

Special Meeting
February 25, 2016
Milton, Florida

The Board of County Commissioners of Santa Rosa County, Florida, met in special session on the above date with the following members present: Chairman Lane Lynchard, Jay William Williamson, Robert “Bob” Cole, Rob Williamson, and Don Salter. Also present were Roy Andrews (County Attorney), Leslie Statler (Planner III), and Darliene Stanhope (Planner III). The meeting was called to order at 6:00 p.m.

1. APPEAL 2016-V-008

Appellant: Johnny and Cindy Jacobs
Represented by Angie Jones of Locklin, Saba, Locklin, & Jones, PA
Project/Applicant: “Dollar General” Teramore Development LLC
Location: 2800 block of Avalon Boulevard, Milton, FL
Parcel: 40-1N-28-0090-47400-0190
Zoned: HCD (Highway Commercial Development)
Request: Variance Request to reduce the rear setback from 25 feet to 10 feet to accommodate a commercial building. (LDC 6.05.15.I.4)
District: Commissioner District #2
Zoning Board Decision: *Approved without objection at their meeting on January 28, 2016*

Jones said the request is for Dollar General to back up to the proposed building, against the eastern property line, reducing the setback line from 25 feet to 10 feet. She said the request is a 60% reduction in the setback area. She said 3 of the 5 conditions to grant this request are not met. She said there are no special circumstances that require this reduction in the setback area. She said the Jacobs have plans to develop this property without a variance.

Cole said he agrees with Jones. He said he would like the Board to consider all commercial entities having right turn lanes.

Cole moved without objection, to grant the appeal, and deny the variance request.

2. 2016-CU-001

Project/Applicant: Lance and Andrea Fairchok
Represented by Bob Chopra of Verizon Wireless
Location: 9800 block of Nichols Lake Road, Milton, FL
Parcel: 13-1N-27-0000-00105-0000
Zoned: AG-RR (Agriculture/Rural Residential)
Request: Conditional Use to allow a communications tower within an AG-RR (Agriculture/Rural Residential) zoning district. (LDC 6.09.02.CC)
District: Commissioner District #2
Zoning Board Recommendation: *Recommended Approval without objection*

Cole moved approval without objection.

3. 2016-CU-004

Project/Applicant: Steven and Kathleen Currence
Location: 4528 Soundside Drive, Gulf Breeze, FL
Parcel: 27-2S-28-0000-02300-0000
Zoned: R1 (Single Family Residential)
Request: Conditional Use to allow an RV to be used as living quarters during the construction of a single family residence. (LDC 6.04.04.C)
District: Commissioner District #5
Zoning Board Recommendation: *Recommended Approval with a vote of 6 – 2 with the condition that the RV be removed 12 months from the BOCC approval; Edwards and Richardson opposed the motion*

J. Williamson said he will abstain from this item. (Abstention form on file).

Lynchard moved approval without objection, with the condition that the RV be removed within 12 months. J. Williamson abstained.

4. 2016-R-002

Project/Applicant: Synovus Bank
Represented by Jerry McGuire of JMA Engineering Services, Inc
Location: 6200 block of Gulf Breeze Parkway, Gulf Breeze, FL
Parcels: 28-2S-27-0000-00600-0000, 28-2S-27-0000-01801-0000, and
28-2S-27-0000-01700-0000
Existing Zone: PUD (Planned Unit Development)
Change to Zone: R2 (Medium Density Residential)
Current FLU: MDR (Medium Density Residential)
Proposed FLU: No change
Area size: (+/-) 82.455 acres
District: Commissioner District #5

Zoning Board

Recommendation: *Recommended Approval with a vote of 8 – 0 with the condition the development is limited to 275 single family dwelling units*

Lynchard said under the existing PUD status, the property can be developed with 715 dwelling units. He said under the proposed zoning classification, development will be limited to 275 dwelling units.

Lynchard moved approval without objection.

5. Issuance of RFQ for Engineering Services for Settlers Colony HMGP Drainage project.

Gomillion said the state contacted him several weeks ago, regarding additional available funding. He said this is an opportunity to expand this project. He said the Board will approve the ability to do a Request for Qualifications for this project. Lynchard said this does not obligate the county. Cole said he is glad the county is getting this funding.

Lynchard moved approval without objection.

6. Recommend the Ordinance.

Lynchard moved approval without objection of the ordinance.

ORDINANCE NO. 2016-05 RECORDED IN ORD. BOOK NO. 14 AT PAGES 216-218 AND RECORDED IN OR ORD. BOOK 3500 AT PAGES 1345-1347.

Adjourn:

There being no further business to come before the Board at this time, the meeting adjourned.

BOARD OF COUNTY COMMISSIONERS
SANTA ROSA COUNTY, FLORIDA

By: Lane Lynchard, Chairman

Attest: Donald C. Spencer, Clerk of Court