

Zoning Board
March 10, 2016
Milton, Florida

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

The first item on the agenda was discussion of the February 11, 2016 meeting minutes.

Waite moved approval without objection of the February 11, 2016 meeting minutes.

Old Business:

- 2015-CU-024**
Project/Applicant
Location:
Parcel(s):
Zoned:
Request 1:
Request 2:
District:

TABLED FROM JANUARY 14, 2016
GAC Property Management LLC
Represented by Greg Britton of Navarre Family Watersports
8671 Navarre Parkway, Navarre, FL
21-2S-26-0000-00126-0000
HCD (Highway Commercial Development)-HON (Heart of Navarre)
Conditional Use to allow commercial outdoor amusement activities, specifically a miniature (putt putt) golf course, zip line, and inflatable aqua island water park within HCD/HON (Highway Commercial Development /Heart of Navarre) zoning district.
Conditional Use to allow recreational activities, specifically a boat and jet ski excursion rental facility with dock within HCD/HON (Highway Commercial Development/Heart of Navarre) zoning district.
(LDC 6.09.02.V & 6.09.02.EE)
Commissioner District #4

And

- 2015-V-064**
Project/Applicant:
Location:
Parcel(s):
Zoned:
Request 1:
Request 2:
District:

TABLED FROM JANUARY 14, 2016
GAC Property Management LLC
Represented by Greg Britton of Navarre Family Watersports
8671 Navarre Parkway, Navarre, FL
21-2S-26-0000-00126-0000
HCD (Highway Commercial Development)-HON (Heart of Navarre)
Variance to reduce the side setbacks from 50 feet to 0 feet to accommodate commercial outdoor amusement activities.
Variance to reduce the Shoreline Protection Zone setback from 50 feet to 25 feet to accommodate commercial outdoor amusement activities.
(LDC 6.09.02.EE.6 & 12.01.02.A)
Commissioner District #4

These items were originally submitted on April 29, 2015, for consideration on the June 11, 2015, Zoning Board agenda

Britton discussed the history of this request. He said he has approvals from Florida Department of Transportation and Federal Aviation Administration. Britton said there is plenty of clearance from the helicopter pad to the water park. He said he will put a zip line in later on the upland portion of the property.

Isaacson said staff has indicated the jet ski rental facility is a concern of patrons of the inflatable aqua island. Britton said the water park has been roped off. He said this is a safe venue.

Seelman asked the fuel procedures for jet skis and boats. Britton said he wrote a 30 page fuel plan for the Department of Environmental Protection. He said jet skis will be fueled on land. Britton said the pontoon boats can be fueled on land or in the water.

Isaacson asked if staff is satisfied with the plan presented. Cato said the Department of Environmental Protection was has determined the proposed uses are fine. She said she is still worried about helicopter operations in close proximity to recreational activities.

Britton said the helicopter pad has been approved by the Board of Commissioners. Cato said the helicopter pad is relevant to this request because big factors in conditional use approvals are compatibility with existing and adjacent uses.

Dewey Destin said he has no problem with the recreational activities, but he is concerned with the safety of the helicopter operation. He said he is unclear what "commercial outdoor amusement activities" are. Cato said in this case the activity coming to the property line is the golf course.

Richards said his concern is that staff is saying this request does not meet setback criteria.

Isaacson said safety comes before business and until staff has no safety concerns he cannot vote in support of this request. Kemp said the helicopters were flying years ago. Waite said the helicopter is not on the agenda.

Hawkins moved approval for all 4 requests. Seelman seconded, and the motion passed with Hawkins, Seelman,

Waite, Reeder, Kemp and Wright in favor. Isaacson and Richards opposed.

New 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: **Variations 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

Richards moved approval to postpone items 1 & 5.
- 2. [2016-V-017](#)** ***Withdrawn***
Project/Applicant: Denise Anderson, Costorde, LLC
Location: 4551 Avalon Boulevard, Milton, FL
Parcel(s): APO 17-1N-28-0000-03800-0000, 17-1N-28-0000-04900-0000, and 17-1N-28-0000-04901-0000
Zoned: HCD (Highway Commercial Development)
Request: Variance to allow a project parcel to have an additional (third) freestanding sign for a project parcel with two street frontages (LDC 8.06.03.A)
District: Commissioner District #1
- 3. [2016-CU-005](#)**
Project/Applicant: "Twelve Oaks" / Bowling Green Inn of Pensacola, Inc., represented by Arrietta Schlott
Location: 2068 Health Care Avenue, Navarre, FL
Parcel(s): 21-2S-26-0780-00K07-0000
Zoned: R3 (Medium High Density Residential)
Request: **Conditional Use to allow the expansion of a special residential facility, specifically a classroom and lecture hall for a drug and alcohol addiction treatment facility, located within an R3 zoning district. (LDC 6.09.02.G)**
District: Commissioner District #4

Schlott said this will be a building for temporary use to allow space a for lecture hall.

Robert Gary said his concern is the caliber of people who are at this facility. He said this impacts the community. Gary discussed

storm water concerns. He said he is asking the board to impose requirements that will make this request more conducive to a residential neighborhood. Gary said he is concerned about safety due to the residents at this facility.

Schlott said she understands the concerns about the patients. She said the facility does not condone trespassing or violating the neighbor's property.

Seelman asked how many residents this facility is permitted for. Schlott said 102 beds. He said this sounds like an internal problem with managing patients.

Kemp moved approval of the request. Wright seconded, and the motion passed unanimously.

4. **2016-R-004**

Project/Applicant:	Richard Williams
Location:	2800 block of Wallace Lake Road, Pace, FL
Parcel(s):	13-2N-30-0000-00198-0000
Existing Zone:	R1 (Single Family Residential)
Proposed Zone:	AGII (Agriculture)
Current FLU:	AG (Agriculture)
Proposed Change to FLU:	No change to FLUM
Area Size:	(+/-) 42.27 acres
District:	Commissioner District #3

Seelman asked the size of this farm. Williams said this will be a hobby farm for him and his wife.

Kemp moved approval without objection.

5. **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 April 14, 2016 Zoning Board Meeting.

Review of BOCC February 25, 2016, meeting results.

1. **Appeal Variance Request: 2016-V-008**
2. **Conditional Use Requests: 2016-CU-001, 2016-CU-004**
3. **Rezoning Requests: 2016-R-002**

Statler said the Board of County Commissioners will be re-hearing the appeal of 2016-V-008 due to improper notification. She said the Conditional Uses were approved with conditions as recommended. Statler said the Rezoning request was approved with conditions as recommended.

Next Zoning Board Meeting:

The next Zoning Board meeting will be held on Thursday, April 14, 2016.

Adjournment:

With no further business to come before the Board at this time, the meeting adjourned.

Chairman