



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

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**COMMISSION SPECIAL MEETING**

**Thursday, January 22, 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
- New Business:
  1. **2015-CU-001**  
Project/Applicant: Driftwood House  
Represented by Craig Gosselin  
Location: 9709 Navarre Parkway, Navarre, FL  
Parcel: 21-2S-26-0780-00N01-0000  
Zoned: R2 (Medium Density Residential)  
**Request: Conditional Use Request to allow an outdoor recreational activity, specifically a wedding planning and hosting business (LDC 6.09.02.V)**  
District: Commissioner District #4  
**Zoning Board Recommendation: *Recommended Denial with a vote of 9 – 0***
  2. **2015-CU-002**  
Project/Applicant: Tough Mudder Inc.  
Represented by Tina Fekula  
Location: 6110 Jeff Ates Road, Milton, FL  
Parcel: 28-2N-27-0000-00300-0000  
Zoned: AG (Agriculture/Rural Residential)/P2 (Active Park)  
**Request: Conditional Use Request to allow an outdoor recreational activity, specifically a mud and obstacle course (LDC 6.09.02.V)**  
District: Commissioner District #2  
**Zoning Board Recommendation: *Recommended Approval with a vote of 9 – 0***

3. [2015-CU-004](#)  
Project/Applicant: Jon Runnels  
Location: 6016 Riverchase Road, Milton, FL  
Parcel: 28-2N-26-0000-00700-0000  
Zoned: AG (Agriculture/Rural Residential)  
**Request: Conditional Use Request to allow an outdoor recreational activity, specifically a paintball course. (LDC 6.09.02.V)**  
District: Commissioner District #2  
**Zoning Board Recommendation: Recommended Denial with a vote of 9 – 0**
  
4. [2015-CU-005](#)  
Project/Applicant: Ronald Vroman and Jill P. Hughes  
Location: 3012 North 23<sup>rd</sup> Avenue, Milton, FL  
Parcel: 40-1N-28-0090-64700-0170  
Zoned: R1 (Single Family Residential)  
**Request: Conditional Use Request to allow a recreational vehicle to be used as temporary living quarters while a single family residence is being constructed. (LDC 6.04.04.C)**  
District: Commissioner District #1  
**Zoning Board Recommendation: Recommended Approval with a vote of 8 - 1**
  
5. [2015-CU-006](#)  
Project/Applicant: Douglas Beck  
Represented by Valerie Beck  
Location: 9061 Eagle Nest Drive, Navarre, FL  
Parcel: 15-2S-26-0000-00222-0000  
Zoned: R1M (Mixed Residential Subdivision)  
**Request: Conditional Use Request to allow a recreational vehicle to be used as temporary living quarters while a single family residence is being established. (LDC 6.04.04.C)**  
District: Commissioner District #4  
**Zoning Board Recommendation: Recommended Approval with a vote of 8 – 1 with the following condition  
1) All appropriate building permits be obtained.**
  
6. [2015-CU-007](#)  
Project/Applicant: Midway Water System, Inc.  
Represented by Ken Walker of Fairpoint Regional Utility System, Inc.  
Location: 7689 East Bay Boulevard, Navarre, FL  
Parcel: 12-2S-27-0000-02400-0000  
Zoned: R1 (Single Family Residential)  
**Request: Conditional Use Request to expand a public/private utility, specifically to add a water storage tank and booster pump building to an existing site. (LDC 6.09.02..J)**  
District: Commissioner District #4  
**Zoning Board Recommendation: Recommended Approval without objection**

7. [2015-CU-008](#)  
Project/Applicant: Delores Cline  
Location: 1966 Hwy 87S, Navarre, FL  
Parcel: 20-2S-26-0000-00528-0000  
Zoned: **HCD (Highway Commercial Development) / HON (Heart of Navarre Overlay District)**  
**Request:** **Conditional Use Request to allow Storage Uses within the Heart of Navarre Overlay District, specifically a boat and RV storage facility. (LDC 6.09.02.HH & 6.05.24.B.2)**  
District: Commissioner District #4  
**Zoning Board Recommendation:** ***Recommended Approval with a vote of 9 – 0***
8. [2015-R-001](#)  
Project/Applicant: Escambia County  
Represented by Jim Waite of Baskerville-Donovan, Inc.  
Location: Ard Field Road, Pace, FL  
Parcel: 32-4N-29-0000-00100-0000  
**Existing Zone:** AG / AG2 (Agriculture/Rural Residential)  
**Requested Zone:** MIL (Military Installation District)  
**Current FLU:** AG (Agriculture)  
**Proposed FLU:** MIL (Military Installation District)  
Area size: (+/-) 601.41 acres  
District: Commissioner District #3  
**Zoning Board Recommendation:** ***Recommended Approval with a vote of 7 – 1 – 1 with the following conditions requested by the applicant***  
***1) The land use be restricted to an aviation landing field for rotary wing aircraft***  
***2) If the project does not move forward that the zoning and future land use revert back to the original zoning and future land use***
9. [2015-R-003](#)  
Project/Applicant: Retail Acquisition Group, LLC  
Represented by Donald Jehle of Jehle-Halstead Inc.  
Location: 4621 Spears Street, Pace, FL  
APO Parcel: 11-1N-29-3100-010000-0010  
**Existing Zone:** HCD (Highway Commercial Development)  
**No change to Zone:** HCD (Highway Commercial Development)  
**Current FLU:** RES (Residential)  
**Proposed FLU:** COMM (Commercial)  
Area size: (+/-) 0.86 acres  
District: Commissioner District #1  
**Zoning Board Recommendation:** ***Recommended Denial with a vote of 5 - 4***
10. [2015-R-004](#)  
Project/Applicant: Pinnacle Properties NWF Inc.  
Represented by Eddie Crosby  
Location: 5765 Quintette Road, Pace, FL  
APO Parcel: 31-2N-29-0000-00108-0000  
**Existing Zone:** HCD (Highway Commercial Development)  
**Requested Zone:** R1 (Single Family Residential)  
**Current FLU:** COMM (Commercial)  
**Proposed FLU:** SFR (Single Family Residential)  
Area size: (+/-) 0.82 acres  
District: Commissioner District #1  
**Zoning Board Recommendation:** ***Recommended Approval without objection***

11. Proposed text amendment to the Land Development Code presented by Beckie Cato  
**Amending [LDC Article 4 and 11](#), regarding Site “X” a new Helicopter Landing Field**  
**Zoning Board**  
**Recommendation:               Recommended Approval with a vote of 7 – 1 – 1**
  
12. Proposed text amendment to the Comprehensive Plan presented by Beckie Cato  
**Amending [Comprehensive Plan Chapter 3](#), amending Policy 3.3.A.1 to add Site “X”, a new Helicopter Landing Field.**  
**Zoning Board**  
**Recommendation:               Recommended Approval with a vote of 7 – 1 – 1**

**Note: The following Agenda Item is a Comprehensive Plan Amendment. Following the adoption public hearing the item will be forwarded to the State for Final Review.**

13. Adoption hearing for the Large Scale Comprehensive Plan Amendment; amending Chapter 3, Future Land Use Map. Case # [2014-R-018](#) amending 145 acres from Agriculture and Commercial to Single Family Residential.

**Zoning Board**

**Recommendation:               Recommended Approval with a vote of 6 – 3 with the following conditions as noted below.**

**BOCC Decision:**

- 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.*

- Recommend the Ordinance
- Adjournment