



# SANTA ROSA COUNTY DEVELOPMENT SERVICES

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## COMMISSION SPECIAL MEETING

Thursday, January 24, 2019– 6:00 p.m.  
Administrative Complex Board Meeting Room

- Meeting called to order by Chairman Sam Parker
- Prayer and Pledge
- Old Business:
- New Business:

### 1. 2019-CU-001

Project/Applicant: James Romero of Absolute Dustless Blasting  
Location: 1785 Anderson Avenue, Gulf Breeze, FL  
Parcel(s): 24-2S-28-0930-00000-0540  
Zoned: HCD (Highway Commercial Development)  
Request: **Conditional Use to allow a vehicular paint and body shop, specifically media blasting, in an HCD (Highway Commercial Development) zoning district. (LDC 6.09.02.N)**  
  
Area Size: 0.26 +/- acres  
District: Commissioner District #5  
**Zoning Board**  
**Recommendation: Approved with a vote of 7 – 0**

### 2. 2019-CU-002

Project/Applicant: Todd and Rosa Monson  
Location: 6586 Old Highway 90, Milton, FL  
Parcel(s): 09-1S-28-0000-06000-0000  
Zoned: AG-RR (Rural Residential Agriculture)  
Request: **Conditional Use to allow the temporary use of a RV as a living quarters during the construction of a residence. (LDC 6.04.04.C)**  
  
Area Size: 2.01 +/- acres  
District: Commissioner District #2  
**Zoning Board**  
**Recommendation: Approved with a vote of 7 – 0**

3. [2019-R-002](#)

Project/Applicant: Michael and Amanda Dodson  
Location: 5780 Fern Creek Lane, Milton, FL  
Parcel(s): 36-2N-29-0000-00201-0000  
**Existing Zone: RR-1 (Rural Residential Single Family)**  
**Proposed Zone: AG-RR (Rural Residential Agriculture)**  
**Existing FLU: SFR (Single Family Residential)**  
**Proposed FLU: AG-RR (Rural Residential Agriculture)**  
Area Size: 8.45 +/- acres  
District: Commissioner District #2  
**Zoning Board**  
**Recommendation: Approved with a vote of 7 – 0**

4. [2019-R-003](#)

Project/Applicant: Michael and Amanda Dodson  
Location: 5775 Fern Creek Lane, Milton, FL  
Parcel(s): 36-2N-29-0000-00400-0000  
36-2N-29-0000-00402-0000  
36-2N-29-0000-00403-0000  
**Existing Zone: RR-1 (Rural Residential Single Family)**  
**Proposed Zone: AG-RR (Rural Residential Agriculture)**  
**Existing FLU: SFR (Single Family Residential)**  
**Proposed FLU: AG-RR (Rural Residential Agriculture)**  
Area Size: 5.85 +/- acres  
District: Commissioner District #2  
**Zoning Board**  
**Recommendation: Approved with a vote of 7 – 0**

5. [2019-R-005](#)

Project/Applicant: Fallon Prudhomme  
Location: 1911 Ladybird Lane, Gulf Breeze, FL  
Parcel(s): 24-2S-28-1150-01500-0041  
**Existing Zone: R1 (Single Family Residential)**  
**Proposed Zone: R2 (Medium Density Residential)**  
**Existing FLU: SFR (Single Family Residential)**  
**Proposed FLU: MDR (Medium Density Residential)**  
Area Size: 0.19 +/- acres  
District: Commissioner District #5  
**Zoning Board**  
**Recommendation: Approved without objection**

**Note: The following Agenda Items (2018-R-026 and 2018-R-027) are Large-Scale Future Land Use amendments. Following tonight’s adoption public hearing the item will be forwarded to the State for Final Review.**

**6. 2018-R-026**

Project/Applicant: Wallace West, LLC & Frederick Petersen  
Represented by Harrell Downey  
Location: Gin Road, Pace, FL  
Parcel(s): 28-3N-30-0000-00106-0000  
29-3N-30-0000-00106-0000  
28-3N-30-0000-00104-0000  
**Existing Zone: AG2 (Agriculture)**  
**Proposed Zone: AG1 (Agriculture)**  
**Existing FLU: AG2 (Agriculture)**  
**Proposed FLU: AG-ER (Agriculture Estate Residential)**  
Area Size: 75.73 +/- acres  
District: Commissioner District #3  
**Zoning Board**  
**Decision: Approved without objection**  
**BOCC Decision: Approved without objection for transmittal to the state on October 25, 2018**

**7. 2018-R-027**

Project/Applicant: Buffalo Creek Estates  
Represented by Harrell Downey  
Location: 5325 Chumuckla Highway, Pace, FL  
Parcel(s): 05-1N-29-0000-00100-0000  
**Existing Zone: AG-RR (Rural Residential Agriculture)**  
**Proposed Zone: R1A (Single Family Residential)**  
**Existing FLU: AG-RR (Rural Residential Agriculture)**  
**Proposed FLU: SFR (Single Family Residential)**  
Area Size: 33.07 +/- acres  
District: Commissioner District #1  
**Zoning Board**  
**Decision: Approved 7-0**  
**BOCC Decision: Approved without objection for transmittal to the state on October 25, 2018**

**8. Proposed text amendment to Land Development Code Section 6.03.05.B regarding home occupations accessory to a residential activity.**

**Zoning Board**  
**Recommendation: Approved with a vote of 7 – 0**

**9. District 4 Master Plan Presentation** presented by Celeste Werner, AICP and Pat Small, AICP with Matrix Design Group. <http://www.plan4district4.com/>

- Recommend the Ordinances
- Adjournment