



SANTA ROSA COUNTY DEVELOPMENT SERVICES

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PUBLIC NOTICE

Members of the Santa Rosa County Zoning Board, Applicants and Public:
The Zoning Board will hold its regularly scheduled meeting on
Thursday, April 14, 2016, 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 March 10, 2016](#)

III. Old Business:

1. [2016-V-015](#)

Project/Applicant: "Navarre Grocery" / Titan Ventures Management, LLC
Location: 7300 block of Navarre Parkway, Navarre, FL
Parcel(s): 24-2S-27-0000-00101-0000
Zoned: HCD (Highway Commercial Development)
Request 1: Variances to allow fuel storage to be located within 500 feet of a residence/residential zoning district; (LDC 7.01.14.D.3.c)
Request 2: Variance to allow an additional driveway connection which will not meet the spacing requirement for lots being divided along a major arterial roadway (LDC 4.04.03.D.1. b)
District: Commissioner District #4
Zoning Board Decision: Postponed until April 14, 2016 without objection

IV. New Business:

1. [2016-V-019](#)

Project/Applicant: "Best Western Navarre" / Sign Service & Installation Inc., Jim Harkins
Location: 8697 Navarre Parkway, Navarre, FL
Parcel(s): 21-2S-26-0000-00119-0000
Zoned: HCD-HON (Highway Commercial Development within the Heart of Navarre overlay district)
Request: Variance to increase the maximum sign height from 20 feet to 25 feet to accommodate a modification to the existing freestanding sign (LDC 6.05.24.C.8.c)
District: Commissioner District #4

2. [2016-V-023](#)

Project/Applicant: Lois Wible
Location: 2549 Water Oak Circle, Navarre, FL
Parcel(s): 09-2S-26-1020-00400-0160
Zoned: R1 (Single Family Residential)
Request: Variance to allow an accessory structure which is not subordinate to the

principle dwelling [Accy Bldg = 3,000 sf; Main dwelling Unit = 2,533 sf] (LDC 2.10.05.E, 3.00.01)

District: Commissioner District #4

- 3.** [2016-V-024](#)
Project/Applicant: "LEAD Academy" / Frank and Nancy Lay
Location: 4106 Berryhill Road, Pace, FL
Parcel(s): 28-2N-29-0000-00504-0000 and 28-2N-29-0000-00507-0000
Zoned: HCD (Highway Commercial Development)
Request: **Variance to eliminate the required right and left turn lanes associated with the expansion of a private school (LDC 4.04.03.C.4)**

District: Commissioner District #3
- 4.** [2016-V-025](#)
Project/Applicant: Jacque LeBeau / Piers Plus Inc, Pedro Adames
Location: 6789 Leepard Road, Milton, FL
Parcel(s): 01-1S-28-0000-00202-0000
Zoned: R1 (Single Family Residential), RR1 (Rural Residential Single Family)
Request: **Variance to allow the construction of a dock/pier prior to the construction of the principle dwelling (LDC 2.10.05.A.1)**

District: Commissioner District #2
- 5.** [2016-V-026](#)
Project/Applicant: Cheryl Alexander / Piers Plus Inc, Pedro Adames
Location: 1554 Winding Shore Drive, Gulf Breeze, FL
Parcel(s): 28-2S-27-2313-00A00-0200
Zoned: R1 (Single Family Residential)
Request: **Variance to increase the maximum allowable pier length from 300 feet to 346 feet (LDC 6.03.05.F)**

District: Commissioner District #5
- 6.** [2016-V-027](#)
Project/Applicant: Deborah Williams
Location: 2881 Harvest Road, Jay, FL
Parcel(s): 12-4N-30-0000-00407-0000
Zoned: AG-RR (Rural Residential-Agriculture)
Request: **Variance to allow an additional driveway connection which will not meet the spacing requirement for lots which have been divided along a minor collector roadway (LDC 4.04.03.D.1.b.2)**

District: Commissioner District #3
- 7.** [2016-V-028](#)
Project/Applicant: Kevin "Phil" Parekh
Location: 5481 Pecos Pass, Gulf Breeze, FL
Parcel(s): 19-2S-27-0190-00L00-0230
Zoned: R1M (Mixed Residential Subdivision)
Request: **Variance to reduce the front building setback from 25 feet to 19 feet to accommodate a new mobile home (LDC 6.05.07.I.2)**

District: Commissioner District #5
- 8.** [2016-V-029](#)
Project/Applicant: Leon Alvey Wilburn
Location: 8365 Sierra Street, Navarre, FL
Parcel(s): 17-2S-26-2750-03000-0040

Zoned: R1M (Mixed Residential Subdivision)
Request: **Variance to allow an accessory structure which is not subordinate to the principle dwelling [NEW Accy Bldg = 1,800 sf; Main dwelling Unit = 728 sf] (LDC 2.10.05.E, 3.00.01)**
District: Commissioner District #4

9. [2016-V-030](#)

Project/Applicant: Brandi Whitehurst
Location: 2600 San Antonio Drive, Milton, FL
Parcel(s): 04-1S-29-0000-00701-0000
Zoned: R1 (Single Family Residential)
Request 1: **Variance to reduce the Shoreline Protection Zone setback from 50 feet to 25 feet along Indian Bayou to accommodate a single family residence (LDC 12.01.02)**
Request 2: **Variance to reduce the Shoreline Protection Zone setback from 50 feet to 20 feet along the marsh/wetlands to accommodate a single family residence (LDC 12.01.02)**
District: Commissioner District #5

10. [2016-CU-007](#)

Project/Applicant: Milton Victory Ministries / Represented by Schradena La Bossiere
Location: 7235 Highway 90, Milton, FL
Parcel(s): 02-1N-28-0000-06904-0000
Zoned: AG-RR (Rural Residential-Agriculture)
Request: **Conditional Use to allow the expansion of a place of worship within an AG-RR zoning district (LDC 6.09.02.H)**
District: Commissioner District #2

AND

2016-V-018

Project/Applicant: Milton Victory Ministries / Represented by Schradena La Bossiere
Location: 7235 Highway 90, Milton, FL
Parcel(s): 02-1N-28-0000-06904-0000
Zoned: AG-RR (Rural Residential-Agriculture)
Request: **Variance to reduce the building setback from 50 feet to 15 feet and 20 feet as presented (LDC 6.09.02.H.3)**

11. [2016-CU-009](#)

Project/Applicant: Holley-Navarre Water System, Inc., Paul Gardner
Location: 7900 Block of Williams Creek Drive, Navarre, FL
Parcel(s): 19-2S-26-0000-00402-0000
Zoned: R1 (Single Family Residential)
Request: **Conditional Use to allow a private utility, specifically a RIB system (Rapid Infiltration Basin), to be located within an R1 zoning district (LDC 6..09.02.J)**
District: Commissioner District #4

12. [2016-R-005](#)

Project/Applicant: Principle Properties Inc., Ruth Esser
Location: In the 4100 block of Ward Basin Road, Milton, FL
Parcel(s): 19-1N-27-0000-00800-0000
Existing Zone: AG-RR (Rural Residential Agriculture)
Proposed Zone: M1 (Restricted Industrial)
Current FLU: AG (Agriculture)
Proposed Change to FLU: INDUS (Industrial)

Area Size: (+/-) 3.4 acres
District: Commissioner District #2

13. [2016-R-006](#)

Project/Applicant: "Santa Rosa County Chamber of Commerce" Donna Tucker
Location: In the 4300 block of Avalon Boulevard, Milton, FL
Parcel(s): 18-1N-28-0000-00200-0000
Existing Zone: R1M (Mixed Residential Subdivision)
Proposed Zone: HCD (Commercial)
Current FLU: SFR (Single Family Residential)
Proposed Change to FLU: COMM (Commercial)
Area Size: (+/-) 1.96 acres
District: Commissioner District #1

14. [Proposed map and text amendments to the Comprehensive Plan – 5 Year Update](#) to the Comprehensive Plan; presented by Beckie Cato.

V. Chairperson Matters: None

VI. Planning Department Matters:

[Review of BOCC March 24, 2016, meeting results.](#)

1. **Appeal Variance Request: 2016-V-008**
2. **Conditional Use Requests: 2015-CU-024 and 2016-CU-005**
3. **Rezoning Request: 2016-R-004**

VII. Announcement of Next Zoning Board Meeting (Thursday, May 12, 2016)

VIII. Public Forum

IX. Adjournment

CC: