



**Beckie Cato, AICP**  
 Planning and Zoning Director

# Santa Rosa County Development Services



**Rhonda Royals**  
 Building Official

**Tony Gomillion**  
**Public Service Director**  
**PUBLIC NOTICE**

Members of the Santa Rosa County Zoning Board, Applicants and Public:  
 The Zoning Board will hold its regularly scheduled meeting on  
**Thursday, March 13, 2014, 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 February 13, 2014
- III. New Business:

1. [2014-V-012](#)  
 Project/Applicant: Neil Merrick  
 Location: 6013 Emerald Sound Drive, Gulf Breeze, FL  
 Parcel: 29-2S-27-3332-00H00-0050  
 Zoned: PBD (Planned Business District)  
**Request: Variance request to reduce setback from 50 feet to 38 feet from the mean high water line to allow for the construction of a sundeck. (LDC 12.01.02.A)**  
 District: Commissioner District #5
  
2. [2014-V-013](#)  
 Project/Applicant: Denise Stanley  
 Location: 3259 Laurel Drive, Gulf Breeze, FL  
 Parcel: 31-2S-28-1030-00000-0200  
 Zoned: R1 (Single Family Residential)  
**Request: Variance request to reduce setback from 50 feet to 15 feet from the mean high water line to allow for construction of a swimming pool. (LDC 12.01.02.A)**  
 District: Commissioner District #5
  
3. [2014-V-014](#)  
 Project/Applicant: Euby Black  
 Location: 7534 Navarre Parkway, Navarre, FL  
 Parcel: 24-2S-27-0088-00B00-0150  
 Zoned: PBD (Planned Business District)  
**Request 1: To allow an 8' screening fence to be located within a corner side building setback area.**  
**Request 2: To allow outside storage of materials and delivery vehicles within the screened fenced area. (LDC 7.01.10.D, 7.01.12.A & 4.04.03.B)**  
 District: Commissioner District #4

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

4. [2014-V-015](#)  
Project/Applicant: Mobile Attic of Northwest Florida Inc.  
Represented by Jerry Wilson  
Location: 4140 Trump Blvd, Milton, FL  
Parcels: 20-1N-28-0722-00B00-0010 and 20-1N-28-0722-00B00-0011  
Zoned: M1 (Restricted Industrial)  
**Request 1: To allow the outside storage of equipment/storage units within M1, (Restricted Industrial) zoning.**  
**Request 2: To eliminate the required screening fence.**  
**Request 3: To eliminate the required right-of-way landscaping where existing asphalt paving is located.**  
**(LDC 7.01.03, 7.01.12.A)**  
District: Commissioner District #2
5. [2014-V-016](#)  
Project/Applicant: Russell Shaw  
Location: 1000 block of Coronado Court, Gulf Breeze, FL  
Parcel: 36-2S-29-5571-00A00-0050  
Zoned: R1 (Single Family Residential)  
**Request 1: Variance request to reduce the front setback from 25 feet to 10 feet.**  
**Request 2: Variance request to reduce the corner side setback from 15 feet to 5 feet.**  
**(LDC 6.05.05.I.2, 2.10.04.C)**  
District: Commissioner District #5
6. [2014-V-017](#)  
Project/Applicant: Richard & Barbara Barlow  
Represented by Jason Taylor of Wetlands Sciences, Inc.  
Location: 5509 Soundside Drive, Gulf Breeze, FL  
Parcel: 30-2S-27-6020-00000-0381  
Zoned: R1 (Single Family Residential)  
**Request: Variance request to allow for construction of a dock with covered boatlift prior to construction of primary structure.**  
**(LDC 2.10.05.A)**  
District: Commissioner District #5
7. [2014-V-018](#)  
Project/Applicant: Edward Walden  
Location: 4500 block of Brickyard Bayou Place, Gulf Breeze, FL  
Parcel: 34-2S-28-5180-00000-1170  
Zoned: R1 (Single Family Residential)  
**Request: Variance request to reduce the rear setback from 50 feet to 20 feet from the mean high water line to accommodate the construction of a primary residence.**  
**(LDC 12.01.00.B, 12.01.02.A)**  
District: Commissioner District #5
8. [2014-CU-003](#)  
Project/Applicant: Friendship Baptist Church of Milton  
Represented by Mike Weekley  
Location: 5300 Berryhill Road, Milton, FL  
Parcel: 25-2N-29-0000-00114-0000  
Zoned: R1 (Single Family Residential)  
**Request: Conditional Use request to allow the expansion of an existing place of worship within R1 (Single Family Residential)**  
**(LDC 6.09.02.H)**  
District: Commissioner District #3

9. [2014-CU-004](#)  
Project/Applicant: Charles Wells  
Represented by Steve Adams of Gulf Coast Outfitters, LLC  
Location: 1887 Garcon Point Road, Milton, FL  
Parcel: 14-1S-28-0000-00208-0000  
Zoned: HCD (Highway Commercial Development)  
**Request: Conditional Use request to allow a Recreational Activity (Outdoor Archery Range) within HCD (Highway Commercial Development) (LDC 6.09.02.V)**  
District: Commissioner District #2
10. [2014-CU-005](#)  
Project/Applicant: Gulf Breeze Gardens-17 acres, and Robert Randel-6 acres  
Represented by Robert Randel of Beaver Creek, LLC  
Location: 6400 block of Copeland Road, Milton, FL  
Parcels: 28-4N-28-0000-01100-0000 and 28-4N-28-0000-01102-0000  
Zoned: AG (Agriculture)  
**Request: Conditional Use request is to allow a Recreational Activity (Off Road Recreation and RV Park) within AG (Agriculture). (LDC 6.09.02.V)**  
District: Commissioner District #3
11. [2014-R-003](#)  
Project/Applicant: Robert & Helen Browning  
Represented by Buddy Page of Professional Growth Management Services LLC  
Location: 4760 Woodbine Road, Pace, FL  
APO Parcel: 08-1N-29-0000-05500-0000  
**Existing Zone: R2 (Medium Density Residential)**  
**Requested Zone: HCD (Highway Commercial Development)**  
**Current FLU: MDR (Medium Density Residential)**  
**Proposed FLU: COMM (Commercial)**  
Area size: (+/-) 9.91 acres  
District: Commissioner District #1
12. [2014-R-004](#)  
Project/Applicant: Justin Grundstrom  
Represented by Diane Grundstrom  
Location: 7240 Hay Lo Drive, FL  
APO Parcel: 35-2N-28-0000-02100-0000  
**Existing Zone: R1 (Single Family Residential)**  
**Requested Zone: AG (Agriculture)**  
**Current FLU: SFR (Single Family Residential)**  
**Proposed FLU: AG (Agriculture)**  
Area size: (+/-) 2.014 acres  
District: Commissioner District #2
13. [2014-R-005](#)  
Project/Applicant: Daniel and Laura Corwin  
Location: 9163 Ridge Drive, Navarre, FL  
APO Parcel: 15-2S-26-0000-04400-0000  
**Existing Zone: R1M (Mixed Residential Subdivision)**  
**Requested Zone: R2 (Medium Density Residential)**  
**Current FLU: SFR (Single Family Residential)**  
**Proposed FLU: MDR (Medium Density Residential)**  
Area size: (+/-) 1.125 acres  
District: Commissioner District #4

14. Proposed text amendment to the Land Development Code and Comprehensive Plan presented by Beckie Cato

**Amending [LDC Article 6](#), Navarre Beach High Density Residential and amending Chapter 3, Future Land Use Element, Navarre Beach High Density Residential.**

IV. Chairperson Matters: None

V. Planning Department Matters:

**Review of BOCC February 27, 2014, meeting results.**

**1. Conditional Use Request 2014-CU-002**

**2. Text Amendment to the Santa Rosa County Land Development Code**

VI. Announcement of Next Zoning Board Meeting (Thursday, April 10, 2014)

VII. Adjournment