



Santa Rosa County
Board of County Commissioners
6495 Caroline Street, Suite M
Milton, Florida 32570

COMMISSION SPECIAL MEETING

Thursday, December 8, 2011 – 6:00 p.m.

Administrative Complex Board Meeting Room

- Meeting called to order by Chairman Jim Williamson.
 - Prayer by Commissioner Bob Cole
 - New Business:
1. Recommend approval/denial of [Conditional Use 2011-CU-013](#)
Project/Applicant: "Adventures Unlimited" Jack Sanborn, Wolfe Creek LLC
Location: 8974 Tomahawk Landing Road, Milton
Parcel(s): 13-3N-28-0000-00101-0000
Zoned: AG, HCD, & P2 (Highway Commercial Development, Agriculture, & Active Park
Request: Conditional Use to allow treehouse cabins (recreational activities) to be located within an Agriculture (AG) zoning district (LDC 6.09.02.V)
District: Commissioner District # 3
Zoning Board Decision: Recommended approval without objection
 2. Recommend approval/denial of [Conditional Use 2011-CU-015](#)
Project/Applicant: "Pea Ridge Flea Market" Steve Lowery
Location: 5186 Highway 90, Pace
Parcel(s): 12-1N-29-0000-00801-0000
Zoned: HCD (Highway Commercial Development)
Request: Conditional Use to allow auto restoration facility (vehicular paint & body shop) to be located within a Highway Commercial Development (HCD) zoning district (LDC 6.09.02.N)
District: Commissioner District # 1
Zoning Board Decision: Recommended approval with a vote of 9 – 0
 3. Recommend approval/denial of [Rezoning /Small Scale Amendment 2011-R-019](#)
Applicant: Robert Stewart
Parcel(s): 05-1N-27-0000-00215-0000
Location: 5376 Persimmon Hollow Road, East Milton
Existing Zone: Ag, Agriculture District
Requested Zone: RR1, Rural Residential District
Current FLU: Agriculture

Proposed FLU: Single Family Residential
Area size: 1.08 acres
District: Commissioner District # 2
Zoning Board Decision: Recommended approval with a vote of 9 – 0

4. Recommend approval/denial of [Rezoning 2011-R-020](#)

Applicant: Terry and Lynn Burt
Parcel(s): 17-1S-28-0000-01004-0000 and 17-1S-28-0000-02900-0000
Location: 1501 Pearson Road, Garcon Point
Existing Zone: RR1, Rural Residential District
Requested Zone: Ag, Agriculture District
Current FLU: Single Family Residential
Proposed FLU: No Change
Area size: 18.58 acres
District: Commissioner District # 2
Zoning Board Decision: Recommended approval with conditions with a vote of 9 – 0
The Board stipulated that no mobile homes are to be allowed on the parcels.

- Recommend the ordinance

NOTE: The following Agenda Items are comprehensive plan text amendments and future land use map amendments. Following consideration by the Board of County Commissioners at a transmittal public hearing, the items will be forwarded to the Department of Economic Opportunities (DEO) for review, with subsequent consideration by the Board of County Commissioners at an adoption public hearing in Calendar Year 2012.

5. Recommend approval/denial for the transmittal to DEO of [Rezoning /Large Scale Amendment 2011-R-017.](#)

Applicant: Motorcoach Resort at the Preserves, LLC.
Agent: Roy Andrews, P.A.
Parcel(s): 06-1N-27-0000-00701-0000 and 07-1N-27-0000-00109-0000
Location: Persimmon Hollow Road, East Milton
Existing Zone: P2, Active Park District
Requested Zone: RR1, Rural Residential District
Current FLU: Conservation/Recreation
Proposed FLU: Single Family Residential
Area size: 230.10 acres
District: Commissioner District # 2
Zoning Board Decision: Recommended approval with a vote of 8 – 0 – 1 (Merrill abstained)

6. Recommend approval/denial for the transmittal to DEO of proposed text amendment to the Santa Rosa County Comprehensive Plan:

[Chapter 10, Capital Improvements Element, updating Policy 10.2.A.3, the Santa Rosa County School District Five-Year Facilities Work Plan for 2011-2012 dated 9-22-2011.](#)

Zoning Board Decision: Recommended approval without objection

7. Recommend approval/denial for the transmittal to DEO of proposed text amendment to the Santa Rosa County Comprehensive Plan:

[Chapter 4, Transportation Element, updating the Future Transportation Map Series 4-1 thru 4-4.](#)

Zoning Board Decision: Recommended approval without objection

(Note: This concludes the Agenda Items representing the comprehensive plan text amendments and future land use map amendment package.

8. **Recommend approval/denial of proposed text amendment to the Santa Rosa County Comprehensive Plan:**

[Chapter 10, Capital Improvements Element, updating the 5-year Schedule of Capital Improvements and Table 10-2, a 15-year Transportation Schedule of Capital Improvements.](#)

Zoning Board Decision: Recommended approval without objection

- Recommend the ordinance
- Adjournment.