



# SANTA ROSA COUNTY DEVELOPMENT SERVICES

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## PUBLIC NOTICE

Members of the Santa Rosa County Zoning Board, Applicants and Public:  
The Zoning Board will hold its regularly scheduled meeting on  
**Thursday, January 10, 2019 at 6:00 p.m.** at the Santa Rosa County  
Administrative Complex, Commissioners Boardroom, Milton, Florida.

I. Pledge of Allegiance

II. [Review of Meeting Minutes from November 8, 2018](#)

III. Old Business:

- 2018-SX-011** **Tabled from the November 8, 2018 Zoning Board meeting**  
Project/Applicant: Marty Medve  
Location: Soundside Drive, Gulf Breeze, FL  
Parcel(s): 27-2S-28-0000-03700-0000  
Zoned: R1 (Single Family Residential)  
**Request: Special Exception to allow the division of a parcel, resulting in three new lots that do not meet the minimum road frontage requirement. (LDC 2.04.00.C.9)**  
  
Area Size: 20.03 +/- acres  
District: Commissioner District #5

IV. New Business:

- 2019-V-001**  
Project/Applicant: Michael Sutler  
Location: 9450 Highway 89, Milton, FL  
Parcel(s): 07-3N-28-0000-01200-0000  
Zoned: HCD (Highway Commercial District)  
AG-RR (Rural Residential Agriculture)  
**Request: Variance to eliminate the pavement requirement for commercial driveways. (LDC 4.04.03.C.5.a)**  
  
District: Commissioner District #3

3. [2019-V-002](#)  
Project/Applicant: Whitworth Builders, Inc.  
Location: 8900<sup>th</sup> block of Deer Lane, Navarre, FL  
Parcel(s): 15-2S-26-0000-18600-0000  
15-2S-26-0000-24200-0000  
Zoned: R1M (Mixed Residential Subdivision)  
**Request 1:** **Variance to allow each parcel to have one driveway. (LDC 4.04.03.D)**  
**Request 2:** **Variance to reduce the driveway spacing requirement from 185 to 43.69 feet west of a proposed driveway. (LDC 4.04.03.D.b.2)**  
**Request 3:** **Variance to reduce the driveway spacing requirement from 185 to 33.23 feet east of a proposed driveway. (LDC 4.04.03.D.b.2)**  
District: Commissioner District #4
4. [2019-V-003](#)  
Project/Applicant: Chris and April Aycock  
Represented by Cori Pietrangelo of Wetland Scientist Inc.  
Location: 1169 Pearson Road, Milton, FL  
Parcel(s): 23-1S-28-0000-00455-0000  
Zoned: RR-1 (Rural Residential Single Family)  
**Request:** **Variance to allow the construction of a pier (approximately 240 feet) prior to the construction of a residence. (LDC 2.10.05.A.1)**  
District: Commissioner District #2
5. [2019-V-004](#)  
Project/Applicant: Gulf Power Company  
Represented by Richard Markey  
Location: Munson Highway, Milton, FL  
Parcel(s): 25-2N-28-0000-00200-0000  
Zoned: AG-RR (Rural Residential Agriculture)  
**Request 1:** **Variance to reduce the driveway spacing requirement from 660 to 185 feet north of an existing driveway. (LDC 4.04.03.D.b.2)**  
**Request 2:** **Variance to eliminate the pavement requirement for commercial driveways. (LDC 4.04.03.C.5.a)**  
District: Commissioner District #3
6. [2019-V-006](#)  
Project/Applicant: Zimmerman Properties, LLC  
Location: 6418 Starfish Cove, Gulf Breeze, FL  
Parcel(s): 28-2S-27-2313-00B00-0240  
Zoned: PBD (Planned Business District)  
**Request 1:** **Variance to reduce the corner west side setback from 15 feet to 0 feet to accommodate an existing accessory structure, specifically a deck. (LDC 2.10.04.C)**  
**Request 2:** **Variance to reduce the rear setback from 25 feet to 0 feet to accommodate an existing accessory structure, specifically a deck. (LDC 6.05.13.E.a.3)**  
District: Commissioner District #5

7. [2019-V-007](#)  
Project/Applicant: JCL CHL, LLC  
Location: 2251 Wind Trace Road, Navarre, FL  
Parcel(s): 21-2S-26-0780-0VV06-0000  
Zoned: R2M (Medium Density Mixed Residential)  
**Request: Variance to reduce the rear setback from 25 feet to 10 feet to accommodate three single family residences. (LDC 6.05.09.I.4)**  
District: Commissioner District #4
8. [2019-V-009](#)  
Project/Applicant: Amity Nowling Construction, LLC  
Location: 7797 Vonnie Tolbert Road, Navarre, FL  
Parcel(s): 39-1S-27-0000-02147-0000  
Zoned: R1M (Mixed Residential Subdivision)  
**Request: Variance to reduce the corner west side setback from 15 feet to 11 feet to accommodate a single family residence. (LDC 2.10.04.C)**  
District: Commissioner District #4
9. [2019-V-010](#)  
Project/Applicant: James Hammond  
Represented by Bock Construction, Inc.  
Location: Gulf Boulevard Court, Navarre Beach, FL  
Parcel(s): 28-2S-26-9340-00000-0030  
Zoned: NB-HD (Navarre Beach – High Density)  
**Request: Variance to reduce the front setback from 30 feet to 15 feet to accommodate a single family residence. (LDC 6.07.04.D.2)**  
District: Commissioner District #4
10. [2019-CU-001](#)  
Project/Applicant: James Romero of Absolute Dustless Blasting  
Location: 1785 Anderson Avenue, Gulf Breeze, FL  
Parcel(s): 24-2S-28-0930-00000-0540  
Zoned: HCD (Highway Commercial Development)  
**Request: Conditional Use to allow a vehicular paint and body shop, specifically media blasting, in an HCD (Highway Commercial Development) zoning district. (LDC 6.09.02.N)**  
Area Size: 0.26 +/- acres  
District: Commissioner District #5
11. [2019-CU-002](#)  
Project/Applicant: Todd and Rosa Monson  
Location: 6586 Old Highway 90, Milton, FL  
Parcel(s): 09-1S-28-0000-06000-0000  
Zoned: AG-RR (Rural Residential Agriculture)  
**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)**  
Area Size: 2.01 +/- acres  
District: Commissioner District #2

12. [2019-R-002](#)

Project/Applicant: Michael and Amanda Dodson  
Location: 5780 Fern Creek Lane, Milton, FL  
Parcel(s): 36-2N-29-0000-00201-0000  
**Existing Zone: RR-1 (Rural Residential Single Family)**  
**Proposed Zone: AG-RR (Rural Residential Agriculture)**  
**Existing FLU: SFR (Single Family Residential)**  
**Proposed FLU: AG-RR (Rural Residential Agriculture)**  
Area Size: 8.45 +/- acres  
District: Commissioner District #2

13. [2019-R-003](#)

Project/Applicant: Michael and Amanda Dodson  
Location: 5775 Fern Creek Lane, Milton, FL  
Parcel(s): 36-2N-29-0000-00400-0000  
36-2N-29-0000-00402-0000  
36-2N-29-0000-00403-0000  
**Existing Zone: RR-1 (Rural Residential Single Family)**  
**Proposed Zone: AG-RR (Rural Residential Agriculture)**  
**Existing FLU: SFR (Single Family Residential)**  
**Proposed FLU: AG-RR (Rural Residential Agriculture)**  
Area Size: 5.85 +/- acres  
District: Commissioner District #2

14. [2019-R-005](#)

Project/Applicant: Fallon Prudhomme  
Location: 1911 Ladybird Lane, Gulf Breeze, FL  
Parcel(s): 24-2S-28-1150-01500-0041  
**Existing Zone: R1 (Single Family Residential)**  
**Proposed Zone: R2 (Medium Density Residential)**  
**Existing FLU: SFR (Single Family Residential)**  
**Proposed FLU: MDR (Medium Density Residential)**  
Area Size: 0.19 +/- acres  
District: Commissioner District #5

**NOTE: The following Agenda Items (2019-R-001 and 2019-R-004) are comprehensive plan future land use map amendment. Following consideration by the Board of County Commissioners at the January 24, 2019 transmittal public hearing, the item will be forwarded to the Department of Economic Opportunities for review, with subsequent consideration by the Board of County Commissioners at an adoption public hearing in Calendar Year 2019.**

**15. 2019-R-001**

Project/Applicant: The Darby Family Trust, c/o Joy Darby Gardberg, Co-Trustee  
Represented by Beckie Cato, LLC  
Location: Woodbine Road, Pace, FL  
Parcel(s): 06-1N-29-0000-01001-0000  
**Existing Zone: AG-RR (Rural Residential Agriculture)**  
**Proposed Zone: R1 (Single Family Residential)**  
**Existing FLU: AG-RR (Rural Residential Agriculture)**  
**Proposed FLU: SFR (Single Family Residential)**  
Area Size: 63.61 +/- acres  
District: Commissioner District #1

**16. 2019-R-004**

Project/Applicant: Beckie Cato, LLC  
Location: Woodbine Road, Pace, FL  
Parcel(s): 07-1N-29-0000-01800-0000  
APO 07-1N-29-0000-00700-0000  
07-1N-29-0000-00701-0000  
07-1N-29-0000-00703-0000  
07-1N-29-0000-00704-0000  
APO 07-1N-29-0000-00705-0000  
**Existing Zone: R1 (Single Family Residential)**  
**Proposed Zone: PUD (Planned Unit Development) (218.33 acres)**  
**HCD (Highway Commercial Development) (22.18 acres)**  
**Existing FLU: SFR (Single Family Residential) (218.33 acres, no change)**  
**Proposed FLU: COMM (Commercial) (22.18 acres)**  
Area Size: 240.51 +/- acres  
District: Commissioner District #1

**17. Proposed text amendment to Land Development Code Section 6.03.05.B regarding home occupations accessory to a residential activity.**

**18. Administrative appeal of Outdoor Storage of Construction Material in Highway Commercial Development (HCD) zoning district.**

- V. Chairperson Matters: None
- VI. Planning Department Matters: None
- VII. Announcement of the Next Zoning Board Meeting (February 14, 2019, at 6:00 p.m., at the Tiger Point Community Center, Gulf Breeze, Florida)
- VIII. Public Forum
- IX. Adjournment