Zoning Board
July 14, 2011
Milton, FL.

The Zoning Board met on the above date with the following members present: Chairman Bill Dubois, and members David Powell, William Merrill, Lonnie Hawkins, Bill Seelman, Jim Waite, and Rob Williamson. Shawn Ward (Planner II) and Leslie Statler (Planner I) represented Planning and Zoning.
The first item of business was the review of the minutes from the June 9, 2011 meeting.
Dubois moved approval of the minutes from the June 9, 2011 meeting. Williamson seconded, and the motion passed unanimously by a show of hands.

New Business:
1. 2011-SX-009
Request: Special Exception to allow subdivide a parent parcel creating 3 lots without the required road frontage (LDC 2.04.00.09)
Zoned: R1 (Single Family Residential)
Proj/Applicant Gordon Howell represented by Blake Lewis
Proj Location In the 5500 block of Education Drive, Pace
Parcel # 32-2N-29-0000-01111-0000
District: Commissioner District #1

Dubois said the board has received written opposition to this request. Blake Lewis said this proposal is for workforce housing. He said he felt this request will be positive for the County. John Tucker said he submitted a letter that states his concerns. He said he felt this property should be a single family lot. Tucker said the subject lot is a retention pond for the surrounding lots. He said he is concerned about storm water run off. Dubois asked if there will have to be a legal description and recorded easement before development. Statler said yes. Williamson asked the size of the 3 proposed lots. Statler said they are comparable in size, but not in shape. Lewis said the reason Lot 1 is shaped the way it is because of drainage.

Merrill moved approval of the request. Waite seconded, and the motion passed by majority vote with Merrill, Waite, Dubois, Carney, Williamson, and Powell in favor. Hawkins and Seelman opposed.

2. 2011-V-016
Request: Variances to the following to accommodate a new on-premise sign within a residential zoning district: (1) to change the maximum allowable sign height from 6 feet to 10 feet; (2) to change the maximum allowable sign face from 32 square feet to 61.9 square feet; and (3) to reduce the setback from 10 feet to 5 feet. (LDC 8.06.05.A)
Zoned: R1 (Single Family Residential)
Proj/Applicant Billory Baptist Church
Proj Location 8162 Stillwater Cove, Navarre
Parcel # 05-2S-26-0000-03000-0000
District: Commissioner District #4

John McCleskey said the church owns Harper Cemetery which is adjacent to this lot. He said the current sign has been in use since 1979. McCleskey said the requested variance will allow the proposed sign to be within 5 ft. of the property line. He said he would like to increase the sign size and height. Dubois asked how long the church has been on the property. McCleskey said 116 years. Dubois said the staff analysis states a variance may set precedent. Waite said the third variance request concerns him because there will be no clear line of sight for oncoming traffic. Williamson said he felt this will be an improvement for the area. Carney asked McCleskey the reason the sign cannot be set back the required 10 ft. McCleskey said if you are going north you cannot see the sign until after you pass the church. Dubois said the board will vote on each variance request individually.

Waite moved approval of variance request 1. Hawkins seconded, and the motion passed by majority vote with Waite, Hawkins, Powell, Carney, Merrill, Seelman, and Williamson in favor. Dubois opposed.

Williamson moved approval of variance request 2. Waite seconded, and the motion passed by majority vote with Williamson, Waite, Hawkins, Powell, Carney, Merrill, and Seelman in favor. Dubois opposed.

Hawkins moved approval of variance request 3. Seelman seconded, and the motion passed by majority vote with Dubois, Merrill, and Powell in favor. Carney, Waite and Williamson opposed.

3. 2011-V-017
Request: Variances to the following to accommodate the placement of a single family residence: (1) to reduce the front building setback from 25 feet 15 feet 9 inches; and (2) to reduce the Shoreline Protection Zone setback from 50 feet from the mean high water line to 36 feet 5 inches from the mean high water line. (LDC 6.05.05.I.2, 2.10.01.B, 12.01.00.B, 12.01.02.A)
Zoned: R1 (Single Family Residential)
Proj/Applicant Richard & Donna Frazee
Proj Location 4609 Soundside Drive, Gulf Breeze
Parcel # 34-2S-28-5180-00000-1430
District: Commissioner District #5

Richard Frazee said he bought this property 6-7 months ago and intends to build a residence on the property. Carney asked the size of the proposed home. Frazee said 2,200 square feet. Carney asked if there is a new vinyl sea wall in place. Frazee said yes.

Hawkins moved approval of both variance requests. Seelman seconded, and the motion passed unanimously.

4. 2011-CU-007
Request: Conditional Use to allow the expansion of a place of worship within an R1 (Single Family Residential) zoning district to accommodate a parking lot expansion (LDC 6.09.02.H)
Zoned: HCD/R1 (Highway Commercial Development/Single Family Residential)
Proj/Applicant "Navarre First Assembly of God"
Proj Location 9594 Navarre Parkway, Navarre
Parcel # 21-2S-26-0780-0KK06-0000
District: Commissioner District #4

John Skipper said this work will be completed 5 months. Seelman asked if the paved surface area is increased if there will need to be a runoff pond. Statler said there will need to be an engineered site plan for this project which will address drainage issues.

Williamson moved approval of the request. Hawkins seconded, and the motion passed unanimously.

5. 2011-CU-008
Request: Conditional Use to allow a communication tower to be located within an Agriculture zoning district (LDC 6.09.02.CC)
Zoned: AG (Agriculture)
Proj/Applicant SBA Towers III, Bob Lease
Proj Location 207 Hawsey Lane, Milton
Parcel # 18-3N-28-0000-00600-0000
District: Commissioner District #3

Bob Lease said the reason for this request is to expand cell phone coverage into Allentown where there is currently poor to no coverage. He said SBA Towers is the third largest communication tower owner and operator in the United States. Lease said this company will follow all code requirements. He said this is a rural farm area and will be an ideal site. Dubois asked if there is a primary wireless carrier already assigned. Lease said yes.

Waite moved approval of the request. Williamson seconded, and the motion passed unanimously.

6. 2011-R-011
Applicant: Eric Rodriguez
Parcel(s): A portion of 17-1N-28-0000-08300-0000
Location: 4373 Avalon Blvd
Existing Zone: R1, Single Family Residential
Requested Zone: HCD, Highway Commercial Development
Current FLU: Single Family Residential
Proposed FLU: Commercial
Area size: 2.89 (+/-) acres
District: Commissioner District # 1

Eric Rodriguez said the current zoning of this lot inhibits him from growing his business. Statler said Rodriguez will meet with her to discuss site plan development if this request is approved.

Waite moved approval of the request. Seelman seconded, and the motion passed unanimously.

7. 2011-R-012
Applicant: Lewis Cooper - Aero Training and Rental, Inc.
Parcel(s): 05-2S-26-0000-02300-0000
Location: 3432 Highway 87 South
Existing Zone: HCD, Highway Commercial Development
Requested Zone: M1, Restricted Industrial
Current FLU: Commercial
Proposed FLU: Industrial
Area size: 2.1 (+/-) acres
District: Commissioner District # 4

Dubois said this applicant has requested this item be tabled until the September 8, 2011 Zoning Board meeting.

Waite moved approval to table this item until September 8, 2011. Hawkins seconded, and the motion was approved unanimously by show of hands.

8. 2011-R-013
Applicant: Florida Department of Environmental Protection (Greenways and Trails)
Agent: Sheila Harris, Santa Rosa County Grants Department
Parcel(s): 15-1N-28-0120-00100-0010
Location: 6953 Main Street, Bagdad
Existing Zone: P1, Passive Park District
Requested Zone: P2, Active Park District
Current FLU: Recreation/Conservation
Proposed FLU: No Change
Area size: 16.84 (+/-) acres
District: Commissioner District # 2

Ward said staff requests this item be conditioned to allow only uses as recommended within the Bagdad Millsite Park plan. Sheila Harris (Grant's Coordinator) said the reason for the request is because there are amenities planned for the park that will require P2 zoning. Williamson said he appreciates all of Harris' work on this project. He said his company has volunteered for this project.

Williamson moved approval of the request with the condition to allow only uses as recommended within the Bagdad Millsite plan. Powell seconded, and the motion passed unanimously.

9. 2011-R-014
Applicant: Laura Sellers and Phylis Broxson Sellers
Parcel(s): 16-1N-27-0000-00338-0000
Location: 4211 Shiloh Road
Existing Zone: Ag, Agriculture
Requested Zone: R1M, Mixed Residential Subdivision

Current FLU: Agriculture
Proposed FLU: Single Family Residential
Area size: 1.75 (+/-) acres

District: Commissioner District # 4

Dubois said the size of the parcel will not allow for two lots under the current zoning. Ward said there are other properties in the area that are less than 1 acre in size. Phyllis Sellers said she and her mother have medical issues that require them to reside on the same property. She said they also care for an autistic nephew who stays with them while his parents work. Dubois asked if she is aware of the option to file for special exception due to medical hardship. Ward said Sellers is aware of that option but chose against it due to that being a temporary arrangement.

Anthony Washnock said AG1 zoning was originally intended for this purpose. He said he is in favor of this request.

Waite moved approval of the request. Hawkins seconded, and the motion passed unanimously.

10. 2011-R-015
Applicant: James Gary Wilson
Parcel(s): 19-2N-26-0000-001010000 and 19-2N-26-0000-00102-0000
Location: North side of Hwy 90, West of Deaton Bridge Road
Existing Zone: M1, Restricted Industrial District
Requested Zone: M2, General Industrial

Current FLU: Industrial
Proposed FLU: No Change
Area size: 17.81 (+/-) acres
District: Commissioner District # 2

Wilson said the closest neighbors to this property are his family. He said this operation will be to de-bark pine logs before they go to the port of Pensacola. Williamson asked where the removed bark will be disposed of. Wilson said all excess material will go to the paper mill.

Hawkins moved approval of the request. Powell seconded, and the motion passed unanimously.
Planning Department Matters: Review of BOCC June 23, 2011 meeting results.
Conditional Use 2011-CU-005:
Statler said the Commissioners went against this board's recommendation and denied the request.
Rezonings 2011-R-008, 2011-R-009 and 2011-R-010:
Ward said these requests were approved by the Commissioners with conditions.

Next Meeting:
The next Zoning Board meeting will be held on Thursday, August 11, 2011 at 6:00 p.m.

Adjournment:

There being no further business to come before the board at this time, the meeting adjourned.