



SANTA ROSA COUNTY DEVELOPMENT SERVICES

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

COMMISSION SPECIAL MEETING

Thursday, December 8, 2016 – 6:00 p.m.

Administrative Complex Board Meeting Room

- Meeting called to order by Chairman Rob Williamson.
- Prayer and Pledge
- Old Business:
- New Business:

1. APPEAL

Appellant:

Location:

Parcel(s):

Zoned:

Request:

District:

Zoning Board

Decision:

[2016-SX-008](#) for Casey De Los Theile

Terry Cove Home Owners Associaton

2700 block of Terry Cove Drive, Milton, FL

04-1S-29-0000-00103-0000

R1 (Single Family Residential)

Special Exception to allow the division of property without the minimum road frontage requirement. (LDC 2.04.C.9)

Commissioner District #1

Approved without objection

2. APPEAL

Appellant:

Location:

Parcel(s):

Zoned:

Request:

District:

Zoning Board

Decision:

[2016-V-061](#)

Gary and Brenda Sexton

5152 Soundside Drive, Gulf Breeze, FL

25-2S-28-2680-00000-1580

R1 (Single Family Residential)

Variance to allow an accessory structure which is not subordinate to the principal dwelling, specifically to construct a 1,600 square foot accessory structure (the single family residence is approximately 900 square feet). (LDC 2.10.05.E, 3.00.01)

Commissioner District #5

Motion to a approve failed, with a vote of 4 – 4, with Scott Kemp, Don Richards, Colten Wright, and Alan Isaacson opposing

3. **APPEAL** [2016-V-069](#)
Appellant: Steven and Ann Hering
Location: White Sands Boulevard, Navarre Beach, FL
Parcel(s): 28-2S-26-0000-00800-0000
Zoned: NB-MD (Navarre Beach-Medium Density)
Request 1: Variance to reduce the front setback from 30 feet to 10 feet. (LDC 6.07.03.D.2)
Request 2: Variance to reduce the side setback from 15 feet to 10% of the lot width. (LDC 6.07.03.D.4)
District: Commissioner District #4
- Zoning Board Decision:** **Request 1 – Motion to deny approved with a vote of 6 – 1, Colten Wright opposing**
Request 2 – Motion to deny approved with a vote of 5 – 2, with Colton Wright and Scott Kemp opposing
4. [2016-CU-016](#)
Project/Applicant: Alfred and Connie Ragghianti
Represented by Jerry McGuire of JMA Engineering Services, Inc.
Location: 6004 East Bay Boulevard, Gulf Breeze, FL
Parcel(s): 17-2S-27-4580-00000-0250
Zoned: R1 (Single Family Residential)
Request: Conditional Use to allow the temporary use of a RV as a living quarters during the construction of a residence (LDC 6.04.04.C)
District: Commissioner District #5
- Zoning Board Recommendation:** **Approved with a vote of 7-1, with Don Richards opposing**
5. [2016-CU-017](#)
Project/Applicant: Samuel and Donna Schulte
Location: 1933 Andorra Street, Navarre, FL
Parcel(s): 17-2S-26-2750-06500-0090
Zoned: R1 (Single Family Residential)
Request: Conditional Use to allow the temporary use of a RV as a living quarters during the construction of a residence. (LDC 6.04.04.C)
District: Commissioner District #4
- Zoning Board Recommendation:** **Approved without objection**
6. [2016-CU-018](#)
Project/Applicant: Danny Helms and Cindy Johnson
Location: 6260 Faith Way, Milton, FL
Parcel(s): 20-2N-28-0000-03406-0000
Zoned: RR1 (Rural Residential Single Family)
Request: Conditional Use to allow the temporary use of a RV as a living quarters during the construction of a residence. (LDC 6.04.04.C)
District: Commissioner District #3
- Zoning Board Recommendation:** **Approved without objection**

7. [2016-CU-019](#)
 Project/Applicant: Rowena Levy
 Location: 9000 block of Navarre Parkway, Navarre, FL
 Parcel(s): 22-2S-26-0000-01401-0000
 Zoned: HCD (Highway Commercial Development)
Request: Conditional Use to allow a single family residence in a HCD (Highway Commercial Development) zoning district. (LDC 6.09.02.S)
 District: Commissioner District #4
Zoning Board
Recommendation: Approved without objection
8. [2016-CU-020](#)
 Project/Applicant: William Thompson Jr. of Dixonville Full Gospel Church
 Location: 6199 Gainey Ford Road, Jay, FL
 Parcel(s): 37-6N-28-0000-00200-0000
 Zoned: AG-RR (Agriculture/Rural Residential)
Request: Conditional Use to expand a place of worship in an AG-RR (Agriculture/Rural Residential) zoning district. (LDC 6.09.02.H)
 District: Commissioner District #3
Zoning Board
Recommendation: Recommended approval without objection
9. [2016-CU-021](#)
 Project/Applicant: Jordan Burch
 Location: 3337 Harvey Lane, Pace, FL
 Parcel(s): 06-2N-29-0000-00700-0000
 Zoned: AG-RR (Agriculture/Rural Residential)
Request: Conditional Use to allow a restricted sales and services use, specifically an antique market in an AG-RR (Agriculture/Rural Residential) zoning district. (LDC 6.05.02.C)
 District: Commissioner District #3
Zoning Board
Recommendation: Recommended approval with a vote of 5 – 2, with Bill Seelman and Greg Scoville opposing
10. [2016-R-015](#)
 Project/Applicant: Pullum Properties, Inc.
 Represented by Buddy Page of Professional Growth Management Services, LLC
 Location: 8800 block of Highway 87 S, Milton, FL
 APO Parcel(s): 09-1N-27-0000-00100-0000
 Acreage: 14.5 (+/-)
Zoned: AG-RR (Agriculture/Rural Residential)
Change to Zone: M1 (Restricted Industrial)
Existing FLU: AG (Agriculture)
Proposed FLU: INDUS (Industrial)
 District: Commissioner District # 2
Zoning Board
Recommendation: Recommended approval without objection

- Recommend the Ordinance

11. **2040 Comprehensive Plan Adoption**, including new Agriculture Future Land Use category with a density of one dwelling unit per five acres and updated 5-Year Capital Improvements Schedule; Presented by Beckie Cato

Zoning Board

Recommendation: Recommended approval with a vote of 7 – 0

- Recommend the Ordinance
- Adjournment