



# Santa Rosa County Development Services



**Beckie Cato, AICP**  
Planning and Zoning Director

**Tony Gomillion**  
Public Service Director

**Rhonda Royals**  
Building Official

## 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 9, 2014, at 6:00 p.m.** in the  
Santa Rosa County Administrative Complex, Commissioners Boardroom, Milton, Florida.

I. Pledge of Allegiance

II. Review of Meeting Minutes from November 14, 2013

III. New Business:

1. **2014-V-001**

Project/Applicant: Barry Dickson & Ann Meador  
Represented by Jason Taylor of Wetland Sciences  
Location: 3063 Bay Street, Gulf Breeze  
Parcel: 31-2S-28-4640-00C00-0040  
Zoned: R1 (Single Family Residential)  
**Request: Variance request is to vary the dock length from 300 to 400 feet.  
(LDC 6.03.05.F)**  
District: Commissioner District #5

2. **2014-V-002**

Project/Applicant: Eileen B. Lowery  
Represented by Randy Jernigan  
Location: 7900 Block of Whiting Field Circle, Milton, FL  
Parcel: 36-3N-28-0000-00400-0000  
Zoned: AG (Agriculture/Rural Residential)  
**Request: Variance request to add an accessory structure prior to a primary dwelling.  
(LDC 2.10.05.A)**  
District: Commissioner District #1

3. **2014-V-003**

Project/Applicant: CCTMO, LLC "Crown Castle"  
Represented by Lannie Greene of Verizon Wireless  
Location: 9576 Navarre Pkwy, Navarre, FL  
Parcel: 21-2S-26-0780-0KK14-0000  
Zoned: HCD (Highway Commercial Development)  
**Request: Variance request allow a 500 gallon propane tank to be located within 500 feet  
of a residential zone at an existing telecommunications tower site.  
(LDC 7.01.14.D.3.a)**  
District: Commissioner District #4

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. [2014-V-004](#)  
Project/Applicant: Wesley Memorial United Methodist Church  
Represented by Steve Salter of Ellis Crane Works  
Location: 4701 School Lane, Pace, FL  
Parcel: 12-1N-29-0000-00294-0000  
Zoned: R1 (Single Family Residential)  
**Request:** **Variance request is to increase the allowable sign height from 6 feet to 10 feet (LDC 8.06.05.A)**  
District: Commissioner District #1
5. [2014-V-005](#)  
Project/Applicant: BJL Sources, Inc.  
Represented by Paul McLeod of Southern Site and Utility Design  
Location: 4458 Hwy 87 S, Navarre, FL  
Parcel: 39-1S-27-0000-02316-0000  
Zoned: HCD (Highway Commercial Development)  
**Request 1:** **Variance request to replace the required 20 foot wide Landscape Buffer “C” with a 10 foot wide Landscape Buffer “B”**  
**Request 2:** **Variance request to reduce the side setback from 30 feet to 12.5 feet (LDC 6.05.15.I.3.a, 7.01.05.F)**  
District: Commissioner District #4
6. [2014-CU-001](#)  
Project/Applicant: Mary J. Spear  
Represented by Eric Parkerson of Dirty Rooster Designs LLC  
Location: 4900 Block of Gulf Breeze Parkway, Gulf Breeze, FL  
Parcel: 24-2S-28-1810-00000-0720  
Zoned: HCD (Highway Commercial Development)  
**Request:** **Conditional Use request is to allow a vehicular paint and body shop to be located within a commercial district (LDC 6.09.00)**  
District: Commissioner District #5
7. [2013-R-015](#)  
Project/Applicant: Alpha Land  
Represented by Bobby Killingsworth  
Location: 3100 Block of Five Forks Road, Navarre, FL  
Parcel: 05-2S-26-0000-01002-0000  
**Existing Zone:** **M1 (Restricted Industrial)**  
**Requested Zone:** **R1 (Single Family Residential)**  
**Current FLU:** **INDUS (Industrial)**  
**Proposed FLU:** **SFR (Single Family Residential)**  
Area size: (+/-) 25.47 acres  
District: Commissioner District #4
8. [2014-R-001](#)  
Project/Applicant: Dennis and Sue Carol Oathout  
Represented by Sandra Seymour of Remax Infinity  
Location: 4673 Bradley Drive, Pace, FL  
Parcel: 07-1N-29-0000-00501-0000  
**Existing Zone:** **AG (Agriculture/Rural Residential)**  
**Requested Zone:** **R1 (Single Family Residential)**  
**Current FLU:** **AG (Agriculture)**  
**Proposed FLU:** **SFR (Single Family Residential)**  
Area size: (+/-) 0.58 acres  
District: Commissioner District #1

And

**2014-SX-001**

Project/Applicant: Dennis and Sue Carol Oathout  
Represented by Sandra Seymour of Remax Infinity  
Location: 4673 Bradley Drive, Pace, FL  
Parcel: 07-1N-29-0000-00501-0000  
Zoned: AG (Agriculture/Rural Residential)  
**Request: Special Exception to divide a parcel for family homestead creating 1 lot without road frontage.  
(LDC 2.04.00.C.6)**  
District: Commissioner District #1

**9. 2014-R-002**

Project/Applicant: John & Esmeralda Steele  
Location: 4631 Chumuckla Hwy., Pace, FL 32571  
A Portion of Parcel: APO 09-1N-29-0000-01701-0000  
**Existing Zone: AG (Agriculture/Rural Residential)**  
**Requested Zone: NC (Neighborhood Commercial)**  
**Current FLU: AG (Agriculture)**  
**Proposed FLU: COMM (Commercial)**  
Area size: (+/-) 0.57 acres  
District: Commissioner District #1

IV. Chairperson Matters:

V. Planning Department Matters:

**A. Review of BOCC December 12, 2013, meeting results.**

- 1. Rezoning Request 2013-R-014**
- 2. Proposed text amendment to the Santa Rosa County Land Development Code presented by Beckie Cato.**  
Amending LDC Article 6 regarding canal construction.
- 3. Proposed text amendment to the Santa Rosa County Land Development Code presented by Beckie Cato.**  
Amending LDC Article 6 creating a new Military Lands zoning district.  
  
Amending Comprehensive Plan Chapter 3 creating a new Military Lands FLUM district.
- 4. Proposed text amendment to the Santa Rosa County Land Development Code presented by Beckie Cato.**  
Amending LDC Article 11 regarding compatible uses within airport zones.

VI. Announcement of Next Zoning Board Meeting (**Thursday, February 13, 2014**)

VII. Adjournment