



Beckie Cato, AICP  
 Planning and Zoning Director

# Santa Rosa County Development Services



John T. "Tim" Tolbert  
 Building and Fire 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, September 8, 2011, at 6:00 p.m.** in the  
 Santa Rosa County Administrative Complex, Commissioners Boardroom, Milton, Florida.

- I. Pledge of Allegiance
- II. Review of Meeting Minutes from August 11, 2011
- III. Old Business: None
- IV. New Business:

1. [2011-SX-011](#)

Request: Special Exception to subdivide a parent parcel creating one lot without the required road frontage (LDC 2.04.00.C.9)  
 Zoned: R1M (Mixed Residential Subdivision)  
 Proj/Applicant: Theresa Bullard  
 Proj Location: 4227 Celtic Circle, Milton  
 Parcel #: 18-1N-28-0000-00409-0000  
 District: Commissioner District #1

2. [2011-V-018](#)

Request: Variance to allow an accessory structure which is not incidental or subordinate in size to the principle structure (LDC 3.00.01)  
 Note: The principle structure is 3616 square feet (including garage & porches), whereas the accessory building is 3750 square feet.  
 Zoned: PUD (Planned Unit Development)  
 Proj/Applicant: Ernest R. Cobbett  
 Proj Location: 9489 East River Drive, Navarre  
 Parcel #: 11-2S-26-0000-00184-0000  
 District: Commissioner District #4

3. [2011-V-019](#)

Request: Variance to increase the maximum allowable fence height within a residential district from 6 feet to 8 feet along the east side property line to accommodate a wooden privacy fence (LDC 6.04.16.A, 7.01.10.A)  
 Zoned: R1 (Single Family Residential)  
 Proj/Applicant: Patrick B. Ropella  
 Proj Location: 7465 Lakeside Drive, Milton  
 Parcel #: 36-2N-28-0000-01211-0000 and 36-2N-28-0000-06400-0000

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

[www.santarosa.fl.gov](http://www.santarosa.fl.gov)

Office: (850) 981-7000

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

District: Commissioner District #2

4. [2011-CU-010](#)

Request: Conditional Use to allow the expansion of a private utility facility to accommodate a warehouse building on an existing well site located within an Agriculture zoning district (LDC 6.02.09.J)

Zoned: AG (Agriculture)

Proj/Applicant "Fairpoint Regional Utility System" Ken Walker

Proj Location 4601 Highway 87 South, Milton

Parcel # 09-1N-27-0000-00106-0000

District: Commissioner District #2

5. [2011-R-012](#)

Applicant: Lewis Cooper - Aero Training and Rental, Inc.

Parcel(s): 05-2S-26-0000-02300-0000

Location: 3432 Highway 87 South

Existing Zone: HCD, Highway Commercial Development

Requested Zone: M1, Restricted Industrial

Current FLU: Commercial

Proposed FLU: Industrial

Area size: 2.1 (+/-) acres

District: Commissioner District # 4

Note: **This item was TABLED at the applicant's request at the July 14, 2011 ZB meeting.**

6. [Town Center Core \(TC-1\) and Town Center Outer \(TC-2\) zoning districts](#)

Request: The Board of County Commissioners has initiated a process to reverse or modify these zoning districts. Town Center Core (TC-1) and Town Center Outer (TC-2) zoning districts requirements are found in Section 6.05.23 of the Land Development Code and are applied to new development and changes to existing development.

Proj/Applicant Santa Rosa County

Proj Location Holley-Navarre

District: Commissioner District #4

7. Proposed text amendment to the Santa Rosa County Land Development Code presented by Beckie Cato:

[Amending Land Development Code Section 5.00; Deleting roadways from 5.00.01; Deleting level of service \(LOS\) from 5.00.02.A.5; Deleting 5.05.03.D; Deleting 5.06.00 Quantitative methods for transportation concurrency; Removing 5.07.01 .A - Adopted LOS for roads and deleting 5.07.02 administration of new trip percentages.](#)

8. Proposed text amendment to the Santa Rosa County Comprehensive Plan presented by Beckie Cato:

**Amending Comprehensive Plan** Chapter 4: Transportation; Deleting Objective 4.1.D and Policy 4.1.D.1 Concurrency management system for roadways and deleting Policies 4.1.D.4, 4.1.D.5, and 4.1.D.7.

V. Chairperson Matters: None

VI. Planning Department Matters: **Review of BOCC August 25, 2011 meeting results.**

**1. Conditional Use 2011-CU-009**

**2. HON modifications**

VII. Announcement of Next Zoning Board Meeting (**Thursday, October 13, 2011**)

VIII. Adjournment