



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, July 11, 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 June 13, 2013
- III. Old Business:
  1. **2013-V-031**  
 Project/Applicant: Rodney Lopaka Robello  
 Location: 2654 Settlers Square, Gulf Breeze, FL  
 Parcel: 36-2S-29-4919-00F00-0140  
 Zoned: R1 (Single Family Residential)  
 Request: **Variance to reduce the rear setback from 25 feet to 10 feet to accommodate a guest cottage. (LDC 6.03.05.H)**  
 District: Commissioner District #5
- IV. New Business:
  2. **2013-SX-007**  
 Project/Applicant: Coy D. and Emma J. Christmas  
 Location: 5360 Swanner Road, Milton, FL  
 Parcel: 05-1N-28-0000-01201-0000  
 Zoned: R-1 (Single Family Residential)  
 Request: **Special Exception to subdivide a parent parcel creating 1 lot without road frontage. (LDC 2.04.00.C.9)**  
 District: Commissioner District #1
  3. **2013-V-036**  
 Project/Applicant: DBD Properties of Jay LLC  
 (Represented by Donald Cobb)  
 Location: 4228 Highway 4, Jay, FL 32565  
 Parcel: 40-5N-29-0000-01309-0000  
 Zoned: HCD (Highway Commercial Development)  
 Request: **Variance to allow storage of on-site fire hazard liquids within 500 feet of a residence or residential zone. (LDC 7.01.14.D.3.c)**  
 District: Commissioner District #3

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. [2013-V-037](#)  
Project/Applicant: David and Marie Josie Lourenco  
Location: 2609 Yellow Pine Road, Navarre, FL  
Parcel: 09-2S-26-1020-00200-0290  
Zoned: R-1 (Single Family Residential)  
Request: **Variance to reduce the side setback from 15 feet to 10.5' feet (LDC 6.05.05.I.3)**  
District: Commissioner District #4
5. [2013-V-038](#)  
Project/Applicant: Gerald & JoAnn Jackson  
(Represented by Jason Taylor of Wetland Sciences, Inc.)  
Location: 3999 W. Madura Drive, Gulf Breeze, FL  
Parcel: 29-2S-28-5446-00B00-0120  
Zoned: PUD (Planned Unit Development)  
Request: **1) Variance to allow an accessory structure (dock) to be placed on the lot prior to the primary dwelling.**  
**2) Variance to allow a dock length to be extended from 300 feet to 400 feet.**  
**(LDC 2.10.05.A, 6.03.05.F)**  
District: Commissioner District #5
6. [2013-V-039](#)  
Project/Applicant: Peter T. Harris-Inman  
Location: 3595 Laguna Court, Gulf Breeze, FL  
Parcel: 32-2S-28-0000-00323-0000  
Zoned: PUD (Planned Unit Development)  
Request: **1) Variance to allow an accessory structure (dock) to be placed on the lot without a primary dwelling.**  
**2) Variance to allow a dock length to be extended from 300 feet to 435 feet.**  
**(LDC2.10.05.A, 6.03.05.F)**  
District: Commissioner District #5
7. [2013-CU-009](#)  
Project/Applicant: B&E Holdings, LLC  
(Represented by Jeff Ates III of JA Cattle Company)  
Location: 5996 Jeff Ates Road, Milton, FL 32583  
Parcel: 28-2N-27-0000-00403-0000  
Zoned: P2 (Active Park), AG (Agriculture)  
Request: **Conditional use to allow a recreational activity in AG (Agriculture)**  
**(LDC 6.05.02.C & 6.09.02.V)**  
District: Commissioner District #2

8. [2013-CU-010](#)

Project/Applicant: Santa Rosa County Fair Association  
(Represented by Rick Paschall)  
Location: 8680 Bobby Brown Road, Milton, FL  
Parcel: 28-2N-27-0000-00500-0000  
Zoned: M2 (General Industrial District)  
Request: **Conditional use to allow public fairgrounds in M2  
(General Industrial)  
(6.05.20.C & 6.09.02.DD)**  
District: Commissioner District #2

9. Proposed text amendments to the Santa Rosa County Land Development Code presented by Beckie Cato.

Amending the Land Development Code, [Article 11](#), related to height and lighting standards within airport zones.

10. Proposed text amendments to the Santa Rosa County Land Development Code presented by Beckie Cato.

Amending the Land Development Code, [Article 2](#), related to property owner notification of the Land Development Code and Building Code regulations at time of sale.

V. Chairperson Matters: None

VI. Planning Department Matters:

**Discuss [Guidelines](#) for Public Presentations**

**Review of BOCC June 27, 2013, meeting results**

**1. Conditional Use:** 2013-CU-008

**2. Rezoning:** 2013-R-003, 2013-R-004, 2013-R-005 and 2013-R-006

**3. Text Amendment:** Amending the Land Development Code, Article 7.01.02, 7.01.03, 7.01.04, 7.01.05, 7.01.06 and 6.05.24.C regarding landscaping and tree protection

VII. Announcement of Next Zoning Board Meeting (**Thursday, August 8, 2013**)

VIII. Adjournment