



# 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

## 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 13, 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 September 8, 2016

III. Old Business:

IV. New Business:

1. **2016-SX-009**

Project/Applicant: Brandy McGinnis  
Location: 8939 Sunset Drive, Navarre, FL  
Parcel(s): 15-2S-26-0000-10700-0000  
Zoned: R1M (Mixed Residential Subdivision)  
**Request: Special Exception to allow the dividing of a parcel for family members, creating one lot without the required road frontage within an R1M (Mixed Residential Subdivision) zoning district. (LDC 2.04.00.C.6)**  
District: Commissioner District #4

AND

**2016-V-066**

Project/Applicant: Brandy McGinnis  
Location: 8935 Sunset Drive, Navarre, FL  
Parcel(s): 15-2S-26-0000-06701-0000  
Zoned: R1M (Mixed Residential Subdivision)  
**Request: Variance to reduce the front setback from 60 feet to 15 feet to accommodate a guest cottage. (LDC 6.03.05.H)**  
District: Commissioner District #4

2. **2016-SX-010**

Project/Applicant: Raymond Johnson Jr.  
Location: 5175 Ron Jimar Drive, Milton, FL  
Parcel(s): 05-1N-28-0000-02970-0000  
Zoned: R1 (Single Family Residential)  
**Request: Special Exception to allow the dividing of a parcel, creating one lot without the required road frontage within an R1 (Single Family Residential) zoning district. (LDC 2.04.00.C.9)**  
District: Commissioner District #2

3. [2016-V-061](#)  
Project/Applicant: Gary and Brenda Sexton  
Location: 5152 Soundside Drive, Gulf Breeze, FL  
Parcel(s): 25-2S-28-2680-00000-1580  
Zoned: R1 (Single Family Residential)  
**Request: Variance to allow an accessory structure which is not subordinate to the principal dwelling, specifically to construct a 1,600 square foot accessory structure (the single family residence is 900 square feet). (LDC 2.10.05.E, 3.00.01)**  
District: Commissioner District #5
4. [2016-V-062](#)  
Project/Applicant: Lynn Parker  
Location: 4544 Sabine Drive, Gulf Breeze, FL  
Parcel(s): 34-2S-28-5180-00000-1280  
Zoned: R1 (Single Family Residential)  
**Request: Variance to reduce the Shoreline Protection Zone setback from 50 feet to 40 feet to accommodate an addition to the single family residence. (LDC 12.01.02.A)**  
District: Commissioner District #5
5. [2016-V-063](#)  
Project/Applicant: Steven Rollo  
Location: 4513 River Ranch Road, Milton, FL  
Parcel(s): 14-1N-28-0000-00101-0000  
Zoned: RR1 (Rural Residential Single Family)  
**Request: Variance to increase the height of a privacy fence from 6 feet to 10 feet in a RR1 (Rural Residential) zoning district (LDC 7.01.10.A & 6.04.16.A)**  
District: Commissioner District #2
6. [2016-V-064](#)  
Project/Applicant: Julie Massey  
Location: 1230 Ceylon Drive, Gulf Breeze, FL  
Parcel(s): 29-2S-28-5440-00J00-0100  
Zoned: PUD (Planned Unit Development)  
**Request: Variance to reduce the Shoreline Protection Zone setback from 50 feet to 45 feet to accommodate a swimming pool. (LDC 12.01.02.A)**  
District: Commissioner District #5
7. [2016-V-065](#)  
Project/Applicant: McDonalds – Navarre  
Represented by Bert Turner of Ralph Long, Architect  
Location: 8644 Navarre Parkway, Navarre, FL  
Parcel(s): 21-2S-26-0000-00117-0000  
Zoned: HCD-HON (Highway Commercial Development)-(Heart of Navarre)  
**Request: Variance to reduce the front setback from 50 feet to 35 feet to accommodate an addition to an existing building (McDonalds). (LDC 6.05.15.I.2)**  
District: Commissioner District #4

8. [2016-V-067](#)  
Project/Applicant: Tami Newton  
Location: 4292 Lois Drive, Pace, FL  
Parcel(s): 10-1N-29-2770-00000-0900  
Zoned: R-1M (Mixed Residential Subdivision)  
**Request:** **Variance to reduce the front setback from 60 feet to 50 feet to accommodate a guest cottage. (LDC 6.03.05.H)**  
District: Commissioner District #1
9. [2016-V-068](#)  
Project/Applicant: Paul and Susan Quinlan  
Represented by John Loftis of Loftis Marine Division, Inc.  
Location: 3989 W. Madura Road, Gulf Breeze, FL  
Parcel(s): 29-2S-28-5446-00B00-0100  
Zoned: PUD (Planned Unit Development)  
**Request:** **Variance to extend a pier from 300 feet to 390 feet from the mean high water line. (LDC 6.03.05.F)**  
District: Commissioner District #5
10. **2016-V-069** **POSTPONED TO THE NOVEMBER 10, 2016 ZONING BOARD MEETING**  
Project/Applicant: Steven and Ann Hering  
Location: White Sands Boulevard, Navarre Beach, 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 4 feet. (LDC 6.07.03.D.4)**  
District: Commissioner District #4
11. [2016-CU-016](#)  
Project/Applicant: Alfred and Connie Ragghianti  
Represented by Jerry McGuire of JMA Engineering Services, Inc.  
Location: 6004 East Bay Boulevard, Gulf Breeze, FL  
Parcel(s): 17-2S-27-4580-00000-0250  
Zoned: R1 (Single Family Residential)  
**Request:** **Conditional Use to allow the temporary use of a RV as living quarters during the construction of a residence (LDC 6.04.04.C)**  
District: Commissioner District #5
12. [2016-CU-017](#)  
Project/Applicant: Samuel and Donna Schulte  
Location: 1933 Andorra Street, Navarre, FL  
Parcel(s): 17-2S-26-2750-06500-0090  
Zoned: R1 (Single Family Residential)  
**Request:** **Conditional Use to allow the temporary use of a RV as a living quarters during the construction of a residence. (LDC 6.04.04.C)**  
District: Commissioner District #4

**13. 2016-CU-018**

Project/Applicant: Danny Helms and Cindy Johnson  
Location: 6260 Faith Way, Milton, FL  
Parcel(s): 20-2N-28-0000-03406-0000  
Zoned: RR1 (Rural Residential Single Family)  
**Request: Conditional Use to allow the temporary use of a RV as a living quarters during the construction of a residence. (LDC 6.04.04.C)**  
District: Commissioner District #3

**14. 2016-CU-019**

Project/Applicant: Rowena Levy  
Location: 9000 block of Navarre Parkway, Navarre, FL  
Parcel(s): 22-2S-26-0000-01401-0000  
Zoned: HCD (Highway Commercial Development)  
**Request: Conditional Use to allow a single family residence in a HCD (Highway Commercial Development) zoning district. (LDC 6.09.02.S)**  
District: Commissioner District #4

V. Chairperson Matters: None

VI. Planning Department Matters:

**Review of BOCC September 22, 2016 meeting results.**

VII. Announcement of the Next Zoning Board Meeting ( Thursday, September 8, 2016)

VIII. Public Forum

IX. Adjournment