



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, May 8, 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 April 10, 2014
- III. New Business:

1. **2014-SX-003**
 Project/Applicant: Gulf Breeze of Virginia LLC
 Represented by Michael Dyer
 Location: 1300 block of Country Club Road, Gulf Breeze, FL
 A Portion of Parcels: 29-2S-28-0000-03636-0000, and 32-2S-28-0000-00321-0000 and
 32-2S-28-0000-00320-0000
 Zoned: R-3 (Medium High Density Residential) and PUD (Planned Unit Development)
Request: **Special Exception to extend the Development Order 2008-SP-071 for an additional six months.**
(LDC 4.04.08)
 District: Commissioner District #5

2. **2014-V-027**
 Project/Applicant: Garcon Point Professional Services
 Represented by Donald Jehle of Jehle-Halstead Inc.
 Location: 3662 Slalom Drive, Milton, FL
 Parcel: 27-1N-28-00000-0103-0000
 Zoned: HCD (Highway Commercial Development)
Request 1: **Variance Request to reduce the setback along Interstate 10 from 50' to 10'.**

Request 2: **Variance Request to eliminate the requirement that all activities take place in a fully enclosed soundproof building.**
(LDC 6.05.15.B.2.j, 6.05.15.I.1.b)
 District: Commissioner District #2

3. **2014-V-028**
 Project/Applicant: Relevant Life Church
 Represented by Rick Valarezo
 Location: 4636 Highway 90, Pace, FL
 Parcel: 11-1N-29-00000-1900-0000
 Zoned: HCD (Highway Commercial Development)
Request: **Variance Request to allow for a 3'x5' banner sign to North side of building**
(LDC 8.06.00.A.2)
 District: Commissioner District #1

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. [2014-V-031](#)
Project/Applicant: John and Margaret Gilmore
Location: 3954 Gordon Wells Drive, Milton, FL
Parcel: 24-1N-28-4960-00A00-0260
Zoned: R1 (Single Family Residential)
Request: Variance Request to reduce the side setbacks from 10 feet to 8 feet to accommodate a single family residence (LDC 6.05.05.I.3)
District: Commissioner District #2
5. [2014-V-032](#)
Project/Applicant: Ronal and Sandy Pearson
Location: 8958 Orlando Avenue, Navarre, FL
Parcel: 22-2S-26-1730-00F00-0080
Zoned: R1 (Single Family Residential)
Request: Variance Request increase the dock length from 300 feet to 480 feet (LDC 6.03.05.F)
District: Commissioner District #2
6. [2014-V-033](#)
Project/Applicant: Richard Mungul
Represented by Tom Gillespie of Pensacola Pools
Location: 4723 Sound side Drive, Gulf Breeze, FL
Parcel: 35-2S-28-5155-00000-0120
Zoned: R1(Single Family Residential)
Request: Variance Request to reduce the rear setback from 50 feet from the MHWL to 18 feet 6 inches from the MHWL to accommodate a pool. (LDC 12.01.02.A)
District: Commissioner District #5
7. [2014-V-034](#)
Project/Applicant: Edna Harvell
Location: 6824 East Bay Blvd., Navarre, FL
Parcel: 03-2S-27-0000-00113-0000
Zoned: R2 (Medium Density Residential)
Request: Variance Request to reduce the side setback from 15 feet to 6 feet 6 inches to accommodate a guest cottage. (LDC 6.03.05.H)
District: Commissioner District #4
8. [2014-CU-009](#)
Project/Applicant: Konkalone, LLC
Represented by Robert Hamer
Location: 1800 block of Navarre Sound Circle, Navarre, FL
Parcels: 21-2S-26-2745-00200-0010
21-2S-26-2745-00200-0040
21-2S-26-2745-00200-0050
21-2S-26-2745-00200-0060
Zoned: R1-HON (Single Family Residential)-(Heart of Navarre Overlay District)
Request: Conditional Use request to allow an educational facility (school) within R1 (Single Family Residential) (LDC 6.09.02.D)
District: Commissioner District #4

And

2014-V-029

Project/Applicant: Konkalone, LLC
Represented by Robert Hamer
Location: 1800 block of Navarre Sound Circle, Navarre, FL
Parcels: 21-2S-26-2745-00200-0010
21-2S-26-2745-00200-0040
21-2S-26-2745-00200-0050
21-2S-26-2745-00200-0060
Zoned: R1-HON (Single Family Residential)-(Heart of Navarre Overlay District)
Request: **Variance Request to reduce the required landscape buffer "C" to a 4 foot wide landscape buffer (LDC 7.01.05.F)**
District: Commissioner District #4

9. **2014-R-006**

Project/Applicant: Santa Rosa County Creek Indian Tribe Inc.
Location: 4600 block of Willard Norris Road, Milton, FL
APO Parcels: 14-2N-29-0000-00339-0000
15-2N-29-0000-00103-0000
15-2N-29-0000-00109-0000
Existing Zone: AG (Agriculture)
Requested Zone: P2 (Active Park)
Current FLU: AG (Agriculture)
No change FLU: AG (Agriculture)
Area size: (+/-) 64.983 acres
District: Commissioner District #3

10. **2014-R-007**

Project/Applicant: Pace Properties
Represented by William Merrill of Merrill Engineering Inc.
Location: 5500 & 5600 block of Dunridge Dr., Pace, FL
APO Parcels: 25-2N-30-0000-00101-0000
25-2N-30-0000-00103-0000
Existing Zone: R1 (Single Family Residential)
Requested Zone: R1A (Single Family Residential)
Current FLU: SFR (Single Family Residential)
No change FLU: SFR (Single Family Residential)
Area size: (+/-) 14.88 acres
District: Commissioner District #3

11. **2014-R-008**

Project/Applicant: Life Estate Interest of Edward R. Bailly
Represented by David & Lucille Bailly
Location: 6865 Allen Street, Bagdad, FL
Parcel: 15-1N-28-0120-03000-0030
Existing Zone: HR1 (Historical-Single Family)
Requested Zone: HC1 (Historical-Commercial)
Current FLU: Historic
No change FLU: Historic
Area size: (+/-) 0.753 acres
District: Commissioner District #2

12. [2014-R-009](#)
Project/Applicant: Trudy Gardner Estate c/o Jackelyn Haller
Represented by Todd Mclean of Avalon Air Conditioning and Heating LLC
Location: 5745 San Juan Street, Milton, FL
Parcel: 40-1N-28-0090-40800-0210
Existing Zone: R1 (Single Family Residential)
Requested Zone: HCD (Highway Commercial Development)
Current FLU: GPSFR (Garcon Point Single Family Residential)
Proposed FLU: COMM (Commercial)
Area size: (+/-) 0.688 acres
District: Commissioner District #2

And

2014-V-030
Project/Applicant: Trudy Gardner Estate c/o Jackelyn Haller
Represented by Todd Mclean of Avalon Air Conditioning and Heating LLC
Location: 5745 San Juan Street, Milton, FL
Parcel: 40-1N-28-0090-40800-0210
Zoned: R1 (Single Family Residential)
Request:
1. Variance Request to allow outside storage
2. . Variance Request to allow right of way landscaping in lieu of a landscape buffer “C” along the north property line (San Juan St.).
3. . Variance Request to eliminate the landscape buffer requirement along the east and south property lines.
(LDC 4.04.03.B.3, 7.01.05)
District: Commissioner District #2

13. [2014-R-010](#)
Project/Applicant: Michael J. Morgan, Cherry M. Fitch, & Sara M. Wilson
Represented by Jerry Wilson
Locations: 4475 Watkins Street, Milton, FL
4991 Watkins Street, Milton, FL
Parcels: 14-1N-29-0000-00500-0000
14-1N-29-0000-00401-0000
Existing Zone: R1 (Single Family Residential)
Requested Zone: R2 (Medium Density Residential)
Current FLU: SFR (Single Family Residential)
Proposed FLU: MDR (Medium Density Residential)
Area size: (+/-) 1.363 acres
(+/-) 0.681 acres
District: Commissioner District #1

And

2014-V-036
Project/Applicant: Michael J. Morgan, Cherry M. Fitch, & Sara M. Wilson
Represented by Jerry Wilson
Locations: 4475 Watkins Street, Milton, FL
4991 Watkins Street, Milton, FL
Parcels: 14-1N-29-0000-00500-0000
14-1N-29-0000-00401-0000
Zoned: R1 (Single Family Residential)
Request: **Variance Request to reduce the rear setback from 25 feet to 10 feet (LDC 6.05.08.L)**
District: Commissioner District #1

IV. Chairperson Matters: None

V. Planning Department Matters:

Review of BOCC April 24, 2014, meeting results.

Appeal of Variance Request 2014-V-018

Conditional Use Requests 2014-CU-006

Rezoning Request 2014-R-005

Text Amendments to LDC Article 6 by Beckie Cato; Comprehensive Plan by Kristen Shell; and Public Adoption Hearing for Large Scale Comprehensive Plan Amendment, Chapter 3.

VI. Announcement of Next Zoning Board Meeting (Thursday, June 12, 2014)

VII. Adjournment