



Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Development Services



Rhonda Royals
Building Official

Tony Gomillion
Public Service Director

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 12, 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 August 8, 2013
- III. New Business:

1. **2013-SX-008**

Project/Applicant: Tracy D. Wells
 Location: 1887 Garcon Point Road, Milton, FL
 Parcel: 14-1S-28-0000-00208-0000
 Zoned: HCD (Highway Commercial Development)
 Request: **Special exception to allow the continuation of a non-conforming use which was ceased involuntarily.**
(Note: The non-conforming use was a lounge that is within 2500 feet of a church.)
(LDC 9.05.00.B)
 District: Commissioner District #2

2. **2013-SX-009**

Project/Applicant: Timothy J. Donovan & Martin J. Donovan
 Location: 1500 block of Fuller Drive, Gulf Breeze, FL
 Parcel: 28-2S-27-0000-01100-0000
 Zoned: R-1 (Single Family Residential)
 Request: **Special Exception to subdivide a parent parcel creating 2 lots without road frontage.**
(LDC 2.04.00.C.9)
 District: Commissioner District #5

3. **2013-V-044**

Project/Applicant: **Withdrawn**
 Ellzey Construction Co. Inc.
 (Represented by Sue C. Miller)
 Location: 1345 Autumn Breeze Circle, Gulf Breeze, FL
 Parcel: 36-2S-29-1516-00A00-0130
 Zoned: PBD (Planned Business District)
 Request: **Request to vary the rear setback from 57' to 50'**
(LDC 6.05.13.E.1.e.3)
 District: Commissioner District #5

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-045](#)
Project/Applicant: Paul & Susan Tinsley
Location: 3007 Shearwater Drive, Navarre, FL
Parcel: 02-2S-27-4575-00A00-0240
Zoned: R-1 (Single Family Residential)
Request: **Request to vary the right side setback from 13.4' to 3' and the left side setback from 13.4' to 10'.
(LDC 6.05.05.I.3)**
District: Commissioner District #4
5. [2013-V-046](#)
Project/Applicant: Bradford Builders Inc.
(Represented by Mike Bradford)
Location: 3701 Laverne Drive, Pace, FL
Parcel: 32-2N-29-2302-00B00-0160
Zoned: R-1 (Single Family Residential)
Request: **Request to vary the left side setback from 12' to 9'.
(LDC 6.05.05.I.3)**
District: Commissioner District #1
6. [2013-V-047](#)
Project/Applicant: Haggai Construction Inc.
(Represented by Jerry Pilgrim or Jason McKendry)
Location: 3112 Hickory St, Navarre, FL
Parcel: 01-2S-27-0000-03406-0000
Zoned: R-1 (Single Family Residential)
Request: **Request to construct an accessory structure that is not subordinate to the main dwelling.
(Existing home is approximately 2,034 sq. ft., proposed accessory structure is 2,496 sq. ft.)
(LDC 3.00.01)**
District: Commissioner District #4
7. [2013-V-048](#)
Project/Applicant: Fountain Schultz & Associates, P.L.
(Represented by Kenneth Fountain)
Location: 8406 Verano Street, Navarre, FL
Parcel: 17-2S-26-2750-02400-0170
Zoned: R1M (Mixed Residential Subdivision)
Request 1: **Request to vary the rear setback from 25' to 5' to accommodate a previously constructed guest cottage.
(LDC 6.03.05.H)**
Request 2: **Request to vary the side setback from 5' to 1' to accommodate a previously constructed accessory structure.
(LDC 2.10.05.B.2)**
District: Commissioner District #4

8. [2013-V-049](#)
Project/Applicant: Charles & Mary Jane Schenck
Location: 1707 Turkey Oak Drive, Navarre, FL
Parcel: 23-2S-27-5137-00D00-0160
Zoned: R1A (Single Family Residential)
Request: **Request to vary the rear screened pool enclosure setback from 5 feet to 1 foot and the rear pool setback from 9 feet to 4 ½ feet. (LDC 2.10.04.B.4, 2.10.04.B.5)**
District: Commissioner District #5
9. [2013-R-010](#)
Project/Applicant: Alma & Richard Stuefen and Betty Jo Conway
Location: 3781 Hwy 90, Pace, FL
A Portion of Parcels: APO 17-1N-29-0000-01400-0000
APO 17-1N-29-0000-01401-0000, and
17-1N-29-0000-01500-0000, and
Existing Zone: **R1M (Mixed Residential Subdivision)**
Requested Zone: **HCD (Highway Commercial Development)**
Current FLU: **SFR (Single Family Residential)**
Proposed FLU: **COMM (Commercial)**
Area size: (+/-) 0.85 acres
District: Commissioner District #1
10. [2013-R-011](#)
Project/Applicant: Preble-Rish, LLC
(Represented by Steven Pumphrey)
Location: 5240 Highway 90, Pace, FL
A Portion of Parcel: 12-1N-29-0000-02100-0000
Existing Zone: **R1 (Single Family Residential)**
Requested Zone: **HCD (Highway Commercial Development)**
Current FLU: **SFR (Single Family Residential)**
Proposed FLU: **COMM (Commercial)**
Area size: (+/-) 9.92 acres
District: Commissioner District #1
11. [2013-R-012](#)
Project/Applicant: Howard and Sue Mardis
Location: 1727 Woodlawn Beach Road, Gulf Breeze, FL
Parcel: 19-2S-27-0000-00106-0000
Existing Zone: **R1 (Single Family Residential)**
Requested Zone: **HCD (Highway Commercial Development)**
Current FLU: **SFR (Single Family Residential)**
Proposed FLU: **COMM (Commercial)**
Area size: (+/-) 0.594 acre
District: Commissioner District #5
12. Proposed [text amendments](#) to the Santa Rosa County Land Development Code presented by Beckie Cato.

Amending the Land Development Code, Article 2, related to property owner notification of the Land Development Code and Building Code regulations at time of sale.

IV. Chairperson Matters: None

V. Planning Department Matters:

Review of BOCC August 22, 2013, meeting results.

1. Conditional Use: 2013-CU-011

2. Rezonings: 2013-R-007; 2013-R-008; and 2013-R-009

VI. Announcement of Next Zoning Board Meeting (**Thursday, October 10, 2013**)

VII. Adjournment