



# 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, July 14, 2016 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 June 9, 2016

III. Old Business:

IV. New Business:

1. [2016-SX-004](#)

Project/Applicant: Keith Walther of Walther Custom Homes LLC  
Location: 4300 block of S. Spencerfield Road, Pace, FL  
Parcel(s): 10-1N-29-0000-01601-0000  
Zoned: R1 (Single Family Residential)  
**Request: Special Exception to allow the dividing of a parcel without road frontage in R1 (Single Family Residential) to accommodate 3 single family residences. (LDC 2.04.00.C.9)**  
District: Commissioner District #1

2. [2016-V-037](#)

Project/Applicant: Elin Lund Jensen  
Represented by Kyle Carruth of Blue Haven Pools  
Location: 2961 Bay Street, Gulf Breeze, FL  
Parcel(s): 30-2S-28-4640-00A00-0030  
Zoned: R1 (Single Family Residential)  
**Request: Variance to reduce the Shoreline Protection Zone setback from 50 feet to 39 feet to accommodate a swimming pool. (LDC 12.01.02.A)**  
District: Commissioner District #5

3. [2016-V-043](#)

Project/Applicant: John Wood of Badcock Home Furniture & More  
Location: 5367 Woodbine Road, Pace, FL  
Parcel(s): 06-1N-29-0000-00500-0000  
Zoned: AG-RR (Agriculture/Rural Residential) /  
HCD (Commercial)

**Request 1: Variance to eliminate the landscape buffer “C” along the south and west property line. (LDC 7.01.05.F)**

**Request 2: Variance to reduce the south side setback from 30 feet to 5 feet. (LDC 6.05.15.I.3.a)**

**Request 3: Variance to eliminate the tree mitigation requirement. (LDC 7.01.06.D)**

**Request 4: Variance to reduce the drive aisle width requirement from 24 feet to 20 feet. (LDC 4.04.03.C.2)**

**The above variance requests pertain to the preservation of a heritage live oak.**

District: Commissioner District #1

4. [2016-V-044](#)

Project/Applicant: Panera Bread  
Represented by Stanley Wilbourn of C & S Signs  
Location: 4741 Highway 90, Pace, FL  
Parcel(s): 14-1N-29-0000-00210-0000  
Zoned: HCD (Commercial)

**Request 1: Variance to increase the drive thru menu sign from 24 square feet to 35 square feet.**

**Request 2: Variance to increase the information sign from 2 square feet to 4.2 square feet.**

**(LDC 8.06.06.B & 8.06.06.C)**

District: Commissioner District #1

5. [2016-V-046](#)

Project/Applicant: Joe Sumner of Synovus Bank  
Location: 7700 Block of White Sands Boulevard, Navarre Beach, FL  
Parcel(s): 28-2S-26-0000-01800-0000  
Zoned: NB-MD (Navarre Beach-Medium Density)

**Request 1: Variance to reduce the side setback from 15 feet to 5 feet to accommodate single family residences. (LDC 6.07.03.D.4)**

**Request 2: Variance to reduce the front setback from 30 feet to 20 feet to accommodate single family residences. (LDC 6.07.03.D.2)**

District: Commissioner District #4

6. **2016-CU-014**

Project/Applicant: Thomas Henry and Veronica Dickerson  
Location: 7411 East Bay Boulevard, Navarre, FL  
Parcel(s): 12-2S-27-0000-01330-0000  
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

AND

**2016-V-045**

Project/Applicant: Thomas Henry and Veronica Dickerson  
Location: 7411 East Bay Boulevard, Navarre, FL  
Parcel(s): 12-2S-27-0000-01330-0000  
Zoned: HCD (Highway Commercial Development)  
**Request 1:** **Variance to reduce the west side setback from 15 feet to 10 feet to accommodate a single family residence (LDC 6.05.05.I.3)**  
**Request 2:** **Variance to allow for an accessory structure larger than the single family residence. (LDC 2.10.05 & 3.00.01)**  
District: Commissioner District #4

7. **2016-CU-015**

Project/Applicant: Pace Water System, Inc.  
Represented by Daniel Saba of Locklin, Saba, Locklin, & Jones, P.A.  
Location: 4195 Wildflower Street, Pace, FL  
Parcel(s): 25-1N-29-1060-00100-0140  
Zoned: R1M (Mixed Residential Subdivision)  
**Request 1:** **Conditional Use to allow for the relocation and construction of a sewer lift station with necessary infrastructure in a R1M (Mixed Residential Subdivision) zoning district. (LDC 6.09.02.J)**  
District: Commissioner District #1

AND

**2016-V-047**

Project/Applicant: Pace Water System, Inc.  
Represented by Daniel Saba of Locklin, Saba, Locklin, & Jones, P.A.  
Location: 4195 Wildflower Street, Pace, FL  
Parcel(s): 25-1N-29-1060-00100-0140  
Zoned: R1M (Mixed Residential Subdivision)  
**Request 1:** **Variance to eliminate the 10 foot right away landscaping on the north side of the property. (LDC 7.01.03)**  
**Request 2:** **Variance to eliminate the 20 foot "C" landscape buffer on the east and south side of the property. (LDC 7.01.05.A)**  
**Request 3:** **Variance to reduce the corner clearance requirement from 120 feet to 40 feet at the intersection of Diamond Street and Wildflower Street. (LDC 4.04.03.D.3)**  
**Request 4:** **Variance to eliminate the requirement of onsite retention and detention of storm water. (LDC. 4.03.06.F)**  
**Request 5:** **Variance to increase the allowable fence height from 5 feet to 6 feet to accommodate a 6 foot high chain link fence within the front setback. (LDC 6.04.16.C & 7.01.0.D)**  
District: Commissioner District #1

8. **2016-R-010**  
 Project/Applicant: Terry and Karen Paulson  
 Represented by Bob Hartley and Amity Nowling of Crystal Shores Realty  
 Location: 1877 Blue Tip Drive, Navarre, FL  
 Parcel(s): 20-2S-26-5770-00900-0080  
**Existing Zone:** R1 (Single Family Residential)-HON (Heart of Navarre Overlay District)  
**Proposed Zone:** HCD (Highway Commercial Development)  
**Existing FLU:** SFR (Single Family Residential)  
**Proposed FLU:** Comm (Commercial)  
 Area Size: 0.25 (+/-) Acres  
 District: Commissioner District #4
9. **2016-R-011**  
 Project/Applicant: Blaine Flynn of Flynn Building Specialist, LLC  
 Location: Ola Broxson Road, Navarre, FL, 32566  
 Parcel(s): 08-2S-26-0000-00123-0000  
**Existing Zone:** M1 (Restricted Industrial)  
**Proposed Zone:** R1 (Single Family Residential)  
**Existing FLU:** INDUS (Industrial)  
**Proposed FLU:** SFR (Single Family Residential)  
 Area Size: 1.081(+/-) Acres  
 District: Commissioner District #4

V. Chairperson Matters: None

VI. Planning Department Matters:

**Review of BOCC June 23, 2016 meeting results.**

1. **Conditional Use Requests: 2016-CU-012, & 2016-CU-013**
2. **Rezoning Requests: 2016-R-008 & 2016-R-009**

VII. Announcement of the Next Zoning Board Meeting ( Thursday, August 11, 2016)

VIII. Public Forum

IX. Adjournment