



# Santa Rosa County

## Board of County Commissioners

6495 Caroline Street, Suite M  
Milton, Florida 32570

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### COMMISSION SPECIAL MEETING

Thursday, February 28, 2013 – 6:00 p.m.

Administrative Complex Board Meeting Room

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- Meeting called to order by Chairman Bob Cole
- Prayer by Commissioner Jim Williamson
- Old Business
- 1. Proposed Wellfield Protection Ordinance presented by Beckie Cato:

Amending the Land Development Code, Article 6.05.25 (Fairpoint Regional Utility System Wellfield Protection Overlay District); Providing for changes to the district name and the district boundaries; defining allowable and prohibited uses and adding performance standards for those uses; Amending Article 12.13.02 (Potable Water Wells and Wellfields); Clarifying the list of prohibited uses.

Supporting Documents:

- [Cover letter](#)
- [Proposed Ordinance](#)
- [Delineation of Time-of-Travel Capture Zones for Public Supply Wells Within and Around the Santa Rosa County Well Field Protection Area, Tony Countryman, NFWFMD, February 2013](#)
- [Revisions to August 2012 Draft](#)
- [Report on Review of the Wellfield Protection Ordinances with Respect to Affect on Development, SCS Engineers, November 2, 2012](#)
- [SCS Engineers review of revised draft, December 2, 2012](#)
- [Comparison of proposed ordinance with FDEP wellhead protection rule](#)
- [Assessment of the Extent and Effectiveness of the Wellfield Protection Area and Ordinance, Advanced Geospatial, Inc., June 28, 2011](#)

- [Notes of the January 30, 2012, Meeting of the Wellfield Protection Workgroup](#)
- [Comments Received on the Proposed Draft after 2/12/2013](#)

- New Business:

1. 2013-V-006

Project/Applicant: Soundside II, LLC , represented by Rupert Phillips  
Location: 8962 Windgate Cir, Navarre  
Parcel(s): 22-2S-26-5165-00C00-0040  
Zoned: R2 (Medium Density Residential)  
Request: Variance to reduce the west side building setback from 25 feet to 10 feet to accommodate the construction of a single family dwelling (Condition of Variance # 2004-V-055)  
District: Commissioner District #4  
**Zoning Board Decision: Denied with a vote of 10 – 0 at their meeting held on January 10, 2013**

Appellant:

2. 2013-CU-005

Project/Applicant: Thomas Matsoukas  
Location: 6200 block of East Bay Blvd, Gulf Breeze  
Parcel(s): 08-2S-27-2140-00500-30B0 & 08-2S-27-2140-00200-0330  
Zoned: R1  
Request: Conditional use to allow an accessory structure on a lot directly across the right of way from the lot where the principle single family dwelling is located (LDC 6.05.05.C)  
District: Commissioner District #5  
**Zoning Board Decision: To be updated February 15, 2013**

Note: This request will be considered by the Zoning Board in tandem with a Variance to allow an accessory building which is not subordinate to the principle structure. The principle structure is approximately 1500 square feet with an average roof height of 11.5 feet; the proposed accessory structure is 2400 square feet with an average roof height of 18.8 feet.

3. 2013-CU-006

Project/Applicant: Mo' Trees LLC (represented by Mary Moulton)  
Location: North of the Northern terminus of Sunset Dr., Pace  
Parcel(s): 12-1N-29-0000-00501-0000  
Zoned: PUD  
Request: Conditional use to allow an elementary and middle school within an AG (Agriculture) zoning district (LDC 6.09.02.D)  
District: Commissioner District # 1  
**Zoning Board Decision: To be updated February 15, 2013**

4. 2013-R-001  
Applicant: English Gardens LLC (represented by Tony Wright)  
Parcel(s): 27-3N-30-0000-00501-0000 & 27-3N-30-0000-00502-0000  
Location: Fox Pond Trail & Sweetwater Lane, Jay  
Existing Zone: AG2 (Agriculture District 2)  
Requested Zone: AG (Agriculture District)  
Current FLU: AG (Agriculture)  
Proposed FLU: No Change  
Area size: 348 (+/-)  
District: Commissioner District # 3  
**Zoning Board Decision:** To be updated February 15, 2013

5. 2013-R-002  
Applicant: Teel Bruce Burton Trust & Hatcher Ann Teel Trust (represented by Vincent Toups, Magnolia Manor Properties)  
Parcel(s): 28-2S-28-0000-00120-0000 & 28-2S-28-0000-00119-0000  
Location: 1527 Magnolia Drive, Gulf Breeze  
Existing Zone: R1 (Single Family Residential District)  
Requested Zone: P2 ( Public Park District)  
Current FLU: SFR (Single Family Residential)  
Proposed FLU: Con/Rec (Conservation/Recreation)  
Area size: 2.8 (+/-)  
District: Commissioner District # 5  
**Zoning Board Decision:** To be updated February 15, 2013

6. Proposed text amendment to the Santa Rosa Land Development Code presented by Beckie Cato:  
  
[Amending the Land Development Code, Article 6.07.00 and 6.07.09 creating the Navarre Beach Hotel District](#)  
**Zoning Board Decision:** To be updated February 15, 2013

7. Proposed text amendment to the Santa Rosa Land Development Code presented by Beckie Cato:  
  
[Amending the Land Development Code, Article 6.05.20 removing requirements for trees to be protected or planted at Peter Prince Airport](#)  
**Zoning Board Decision:** To be updated February 15, 2013

- Recommend the ordinance
- Adjournment.