



Beckie Cato, AICP  
 Planning and Zoning Director

# Santa Rosa County Development Services

Tony Gomillion  
 Public Service Director  
**PUBLIC NOTICE**



Rhonda Royals  
 Building Official

Members of the Santa Rosa County Zoning Board, Applicants and Public:  
 The Zoning Board will hold its regularly scheduled meeting on  
**Thursday, February 12, 2015, at 6:00 p.m.** at the  
 Tiger Point Community Center, Gulf Breeze, Florida.

- I. Pledge of Allegiance
- II. Review of Meeting Minutes from January 8, 2015
- III. Old Business:

1. [2015-CU-003](#)

Project/Applicant: Santa Rosa County Sheriff's Office  
 Represented by Wendell Hall

Location: 8597 High School Boulevard., Navarre, FL

Parcel: 16-2S-26-0000-00132-0000

Zoned: R1 (Single Family Residential)

**Request:** **Conditional Use Request to allow the expansion of a public facility, specifically an additional parking area for Sheriff's Office Substation. (LDC 6.09.02..J)**

District: Commissioner District #4

**Zoning Board Recommendation:** *Tabled with a vote of 9 – 0*

And

**2015-V-006**

Project/Applicant: Santa Rosa County Sheriff's Office  
 Represented by Wendell Hall

Location: 8597 High School Boulevard, Navarre, FL

Parcel: 16-2S-26-0000-00132-0000

Zoned: R1 (Single Family Residential)

**Request 1:** **Variance Request to eliminate the right of way landscaping.**

**Request 2:** **Variance Request to eliminate the required Landscape Buffer "C" on the south side of the subject site**

**Request 3:** **Variance Request to reduce the required Landscape Buffer "C" from 20 feet to 5 feet on the east side of the subject site. (LDC 7.01.03 & 7.01.05.F)**

District: Commissioner District #4

**Zoning Board Decision:** *Tabled with a vote of 9 – 0*

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

IV. New Business:

1. [2015-V-010](#)  
Project/Applicant: William and Sharon Thiel  
Location: 2844 PGA Blvd, Navarre, FL  
Parcel: 02-2S-27-1922-30800-0240  
Zoned: R1 (Single Family Residential)  
**Request 1: Variance Request to reduce the rear setback from 25 feet to 10 feet to accommodate the construction of a primary residence.**  
**Request 2: Variance Request to reduce the side setbacks from 15 feet to 10 feet to accommodate the construction of a primary residence. (LDC 6.05.05.I.3 & 6.05.05.I.4)**  
District: Commissioner District #4
  
2. [2015-V-011](#)  
Project/Applicant: Verizon Wireless  
Represented by Bob Chopra, SAM, Inc.  
Location: 5333 Mulat Road, Milton, FL  
Parcel: 36-1N-29-0000-01802-0000  
Zoned: RR1 (Rural Residential Single Family)  
**Request: Variance Request to allow a storage of on site fire hazards liquids within 500 feet of a residence and/or residential zoning district, specifically a diesel generator with 210 gallon capacity at an existing telecommunications tower site. (LDC 7.01.14.D.3.a)**  
District: Commissioner District #1
  
3. [2015-V-012](#)  
Project/Applicant: Culver's  
Represented by Karry Baker, Springfield Signs and Neon  
Location: 8792 Navarre Parkway, Navarre, FL  
Parcel: 21-2S-26-0000-00115-0000  
Zoned: HCD-HON (Highway Commercial Development)-(Heart of Navarre)  
**Request 1: Variance Request to increase the wall signage from 2 sides to 4 sides. (Note: The allowable wall signage would be 96 square feet per side for a total of 192 square feet. The request is proposing a total of 116.48 square feet of wall signage.)**  
**Request 2: Variance Request to increase the allowable menu board sign size from 24 square feet to 46 square feet to accommodate a menu board.**  
**Request 3: Variance Request to increase the allowable directional/informational signage from 2 square feet to 25 square feet to accommodate a presell board. (LDC 8.06.01.A.2, 8.06.06.B, 8.06.06.C)**  
District: Commissioner District #4
  
4. [2015-V-013](#)  
Project/Applicant: Pro Image Sign & Lighting  
Represented by Stanley Wilbourn  
Location: 8895 South Lynn Road, Milton, FL  
Parcel: 09-1N-27-0000-00806-0000  
Zoned: HCD (Highway Commercial Development)  
**Request 1: Variance Request to eliminate the required landscape buffer "C" on the south and west side of the property.**  
**Request 2: Variance Request to eliminate the required right-of-way landscaping. (LDC 7.01.03 & 7.01.05.G.1.c)**  
District: Commissioner District #1

5. [2015-V-014](#)  
 Project/Applicant: Debra Hill  
 Location: 4724 Parch Road, Milton, FL  
 Parcel: 10-1N-28-3040-00500-0070  
 Zoned: R1M (Mixed Residential Subdivision)  
**Request:** **Variance Request to allow an accessory structure that is not subordinate in size the primary residence. (Note: The primary residence is 2,000 square feet and the proposed accessory structure is 3,000 square feet.) (LDC 3.00.01)**  
 District: Commissioner District #2
6. [2015-CU-009](#)  
 Project/Applicant: Augustine Russell  
 Represented by Jerry McGuire of JMA Engineering Services, Inc.  
 Location: SE corner of Chumuckla Hwy and Acy Lowery Rd, Pace, FL  
 Parcel: 20-2N-29-0000-00306-0000  
 Zoned: AG (Agriculture)  
**Request:** **Conditional Use Request to allow restricted sales and services, specifically a feed store in AG (Agriculture). (LDC 6.09.02.AA)**  
 District: Commissioner District #3
7. [2015-CU-010](#)  
 Project/Applicant: Ahm Yisrael Mssianic Synagogue.  
 Represented by Wayne Leland  
 Location: 9255 Military Trail, Navarre, FL  
 Parcel: 15-2S-26-0000-00430-0000  
 Zoned: R1M (Mixed Residential Subdivision)  
**Request:** **Conditional Use Request to allow a place of worship within R1M (Mixed Residential Subdivision) zoning district. (LDC 6.09.02.H)**  
 District: Commissioner District #4

And

**2015-V-015**  
 Project/Applicant: Ahm Yisrael Mssianic Synagogue.  
 Represented by Wayne Leland  
 Location: 9255 Military Trail, Navarre, FL  
 Parcel: 15-2S-26-0000-00430-0000  
 Zoned: R1M (Mixed Residential Subdivision)  
**Request 1:** **Variance to allow a landscape buffer “B” at 10 feet in width in lieu of a landscape buffer “C” at 20 feet in width.**  
**Request 2:** **Variance to allow the landscape buffers to be installed within 24 months of the certificate of occupancy being issued. (LDC 6.09.02.H, 7.01.05.G & 7.01.02.K)**  
 District: Commissioner District #4

8. [2015-R-005](#)  
 Project/Applicant: Howard Jacques III of Eager Beaver Professional Tree Care, LLC  
 Location: 5214 Gulf Breeze Parkway, Gulf Breeze, FL  
 Parcels: 24-2S-28-1150-00300-0050 and 24-2S-28-0000-02300-0000  
**Existing Zone:** HCD (Highway Commercial Development)  
**Requested Zone:** M2 (General Industrial)  
**Current FLU:** COMM (Commercial)  
**Proposed FLU:** INDUS (Industrial)  
 Area size: (+/-) 2.748 acres  
 District: Commissioner District #5

And

**2015-V-009**

Project/Applicant: Thomas Miller  
Represented by Howard Jacques III of Eager Beaver Professional Tree Care, LLC  
Location: 5214 Gulf Breeze Parkway, Gulf Breeze, FL  
Parcels: 24-2S-28-1150-00300-0050 and 24-2S-28-0000-02300-0000  
**Zoned:** HCD (Highway Commercial Development)  
**Request 1:** **Variance Request to allow an industrial activity within 200 feet of a residential zoning district.**  
**Request 2:** **Variance Request to allow a screening fence in lieu of a wall and landscape buffer “E”.**  
**Request 3:** **Variance Request to allow traffic to enter from Aqua Vista Dr. (LDC 6.05.20.I.2, 6.05.20.I.4 & 7.01.05.G.1.e)**  
District: Commissioner District #5

9. **2015-R-006**

Project/Applicant: Kevin Bock of Bock Construction  
Location: 9200 Block of Military Trail, Navarre, FL  
Parcels: 15-2S-26-0000-00485-0000  
**Existing Zone:** R2 (Medium Density Residential)  
**No change to Zone:** R2 (Medium Density Residential)  
**Current FLU:** SFR (Single Family Residential)  
**Proposed FLU:** MDR (Mixed Density Residential)  
Area size: (+/-) 1.125 acres  
District: Commissioner District #4

10. **2015-R-007**

Project/Applicant: Santa Rosa County  
Represented by Hunter Walker  
Location: Bob Tolbert Road, Navarre, FL  
Parcels: 06-2S-26-0000-00200-0000 and 06-2S-26-0000-00201-0000  
**Existing Zone:** MIL (Military Installation)  
**Proposed Zone:** P2 (Active Park)  
**Current FLU:** MIL (Military Installation)  
**Proposed FLU:** CON/REC (Conservation/Recreation)  
Area size: (+/-) 4.17 acres  
District: Commissioner District #4

11. Proposed [text amendment](#) to the Land Development Code, Article 4 Sections 4.03.03, 4.03.04, 4.03.06, 4.03.07, 4.03.10, 4.03.13 and 4.04.03 regarding location of sidewalks, details required on preliminary plats, sidewalk design, subdivision drainage plans, open ditch or swale design, finished floor elevations, road construction base materials, final plat requirements, large parcel subdivisions, and site plan drainage design.  
Presented by Michael Schmidt.

12. Proposed [text amendment](#) to the Comprehensive Plan Capital Improvements Element (CIE):  
Chapter 10, Capital Improvements Element, updating the 5-year Schedule of Capital Improvements (table 10-1)

V. Chairperson Matters: None

VI. Planning Department Matters:

**Review of BOCC January 22, 2015, meeting results.**

1. **Conditional Use Request: 2015-CU-001, 2015-CU-002, 2015-CU-004, 2015-CU-005, 2015-CU-006, 2015-CU-007, & 2015-CU-008**
2. **Rezoning Requests: 2015-R-001, 2015-R-003 & 2015-R-004**
3. **Text Amendments:**
  - a. **Amending LDC Article 4 and 11, regarding Site “X” a new Helicopter Landing Field**
  - b. **Amending Comprehensive Plan Chapter 3, amending Policy 3.3.A.1 to add Site “X”, a new Helicopter Landing Field**
4. **Comprehensive Plan Amendment: Adoption hearing for the Large Scale Rezoning 2014-R-018**

VII. Announcement of Next Zoning Board Meeting (Thursday, March 12, 2015)

VIII. Adjournment