



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, November 14, 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 October 10, 2013
- III. New Business:

1. **2013-SX-011**

Project/Applicant: Tami Gilson
 Location: 7072 Jefferson Street, Navarre, FL
 Parcel: 23-2S-27-0000-02631-0000
 Zoned: R1M (Mixed Residential Subdivision)
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 #4

2. **2013-SX-012**

Project/Applicant: East River Smokehouse
 Represented by James Dabney
 Location: 8491 Navarre Pkwy, Navarre, FL
 Parcel: 20-2S-26-0000-00300-0000 and 20-2S-26-0000-00400-0000
 Zoned: HCD-HON (Highway Commercial Development)
 (Heart of Navarre Overlay District)
Request: Special Exception to replace a non-conforming structure (a 657' 30 slip commercial marina located previously on parcel 20-2S-26-0000-00300-0000) which was destroyed by a hurricane. (NOTE: The proposed replacement will be located on the adjacent parcel to the west and identified as 20-2S-26-0000-00400-0000 and is proposed to be 50 slips and will not exceed 657')
 (LDC 2.04.00.C.3)
 District: Commissioner District #4

3. **2013-V-054**

Project/Applicant: James Crongeyer
 Location: 5068 Keystone Dr, Gulf Breeze, FL
 Parcel: 24-2S-28-1120-00000-0351
 Zoned: R1 (Single Family Residential)
Request: Variance to reduce the west side setback from 10 feet to 3 feet to accommodate an accessory structure that is closer than 10 feet to the single family residence (LDC 6.05.05.I.3, 2.10.05.B.1)
 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-057](#)
Project/Applicant: Gregory Boswell
Location: 1163 Laguna Lane, Gulf Breeze, FL
Parcel: 32-2S-28-4900-00B00-0020
Zoned: R1 (Single Family Residential)
Request: **Variance to reduce the north side setback from 19.5 feet to 13.5 feet at the terminal end of a canal. (LDC 6.03.05.F.5.b)**
District: Commissioner District #5
5. [2013-V-058](#)
Project/Applicant: Grissett's Excavating Co. LLC
Represented by Jimmy Grissett
Location: 3524 Garcon Point Road, Milton, FL
A portion of Parcel: 27-1N-28-0000-00106-0000
Zoned: HCD (Highway Commercial Development)/
AG (Agriculture/Rural Residential)
Request 1: **Variance to allow a staging and storage area for commercial construction equipment.**
Request 2: **Variance to eliminate the required fence along the east side and the eastern portion of the front side.**
Request 3: **Variance to reduce the driveway spacing from 660 feet to 250 feet on the west and from 660 feet to 35 feet on the east. (LDC 6.05.15.B.2.g, 4.04.03.B, 4.04.03.D.1.b, 7.01.12.A)**
District: Commissioner District #2
6. [2013-V-059](#)
Project/Applicant: Coastal Hardscapes, Inc.
Represented by John Gambill
Location: 5177 Gulf Breeze Parkway, Gulf Breeze, FL
Parcel: 24-2S-28-1150-00100-0060
Zoned: HCD (Highway Commercial Development)
Request 1: **Variance to allow outside storage within HCD**
Request 2: **Variance to allow outside display within the front building setback**
Request 3: **Variance to eliminate west side property screening requirement (LDC 6.05.15.B.2, 6.05.15.I.2, & 4.04.03.B, 7.01.12.A)**
District: Commissioner District #5
7. [2013-V-060](#)
Project/Applicant: Holi Corp
Represented by Jason Rebol of Rebol-Battle & Associates
Location: 8375 Gulf Boulevard, Navarre, FL
Parcel: 28-2S-26-9160-00000-0200
Zoned: HNB (Hotel Navarre Beach)
Request: **Variance to reduce the east side setback from 125 feet to 30 feet. (LDC 6.07.09.E)**
District: Commissioner District #4

8. [2013-V-061](#)
Project/Applicant: Taco Bell, Navarre
Represented by Jim Costner of JC Curtis Construction
Location: 8714 Navarre Pkwy, Navarre, FL
Parcel: 21-2S-26-0000-00123-0000
Zoned: HCD (Highway Commercial Development)/
HON (Heart of Navarre Overlay District)
Request 1: **Variance to allow two additional wall signs on the east and west side Elevation**
Request 2: **Variance to allow wall signage to exceed the maximum allowed by 44 square feet**
(NOTE: The allowable wall signage is 58 sq. ft on the building street front elevation. The request is to allow 2 additional wall signs, each with proposed signage of 34 sq ft.. This would exceed the allowable wall signage by 44 sq. ft.)
(LDC 8.06.01.A.2)
District: Commissioner District #4
9. [2013-V-063](#)
Project/Applicant: Crown Castle
Represented by Jennifer Dokos of General Dynamics
Location: 5660 Hamilton Bridge Road, Milton, FL
Parcel: 43-1N-28-0000-01600-0000
Zoned: HCD (Highway Commercial Development)
Request: **Variance to allow a 200 gallon diesel backup generator on the existing telecommunications tower site.**
(LDC 7.01.14.D.3.a, 7.01.14.D.3.c)
District: Commissioner District #1
10. [2013-V-064](#)
Project/Applicant: Advanced Enterprises of Northwest Florida Inc.
Represented by Pedro Adames of Woodworth Services
Location: 1767 Magnolia Harbor Drive, Navarre, FL
Parcel: 24-2S-27-2325-00B00-0150
Zoned: R2 (Medium Density Residential)
Request: **Variance to reduce the east side setback from 8' 9" to 7' 8".**
(LDC 6.05.08.I.3)
District: Commissioner District #5
11. [2013-V-065](#)
Project/Applicant: Advanced Enterprises of Northwest Florida Inc.
Represented by Pedro Adames of Woodworth Services
Location: 1757 Magnolia Harbor Drive, Navarre, FL
Parcel: 24-2S-27-2325-00B00-0160
Zoned: R2 (Medium Density Residential)
Request: **Variance to reduce the east side setback from 11' to 8'.**
(LDC 6.05.08.I.3)
District: Commissioner District #5

12. [2013-R-014](#)
 Project/Applicant: Scott and Eddie English
 Location: 6647 Munson Highway, Milton, FL
 Parcel: 13-2N-28-0000-01200-0000
Existing Zone: AG (Agriculture/Rural Residential)
Requested Zone: HCD (Highway Commercial Development)
Current FLU: AG (Agriculture)
Proposed FLU: COMM (Commercial)
 Area size: (+/-) 5.60 acres
 District: Commissioner District #3
13. Proposed text amendment to the Santa Rosa County Land Development Code presented by Beckie Cato.

Amending LDC [Article 6](#) regarding canal construction.

14. Proposed text amendment to the Santa Rosa County Land Development Code and text amendment to the Santa Rosa County Comprehensive Plan presented by Beckie Cato.

Amending LDC [Article 6](#) creating a new Military Lands zoning district.

Amending Comprehensive Plan Chapter 3 creating a new Military Lands FLUM district.

15. Proposed text amendment to the Santa Rosa County Land Development Code presented by Beckie Cato.

Amending LDC [Article 11](#) regarding compatible uses within airport zones.

IV. Chairperson Matters:

1. Vote on Chairman for the 2014 calendar year.

V. Planning Department Matters:

Review of BOCC October 24, 2013, meeting results.

- 1. Conditional Use Requests 2013-CU-012, 2013-CU-013, and 2013-CU-014**
- 2. Rezoning Request 2013-R-013**
- 3. Text Amendment to Future Land Use, Infrastructure, Intergovernmental Coordination, and Conservation Elements as recommended in the Santa Rosa County 2030 Water Supply Facilities Work Plan**

VI. Announcement of Next Zoning Board Meeting (**Thursday, January 9, 2013**) No December Meeting

VII. Adjournment