



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Interim Building Official

PUBLIC NOTICE

Members of the Santa Rosa County Zoning Board, Applicants and Public:
The Zoning Board will hold its regularly scheduled meeting on
Thursday, October 11, 2012, at 6:00 p.m. in the
Santa Rosa County Administrative Complex, Commissioners Boardroom, Milton, Florida.

- I. Pledge of Allegiance
- II. Review and approval of Meeting Minutes from September 13, 2012
- III. Review and approval of the 2013 Zoning Board Meeting Schedule
- IV. New Business:

- 1. [2012-V-034](#)
 Project/Applicant: Craig & Howard Swilley
 Location: 2900 Block of Holley Point Rd., Navarre
 Parcel(s): 01-2S-27-0000-03908-0000
 Zoned: R1 (Single Family Residential)
 Request: Variances to the following to accommodate construction of a single family residence: (1) to reduce the Shoreline Protection Zone setback from 50 feet from the mean high water line (MHWL) to 30 feet from the MHWL, and (2) to reduce the eastern side building setback from 9.4 feet to 7 feet (LDC 12.01.02.A & 6.05.05.I.3)
 District: Commissioner District #4

- 2. [2012-V-042](#)
 Project/Applicant: Mehdi Abrahamia
 Location: 6060 Gulf Breeze Pkwy, Gulf Breeze
 Parcel(s): APO 20-2S-27-0000-02400-0000
 Zoned: HCD (Highway Commercial Development) & R1 (Single family Residential)
 Request: Variance to eliminate required screening on the entrance gate, across the rear of the site and on the northern portion of the sides as indicated on the site plan to accommodate a Boat & RV Storage facility (LDC 6.04.15, 7.01.12.A)
 District: Commissioner District #5

- 3. [2012-V-043](#)
 Project/Applicant: Steven & Julie Decesare, represented by Cameron Rhodes, Cox Pools of the Southeast
 Location: 3846 Paradise Bay Blvd., Gulf Breeze

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

Parcel(s): 28-2S-28-3020-00K00-0010
Zoned: R1 (Single Family Residential)
Request: Variance to reduce the Shoreline Protection Zone setback from 50 feet from the seawall/mean high water line (MHWL) to 31 feet to accommodate a swimming pool and concrete pool area as indicated on the site plan (LDC 12.01.02.A)
District: Commissioner District #5

4. [2012-V-045](#)

Project/Applicant: Evelyn & Acevedo Ramos Manuel, represented by Steve Rollo, Timberland Contractors, LLC
Location: 2009 Fountainview Dr., Navarre
Parcel(s): 22-2S-26-1275-00B00-0020
Zoned: HCD (Highway Commercial Development)
Request: Variance to reduce the rear building setback from 15 feet to 6.9 feet to accommodate the construction of a single family residence (LDC 6.09.02.S, 1997-CU-003 & 1997-V-006)
District: Commissioner District #

5. [2012-CU-014](#)

Project/Applicant: "Deliverance Tabernacle" represented by Shannon Crawford, Acorn Construction
Location: 5615 Berryhill Rd., Milton
Parcel(s): 9.85 (+/-)
Zoned: R1 (Single Family Residential)
Request: Conditional Use to allow a place of worship with a child care facility to be located within an R1 zoning district (LDC 6.09.02.H)
District: Commissioner District #2

6. [2012-CU-015](#)

Project/Applicant: Glenn & Lelynita T. Beier
Location: 6589 Aegean Dr., Milton
Parcel(s): 02-1S-28-0000-00407-0000
Zoned: RR1 (Rural Residential)
Request: Conditional use to allow an RV to be temporarily used as living quarters during a construction project (LDC 6.04.04.C)
District: Commissioner District #2

7. [2012-R-014](#)

Applicant: The Beach Condo Owners Association, represented by Pat Blackshear, FAICP, Blackshear Planning, Inc.
Parcel(s): 28-2S-26-9160-00000-0140
Location: 8459 Gulf Blvd, Navarre
Existing Zone: NBHD (Navarre Beach High Density)
Requested Zone: NBC (Navarre Beach Commercial)
Current FLU: NBHDR (Navarre Beach High Density Residential)
Proposed FLU: NBC (Navarre Beach Commercial)

Area size: 1.60 (+/-)
District: Commissioner District # 4

V. Chairperson Matters: Elections

The Chairperson of the Santa Rosa County Zoning Board shall generally serve for a period of a year, but not to exceed fifteen months. Each year at the November meeting of the Santa Rosa County Zoning Board, the board members shall elect a new Vice Chairperson who shall assume those duties beginning with the next scheduled meeting. The current Vice Chairperson shall assume the duties of Zoning Board Chairperson beginning with the next scheduled meeting following the election of a new Vice Chairperson. If the Zoning Board does not meet in November, this process should be conducted at the next scheduled meeting.

VI. Planning Department Matters: Review of BOCC September 27, 2012 meeting results.

1. Rezoning request 2011-R-012 and appeal of Variance request 2012-V-038
2. LDC text amendments as follows:
 - Clarifying the definition of seasonal resident
 - Clarifying the composition of shoreline vegetative buffers
 - Amending the requirements for signage in the Heart of Navarre
3. LDC text & map amendment as follows:
 - Amending the Land Development Code Section 6.05.25, Fairpoint Regional Utility System Wellfield Protection area, including the expansion of the district boundaries, modifications to the allowed land uses.

VII. Announcement of Next Zoning Board Meeting (**Thursday, November 8, 2012**)

VIII. Adjournment