

2015-CU-019

Project Name: n/a

**Applicant and/or
Property Owner:** Jeff Ates IV

Representative: n/a

Request: Conditional Use to allow Recreational Activity (specifically concert activities) within an AG(Agriculture/Rural Residential), M1 (Restricted Industrial) & M2 (General Industrial) zoning district.

(LDC 6.09.02.V)

Zoning District: AG (Agriculture/Rural Residential),
M1 (Restricted Industrial)
M2 (General Industrial)

**Zoning Board
Recommendation:** *Recommended Approval without objection*

Conditional Use 2015-CU-019

General Information:

Applicant: Jeff Ates IV

Representative: n/a

Project Location: 6000 block of Jeff Ates Rd., Milton

Parcel Number: 28-2N-27-0000-00404-0000,
28-2N-27-0000-00408-0000 &
28-2N-27-0000-00410-0000

Request: Conditional Use to allow Recreational Activities (specifically concert activities) within AG (Agriculture/Rural Residential), M1 (Restricted Industrial) & M2 (General Industrial) zoning district.

Existing Conditions: The lot is currently vacant.

Land Development Code Criteria:

6.09.00 CONDITIONAL USES

6.09.01 **General Provisions Regulating Conditional Uses:** A conditional use shall be reviewed by the Zoning Board of Adjustment and a recommendation for approval made to the Board of County Commissioners provided the Board finds that the use:

A. Is so designed, located, and proposed to be operated so that the public health, safety, 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 to utilize the property for concert activities.

B. Will not unduly adversely affect other property in the impacted area which it is located;

Is this criterion met? Unknown

Staff Analysis: It unknown if the proposed use will unduly or adversely affect other property in the impacted area in which it is located. The subject site has public owned property to the south and west, silviculture to the north and agriculture to the east.

C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;

Is this criterion met? Yes

Staff Analysis: According the Santa Rosa County Future Land Use Map (FLUM) the subject area for the proposed Conditional Use is located within a INDUS (Industrial) land use category. The request is consistent with the Goals, Objectives and Policies of the Santa Rosa Comprehensive Plan.

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

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. However, rifle and pistol ranges shall only be allowed as a conditional use in AG and AG-2 districts.

Recreational activities in HCD, M-1, M-2, C-1M, C-2M, AG 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 subject site is located within an AG (Agriculture/Rural Residential), M1 (Restricted Industrial) and M2 (General Industrial) zoning district and is proposed to be used for concert activities.

2. Site plan approval is required by the Community Planning, Zoning and Development Division pursuant to Section 4.04.00 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, odors, smoke, 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? In Part

Staff Analysis: The subject site will have to complete special event permitting prior to each event. The proposed use has the potential to generate excess noise.

3. Yards:
 - a. No parking area shall be located within twenty-five (25) feet of any residentially zoned property.

Is this criterion met? Yes

Staff Analysis: The applicant will have to submit a site plan to show potential parking areas.

- 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 property has indicated that there will be no permanent structures.

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

Is this criterion met? n/a

Staff Analysis: There will be no permanent structures and as such no requirements for open space or landscaping.

5. Parking shall be required in accordance with the requirements set forth in Article Seven.

Is this criterion met? Yes

Staff Analysis: The proposed use will have to meet parking requirements.

6. Fences and Walls:

- a. Fences and walls are permitted or required in accordance with the requirements set forth in Article Seven.

Is this criterion met? n/a

Staff Analysis: Fences are not proposed for this site.

- b. No fence or wall shall be erected within twenty-five (25) feet of any street line.

Is this criterion met? n/a

Staff Analysis: Fences are not proposed for this site.

- c. No fence of 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? n/a

Staff Analysis: Fences are not proposed for this site.

7. Signage is permitted in accordance with the requirements set forth in Article Eight.

Is this criterion met? **n/a**

Staff Analysis: Signs are not proposed for this site.

8. Facilities for refuse collections and removal of solid wastes shall be provided pursuant to Article Seven.

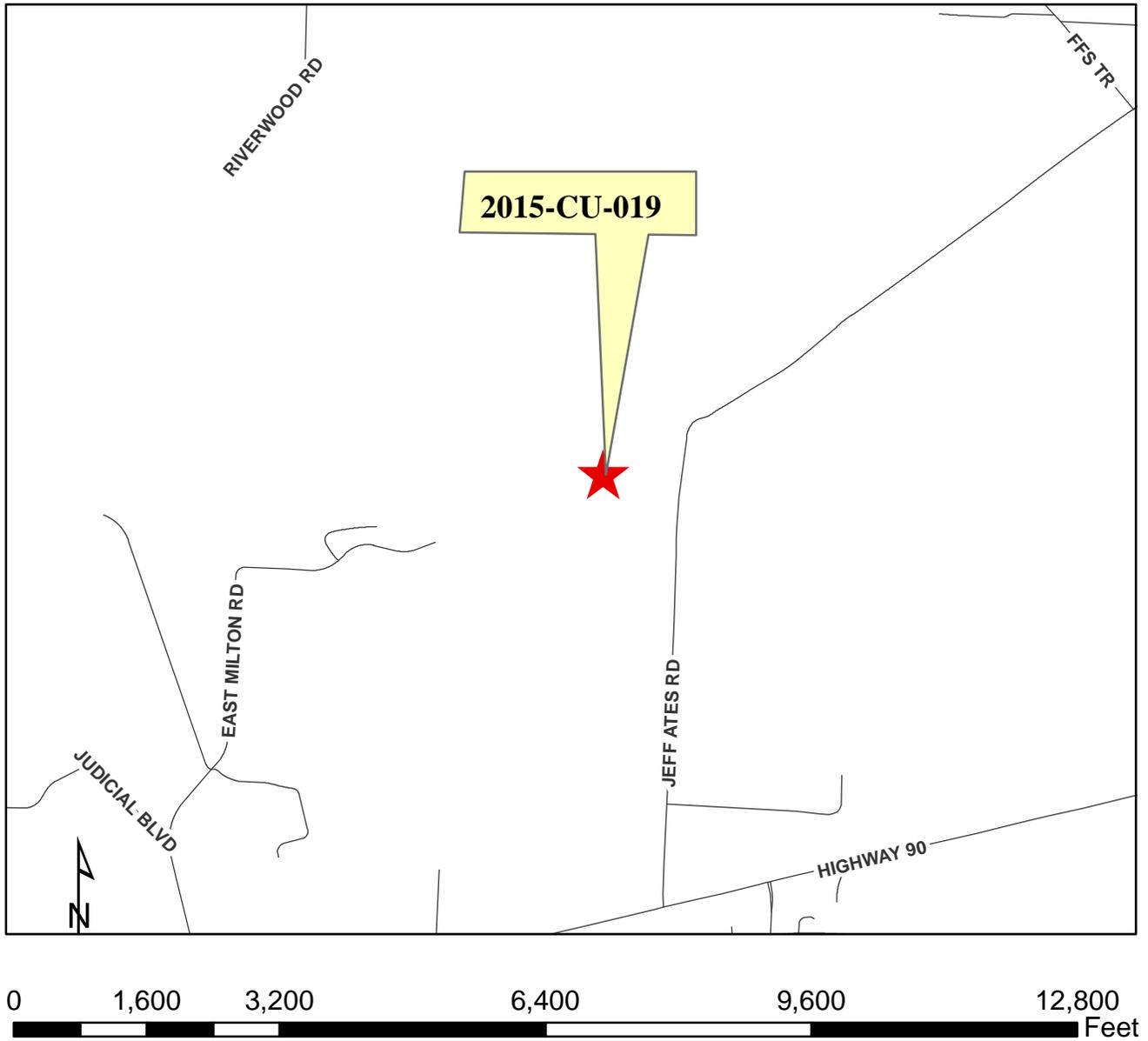
Is this criterion met? **Yes**

Staff Analysis: The proposed facility will need to go through the special event permitting process and will meet the requirements as set forth in Article Seven.

If the Conditional Use is approved, are there any potential building code issues?

It is not anticipated that there will be any potential building code issues. The site will have to go through special event permitting process.

2015-CU-019 Location

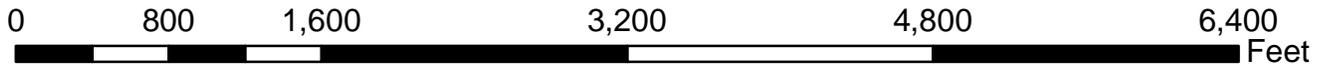


Legend

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2015-CU-019 Zoning



Legend

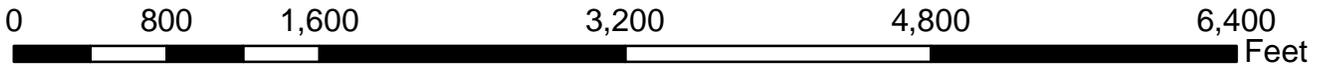
Pending ZB May	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	Navarre Beach - Medium Density (NB-MD)
Agriculture (AG2)	Planned Industrial Development (PID)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Planned Mixed Use Development (NB-PMUD)	Navarre Beach - Conservation/Recreation (NB-CON/REC)
AG2 within an Accident Potential Zone (AG2-APZ)	Neighborhood Commercial (NC)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Single Family (NB-SF)	Navarre Beach - Medium High Density (NB-MHD)
Marina (C-1M)	NC-APZ	Medium Density Residential (R-2)	Navarre Beach - Utilities (NB-U)	State
Marina and Yacht Club (C-2M)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	State within an Accident Potential Zone (STATE-APZ)	RAIL
Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Right of Ways (ROAD)	Military (MIL)
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Water	Municipal Boundaries (CITY)
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)		
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M-HON		
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	Medium High Density Residential (R-3)		
Historical/Single Family (HR-1)	Planned Business District (PBD)	Rural Residential Single Family (RR-1)		
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	RR1 within an Accident Potential Zone (RR1-APZ)		
Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 1 (TC1)		
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 2 (TC2)		
M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - Commercial (NB-C)		

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2015-CU-019

Aerial



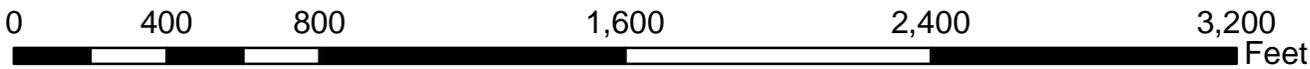
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 PendingZBMay

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2015-CU-019
Close Up Aerial

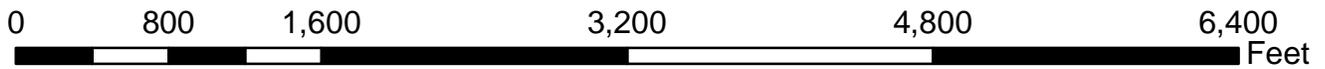
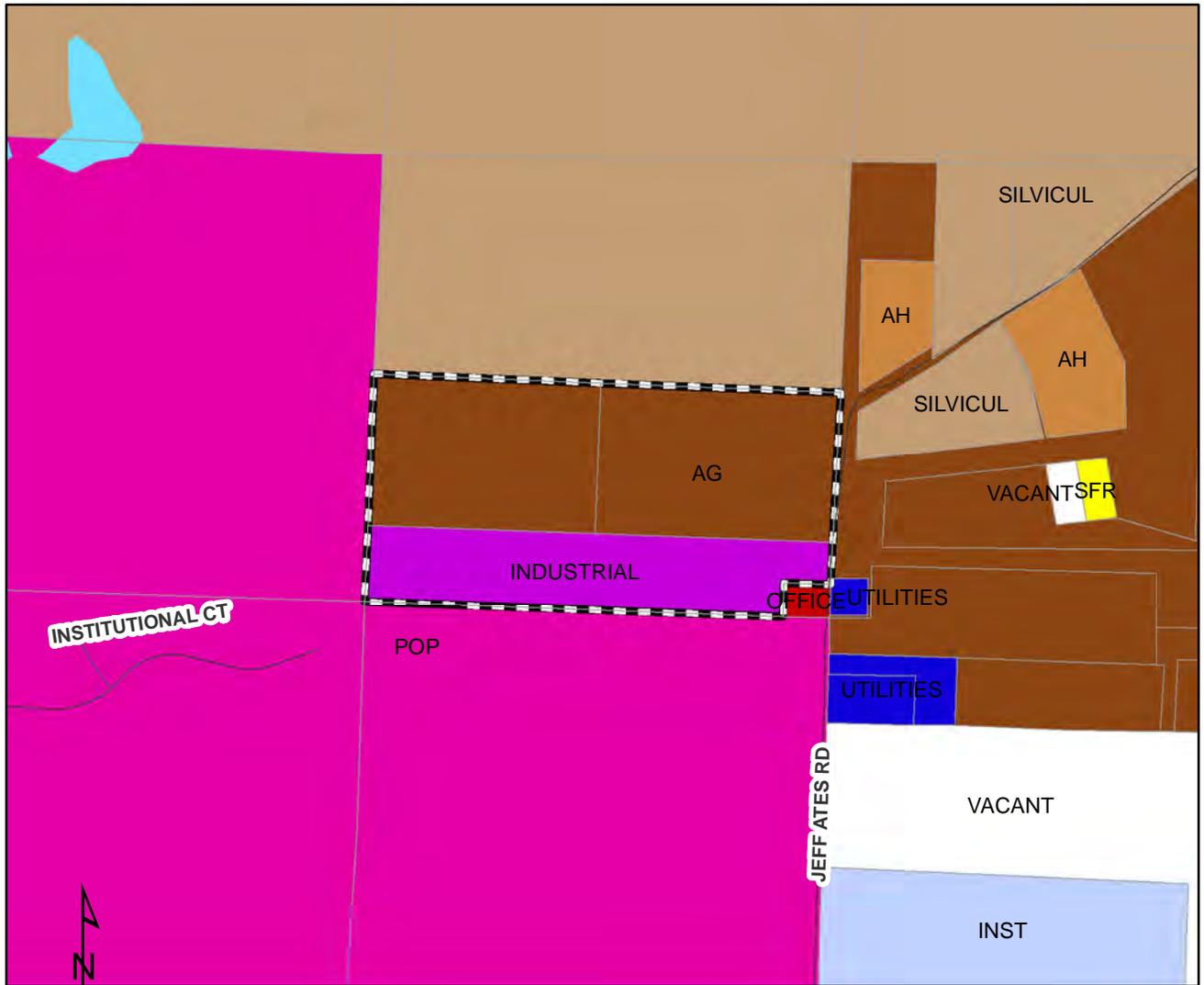


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 PendingZBMay

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2015-CU-019 Existing Land Use



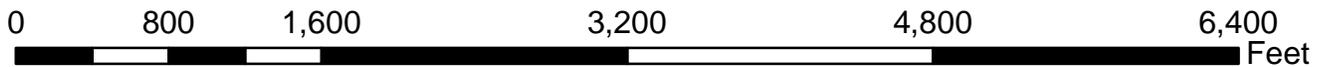
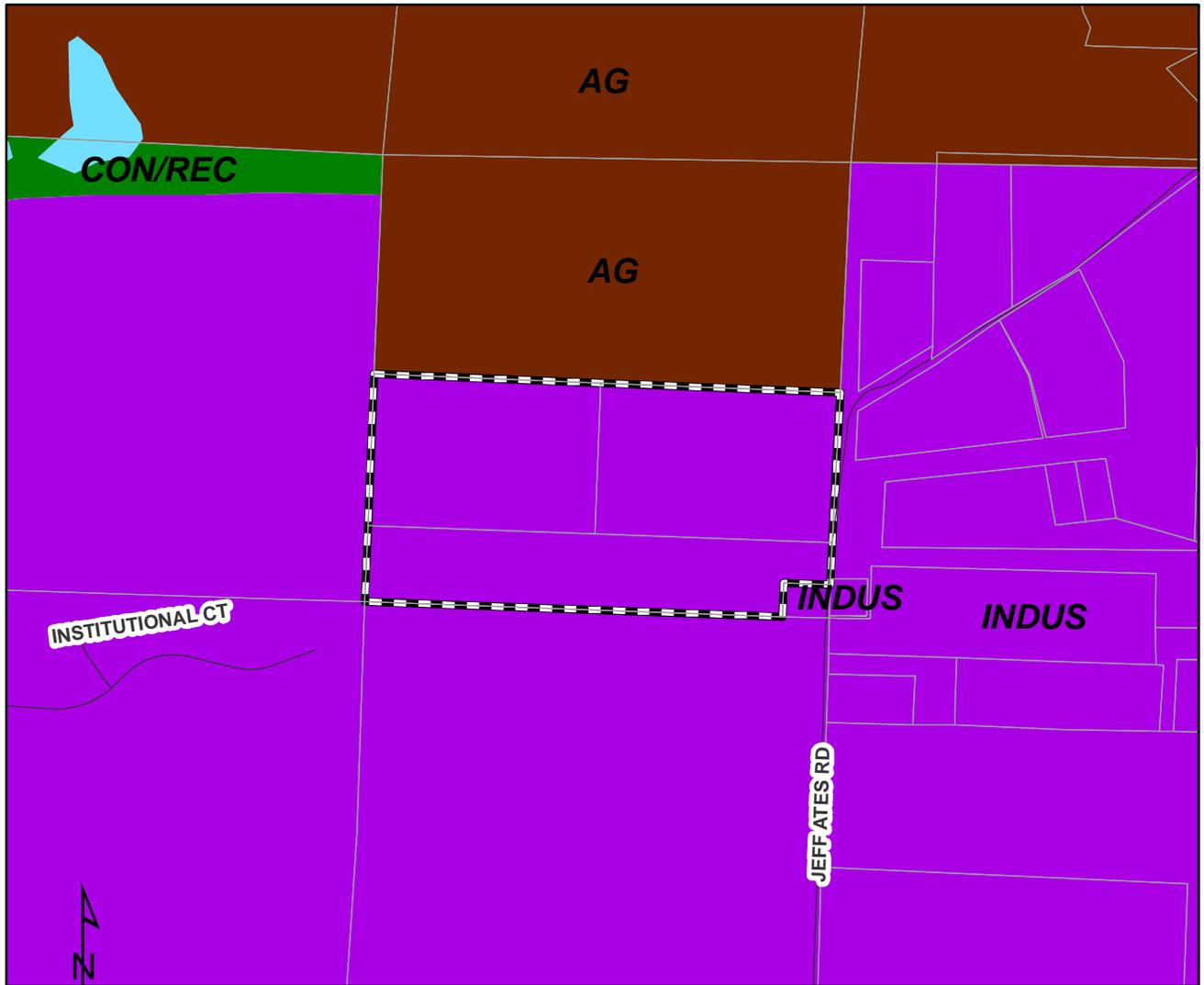
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Pending ZBM	Existing Land Use	Institutional	Recreation/Open Space
Agriculture	CATEGORY	Multi-Family Residential <5	Right of Way
Agriculture, Homestead		Multi-Family Residential >5	Single Family Residential
Condo's/Townhomes		Military	Silviculture
City		Mixed Residential/Commercial	Uncategorized
Commercial		Office	Utilities
Industrial		Public Owned Property	Vacant
		Rail	Water
		Recreation/Commercial	

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2015-CU-019 Future Land Use



Legend

Pending ZB May	AGRICULTURE (AG)	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
SINGLE FAMILY RESIDENTIAL (SFR)	INDUSTRIAL (INDUS)	MARINA (MARINA)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
MEDIUM DENSITY RESIDENTIAL	MILITARY (MIL)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMR)	NAVARRE BEACH UTILITIES (NBU)
RESIDENTIAL (RES)	MIXED RESIDENTIAL COMMERCIAL (MRC)	CITY	RAIL
COMMERCIAL (COMM)	NAVARRE BEACH COMMERCIAL (NBCOMM)	WATER	
CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)		
GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)		
GP RURAL RESIDENTIAL (GPRR)			

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Looking south subject site is to our right



Looking east, subject site is behind us



Looking north, subject site is to our left



Looking into the subject site



Another view of the subject site.



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000

Rhonda C. Royals
Building Official

Conditional Use Application

*Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2015 -CU- 019</u>	Date Received: <u>4-2-15</u>
Review Fee: <u>235 + 19.69</u>	Receipt No.: _____
Zoning District: <u>M-2, AG & M-1</u>	Conditional Use
FLUM Designation: <u>Industrial</u>	Request: 6.09.02. _____

Property Owner

Property Owner Name: JEFF AYES IV ^{VD# 2}

Address: 6400 JEFF AYES RD
MILTON FL 32583

Phone: 850 712 4575 Fax: 850 983 2837

Email: jeffamyates@yahoo.com

Applicant

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 conditional use approvals.

Company: _____

Contact Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Property Information

Parcel ID Number(s): 28-2N-27-0000-00404-0000 (#1)

~~OR~~ 28-2N-27-0000-00408-0000 (#2)

Street Address of property for which the Conditional Use is requested:
28-2N-27-0000-00410-0000 (#3)

Parcel Size (acres): #1 28 Acres #2 26.56 #3 25.66
6000 block of Jeff Ayes Rd, Milton, FL 32583

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 6.09.02 (attached).

Commercial Outdoor Amusement Activities

Conditional Use Criteria I understand that all decisions made by the Zoning Board of Adjustments are subject to appeal and that their decision does not become effective until the appeal time has successfully passed.

Yes No

I understand that approval by the Zoning Board of Adjustments 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 Zoning Board of Adjustments are valid for 36 months.

Yes No

* Please read the attached conditional use information pertaining to your request and describe how your request meets the pertinent criteria. Attach additional sheets if necessary. _____

Certification and Authorization

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.

JEFF ARES IV
Applicant Name (Type or Print)

[Signature]
Applicant Signature

Title (if applicable)

4-2-15
Date

woods

undeveloped

28-22-27-0000-

00408-0000

Proposed Power

Stable water

28-22-27-0000-

00404-0000

28-22-27-0000-00410-0000

East Milton

woods undeveloped
Industrial

0 270 540 810 1080 ft

DOF TR

Fence

Fence

Fence

Fence

Fence

