



Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Development Services

Tony Gomillion
Public Service Director



John T. "Tim" Tolbert
Building and Fire 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 17, 2011, 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 13, 2011
- III. New Business:
 1. [Florida Sunshine Law Review](#) presented County Attorney Angie Jones
 2. **2011-SX-014**
Project/Applicant: Joyce D. Pendleton
Location: 3113 Oak View Drive, Milton
Parcel(s): 35-1N-28-0000-01400-0000
Zoned: R1 (Single Family Residential) & RR1 (Rural Residential)
Request: Special Exception to subdivide a family homestead creating two lots without the required road frontage (LDC 2.04.00.C.6)
District: Commissioner District # 2
 3. **2011-V-023**
Project/Applicant: Carlton "Ray" & Anne C. Bohon
Location: 1825 & 1826 Cowen Road, Gulf Breeze
Parcel(s): 19-2S-27-3440-00B00-0050 & 019-2S-27-3440-00A00-0010
Zoned: HCD (Highway Commercial Development)
Request: Variance to reduce the front building setback from 50 feet to 25 feet to accommodate the development of the site consistent with others within the industrial subdivision located on a private road (LDC 6.05.15.I.2 & 6.05.19.H.2)
District: Commissioner District # 5
 4. **2011-V-024**
Project/Applicant: Willie A. Williams
Location: In the 2100 block of Jeannie Street, Navarre
Parcel(s): 21-2S-26-0780-00048-0000
Zoned: R2M (Medium Density Mixed Residential)
Request: Variance to allow the construction of an accessory building (garage/shed) prior to the construction of the main (principle)

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

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Office: (850) 981-7000

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

- District: dwelling (LDC 2.10.05.A)
Commissioner District # 4
5. [2011-V-025](#)
Project/Applicant: Shane & Marichu Johnson represented by David Lamar, P.E.
Location: 8428 East Bay Boulevard, Navarre
Parcel(s): 08-2S-26-0000-00124-0000 & 08-2S-26-0000-00125-0000
Zoned: HCD (Highway Commercial Development)
Request: Variances to the following to accommodate the development of a boat & RV storage facility: 1. to reduce the height of the required screening fence from 8 feet to 6 feet on all sides; 2. to allow a 6' screening fence to be located within the front setback of the property; 3. to allow storage uses within the front setback; 4. to eliminate the adjacent use landscape buffer along the east and north property lines; and 5. to eliminate the required screening fence along the west side of the property
(LDC 6.04.15, 7.01.10.D, 6.05.15.I.2, 7.01.05.F)
District: Commissioner District # 4
6. [2011-V-026](#)
Project/Applicant: Victor & Lorraine Mitchell
Location: 2655 Edmund Drive, Gulf Breeze
Parcel(s): 36-2S-29-1513-00E00-0140
Zoned: R1 (Single Family Residential)
Request: Variance to reduce the front building setback from 25 feet to 20 feet to accommodate a garage addition (LDC 6.05.05.I.2)
District: Commissioner District # 5
7. [2011-V-027](#)
Project/Applicant: "The Secret Garden" Carolyn Self
Location: 3949 Highway 90, Pace
Parcel(s): 16-1N-29-0000-08600-0000
Zoned: HCD (Highway Commercial Development)
Request: Variance to reduce the front building setback from 50 feet to 20 feet to accommodate an open porch/arbor on the front of the building
(LDC 6.05.15.I.1.b)
District: Commissioner District # 1
8. [2011-CU-013](#)
Project/Applicant: "Adventures Unlimited" Jack Sanborn, Wolfe Creek LLC
Location: 8974 Tomahawk Landing Road, Milton
Parcel(s): 13-3N-28-0000-00101-0000
Zoned: AG, HCD, & P2 (Agriculture, Highway Commercial Development, & Active Park)
Request: Conditional Use to allow treehouse cabins (recreational activities) to be located within an Agriculture (AG) zoning district (LDC 6.09.02.V)
District: Commissioner District # 3

9. [2011-CU-015](#)
Project/Applicant: "Pea Ridge Flea Market" Steve Lowery
Location: 5186 Highway 90, Pace
Parcel(s): 12-1N-29-0000-00801-0000
Zoned: HCD (Highway Commercial Development)
Request: Conditional Use to allow auto restoration facility (vehicular paint & body shop) to be located within a Highway Commercial Development (HCD) zoning district (LDC 6.09.02.N)
District: Commissioner District # 1
10. [2011-R-019](#)
Applicant: Robert Stewart
Parcel(s): 05-1N-27-0000-00215-0000
Location: 5376 Persimmon Hollow Road, East Milton
Existing Zone: Ag, Agriculture District
Requested Zone: RR1, Rural Residential District
Current FLU: Agriculture
Proposed FLU: Single Family Residential
Area size: 1.08 acres
District: Commissioner District # 2
11. [2011-R-020](#)
Applicant: Terry and Lynn Burt
Parcel(s): 17-1S-28-0000-01004-0000 and 17-1S-28-0000-02900-0000
Location: 1501 Pearson Road, Garcon Point
Existing Zone: RR1, Rural Residential District
Requested Zone: Ag, Agriculture District
Current FLU: Single Family Residential
Proposed FLU: No Change
Area size: 18.58 acres
District: Commissioner District # 2

NOTE: The following Agenda Items are comprehensive plan text amendments and future land use map amendments. Following consideration by the Board of County Commissioners at a transmittal public hearing, the items will be forwarded to the Department of Economic Opportunities for review, with subsequent consideration by the Board of County Commissioners at an adoption public hearing in Calendar Year 2012.

12. [2011-R-017](#)

Applicant: Motorcoach Resort at the Preserves, LLC.
Agent: Roy Andrews, P.A.
Parcel(s): 06-1N-27-0000-00701-0000 and 07-1N-27-0000-00109-0000
Location: Persimmon Hollow Road, East Milton
Existing Zone: P2, Active Park District
Requested Zone: RR1, Rural Residential District
Current FLU: Conservation/Recreation
Proposed FLU: Single Family Residential
Area size: 230.10 acres
District: Commissioner District # 2

13. Proposed text amendment to the Santa Rosa County Comprehensive Plan:

[Chapter 10, Capital Improvements Element, updating Policy 10.2.A.3, the Santa Rosa County School District Five-Year Facilities Work Plan for 2011-2012 dated 9-22-2011.](#)

14. Proposed text amendment to the Santa Rosa County Comprehensive Plan:

[Chapter 4, Transportation Element, updating the Future Transportation Map Series 4-1 thru 4-5.](#)

(Note: This concludes the Agenda Items representing the comprehensive plan text amendments and future land use map amendment package.

15. Proposed text amendment to the Santa Rosa County Comprehensive Plan:

[Chapter 10, Capital Improvements Element, updating the 5-year Schedule of Capital Improvements and Table 10-2, a 15-year Transportation Schedule of Capital Improvements.](#)

16. Election of Chairman and Vice Chairman for 2012 Calendar Year

IV. Chairperson Matters: None

V. Planning Department Matters: **Review of BOCC October 27, 2011 meeting results.**

1. Conditional Use 2011-CU-012

VI. Announcement of Next Zoning Board Meeting (**Thursday, January 12, 2012**)

VII. Adjournment