



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, September 10, 2015, 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 August 13, 2015

III. New Business:

1. [2015-V-063](#)

Project/Applicant: Chris Brown  
Location: 4428 Chantilly Way, Milton, FL  
Parcel: 18-1N-28-0000-00324-0000  
Zoned: R1 (Single Family Residential)  
**Request 1:** **Variance request to reduce the south side setback from 5 feet to 4 feet to accommodate an accessory building. (LDC 2.10.05.B.2)**  
**Request 2:** **Variance request to reduce the rear setback from 5 feet to 2 feet 6 inches to accommodate an accessory structure. (LDC 2.10.05.B.2)**  
**Request 3:** **Variance request to allow an accessory structure that is not subordinate to the primary residence. (LDC 3.00.01)**  
District: Commissioner District #1

2. [2015-V-065](#)

Project/Applicant: Blackrock Capital Partners (Property Owner: Bank of Pensacola)  
Represented by Matt Yonke of Blackrock Capital Partners & Howard Steele of HJ Steele & Co.  
Location: 5784 Chumuckla Highway, Pace, FL  
Parcel: 32-2N-29-0000-01425-0000  
Zoned: HCD (Highway Commercial Development)  
**Request:** **Variance request is to reduce rear setback from 25 feet to 19 feet to accommodate proposed addition to existing building. (LDC 6.05.15.I.4)**  
District: Commissioner District #3

3. [2015-V-067](#)

Project/Applicant: Ronny's Car Wash  
Represented by Ron Scott  
Location: 4254 Woodbine Road, Pace, FL  
Parcel: 22-1N-29-0000-00402-0000  
Zoned: HCD (Highway Commercial Development)  
**Request:** **Variance request to reduce the front setback requirement from 20 feet to 10 feet to accommodate a commercial canopy. (LDC 2.10.02.E)**  
District: Commissioner District #1

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

4. [2015-V-068](#)  
Project/Applicant: Lowcost Container & Solid Storage  
Represented by Karl Burger and Steve Hancy  
Location: 5036 Bent Tree Road, Milton, FL  
Parcel: 05-1N-27-0000-00110-0000  
Zoned: HCD (Highway Commercial Development)  
**Request 1: Variance request to allow outside storage of items intended for sale on 2 acres of the parcel zoned HCD. (LDC 7.01.12.A)**  
**Request 2: Variance request to reduce the front setback from 50 feet to 30 feet to allow for structures to be placed for advertisement purposes. (LDC 6.05.15.I.1.b)**  
District: Commissioner District #2
5. [2015-V-074](#)  
Project/Applicant: Nathan Mansfield  
Location: 6019 Emerald Sound Drive, Gulf Breeze, FL  
Parcel: 29-2S-27-3332-00H00-0040  
Zoned: PBD (Planned Business District)  
**Request 1: Variance request to reduce the front setback from 25 feet to 15 feet to accommodate single family residence. (LDC 6.05.13.F.8.a)**  
**Request 2: Variance request to reduce the shoreline protection zone setback from 50 feet to 28.95 feet to accommodate a single family residence. (LDC 12.01.02.A)**  
District: Commissioner District #5
6. [2015-CU-030](#)  
Project/Applicant: O'Brien's Custom Paint and Body, LLC  
Represented by Scott O'Brien  
Location: 2515 Highway 87 S, Navarre, FL  
Parcel: 08-2S-26-0000-00420-0000  
Zoned: HCD (Highway Commercial Development)-HON (Heart of Navarre)  
**Request: Conditional Use request to allow a vehicle paint and body shop within HCD-HON. (LDC 6.09.02.N)**  
District: Commissioner District #4
7. [2015-CU-031](#)  
Project/Applicant: Superior Construction Company  
Represented by Wilford Ellis and Chris Perritt  
Location: 8951 Fortune Road Camper 1, Milton, FL  
Parcel: 16-1N-27-0000-00331-0000  
Zoned: AG (Agriculture/Rural Residential)  
**Request 1: Conditional Use request to allow public and private utilities and public facilities, specifically a temporary modular construction office and a laydown area for a capital improvements project. (LDC 6.09.02.J)**  
**Request 2: Conditional Use request to allow a transient quarters, specifically 4 units for workers. (LDC 6.09.02.F)**  
District: Commissioner District #2
- AND  
[2015-V-075](#)  
Project/Applicant: Superior Construction Company  
Represented by Wilford Ellis and Chris Perritt  
Location: 8951 Fortune Road Camper 1, Milton, FL  
Parcel: 16-1N-27-0000-00331-0000  
Zoned: AG (Agriculture/Rural Residential)

- Request 1:** Variance request to allow outside storage of items in an AG zone, specifically a laydown yard for a capital improvements project.  
(LDC 7.01.12.A)
- Request 2:** Variance request to eliminate the screening requirement for outside storage.  
(LCD 7.01.12.A)
- Request 3:** Variance request to eliminate the landscape buffer requirements for outside storage.  
(LCD 7.01.05.F)

8. [2015-CU-032](#)  
 Project/Applicant: William Redmond Jr.  
 Location: 5494 West Spencerfield Road, Pace, FL  
 Parcel: 34-2N-29-0000-00623-0000  
 Zoned: AG (Agriculture/Rural Residential), HCD (Highway Commercial Development),  
**Request: Conditional Use request to allow the construction of a single family residence within in the Accident Potential Zone 1 for Navy Outlying Field - Spencer Field.**  
**(LDC 6.09.02.GG & 11.04.02.D.1)**  
 District: Commissioner District #1
9. [2015-CU-033](#)  
 Project/Applicant: City of Gulf Breeze  
 Represented by Edwin Eddy  
 Location: 5839 Gulf Breeze Parkway, Gulf Breeze, FL  
 Parcel: 20-2S-27-0000-00303-0000  
 Zoned: R1 (Single Family Residential)  
**Request: Conditional Use Request is for public utilities and facilities within a R1 (Single Family Residential) zoning district.**  
**(LDC 6.09.02.J)**  
 District: Commissioner District #5
10. [2015-CU-034](#)  
 Project/Applicant: Jayer and Linsey Williamson  
 Location: 5800 block of McCall Road, Pace, FL  
 Parcel: 30-2N-29-0000-00902-0000  
 Zoned: AG (Agriculture/Rural Residential)  
**Request: Conditional Use request to allow a trade service and repair within AG (Agriculture/Rural Residential), specifically an electrical contracting business.**  
**(LDC 6.09.02.AA)**  
 District: Commissioner District #1
11. [2015-CU-035](#)  
 Project/Applicant: Ryan Sanborn  
 Location: 4800 Block of Henry Street, Milton, FL  
 Parcel: 10-1N-28-0000-002800-0000  
 Zoned: R1A (Single Family Residential)  
**Request: Conditional Use is to allow a recreational and park area, specifically a haunted woods and an obstacle course within a R1A (Single Family Residential) zoning district.**  
**(LDC 6.09.02.I)**  
 District: Commissioner District #2

AND

- [2015-V-072](#)  
 Project/Applicant: Ryan Sanborn  
 Location: 4800 Block of Henry Street, Milton, FL  
 Parcel: 10-1N-28-0000-002800-0000  
 Zoned: R1A (Single Family Residential)  
**Request: Variance request is to allow 32 square feet of signage with a max height of 6 feet within a R1A (Single Family Residential) zoning district.**  
**(LDC 8.06.05.A)**

12. [2015-R-016](#)  
Project/Applicant: White Development Company  
Represented by William Gross  
Location: 5603 Chumuckla Highway, Pace, FL  
Parcel: 32-2N-29-0000-00900-0000  
**Existing Zone:** AG (Agriculture/Rural Residential)  
**Proposed Zone:** HCD (Highway Commercial Development)  
**Existing FLUM:** AG (Agriculture/Rural Residential)  
**Proposed FLUM:** COMM (Commercial)  
Area size: (+/-) 2.07 acres  
District: Commissioner District #1

AND

- [2015-V-069](#)  
Project/Applicant: White Development Company  
Represented by William Gross  
Location: 5603 Chumuckla Highway, Pace, FL  
Parcel: 32-2N-29-0000-00900-0000, 32-2N-29-0000-02302-0000, 32-2N-29-0000-02303-0000  
Zoned: AG (Agriculture/Rural Residential), HCD (Highway Commercial Development)  
**Request 1:** **Variance request to reduce the side setback adjacent to a residential zone from 30 feet to 5 feet. (LDC 6.05.15.I.3.a)**  
**Request 2:** **Variance request to reduce the driveway spacing on a major arterial road from 440 feet to 240 feet. (4.04.03.D.1.b)**  
**Request 3:** **Variance request to eliminate the required landscape buffer between the commercial and residential properties. (7.01.05.B)**  
**Request 4:** **Variance request to reduce the required throat length of the principle access point from 75 feet to 65 feet. (4.04.03.C.6.j)**  
  
District: Commissioner District #1

13. Proposed text [amendment](#) to the Land Development Code, Article 2, Article 4, and Article 6 related to a new Agriculture Zoning classification.  
Presented by Beckie Cato

IV. Chairperson Matters: None

V. Planning Department Matters:

**Review of BOCC August 27, 2015, meeting results.**

1. **Rezoning requests: 2015-R-012, 2015-R-014, and 2015-R-015**
2. **South Santa Rosa Bicycle Pedestrian Plan**

VI. Announcement of Next Zoning Board Meeting (Thursday, October 8, 2015)

VII. Adjournment