



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda Royals
Building 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, June 13, 2013, 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 May 9, 2013
- III. New Business:

1. [2013-SX-006](#)
 Project/Applicant: Timothy & Connie Williams
 Location: 4675 Williams Road, Pace FL
 Parcel: 26-1N-29-0000-00300-0000
 Zoned: R1M (Mixed Residential Subdivision)
 Request: Special Exception to subdivide a parent parcel creating 3 lots without the required road frontage (LDC 2.04.00.C.9)
 District: Commissioner District #1

2. [2013-V-031](#)
 Project/Applicant: Rodney Lopaka Robello
 Location: 2654 Settlers Square, Gulf Breeze, FL
 Parcel: 36-2S-29-4919-00F00-0140
 Zoned: R1 (Single Family Residential)
 Request: Variance to reduce the rear setback from 25 feet to 10 feet to accommodate a guest cottage (LDC 6.03.05.H)
 District: Commissioner District #5

3. [2013-V-032](#)
 Project/Applicant: Harland & Ann Cason
 Location: 7244 Howard Lane, Milton, FL
 Parcel: 08-2N-28-0000-00217-0000 & 08-2N-28-0000-00219-0000
 Zoned: AG (Agriculture)
 Request: Variance to allow an accessory structure to be placed on the property prior to a primary dwelling (LDC 2.10.05.A)
 District: Commissioner District #3

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. [2013-V-033](#)
Project/Applicant: Midway Water System, Inc
(Represented by Bobby Cooley)
Location: 7689 East Bay Boulevard, Navarre, FL
Parcel: 12-2S-27-0000-02400-0000
Zoned: M1 and R1 (Restricted Industrial and Single Family Residential)
Request: Variance to reduce the front setback from 50 feet to 25 feet to accommodate a booster pump building. (LDC 6.05.19.H.1.b and 6.05.19.H.2) (Comp Plan Policy 4.1.A.5)
District: Commissioner District #4
5. [2013-V-034](#)
Project/Applicant: Shane Bozorgnia
(Represented by James C. Bozeman of Today's Homes of Northwest Florida, Inc.)
Location: 4915 Soundside Drive, Gulf Breeze, FL
Parcel: 25-2S-28-2680-00000-0670
Zoned: R1 (Single Family Residential)
Request: Variance to allow the construction of a dock and boat slip prior to the construction of the primary dwelling. (LDC 2.10.05.A)
District: Commissioner District #5
6. [2013-V-035](#)
Project/Applicant: Eric & Rachael Johnson
Location: 4745 Chinquapin Drive, Gulf Breeze, FL
Parcel: 35-2S-28-5155-00000-0230
Zoned: R1 (Single Family Residential)
Request: Variance to reduce the Shoreline Protection Zone setback from 50 feet to 30 feet to accommodate a primary dwelling and pool. (LDC 12.01.02.A)
District: Commissioner District #5
7. [2013-CU-008](#)
Project/Applicant: Seven States Timberlands LLC
(Represented by Allen Barton of Gulf Power Company)
Location: 3200 Vinewood Lane, Pace, FL
Parcel: 12-1N-30-0000-00100-0000
Zoned: AG (Agriculture)
Request: Conditional use request to allow the expansion of an electrical substation (LDC 6.09.02.J)
District: Commissioner District #1
8. [2013-R-003](#)
Project/Applicant: David L Lansdon
Location: 4705 Woodbine Road, Pace, FL
Parcel: 07-1N-29-0000-01300-0000
Existing Zone: AG (Agriculture)
Requested Zone: HCD (Highway Commercial Development)
Current FLU: AG (Agriculture)
Proposed FLU: COMM (Commercial)
Area size: (+/-) 1.77 acres
District: Commissioner District #1

9. [2013-R-004](#)
 Project/Applicant: Trahan Mortuary Services, Inc.
 (Represented by William D. Trahan)
 Location: 6539 Trammel Drive, Milton, FL
 Parcel: 28-2N-28-0000-00700-0000
 Existing Zone: AG (Agriculture)
 Requested Zone: HCD (Highway Commercial Development)
 Current FLU: AG (Agriculture)
 Proposed FLU: COMM (Commercial)
 Area size: (+/-) 3.88 acres
 District: Commissioner District #3
10. [2013-R-005](#)
 Project/Applicant: Henson Truck Sales, Inc.
 (Represented by Buddy Page of DGMS, LLC)
 Location: 5325 Berryhill Road, Milton, FL
 Parcel: 36-2N-29-0000-00401-0000
 Existing Zone: RR-1 (Rural Residential Single Family)
 Requested Zone: HCD (Highway Commercial Development)
 Current FLU: SFR (Single Family Residential)
 Proposed FLU: COMM (Commercial)
 Area size: (+/-) 1.77 acres
 District: Commissioner District #2
11. [2013-R-006](#)
 Project/Applicant: GCOF Pace 81, LLC
 (Represented by Steven Pumphrey of Preble-Rish, LLC)
 Location: 5240 Highway 90, Pace, FL
 Parcel: 12-1N-29-0000-00503-0000
 Existing Zone: AG (Agriculture)
 Requested Zone: R1 (Single Family Residential)
 Current FLU: SFR (Single Family Residential)
 Proposed FLU: SFR (Single Family Residential)
 Area size: (+/-) 7.73 acres
 District: Commissioner District #1
12. Proposed [text amendments](#) to the Santa Rosa County Land Development Code presented by Beckie Cato
- Amending the Land Development Code, Article 7.01.02, 7.01.03, 7.01.04, 7.01.05, 7.01.06 and 6.05.24.C regarding landscaping and tree protection

IV. Chairperson Matters: None

V. Planning Department Matters: **Review of BOCC May 23, 2013, [meeting results](#).**

VI. Announcement of Next Zoning Board Meeting (**Thursday, July 11, 2013**)

VII. Adjournment