



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

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**COMMISSION SPECIAL MEETING**

**Thursday, September 24, 2015 – 6:00 p.m.**

**Administrative Complex Board Meeting Room**

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- Meeting called to order by Chairman Don Salter.
- Prayer and Pledge
- Business:
  1. Proposed text amendment to the Land Development [Code](#), Article 2, Article 4, and Article 6 related to a new Agriculture Zoning classification.  
Presented by Beckie Cato
  2. [2015-R-012](#)  
Project/Applicant: Seven States Timberlands, LLC  
Location: Molino Bridge Road, Ten Mile Road and Wallace Lake Road, Pace, FL  
Parcels: APO 02-2N-30-0000-00100-0000  
**Existing Zone:** AG2 (Agriculture)  
**Proposed Zone:** AG (Agriculture/Rural Residential)  
**Current FLU:** AG (Agriculture/Rural Residential)  
Area size: (+/-) 266 acres  
District: Commissioner District #3  
**Zoning Board Recommendation:** *The Recommendation for Approval with conditions failed with a vote of 2 for and 4 against (Alice Brupbacher, Bill Dubois, Colten Wright, and Jim Waite). The proposed condition was:  
1) No infrastructure cost to be incurred by the county.*
  3. [2015-R-014](#)  
Project/Applicant: Terra Firma Land Co., LLC  
Represented by Chad Stuart  
Location: 2400 block of Molino Bridge Road, Pace, FL  
Parcel: 40-3N-30-0000-00203-0000  
**Existing Zone:** AG2 (Agriculture)  
**Proposed Zone:** AG (Agriculture/Rural Residential)  
**Current FLU:** AG (Agriculture)  
Area size: (+/-) 48.0 acres  
District: Commissioner District #3  
**Zoning Board Recommendation:** *The Recommendation for Approval failed with a vote of 3 – 3, Bill Dubois, Bill Seelman and Colten Wright in opposition*

4. [2015-CU-030](#)  
 Project/Applicant: OBriens Custom Paint and Body, LLC  
 Represented by Scott Obrien  
 Location: 2515 Highway 87 S, Navarre, FL  
 Parcel: 08-2S-26-0000-00420-0000  
 Zoned: HCD (Highway Commercial Development)-HON (Heart of Navarre)  
**Request:** **Conditional Use request to allow a vehicle paint and body shop within HCD-HON.**  
**(LDC 6.09.02.N)**  
 District: Commissioner District #4  
**Zoning Board**  
**Recommendation:** ***Recommended Approval with a vote of 8 – 0***
5. [2015-CU-031](#)  
 Project/Applicant: Superior Construction Company  
 Represented by Wilford Ellis and Chris Perritt  
 Location: 8951 Fortune Road Camper 1, Milton, FL  
 Parcel: 16-1N-27-0000-00331-0000  
 Zoned: AG (Agriculture/Rural Residential)  
**Request 1:** **Conditional Use request to allow public and private utilities and public facilities, specifically a temporary modular construction office and a laydown area for a capital improvements project.**  
**(LDC 6.09.02..J)**  
**Request 2:** **Conditional Use request to allow a transient quarters, specifically 4 units for workers.**  
**(LDC 6.09.02.F)**  
 District: Commissioner District #2  
**Zoning Board**  
**Recommendation:** ***Request 1: Recommended Approval with a vote of 8 – 0 with the following condition:***  
***1) The use be valid for only one (1) year with an option for a three (3) year extension if awarded a contract for work on HWY 87 S whichever is longer.***  
***Request 2: Recommended Denial with a vote of 2 – 6 with Alan Isaacson, Alice Brupbacher, Bill Dubois, Jim Waite, Lonnie Hawkins and Don Richards voting for denial.***

And

[2015-V-075](#)  
**APPEAL**  
 Project/Applicant: Superior Construction Company  
 Represented by Wilford Ellis and Chris Perritt  
 Location: 8951 Fortune Road Camper 1, Milton, FL  
 Parcel: 16-1N-27-0000-00331-0000  
 Zoned: AG (Agriculture/Rural Residential)  
**Request:** **Variance request to eliminate the screening requirement for outside storage.**  
**(LCD 7.01.12.A)**  
**Zoning Board**  
**Decision:** ***Denied with a vote of 4 – 4***

6. [2015-CU-032](#)  
 Project/Applicant: William Redmond Jr.  
 Location: 5494 West Spencerfield Road, Pace, FL  
 Parcel: 34-2N-29-0000-00623-0000  
 Zoned: AG (Agriculture/Rural Residential), HCD (Highway Commercial Development),  
**Request:** **Conditional Use request to allow the construction of a single family residence within in the Accident Potential Zone 1 for Navy Outlying Field - Spencer Field.**  
**(LDC 6.09.02.GG & 11.04.02.D.1)**  
 District: Commissioner District #1  
**Zoning Board**  
**Recommendation:** ***Recommended Approval with a vote of 8 – 0***

7. [2015-CU-033](#)  
Project/Applicant: City of Gulf Breeze  
Represented by Edwin Eddy  
Location: 5839 Gulf Breeze Parkway, Gulf Breeze, FL  
Parcel: 20-2S-27-0000-00303-0000  
Zoned: R1 (Single Family Residential)  
**Request:** **Conditional Use Request is for public utilities and facilities within a R1 (Single Family Residential) zoning district. (LDC 6.09.02..J)**  
District: Commissioner District #5  
**Zoning Board Recommendation:** ***Recommended Approval without objection***
8. [2015-CU-034](#)  
Project/Applicant: Jaye and Linsey Williamson  
Location: 5800 block of McCall Road, Pace, FL  
Parcel: 30-2N-29-0000-00902-0000  
Zoned: AG (Agriculture/Rural Residential)  
**Request:** **Conditional Use request to allow a trade service and repair within AG (Agriculture/Rural Residential), specifically an electrical contracting business. (LDC 6.09.02.AA)**  
District: Commissioner District #1  
**Zoning Board Recommendation:** ***Recommended Approval with a vote of 8 – 0***
9. [2015-CU-035](#)  
Project/Applicant: Ryan Sanborn  
Location: 4800 Block of Henry Street, Milton, FL  
Parcel: 10-1N-28-0000-002800-0000  
Zoned: R1A (Single Family Residential)  
**Request:** **Conditional Use is to allow a recreational and park area within a R1A (Single Family Residential) zoning district. (LDC 6.09.02.I)**  
District: Commissioner District #2  
**Zoning Board Recommendation:** ***Recommended Approval with a vote of 8 – 0***
10. [2015-R-016](#)  
Project/Applicant: White Development Company  
Represented by William Gross  
Location: 5603 Chumuckla Highway, Pace, FL  
Parcel: 32-2N-29-0000-00900-0000  
**Existing Zone:** AG (Agriculture/Rural Residential)  
**Proposed Zone:** HCD (Highway Commercial Development)  
**Existing FLUM:** AG (Agriculture/Rural Residential)  
**Proposed FLUM:** COMM (Commercial)  
Area size: (+/-) 2.07 acres  
District: Commissioner District #1  
**Zoning Board Recommendation:** ***Recommended Approval with a vote of 8 – 0***

11. Proposed [amendments](#) to the Comprehensive Plan – 5 Year Update to the Comprehensive Plan – presented by Kristen Shell

**Amending Chapter 4 – Transportation Element, and  
Amending Chapter 5 – Housing Element  
Amending Chapter 11 – Intergovernmental Coordination**

*Zoning Board*

*Recommendation:*

- Recommend the Ordinance
- Adjournment