

IV. New Business:

1. [2015-SX-005](#)
Project/Applicant: Richard Carpenter
Represented by David Sweeney
Location: 7251 East Bay Boulevard, Navarre, FL
Parcel: 11-2S-27-0000-00406-0000
Zoned: R1 (Single Family Residential)
Request: **Special Exception to allow the dividing of a parent parcel in R1 (Single Family Residential) resulting in 2 parcels which will not possess the required road frontage to accommodate a single family residences. (LDC 2.04.00.C.9)**
District: Commissioner District #4
2. [2016-SX-001](#)
Project/Applicant: David Baio
Location: 5630 Wychewood Road, Milton, FL
Parcel: 30-2N-28-0000-00508-0000
Zone: RR1 (Rural Residential Single Family)
Request: **Special Exception to allow the dividing of a parent parcel in RR1 (Rural Residential Single Family) resulting in a parcel which will not possess the required road frontage to accommodate a single family residence. (LDC 2.04.00.C.9)**
District: Commissioner District #3
3. [2016-SX-002](#)
Project/Applicant: Gregory and Theresa Sessions
Location: 2600 Tunnel Road, Pace, FL
Parcel: 36-2N-30-0000-00209-0000
Zone: RR1 (Rural Residential Single Family)
Request: **Special Exception to allow the dividing of a parent parcel in RR1 (Rural Residential Single Family) resulting in a parcel which will not possess the required road frontage to accommodate a single family residence. (LDC 2.04.00.C.9)**
District: Commissioner District #1
4. [2016-V-001](#)
Project/Applicant: Summerdale, LLC
Represented by Stephen Moorhead
Location: Median on Summerdale Blvd., Pace, FL
Parcel: 10-1N-29-5278-PRIVT-LAND
Zoned: N/A
Request 1: **Variance Request to reduce the setback requirement from 5 feet to 1 foot 5 inches from any property line to accommodate an off-premises directional sign.**
Request 2: **Variance Request to increase the maximum allowed sign display area from 32 square feet to 72.7 square feet to accommodate an off-premises directional sign. (LDC 8.07.02.B, 8.07.02.D)**
District: Commissioner District #1
5. [2016-V-002](#)
Project/Applicant: Teddy and Dana McBride
Location: 3565 Laguna Court, Gulf Breeze, FL
Parcel: 32-2S-28-4936-00000-0100
Zoned: R1 (Single Family Residential)
Request: **Variance request to reduce the Shoreline Protection Zone setback from 50 feet to 44 feet 10 inches to accommodate an open deck to a single family residence. (LDC 12.01.02.A)**
District: Commissioner District #5

6. [2016-V-003](#)
Project/Applicant: Robert and Carole Frazier
Location: 3211 Bay Street, Gulf Breeze, FL
Parcel: 31-2S-28-2980-00100-0090
Zoned: R1 (Single Family Residential)
Request 1: **Variance Request to increase the maximum structure height from 35 feet to 49 feet to accommodate a wind turbine.**
Request 2: **Variance Request to reduce the setback requirement of 100% of the mast height from 49 feet to 7 feet 3 inches on the east property line to accommodate a wind turbine.**
Request 3: **Variance Request to reduce the Shoreline Protection Zone setback from 50 feet to 17 feet to accommodate an accessory building.**
Request 4: **Variance Request to reduce the side setback from 5 feet to 1 foot 8 inches to accommodate an accessory building.**
Request 5: **Variance Request eliminate the side setback from 5 feet to 0 feet to accommodate a dock.**
(LDC 7.01.17.F.1, 7.01.17.F.2, 12.01.02.A, 2.10.05.B.2)
District: Commissioner District #5
7. [2016-V-005](#)
Project/Applicant: "KFC Pace" Steve Dearing of JRN, Inc.
Location: 4683 Highway 90, Pace, FL
Parcel: 14-1N-29-0000-00600-0000
Zoned: HCD (Highway Commercial Development)
Request: **Variance Request to increase the maximum allowed menu sign square footage from 24 square feet to 36 square feet.**
(LDC 8.06.06.B)
District: Commissioner District #1
8. [2016-V-006](#)
Project/Applicant: Frank and Pamela Templeton
Location: 1137 Pine Street, Gulf Breeze, FL
Parcel: 31-2S-28-4912-00000-0060
Zoned: R1 (Single Family Residential)
Request: **Variance Request to allow construction of an accessory building without a main building being constructed.**
(LDC 2.10.05.A)
District: Commissioner District #5
9. [2016-V-007](#)
Project/Applicant: Mark and Katherine Herring
Location: 1500 block of Stanford Road, Gulf Breeze, FL
Parcel: 30-2S-28-0616-00B00-0050
Zoned: R2 (Mixed Density Residential)
Request: **Variance Request to reduce the Shoreline Protection Zone from 50 feet to 14 feet to accommodate a single family residence.**
(LDC 12.01.02.A)
District: Commissioner District #5
10. [2016-V-008](#)
Project/Applicant: "Dollar General" Teramore Development LLC
Location: 2800 block of Avalon Boulevard, Milton, FL
Parcel: 40-1N-28-0090-47400-0190
Zoned: HCD (Highway Commercial Development)
Request: **Variance Request to reduce the rear setback from 25 feet to 10 feet to accommodate a commercial building.**
(LDC 6.05.15.I.4)
District: Commissioner District #2

11. [2016-V-009](#)
Project/Applicant: RV Resort of Santa Rosa, LLC/Craig Kruse
Location: 8315 Navarre Parkway, Navarre, FL
Parcel: 20-2S-26-0000-01000-0000
Zoned: HCD-HON (Highway Commercial Development-Heart of Navarre)
Request: **Variance Request to eliminate the setback requirement of 5 feet to 0 feet to accommodate a free standing sign. (LDC 8.06.01.C)**
District: Commissioner District #4
12. [2016-V-010](#)
Project/Applicant: Craig Francis and Sharon Huff
Represented by David Rademacher of Horizon Sunrooms
Location: 5784 Twisted Oak Court, Pace, FL
Parcel: 32-2N-29-0086-00A00-0100
Zoned: R1 (Single Family Residential)
Request 1: **Variance Request to reduce the west side setback requirement from 9.5 feet to 5 feet to accommodate an accessory structure. (LDC 2.10.05.B.1, 6.05.12.E.1.e.3)**
Request 2: **Variance Request to reduce the rear setback from 25 feet to 7 feet to accommodate an accessory structure. (LDC 2.10.05.B.1, 6.05.12.E.1.e.3)**
District: Commissioner District #3
13. [2016-V-011](#)
Project/Applicant: Russell Merrill
Location: 3116 Calle De Cortez, Navarre, FL
Parcel: 03-2S-27-3460-00B00-0090
Zoned: R1 (Single Family Residential)
Request: **Variance Request to reduce the front setback from 25 feet to 11 feet to accommodate an accessory structure. (LDC 2.10.02.B, 2.10.05.B.3, 6.05.05.I.2)**
District: Commissioner District #4
14. **2016-CU-001**
Project/Applicant: **POSTPONED TO FEBRUARY 11, 2016**
Lance and Andrea Fairchok
Represented by Bob Chopra of Verizon Wireless
Location: 9800 block of Nichols Lake Road, Milton, FL
Parcel: 13-1N-27-0000-00105-0000
Zoned: AG-RR (Agriculture/Rural Residential)
Request: **Conditional Use to allow a communications tower within an AG-RR (Agriculture/Rural Residential) zoning district. (LDC 6.09.02.CC)**
District: Commissioner District #2
- And**
2016-V-004
Project/Applicant: **POSTPONED TO FEBRUARY 11, 2016**
Lance and Andrea Fairchok
Represented by Bob Chopra of Verizon Wireless
Location: 9800 block of Nichols Lake Road, Milton, FL
Parcel: 13-1N-27-0000-00105-0000
Zoned: AG-RR (Agriculture/Rural Residential)
Request: **Variance to allow potentially hazardous materials, specifically a 500 gallon LP tank, to be stored or located within an AG-RR (Agriculture/Rural Residential) zoning district. (LDC 7.01.14.D.3.c)**
District: Commissioner District #2

15. [2016-CU-002](#)
Project/Applicant: Pace Water System
Represented by Daniel Saba, Esquire, of Locklin, Saba, Locklin, and Jones P.A.
Location: 7768 Tidwell Road, Pace, FL
APO Parcels: APO 05-2N-29-0000-00100-0000 & APO 06-2N-29-0000-00200-0000
Zoned: AG-RR (Agriculture/Rural Residential)
Request: Conditional Use to allow public utilities and facilities, specifically a rapid infiltration basin system for water management within an AG-RR (Agricultural/Rural Residential) zoning district. (LDC 6.09.02..J)
District: Commissioner District #3
16. [2016-CU-003](#)
Project/Applicant: Bruce and Peggy Holland
Location: 2055 Homer Holland Road, Milton, FL
Parcel: 26-4N-29-0000-00102-0000
Zoned: AG-RR (Agriculture/Rural Residential)
Request: Conditional Use to allow an outdoor recreational activity, specifically a wedding venue within an AG-RR (Agricultural/Rural Residential) zoning district. (LDC 6.09.02.V)
District: Commissioner District #3
17. [2016-R-001](#)
Project/Applicant: Robert and Delfina Muchow
Location: 6100 Cheyenne Drive, Milton, FL
Parcels: 17-2N-28-0000-03100-0000
Existing Zone: RR1 (Rural Residential Single Family)
Change to Zone: AG-RR (Agriculture/Rural Residential)
Current FLU: SFR (Single Family Residential)
Proposed FLU: AG (Agriculture)
Area size: (+/-) 7.92 acres
District: Commissioner District #3
18. [2016-R-002](#)
Project/Applicant: Synovus Bank
Represented by Jerry McGuire of JMA Engineering Services, Inc
Location: 6200 block of Gulf Breeze Parkway, Gulf Breeze, FL
Parcels: 28-2S-27-0000-00600-0000, 28-2S-27-0000-01801-0000, 28-2S-27-0000-01700-0000
Existing Zone: PUD (Planned Unit Development)
Change to Zone: R2 (Medium Density Residential)
Current FLU: MDR (Medium Density Residential)
No change to FLU: MDR (Medium Density Residential)
Area size: (+/-) 82.455 acres
District: Commissioner District #5
19. [Proposed text amendments to the Land Development Code](#); presented by Kristen Shell:
a. amending Section 2.10.05, Article 3, and Section 6.03.05.F.5.e pertaining to timing of construction and size of accessory structures;
b. amending Section 6.05.19.I and Section 7.01.12 pertaining to outdoor storage in M-1 zones
c. amending Section 7.01.14.D.3.c pertaining to the location of fuel storage for generators associated with cell towers and public and private utilities;
d. amending Section 7.01.15.D.30 pertaining to the names of Agriculture zoning districts; and
e. amending Article 8, pertaining to wall signage.

V. Chairperson Matters: None

VI. Planning Department Matters:

Review of BOCC December 10, 2015, meeting results.

1. **Appealed Variance Requests: 2015-V-078, 2015-V-081, and 2014-V-082**
2. **Conditional Use Requests: 2015-CU-037 and 2015-CU-038**

VII. Announcement of Next Zoning Board Meeting (Thursday, February 11, 2016) to be held at Tiger Point Community Center

VIII. Adjournment