf Breeze.

I/we have been informed of the proposed garage addition and understand the nature and scope of the requested variance. After review and consideration of the proposal, I/we do not object to the requested variance and believe the proposed addition will be consistent with the residential character of the neighborhood.

I/we further believe the proposed improvement will not adversely affect neighboring properties, traffic visibility, drainage, property values, or the general enjoyment of surrounding residences.

Accordingly, I/we express our support for the approval of the variance request submitted by the property owners.

Property Owner Name(s): MICHAEL KLUG

Property Address: 51 Highpoint Dr

Signature(s): 

Date: 5. 31. 26

# LETTER OF SUPPORT FOR VARIANCE REQUEST

May 14, 2026

To the City of Gulf Breeze Board of Adjustment:

I/we, the undersigned property owner(s), reside at the address listed below in proximity to the property located at 52 Highpoint Drive, which is the subject of a pending variance request before the City of Gulf Breeze.

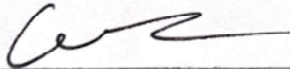
I/we have been informed of the proposed garage addition and understand the nature and scope of the requested variance. After review and consideration of the proposal, I/we do not object to the requested variance and believe the proposed addition will be consistent with the residential character of the neighborhood.

I/we further believe the proposed improvement will not adversely affect neighboring properties, traffic visibility, drainage, property values, or the general enjoyment of surrounding residences.

Accordingly, I/we express our support for the approval of the variance request submitted by the property owners.

Property Owner Name(s): George Sitton

Property Address: 50 Highpoint Drive

Signature(s):  \_\_\_\_\_

Date: 06/01/2026

This instrument prepared by:  
Raymond B. Palmer, Esq.  
Law Office of Raymond B. Palmer, P.A.  
913 Gulf Breeze Parkway, Suite 41  
Gulf Breeze, FL 32561  
850-916-1000

Tax Parcel ID: 063S290540001000530  
RE2073SAV-12

[space above this line for recording]

### Warranty Deed

(Statutory Form - FS 689.02)

**This Indenture**, made June 15, 2012, between **West J. Calhoun Sr. and Amy A. Calhoun, as husband and wife**, of the County of Santa Rosa in the State of Florida, party of the first part, whose post address is 52 Highpoint Dr, Gulf Breeze, FL 32561, and **Christian A. Savoie and Laura K. Savoie, as husband and wife**, party of the second part, and whose post office address is 311 Johnson St., Little Rock AR 72205,

#### Witnesseth:

That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, to wit:

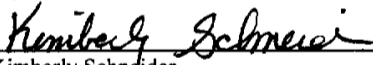
Lot 53, Block 1, First Addition to Casablanca, according to the map or plat thereof, as recorded in Plat Book A, Page(s) 90, of the Public Records of Santa Rosa County, Florida.

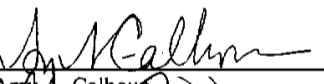
Subject to zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat or restrictive covenants currently of public record; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current year and subsequent years. Together with all and singular the tenements, hereditments, and appurtenances thereunto belonging or in any-wise appertaining, free from all exemptions and right of homestead.

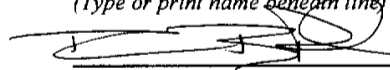
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever not excepted above.

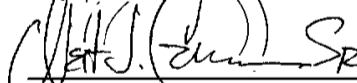
**Dated on** June 15, 2012.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Kimberly Schneider  
(Type or print name beneath line)

  
\_\_\_\_\_  
Amy A. Calhoun

  
\_\_\_\_\_  
Raymond B. Palmer  
(Type or print name beneath line)

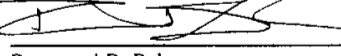
  
\_\_\_\_\_  
West J. Calhoun Sr.  
(Type or print name beneath line)


STATE OF FLORIDA            }  
COUNTY OF SANTA ROSA    }

#### ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me on June 15, 2012, by West J. Calhoun Sr. and Amy A. Calhoun, who produced a Florida Driver's License as identification.

NOTARY PUBLIC:

  
\_\_\_\_\_  
Raymond B. Palmer

 RAYMOND B. PALMER  
MY COMMISSION # DD 800881  
EXPIRES: June 25, 2012  
Bonded Thru Budget Notary Services

CUM

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 2000-09 sellers of residential lots are required to disclose to buyers whether a road will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 2000-09 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Santa Rosa County, Florida.

Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as acknowledgement by the County of the veracity of any disclosure statement. This disclosure is not for the purpose of confirming that the subject property actually abuts the roadway. Only a survey can provide such confirmation.

SANTA ROSA COUNTY  HAS ACCEPTED  HAS NOT ACCEPTED  
NAME OF ROADWAY: Highpoint Drive  
LEGAL ADDRESS OF PROPERTY: 52 Highpoint Drive  
FOR  DIRT ROAD MAINTENANCE  PAVED ROAD MAINTENANCE

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 9th day of May 2012

[Signature]  
Stephen L. Furman, P.E.  
Assistant Public Works Director

SELLER: [Signature]  
Name: WEST CALHOUN

The foregoing instrument was acknowledged before me on this the 4/15/12 day of APRIL by WEST CALHOUN, who is personally known to me or who has produced FL DRIVER LICENSE as identification and who did not take an oath.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

BUYER: CHRISTIAN SANDIE  
Name: Christian Sandie

The foregoing instrument was acknowledged before me on this the 14th day of JUNE, 2012 by CHRISTIAN SANDIE, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: APRIL 21 2015  
Commission No.: \_\_\_\_\_

VICKIE J. GETTY  
Pulaski County  
My Commission Expires  
April 21, 2015

NOTARY PUBLIC  
PULASKI COUNTY  
STATE OF ARKANSAS  
APR 21 2015  
Palmer

RAYMOND B. PALMER  
MY COMMISSION # DD 800881  
EXPIRES: June 25, 2012  
Bonded thru Budget Notary Services



P.001/001

(P\8505231331

08:52 santa rosa public works 05/10/2012

PROY

**Public Notice**

City Clerk's Office  
1070 Shoreline Drive  
Gulf Breeze, FL 32561



**City of Gulf Breeze**

Telephone 850-934-5115  
Fax 850-934-5114  
<http://cityofgulfbreeze.us/>

**\*PUBLIC NOTICE\***

In accordance with the provisions of the Code of Ordinances, Chapter 20, Article II, Division 5, Section 20-106, Paragraphs (B) and (C), the Gulf Breeze Board of Adjustment has set a public meeting on **Tuesday, June 23, 2026, at 5:30 p.m.**, or as soon thereafter as the matters listed below may be heard, to be held at the Gulf Breeze City Hall Council Chambers, 1070 Shoreline Drive, Gulf Breeze, FL, 32561.

**Project Number:** JVBL1-26-0005 **Applicant:** Laura & Christian Savoie

**Project Address:** 52 Highpoint Dr. **Project Description:** Variance request to construct an addition to the front of an existing garage that would encroach approximately 1'-7 1/4" into the minimum 8' side yard setback and approximately 2'-8 1/2" into the minimum 30' front yard setback, as established in Sec. 21-69 of the City's LDC.

Information concerning this request may be inspected during regular business hours (Monday through Friday, 7:30 a.m. until 4:00 p.m.) in the Department of Community Services office located at Gulf Breeze City Hall, 1070 Shoreline Drive, Gulf Breeze, Florida 32561. If you have any questions regarding this request, please contact the Department of Community Services at (850) 934-5109.

If any person decides to appeal any decisions made by the City Council or any City Board with respect to any matter considered at such meeting or public hearing, such person will need a record of the proceedings, and that, for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and any evidence upon which the appeal is to be based. The public is invited to comment on matters before the City Council, City Boards, or Committees upon seeking and receiving recognition from the Mayor or Chairperson. If you are a person with a disability who needs accommodation in order to participate in a public hearing you are entitled to the provision of certain assistance. Please contact the City Clerk's office at (850) 934-5115 or at 1070 Shoreline Drive, Gulf Breeze, Florida, at least 48 hours prior to the date of the public hearing.



**CITY OF GULF BREEZE**  
1070 Shoreline Drive  
Gulf Breeze, Florida 32561  
Ofc: 850.934.5109  
Fax: 850.934.5114

June 4, 2026

LAURA & CHRISTIAN SAVOIE  
52 HIGHPOINT DR.  
GULF BREEZE, FL 32561

**RE: Board of Adjustments Application**

Dear LAURA & CHRISTIAN SAVOIE:

Your application for a variance request is scheduled to be reviewed by the Board of Adjustment on Tuesday, June 23 at 5:30 p.m. in the Council Chambers, Gulf Breeze City Hall, 1070 Shoreline Drive. To have your case heard, you or your authorized agent must be present to answer any questions the Board may have regarding the project.

If I may be of further assistance, please do not hesitate to contact me at (850) 934-5109.

Sincerely,

Rachel Clark

Secretary to the Board

cc: C.S. Carmichael, Director of Community Services

\*Project Number: JVBL1-26-0005

**"GULF BREEZE WILL PRESERVE AND ENHANCE ITS HOMETOWN CHARACTER  
AND NATURAL ENVIRONMENT TO FOSTER A HIGH QUALITY OF FAMILY LIFE."**



**CITY OF GULF BREEZE**  
1070 Shoreline Drive  
Gulf Breeze, Florida 32561  
Ofc: 850.934.5109  
Fax: 850.934.5114

June 4, 2026

**RE: VARIANCE REQUEST**

Dear Resident:

An application has been filed with the City of Gulf Breeze for a variance for the property located at 52 Highpoint Dr. (see attached map). The applicant is requesting approval to construct an addition to the front of an existing garage that would encroach approximately 2 feet, 1½ inches into the required 8-foot side yard setback and approximately 2 feet, 1¼ inches into the required 30-foot front yard setback, as established in Sec. 21-69 of the City's Land Development Code (LDC).

You are receiving this notice because your property lies within 150 feet of the subject property. A public meeting of the Board of Adjustment has been scheduled for June 23, 2026, at 5:30 p.m. to consider this request. The meeting will be held at Gulf Breeze City Hall, 1070 Shoreline Drive, Gulf Breeze, Florida 32561.

You are invited to attend the meeting and present written and/or verbal comments. If you are unable to attend, you may submit written comments to be presented at the meeting. Comments may be mailed to City Clerk, City of Gulf Breeze, P.O. Box 640, Gulf Breeze, Florida 32562-0640, or faxed to (850) 934-5114. Please note that any information submitted will become part of the public record and cannot be returned.

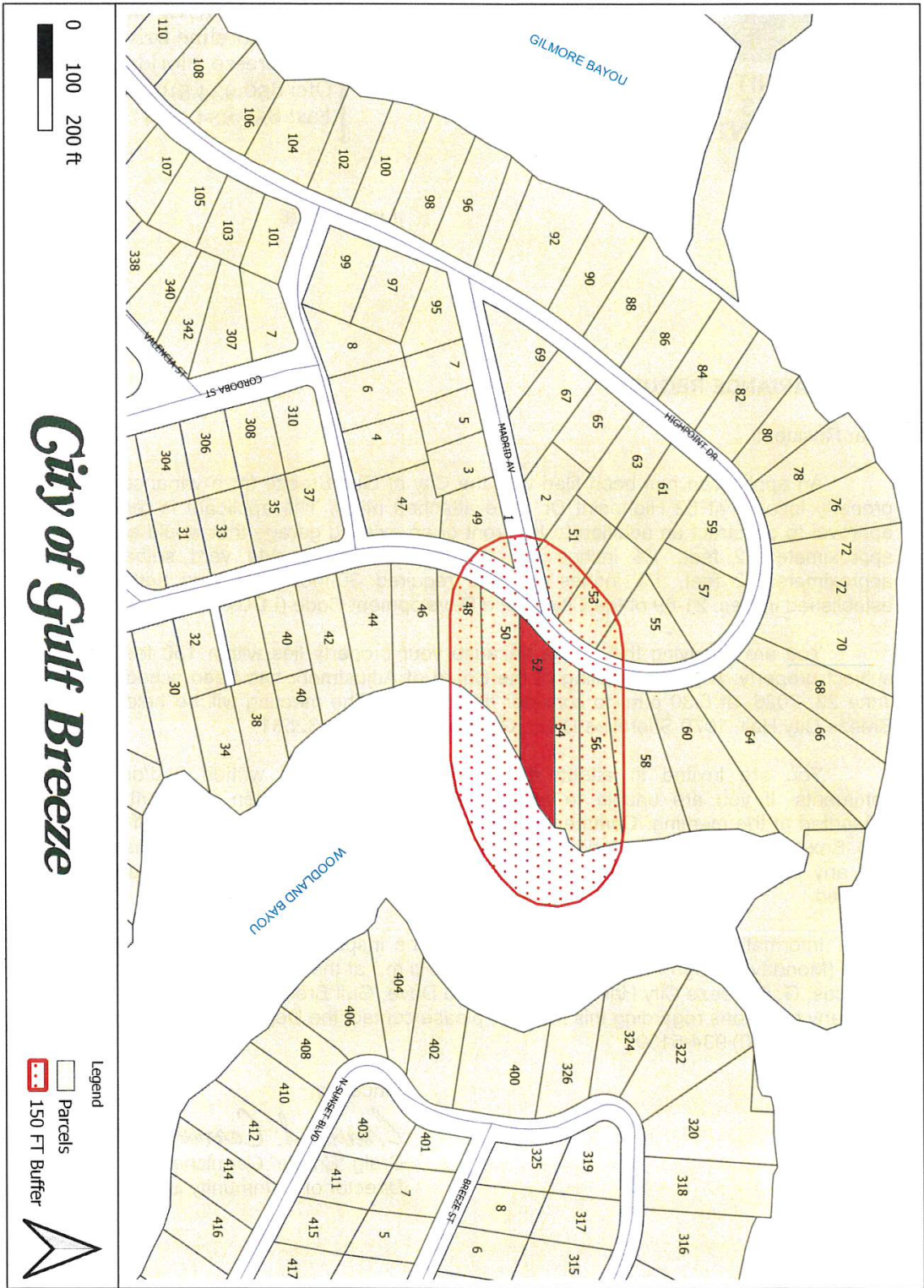
Information concerning this request may be inspected during regular business hours (Monday through Friday, 7:30 a.m. to 4:00 p.m.) at the Department of Community Services, Gulf Breeze City Hall, 1070 Shoreline Drive, Gulf Breeze, Florida 32561. If you have any questions regarding this request, please contact the Department of Community Services at (850) 934-5109.

Sincerely,

*Craig L. Carmichael*  
Craig "Shane" Carmichael  
Director of Community Services

CSC

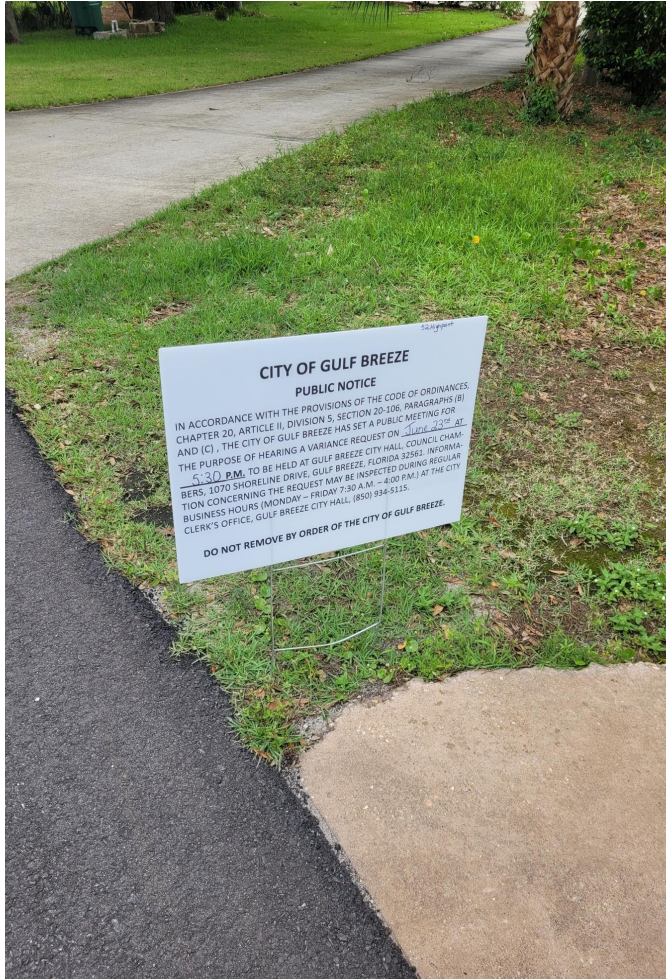
**"GULF BREEZE WILL PRESERVE AND ENHANCE ITS HOMETOWN CHARACTER  
AND NATURAL ENVIRONMENT TO FOSTER A HIGH QUALITY OF FAMILY LIFE."**



# City of Gulf Breeze

Legend

- Parcels
- 150 FT Buffer



**CITY OF GULF BREEZE  
PUBLIC NOTICE**

IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF ORDINANCES, CHAPTER 20, ARTICLE II, DIVISION 5, SECTION 20-306, PARAGRAPHS (B) AND (C), THE CITY OF GULF BREEZE HAS SET A PUBLIC MEETING FOR THE PURPOSE OF HEARING A VARIANCE REQUEST ON July 21st AT 6:30 P.M. TO BE HELD AT GULF BREEZE CITY HALL COUNCIL CHAMBERS, 2070 SHORELINE DRIVE, GULF BREEZE, FLORIDA 32561. INFORMATION CONCERNING THE REQUEST MAY BE INSPECTED DURING REGULAR BUSINESS HOURS (MONDAY - FRIDAY 7:30 A.M. - 4:00 P.M.) AT THE CITY CLERK'S OFFICE, GULF BREEZE CITY HALL, (850) 934-9335.

**DO NOT REMOVE BY ORDER OF THE CITY OF GULF BREEZE.**



SANTA ROSA COUNTY  
PROPERTY APPRAISER

Greg S. Brown II  
CFA



# Viewing Parcel: 06-3S-29-0540-00100-0530

## Parcel Information

**Parcel Number:** 06-3S-29-0540-00100-0530  
**Situs/Physical Address:** 52 HIGHPOINT DR, GULF BREEZE, 32561  
**Property Usage:** SINGLE FAMILY - BAYOU (000120)  
**Section-Township-** 06-3S-29  
**Range:**  
**Tax District:** GULF BREEZE  
**2025 Certified Millage** 11.2920  
**Rate :**  
**Acreage:** 0.573  
**Exemptions:** HOMESTEAD EXEMPTION  
**Brief Legal Description:** CASABLANCA 1ST ADD TO PRCL #1 LOT 53 BLK 1 AS DES IN OR 3145 PG 1672

## Owner Information

**Owner:** SAVOIE CHRISTIAN A & LAURA K  
**Street:** 52 HIGHPOINT DR  
**City, State, Zip &** GULF BREEZE, FL 32561-4014  
**Country:**

## Valuation

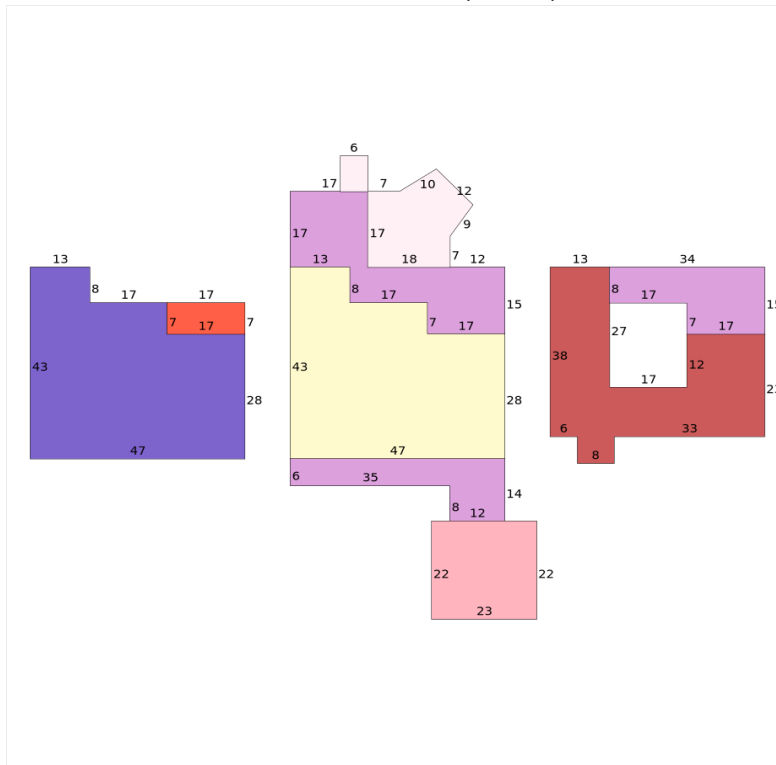
	2023 Certified	2024 Certified	2025 Certified
<b>Building Value</b>	\$606,514	\$641,548	\$637,223
<b>Extra Feature Value</b>	\$4,000	\$34,000	\$44,000
<b>Land Value</b>	\$850,000	\$850,000	\$850,000
<b>Land Agricultural Value</b>	\$0	\$0	\$0
<b>Agricultural (Market) Value</b>	\$0	\$0	\$0
<b>Just (Market) Value</b>	\$1,460,514	\$1,525,548	\$1,531,223
<b>Co. Assessed Value</b>	\$1,243,762	\$1,311,075	\$1,349,096
<b>Exempt Value</b>	\$50,000	\$50,000	\$50,722
<b>Co. Taxable Value</b>	\$1,193,762	\$1,261,075	\$1,298,374

# Buildings

## Building 1

<b>Type</b>	SINGLE FAMILY
<b>Total Area</b>	6869
<b>Heated Area</b>	4380
<b>Exterior Walls</b>	WOOD SHINGLE, HARDI-PLANK
<b>Roof Cover</b>	TIMBERLINE SHINGLE
<b>Interior Walls</b>	CUSTOM
<b>Foundation</b>	OFF GRADE
<b>Frame</b>	WOOD FRAME
<b>Floor</b>	LVP-LUXURY VINYL PLANK, CARPET CUSTOM
<b>Heat Type</b>	FORCED AIR DUCT
<b>A/C Type</b>	CENTRAL
<b>Bathrooms</b>	4.5
<b>Bedrooms</b>	3
<b>Stories</b>	3
<b>Actual Year Built</b>	2007
<b>Effective Year Built</b>	2007

Current Traverse  
Use: SINGLE FAMILY (000100)



## Land

Land Code	Description	Frontage	Depth	Unit Type	Land Units	Land Value
000117	SINGLE FAMILY - BAYOU BAY	100	05	FF	100	\$850,000

## Zoning

Source	Code	Description
City of Gulf Breeze	R-1-AA	Single-Family Residential

## Extra Features

Description	Number of Items	Units	Year	Extra Feature Value
FIREPLACE	1	2 UT	2007	\$4,000
POOL	1	1 UT	2023	\$40,000

## Sales

Multi-Parcel	Sale Date	Sale Price	Instrument	Book / Page	Qualification	Sale Type	Grantor	Grantee
N	06/15/2012	\$1,000,000	WD	3145/1672	Q	I	CALHOUN WEST J SR & AMY A	SAVOIE CHRISTIAN A & LAURA K
N	09/28/2006	\$689,000	WD	2656/1694	C	V		CALHOUN WEST J SR & AMY A
N	01/27/2003	\$450,000	WD	2115/711	U	I	LOOMIS GEORGE E-EXCHANGE	PAPAJOHN GREGORY C & VICTORIA P
N	07/31/2002	\$450,000	WD	2038/819	U	I	ALEXANDER SHELLY V	LOOMIS GEORGE EXCHANGE ACCOMMODATION TITLEHOL
N	02/04/2002	\$100	PB	1983/1282	U	I	CLERK OF CIRCUIT COURT	ALEXANDER SHELLY VIRGINIA

## Map



## DISCLAIMER

The Santa Rosa County Property Appraiser and staff are constantly working to provide and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. The current assessed values as viewed herein are 2025 Certified Values. The data elements are current as of October 8, 2025. Users must remember that the primary use of the assessment data contained herein is general, public information. No responsibility or liability is assumed for inaccuracies or errors.



<b>Parcel</b>	06-3S-29-0540-00100-0530			<b>Acres</b>	0.573
<b>Name</b>	SAVOIE CHRISTIAN A & LAURA K			<b>Building Value</b>	\$637,223
<b>Situs</b>	52 HIGHPOINT DR			<b>Extra Feature Value</b>	\$44,000
<b>Sales</b>	\$1,000,000 on 06/15/2012	Type: I	Qual: Q	<b>Land Value</b>	\$850,000
	\$689,000 on 09/28/2006	Type: V	Qual: C	<b>Just (Market) Value</b>	\$1,531,223
<b>Mail</b>	52 HIGHPOINT DR GULF BREEZE, FL, 32561-4014			<b>Co. Assessed Value</b>	\$1,349,096
				<b>Exempt Value</b>	\$50,722
				<b>Co. Taxable Value</b>	\$1,298,374

The Santa Rosa County Property Appraiser and staff are constantly working to provide and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Parcel lines are meant only for tax assessment purposes, should not be used as a substitute for a survey, and have no legal standing.  
 Date Printed: 6/3/2026 9:28:42

<b>Parcel</b>	06-3S-29-0540-00100-0500			<b>Acres</b>	0.803
<b>Name</b>	FRALEY CHARLES C TRTEE ET AL			<b>Building Value</b>	\$21,540
<b>Situs</b>	58 HIGHPOINT DR			<b>Extra Feature Value</b>	\$2,000
<b>Sales</b>	\$100 on 03/10/2025	Type: I	Qual: U	<b>Land Value</b>	\$910,350
	\$1,150,000 on 08/12/2024	Type: V	Qual: Q	<b>Just (Market) Value</b>	\$933,890
<b>Mail</b>	FRALEY FAMILY REV LIVING TRUST			<b>Co. Assessed Value</b>	\$933,890
	1624 N 16TH AVE			<b>Co. Taxable Value</b>	\$933,890
	PENSACOLA, FL, 32503-6142				
<b>Parcel</b>	06-3S-29-0540-00100-0510			<b>Acres</b>	0.631
<b>Name</b>	MALONE PARRY			<b>Building Value</b>	\$420,806
<b>Situs</b>	56 HIGHPOINT DR			<b>Land Value</b>	\$839,800
<b>Sales</b>	\$650,000 on 04/29/2016	Type: I	Qual: Q	<b>Just (Market) Value</b>	\$1,260,606
	\$435,000 on 07/15/2003	Type: V	Qual: U	<b>Co. Assessed Value</b>	\$1,115,351
<b>Mail</b>	56 HIGHPOINT DR			<b>Exempt Value</b>	\$50,722
	GULF BREEZE, FL, 32561-4014			<b>Co. Taxable Value</b>	\$1,064,629
<b>Parcel</b>	06-3S-29-0540-00100-0520			<b>Acres</b>	0.427
<b>Name</b>	LAZARO STEPHEN CHARLES &			<b>Building Value</b>	\$236,799
<b>Situs</b>	54 HIGHPOINT DR			<b>Extra Feature Value</b>	\$2,000
<b>Sales</b>	\$999,000 on 12/21/2020	Type: I	Qual: Q	<b>Land Value</b>	\$606,896
	\$455,000 on 10/29/2003	Type: V	Qual: Q	<b>Just (Market) Value</b>	\$845,695
<b>Mail</b>	LAZARO AN SUNEE			<b>Co. Assessed Value</b>	\$845,695
	54 HIGHPOINT DR			<b>Exempt Value</b>	\$50,722
	GULF BREEZE, FL, 32561			<b>Co. Taxable Value</b>	\$794,973
<b>Parcel</b>	06-3S-29-0540-00100-0540			<b>Acres</b>	0.528
<b>Name</b>	SOUTHERN COASTAL HOMES LLC			<b>Building Value</b>	\$112,789
<b>Situs</b>	50 HIGHPOINT DR			<b>Extra Feature Value</b>	\$25,500
<b>Sales</b>	\$1,100,000 on 02/26/2025	Type: V	Qual: Q	<b>Land Value</b>	\$833,000
	\$100 on 12/07/2023	Type: V	Qual: U	<b>Just (Market) Value</b>	\$971,289
<b>Mail</b>	1822 BLACKBIRD LN			<b>Co. Assessed Value</b>	\$683,656
	PENSACOLA, FL, 32534-9308			<b>Exempt Value</b>	\$55,722
				<b>Co. Taxable Value</b>	\$627,934
<b>Parcel</b>	06-3S-29-0540-00100-0550			<b>Acres</b>	0.470
<b>Name</b>	TAYLOR JAMES JR & KIRSTI L			<b>Building Value</b>	\$392,913
<b>Situs</b>	48 HIGHPOINT DR			<b>Extra Feature Value</b>	\$1,500
<b>Sales</b>	\$100 on 03/21/2025	Type: I	Qual: U	<b>Land Value</b>	\$790,500
	\$1,000,000 on 01/18/2023	Type: V	Qual: Q	<b>Just (Market) Value</b>	\$1,184,913
<b>Mail</b>	48 HIGHPOINT DR			<b>Co. Assessed Value</b>	\$1,184,913
	GULF BREEZE, FL, 32561-4014			<b>Exempt Value</b>	\$50,722
				<b>Co. Taxable Value</b>	\$1,134,191

<b>Parcel</b>	06-3S-29-0540-00300-0030			<b>Acres</b>	0.353
<b>Name</b>	TURPIN ROBERT K & TAMARA			<b>Building Value</b>	\$115,352
<b>Situs</b>	2 MADRID AVE			<b>Extra Feature Value</b>	\$1,250
<b>Sales</b>	\$115,900 on 04/30/2001	Type: I	Qual: Q	<b>Land Value</b>	\$316,250
	\$100 on 03/01/1995	Type: V	Qual: U	<b>Just (Market) Value</b>	\$432,852
<b>Mail</b>	PO BOX 95 GULF BREEZE, FL 32562-0095			<b>Co. Assessed Value</b>	\$154,399
				<b>Exempt Value</b>	\$50,722
				<b>Co. Taxable Value</b>	\$103,677
<b>Parcel</b>	06-3S-29-0540-00300-0040			<b>Acres</b>	0.447
<b>Name</b>	KING MICHAEL ALLEN &			<b>Building Value</b>	\$180,738
<b>Situs</b>	51 HIGHPOINT DR			<b>Extra Feature Value</b>	\$2,000
<b>Sales</b>	\$249,000 on 03/30/2012	Type: I	Qual: Q	<b>Land Value</b>	\$316,250
	\$100 on 06/01/2001	Type: V	Qual: U	<b>Just (Market) Value</b>	\$498,988
<b>Mail</b>	STEFANIE PAIGE 51 HIGHPOINT DR GULF BREEZE, FL 32561-4078			<b>Co. Assessed Value</b>	\$247,387
				<b>Exempt Value</b>	\$50,722
				<b>Co. Taxable Value</b>	\$196,665
<b>Parcel</b>	06-3S-29-0540-00300-0050			<b>Acres</b>	0.516
<b>Name</b>	BULLOCK ELLIS W IV &			<b>Building Value</b>	\$396,941
<b>Situs</b>	53 HIGHPOINT DR			<b>Extra Feature Value</b>	\$33,000
<b>Sales</b>	\$100 on 07/15/2024	Type: I	Qual: U	<b>Land Value</b>	\$316,250
	\$350,000 on 05/10/2021	Type: V	Qual: U	<b>Just (Market) Value</b>	\$746,191
<b>Mail</b>	BULLOCK LIA 53 HIGHPOINT DR GULF BREEZE, FL 32561			<b>Co. Assessed Value</b>	\$531,959
				<b>Exempt Value</b>	\$50,722
				<b>Co. Taxable Value</b>	\$481,237
<b>Parcel</b>	06-3S-29-0540-00300-0060			<b>Acres</b>	0.630
<b>Name</b>	DOLFIE DENNIS D &			<b>Building Value</b>	\$201,393
<b>Situs</b>	55 HIGHPOINT DR			<b>Extra Feature Value</b>	\$1,500
<b>Sales</b>	\$100 on 01/06/2025	Type: I	Qual: U	<b>Land Value</b>	\$316,250
	\$260,000 on 07/31/2003	Type: V	Qual: C	<b>Just (Market) Value</b>	\$519,143
<b>Mail</b>	DOLFIE SYLVIA T 55 HIGHPOINT DR GULF BREEZE, FL 32561-4078			<b>Co. Assessed Value</b>	\$228,051
				<b>Exempt Value</b>	\$50,722
				<b>Co. Taxable Value</b>	\$177,329
<b>Parcel</b>	06-3S-29-0540-00900-0070			<b>Acres</b>	0.389
<b>Name</b>	PUGH OLIVIA DEE			<b>Building Value</b>	\$121,611
<b>Situs</b>	49 HIGHPOINT DR			<b>Extra Feature Value</b>	\$2,002
<b>Sales</b>	\$200,000 on 12/04/2013	Type: I	Qual: Q	<b>Land Value</b>	\$316,250
	\$272,100 on 02/10/2006	Type: V	Qual: C	<b>Just (Market) Value</b>	\$439,863
<b>Mail</b>	437 FAIRPOINT DR GULF BREEZE, FL 32561-4158			<b>Co. Assessed Value</b>	\$389,028
				<b>Co. Taxable Value</b>	\$389,028

TURPIN ROBERT K & TAMARA  
PO BOX 95  
GULF BREEZE, FL, 32562-0095

BULLOCK ELLIS W IV &  
BULLOCK LIA  
53 HIGHPOINT DR  
GULF BREEZE, FL, 32561

LAZARO STEPHEN CHARLES &  
LAZARO AN SUNEE  
54 HIGHPOINT DR  
GULF BREEZE, FL, 32561

FRALEY CHARLES C TRTEE ET AL  
FRALEY FAMILY REV LIVING TRUST  
1624 N 16TH AVE  
PENSACOLA, FL, 32503-6142

TAYLOR JAMES JR & KIRSTI L  
48 HIGHPOINT DR  
GULF BREEZE, FL, 32561-4014

PUGH OLIVIA DEE  
437 FAIRPOINT DR  
GULF BREEZE, FL, 32561-4158

MALONE PARRY  
56 HIGHPOINT DR  
GULF BREEZE, FL, 32561-4014

DOLFIE DENNIS D &  
DOLFIE SYLVIA T  
55 HIGHPOINT DR  
GULF BREEZE, FL, 32561-4078

KING MICHAEL ALLEN &  
STEFANIE PAIGE  
51 HIGHPOINT DR  
GULF BREEZE, FL, 32561-4078

SOUTHERN COASTAL HOMES LLC  
1822 BLACKBIRD LN  
PENSACOLA, FL, 32534-9308

SAVOIE CHRISTIAN A & LAURA K  
52 HIGHPOINT DR  
GULF BREEZE, FL, 32561-4014