



# Santa Rosa County

## Board of County Commissioners

6495 Caroline Street, Suite M  
Milton, Florida 32570

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### COMMISSION SPECIAL MEETING

Thursday, May 26, 2011 – 6:00 p.m.

Administrative Complex Board Meeting Room

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- Meeting called to order by Chairman Lane Lynchard.
- Prayer by Commissioner Bob Cole
- New Business:

1. Recommend approval/denial of the Conditional Use [2011-CU-004](#)

Applicant: Sandy Wyatt represented by Donna Tucker, Santa Rosa County Chamber of Commerce  
Property Owner: Sandy Wyatt represented by Donna Tucker, Santa Rosa County Chamber of Commerce  
Request: Conditional Use to allow an outdoor music festival, "Bonfire Jam", to be held within an Agriculture zoning district (LDC 6.09.02.V)  
Parcel: 14-3N-30-0000-00117-0000, 14-3N-30-0000-00116-0000, 14-3N-30-0000-00115-0000, 14-3N-30-0000-00114-0000  
Location: 2413 Highway 182, Jay  
Zoning District: AG (Agriculture)

ZBOA recommended Approval at their meeting on May 5, 2011, with a vote of 4 – 0 – 1

2. Recommend approval/denial of the appeal of the ZBOA decision regarding Variance [2011-V-011](#)

Applicant: James & Janice Galbreath  
Property Owner: James & Janice Galbreath  
Parcel: 17-1N-28-00000-05083-0000  
Location: 4313 Galt City Road, Milton  
Zoning District: R1M (Mixed Residential Subdivision)  
Request: Variance to reduce the rear accessory building from 5 feet to 3.34 feet (40 inches) to accommodate a pole barn for RV storage (LDC 2.10.05.B.2)  
ZBOA Decision: Approval at their meeting on April 7, 2011, with a vote of 3 – 0  
Appellant: Martha Chavers

**NOTE:** The following Agenda Items (# 3 and # 4) are large scale amendments for inclusion with the first of two (1 of 2) comprehensive plan amendment packages allowed by Florida Statute 163.3187 in any one calendar year. Following consideration by the Board of County Commissioners at a transmittal public hearing, Amendment 11-1 will be forwarded to the Department of Community Affairs for review, with subsequent consideration by the Board of County Commissioners at an adoption public hearing prior to the end of Calendar Year 2011.

3. Recommend approval/denial of the transmittal to DCA of [Large Scale Amendment 2011-R-003](#)

Applicant: Bell Lane Limited Partnership  
Agent: Edwin Henry  
Location: Bell Lane and Sterling Way, Pace  
Existing Zone: AG (Agriculture District)  
Requested Zone: No Change  
Current FLU: Single Family Residential = 34.12 acres (+/-)  
Agriculture = 102.2 acres (+/-)  
Proposed FLU: Mixed Residential Commercial  
Area size: 136.14 (+/-) acres  
  
Parcel(s): See Attachment A

**LPB recommended Approval by 5-1 at their meeting on May 12, 2011**

4. Recommend approval/denial of the transmittal to DCA of [Large Scale Amendment 2011-R-005](#)

Applicant: UIL Family Limited Partnership  
Agent: Edwin Henry  
Parcel(s): APO 35-1N-29-0000-02500-0000, APO 35-1N-29-0000-02504-0000  
APO 35-1N-29-0000-03000-0000  
Location: South of Sterling Way and West of Mulat Road, Pace  
Existing Zone: AG (Agriculture District)  
Requested Zone: No Change  
Current FLU: Agriculture = 90.5 acres (+/-)  
Proposed FLU: Single Family Residential (43.75 +/- acres)  
Garcon Point Single Family Residential (46.75 +/- acres)  
Area size: 90.5 (+/-) acres

**LPB recommended Denial by 4-2 at their meeting on May 12, 2011. The motion was actually for approval which resulted in a 2-4 vote.**

***(Note: This concludes the Agenda Items representing the second large scale amendment package, Santa Rosa County 11-1***

6. Recommend approval/denial of [Rezoning/Small Scale Amendment 2011-R-007](#)

Applicant: Jeremy and Brandi Kea  
Agent: Paulett Bankich  
Parcel(s): 04-1N-29-0000-00912-0000  
Location: 5281 West Spencerfield Road, Pace  
Existing Zone: Ag (Agriculture District)  
Requested Zone: NC (Neighborhood Commercial District)

Current FLU: Agriculture  
Proposed FLU: Commercial  
Area size: 1 (+/-) acre

LPB recommended Approval by 6-0 at their meeting on May 12, 2011

- Recommend the ordinance

7. ~~2011 R-008~~ ~~Rezoning~~

Applicant: ~~Figure 8 (Florida) LLC~~  
Agent: ~~Carla Hinote~~  
Parcel(s): ~~01 2N 29 0000 00100 0000, 02 2N 29 0000 00100 0000,  
03 2N 29 0000 00100 0000, 04 2N 29 0000 00100 0000,  
11 2N 29 0000 00100 0000, APO 12 2N 29 0000 00100 0000,  
APO 12 2N 29 0000 00200 0000, 33 3N 29 0000 00100 0000~~  
Location: ~~North of Kolb and Martin Road, Chumuckla~~  
Existing Zone: ~~Ag 2 (Agriculture District)~~  
Requested Zone: ~~Ag (Agriculture District)~~  
Current FLU: ~~Agriculture~~  
Proposed FLU: ~~No Change~~  
Area size: ~~3003.63 (+/-) acre~~

Note: This application request has been tabled by staff and is rescheduled for the June 9, 2011 Local Planning Board Meeting.

8. ~~2011 R-009~~ ~~Rezoning~~

Applicant: ~~Figure 8 (Florida) LLC~~  
Agent: ~~Carla Hinote~~  
Parcel(s): ~~02 2N 30 0000 00400 0000, 10 2N 30 0000 00101 0000  
11 2N 30 0000 00101 0000, APO 12 2N 30 0000 00100 0000~~  
Location: ~~East of Ten Mile Road and Northeast of Wallace Lake Road, Chumuckla~~  
Existing Zone: ~~Ag 2 (Agriculture District)~~  
Requested Zone: ~~Ag (Agriculture District)~~  
Current FLU: ~~Agriculture~~  
Proposed FLU: ~~No Change~~  
Area size: ~~1027.06 (+/-) acre~~

Note: This application request has been tabled by staff and is rescheduled for the June 9, 2011 Local Planning Board Meeting.

9. Recommend approval/denial of the appeal of the ZBOA decision regarding Administrative Appeal [2011-A-001](#)

Applicant: Bill Salter Advertising represented by Roy V. Andrews, P.A.  
Property Owner: Northwest Florida Investment, Inc.  
Parcel: 23-1N-29-1240-03800-0040  
Location: 3606 Highway 90, Pace  
Zoning District: HCD (Highway Commercial Development)  
Request: Appeal of the Administrative Decision to revoke the zoning approval for a billboard to be located near the intersection of Woodbine Road and Highway 90

ZBOA Decision: Denied at their meeting on April 7, 2011, with a vote of 2 – 2 – 1

Appellant: Bill Salter Advertising represented by Roy V. Andrews, P.A

10. Recommend approval/denial of [Proposed text amendment to the Santa Rosa County Land Development Code \(LDC\) presented by Shawn Ward:](#)

Amending Land Development Code Section 6.05, Adding the PIT (Borrow Pit and Debris Disposal Facility District) and providing a list of allowable and prohibited uses in the district; Amending section 2.04.03 changing the notification area for pit variances; Amending section 2.08.00, changing the notification area for rezonings and land use amendments; Amending section 6.03.04, Adding a pit/solid waste disposal facility classification; Amending sections 6.05.02, 6.05.03, 6.05.19, 6.05.20 and 6.05.21 removing pits as a conditional use; Amending section 6.09.02.U, Removing criteria regulating conditional uses; Amending section 7.01.16, removing standards regulating excavation/mining activities, borrow pits and disposal facilities.

Summary of Changes

The LPB discussed the proposed draft and comments received from their April 14, 2011 meeting. The board voted on individual issues related to the project and gave staff recommendations to prepare a final draft which will be provided to the Board of County Commissioners at their May 26, 2011 meeting:

1. Page 3. I. Size - Revise to require a 20 acre minimum for the entire site.
2. Page 4. L. Setbacks from any property boundary - **Revise to include: “LCD, and C&D debris disposal activities setback from property boundary shall be measured from the toe of the proposed final cover slope”.**
3. Page 4. M. Fences and Gates - Revise to include the word “overgrowth” adjacent to perimeter fences, etc and to change “5 feet” to “15 feet”.
4. Page 4.N. Screening Buffers - All disposal facilities shall be screened from view from adjacent right-of-ways and ~~residentially zoned~~ adjacent properties using a combination of existing vegetation, planted landscaping and landscaped berms. Remove item #5. ~~For purposes of this requirement, the agricultural zoning districts (AG and AG-2) are not considered residential zoning districts.~~
5. Page 4. L. Setbacks from Wells - Revise to require all borrow pit, LCD and C & D activities shall meet a setback of no less than one thousand (1,000) feet from any public potable water wells, as measured from the center of the wellhead.

- Recommend the ordinance
- Adjournment.