



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

COMMISSION SPECIAL MEETING

Thursday, October 23, 2014 – 6:00 p.m.

Administrative Complex Board Meeting Room

- Meeting called to order by Chairman Jim Melvin.
- Prayer and Pledge
- New Business:

1. [2014-V-059](#)

Project/Applicant:

Location:

Parcel:

Zoned:

Request:

APPEAL

John Hattaway

4629 Soundside Drive, Gulf Breeze, FL

34-2S-28-5180-00000-1470

R1 (Single Family Residential)

Variance Request to reduce the Shoreline Protection Zone setback from 50 feet from the MHWL (Mean High Water Line) to 25 feet from the MHWL to accommodate a single family residence.

(LDC 12.01.02.A)

District:

Zoning Board

Recommendation:

Commissioner District #5

Motion to approve the request was a tie vote of 4 – 4 so the request was denied.

2. [2014-CU-021](#)

Project/Applicant:

Location:

Parcel:

Zoned:

Request:

Avalon Baptist Church

Represented by Pastor Mathew Cotton

5716 Berry Street, Milton, FL

18-1N-28-2890-00C00-0100

R1M (Mixed Residential Subdivision)

Conditional use request to allow a recreational vehicle to be used as temporary living quarters while the existing mobile home is removed and a new home is being established in a R1M (Mixed Residential Subdivision)

(LDC 6.04.04.C)

District:

Zoning Board

Recommendation:

Commissioner District #1

Recommended Approval without objection

3. [2014-R-018](#)

Project/Applicant: Equestrian Estates, Inc.
Represented by Heath Jenkins, PE for Hatch Mott MacDonald
Location: 5600 and 5700 block of West Spencerfield Rd., Pace, FL
Parcels: 33-2N-29-0000-00203-0000 and 33-2N-29-0000-00255-0000
Existing Zone: HCD (Highway Commercial Development)/AG (Agriculture/Rural Residential)
Requested Zone: R1 and R1A (Single Family Residential)
Current FLU: COMM (Commercial)/AG (Agriculture)
Proposed FLU: SFR (Single Family Residential)
Area size: (+/-) 145.0 acres
District: Commissioner District #1

Zoning Board

Recommendation: *Recommended Approval with a vote of 6 – 3 with the following conditions:*
1) The final subdivision layout must include connectivity to Rolyat Road as well as stubouts to adjacent vacant and commercial property.
2) Provide a right-of-way donation along the entire frontage of West Spencer Field Road in order to achieve an 80 foot right-of-way for the major collector.
3) All stormwater ponds will be limited to a 10 year predevelopment discharge as the proposed subdivision lies within a known stormwater problem area.
4) Provide sidewalks along West Spencer Field Road from the subdivision entrance to North Spencer Field Road.

4. [2014-R-020](#)

Project/Applicant: Totally Tropical, LLC
Represented by Tracy Tucker
Location: 3571 Highway 87 South, Navarre, FL
Parcel: 06-2S-26-0000-00601-0000
Existing Zone: R1 (Single Family Residential)AG (Agriculture/Rural Residential)
Requested Zone: AG (Agriculture/Rural Residential)
Current FLU: SFR (Single Family Residential)
Proposed FLU: AG (Agriculture)
Area size: (+/-) 1.463 acres
District: Commissioner District #4

Zoning Board

Recommendation: *Recommended Denial with a vote of 7 – 2*

And

[2014-CU-020](#)

Project/Applicant: Totally Tropical, LLC
Location: 3571 Highway 87 South, Navarre, FL
Parcel: 06-2S-26-0000-00601-0000
Zoned: R1 (Single Family Residential)
Request: **Conditional use request to allow restricted sales and services within AG (Agriculture) (LDC 6.09.02.A)**
District: Commissioner District #4

Zoning Board

Recommendation: *Recommended Denial without objection*

- Recommend the Ordinance
- Recommend Resolution of the Emerald Coast Utility Authority (ECUA) to provide, operate, and maintain a solid waste and recyclable collection and distribution system in Santa Rosa County.
- Adjournment