

ORDINANCE 2025 - 19

AN ORDINANCE RELATING TO SANTA ROSA COUNTY, FLORIDA; AMENDING ORDINANCE 2023-15 AS AMENDED AND AMENDING APPENDIX C LAND DEVELOPMENT CODE OF THE SANTA ROSA COUNTY FLORIDA CODE; AMENDING ORDINANCE 2016-25 AS AMENDED AND AMENDING APPENDIX D COMPREHENSIVE PLAN OF THE SANTA ROSA COUNTY FLORIDA CODE; AMENDING THE ZONING DISTRICTS AS DEPICTED IN THE ATTACHED MAPS; APPROVING THE AMENDMENTS TO THE OFFICIAL ZONING MAP OF THE LAND DEVELOPMENT CODE AS DEPICTED IN THE ATTACHED MAPS; AMENDING THE FUTURE LAND USE MAPS OF THE SANTA ROSA COUNTY COMPREHENSIVE PLAN; CHANGING THE LAND USE CLASSIFICATIONS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA ROSA COUNTY, FLORIDA:

SECTION 1. The Santa Rosa County Board of County Commissioners hereby finds that the changes to the zoning and future land use classifications of certain property hereby adopted will promote compact, orderly development and discourage urban sprawl.

SECTION 2. The Santa Rosa County, Florida, Zoning Map, as adopted pursuant to Section 2.02.03 of the Santa Rosa County Land Development Code, is hereby amended to change the zoning classification of certain parcels of property more particularly described in Attachment A-D hereto, as follows:

Attachment A – Case # 2025-26-RSS ID # 29-3N-30-0000-00105-0000, 29-3N-30-0000-00104-0000- Rezone from AG2 (Agriculture District 2) to AG1 (Estate Residential Agriculture). This rezoning has the following condition:

- 1) A maximum of 5 lots is allowed.

Attachment B – Case # 2025-27-RSS ID # 25-2S-28-0000-00305-0000- Rezone from R2 (Medium Density Residential) to HCD (Highway Commercial Development). This rezoning has the following conditions:

- 1) Development is limited to Boat and RV Storage.
- 2) The parcel must have its own site plan.

Attachment C – Case # 2025-29-RSS ID # APO 41-1N-28-0000-00101-0000, – Rezone from R2 (Medium Density Residential) to HCD (Highway Commercial Development).

Attachment D – Case # 2025-30-RSS ID # 09-3N-30-0000-00103-0000- Rezone from AG2 (Agriculture District 2) to AG1 (Estate Residential Agriculture).

SECTION 3. The Future Land Use Map Series as adopted by Chapter 1 of Santa Rosa County Ordinance No. 2016-25 is hereby amended to change the Future Land Use Map classification of certain parcels of property more particularly described as depicted in Attachment A-D hereto as follows:

Attachment A – Case # 2025-26-RSS ID # 29-3N-30-0000-00105-0000, 29-3N-30-0000-00104-0000- Amend from AG (Agriculture) to AGER (Agriculture Estate Residential).

Attachment B – Case # 2025-27-RSS ID # 25-2S-28-0000-00305-0000- Amend from RES (Residential) to COMM (Commercial).

Attachment C – Case # 2025-29-RSS ID # APO 41-1N-28-0000-00101-0000– Amend from RES (Residential) to COMM (Commercial).

Attachment D – Case # 2025-30-RSS ID # 09-3N-30-0000-00103-0000- Amend from AG (Agriculture) to AGER (Agriculture Estate Residential).

SECTION 4. SEVERABILITY. Should any portion of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then the part so held shall be severed from this Ordinance and the remainder shall remain in full force and effect.

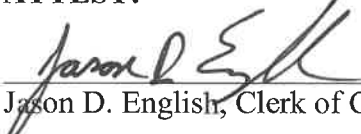
SECTION 5. EFFECTIVE DATE. A copy of this Ordinance shall be filed in the office of the Secretary of State within ten (10) days of enactment and shall become effective upon such filing, provided the future land use amendments described in Attachment A shall become effective thirty (30) days after adoption of this Ordinance by the Board of County Commissioners, unless the amendments are challenged pursuant to Section 163.3187, Florida Statutes. The effective date of any such future land use amendment(s) so challenged shall be the date a Final Order is issued by the Department of Economic Opportunity or the Administration Commission finding the amendment(s) in compliance in accordance with Section 163.3184, Florida Statutes.

PASSED AND ADOPTED by a vote of 5 yeas, and 0 nays for the Board of County Commissioners of Santa Rosa County, Florida, on the 28th day of August 2025.

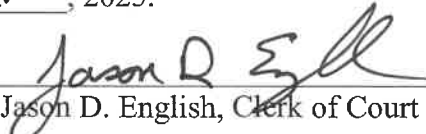
**BOARD OF COUNTY COMMISSIONERS
SANTA ROSA COUNTY, FLORIDA**

By: 
Kerry Smith, Chairman

ATTEST:


Jason D. English, Clerk of Court

I, Jason D. English, Clerk of Court of Santa Rosa County, Florida, do hereby certify that the same was adopted and filed of record and sent electronically to the Secretary of the State of Florida, on this 2nd day of September, 2025.


Jason D. English, Clerk of Court



Rezoning Case Number 2025-26-RSS

Zoning District Amended: From AG2 (Agriculture District 2) to AG1 (Estate Residential Agriculture) - (Approximately 30.00 +/- acres)

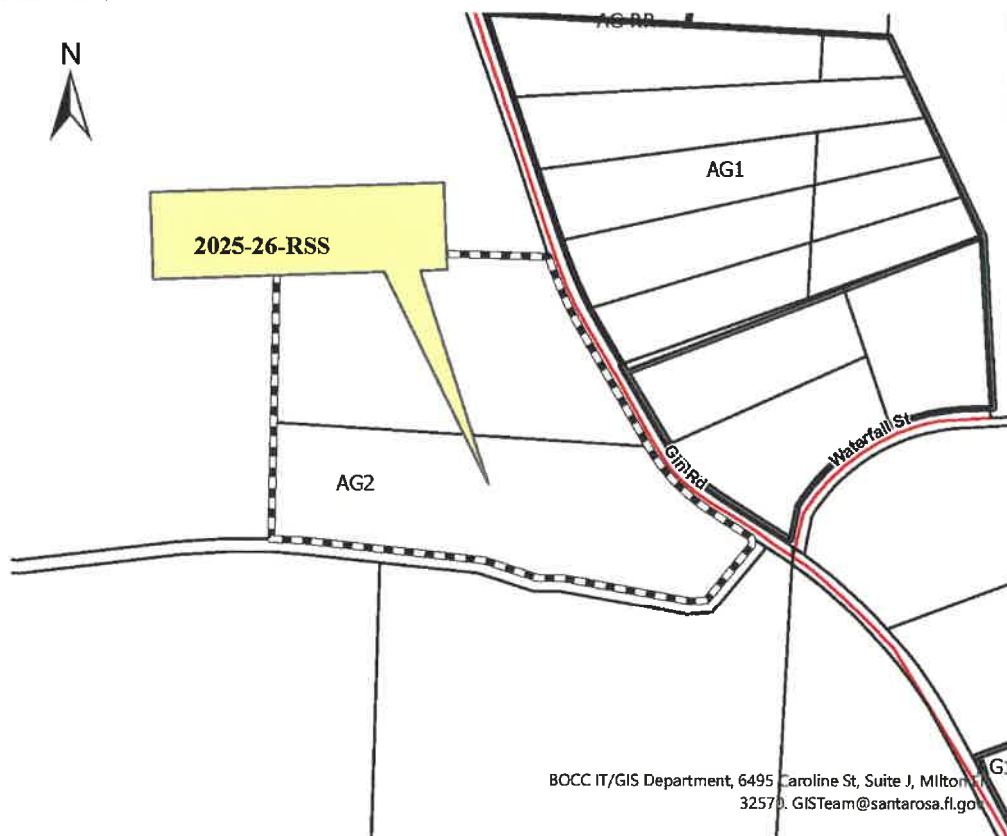
Future Land Use Designation Amended: From Agriculture (AG) to Agriculture Estate Residential (AGER) - (Approximately 30.00 +/- acres)

1. General Location:



Parcel(s): 29-3N-30-0000-00105-0000, 29-3N-30-0000-00104-0000

2. Parcel Location:



Rezoning Case Number 2025-27-RSS

Zoning District Amended: From R2 (Medium Density Residential) to HCD (Highway Commercial Development) - (Approximately 1.00 +/- acres)

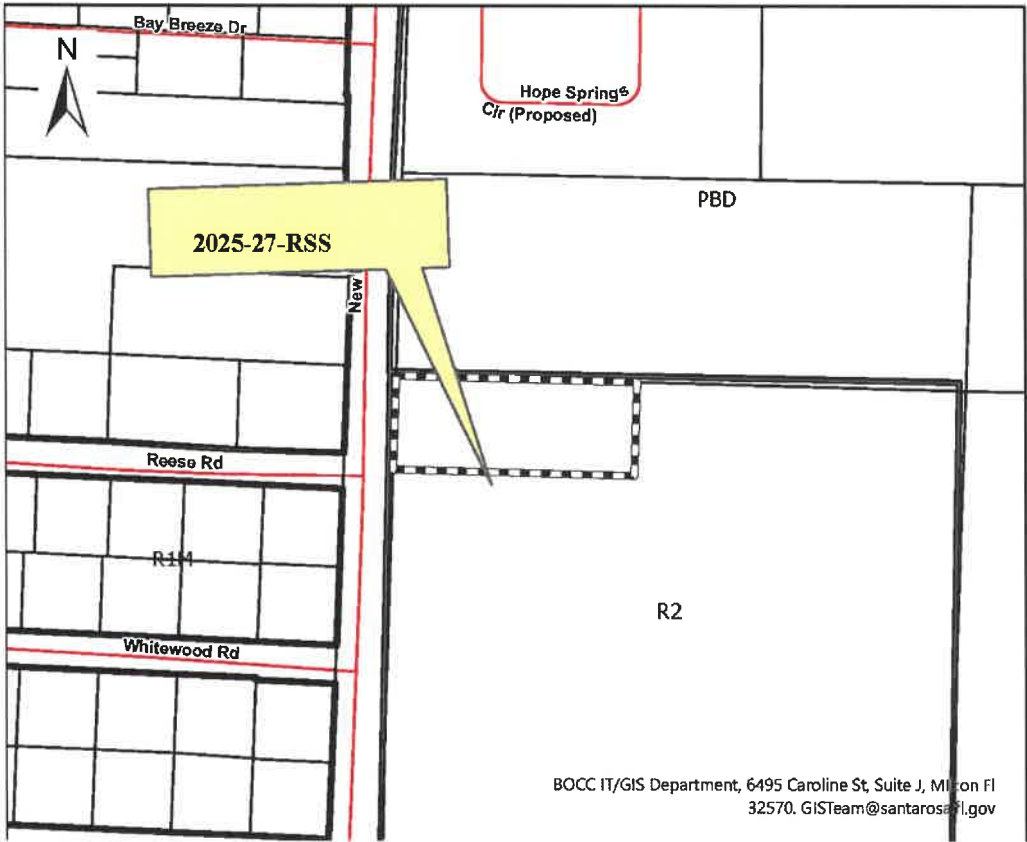
Future Land Use Designation Amended: From Residential (RES) to Commercial (COMM) - (Approximately 1.00 +/- acres)

1. General Location:



Parcel(s): 25-2S-28-0000-00305-0000

2. Parcel Location:

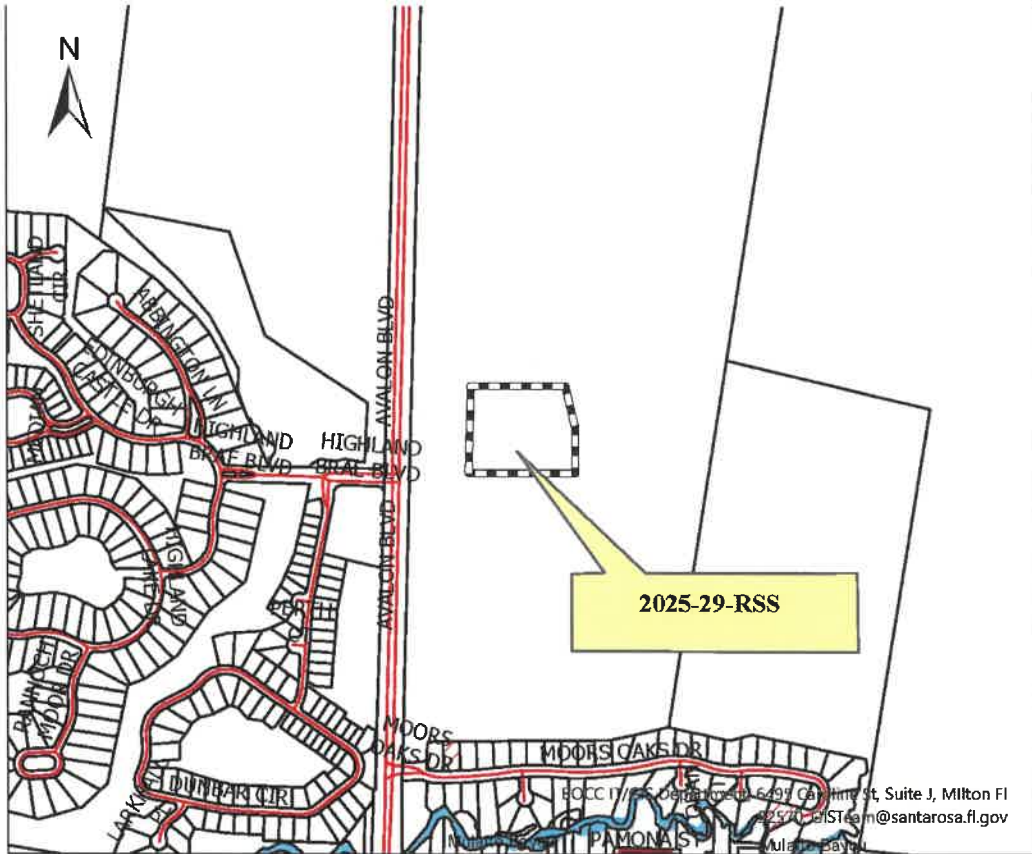


Rezoning Case Number 2025-29-RSS

Zoning District Amended: From R2 (Medium Density Residential) to HCD (Highway Commercial Development) - (Approximately 7.5 +/- acres)

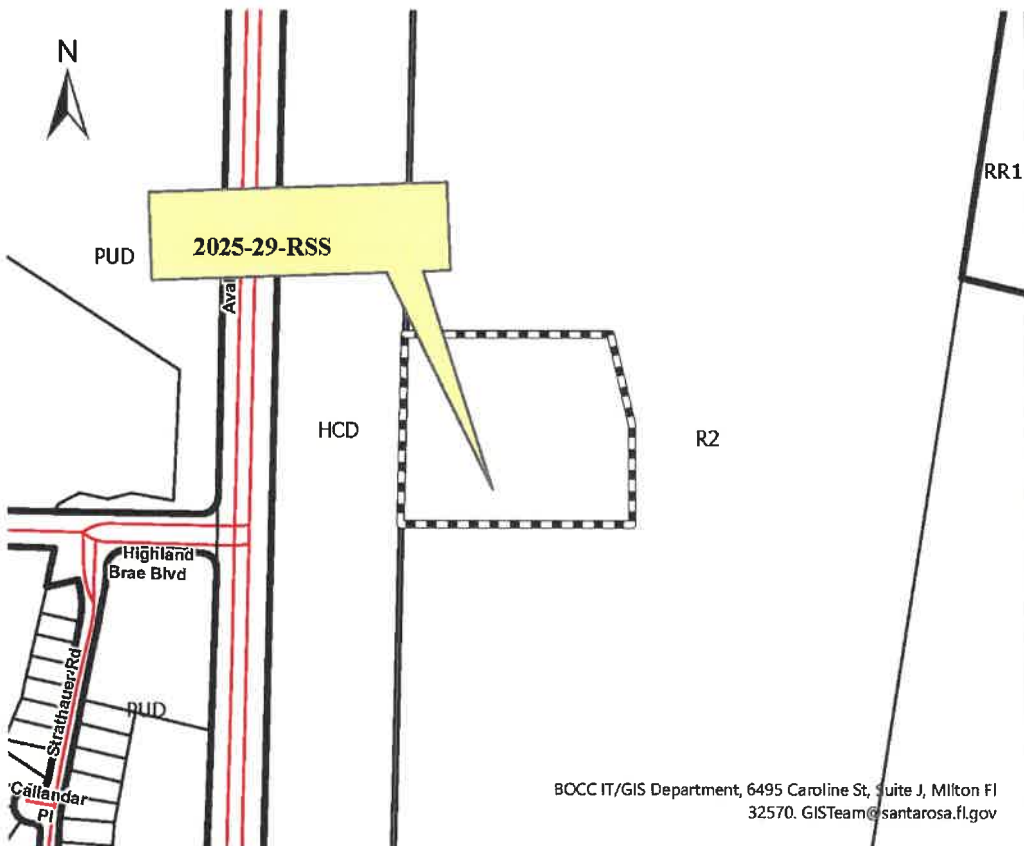
Future Land Use Designation Amended: From Residential (RES) to Commercial (COMM) - (Approximately 7.5 +/- acres)

1. General Location:



Parcel(s): APO 41-1N-28-0000-00101-0000

2. Parcel Location:



Rezoning Case Number 2025-30-RSS

Zoning District Amended: From AG2 (Agriculture District 2) to AG1 (Estate Residential Agriculture) - (Approximately 18.1 +/- acres)

Future Land Use Designation Amended: From Agriculture (AG) to Agriculture Estate Residential (AGER) - (Approximately 18.1 +/- acres)

1. General Location:



Parcel(s): 09-3N-30-0000-00103-0000

2. Parcel Location:

