

Zoning Board
February 11, 2016
Milton, Florida

The Zoning Board met on the above date with the following members present: Chairman Jim Waite, Jeremy Reeder, Robin Edwards, Scott Kemp, Bill Seelman, Lonnie Hawkins, Alan Isaacson, and Don Richards. Leslie Statler (Planner III), Darliene Stanhope (Planner III) and Beckie Cato (Planning and Zoning Director) represented the Planning and Zoning Department.

The first item of business was the review of the minutes from the January 14, 2016 meeting

Waite moved approval without objection of the January 14, 2016 meeting minutes.

I. Old Business:

- 1. 2016-R-002 TABLED FROM JANUARY 14, 2016**
Project/Applicant: Synovus Bank
 Represented by Jerry McGuire of JMA Engineering Services, Inc
Location: 6200 block of Gulf Breeze Parkway, Gulf Breeze, FL
Parcels: 28-2S-27-0000-00600-0000, 28-2S-27-0000-01801-0000, and
 28-2S-27-0000-01700-0000
Existing Zone: PUD (Planned Unit Development)
Change to Zone: R2 (Medium Density Residential)
Current FLU: MDR (Medium Density Residential)
Proposed FLU: No change
Area size: (+/-) 82.455 acres
District: Commissioner District #5

McGuire discussed the history of this property. He said Synovus Bank does not like the PUD zoning and wants a less intensive zoning. McGuire said there are permits in process for a bridge on the property. He discussed the plan for drainage on the property.

Gary Cathey discussed storm water issues. He said he wants to make sure the water off of this property continues to the sound.

Sarah Bebow said drainage is a huge problem in this area. She said her other concern is the type of houses that will be developed.

McGuire said he agrees with the neighbor's concerns. He said he will do what he can about storm water concerns. McGuire said reverting to R2 zoning ensures this will be a single family subdivision. He said the only change will be a few more lots.

Seelman asked who owns the two out parcels. McGuire said the bank. Kemp asked if these will be single family homes. McGuire said yes.

Bebow discussed drainage issues in Settlers Cover Subdivision.

Richards discussed drainage issues in this area. Hawkins said he feels if proper drainage is in place to manage the drainage flow, it will help the drainage problems.

Cato said PUD's have an expiration date, which is why this request is before the board. She said if the rezoning is not granted, the property reverts to R1 which gives them a maximum of 328 dwellings. She said this request gives the applicant flexibility in the width of the lots.

Kemp said this development will be hooked to the sewer system.

There was continued discussion regarding storm water drainage.

Kemp moved approval of the request, with a maximum of 275 units. Isaacson seconded, and the motion passed unanimously.

II. New Business:

1. 2016-V-012

Project/Applicant: Midway Water System, Inc.
Represented by Paul Gardner, Fairpoint Regional Utility System, Inc.
Location: 7689 East Bay Blvd., Navarre, FL
Parcel: 12-2S-27-0000-02400-0000
Zoned: R1 (Single Family Residential), M1 (Restricted Industrial)
Request: Variance request to allow an additional driveway connection for an additional private utility facility which will not meet the required connection spacing along an access management corridor, specifically East Bay Blvd which is a minor arterial roadway (LDC 4.04.03.D.1.)
District: Commissioner District #4

Gardner said this is an above ground water tank.

Waite asked how many vehicles per day will access the property. Gardner said one vehicle.

Wayne Thompson said his concern is aesthetics. He said having access on Blackjack Road makes more sense.

Edwards said traffic is a problem in this area. She said Blackjack Road access may be a viable option.

Gardner said Blackjack Road is not a county maintained road.

Hawkins moved approval without objection.

2. 2016-CU-001

Project/Applicant: Lance and Andrea Fairchok
Represented by Bob Chopra of Verizon Wireless
Location: 9800 block of Nichols Lake Road, Milton, FL
Parcel: 13-1N-27-0000-00105-0000
Zoned: AG-RR (Agriculture/Rural Residential)

Request: Conditional Use to allow a communications tower within an AG-RR (Agriculture/Rural Residential) zoning district. (LDC 6.09.02.CC)

District: Commissioner District #2

Chopra said this request complies with code and will help cellular coverage in the area. He said the tower can be used by additional carriers.

Chris McGrath said his concern is property values. He said he is concerned about interference with other carriers.

Chopra said each carrier operates on their own frequency and there will be no interference.

Seelman asked when the United States Air Force government determination email was received. Statler said approximately 2 weeks ago. Seelman asked if this information can be added to the record. Statler said yes.

Richards moved approval without objection.

3. 2016-CU-004

Project/Applicant: Steven and Kathleen Currence

Location: 4528 Soundside Drive, Gulf Breeze, FL

Parcel: 27-2S-28-0000-02300-0000

Zoned: R1 (Single Family Residential)

Request: Conditional Use to allow an RV to be used as living quarters during the construction of a single family residence. (LDC 6.04.04.C)

District: Commissioner District #5

John Hattaway said Steven Currence works in the oil field industry. He said he needs a place to stay when he is working on his home. Waite asked the proposed time line. Hattaway said the home is moving along at a normal construction pace. He said the intent is to sell their home in Houston, and live in this house permanently. Hattaway said the RV is temporary and is hooked up to the septic system.

Edwards asked if there is a builder for this house. Hattaway said no. Currence said he hopes construction is completed by the end of the year. Hawkins said this violation was reported in November.

Anne Howe said she stayed in hotels when she built her house. She said the applicant did not ask for permission. Howe said this will set precedent.

Currence said when the trailer was brought on site, Hattaway did not realize he needed a conditional use.

Isaacson said the permit was pulled for the residence in September.

Howe said she does not believe that Currence did not know the RV was not allowed.

Kemp said he understands this may set precedent.

Hawkins said he would like to stipulate the RV be moved in the event of a tropical storm. Waite said the applicant is not in attendance to discuss this.

Kemp moved approval with an expiration of one year from the Conditional Use issuance. Isaacson seconded, and the motion passed with Isaacson, Hawkins, Seelman, Kemp, Waite and Reeder in favor. Edwards and Richards opposed.

4. Proposed map and text amendments to the Comprehensive Plan – 5 Year Update to the Comprehensive Plan; presented by Beckie Cato.

Staff requests that this item be postponed until March 10, 2016 Zoning Board Meeting.

Cato said she still needs to meet with the Homebuilders Association.

Isaacson moved to postpone this item without objection.

Planning Department Matters:

a. Discussion of Sunshine Law; presented by County Attorney, Roy Andrews

Andrews said the board can attain a copy of the sunshine manual from him, if they request. He said everything the board receives from the county or citizens, or any communication regarding decisions coming before the board is a public record. Andrews said the thing this board needs to remember is that no two board members should have private discussion regarding any issue that may come before the board. He said the board can talk to staff about cases that come before the board.

b. Review of BOCC January 28, 2016, meeting results.

1. **Appealed Special Exception Requests: 2015-SX-005 and 2015-SX-006**
2. **Conditional Use Requests: 2016-CU-001, 2016-CU-002, and 2016-CU-003**
3. **Rezoning Requests: 2016-R-001**

Statler said the appealed special exception request was over turned by the Board of Commissioners. She said 2015-SX-006 was upheld by the Board of Commissioners. Statler said 2016-CU-003 was approved by the Board of Commissioners. She said 2016-R-001 was approved by the Board of Commissioners.

Next Zoning Board meeting:

The next Zoning Board meeting will be held Thursday March 10. 2016.

Adjournment:

There being no further business to come before the board at this time, the meeting adjourned.

Chairman