



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, November 10, 2016 at 6:00 p.m. at the
Tiger Point Community Center, Gulf Breeze, Florida.

I. Pledge of Allegiance

II. Review of Meeting Minutes from October 13, 2016

III. Old Business:

IV. New Business:

1. **2016-V-069**

Project/Applicant: 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

2. **2016-V-070**

Project/Applicant: Cynthia Ross
Location: 3673 Berryhill Road, Pace, FL
Parcel(s): 32-2N-29-5770-00A00-0010
Zoned: R1M (Mixed Residential Subdivision)
Request: Variance to increase the height of a privacy fence from 4 feet to 6 feet within the front setback, in a R1M (Mixed Residential Subdivision) zoning district. (LDC 7.01.10.D)
District: Commissioner District #1

3. **2016-V-071**

Project/Applicant: Philip Daniele
Location: 4149 Highway 87 S, Navarre, FL
Parcel(s): 39-1S-27-0000-03400-0000
Zoned: R1 (Single Family Residential)
Request: Variance to reduce the front setback from 25 feet to 15 feet to accommodate a car port. (LDC 6.05.05.I.2)
District: Commissioner District #4

4. [2016-V-072](#)
Project/Applicant: Terry Kuykendall
Location: 6341 Matador Street, Bagdad, FL
Parcel(s): 16-1N-28-2320-00100-0100
Zoned: R1M (Mixed Residential Subdivision)
Request: Variance to increase the height of a privacy fence from 4 feet to 6 feet within the front setback, in a R1M (Mixed Residential Subdivision) zoning district. (LDC 7.01.10.D)
District: Commissioner District #2

5. [2016-V-073](#)
Project/Applicant: National Retail Properties, LP
Represented by Denise Anderson of Costorde, LLC
Location: 5955 Highway 90, Milton, FL
Parcel(s): 17-1N-28-0000-03800-0000
Zoned: HCD (Highway Commercial Development)
Request: Variance to eliminate the requirement for interconnectivity with the parcels to the west and south. (LDC 4.04.03.D4)
District: Commissioner District #1

6. [2016-V-074](#)
Project/Applicant: Axcon, Corp
Represented by Brian Pedicond
Location: 4537 Avalon Blvd., Milton, FL 32583
Parcel(s): 17-1N-28-0000-03805-0000
Zoned: HCD (Highway Commercial Development)
Request: Variance to eliminate the requirement for interconnectivity with the parcel to the north. (LDC 4.04.03.D4)
District: Commissioner District #1

7. [2016-V-075](#)
Project/Applicant: Lead Academy Learning Center
Represented by Frank and Nancy Lay
Location: 4106 Berryhill Road, Pace, FL 32583
Parcel(s): 28-2N-29-0000-00507-0000, 28-2N-29-0000-00508-0000, and 28-2N-29-0000-00509-0000
Zoned: HCD (Highway Commercial Development)
Request 1: Variance to reduce the rear setback from 25 feet to 19 feet. (LDC 6.05.15.I.4)
Request 2: Variance to eliminate landscape buffer "C" at the rear of the subject site. (LDC 7.01.05.E.1.c & 7.01.05.F)
District: Commissioner District #3

8. [2016-V-078](#)
Project/Applicant: Mary Beth Price
Location: 4153 Madura Road, Gulf Breeze, FL
Parcel(s): 29-2S-28-5446-00F00-0210
Zoned: PUD (Planned Unit Development)
Request: Variance to reduce the Shoreline Protection Zone setback from 50 feet to 30 feet to accommodate a swimming pool. (LDC 12.01.02.A)
District: Commissioner District #5

9. [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

AND

- [2016-V-076](#)
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: Variance to eliminate landscape buffer "C" on all four sides of the subject site. (LDC 7.01.05.E.1.c & 7.01.05.F)
District: Commissioner District #3

10. [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

11. [2016-CU-022](#)
Project/Applicant: Tara Peaden
Location: 7200 block of Morrell Road, Milton, FL
Parcel(s): 11-1N-28-2920-04700-0040
Zoned: HCD (Highway Commercial Development)
Request: Conditional Use to allow limited manufacturing and assembly, specifically a commercial fishing pier in a HCD (Highway Commercial Development) zoning district. (LDC 6.05.15.C)
District: Commissioner District #2

12. [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

**13. 2040 Comprehensive Plan - review of state comments and request for approval of new Agriculture Future Land Use category with a density of one dwelling unit per five acres;
Presented by Beckie Cato**

V. Chairperson Matters: None

VI. Planning Department Matters:

1. Discussion Item; Shoreline Protection Zone

VII. Announcement of the Next Zoning Board Meeting (Thursday, January 12, 2017)

VIII. Public Forum

IX. Adjournment