



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, October 8, 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 September 10, 2015

III. Old Business:

1. [2015-CU-024](#) **TABLED FROM AUGUST 13, 2015**
 Project/Applicant: GAC Property Management LLC
 Represented by Greg Britton of Navarre Family Watersports
 Location: 8671 Navarre Parkway, Navarre, FL
 Parcel: 21-2S-26-0000-00126-0000
 Zoned: HCD (Highway Commercial Development)-HON (Heart of Navarre)
Request 1: **Conditional Use request to allow commercial outdoor amusement activities, specifically a miniature (putt putt) golf course, zip line, and inflatable aqua island water park within HCD/HON (Highway Commercial Development /Heart of Navarre) zoning district.**
Request 2: **Conditional Use request to allow recreational activities, specifically a boat and jet ski excursion rental facility with dock within HCD/HON (Highway Commercial Development/Heart of Navarre) zoning district. (LDC 6.09.02.V & 6.09.02.EE)**
 District: Commissioner District #4

And

- [2015-V-064](#) **TABLED FROM AUGUST 13, 2015**
 Project/Applicant: GAC Property Management LLC
 Represented by Greg Britton of Navarre Family Watersports
 Location: 8671 Navarre Parkway, Navarre, FL
 Parcel: 21-2S-26-0000-00126-0000
 Zoned: HCD (Highway Commercial Development)-HON (Heart of Navarre)
Request 1: **Variance request to reduce the side setbacks from 50 feet to 0 feet to accommodate commercial outdoor amusement activities.**
Request 2: **Variance request to reduce the rear setback from 50 feet to 25 feet to accommodate commercial outdoor amusement activities. (LDC 6.09.02.V & 6.09.02.EE)**
 District: Commissioner District #4

IV. New Business:

1. [2015-V-066](#)
 Project/Applicant: CEFCO Retail Facility/Costorde LLC.
 Represented by Denise Anderson of Costorde LLC
 Location: 5973 Highway 90, Milton, FL
 Parcels: 17-1N-28-0000-04901-0000, 17-1N-28-0000-03800-0000, and 17-1N-28-0000-04900-0000
 Zoned: HCD (Highway Commercial Development)/R1M (Mixed Residential Subdivision)
Request 1: **Variance request to allow hazardous or potentially hazardous materials be stored or located in residential zones or within five hundred (500) feet of any residential zone.**

Santa Rosa County Public Service Complex
 6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583

www.santarosa.fl.gov
 Office: (850) 981-7000

Inspections/Compliance Division Fax: (850) 623-1208 • Planning/Zoning Division Fax: (850) 983-9874

Request 2: Variance request to reduce the corner clearance on a major arterial road from 440 feet to 155 feet to accommodate a driveway on Avalon Boulevard.
Request 3: Variance request to reduce the connection spacing requirement on a major arterial road from 440 feet to 338 feet to the north and from 440 feet to 113 feet to the south to accommodate a second driveway on Avalon Boulevard.
(LDC 7.01.14.D.3.c, 4.04.03.D.1.b.2, 4.04.03.D.3.a)

District: Commissioner District #1

2. [2015-V-070](#)

Project/Applicant: Kevin and Shauna Curtis
Location: 8306 Tavira Street, Navarre, FL
Parcel: 17-2S-26-2750-03100-0170
Zoned: R1M (Mixed Residential Subdivision)
Request: Variance request to allow an accessory structure that is not subordinate to the primary residence, specifically the height of the proposed accessory structure is 21 feet 4 inches and the height of the primary residence is 13 feet 6 inches.
(LDC 3.00.01)

District: Commissioner District #4

3. [2015-V-071](#)

Project/Applicant: Jamie Thibodeaux
Location: 1390 Players Club Court, Gulf Breeze, FL
Parcel: 27-2S-28-3215-00B00-0060
Zoned: PUD (Planned Unit Development)
Request: Variance request to increase the maximum allowed height of a fence in a residential zone from 6 feet to 8 feet for 80 feet along the south property line.
(LDC 7.01.10.A)

District: Commissioner District #5

4. [2015-V-073](#)

Project/Applicant: Daniel Akright
Location: 5367 Short Trail, Milton, FL
Parcel: 01-1N-27-0000-00437-0000
Zoned: AG (Agriculture/Rural Residential)
Request: Variance request to allow an accessory structure that is not subordinate to the primary residence. Specifically, the proposed accessory structure is 1,500 square feet and approximately 15 feet in height and the primary residence is 560 square feet and 13 feet 6 inches in height.
(LDC 3.00.01)

District: Commissioner District #2

5. [2015-V-076](#)

Project/Applicant: Jeff & Wendi Vowell
Location: 3325 Edgewater Drive Unit J, Gulf Breeze, FL
Parcel: 32-2S-28-0000-00306-0000
Zoned: R1 (Single Family Residential)
Request 1: Variance request to allow an accessory structure to be constructed upon a lot with no primary structure. Specifically, a 12x16 foot deck and 4x250 foot pier.
Request 2: Variance request to reduce the required setback from 1 foot 6 inches to 0 feet on both sides to allow a 16 foot wide deck.
Request 3: Variance request to reduce the shoreline protection zone setback from 50 feet to 23 feet to accommodate a deck.
(LDC 2.10.05.A, 6.05.05.I.3, 12.01.02.A)

District: Commissioner District #5

6. [2015-V-077](#)

Project/Applicant: Holley-Navarre 2787 Elks Lodge
Represented by Ben Gray
Location: 2002 Elks Way, Navarre, FL

Parcel: 21-2S-26-0780-0BB02-0000
Zoned: HCD (Highway Commercial Development)
Request 1: **Variance request to reduce the front setback from 50 feet to 10 feet to accommodate an 8 foot screening fence.**
Request 2: **Variance request to replace the required landscape buffer “C” requirements with landscape buffer “A” requirement, specifically a 10 foot buffer requirement. (LDC 6.05.15.I.1.b, 7.01.10.D & 7.01.05.F&G)**
District: Commissioner District #4

7. [2015-V-078](#)

Project/Applicant: Jim and Sherrie Lillich
Represented by Heffernan, Holland, Morgan Architecture, P.A.
Location: 7521 Gulf Boulevard, Navarre Beach, FL
Parcel: 28-2S-26-9180-04900-0090
Zoned: NB-SF (Navarre Beach-Single Family)
Request: **Variance request to reduce the front setback from 30 feet to 21 feet to accommodate a single family residence. (LDC 6.07.01.D.1)**
District: Commissioner District #4

8. [2015-V-079](#)

Project/Applicant: Mary Hope Service
Location: 8136 Navarre Parkway, Navarre, FL
Parcel: 20-2S-26-5770-00700-0061
Zoned: HCD-HON (Highway Commercial Development-Heart of Navarre)
Request: **Variance request to reduce the number of required parking spaces from 40 to 33, specifically 31 standard spaces and 2 ADA spaces. (LDC 7.01.08.B.2.s)**
District: Commissioner District #4

9. [2015-V-080](#)

Project/Applicant: Ryan and Jennifer Mallory
Location: 6001 Emerald Sound Drive, Gulf Breeze, FL
Parcel: 29-2S-27-3332-00H00-0070
Zoned: PBD (Public Business District)
Request 1: **Variance request to reduce the front setback from 25 feet to 11 feet to accommodate a staircase. (LDC 6.05.13.F.8.a)**
Request 2: **Variance request to reduce the shoreline protection zone from 50 feet to 39 feet to accommodate a staircase. (LDC 12.01.02.A)**
District: Commissioner District #5

10. [2015-V-081](#)

Project/Applicant: Eric Brewer
Represented by Jason Taylor of Wetland Sciences, Inc.
Location: 4500 block of Brickyard Bayou Place, Gulf Breeze, FL
Parcel: 34-2S-28-5180-00000-1160
Zoned: R1 (Single Family Residential)
Request 1: **Variance request to allow an accessory structure to be constructed upon a lot with no primary structure. Specifically, a dock and boat lift consisting of a 180 square foot platform and an uncovered boat lift. (LDC 2.10.05.A)**
Request 2: **Variance request to increase distance a dock can encroach into a bayou from 7 feet to 12 feet. Specifically, a dock and boat lift consisting of a 180 square foot platform and an uncovered boat lift that exceeds the 15 percent open water span by 5 feet at the point of installation. (LDC 6.03.05.F)**
District: Commissioner District #5

11. [2015-V-082](#)
Project/Applicant: Karen Nobles Bowers Trustee
Represented by Les White of Acorn Fine Homes
Location: 1400 Block of Bermuda Drive, Navarre Beach, FL
Parcel: 28-2S-26-9095-00B00-0160
Zoned: NB-MD (Navarre Beach-Medium Density)
Request: **Variance request to reduce the shoreline protection zone from 50 feet to 26 feet to accommodate a single family residence. (LDC 12.01.02.A)**
District: Commissioner District #4
12. [2015-V-083](#)
Project/Applicant: Michael and Bonnie Kane
Property Owner: Edwin Walborsky
Location: 1156 Sawgrass Drive, Gulf Breeze, FL
Parcel: 33-2S-28-4926-00000-0180
Zoned: PUD (Planned Unit Development)
Request 1: **Variance request to reduce the shoreline protection zone from 50 feet to 30 feet to accommodate a single family residence. (LDC 12.01.02.A, 6.05.12.E.1.e.3)**
Request 2: **Variance request to reduce the side setback from 5 feet to 1 foot to accommodate a single family residence. (LDC 12.01.02.A, 6.05.12.E.1.e.3)**
District: Commissioner District #4
13. [2015-CU-036](#)
Project/Applicant: Glenn Cox
Location: 1616 Baltar Drive, Gulf Breeze, FL
Parcel: 27-2S-28-0180-00B00-0130
Zoned: R1 (Single Family Residential)
Request: **Conditional Use Request is to allow the temporary use of a recreational vehicle (RV) within a R1 (Single Family Residential) zoning district during construction of primary residence. (LDC 6.04.04.C)**
District: Commissioner District #5
14. [2015-R-017](#)
Project/Applicant: Locklin, Saba, Locklin & Jones, P.A.
Represented by Daniel Saba of Locklin, Saba, Locklin, & Jones, P.A.
Location: Unassigned street section between Red Leaf Street and Bridgewater Drive, Pace, FL
APO Parcel: 16-1N-29-2110-00000-0130
Existing Zone: R1 (Single Family Residential)
Proposed Zone: NC (Neighborhood Commercial)
Existing FLUM: SFR (Single Family Residential)
Proposed FLUM: COMM (Commercial)
Area size: (+/-) 0.60 acres
District: Commissioner District #1

V. Chairperson Matters: None

VI. Planning Department Matters:

Review of BOCC September 24, 2015, meeting results.

1. **Appeal to Variance request 2015-V-075**
2. **Conditional Use requests: 2015-CU-030, 2015-CU-031, 2015-CU-032, 2015-CU-033, 2015-CU-034, and 2015-CU-035**

3. **Rezoning request: 2015-R-012, 2015-V-014 and 2015-R-016**

4. **Proposed Amendments to Comprehensive Plan: Chapters 4, 5 and 11**

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

VIII. Adjournment