



Beckie Cato, AICP
 Planning and Zoning Director

Santa Rosa County Development Services

Tony Gomillion
 Public Service Director
PUBLIC NOTICE



Rhonda Royals
 Building Official

Members of the Santa Rosa County Zoning Board, Applicants and Public:
 The Zoning Board will hold its regularly scheduled meeting on
Thursday, September 10, 2015, at 6:00 p.m. at the
 Santa Rosa County Administrative Complex, Commissioners Boardroom, Milton, Florida.

I. Pledge of Allegiance

II. Review of Meeting Minutes from August 13, 2015

III. New Business:

1. 2015-V-063

Project/Applicant: Chris Brown
 Location: 4428 Chantilly Way, Milton, FL
 Parcel: 18-1N-28-0000-00324-0000
 Zoned: R1 (Single Family Residential)
Request 1: Variance request to reduce the south side setback from 5 feet to 4 feet to accommodate an accessory building. (LDC 2.10.05.B.2)
Request 2: Variance request to reduce the rear setback from 5 feet to 2 feet 6 inches to accommodate an accessory structure. (LDC 2.10.05.B.2)
Request 3: Variance request to allow an accessory structure that is not subordinate to the primary residence. (LDC 3.00.01)
 District: Commissioner District #1

2. 2015-V-065

Project/Applicant: Blackrock Capital Partners (Property Owner: Bank of Pensacola)
 Represented by Matt Yonke of Blackrock Capital Partners & Howard Steele of HJ Steele & Co.
 Location: 5784 Chumuckla Highway, Pace, FL
 Parcel: 32-2N-29-0000-01425-0000
 Zoned: HCD (Highway Commercial Development)
Request: Variance request is to reduce rear setback from 25 feet to 19 feet to accommodate proposed addition to existing building. (LDC 6.05.15.I.4)
 District: Commissioner District #3

3. 2015-V-067

Project/Applicant: Ronny's Car Wash
 Represented by Ron Scott
 Location: 4254 Woodbine Road, Pace, FL
 Parcel: 22-1N-29-0000-00402-0000
 Zoned: HCD (Highway Commercial Development)
Request: Variance request to reduce the front setback requirement from 20 feet to 10 feet to accommodate a commercial canopy. (LDC 2.10.02.E)
 District: Commissioner District #1

Santa Rosa County Public Service Complex
 6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583

www.santarosa.fl.gov

Office: (850) 981-7000

Inspections/Compliance Division Fax: (850) 623-1208 • Planning/Zoning Division Fax: (850) 983-9874

4. **2015-V-068**
Project/Applicant: Lowcost Container & Solid Storage
Represented by Karl Burger and Steve Hancy
Location: 5036 Bent Tree Road, Milton, FL
Parcel: 05-1N-27-0000-00110-0000
Zoned: HCD (Highway Commercial Development)
Request 1: **Variance request to allow outside storage of items intended for sale on 2 acres of the parcel zoned HCD. (LDC 7.01.12.A)**
Request 2: **Variance request to reduce the front setback from 50 feet to 30 feet to allow for structures to be placed for advertisement purposes. (LDC 6.05.15.I.1.b)**
District: Commissioner District #2
5. **2015-V-074**
Project/Applicant: Nathan Mansfield
Location: 6019 Emerald Sound Drive, Gulf Breeze, FL
Parcel: 29-2S-27-3332-00H00-0040
Zoned: PBD (Planned Business District)
Request 1: **Variance request to reduce the front setback from 25 feet to 15 feet to accommodate single family residence. (LDC 6.05.13.F.8.a)**
Request 2: **Variance request to reduce the shoreline protection zone setback from 50 feet to 28.95 feet to accommodate a single family residence. (LDC 12.01.02.A)**
District: Commissioner District #5
6. **2015-CU-030**
Project/Applicant: O'Brien's Custom Paint and Body, LLC
Represented by Scott O'Brien
Location: 2515 Highway 87 S, Navarre, FL
Parcel: 08-2S-26-0000-00420-0000
Zoned: HCD (Highway Commercial Development)-HON (Heart of Navarre)
Request: **Conditional Use request to allow a vehicle paint and body shop within HCD-HON. (LDC 6.09.02.N)**
District: Commissioner District #4
7. **2015-CU-031**
Project/Applicant: Superior Construction Company
Represented by Wilford Ellis and Chris Perritt
Location: 8951 Fortune Road Camper 1, Milton, FL
Parcel: 16-1N-27-0000-00331-0000
Zoned: AG (Agriculture/Rural Residential)
Request 1: **Conditional Use request to allow public and private utilities and public facilities, specifically a temporary modular construction office and a laydown area for a capital improvements project. (LDC 6.09.02.J)**
Request 2: **Conditional Use request to allow a transient quarters, specifically 4 units for workers. (LDC 6.09.02.F)**
District: Commissioner District #2
- AND**
2015-V-075
Project/Applicant: Superior Construction Company
Represented by Wilford Ellis and Chris Perritt
Location: 8951 Fortune Road Camper 1, Milton, FL
Parcel: 16-1N-27-0000-00331-0000
Zoned: AG (Agriculture/Rural Residential)

- Request 1:** Variance request to allow outside storage of items in an AG zone, specifically a laydown yard for a capital improvements project.
(LDC 7.01.12.A)
- Request 2:** Variance request to eliminate the screening requirement for outside storage.
(LCD 7.01.12.A)
- Request 3:** Variance request to eliminate the landscape buffer requirements for outside storage.
(LCD 7.01.05.F)

- 8. 2015-CU-032**
 Project/Applicant: William Redmond Jr.
 Location: 5494 West Spencerfield Road, Pace, FL
 Parcel: 34-2N-29-0000-00623-0000
 Zoned: AG (Agriculture/Rural Residential), HCD (Highway Commercial Development),
Request: Conditional Use request to allow the construction of a single family residence within in the Accident Potential Zone 1 for Navy Outlying Field - Spencer Field.
(LDC 6.09.02.GG & 11.04.02.D.1)
 District: Commissioner District #1
- 9. 2015-CU-033**
 Project/Applicant: City of Gulf Breeze
 Represented by Edwin Eddy
 Location: 5839 Gulf Breeze Parkway, Gulf Breeze, FL
 Parcel: 20-2S-27-0000-00303-0000
 Zoned: R1 (Single Family Residential)
Request: Conditional Use Request is for public utilities and facilities within a R1 (Single Family Residential) zoning district.
(LDC 6.09.02.J)
 District: Commissioner District #5
- 10. 2015-CU-034**
 Project/Applicant: Jayer and Linsey Williamson
 Location: 5800 block of McCall Road, Pace, FL
 Parcel: 30-2N-29-0000-00902-0000
 Zoned: AG (Agriculture/Rural Residential)
Request: Conditional Use request to allow a trade service and repair within AG (Agriculture/Rural Residential), specifically an electrical contracting business.
(LDC 6.09.02.AA)
 District: Commissioner District #1
- 11. 2015-CU-035**
 Project/Applicant: Ryan Sanborn
 Location: 4800 Block of Henry Street, Milton, FL
 Parcel: 10-1N-28-0000-002800-0000
 Zoned: R1A (Single Family Residential)
Request: Conditional Use is to allow a recreational and park area, specifically a haunted woods and an obstacle course within a R1A (Single Family Residential) zoning district.
(LDC 6.09.02.I)
 District: Commissioner District #2

AND

- 2015-V-072**
 Project/Applicant: Ryan Sanborn
 Location: 4800 Block of Henry Street, Milton, FL
 Parcel: 10-1N-28-0000-002800-0000
 Zoned: R1A (Single Family Residential)
Request: Variance request is to allow 32 square feet of signage with a max height of 6 feet within a R1A (Single Family Residential) zoning district.
(LDC 8.06.05.A)

12. 2015-R-016

Project/Applicant: White Development Company
Represented by William Gross
Location: 5603 Chumuckla Highway, Pace, FL
Parcel: 32-2N-29-0000-00900-0000
Existing Zone: AG (Agriculture/Rural Residential)
Proposed Zone: HCD (Highway Commercial Development)
Existing FLUM: AG (Agriculture/Rural Residential)
Proposed FLUM: COMM (Commercial)
Area size: (+/-) 2.07 acres
District: Commissioner District #1

AND

2015-V-069

Project/Applicant: White Development Company
Represented by William Gross
Location: 5603 Chumuckla Highway, Pace, FL
Parcel: 32-2N-29-0000-00900-0000, 32-2N-29-0000-02302-0000, 32-2N-29-0000-02303-0000
Zoned: AG (Agriculture/Rural Residential), HCD (Highway Commercial Development)
Request 1: Variance request to reduce the side setback adjacent to a residential zone from 30 feet to 5 feet. (LDC 6.05.15.I.3.a)
Request 2: Variance request to reduce the driveway spacing on a major arterial road from 440 feet to 240 feet. (4.04.03.D.1.b)
Request 3: Variance request to eliminate the required landscape buffer between the commercial and residential properties. (7.01.05.B)
Request 4: Variance request to reduce the required throat length of the principle access point from 75 feet to 65 feet. (4.04.03.C.6.j)

District: Commissioner District #1

- 13.** Proposed text amendment to the Land Development Code, Article 2, Article 4, and Article 6 related to a new Agriculture Zoning classification.
Presented by Beckie Cato

IV. Chairperson Matters: None

V. Planning Department Matters:

Review of BOCC August 27, 2015, meeting results.

- 1. Rezoning requests: 2015-R-012, 2015-R-014, and 2015-R-015**
- 2. South Santa Rosa Bicycle Pedestrian Plan**

VI. Announcement of Next Zoning Board Meeting (Thursday, October 8, 2015)

VII. Adjournment