

Special Rezoning Meeting  
December 10, 2015  
Milton, Florida

The Board of County Commissioners of Santa Rosa County, Florida, met in special session on the above date with the following members present: Chairman Lane Lynchard, Jayer Williamson, Robert “Bob” Cole, Rob Williamson, and Don Salter. Also present were County Administrator (Hunter Walker), County Attorney (Roy Andrews), Beckie Cato (Planning and Zoning Director), Jason McLarty (Planner II), and Kristen Shell (Senior Planner).

- 1. APPEAL 2015-V-078**  
Appellant: Lynn West  
Location: 7521 Gulf Boulevard, Navarre Beach, FL  
Parcel: 28-2S-26-9180-04900-0090  
Zoned: NB-SF (Navarre Beach-Single Family)  
**Request: Variance request to reduce the front setback from 30 feet to 21 feet to accommodate a single family residence. (LDC 6.07.01.D.1)**  
District: Commissioner District #4  
*October 8, 2015*  
*Zoning Board*  
*Decision: Approved without objection*

William Dunaway said according to staff none of the criteria for granting this variance have been met. He said at the Zoning Board meeting, there was an indication some similar variances have been granted on this road. Dunaway said subsequent to the meeting, it was determined no such variances have been granted. He said he is asking the Board to reject the variance and grant the appeal.

Carol Powell said she lives across from this lot. She said she is concerned about flooding issues in this area.

Lynn West said she is asking that the code be followed.

Robert Heffernan addressed the variance criteria. He said he feels there are special conditions for this lot. Heffernan said he feels this request will not impair the intent of the zoning ordinance or zoning map.

Jim Willet said he purchased this property about 5 years ago, right before the oil spill. He said he decided to build 3 years ago. Willet said this is the house he wants to build, regardless of the location. He said being 2 feet closer to West’s home is not a problem.

R. Williamson said approving every variance that comes before the Board sends the message that the code is not important. He said he does not see where the property owner’s right has been infringed.

**R. Williamson moved approval without objection of the appeal.**

- 2. APPEAL 2015-V-081**  
Project/Applicant: Eric Brewer  
Represented by Jason Taylor of Wetland Sciences, Inc.  
Location: 4500 block of Brickyard Bayou Place, Gulf Breeze, FL  
Parcel: 34-2S-28-5180-00000-1160  
Zoned: R1 (Single Family Residential)  
**Request: Variance request to increase distance a dock can encroach into a bayou from 7 feet to 12 feet. Specifically, a dock and boat lift consisting of a 180 square foot platform and an uncovered boat lift that exceeds the 15 percent open water span by 5 feet at the point of installation. (LDC 6.03.05.F)**  
District: Commissioner District #5  
*October 8, 2015*  
*Zoning Board*  
*Decision: Motion to approve failed with a denied vote of 4 – 4; Bill DuBois, Jim Waite, Don Richards & Robin Edwards voted against*

John Bordelon discussed the history of this property. He said this is a canal, not an open body of water. Bordelon said if staff had treated this as a canal, this variance would not be needed. He said Brewer met with the neighbor who opposed and they reached an agreement. Bordelon said the neighbor no longer opposes the variance.

R. Williamson asked how much room this will leave for the property owner next to this lot. Lynchard said the proposed location of the boat lift has been shifted toward the open water, which leaves more room for the property owners to the west end of the canal.

**Lynchard moved approval without objection to grant the appeal, and the variance as applied for.**

3. **APPEAL** **2015-V-082**  
 Applicant: Les White of Acorn Fine Homes  
 Location: 1400 Block of Bermuda Drive, Navarre Beach, FL  
 Parcel: 28-2S-26-9095-00B00-0160  
 Zoned: NB-MD (Navarre Beach-Medium Density)  
**Request:** **Variance request to reduce the shoreline protection zone from 50 feet to 26 feet to accommodate a single family residence. (LDC 12.01.02.A)**  
 District: Commissioner District #4  
*October 8, 2015*  
**Zoning Board**  
**Decision:** *Motion to approve failed with a denied vote of 4 – 4; Bill DuBois, Bill Seelmann, Don Richards & Robin Edwards voted against*

White said there has been a substantial amount of erosion on the lots in this neighborhood. He said the mean high water line has moved so far inland that the 50 foot setback requirement prohibits a reasonably size home on this lot. White said on the gulf side, the Department of Environmental Protection has the coastal construction setback line and criteria to establish the line of construction, along the shoreline. He said on the sound side, the state does not protect the shoreline. White said he is proposing to create a line of construction, just as the DEP on the Gulf side.

Lynchard asked if there are permits to connect the seawalls. White said yes.

**R. Williamson moved approval without objection of the appeal, approving the variance request.**

4. **2015-CU-037**  
 Project/Applicant: Stump Springs Baptist Church  
 Represented by Pastor Kevin Nelson and Westel Cabaniss  
 Location: 3600 Three Notch Trail, Milton, FL  
 Parcel: 03-4N-27-0000-00300-0000  
 Zoned: AG (Agriculture/Rural Residential)  
**Request:** **Conditional Use to allow the expansion of a place of worship within an AG (Agriculture/Rural Residential) zoning district. (LDC 6.09.02.H)**  
 District: Commissioner District #3  
**Zoning Board**  
**Recommendation:** *Recommended approval without objection*

**Salter moved approval without objection.**

5. **2015-CU-038**  
 Project/Applicant: Auto Depot Navarre/Chris Pike  
 Property Owner: IUI Properties Inc.  
 Location: 1942 Highway 87 South, Navarre, FL  
 Parcels: 20-2S-26-0000-00519-0000, 20-2S-26-0000-00530-0000, and 20-2S-26-0000-00535-0000  
 Zoned: M1-HON (Restricted Industrial-Heart of Navarre) and HCD-HON (Highway Commercial Development-Heart of Navarre)  
**Request:** **Conditional Use to allow a commercial auto sales within a HCD-HON (Highway Commercial District – Heart of Navarre) and M1-HON (Restricted Industrial - Heart of Navarre) zoning district. (LDC 6.05.24.B.3)**  
 District: Commissioner District #4  
**Zoning Board**  
**Recommendation:** *Recommended Approval with a vote of 7 – 3  
 Bill DuBois, Bill Seelman, Scott Kemp and Robin Edwards voted against*

R. Williamson said he is not in favor of this request. He said this request was initially put forward as an auto repair shop that was to be behind a landscaped buffer. R. Williamson said the owner of the business came before the Board and requested to have a moderate car sales operations which was to be limited to 7 units. He said the operations have expanded considerably and it is now a code compliance issue. R. Williamson said he does not believe this operation is consistent with the will of the citizens in this district. He said he does not believe this is fair to other people who want to open businesses of this nature.

Cole said it does not appear that this operation is conforming to state requirements.

Pike said he rents the property and when he signed the lease he thought he had 3 lots to use. He said he is doing everything he can to come into compliance. Pike said this is a sustainable business which has not been on this lot before. He said he is willing to improve the property and come into compliance, it will just take time.

Salter said this does not comply with HON zoning.

**R. Williamson moved denial without objection of the Conditional Use.**

6. Proposed amendments to the Comprehensive Plan – 5 Year Update to the Comprehensive Plan – presented by Kristen Shell

**Amending Chapter 7 – Coastal Management  
Amending Chapter 8 – Conservation  
Amending Chapter 9 – Recreation and Open Space**

***Zoning Board***

***Recommendation: Recommended approval without objection***

Shell made a power point presentation to the board. She said the entire plan will be submitted to the state in February.

R. Williamson asked how 34% of the developable land within the Navarre Beach Zoning Overlay remaining in the Conservation Recreation category is determined. Shell said it is what is currently in the comprehensive plan. Cato said this is what was determined by the county.

**Lynchard moved approval without objection of the proposed amendments.**

7. **Lynchard moved approval without objection of the ordinance.**

**ORD. NO. 2015 RECORDED IN ORDINANCE BOOK NO. \_\_\_\_ AT PAGES \_\_\_\_**

Other Business:

Cole said the Board discussed recyclables this morning. Walker said he is still looking into this. He said recycling will continue as is during the holidays. R. Williamson said the south end used to have drop offs during the holidays. Salter said there are no longer drop off sites in the county. Cole said he would like the Public Information Officer to put out information regarding recycling.

Adjournment:

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

BOARD OF COUNTY COMMISSIONERS  
SANTA ROSA COUNTY, FLORIDA

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By: Lane Lynchard

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Attest: Donald C. Spencer, Clerk of Court