



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, October 10, 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 September 12, 2013
- III. New Business:

1. 2013-SX-010

Project/Applicant: James "Bobby" Rogers
 Location: 4938 Matthew Rd., Pace, FL
 Parcel: 14-1N-29-0000-14502-0000
 Zoned: R1 (Single Family Residential)
Request: Special Exception to divide a parcel for family homestead creating 1 lot without road frontage. (LDC 2.04.00.C.6)
 District: Commissioner District #1

2. 2013-V-051

Project/Applicant: Sign Service & Installations, Inc.
 Represented by Jeanette Redmon
 Location: 4713 Highway 90, Pace, FL
 Parcel: 14-1N-29-0000-00206-0000
 Zoned: HCD (Highway Commercial Development)
Request: Variance to allow a second wall sign to be placed on the side of the building. (Note: The total square footage of both signs will not exceed 10% of the street front elevation of the building) (LDC 8.06.01.A.2)
 District: Commissioner District #1

3. 2013-V-052

Project/Applicant: Hilton Displays, Inc.
 Represented by Elise Lyles
 Location: 3703 Gulf Breeze Parkway, Gulf Breeze, FL
 Parcel: 28-2S-28-0000-01712-0000
 Zoned: PBD (Planned Business District)
Request 1: Variance to allow two additional wall signs to the east and west elevations.

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

Request 2: Variance to allow wall signage to exceed the maximum allowed by 21.66 square feet.
(Note: The total allowed square footage is 38.47 square feet, the existing permitted signage is 35 square feet. The total square footage of the 2 additional signs is 25.13 square feet for a total of 60.13 square feet) (LDC 8.06.01.A.2)
District: Commissioner District #5

4. [2013-CU-012](#)
Project/Applicant: HN Investments, LLC
Represented by Nick H. Nasse
Location: 1200 block of Pine Street, Gulf Breeze, FL
Parcel: 31-2S-28-0000-02800-0000
Zoned: HCD (Highway Commercial Development)
Request 1: Conditional use request to allow multifamily dwelling within a commercial district (LDC 6.09.02.L)
District: Commissioner District #5

And

2013-V-053
Project/Applicant: HN Investments, LLC
Represented by Nick H. Nasse
Location: 1200 block of Pine Street, Gulf Breeze, FL
Parcel: 31-2S-28-0000-02800-0000
Zoned: HCD (Highway Commercial Development)
Request 2: Variance to reduce the rear setback from 25 feet to 10 feet to accommodate a multi family project.
Request 3: Variance to reduce the front setback from 50 feet to 20 feet to accommodate a multi family project.
Request 4: Variance to allow a 10 foot wide "Standard A" landscape buffer along Pine Street (LDC 6.05.15.I, 7.01.)
District: Commissioner District #5

5. [2013-CU-013](#)
Project/Applicant: Verizon Wireless
Represented by Doria Dunham
Location: 4459 Gulf Breeze Parkway, Gulf Breeze, FL
Parcel: 27-2S-28-0000-00100-0000
Zoned: HCD (Highway Commercial Development)
Request: Conditional use request to allow a telecommunications tower within an HCD (Highway Commercial Development) District (LDC 6.09.02.CC)
District: Commissioner District #5

And

2013-V-050
Project/Applicant: Verizon Wireless
Represented by Doria Durham
Location: 4459 Gulf Breeze Parkway, Gulf Breeze, FL
Parcel: 27-2S-28-0000-00100-0000
Zoned: HCD (Highway Commercial Development)
Request 1: Variance request to reduce the side setback from 180 feet to 58 feet
Request 2: Variance request to reduce the rear setback from 200 feet to 152 feet (LDC 7.01.15.G.5, 7.01.15.G.7)
District: Commissioner District #5

6. [2013-CU-014](#)
Project/Applicant: Cobbtown Holiness Church
Represented by Jim Lassiter
Location: 4700 Greenwood Road, Jay, FL
Parcel: 02-4N-29-0000-00700-0000
Zoned: AG (Agriculture/Rural Residential)
Request: Conditional use request to allow the expansion of a church within AG (Agriculture) (LDC 6.09.02.H)
District: Commissioner District #3

And

- 2013-V-056**
Project/Applicant: Cobbtown Holiness Church
Represented by Jim Lassiter
Location: 4700 Greenwood Road, Jay, FL
Parcel: 02-4N-29-0000-00700-0000
Zoned: AG (Agriculture/Rural Residential)
Request: Variance request to vary the side setbacks from 50' to 38' on the left (West side). (LDC 6.09.02.H.3)
District: Commissioner District #3

7. [2013-R-013](#)
Project/Applicant: Forrest Van Camp, P. E.
Location: 4933 East Spencer Field Road, Pace, FL
Parcel: 10-1N-29-0000-00100-0000
Existing Zone: RR1 (Rural Residential Single Family)
Requested Zone: R1 (Single Family Residential)
Current FLU: SFR (Single Family Residential)
Proposed FLU: No change to FLUM requested
Area size: (+/-) 26.90 acres
District: Commissioner District #1

8. Consideration of proposed [amendments](#) to the Future Land Use, Infrastructure, Intergovernmental Coordination, and Conservation Elements as recommended in the Santa Rosa County [2030 Water Supply Facilities Work Plan](#)

Presented by: Kristen Shell

IV. Chairperson Matters: None

V. Planning Department Matters:

1. Review the proposed 2014 Zoning Board Meeting Schedule.

2. Review of BOCC September 26, 2013, meeting results.

Rezoning: 2013-R-010; 2013-R-011; and 2013-R-012

Text Amendment to Article 2 regarding notification for prospective new property owners

VI. Announcement of Next Zoning Board Meeting (**Thursday, November 14, 2013**)

VII. Adjournment