

IV. New Business:

1. [2015-SX-006](#)
Project/Applicant: Raymond Woodward Jr.
Location: 8699 Riverstone Road, Milton, FL
Parcel: 09-1N-27-0000-00225-0000
Zone: AG-RR (Agriculture/Rural Residential)
Request: **Special Exception to allow a limited range of commercial uses in conjunction with a residence in AG-RR (Agriculture/Rural Residential), specifically a water well contracting company.**
(LDC 2.04.00.C.5)
District: Commissioner District #2
2. [2015-SX-007](#)
Project/Applicant: David Baio
Location: 5630 Wychewood Road, Milton, FL
Parcel: 30-2N-28-0000-00508-0000
Zone: RR1 (Rural Residential Single Family)
Request: **Special Exception to allow the dividing of a parcel in RR1 (Rural Residential Single Family) to accommodate a single family residence**
(LDC 2.04.00.C.6)
District: Commissioner District #3
3. [2015-V-085](#)
Project/Applicant: Glen and Tracy Garrow
Location: 2842 Lido Blvd, Gulf Breeze, FL
Parcel: 36-2S-29-5571-00A00-0060
Zone: R1 (Single Family Residential)
Request 1: **Variance to reduce the rear setback from 25 feet to 20 feet to accommodate an accessory structure.**
Request 2: **Variance to reduce the east side setback from 12.6 feet to 5 feet to accommodate an accessory structure.**
(LDC 2.10.05.B.1)
District: Commissioner District #5
4. [2015-V-086](#)
Project/Applicant: Albert Bounds
Location: 4600 block of Soundside Drive, Gulf Breeze, FL
Parcel: 34-2S-28-5180-00000-1440
Zoned: R1 (Single Family Residential)
Request: **Variance to reduce the shoreline protection zone setback from 50 feet to 20 feet to accommodate a single family residence.**
(LDC 12.01.02.A)
District: Commissioner District #5
5. [2015-V-087](#)
Project/Applicant: Jonathan Hurly
Location: 3605 Juniper Creek Road, Milton, FL
Parcel: 06-4N-28-2850-00000-0080
Zoned: AG-RR (Agriculture/Rural Residential)
Request: **Variance to reduce the front setback requirement from 25 feet to 14 feet to accommodate an accessory building.**
(LDC 6.05.02.I.2)
District: Commissioner District #3

6. [2015-V-088](#)
Project/Applicant: Cajun Contractors Inc.
Represented by Troy Bossier
Location: 2200 block of Highway 87 South, Navarre, FL
Parcel: 17-2S-26-0000-00165-0000
Zoned: HCD (Highway Commercial Development)-HON (Heart of Navarre)
Request: **Variance to eliminate the requirement within the Heart of Navarre Overlay District prohibiting metal and vinyl buildings and to allow a building with non-metal façade and the remaining three sides as metal.
(LDC 6.05.24.C.2.a)**
District: Commissioner District #4
7. [2015-V-089](#)
Project/Applicant: Eric Cabaniss
Location: 5800 Block of Highway 90, Milton, FL
Parcel: 08-1N-28-0000-04202-0000
Zoned: HCD (Highway Commercial Development)
Request: **Variance to increase the allowed encroachment distance of a stormwater detention pond from 40% of the required landscape buffer to 85%, specifically, allowing the pond to encroach 17 feet into the 20 foot landscape buffer.
(LDC 7.01.05.D.2)**
District: Commissioner District #1
8. [2015-V-090](#)
Project/Applicant: James and Betty Frydrychowicz
Location: 4098 Oak Pointe Drive, Gulf Breeze, FL
Parcel: 27-2S-28-2865-00B00-0150
Zoned: R1 (Single Family Residential)
Request: **Variance to reduce the rear setback from 8 feet to 5 feet to accommodate an accessory structure, specifically a 6 x 24 pergola.
(LDC 6.05.12.E.1.e.3)**
District: Commissioner District #5
9. [2015-V-091](#)
Project/Applicant: Carter Environmental/Chris Carter
Property Owner: Thomas Gary Hines
Location: 1680 College Parkway, Gulf Breeze, FL
Parcel: 30-2S-28-0302-00A00-0090
Zoned: R1 (Single Family Residential)
Request 1: **Variance is to reduce the side setback requirements from 7.5 feet to 0 feet to accommodate a dock.
(LDC 6.03.05.F.5.a)**
District: Commissioner District #5
10. [2015-V-092](#)
Project/Applicant: Lovella Dennis Merkey
Location: 6436 Robie Road, Milton, FL
Parcel: 16-2N-28-0000-05501-0000
Zoned: HCD (Highway Commercial Development), R2M (Medium Density Mixed Residential)
Request: **Variance is to reduce the side setback on an arterial road from 50 feet to 40 feet to accommodate a single family residence.
(LDC 6.05.15.I.1.b)**
District: Commissioner District #3

11. [2015-V-095](#)
Project/Applicant: Martha Miller
Location: 3113 Carvajal Court, Navarre, FL
Parcel: 02-2S-27-0953-00000-0070
Zoned: R1 (Single Family Residential)
Request: Variance is to reduce the front setback from 60 feet to 25 feet to accommodate a guest cottage. (LDC 6.03.05.H)
District: Commissioner District #4
12. [2015-V-097](#)
Project/Applicant: A-1 Small Engines/Scott Steadham
Property Owner: H Harris Investments Inc.
Location: 4843 West Spencer Field Road, Pace, FL
APO Parcel: APO 09-1N-29-0000-03003-0000
Zoned: HCD (Highway Commercial Development)
Request: Variance is to allow an additional driveway connection to West Spencer Field Road. (LDC 4.04.03.D)
District: Commissioner District #1
13. [2015-CU-037](#)
Project/Applicant: Stump Springs Baptist Church
Represented by Pastor Kevin Nelson and Westel Cabaniss
Location: 3600 Three Notch Trail, Milton, FL
Parcel: 03-4N-27-0000-00300-0000
Zoned: AG-RR (Agriculture/Rural Residential)
Request: Conditional Use to allow the expansion of a place of worship within an AG-RR (Agriculture/Rural Residential) zoning district. (LDC 6.09.02.H)
District: Commissioner District #3
- And**
- [2015-V-093](#)
Project/Applicant: Stump Springs Baptist Church
Represented by Pastor Kevin Nelson and Westel Cabaniss
Location: 3600 Three Notch Trail, Milton, FL
Parcel: 03-4N-27-0000-00300-0000
Zoned: AG-RR (Agriculture/Rural Residential)
Request: Variance to reduce the side setbacks from 50 feet to 5 feet to accommodate an accessory building. (LDC 6.09.02.H.3)
District: Commissioner District #3
14. [2015-CU-038](#)
Project/Applicant: Auto Depot Navarre/Chris Pike
Property Owner: IUI Properties Inc.
Location: 1942 Highway 87 South, Navarre, FL
Parcels: 20-2S-26-0000-00519-0000, 20-2S-26-0000-00530-0000, and 20-2S-26-0000-00535-0000
Zoned: M1-HON (Restricted Industrial-Heart of Navarre) and HCD-HON (Highway Commercial Development-Heart of Navarre)
Request: Conditional Use to allow a commercial auto sales within a HCD-HON (Highway Commercial District – Heart of Navarre) and M1-HON (Restricted Industrial - Heart of Navarre) zoning district. (LDC 6.05.24.B.3)
District: Commissioner District #4

And

2015-V-096

Project/Applicant: Auto Depot Navarre/Chris Pike
Property Owner: IUI Properties Inc.
Location: 1942 Highway 87 South, Navarre, FL
Parcels: 20-2S-26-0000-00519-0000, 20-2S-26-0000-00530-0000, and 20-2S-26-0000-00535-0000
Zoned: M1-HON (Restricted Industrial-Heart of Navarre) and HCD-HON (Highway Commercial Development-Heart of Navarre)
Request: Variance to allow a mulch parking lot within a HCD-HON (Highway Commercial District – Heart of Navarre) and M1-HON (Restricted Industrial - Heart of Navarre) zoning district. (LDC 6.05.24.C.2.j.1)
District: Commissioner District #4

15. Proposed [text amendment](#) to the Land Development Code, amending Article 3, replacing Article 10, and amending Article 12, pertaining to flood plain management. Presented by Rhonda Royals

V. Chairperson Matters: None

VI. Planning Department Matters:

Review of BOCC October 22, 2015, meeting results.

1. **Appeal for Variance Request 2015-V-074**
2. **Conditional Use Request: 2015-CU-036**
3. **Rezoning Request: 2015-R-017**

VII. Announcement of Next Zoning Board Meeting (Thursday, January 14, 2016)

VIII. Adjournment