

2015-CU-021

Project Name: n/a

**Applicant and/or
Property Owner:** Mike Kelly

Representative: n/a

Request: Conditional Use to allow Recreational Activity (specifically concert activities and a festival) within an AG(Agriculture/Rural Residential) zoning district.

(LDC 6.09.02.V)

Zoning District: AG (Agriculture/Rural Residential),

Conditional Use 2015-CU-021

General Information:

Applicant: Mike Kelly

Representative: n/a

Project Location: 1603 Penton Rd., Milton

Parcel Number: 36-4N-29-0000-00100-0000

Request: Conditional Use to allow Recreational Activities (specifically concert activities and festival) within AG (Agriculture/Rural Residential) zoning district.

Existing Conditions: The lot is currently used for silviculture activities

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 and a festival.

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 silviculture to the north and agriculture to the east, south and west.

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 AG (Agriculture) 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) zoning district and is proposed to be used for concert activities and festival.

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 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? 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.

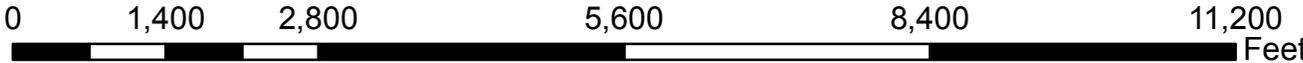
Is this criterion met? Yes

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.

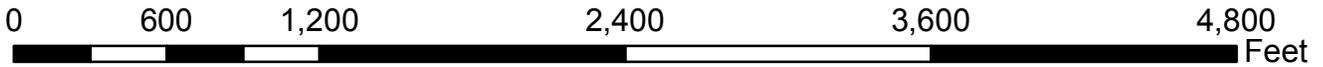
**2015-CU-021
Location**



Legend

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.

2015-CU-021 Zoning



Legend

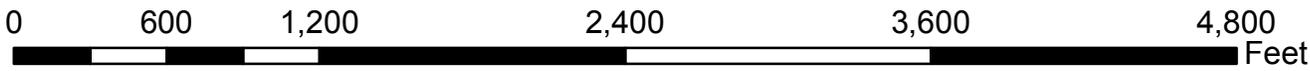
Pending ZB May	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	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)	R2M within an Accident Potential Zone (R2M-APZ)	Municipal Boundaries (CITY)	
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M-HON		
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	Medium High Density Residential (R-3)		
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	Rural Residential Single Family (RR-1)		
Historical/Single Family (HR-1)	Planned Business District (PBD)	RR1 within an Accident Potential Zone (RR1-APZ)		
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	Navarre Town Center 1 (TC1)		
Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 2 (TC2)		
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Beach - Commercial (NB-C)		
M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)			

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.

2015-CU-021

Aerial

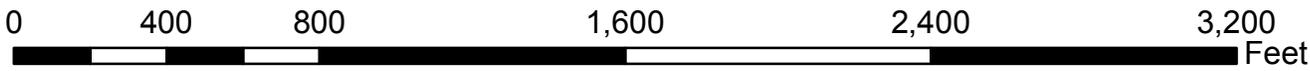
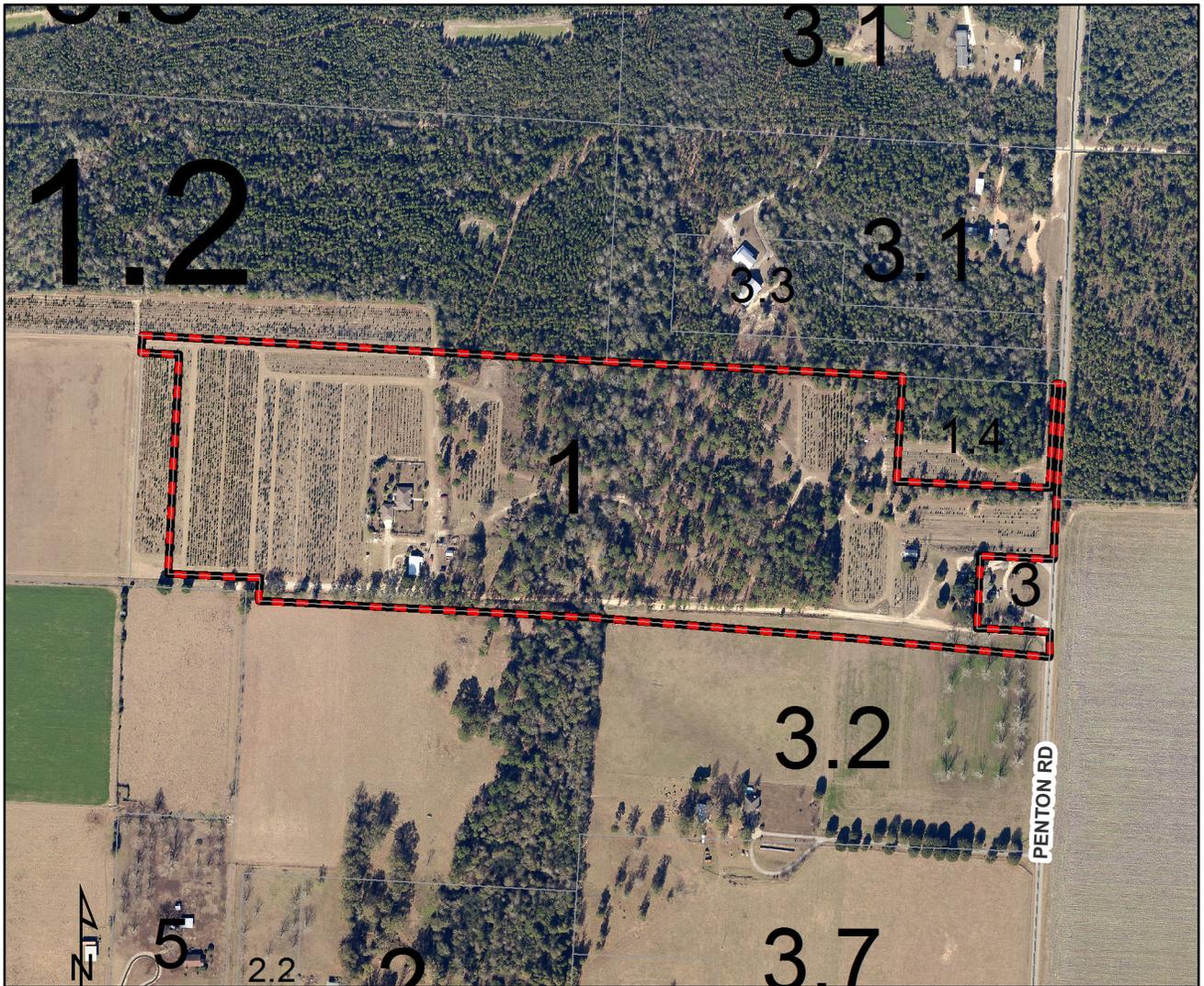


Legend

 PendingZBMay

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.

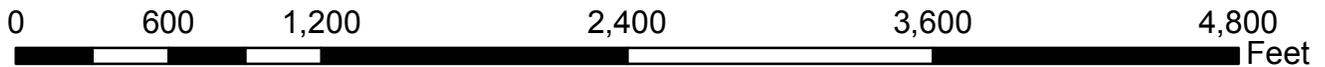
2015-CU-021 Close Up Aerial



Legend
 PendingZBMay

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.

2015-CU-021 Future Land Use



Legend

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

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.



Beckie Cato, AICP
 Planning and Zoning Director

Santa Rosa County Development Services

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- 021</u>	Date Received: <u>4-8-15</u>
Review Fee: <u>235+14.32</u>	Receipt No.: _____
Zoning District: <u>AG</u>	Conditional Use Request: <u>6.09.02.</u>
FLUM Designation: <u>AG</u>	

Property Owner

Property Owner Name: Mike Kelly - leased ^{VD#3}
 Address: 1603 Penton Rd
Milton,
 Phone: (850) 304-1559 Fax: _____
 Email: Powell, Jennifer 08@gmail.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): 36-4N-29-0000-60100-0000
 -OR-
 Street Address of property for which the Conditional Use is requested:
1603 Penton Rd Milton, FL 32570
 Parcel Size (acres): 60 Acres
36 ^{APD of 60 Acres}

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).

Outdoor Concert / Festival

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. We have been

a Venue since 1980 + We are Agrotourism.

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.

Brooke Powell
Applicant Name (Type or Print)
Promoter / Owner's Daughter
Title (if applicable)

Brooke Powell
Applicant Signature
4/8/15
Date

3.4

DOBIES RD

3.3

3.1

1.2

3.3

3.1

outdoor concert Area

Festival

1

1.4

AG

3

3.2

5

2.2

2

3.7

3.10

PENTON RD

3 4

DAISY LN

