



Beckie Cato, AICP
 Planning and Zoning Director

Santa Rosa County Development Services

Tony Gomillion
 Public Service Director



Rhonda Royals
 Building Official

REVISED 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 9, 2015, 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 12, 2015

III. New Business:

1. [2015-V-026](#)

Project/Applicant: Martin Bickford
 Location: 5480 Pine Barron Road, Milton, FL
 Parcel: 30-2N-28-0000-00301-0000
 Zoned: RR1 (Rural Residential Single Family)
Request: **Variance Request to reduce the rear setback from 5 feet to 1.3 feet to accommodate a 30'x60' accessory structure (LDC 2.10.05.B.2)**
 District: Commissioner District #3

2. [2015-V-028](#)

Project/Applicant: Jason Holley
 Location: 3513 Willard Norris Road, Pace, FL
 Parcel: 08-2N-29-0000-01600-0000
 Zoned: AG (Agriculture/Rural Residential)
Request: **Variance Request to reduce the driveway spacing from 660 feet to 362 feet on the northwest and from 660 feet to 90 feet on the southeast to accommodate a second driveway on the parcel. (LDC 4.04.03.D.1.a)**
 District: Commissioner District #3

3. [2015-V-029](#)

Project/Applicant: Whitney Bank dba Hancock Bank
 Represented by Todd Snyder of Retail Acquisition Group, LLC
 Location: 4621 Spears Street, Pace, FL
 Parcel: 11-1N-29-3100-01000-0010
 Zoned: HCD (Highway Commercial Development)
Request 1: **Variance Request to reduce the front setback from 50 feet to 30 feet and to reduce the open unenclosed patio setback from 40 feet to 15 feet.**
Request 2: **Variance Request to change the parking ratio from 1 parking space per 100 square foot of building to 1 parking space per 113 square foot of building.**
Request 3: **Variance Request to increase the wall signage on the north side of the building from 65 square feet to 106 square feet. (Note: The 65 square feet is the allowable signage on the east side street front elevation. The applicant would like to place the signage on the north side of the proposed building instead of the east side.) (LDC 6.05.15.I.2, 2.10.02.C, 7.01.08.B.2.r, & 8.06.01.A.2)**
 District: Commissioner District #1

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

www.santarosa.fl.gov

Office: (850) 981-7000

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

4. [2015-V-030](#)
Project/Applicant: Jim Kirkland
Represented by Alan Gray, AICP of Parsco, LLC
Location: 1559 Oak Drive, Gulf Breeze, FL
Parcel: 30-2S-27-0000-00199-0000
Zoned: R1 (Single Family Residential)
Request 1: **Variance Request to allow the construction of an accessory structure prior to the construction of the primary residence.**
Request 2: **Variance Request to allow an accessory structure that is not subordinate in size to the primary residence (Note: The proposed home will be 3,000 square feet and the proposed accessory structure will be 3,120 square feet.)**
Request 3: **Variance Request to allow a 7 foot wire fence along the north, west and south property lines.
(LDC 2.10.05.A & 3.00.01 7.01.10.A & 7.01.10.D)**
District: Commissioner District #5
5. [2015-V-032](#)
Project/Applicant: Ronald Westmoreland
Location: 2948 Westfield Road, Gulf Breeze, FL
Parcel: 31-2S-28-0000-01119-0000
Zoned: M1 (Restricted Industrial)
Request: **Variance Request to allow the construction of an accessory structure that is not subordinate to primary residence.
(Note: The primary residence is 1,527.6 square feet and the proposed accessory structure is 2,640 square feet.)
(LDC 3.00.01)**
District: Commissioner District #5
6. [2015-V-033](#)
Project/Applicant: James Dabney of Navarre Marina and Boardwalk, LLC
Location: 8495 Navarre Parkway, Navarre, FL
Parcel: 20-2S-26-0000-00300-0000
Zoned: HCD (Highway Commercial Development)- HON (Heart of Navarre)
Request 1: **Variance Request to reduce the right of way landscape strip from 10 feet to 5 feet.**
Request 2: **Variance Request to allow shrubs in lieu of trees required within the parking area at a ratio of 4 shrubs for every tree.**
Request 3: **Variance Request to reduce the shoreline protection zone setback from 50 feet from the mean high water line to 0 feet from the mean high water line to allow a boardwalk with retail booths and kiosks.
(LDC 7.01.03.A, 7.01.04.A & 12.01.02.A)**
District: Commissioner District #4
7. [2015-V-034](#)
Project/Applicant: Jeremy Moore
Location: 2947 Bud Diamond Road, Jay, FL
Parcel: 12-4N-30-0000-00703-0000
Zoned: AG (Agriculture/Rural Residential)
Request 1: **Variance Request to allow the construction of an accessory structure prior to the construction of a primary residence.**
Request 2: **Variance Request to allow construction of an accessory structure that is not subordinate to the primary residence. (Note: Proposed accessory structure is 3,000 square feet and the proposed primary residence is less than 3,000 square feet.)
(LDC 2.10.05.A & 3.00.01)**
District: Commissioner District #3

8. **2015-CU-016**
Project/Applicant: Scott Christopher of Affinity Investments LLC
Location: 2209 Highway 87 South, Navarre, FL
Parcel: 17-2S-26-0000-00123-0000
Zoned: HCD (Highway Commercial Development)- HON (Heart of Navarre)
Request: **Conditional Use Request to allow a boat and RV storage within HCD (Highway Commercial Development) – HON (Heart of Navarre) (LDC 6.09.02.HH & 6.025.24.B.2)**
District: Commissioner District #4

And

- 2015-V-031**
Project/Applicant: Scott Christopher of Affinity Investments LLC
Location: 2209 Highway 87 South, Navarre, FL
Parcel: 17-2S-26-0000-00123-0000
Zoned: HCD (Highway Commercial Development)- HON (Heart of Navarre)
Request 1: **Variance Request to eliminate the 8 foot privacy fence along the north property line.**
Request 2: **Variance Request to eliminate the 8 foot privacy fence along the west property line. (LDC 6.04.15)**
District: Commissioner District #4

9. Proposed amendments to the [Comprehensive Plan](#) – 5 Year Update to the Comprehensive Plan – presented by Kristen Shell
Deleting Chapter 1 – Administrative Procedures Element in it’s entirety; Deleting Chapter 2 – Economic Development in it’s entirety; Substantially amending Chapter 3 – Future Land Use Element including the allowable residential densities within the Agriculture Future Land Use Map; Substantially revising the Future Land Use Map Series to relocate certain maps to the plan’s supporting documentation; Removing affordable/workforce housing density bonuses; and creating Planning Areas and adopting associated policies related to the amendment of the Future Land Use Map.
10. **Information Report:** [Shoreline Erosion and Sedimentation control](#) for Residential Development: Best Management Practices – presented by Beckie Cato
A link to the report will be delivered/posted on Monday, April 6, 2015

IV. Chairperson Matters: None

V. Planning Department Matters:

Review of BOCC March 26, 2015, meeting results.

1. **Appeal Variance Request: 2015-V-013**
2. **Conditional Use Request: 2015-CU-011, 2015-CU-012, 2015-CU-013, 2015-CU-014, and 2015-CU-015**
3. **Rezoning Requests: 2015-R-008, 2015-R-009, 2015-R-010, and 2015-R-011**

VI. Announcement of Next Zoning Board Meeting (Thursday, May 14, 2015)

VII. Adjournment