



Beckie Cato, AICP  
 Planning and Zoning Director

# Santa Rosa County Development Services

Tony Gomillion  
 Public Service Director  
**PUBLIC NOTICE**



Rhonda Royals  
 Building Official

Members of the Santa Rosa County Zoning Board, Applicants and Public:  
 The Zoning Board will hold its regularly scheduled meeting on  
**Thursday, August 13, 2015, at 6:00 p.m.** at the  
 Tiger Point Community Center, Gulf Breeze, Florida.

I. Pledge of Allegiance

II. Review of Meeting Minutes from July 9, 2015

III. Old Business:

1. **2015-V-048**                      **TABLED FROM JULY 9, 2015**  
 Project/Applicant: William and Carol Andersen  
 Location: 3025 Cloptons Circle, Navarre, FL  
 Parcels: 05-2S-26-0000-02308-0000 and 05-2S-26-0000-02312-0000  
 Zoned: R1 (Single Family Residential)  
**Request:** **Variance request to increase the allowable fence height from 6 feet to 8 feet and from 6 feet to 10 feet along the east property line, specifically 140 feet of 8 foot privacy fence then go up to 10 feet for 78 feet. (LDC 6.04.16.A & 7.01.10.A)**  
 District: Commissioner District #4
  
2. **2015-V-055**                      **TABLED FROM JULY 9, 2015**  
 Project/Applicant: Mary McAlpin  
 Location: 1070 Lionsgate Lane, Gulf Breeze, FL  
 Parcel: 32-2S-28-2315-00000-0720  
 Zoned: PUD (Planned Unit Development)  
**Request 1:** **Variance request to reduce the front setback from 15 feet to 3 feet to accommodate a single family residence.**  
**Request 2:** **Variance request to reduce the rear setback from 10 feet to 3 feet to accommodate a single family residence. (LDC6.05.12.E.3)**  
 District: Commissioner District #5

IV. New Business:

1. **2015-V-058**  
 Project/Applicant: Wesley Sinnen  
 Location: 3341 El Portal Street, Gulf Breeze, FL  
 Parcel: 29-2S-28-3095-00E00-0030  
 Zoned: R1 (Single Family Residential)  
**Request:** **Variance request to reduce the rear setback from 25 feet to 5 feet to accommodate an accessory structure. (LDC 2.10.05.B.3)**  
 District: Commissioner District #5

Santa Rosa County Public Service Complex  
 6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583

[www.santarosa.fl.gov](http://www.santarosa.fl.gov)

Office: (850) 981-7000

Inspections/Compliance Division Fax: (850) 623-1208 • Planning/Zoning Division Fax: (850) 983-9874

2. [2015-V-059](#)  
Project/Applicant: Jonathan Hurley  
Location: 3605 Juniper Creek Road, Milton, FL  
Parcel: 06-4N-28-2850-00000-0080  
Zoned: AG (Agriculture/Rural Residential)  
**Request:** **Variance request to allow the construction of an accessory structure prior to the construction of the primary residence. (LDC 2.10.05.A)**  
District: Commissioner District #3
3. [2015-V-060](#)  
Project/Applicant: Nathan Mansfield  
Location: 6019 Emerald Sound Drive, Gulf Breeze, FL  
Parcel: 29-2S-27-3332-00H00-0040  
Zoned: PBD (Planned Business District)  
**Request:** **Variance request to reduce the shoreline protection zone setback from 50 feet to 18.95 feet to accommodate a single family residence (LDC 12.01.02.A)**  
District: Commissioner District #5
4. [2015-V-061](#)  
Project/Applicant: Santa Rosa County Creek Indian Tribe, Inc.  
Represented by Thomas Nichols  
Location: 4751 Willard Norris Road, Milton, FL  
Parcel: 14-2N-29-0000-00500-0000  
Zoned: P2 (Active Park)  
**Request:** **Variance request to eliminate the tree requirement of the landscape buffer and to allow the planting of seedlings in place of the tree requirement. (LDC 7.01.05.G.1)**  
District: Commissioner District #3
5. [2015-CU-024](#)  
Project/Applicant: GAC Property Management LLC  
Represented by Greg Britton of Navarre Family Watersports  
Location: 8671 Navarre Parkway, Navarre, FL  
Parcel: 21-2S-26-0000-00126-0000  
Zoned: HCD (Highway Commercial Development)-HON (Heart of Navarre)  
**Request 1:** **Conditional Use request to allow commercial outdoor amusement activities, specifically a miniature (putt putt) golf course, zip line, and inflatable aqua island water park within HCD/HON (Highway Commercial Development /Heart of Navarre) zoning district.**  
**Request 2:** **Conditional Use request to allow recreational activities, specifically a boat and jet ski excursion rental facility with dock within HCD/HON (Highway Commercial Development/Heart of Navarre) zoning district. (LDC 6.09.02.V & 6.09.02.EE)**  
District: Commissioner District #4
- And**
- [2015-V-064](#)  
Project/Applicant: GAC Property Management LLC  
Represented by Greg Britton of Navarre Family Watersports  
Location: 8671 Navarre Parkway, Navarre, FL  
Parcel: 21-2S-26-0000-00126-0000  
Zoned: HCD (Highway Commercial Development)-HON (Heart of Navarre)  
**Request 1:** **Variance request to reduce the side setbacks from 50 feet to 0 feet to accommodate commercial outdoor amusement activities.**  
**Request 2:** **Variance request to reduce the rear setback from 50 feet to 25 feet to accommodate commercial outdoor amusement activities. (LDC 6.09.02.V & 6.09.02.EE)**  
District: Commissioner District #4

- 6. [2015-R-015](#)  
 Project/Applicant: Marie Mancini  
 Location: 3200 block of Highway 87 South, Navarre, FL  
 Parcel: 05-2S-26-0000-02901-0000  
**Existing Zone:** R1M (Mixed Residential Subdivision)  
**Proposed Zone:** HCD (Highway Commercial Development)  
**Existing FLUM:** SFR (Single Family Residential)  
**Proposed FLUM:** COMM (Commercial)  
 Area size: (+/-) 0.49 acres  
 District: Commissioner District #4
  
- 7. Proposed [South Santa Rosa Bicycle Pedestrian Plan](#) – presented by Kristen Shell  
 Review of proposed strategies and goals.

V. Chairperson Matters: None

VI. Planning Department Matters:

**Review of BOCC July 23, 2015, meeting results.**

- 1. **Conditional Use Request: 2015-CU-017, 2015-CU-026, 2015-CU-027, and 2015-CU-028**
- 2. **Proposed text amendments to the Land Development Code, Article 4 and Article 12**

VII. Announcement of Next Zoning Board Meeting (Thursday, September 10, 2015)

VIII. Adjournment