



**2022-CU-002**

**Sandy Creek RVP, LLC**

**Represented by**

**Gary Bishop**



**SANTA ROSA COUNTY  
DEVELOPMENT SERVICES**

SHAWN WARD, AICP  
Planning Director  
shawnw@santarosa.fl.gov

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

**2022-CU-002**

**Project Name:** N/A

**Applicant and/or  
Property Owner:** Sandy Creek RVP, LLC

**Representative:** Gary Bishop, P.E.

**Request:** **Conditional Use request to allow recreational activities, specifically a RV Park, within an AG-RR (Rural Residential Agriculture) Zoning District. (LDC 5.07.03.V)**

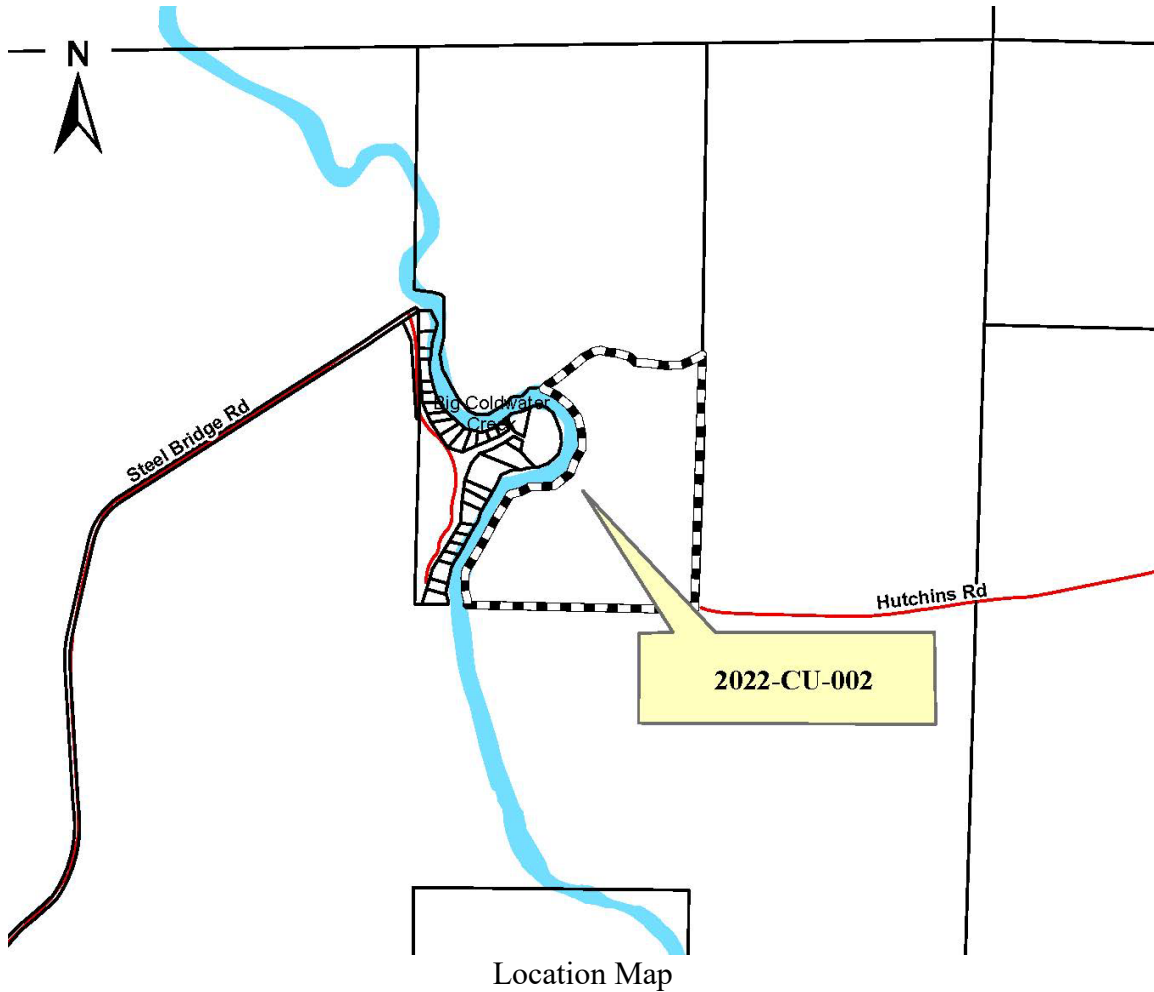
**Zoning District:** AG-RR (Rural Residential Agriculture)

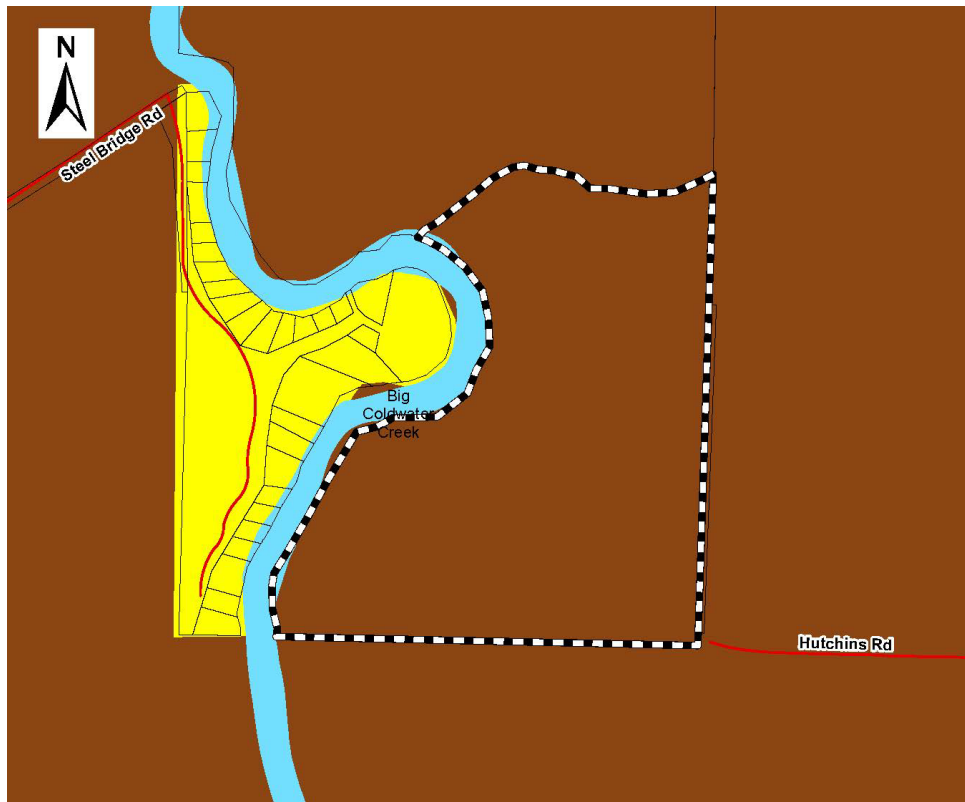
**Zoning Board  
Recommendation:** **Recommended Denial without objection.**

**Part I. General Information**

Gary Bishop, representing Sandy Creek RVP, LLC is requesting a conditional use to allow recreational activities, specifically a RV Park, within an AG-RR (Rural Residential Agriculture) Zoning District. The subject site is located at 8110 Hutchins Rd., Milton and identified as a portion of parcel number 30-3N-27-0000-00133-0000. The property currently has 3 residences on site.

This parcel is located with County Commissioner District #3. At the terminus of Hutchins Rd between Big Coldwater Creek.





Zoning Map

## 5.07.00 CONDITIONAL USES

### 5.07.01 Generally

Specific Uses are identified in Tables 2.03.02 a – c, as allowable subject to conditional use approval because they have a greater potential detriment to other uses. Conditional Uses are not of right, these uses must comply with the standards applicable to the zoning district as well as the standards contained in this section and the specific standards contained in the following sections as applicable. Because conditional uses may intrude on the right to enjoy adjacent properties, the Zoning Board and Board of County Commissioners, when reviewing Conditional Uses has the discretion to impose conditions it determines necessary to satisfy required approval findings. Where there is conflict between a standard applicable to the zoning district and the following conditional use standards, the stricter standard shall be required.

### 5.07.02 General Provisions Regulating Conditional Uses

A conditional use shall be reviewed by the Zoning Board and a recommendation for approval made to the Board of County Commissioners provided the Board finds that:

- A. The proposed use is so designed, located and proposed to be operated so that the public health and welfare will be protected.
- B. The proposed use will not unduly adversely affect other property in the impacted area which it is located.
- C. The proposed use will not have an adverse effect on existing traffic patterns.
- D. The proposed use will not impair an adequate supply of light and air to adjacent properties.
- E. There will be no adverse effect on water, sewage and drainage in the surrounding area.



- F.** The proposed use is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan.
- G.** The proposed use satisfies any applicable, specific criteria stipulated for such use described below.
- H.** The proposed use will provide an economic benefit to Santa Rosa County as demonstrated by the stakeholder.

### **5.07.03 Criteria Regulating Conditional Uses**

All approved conditional uses shall be developed and maintained as approved by the Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional use shall be permitted by the Board of County Commissioners provided the Board finds that the proposed conditional use complies with the following requirements:

#### **V. Recreational Activities:**

**1.** Recreational activities limited to the following: archery range, baseball and/or football fields, bicycle path, boat dock, botanical garden, cabanas, excursion or charter boat dock, handball or racquetball courts, outdoor rifle and pistol range, basketball courts, boat anchorage, boat launching ramp, bridle trails, lawn bowling, cemeteries, concession stands, fishing pier, horseshoe pitching courts, public park, indoor rifle and pistol range, softball field, stadium and bleachers, shuffleboard courts, soccer fields, tennis courts, track and field facilities, wedding venues. However, rifle and pistol ranges shall only be allowed as a conditional use in AG-RR, AG-1, and AG-2 districts.

Recreational activities in NB-SF, NB-MD, NB-MHD, NB-HD, NB-C, NB-H, NB-PMUD, HCD, C-1M, C-2M, AG-RR, AG-1, and AG-2 may be private enterprise (private ownership for profit) or publicly held (state or county) activities.

The following recreational activities in all residential districts (RR-1, R-1, R-1A, R-1M, R-2, R-2M and R-3) must be public held (state or county) or non-profit activities and limited to: baseball and/or football fields, bicycle path, public boat dock, botanical garden, cabanas, handball or racquetball courts, basketball court, boat launching ramp, lawn bowling, fishing pier, horseshoe pitching court, public park, softball field, shuffleboard courts, soccer fields, tennis courts, track and field facilities.

**2.** Site plan approval is required by the Planning and Zoning Department pursuant to Section 4.02.00 et seq. of this ordinance. Additionally, the site development plan for land use improvements shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from and protection to, contiguous and nearby residential property. Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, vibration, flying objects or traffic or parking, protection to such contiguous residential properties shall be provided in the form of open spaces, fences, walls, hedges, plantings, enclosures and/or by other such means as may be appropriate and effective to prevent or minimize such hazards.

#### **3. Yards:**

- a.** No parking area shall be located within twenty-five (25) feet of any residentially zoned property.
- b.** No structure, (except benches, tables, sitting areas, fountains, fences or walls) as hereinafter provided, shall be provided, shall be located within twenty-five (25) feet of any property line.

**4.** Open space and landscaping is permitted or required in accordance with the requirements set forth in Section Seven.

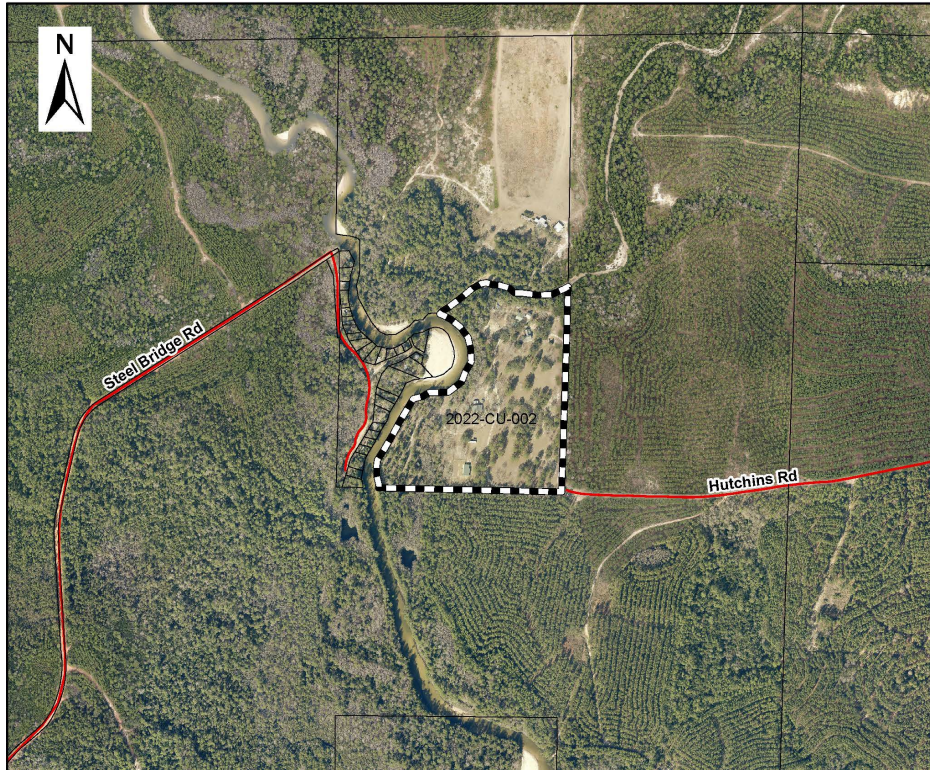
**5.** Parking shall be required in accordance with the requirements set forth in Section 4.05.02.

#### **6. Fences and Walls:**

- a.** Fences and walls are permitted or required in accordance with the requirements set forth in Section 5.02.00.
- b.** No fence or wall shall be erected within twenty-five (25) feet of any street line.
- c.** No fence or wall shall be situated within twenty-five (25) feet of any residentially zoned property line shall exceed six (6) feet in height.

*Conditional Use No. 2022-CU-002*

- 7. Signage is permitted in accordance with the requirements set forth in Section 4.09.00.
- 8. Facilities for refuse collections and removal of solid wastes shall be provided pursuant to Section 5.02.02.



2019 Aerial



Close Up Aerial

**Part III. Conditional Use Criteria**

**5.07.01 Generally**

Specific Uses are identified in Tables 2.03.02 a – c, as allowable subject to conditional use approval because they have a greater potential detriment to other uses. Conditional Uses are not of right, these uses must comply with the standards applicable to the zoning district as well as the standards contained in this section and the specific standards contained in the following sections as applicable. Because conditional uses may intrude on the right to enjoy adjacent properties, the Zoning Board and Board of County Commissioners, when reviewing Conditional Uses has the discretion to impose conditions it determines necessary to satisfy required approval findings. Where there is conflict between a standard applicable to the zoning district and the following conditional use standards, the stricter standard shall be required.

**5.07.02 General Provisions Regulating Conditional Uses**

A conditional use shall be reviewed by the Zoning Board and a recommendation for approval made to the Board of County Commissioners provided the Board finds that:

- A. The proposed use is so designed, located and proposed to be operated so that the public health and welfare will be protected.

**Is this criterion met?            Yes**

**Staff Analysis: It is anticipated that the proposed use will be designed, located, and operated so that the public health, safety and welfare will be protected.**

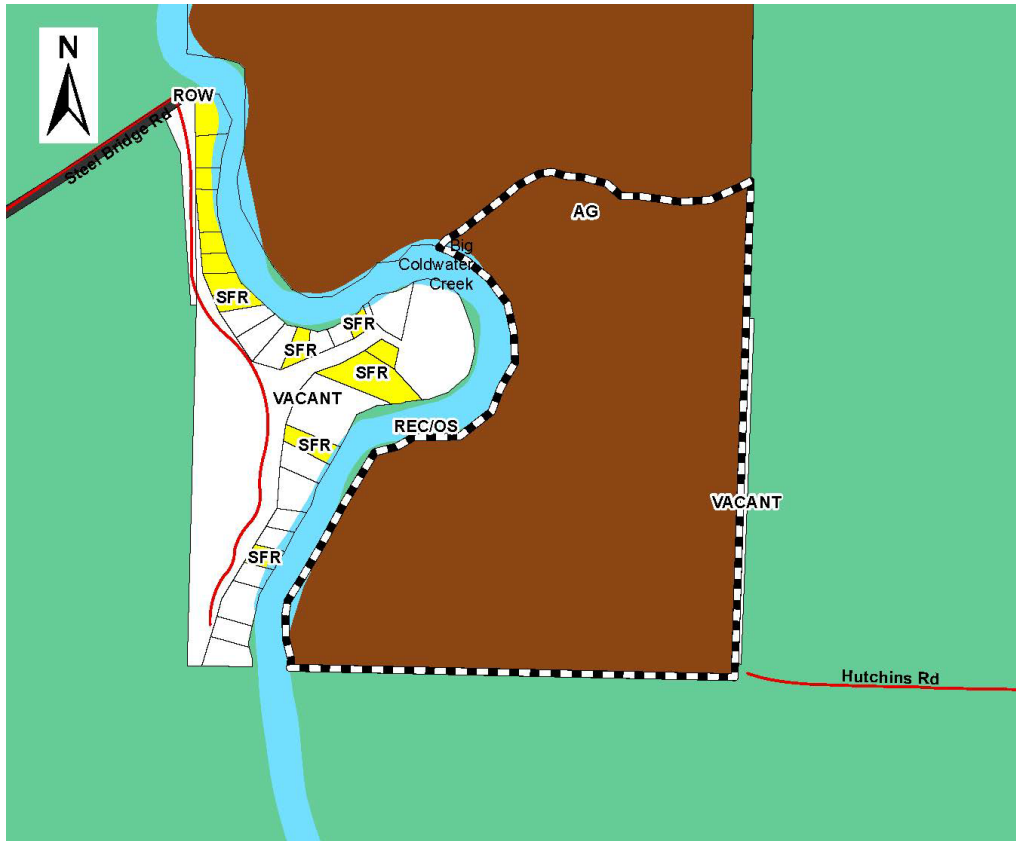
**The applicant is requesting a conditional use to allow a RV Park within an rural residential agriculture zoning district. The site is at the end of Hutchins Rd. and will not immediately affect the surrounding areas.**

- B. The proposed use will not unduly adversely affect other property in the impacted area which it is located.

**Is this criterion met?            Yes**

**Staff Analysis: The site is in a remote location. There are some residential homes across the creek but the creek serves as a barrier from the RV park.**





Existing Land Use

- C. The proposed use will not have an adverse effect on existing traffic patterns.;

**Is this criterion met? Yes**

**Staff Analysis: With the proposed location of the RV park, it isn't anticipated to effect the traffic.**

- D. Satisfies criteria stipulated for similar uses as described in the following section.

**Is this criterion met? Yes**

**Staff Analysis: The proposal is anticipated to meet all criteria, and is amongst other recreation and open space.**

- E. There will be no adverse effect on water, sewage and drainage in the surrounding area.

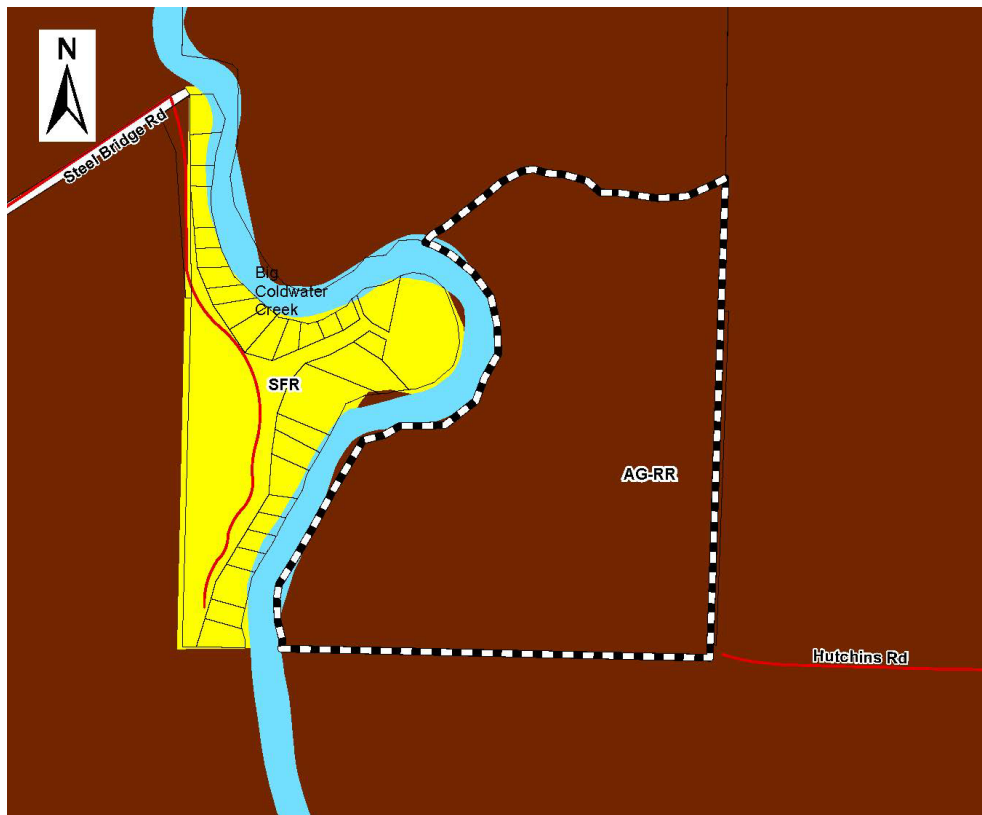
**Is this criterion met? Yes**

**Staff Analysis: It is not anticipated to have any adverse effects on the area.**

- F. The proposed use is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan.

**Is this criterion met? Yes**

**Staff Analysis:** According to the Santa Rosa County Future Land Use Map (FLUM), the subject area for the proposed Conditional Use is located within an AGRR (Agriculture Rural Residential) land use category with quite a bunch of similarly zoned property surrounding. The request is consistent with the Goals, Objectives and Policies of the Santa Rosa County Comprehensive Plan.



**Future Land Use**

- G. The proposed use satisfies any applicable, specific criteria stipulated for such use described below.

**Is this criterion met? Yes**

**Staff Analysis:** It is anticipated the criteria will be met.

- H. The proposed use will provide an economic benefit to Santa Rosa County as demonstrated by the stakeholder.

**Is this criterion met? Yes**

**Staff Analysis:** The RV Park will provide more recreation to an area already utilizing some recreational activities.

### 5.07.03 Criteria Regulating Conditional Uses

All approved conditional uses shall be developed and maintained as approved by the Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional use shall be permitted by the Board of County Commissioners provided the Board finds that the proposed conditional use complies with the following requirements:

#### V. Recreational Activities:

- a Recreational activities limited to the following: archery range, baseball and/or football fields, bicycle path, boat dock, botanical garden, cabanas, excursion or charter boat dock, handball or racquetball courts, outdoor rifle and pistol range, basketball courts, boat anchorage, boat launching ramp, bridle trails, lawn bowling, cemeteries, concession stands, fishing pier, horseshoe pitching courts, public park, indoor rifle and pistol range, softball field, stadium and bleachers, shuffleboard courts, soccer fields, tennis courts, track and field facilities, wedding venues. However, rifle and pistol ranges shall only be allowed as a conditional use in AG-RR, AG-1, and AG-2 districts.

Recreational activities in NB-SF, NB-MD, NB-MHD, NB-HD, NB-C, NB-H, NB-PMUD, HCD, C-1M, C-2M, AG-RR, AG-1, and AG-2 may be private enterprise (private ownership for profit) or publicly held (state or county) activities.

The following recreational activities in all residential districts (RR-1, R-1, R-1A, R-1M, R-2, R-2M and R-3) must be public held (state or county) or non-profit activities and limited to: baseball and/or football fields, bicycle path, public boat dock, botanical garden, cabanas, handball or racquetball courts, basketball court, boat launching ramp, lawn bowling, fishing pier, horseshoe pitching court, public park, softball field, shuffleboard courts, soccer fields, tennis courts, track and field facilities.

**Is this criterion met?            Yes**

**Staff Analysis: The applicant has indicated the use will be a RV Park, with open recreation area included.**

- b. Site plan approval is required by the Planning and Zoning Department pursuant to Section 4.02.00 et seq. of this ordinance. Additionally, the site development plan for land use improvements shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from and protection to, contiguous and nearby residential property. Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, vibration, flying objects or traffic or parking, protection to such contiguous residential properties shall be provided in the form of open spaces, fences, walls, hedges, plantings, enclosures and/or by other such means as may be appropriate and effective to prevent or minimize such hazards.

**Is this criterion met?            Yes**

**Staff Analysis: The applicant understands that all site plan requirements must be met.**

c. Yards:

- a. No parking area shall be located within twenty-five (25) feet of any residentially zoned property.
- b. No structure, (except benches, tables, sitting areas, fountains, fences or walls) as hereinafter provided, shall be provided, shall be located within twenty-five (25) feet of any property line.

**Is this criterion met?            Yes**

**Staff Analysis: The proposed site plan shows that there will be open space near the residentially zoned property.**

d. Open space and landscaping is permitted or required in accordance with the requirements set forth in Section Seven.

**Is this criterion met?            Yes**

**Staff Analysis: The open space and landscaping is distinguished on the conceptual site plan, but will have to meet the requirements for Section Seven.**

e. Parking shall be required in accordance with the requirements set forth in Section 4.05.02..

**Is this criterion met?            Yes**

**Staff Analysis: The site does show the parking areas for the RV's, but will also have to meet the requirements of the afore mentioned Section for the proposed Cabin Pods.**

f. Fences and Walls:

- a. Fences and walls are permitted or required in accordance with the requirements set forth in Section 5.02.00.
- b. No fence or wall shall be erected within twenty-five (25) feet of any street line.
- c. No fence or wall shall be situated within twenty-five (25) feet of any residentially zoned property line shall exceed six (6) feet in height.

**Is this criterion met?            Yes**

**Staff Analysis: The conceptual site plan does show a fence line around the property but will have to meet this criteria as well.**

g. Signage is permitted in accordance with the requirements set forth in Section 4.09.00.

**Is this criterion met?            No**

**Staff Analysis: The site does not show any signage, but with the location of the site it is anticipated that some signage will be needed closer to Munson Hwy and will have to meet the requirements of the afore mentioned Section.**

- h. Facilities for refuse collections and removal of solid wastes shall be provided pursuant to Section 5.02.02.

**Is this criterion met?            No**

**Staff Analysis: The applicant has not expressed this but will need to be adhered to.**

**Part IV. Traffic Analysis**

**For the AG-RR estimation:**

Single Family Detached Housing (210)

18.4 Acres x 1 du's/acre = 18.4 possible units  
ITE Average Rate:  $9.57 \times 18.4 = 176.08$  Average Daily Vehicle Trips  
Driveway %:  $0.50 \times 176.08 = 88.04$  Average Daily Vehicle Trips  
New Trip % = 100%;  $88.04 \times 1.00 = 88.04$  New Daily Vehicle trips

Selection of the ITE data plot (210) for single family detached housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation was 3.69 for this data plot; and there was a large sample size (350 studies).

**For the Proposed RV Park**

Campground/Recreational Vehicle Park (416)

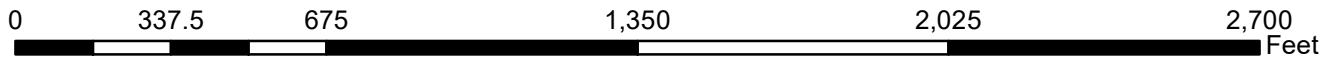
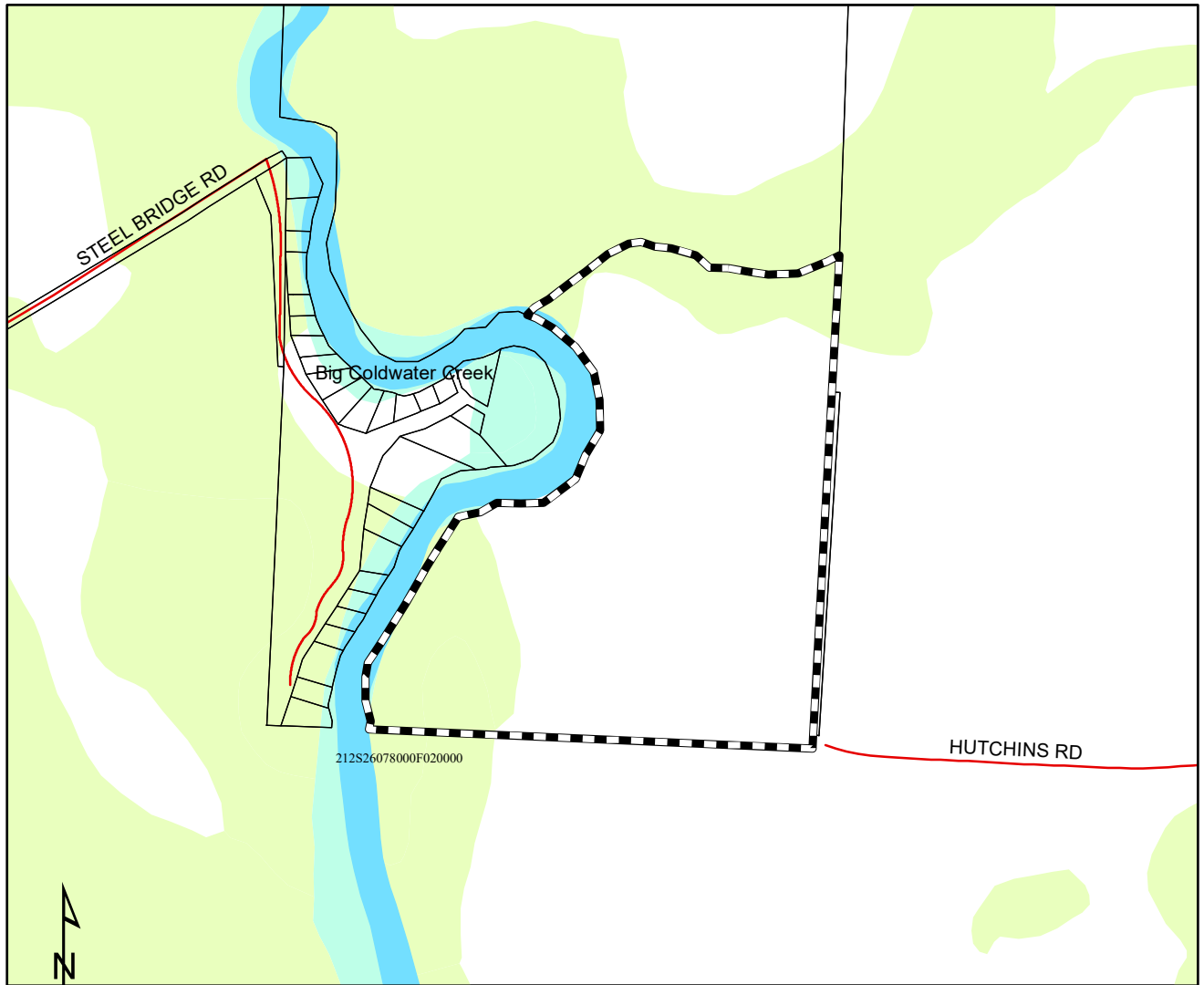
18.4 Acres = Estimate of 77 Campsites based on conceptual site plan  
ITE Average Rate:  $0.52 \times 77 = 40.04$  Average Daily Vehicle Trips  
Driveway %:  $0.65 \times 40.04 = 26.02$  Average Daily Vehicle Trips  
New Trip % = 100%;  $26.02 \times 1.00 = 26.02$  New Daily Vehicle trips

Selection of the ITE data plot (416) for Recreational Vehicle Park was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Campsites) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation was .09 for this data plot; and there was a large sample size (6 studies).





Assuming all of the projected vehicle trips will impact Hutchins Rd and Munson Hwy. the current zoning would allow approximately 88.04 daily vehicle trips. If the proposed conditional use is approved, it would reduce the number of new daily vehicle trips to 26.02. This is not a completely accurate depiction because the allowable campsites are determined by the Health Dept, but this is based off the conceptual layout provided by the applicant, in addition with the proposed cabin pods. This would be a decrease of 62.02 daily vehicle trips on a segment (Munson Hwy) that according to the 2017 Florida Alabama TPO Congestion Management Plan had a Service Level of "B" with a maximum volume of 8,400. Hutchins Rd is not on the Congestion Management Plan, but this will be the only development on the segment.



# 2022-CU-002 Potential Wetlands

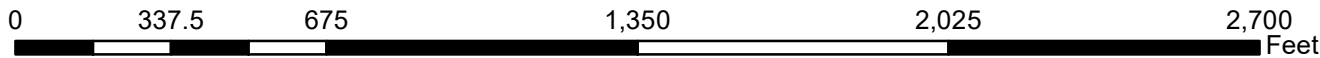
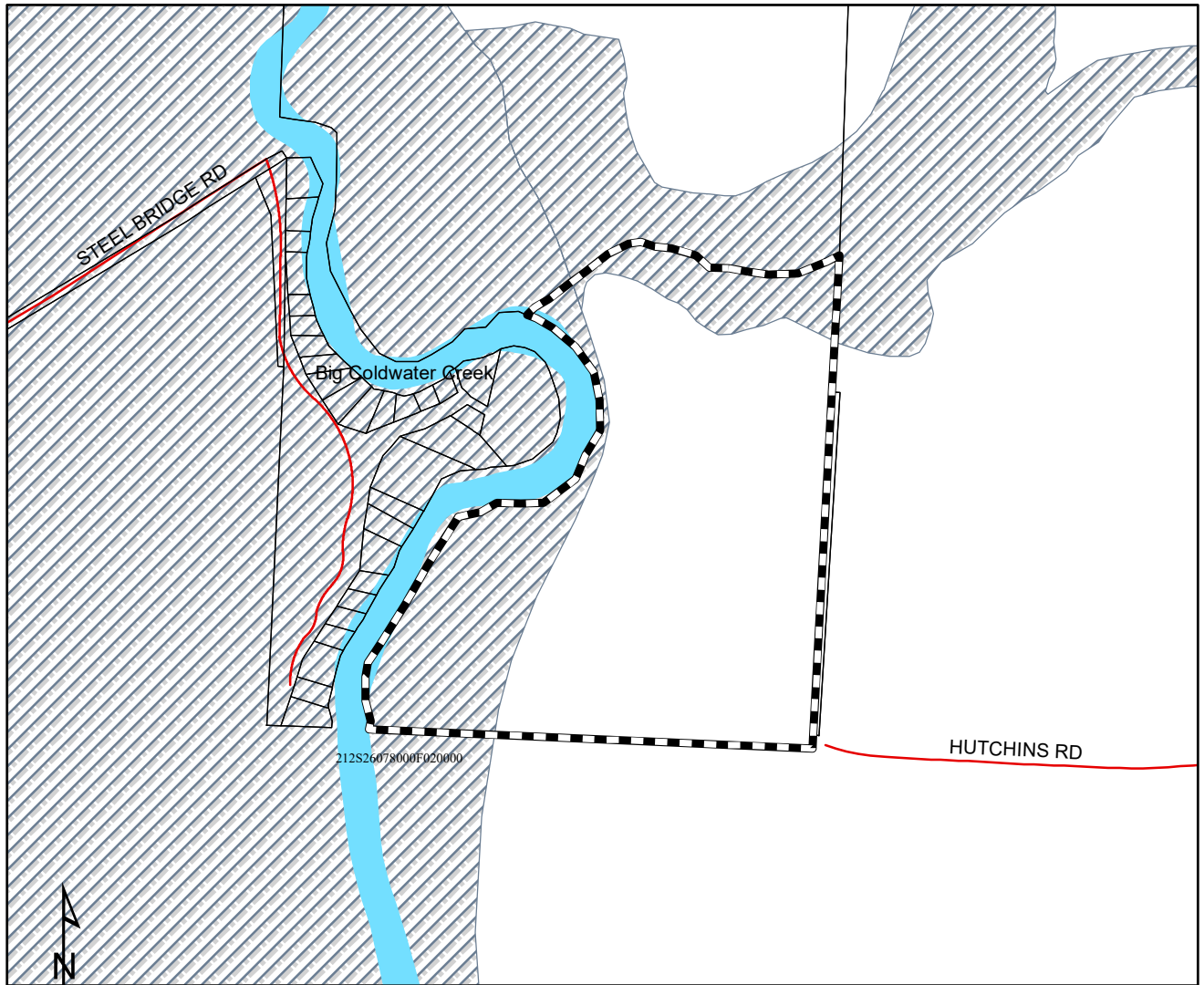


### Legend





-  January
-  GISDATA.GISADMIN.Parcel\_CAMA
-  Streets
-  Hydro3

**Disclaimer:**  
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2022-CU-002  
Stormwater Problem Area



**Legend**

-  January
-  GISDATA.GISADMIN.Parcel\_CAMA
-  Streets
-  Hydro3

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Looking North up Munson Hwy. Site is to the Left.



Looking East. Site is behind.



Looking South down Munson Hwy. Site is to the right.



Looking into Hutchins Rd from Munson Hwy. Site is roughly 2 miles back.



Looking into the site from the end of Hutchins Rd.



Looking East down Hutchins Rd.





**SANTA ROSA COUNTY  
DEVELOPMENT SERVICES – Planning & Zoning**

SHAWN WARD, AICP  
Planning Director  
shawnw@santarosa.fl.gov

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

### Conditional Use Application

** For Official Use Only **			
Application No.	<u>2021 -- CU -- 002</u>	Date Received:	_____
Review Fee	_____	Receipt No.	_____
Zoning District:	_____	Conditional Use Request:	_____

**Property Owner Information**

Property Owner Name: Sandy Creek RVP LLC., Robert Preston

Address: 100 S. MYRICK STREET PENSACOLA, FL 32505

Phone: 850-712-5139 Email: robert@climbcapital.com

**Applicant Information**

Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue the conditional use approvals.

Company Name: Gary S. Bishop, P.E.

Contact Name: Gary S. Bishop or Cynthia S. Licharowicz

Address: 6010 Jameson Cr. Pace FL 32571

Phone: 850-712-7618/850-313-1429 Email: gsbishop.engineering@gmail.com

**Property Information for which the Conditional Use is being requested**

Parcel Number (s): 30-3N-27-0000-00133-0000

**-AND/OR-**

Street Address: 8110 HUTCHINS RD MILTON FL

Parcel Size (acres): 18.4+/- ac

**Home Owners Association Information:**

Is the subject property governed by a Home Owners Association?  Yes  No

If YES, please provide the contact information for the Home Owners Association ( Mailing Address and/or Email Address)

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Also, if yes, please provide a letter of support from the Home Owners Association.

**Conditional Use Request:**

Please describe the requested conditional use. Attach a site plan showing the proposed development, in as much detail as necessary, to demonstrate that your request meets the criteria found in Section 5.07.00 and following sections (attached). Please attach additional pages as necessary.

Parcel would be used for approximately 56 RV lots, 21 cabins plus 2 future community areas

The existing Cabin and buildings would be utilized as amenities such as a clubhouse.

Community areas would be utilized for picnic seating, gathering spaces and non amplified outdoor music.

Please read the attached provisions of the Land Development Code (starting on Page 1 of this application) carefully and explain how your request addresses each of the pertinent criteria. Attach additional pages as necessary.

See Attached

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**Certification and Authorization**

I understand that all decisions made by the Board of County Commissioners are final and any appeal would be through civil court.

Yes     No

I understand that approval by the Board of County Commissioners and does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required.

Yes     No

I understand that determinations by the Board of County Commissioners are valid for forty eight months.

Yes     No

By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection. I do hereby authorize the placement of a public notice sign(s) on my property at a location(s) to be determined by the County staff. If applicable, I do hereby authorize the Agent shown as the applicant on this application to act on my behalf in all matters pertaining to this conditional use application.

\_\_\_\_\_  
Applicant Name (Type or Print)

Gary S. Bishop, P.E.

\_\_\_\_\_  
Title (if applicable)

*Gary Bishop PE*

\_\_\_\_\_  
Applicant Signature

10-20-2021

\_\_\_\_\_  
Date

Gary  
Bishop PE

Digitally signed  
by Gary Bishop PE  
Date: 2021.10.27  
10:38:46 -05'00'

By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection. I do hereby authorize the placement of a public notice sign(s) on my property at a location(s) to be determined by the County staff. If applicable, I do hereby authorize the Agent shown as the applicant on this application to act on my behalf in all matters pertaining to this conditional use application.

JEREMY HAN'S  
Applicant Name (Type or Print)

  
Applicant Signature

MANAGER  
Title (if applicable)

11-10-2021  
Date





**GARY S. BISHOP, P.E.**

6010 Jameson Circle  
Pace, FL 32571  
Phone: (850) 712-7618 • fax: (866) 631-9483  
E-mail: grybishop@yahoo.com

## **Sandy Creek Retreat**

**PROPERTY I.D. # 30-3N-27-0000-00133-0000**

**8110 Hutchins Rd.**

**MILTON, FL**

**October 25, 2021**

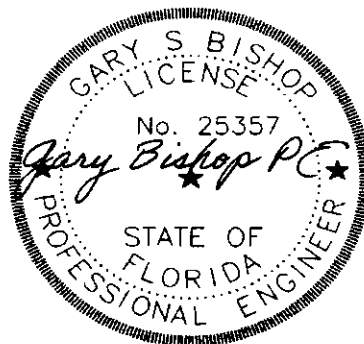
The Project Site is located North of Milton off Hutchins Road and adjacent to Earnest Mill Creek.

The Project Site will include a combination of Recreational Vehicle sites, Cabins, an existing large cabin structure to be utilized as a gather place for campers, various outbuildings to be used by owner for storage and two large future gathering areas located near the creek shore.

We are requesting Conditional Use V. Conceptual drawings depicts the rough location of the proposed RV Sites & Cabin's and existing buildings.

Proposed Site Plans will show all structures proposed or existing are 25' from property lines to maintain separation from existing residential lots in the vicinity. Client will address all Land Development Code requirements including stormwater, Shoreline protection, RV Lot Sizing, Cabin locations, additional utilities, parking, fencing, signage, refuse collection and removal during the Site Plan phase of the project.

Outdoor activities will typically be camping associated such as canoeing/kayaking, horseshoe pitching, fire pits etc. and will be permitted in areas and in accordance with proper separation from existing residences.







**SANTA ROSA COUNTY  
DEVELOPMENT SERVICES**

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

**SHAWN WARD**  
Planning and Zoning Director  
ShawnW@santarosa.fl.gov

**TAMBRE LEE**  
Building Official  
Tambrel@santarosa.fl.gov

DATE: 01/03/2022

8110 HUTCHINS RD  
MILTON, FL 32570

RE: Pre-Application Meeting on: 10/05/2021  
PROJECT: SANDY CREEK RV PARK

To Whom It May Concern:

Thank you for attending the above referenced pre-application meeting with the Santa Rosa County Development Services team. Below you will find a recap of the information discussed at the meeting and the requirements for you to proceed with the project.

The purpose of a pre-application meeting is to provide you with a thorough understanding of the regulations and requirements applicable to your proposed project and to address any questions that you may have. However, pre-application meetings are informal and do not replace the need for a formal review. Therefore, please understand that the requirements presented below are based solely on the information presented by you at the meeting and is subject to change. Also, additional requirements may be applicable to your project based on information received at a later date or at the time of formal review.

Building  
SONNY NORTHROP  
SonnyN@santarosa.fl.gov

1. Per Chapter 481, Florida Statutes, an architect is required to make plans and specifications for buildings costing \$25,000 or more. An engineer may perform architectural services which are purely incidental to his or her engineering practice.
2. The design is to comply with the Florida Building Code (7th edition) criteria for the appropriate risk category and required design wind load. Opening protection, by means of impact resistant glazing, hurricane shutters, or other approved method, is required. Two (2) sets of construction plans, sign/sealed by a Florida design professional, are required for submittal. Plans may be submitted concurrently with the site plan review submission; however, building permits may not be obtained until the issuance of the Development Order (DO).
3. Construction plans are required to include, but are not limited to, energy forms, floor plan layout, occupancy classification, occupant load, means of egress components, ADA compliance details, termite protection letter, and Florida Product approval numbers for exterior components, such as doors, windows, and roof coverings.
4. Licensed contractors are required to obtain permits prior to commencement of work.
5. Manufactured buildings bearing a DCA insignia may be installed; however, it is recommended that you verify it is compliant prior to purchase or lease. An engineered anchoring method/ foundation will be required. Please contact our building plans examiner at (850) 981-7019 if you need additional information.
6. All other new construction or renovation/change of occupancy to an existing structure must be in compliance with Florida Building Code, Seventh (2020) Edition. Plan development must be performed by a licensed design professional.
7. Fire resistance rating requirements for exterior wall shall be based on separation distances in accordance with Table 602 and constructed in accordance with Section 705.5, FBC.
8. Alternative plans review, also known as private provider, may be utilized to expedite certain plan review processes. If you would like additional information, please feel free to visit this link to familiarize yourself with the process or contact us at 850-981-7000 for assistance:  
[http://www.floridabuilding.org/fbc/publications/Fact\\_Sheets\\_0307/AlternativePlansIndustry060305Revised.pdf](http://www.floridabuilding.org/fbc/publications/Fact_Sheets_0307/AlternativePlansIndustry060305Revised.pdf)

Engineering  
JOHN HAYNIE  
JohnH@santarosa.fl.gov  
(850) 981-7114

1. Site improvements will require an engineered site plan with drainage design and stormwater retention meeting LDC 3.04.00 and 4.04.00
2. The Stormwater drainage system shall be designed for the critical duration storms for the 2, 10, 25, 50 and 100-year storm events for the 1-hour, 2- hour, 4- hour, 8- hour and 24-hour frequency storms based on the FDOT Zone 1 IDF Curve. This
3. criterion applies to both dry and wet retention ponds. LDC 4.04.01.1.3.a
4. The pond design must include a minimum 6-inch freeboard. LDC4.04.01.1.3.h
5. The drainage system shall provide treatment for the first 1-inch of rainfall over the entire site. LDC 4.04.01.1.4
6. Only the bottom of the pond may be utilized for infiltration to determine the recovery times. Treatment volume must be recovered in 72 hours and the volume provided at the max stage must be recovered in 15 days. Infiltration rates must include a safety factor of 2, no matter the source. LDC 4.04.01.1.4.a
7. The driveway connection must have a stop sign, 24-inch stop bar and a 20-foot (min) double yellow divider stripe. Provide ribbon curb within the right-of-way on the driveway connections with a 2-foot tangent length at the contact point with the existing road. Minimum 25-foot radius is required. LDC 4.05.02 C.6.a
8. For an un-signalized two-way driveway connection, each lane shall have a width of 12 feet and a maximum of four lanes shall be allowed. Whenever more than two lanes are proposed, entrance and exit lanes shall be divided by a median. The median shall have a minimum area of 75 square feet and shall be a minimum of 4 feet wide. LDC 4.05.02 C.6
9. All directional striping must be thermoplastic. LDC 4.05.02.C.2
10. Provide a minimum radius of 10-feet where drive aisles connect and a 4-foot radius in parking islands (face of curb). LDC 4.05.02.C.2
11. Please review the Land Development Code, Article 4.04.00 for additional requirements:  
<https://www.santarosa.fl.gov/DocumentCenter/View/243/Article-04---General-Provisions-PDF>

Land Use  
JASON MCLARTY  
jasonm@santarosa.fl.gov  
(850) 981-7065

1. Zoning Map designation is AG-RR
2. Future Land Use Map designation is AG-RR
3. Overlay Zone: The site is in a Stormwater Problem Area, partially in a flood zone and there are potential wetlands on the site.
4. The proposed use is classified as a RV Park and Campground per LDC Section 1.07.00 and is only allowed in the AG-RR

- zoning district by obtaining a Conditional Use (CU) per LDC Section 2.03.01.02.
5. Conditional Use Procedures: To request a Conditional Use for approval by the Board of County Commissioners, fill out an application found online here: <http://www.santarosa.fl.gov/DocumentCenter/View/158/Conditional-Use-Application-PDF> . Please contact Cameron Drain @ (850) 981-7086 or email [CameronD@santarosa.fl.gov](mailto:CameronD@santarosa.fl.gov) for more information on the CU process, meeting dates and times. Conditional use criteria can be found in LDC Section 5.07.03.J.
  6. A site plan prepared by a Florida registered civil engineer is required to demonstrate consistency with the Land Development Code (LDC). A site plan application can be found online at: <http://www.santarosa.fl.gov/DocumentCenter/View/193/Site-Plan-Approval-Application-PDF>. The primary LDC sections that apply to this project will be 2.03.02, 4.02.00, 4.04.00, 4.05.00, 4.06.00, 4.07.00, and 4.10.00. Information to be included on the site plan can be found in Section 4.02.07.M.
  7. Health Department Jurisdiction: RV parks fall under the jurisdiction of the Santa Rosa County Health Department. Please contact Dana Grissom at (850) 564-2291 or [Dana.Grissom@flhealth.gov](mailto:Dana.Grissom@flhealth.gov) for more information. The Health Department will set a maximum RV unit density allowed for the site.
  8. Sections of the LDC can be found online here: <https://www.santarosa.fl.gov/182/Land-Development-Code> .
  9. Setbacks: The building setback requirements are: Front = 25' (east), Rear = 25' (west, wetlands buffer), Sides = 25' (north, wetlands buffer) and 15' south. RV pad sites are not considered structures, therefore are allowed in the building setbacks. However, they are not allowed in the wetlands buffer which must remain in a natural state.
  10. Access: Access is from Hutchins Rd. which is a county maintained roadway. Any improvements or alterations to Hutchins Rd. must be coordinated with SRC Public Works Department.
  11. Off-Street Parking: Parking areas must meet the requirements of LDC Section 4.06.02.B. & 4.06.02.E.2. For parking calculations use 1 space per 300 gfa for any office area. An ADA space will be required if there is an office area. Each pad site and cabin must have a parking space. Only ADA parking must be paved.
  12. Circulation: All one-way drive aisles must be a minimum of 16 feet in width and two-way a minimum of 24 feet per LDC Section 4.05.02.C.2.
  13. Protected Trees: A tree survey is required to identified existing trees, and if protected species exist, a tree protection and mitigation plan will be required per LDC Section 4.07.05. A list of protected tree species can be found in the referenced code section.
  14. Wetland Buffer: Confirmation is required to positively identify any wetlands areas. A minimum 25' natural vegetative buffer between development and free-flowing streams, rivers, bays, basins and bayous is required and shall remain undisturbed in a natural state per LDC Section 3.03.05.E.
  15. Development Rights in Wetlands: Refer to LDC Section 3.03.03 for allowances for developing in wetlands.
  16. Performance Standards: See section 4.02.03 for applicable performance standards for the site to include noise, glare, exterior lighting and refuse collection.
  17. Signage: Freestanding and wall signage is permitted per LDC Section 4.10.00. Please see the requirements for off-premises signs if you plan on placing signage out on Munson Hwy.
- Life Safety
- SONNY NORTHROP  
[SonnyN@santarosa.fl.gov](mailto:SonnyN@santarosa.fl.gov)
1. The building design and fire protection features are to comply with the applicable chapters of the Florida Fire Prevention Code, 7th edition. Fire department access, water supplies and fire hydrant distribution are to comply with applicable sections of Chapter 18, NFPA 1, of the Florida Fire Prevention Code, 7th edition. For free access to the Florida Fire Prevention Code, please visit: <https://www.nfpa.org/codes-and-standards/all-codes-and-standards/codes-and-standards/free-access?mode=view>

In closing, our hope is that you found the pre-application meeting to be a helpful tool so that you can make informed decisions about your project. You may contact the staff listed above if you have questions specific to their area of expertise. We look forward to you doing business in Santa Rosa County.

Sincerely,

Plan Review Team  
 Santa Rosa County Development Services  
 P: 850.981.7000 F: 850.983.9874





# Santa Rosa County Property Appraiser

## Gregory S. Brown II, CFA



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### ▼ Parcel Information

<b>Parcel Number</b>	30-3N-27-0000-00133-0000
<b>Situs/Physical Address</b>	8110 HUTCHINS RD MILTON
<b>Property Usage</b>	PASTURELAND 1 (6000)
<b>Section-Township-Range</b>	30-3N-27
<b>Tax District</b>	MUNSON
<b>2020 Millage Rates</b>	0
<b>Acreage</b>	19.28
<b>Homestead</b>	N

**Brief Legal Description**

\*DESCRIPTION UPDATE FOR 2021\*BEG AT SE CORNER OF W 1/2 OFNE 1/4 OF SECTION 30 TOWNSHIP3 NORTH RANGE 27 WEST THN N0\*32'01"E 1172.49 FT TO A ROD &CONT 25 FT +/- TO EARNEST MILLCREEK THN MEANDER W ALNG CREEK827 FT +/- TO INST OF E SHRLNOF COLDWATER CREEK THN SLY ONCREEK 1331 FT +/- TO PT PASSEDTROUGH POB THN N89\*35'33"E 8FT +/- & CONT 1048 FT TO POBAS DES IN OR 4023 PG 381WITH A NON-EXCLSIVE ESMNT ASDES IN OR 918 PG 670 &TOGETHER WTH AN ESMNT TO JOINWTH ANTHR ESMNT TO SPRINGHILLRD AS DES IN OR 2932 PG 1701

### ▼ Owner Information

**Primary Owner**

Sandy Creek Retreat Llc  
 100 S Myrick St  
 Pensacola, FL 32505

### ▼ Valuation

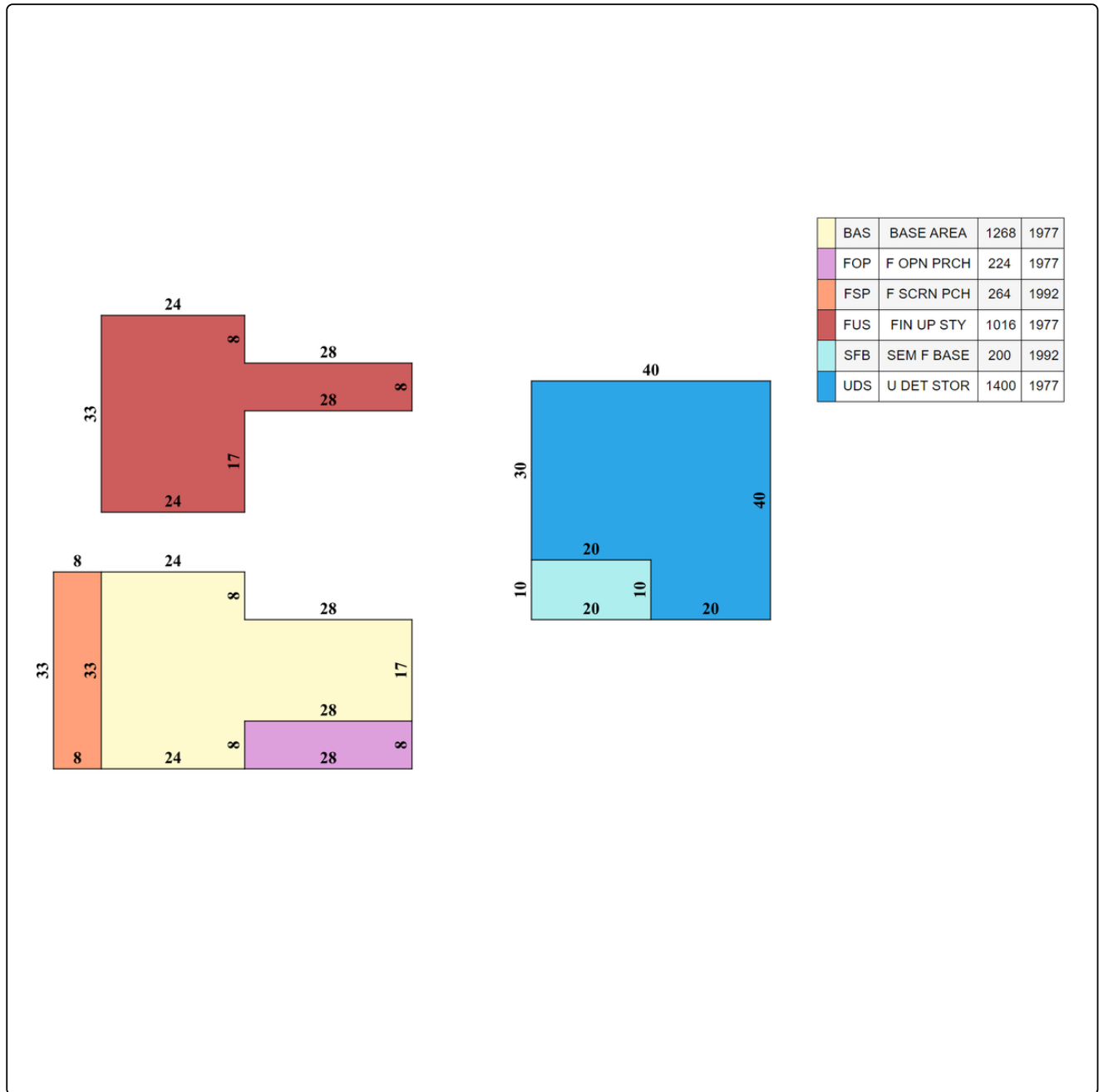
	2019 Certified	2020 Certified	2021 Certified
<b>Building</b>	\$301,003.00	\$327,828.00	\$379,443.00
<b>Extra Feature</b>	\$9,000.00	\$9,000.00	\$9,000.00
<b>Land Value</b>	\$137,056.00	\$137,056.00	\$169,680.00
<b>Land Agricultural Value</b>	\$3,840.00	\$3,840.00	\$3,840.00
<b>Agricultural (Market) Value</b>	\$58,240.00	\$58,240.00	\$67,200.00
<b>Just (Market) Value*</b>	\$447,059.00	\$473,884.00	\$558,123.00
<b>Co. Assessed Value</b>	\$379,559.00	\$388,201.00	\$561,963.00
<b>Exempt Value</b>	\$50,000.00	\$50,000.00	\$0.00
<b>Co. Taxable Value</b>	\$329,559.00	\$338,201.00	\$561,963.00

## ▼ Residential Buildings

### Building 1

Type	SINGLE FAM
Total Area	4372
Heated Area	2484.00
Ext Walls	LOG/HALFLG
Roof Cover	WOOD SHNGL
Interior Walls	PLYWOOD ; DRYWALL
Foundation	BLOCK/MASN
Frame	.
Floor	CARPET
Heat Type	FCD AIR D
A/C Type	CENTRAL
Bathrooms	2.00
Bedrooms	4.00
Stories	2.00
Actual Year Built	1977
Effective Year Built	1997

Use: SINGLE FAM (0100)



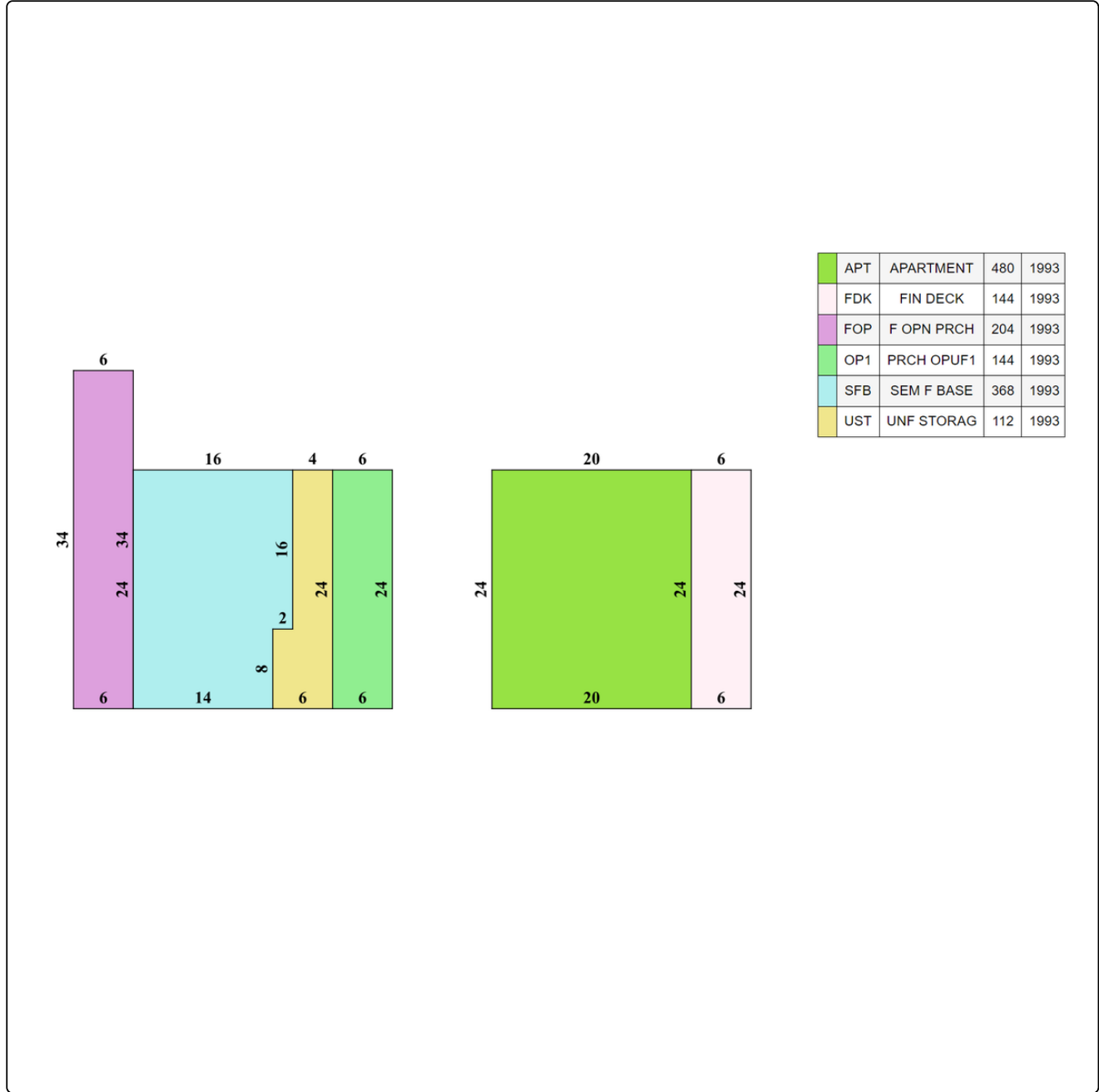
**Building 2**

Type	SINGLE FAM
Total Area	1452
Heated Area	848.00
Ext Walls	WOOD SIDNG
Roof Cover	MOD METAL
Interior Walls	PLYWOOD
Foundation	PIERS/PLGS
Frame	.
Floor	HARDWOOD
Heat Type	FCD AIR D
A/C Type	CENTRAL
Bathrooms	3.00
Bedrooms	1.00
Stories	2.00
Actual Year Built	1993

Effective Year Built

2003

Use: SINGLE FAM (0100)



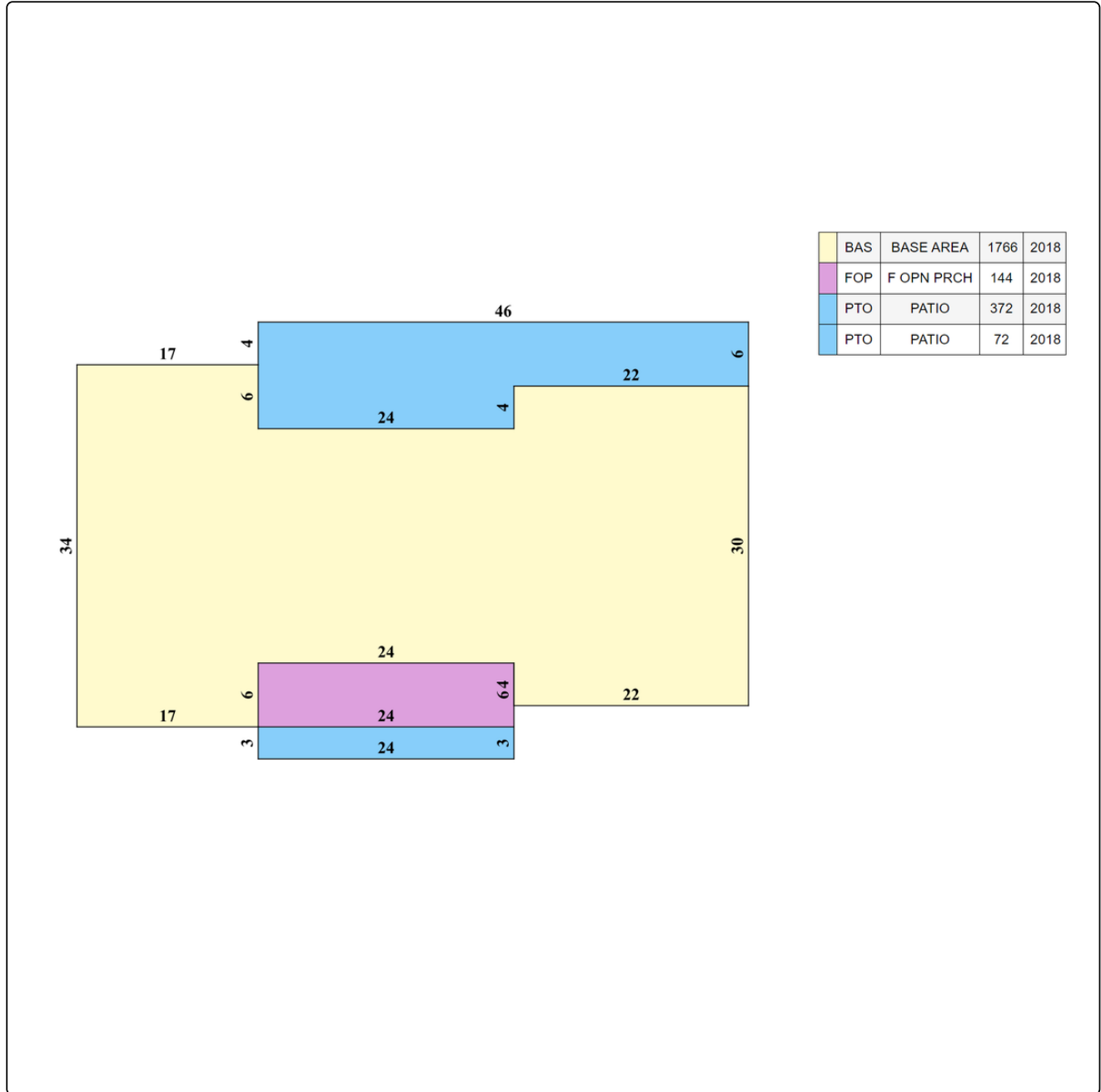
**Building 3**

Type	SINGLE FAM
Total Area	2354
Heated Area	1766.00
Ext Walls	HARDI-PLAN
Roof Cover	ROLL COMP
Interior Walls	DRYWALL
Foundation	MONOLITHIC
Frame	WOOD FRAME
Floor	CARPET ; CLAY/CERMC
Heat Type	FCD AIR D
A/C Type	CENTRAL
Bathrooms	3.00



<b>Bedrooms</b>	3.00
<b>Stories</b>	1.00
<b>Actual Year Built</b>	2018
<b>Effective Year Built</b>	2018

Use: SINGLE FAM (0100)



▼ Land

Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Land Value
0135	SFR CREEK	AG-RR	0.00	0.00	AC	3.28	\$19,680
0135	SFR CREEK	AG-RR	0.00	0.00	FF	500.00	\$150,000
9910	MKT.VAL.AG	AG-RR	0.00	0.00	AC	16.00	\$0
6000	GRAZING 1	AG-RR	0.00	0.00	AC	16.00	\$3,840

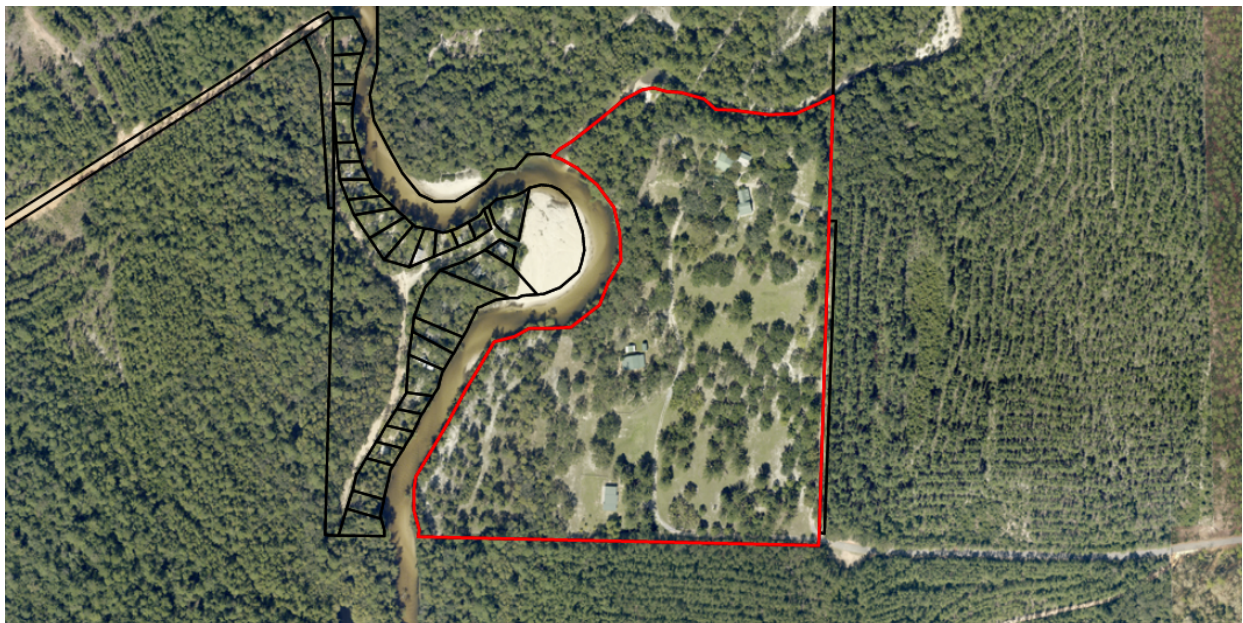
▼ Extra Features

Description	Number of Items	Units	Year	Extra Feature Value
FIREPLACE	1.00	1.00 UT	1977	\$0
BARN	1.00	1.00 UT	2003	\$0
CARPORT	1.00	1.00 UT	2003	\$0
BARN	1.00	1.00 UT	2016	\$0

▼ Sales

Multi-Parcel Sale	Sale Date	Sale Price	Instrument ⓘ	Book / Page	Qualification	Vacant or Improved	Grantor	Grantee
Y	10/30/2020	\$650,000	WD	4023 / 381	Q	I	CAMPBELL CLAYTON T & TAMMY M	SANDY CREEK RETREAT LLC
Y	09/09/2016	\$450,000	TD	3556 / 1276	Q	I	THAMES GALE H INDIVIDUALLY &	CAMPBELL CLAYTON T & TAMMY MIL
N	04/01/1993	\$100	WD	1347 / 950	U	I		LEONARD GALE H TRUSTEE
N	06/01/1989	\$163,000	WD	1029 / 662	Q	I		
N	02/01/1986	\$125,000	WD	790 / 564	U	I		
N	10/01/1984	\$100	QD	711 / 443	U	I		
N	12/01/1976	\$40,000	WD	382 / 471	Q	V		

▼ Map



The Santa Rosa County Property Appraiser and staff are constantly working to provide and publish the most current and accurate information possible. No warranties, expressed or implied are provided for the data herein, its use, or its interpretation. The current assessed values as viewed herein are 2021 Certified Values, the data elements are current as of October 07, 2021. Again, one must remember that the primary use of the assessment data contained herein is for general public information. No responsibility or liability is assumed for inaccuracies or errors.

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Developed by:



Santa Rosa County  
Property Appraiser



# CITIZEN COMMENTS

2022-CU-002



## Cameron Drain

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**From:** Tiffany Nolan  
**Sent:** Thursday, January 6, 2022 8:00 AM  
**To:** Lisa Hall; Commissioner Piech; Commissioner Calkins; Commissioner Cole; Commissioner Parker; Commissioner Wright  
**Cc:** Cameron Drain  
**Subject:** RE: RV variance in Munson

Good morning,

Thank you for your comments. I have included our planning and zoning department, they will include this in the packet to the Board.

Thanks,  
Tiffany Nolan  
Administrative Aide  
Santa Rosa County Board of County Commissioners  
6495 Caroline Street, Suite M | Milton, Florida 32570  
P: 850.981.2021 | C: 850.776.2396 | F: 850.983.1856  
[Santarosa.fl.gov](http://Santarosa.fl.gov) | [Facebook](https://www.facebook.com/santarosacounty) | [Twitter](https://twitter.com/santarosacounty) | [Instagram](https://www.instagram.com/santarosacounty)

Help us improve our customer service with this [short survey](#).

**From:** Lisa Hall <lisaandkellyh@gmail.com>  
**Sent:** Wednesday, January 5, 2022 6:05 PM  
**To:** Commissioner Piech <District4@santarosa.fl.gov>; Commissioner Calkins <District3@santarosa.fl.gov>; Commissioner Cole <Commcole@santarosa.fl.gov>; Commissioner Parker <samparker@santarosa.fl.gov>; Commissioner Wright <District5@santarosa.fl.gov>  
**Subject:** RV variance in Munson

Dear sirs,

As a resident of the Munson community, I would like to make my opposition known to the proposed RV campground near Steel Bridge ahead of the public meeting regarding this issue.

If you need additional input, or need to ask any questions, you may email me.

Warm regards,

Lisa Hall

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## Cameron Drain

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**From:** Tiffany Nolan  
**Sent:** Tuesday, January 11, 2022 7:48 AM  
**To:** mcle8to@aol.com  
**Cc:** Commissioner Parker; Commissioner Cole; Cameron Drain  
**Subject:** RE: RV Park conditional use request

Good morning,

Thank you for your comments. I have included our planning and zoning department, they will include them in the packet to the Board.

Thanks,  
 Tiffany Nolan  
 Administrative Aide  
 Santa Rosa County Board of County Commissioners  
 6495 Caroline Street, Suite M | Milton, Florida 32570  
 P: 850.981.2021 | C: 850.776.2396 | F: 850.983.1856  
[Santarosa.fl.gov](http://Santarosa.fl.gov) | [Facebook](#) | [Twitter](#) | [Instagram](#)

Help us improve our customer service with this [short survey](#).

**From:** mcle8to@aol.com <mcle8to@aol.com>  
**Sent:** Monday, January 10, 2022 6:47 PM  
**To:** Commissioner Cole <Commcole@santarosa.fl.gov>  
**Cc:** Commissioner Parker <samparker@santarosa.fl.gov>  
**Subject:** RV Park conditional use request

Dear County Commissioner

My name is Todd McLean and I am a property owner on Steel Bridge Rd across from the proposed RV Park located at 8110 Hutchison Rd. Myself and all the property owners across from the subject address OPPOSE the conditional use request. I have personally spoke with 10 Steel Bridge Property owners and they all OPPOSE this request. I have heard from some of the these people that have spoke with other property owners and they are NOT happy and oppose this request as well.

Most of the property owners are business owners or locals with lots of family living in this county. I am a business owner with 5 service trucks running daily going to an average of 25 homes a day. I have supported and voted for you. I hope you will make the right decision and DENY this conditional use request. I hope that myself and employees can share with our customers that you protected property owners over big money. I will be sending a letter that will be presented at the zoning board meeting and again at your meeting. Thank you for your time

Sincerely  
Todd McLean

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## Cameron Drain

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**From:** pat cohron <randallbodiford@gmail.com>  
**Sent:** Tuesday, January 11, 2022 9:48 AM  
**To:** Cameron Drain  
**Subject:** Conditional Use Application #2022-CU-002 Sandy Creek RVP. LLC

Good Morning! I am Pat Plowman Cohron from Bob's Canoes in Milton, Fl. I will not be able to attend the Zoning board meeting this Thursday and just wanted to comment on the proposed zoning for an RVP at 8110 Hutchins Rd. We would not be in favor of another RV park. There are 3 RV/Cabin places on Coldwater Creek already. The Coldwater Recreation park, Coldwater Gardens, Adventures Unlimited Outdoor Center and right next to Bob's on Munson Hwy is Lake Christina RV park. Bob's Canoes has been here for 51 years Adventures has been here for 46 years. Coldwater Creek is a small, short stream and Santa Rosa County does not need another RV park. The sandbar across from the proposed RV park is privately owned and the campers would not have access to it. The State of Florida has been buying property on the Coldwater for preservation. Even we could have had a campground all these years but chose to leave the woods natural. There are also plenty of campgrounds around us like Krul Lake, Bear Lake, Hurricane Lake, Karick Lake and Blackwater State Park campground and Blackwater Joe's RV/Cabins. Milton has so many RV parks already and it seems the people that can't afford to rent or buy a home are moving their families into travel trailers on a permanent basis. The Coldwater Creek floods quite often and traffic in the summer is already busy on Munson Hwy. Of course, we would not want another canoe rental to spring off of the RV park, the creek is already busy with existing canoe rentals and private people putting themselves in. The Navy boat docks also uses Coldwater Creek for their canoe rentals. Milton is the Canoe Capital of Florida and Santa Rosa County has plenty of trailer parks. Hopefully we can keep this property zoned AG-RR. Thank you for your time and consideration. Pat Cohron/Bob's Canoes 7525 Munson Hwy Milton Fl. 32570

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**TODD MCLEAN  
8567 STEEL BRIDGE RD & I OPPOSE THIS REQUEST**

**THANK YOU FOR YOUR TIME**

**YEARS AGO I STOOD AT THIS PODIUM REQUESTING A VARIANCE AND REZONING...I WAS ASKED BY THE ZONING BOARD WHY DON'T I JUST GET PROPERTY THAT WAS ZONED FOR MY NEEDS.. SO THAT IS WHAT I DID- WHY NOT HAVE THIS LLC DO THE SAME THING.. THIS PROPERTY IS ZONED 1 RESIDENCE PER ACRE- IF THEY WANT TO BUILD 18-19 HOUSES THEN ITS NO PROBLEM, THAT IS WHAT IS ZONED FOR AND SHOULD BE ALLOWED.**

**1ST OF MY CONCERNS IS THE ENVIRONMENTAL IMPACT TO THE SMALL STREAM AND COLDWATER CREEK. THERE IS ALREADY POSSIBLE ENVIRONMENTAL IMPACT FROM WHITING FIELD & WE DO NOT NEED TO ADD ANYMORE TO IT. ARE YOU WILLING TO BE HELD RESPONSIBLE IF COLDWATER CREEK BECOMES POLLUTED**

**2ND IS THE INCREASED TRAFFIC & TRESPASSING ON PRIVATE PROPERTY. THE BIG SAND BAR IS PRIVATE PROPERTY.. THE GUEST OF THE RV PARK WILL COME ACROSS THE CREEK & PILE UP ON THE SANDBAR (TRESPASSING).. WHEN THEY ARE DONE THEY WILL LEAVE TRASH ON PRIVATE PROPERTY FOR US TO CLEAN UP OR THROW IT IN THE CREEK. THEY WILL NOT TAKE IT BACK ACROSS DUE TO THE DEPTH AND SWIFT CURRENT- TO GET ACROSS YOU HAVE TO GO UP STREAM (PRIVATE PROPERTY) TO SWIM ACROSS.**

**HOW WOULD YOU FEEL IF 75 TO 200 PEOPLE HUNG OUT AND TRASHED THE PROPERTY LINE AT YOUR RESIDENCE OR STORE. THE LLC WILL SAY THAT IS NOT GOING TO HAPPEN BUT IT WILL AND IN A FEW YEARS THEY WILL BE BACK ASKING TO ADD 50 MORE SITES. THERE HAS BEEN MANY RV PARKS PROPOSED IN THE LAST FEW YEARS THAT HAVE BEEN TURNED DOWN AND SO SHOULD THIS SITE.**



I OWN 15 ACRES ACROSS MUNSON HWY ON ABB PITMAN RD  
THAT IS ZONED THE SAME AS THIS SITE.. IF THIS IS ALLOWED  
THEN I WILL REQUEST THE SAME FROM YOU AND EXPECT THE  
SAME DECISION.. THEN OTHERS WILL DO THE SAME.. WE WILL  
GO FROM CANOE CAPITOL TO THE CAMPER CAPITOL.

I HOPE YOU WILL LISTEN TO THE PROPERTY OWNERS AND DENY  
THIS CONDITIONAL USE REQUEST.

THANK YOU



## Cameron Drain

---

**From:** heathersaucer <heathersaucer@yahoo.com>  
**Sent:** Tuesday, January 11, 2022 7:57 PM  
**To:** Cameron Drain  
**Subject:** Sandy Creek RVP conditional request objection

Dear zoning board

My name is Heather Saucer and I am a owner of lot 17 on Steel Bridge Rd.

I oppose the conditional use request submitted by Sandy creek rvp. The environmental impact and impact on personal property is unacceptable. I will be unable to attend meeting . I am requesting that this written comment be included in each board members packet. Thank you

Sent from my Verizon, Samsung Galaxy smartphone

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## Cameron Drain

---

**From:** Kantipar Seubsuk <yernyern\_yernyern@yahoo.com>  
**Sent:** Wednesday, January 12, 2022 12:36 PM  
**To:** Cameron Drain  
**Subject:** Comment for Application#2022-CU-002 Sandy Creek RVP,LLC

Dear Ms. Cameron,

My name is Kantipar Seubsuk, owning property at 8581 Steel bridge Road, Milton 32570.

I couldn't make myself to attend both meeting to raise my commend against Rezone area according to Application # 2022-CU-002 Sandy Creek RVP, LLC for location: 8110 Hutchins Rd, Milton.

I and my husband who are neighbor and own property nearby above request area, we both disagree the permission to rezone the above application. Our area usually maintain quiet and peacefulness. The rezoning will bring more crowd and trouble to the area. More drunk people and trespassing to our property.

Please have it consider.

Thank you,  
Kantipar Seubsuk &  
Niyom Wongwutthipornchai  
(Kathy & Paul)

Sent from my iPhone

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## Cameron Drain

---

**From:** Dustin Parker <williamdparker83@yahoo.com>  
**Sent:** Thursday, January 13, 2022 8:23 AM  
**To:** Commissioner Wright; Commissioner Calkins; Commissioner Cole; Commissioner Parker; Commissioner Piech; Cameron Drain  
**Subject:** OPPOSED to the Sandy Creek RV Park

Private Family-Owned Property  
On Coldwater Creek  
8462 Steel Bridge Road  
Milton, Florida 32570

As a private property owner, our family opposes the rezoning and building of the Sandy Creek RV Park at 8110 Hutchins Road Milton, FL 32570. This 20 acre property is currently zoned for Rural Residential Agricultural which allows 1 resident per acre. Sandy Creek LLC, hasn't specified how many RV sites will be allowed on this property if rezoned. We could potentially have a large influx of random campers upon us year round. Our biggest concerns are increased traffic, trash being left on the land and in the water, trespassing on private property, and vandalism to private property when property owners are not present. This RV Park would completely disrupt the private, quiet, and clean atmosphere of the current private property owners along Steel Bridge Road. Please consider our opposition and those of our neighbors before making a final decision on whether or not to approve this RV Park.

Thanks for your time and listening to the our family's concerns.

William Donnell Parker

JoAnne Parker

William Dustin Parker

Ashley Elaine Parker

Brian Ray Nelson

Kelly Michelle Nelson

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## Cameron Drain

---

**From:** Phyllis West <wildwestwm@comcast.net>  
**Sent:** Thursday, January 13, 2022 10:57 AM  
**To:** Cameron Drain  
**Subject:** Conditional Use Application # 2022-CU-002 Sandy Creek RVP, LLC

Dear Mr. Drain,

**Please do not grant the Conditional Use Application named above and approve the rezoning of the property at 8110 Hutchins Road.**

I am the owner of a small cabin directly across the river from this property. My husband and I worked hard all our lives to be able to purchase and enjoy the peace, tranquility and natural beauty of one of Santa Rosa County's most precious assets. Almost all of the property owners in this small community are lifelong residents of Santa Rosa and all have very modest but treasured retreats there.

The rezoning of the Hutchins Road property which will allow the development of an RV park with 77 RV sites and 21 cabins would surely change the nature of our homes forever. I cannot imagine the noise and pollution which will be added not to mention the addition of trespassing, property damage and vandalism. The thought of what will happen makes me physically ill and so sad to think of what the loss will be to those of us who have worked so hard to be able to enjoy the quiet and beauty of nature.

I am a Santa Rosa native and am trusting in the wisdom of our county zoning board and elected county commissioners to protect the interests of the "small, hard-working citizens" in favor of financial gain for big business.

Thank you for your careful consideration of this matter.

Phyllis H. West  
8569 Steel Bridge Road  
Milton, FL 32370  
850-591-5428

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## Cameron Drain

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**From:** Deborah Pugh <pughjohn@mchsi.com>  
**Sent:** Thursday, January 13, 2022 1:56 PM  
**To:** Cameron Drain  
**Subject:** RV Park Reference #2022-CU-002.

Sir, Reference #2022-CU-002. I oppose this location for a camp ground. There's 30 private property owners that will be effected. This location is already effected by Bobs canoes rentals and the private tubers. Yes it is across the creek. Campers will be using this same area . 77 camp sites. There's already hundreds of people in the creek during the summer months at this location then the campers hundreds more people in just one day. The Environment will be effected highly. There will be a lot of alcohol drinking, drugs, trespassing. Campers would be able to do private tubing trips and not have to drive so no DUI s. I own 16 acres across Munson highway so can I rezone my for a camp ground? This will open up a can of worms. We have enough camp grounds already in Santa Rosa county. This is a bad location for that many more people. Please leave nature along. Let money go come other place that will not effect nature (Environment). I oppose a RV park at 8110 Hutchins Rd. Milton, Florida. Thank you and I will be there January 13 and January 27. Deborah Pugh. 5840 Crepe Myrtle Ln. Milton, Fl

Sent from my iPad

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January 12, 2022



RE Conditional use application # 2022-CU-002 Sandy Creek  
RVP, LLC. represented by Gary Bishop, P.E.

### Planning and zoning

We OWN PROPERTY on the creek where we go for relaxation get away with our family and friends. We are definately opposed to the RV Park, or anything else invading our privacy. This will also affect private (tax paying) citizens access to the creek. On weekends they park along the road side, sometimes up to a mile to swim, put tubes, kayaks and canoes in and enjoy the day.

Sometimes on weekends or holidays, a Deputy is there to keep our road open. Bobs Canoes also puts in there. We do not want our privacy invaded.

DEFINATELY OPPOSED

Donald May + Friends