



# Santa Rosa County

## Board of County Commissioners

6495 Caroline Street, Suite M  
Milton, Florida 32570

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### COMMISSION SPECIAL MEETING

Thursday, December 9, 2010 – 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
- Old Business:
  1. Recommend approval/denial of [Rezoning/Small Scale Amendment 2010-R-018](#)

Applicant: James Boehm  
Parcel(s): 31-2N-29-0000-00200-0000  
Location: 5705 Quintette Road, Pace  
Existing Zone: R1 (Single Family Residential District)  
Requested Zone: HCD (Highway Commercial Development District)  
Current FLU: Single Family Residential  
Proposed FLU: Commercial  
Area size: 1 (+/-) acres

LPB recommended Approval by 7-0 at their meeting on October 14, 2010 with the following conditions:

- I. Minimum 10 ft rear buffer.
- II. Fence to screen.

**BOCC Decision:** Approved to change the Future Land Use Map (FLUM) to Commercial but tabled the request with regard to rezoning until December 9, 2010.

- New Business:
  2. Recommend approval/denial for [proposed calendar of special meetings](#) to review rezoning petitions for 2011.
  3. Recommend approval/denial of the Conditional Use [2010-CU-010](#)

Applicant: "Harold Assembly of God", Pastor Walter Long  
Property Owner: Harold Assembly of God  
Parcel: 19-2N-26-0000-00200-0000  
Location: 10485 Goodrange Drive, Milton  
Zoning District: R1M (Mixed Single Family Residential)

Request: Conditional Use to allow the expansion a place of worship within an Agriculture zoning district to accommodate a children's church classroom (LDC 6.09.02.H)

**ZBOA Recommendation: Approved at their meeting on December 2, 2010, with a vote of 4 – 0**

4. Recommend approval/denial of the Conditional Use [2010-CU-012](#)

Applicant: Tony Payne  
Property Owner: Tony Payne  
Parcel: 36-3N-27-0000-00307-0000  
Location: 9906 Indian Ford Road, Milton  
Zoning District: AG (Agriculture)  
Request: Conditional Use to allow a recreational activity (kayak & tube livery) to be located within an Agriculture zoning district (LDC 6.09.02.V)

**ZBOA Recommendation: Denied at their meeting on December 2, 2010, with a vote of 4 – 0**

5. Recommend approval/denial of [Rezoning/Small Scale Amendment 2010-R-021](#)

Applicant: Valparaiso Realty Company  
Agent: Mary Allen  
Parcel(s): A portion of 05-2S-26-0000-00101-0000  
Location: 2085 Highway 87S, Holley  
Existing Zone: R1 (Single Family Residential District)  
Requested Zone: HCD (Highway Commercial Development District)  
Current FLU: Single Family Residential  
Proposed FLU: Commercial  
Area size: 10 (+/-) acres

**LPB recommended Approval by 8-0 at their meeting on November 18, 2010**

6. Recommend approval/denial of [Rezoning/Small Scale Amendment 2010-R-022](#)

Applicant: Teresa Fedonczak  
Parcel(s): 28-2S-26-9180-00200-0110 and 28-2S-26-9180-00200-0120  
Location: 8029 and 8031 Gulf Boulevard, Navarre Beach  
Existing Zone: NBSF (Navarre Beach Single Family District)  
Requested Zone: NBMD (Navarre Beach Medium Density District)  
Current FLU: Navarre Beach Low Density Residential  
Proposed FLU: Navarre Beach Medium Density  
Area size: .58 (+/-) acres

**LPB recommended Denial by 6-2 at their meeting on November 18, 2010**

7. Recommend approval/denial of [Rezoning 2010-R-023](#)

Applicant: Eastgate, LLC  
Agent: Roy V. Andrews, Esq (Lindsay & Andrews, P.A.)  
Parcel(s): 01-2N-28-0000-00100-0000  
Location: Westside of Whiting Field Circle and North of Marty Martin Way, Milton  
Existing Zone: Ag (Agriculture District)

Requested Zone: M2 (General Industrial District)  
Current FLU: Industrial  
Proposed FLU: No Change  
Area size: 121.57 (+/-) acres

LPB recommended Approval by 7-0-1 at their meeting on November 18, 2010

- Recommend the ordinance
8. ~~Recommend approval/denial of Proposed text amendments to the Santa Rosa County Land Development Code (LDC) presented by Shawn Ward, Planner II:~~

~~Land Development Code Sections— Amending section 3.00.01, adding definitions for free standing signs, monument signs, sign height and sign area; Amending section 8.05.00, adding a sign calculation area for walls and fences; Amending and reformatting sections 8.06.01 through 8.06.07, revising the maximum sign height and size area; Adding section 8.06.04, adding requirements for I-10 area signs; Adding section 8.11.01, adding a section for signs not maintained; Adding section 8.11.02, adding a section for discontinued signs; Amending section 8.12.02, deleting non conforming signs must be removed within 60 days; Adding section 8.12.02.E, non conforming signs shall be removed or made to conform when housing occupancy exceeds 50 percent of replacement value.~~

LPB recommended Approval by 5-3 at their meeting on November 18, 2010

Note: At the request of the BOCC Chairman this item is moved to the January 27, 2010 BOCC Special Rezoning Meeting.

**NOTE:** The following Agenda Item (# 9) is a large scale amendment 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.

9. Recommend approval/denial of Proposed text amendments to the Santa Rosa County Comprehensive Plan presented by Beckie Cato, AICP:

Correcting scrivener's errors to the recently adopted [Evaluation and Appraisal Report \(EAR\)](#) based amendments to Ordinance No. 09-32; Amending the Economic Development, Future Land Use, Conservation, and Capital Improvements Elements.

LPB recommended Approval by 8-0 at their meeting on November 18, 2010

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

10. [Proposed text amendments to the Santa Rosa County Comprehensive Plan:](#)

Recommend approval/denial for the adoption of the Comprehensive Plan Amendments to Chapter 10, Capital Improvements Element, annually updating the 5-year Schedule of Capital Improvements and the 15 year transportation schedule of capital improvements.

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- Recommend the ordinance
- Adjournment.

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