



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, January 8, 2015, at 6:00 p.m. at the
 Santa Rosa County Administrative Complex, Commissioners Boardroom, Milton, Florida.

- I. Pledge of Allegiance
- II. Review of Meeting Minutes from November 13, 2014
- III. Old Business:
- IV. New Business:

1. [2015-V-002](#)

Project/Applicant: Stan Burchfield
 Represented by Jack Prewitt
 Location: 4124 McConnell Street, Milton, FL
 Parcel: 19-1N-27-0000-00400-0000
 Zoned: R2M (Medium Density Mixed Residential)
Request: Variance Request to allow an accessory structure prior to the residence being constructed. (LDC 2.10.05.A)
 District: Commissioner District #2

2. [2015-V-005](#)

Project/Applicant: House of Bones
 Represented by Euby Black
 Location: 5260 Gulf Breeze Parkway, Gulf Breeze, FL
 Parcel: 24-2S-28-0000-00400-0000
 Zoned: HCD (Highway Commercial Development)
Request: Variance Request is to reduce the front setback from 50 feet to 25 feet to accommodate the redevelopment of a restaurant. (LDC 6.05.15.I.2 & 6.05.15.I.3)
 District: Commissioner District #5

3. [2015-V-007](#)

Project/Applicant: Jon & Jennifer Leshner
 Represented by Michael Haile of The Haile Company NWFL Inc.
 Location: 1457 Gulf Winds Drive, Gulf Breeze, FL
 Parcel: 29-2S-28-4913-00D00-0070
 Zoned: R1 (Single Family Residential)
Request 1: Variance Request to reduce north side setback from 11' to 8' to accommodate a detached carport.
Request 2: Variance Request to allow an accessory structure that is not subordinate in height to the primary residence. (LDC 2.10.05.B.1 & 3.00.01)
 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. [2015-CU-001](#)
Project/Applicant: Driftwood House
Represented by Craig Gosselin
Location: 9709 Navarre Parkway, Navarre, FL
Parcel: 21-2S-26-0780-00N01-0000
Zoned: R2 (Medium Density Residential)
Request: **Conditional Use Request to allow an outdoor recreational activity, specifically a wedding planning and hosting business (LDC 6.09.02.V)**
District: Commissioner District #4

And

[2015-V-001](#)
Project/Applicant: Driftwood House
Represented by Craig Gosselin
Location: 9709 Navarre Parkway, Navarre, FL
Parcel: 21-2S-26-0780-00N01-0000
Zoned: R2 (Medium Density Residential)
Request 1: **Variance Request to reduce the east side setback from 25 feet to 8 feet to accommodate a deck.**
Request 2: **Variance Request to use the existing landscaping in lieu of a landscape buffer “C” or “E”**
Request 3: **Variance Request to reduce the west side setback from 25 feet to 5 feet to accommodate the parking area. (LDC 6.09.02.V & 7.01.05.F)**
District: Commissioner District #4

5. [2015-CU-002](#)
Project/Applicant: Tough Mudder Inc.
Represented by Tina Fekula
Location: 6110 Jeff Ates Road, Milton, FL
Parcel: Multiple parcel numbers, see attached map
Zoned: AG (Agriculture/Rural Residential)/ M1 (Restricted Industrial)/M2(General Industrial)
Request: **Conditional Use Request to allow an outdoor recreational activity, specifically a mud and obstacle course (LDC 6.09.02.V)**
District: Commissioner District #2

6. [2015-CU-003](#)
Project/Applicant: Santa Rosa Sheriff’s Office
Represented by Wendell Hall
Location: 8597 High School Boulevard., Navarre, FL
Parcel: 16-2S-26-0000-00132-0000
Zoned: R1 (Single Family Residential)
Request: **Conditional Use Request to allow the expansion of a public facility, specifically an additional parking area for Sheriff’s Office Substation. (LDC 6.09.02..J)**
District: Commissioner District #4

And

[2015-V-006](#)
Project/Applicant: Santa Rosa County Sheriff’s Office
Represented by Wendell Hall
Location: 8597 High School Boulevard, Navarre, FL
Parcel: 16-2S-26-0000-00132-0000
Zoned: R1 (Single Family Residential)

Request 1: Variance Request to eliminate the right of way landscaping.
Request 2: Variance Request to eliminate the required Landscape Buffer “C” on the south side of the subject site
Request 3: Variance Request to reduce the required Landscape Buffer “C” from 20 feet to 5 feet on the east side of the subject site.
(LDC 7.01.03 & 7.01.05.F)
District: Commissioner District #4

7. [2015-CU-004](#)
Project/Applicant: Joe Runnels
Location: 6016 Riverchase Road, Milton, FL
Parcel: 28-2N-26-0000-00700-0000
Zoned: AG (Agriculture/Rural Residential)
Request: **Conditional Use Request to allow an outdoor recreational activity, specifically a paintball course.**
(LDC 6.09.02.V)
District: Commissioner District #2

8. [2015-CU-005](#)
Project/Applicant: Ronald Vroman and Jill P. Hughes
Location: 3012 North 23rd Avenue, Milton, FL
Parcel: 40-1N-28-0090-64700-0170
Zoned: R1 (Single Family Residential)
Request: **Conditional Use Request to allow a recreational vehicle to be used as temporary living quarters while a single family residence is being constructed.**
(LDC 6.04.04.C)
District: Commissioner District #1

And

[2015-V-003](#)
Project/Applicant: Ronald Vroman and Jill P. Hughes
Location: 3012 North 23rd Avenue, Milton, FL
Parcel: 40-1N-28-0090-64700-0170
Zoned: R1 (Single Family Residential)
Request: **Variance Request to allow an accessory structure prior to construction of the primary residence.**
(LDC 2.10.05.A)
District: Commissioner District #1

9. [2015-CU-006](#)
Project/Applicant: Valerie Beck
Location: 9061 Eagle Nest Drive, Navarre, FL
Parcel: 15-2S-26-0000-00222-0000
Zoned: R1M (Mixed Residential Subdivision)
Request: **Conditional Use Request to allow a recreational vehicle to be used as temporary living quarters while a single family residence is being established.**
(LDC 6.04.04.C)
District: Commissioner District #4

And

[2015-V-004](#)
Project/Applicant: Valerie Beck
Location: 9061 Eagle Nest Drive, Navarre, FL
Parcel: 15-2S-26-0000-00222-0000
Zoned: R1M (Mixed Residential Subdivision)
Request: **Variance Request to allow an accessory structure prior to establishment of the primary residence.**
(LDC 2.10.05.A)
District: Commissioner District #4

10. [2015-CU-007](#)
Project/Applicant: Midway Water System, Inc.
Represented by Ken Walker of Fairpoint Regional Utility System, Inc.
Location: 7689 East Bay Boulevard, Navarre, FL
Parcel: 12-2S-27-0000-02400-0000
Zoned: R1 (Single Family Residential)
Request: Conditional Use Request to expand a public/private utility, specifically to add a water storage tank and booster pump building to an existing site. (LDC LDC 6.09.02..J)
District: Commissioner District #4

11. [2015-CU-008](#)
Project/Applicant: Delores Cline
Location: 1966 Hwy 87S, Navarre, FL
Parcel: 20-2S-26-0000-00528-0000
Zoned: **HCD (Highway Commercial Development)/HON (Heart of Navarre Overlay District)**
Request: Conditional Use Request to allow Storage Uses within the Heart of Navarre Overlay District, specifically a boat and RV storage facility. (LDC 6.09.02.HH & 6.05.24.B.2)
District: Commissioner District #4

And

[2015-V-008](#)
Project/Applicant: Delores Cline
Location: 1966 Hwy 87S, Navarre, FL
Parcel: 20-2S-26-0000-00528-0000
Zoned: **HCD (Highway Commercial Development)/HON (Heart of Navarre Overlay District)**
Request: Variance Request to allow gravel parking within a boat and RV storage facility located within the Heart of Navarre Overlay District (LDC 6.05.24.C.2.j.1)
District: Commissioner District #4

12. [2015-R-001](#)
Project/Applicant: Escambia County
Represented by Brian Walker of Baskerville-Donovan, Inc.
Location: Ard Field Road, Pace, FL
Parcel: 32-4N-29-0000-00100-0000
Existing Zone: AG/AG2 (Agriculture/Rural Residential)
Requested Zone: MIL (Military Installation District)
Current FLU: AG (Agriculture)
Proposed FLU: MIL (Military Installation District)
Area size: (+/-) 601.41 acres
District: Commissioner District #3

13. [2015-R-002](#)
Project/Applicant: Piggly Wiggly,
Represented by Don and Stuart Norris
Location: 3755 Berryhill Road, Pace, FL
Parcels: 32-2N-29-0000-00102-0000 and 32-2N-29-0000-00162-0000
Existing Zone: R1M (Mixed Residential Subdivision)
Requested Zone: HCD (Highway Commercial Development)
Current FLU: SFR (Single Family Residential)
Proposed FLU: COMM (Commercial)
Area size: (+/-) 2.035 acres
District: Commissioner District #1

14. [2015-R-003](#)
 Project/Applicant: Retail Acquisition Group, LLC
 Represented by Donald Jehle of Jehle-Halstead Inc.
 Location: 4621 Spears Street, Pace, FL
 APO Parcel: 11-1N-29-3100-010000-0010
Existing Zone: HCD (Highway Commercial Development)
No change to Zone: HCD (Highway Commercial Development)
Current FLU: SFR (Single Family Residential)
Proposed FLU: COMM (Commercial)
 Area size: (+/-) 0.86 acres
 District: Commissioner District #1
15. [2015-R-004](#)
 Project/Applicant: Pinnacle Properties NWF Inc.
 Represented by Eddie Crosby
 Location: 5765 Quintette Road, Pace, FL
 APO Parcel: 31-2N-29-0000-00108-0000
Existing Zone: HCD (Highway Commercial Development)
Requested Zone: R1 (Single Family Residential)
Current FLU: COMM (Commercial)
Proposed FLU: SFR (Single Family Residential)
 Area size: (+/-) 0.82 acres
 District: Commissioner District #1
16. Proposed text amendment to the Land Development Code presented by Beckie Cato
Amending LDC [Article 4 and 11](#), regarding Site “X” a new Helicopter Landing Field
17. Proposed text amendment to the Comprehensive Plan presented by Beckie Cato
Amending [Comprehensive Plan Chapter 3](#), amending Policy 3.3.A.1 to add Site “X, a new Helicopter Landing Field.

V. Chairperson Matters:

Elect a New Chairman and Vice Chairman

VI. Planning Department Matters:

Review of BOCC December 11, 2014, meeting results.

1. **Appealed Variance Requests: 2014-V-064 and 2014-V-067**
2. **Conditional Use Requests: 2014-CU-022 and 2014-CU-23**
3. **Rezoning Requests: 2014-R-021**

VII. Announcement of Next Zoning Board Meeting (Thursday, February 12, 2015) to be held at Tiger Point Community Center

VIII. Adjournment