



Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Development Services

Tony Gomillion
Public Service Director



Rhonda C. Royals
Building Official

PUBLIC NOTICE

Members of the Santa Rosa County Zoning Board, Applicants and Public:
The Zoning Board will hold its regularly scheduled meeting on
Thursday, February 14, 2013, 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 January 10, 2013
- III. New Business:
 1. [2013-SX-003](#)

Project/Applicant:	Benton Oliver
Location:	7647 Bay Vista Lane, Milton
Parcel(s):	24-1N-28-0000-01700-0000
Zoned:	R1M
Request:	Special Exception to subdivide a parent parcel creating 3 lots without the required road frontage (LDC 2.04.00.C.9)
District:	Commissioner District #2
 2. [2013-CU-005](#)

Project/Applicant:	Thomas Matsoukas
Location:	6200 block of East Bay Blvd, Gulf Breeze
Parcel(s):	08-2S-27-2140-00500-30B0 & 08-2S-27-2140-00200-0330
Zoned:	R1
Request:	Conditional use to allow an accessory structure on a lot directly across the right of way from the lot where the principle single family dwelling is located (LDC 6.05.05.C)
District:	Commissioner District #5
 3. [2013-V-009](#)

Project/Applicant:	Thomas Matsoukas
Location:	6200 block of East Bay Blvd, Gulf Breeze
Parcel(s):	08-2S-27-2140-00500-30B0 & 08-2S-27-2140-00200-0330
Zoned:	R1
Request:	Variance to allow an accessory structure which is not subordinate to the principle structure. (LDC 3.00.01, 2.10.05.B2)

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

[Note: The principle structure is approximately 1500 square feet and the proposed accessory structure is 2400 square feet. The average height of the home is 11.5 feet and the average height of the accessory structure is 18.8 feet.

District: Commissioner District #5

4. [2013-CU-006](#)

Project/Applicant: Mo' Trees LLC (represented by Mary Moulton)
Location: North of the Northern terminus of Sunset Dr., Pace
Parcel(s): 12-1N-29-0000-00501-0000
Zoned: PUD
Request: Conditional use to allow an elementary and middle school within an AG (Agriculture) zoning district (LDC 6.09.02.D)
District: Commissioner District # 1

5. [2013-R-001](#)

Applicant: English Gardens LLC (represented by Tony Wright)
Parcel(s): 27-3N-30-0000-00501-0000 & 27-3N-30-0000-00502-0000
Location: Fox Pond Trail & Sweetwater Lane, Jay
Existing Zone: AG2 (Agriculture District 2)
Requested Zone: AG (Agriculture District)
Current FLU: AG (Agriculture)
Proposed FLU: No Change
Area size: 348 (+/-)
District: Commissioner District # 3

6. [2013-R-002](#)

Applicant: Teel Bruce Burton Trust & Hatcher Ann Teel Trust (represented by Vincent Touns, Magnolia Manor Properties)
Parcel(s): 28-2S-28-0000-00120-0000 & 28-2S-28-0000-00119-0000
Location: 1527 Magnolia Drive, Gulf Breeze
Existing Zone: R1 (Single Family Residential District)
Requested Zone: P2 (Public Park District)
Current FLU: SFR (Single Family Residential)
Proposed FLU: Con/Rec (Conservation/Recreation)
Area size: 2.8 (+/-)
District: Commissioner District # 5

7. Proposed [text amendment](#) to the Santa Rosa Land Development Code presented by Beckie Cato:

Amending the Land Development Code, Article 6.07.00 and 6.07.09 creating the Navarre Beach Hotel District

8. Proposed [text amendment](#) to the Santa Rosa Land Development Code presented by Beckie Cato:

Amending the Land Development Code, Article 6.05.20 removing requirements for trees to be protected or planted at Peter Prince Airport

IV. Chairperson Matters: None

V. Planning Department Matters: **Review of BOCC January 24, 2013 meeting results.**

VI. Announcement of Next Zoning Board Meeting (**Thursday, March 14, 2013**)

VII. Adjournment