



SANTA ROSA COUNTY DEVELOPMENT SERVICES

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***AGENDA IS SUBJECT TO CHANGE**

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:

- 1. 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:

- 2. 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: 8900th 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 440 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-008

Project/Applicant: Dinwoodie Construction, LLC
Location: 7033 Pine Village Court, Lot 11, Milton, FL
Parcel(s): 23-1N-28-0000-00700-0000
Zoned: R2M (Medium Density Mixed Residential)
Request: Variance to reduce the south side setback from 25 feet to 2 feet accommodate the removal and replacement of 11 mobile homes. The new mobile home will be placed to fit the footprint of the existing mobile homes. (LDC 6.05.09.I.3)
District: Commissioner District #2

9. 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

10. 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

11. 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 sand blasting, in an HCD (Highway Commercial Development) zoning district. (LDC 6.09.02.N)
Area Size: 0.26 +/- acres
District: Commissioner District #5

12. 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

13. 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

14. 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

15. 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.

16. 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

17. 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

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

19. 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