

**2015-CU-022**

**Project Name:** n/a

**Applicant and/or  
Property Owner:** Terry & Michelle Sowell

**Representative:** n/a

**Request 1:** Conditional Use to allow Recreational Activity (specifically a wedding venue/chapel) within an AG(Agriculture/Rural Residential) zoning district.

**Request 2:** Conditional Use to allow Recreational Activity (specifically a Christmas village with Santa’s workshop) within an AG(Agriculture/Rural Residential) zoning district.

(LDC 6.09.02.V)

**Zoning District:** AG (Agriculture/Rural Residential),

**Zoning Board  
Decision:** *Request 1) Recommended Approval without objection*  
*Request 2) Recommended Approval without objection*



**Conditional Use 2015-CU-022**

**General Information:**

**Applicant:** Terry & Michelle Sowell

**Representative:** n/a

**Project Location:** 7650 Sowell Rd., Milton

**Parcel Number:** 12-2N-28-0000-00400-0000

**Request 1:** Conditional Use to allow Recreational Activities (specifically a wedding venue/chapel) within AG (Agriculture/Rural Residential) zoning district.

**Request 2:** Conditional Use to allow Recreational Activities (specifically a Christmas village with Santa's workshop) within AG (Agriculture/Rural Residential) zoning district.

**Existing Conditions:** The lot is currently used for single family residential and as a wedding venue/chapel. This is a code compliance case.

**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 as a wedding venue/chapel and a Christmas village with Santa's workshop. This is a code compliance case.**

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

**Is this criterion met?            Yes**

**Staff Analysis: It is not anticipated that the proposed use will unduly or adversely affect other property in the impacted area in which it is located. The subject site has agriculture to the north, 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 as a wedding venue/chapel and a Christmas village with Santa’s workshop.**

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?            Yes**

**Staff Analysis: The subject site has an active site plan application which when approved will meet the Land Development Code Criteria.**

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 site plan shows the parking area to be more than twenty-five (25) feet from the 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 site plan shows that all structures are more than twenty-five (25) feet from any property line.**

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

**Is this criterion met?            Yes**

**Staff Analysis: The open space and landscaping meets the requirements set forth in Article Seven.**

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

**Is this criterion met?            Yes**

**Staff Analysis: The site plan shows the proposed parking area.**

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?            Yes**

**Staff Analysis: There are existing fences surrounding the subject site.**

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

**Is this criterion met?            Yes**

**Staff Analysis: The new fence will meet the setback.**

- 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 fence does not exceed 6 feet in height.**

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

**Is this criterion met?            Yes**

**Staff Analysis: Any signage will meet the signage provisions.**

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

**Is this criterion met?            Yes**

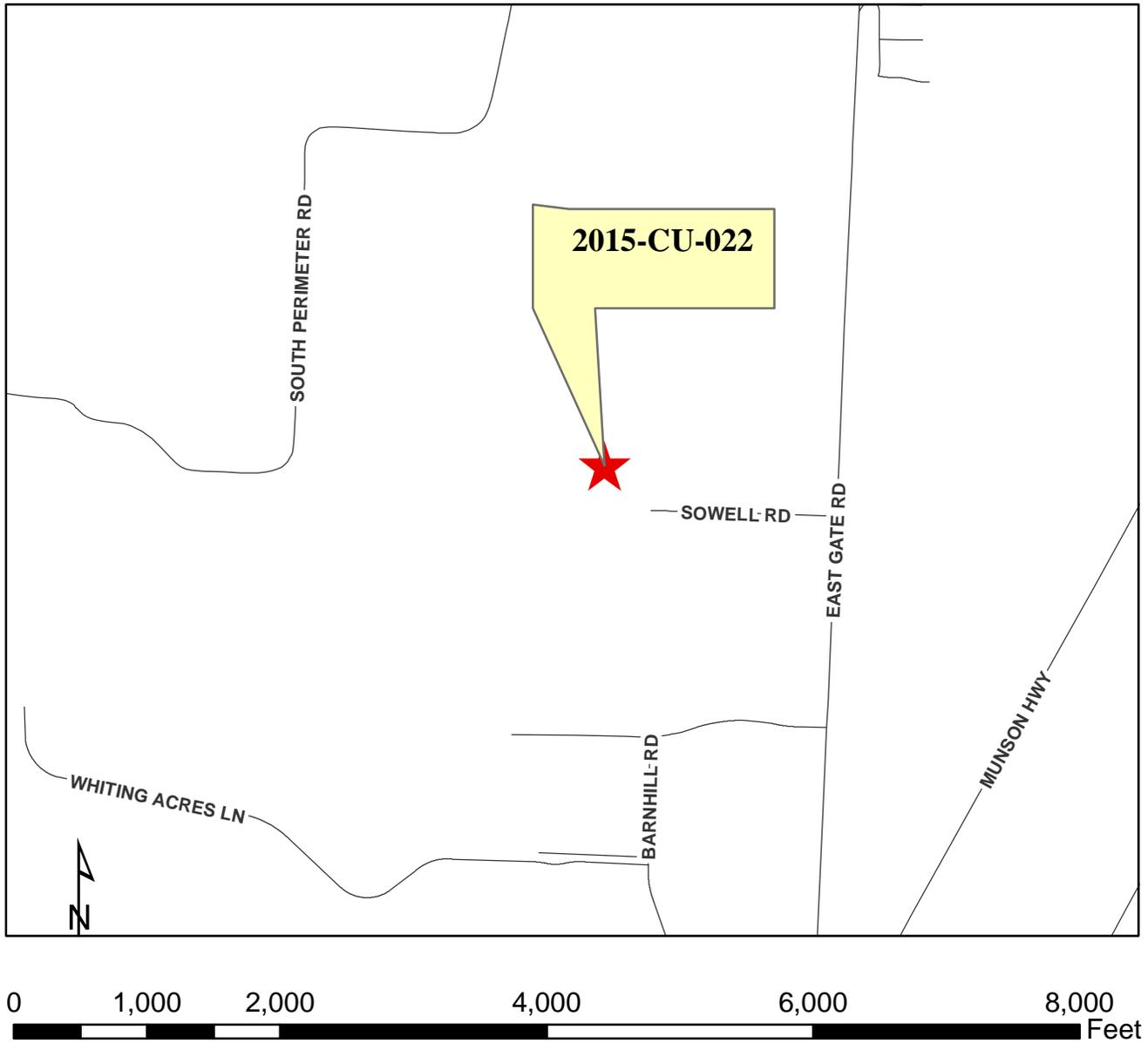
**Staff Analysis: The applicant has stated that the refuse will be removed by a solid waste provider.**

**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 is in the process of being reviewed by the Commercial Development Review Staff.



# 2015-CU-022 Location

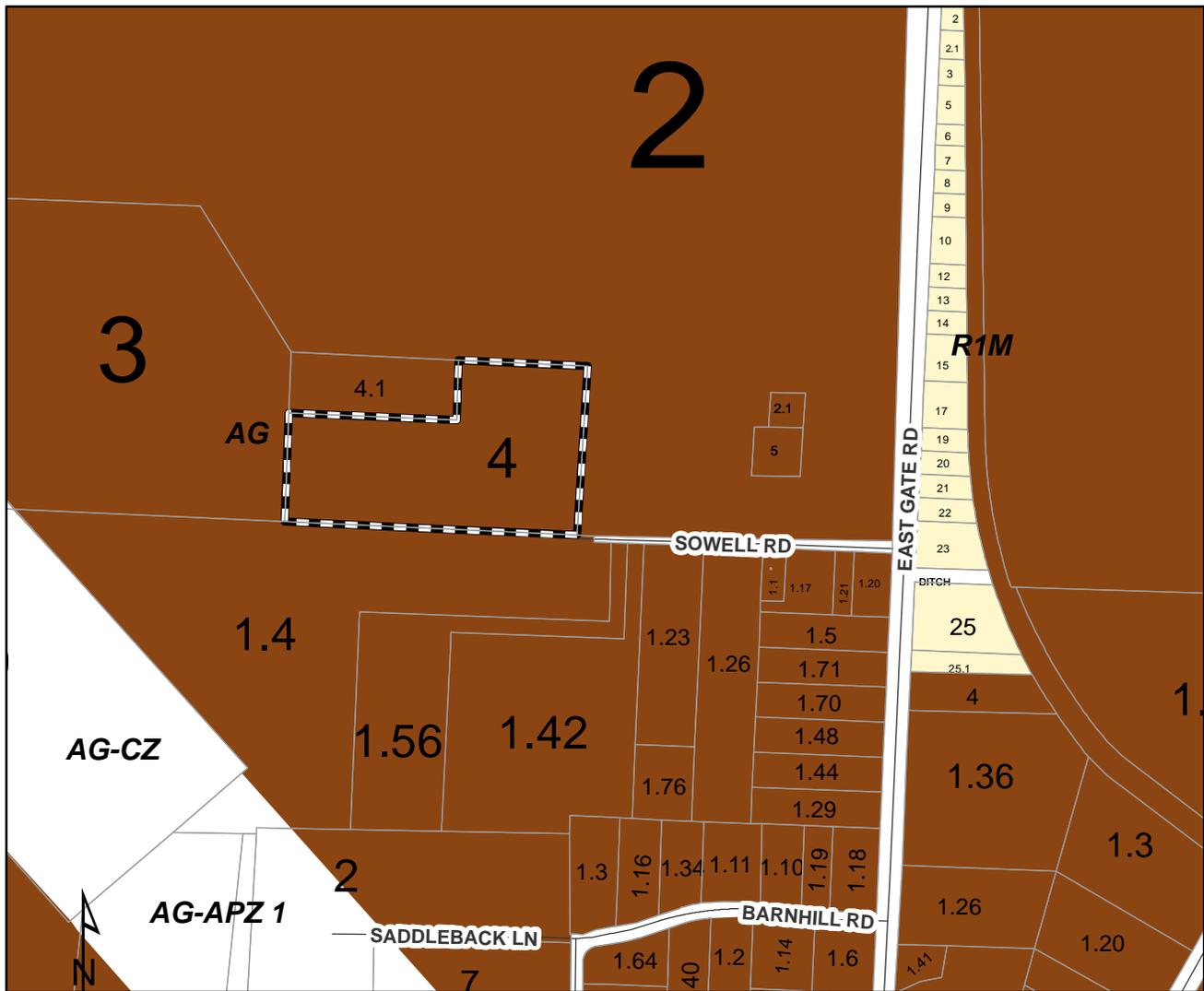


## Legend

### Disclaimer:

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# 2015-CU-022 Zoning



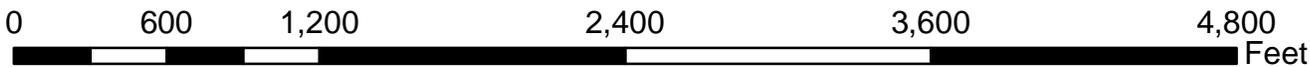
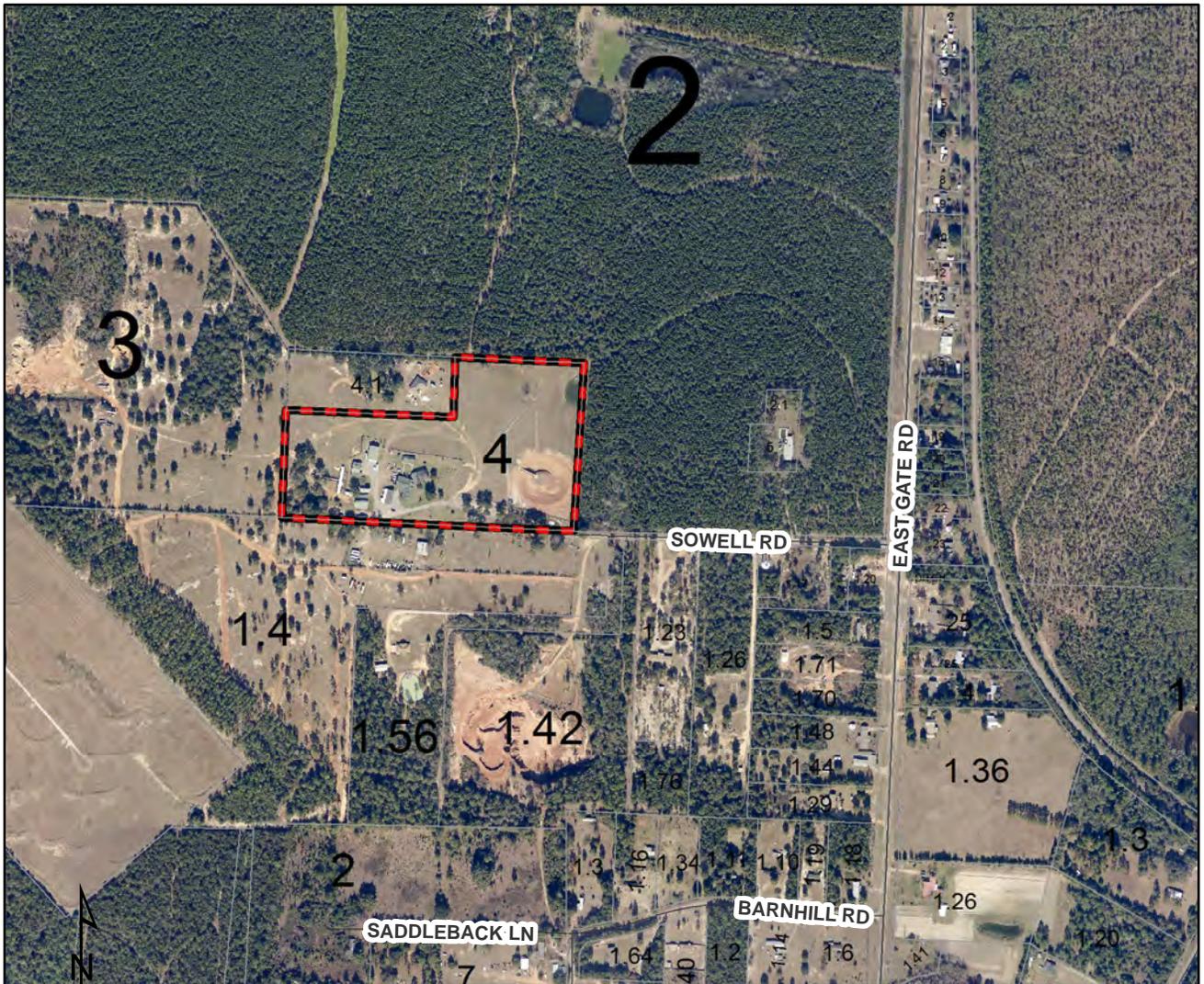
**Legend**

Pending ZB/June	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-022

## Aerial



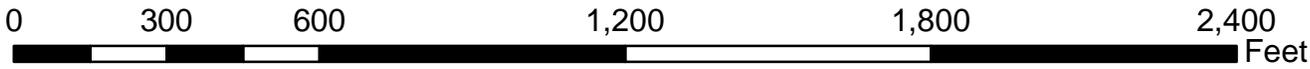
### Legend

 Pending ZB June

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2015-CU-022  
Close Up Aerial



Legend

 Pending ZB June

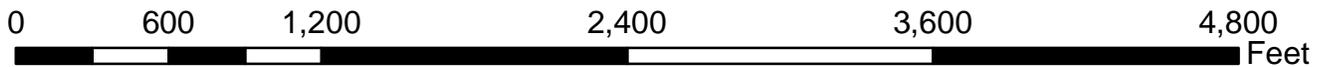
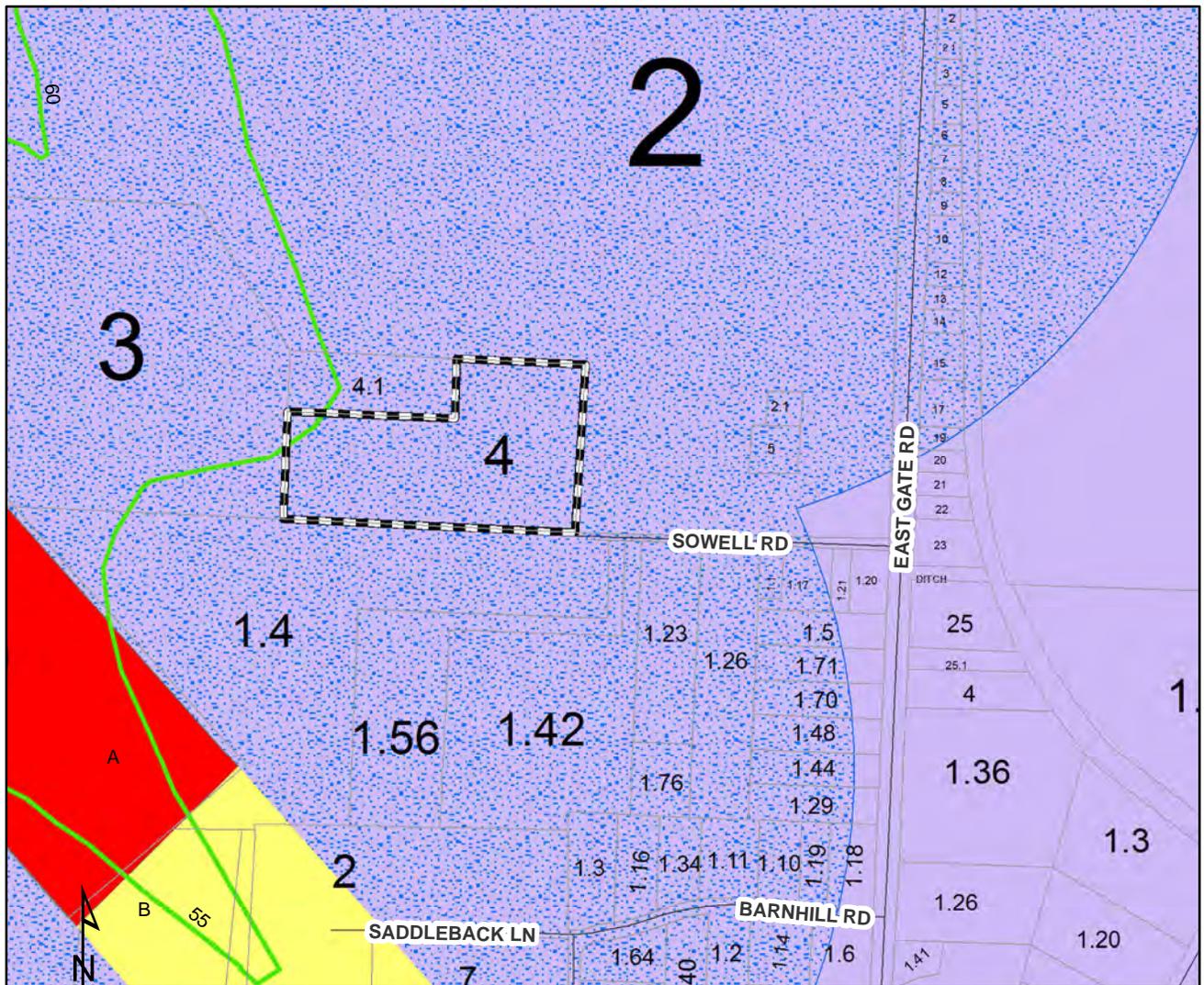
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# 2015-CU-022 Military Airport Zone



**Legend**

- Pending ZB June
- A - Clear Zone - High Accident Potential
- B - APZ 1 - Significant Accident Potential
- C - APZ 2 - Measurable Accident Potential
- Military/Private Airport Zone
- Airfield Notification Zones
- Private/Military Airport Influence Area

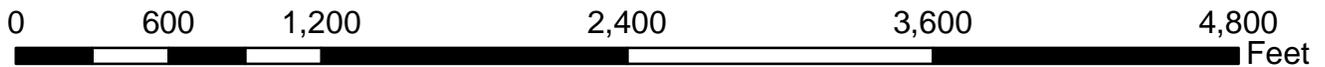
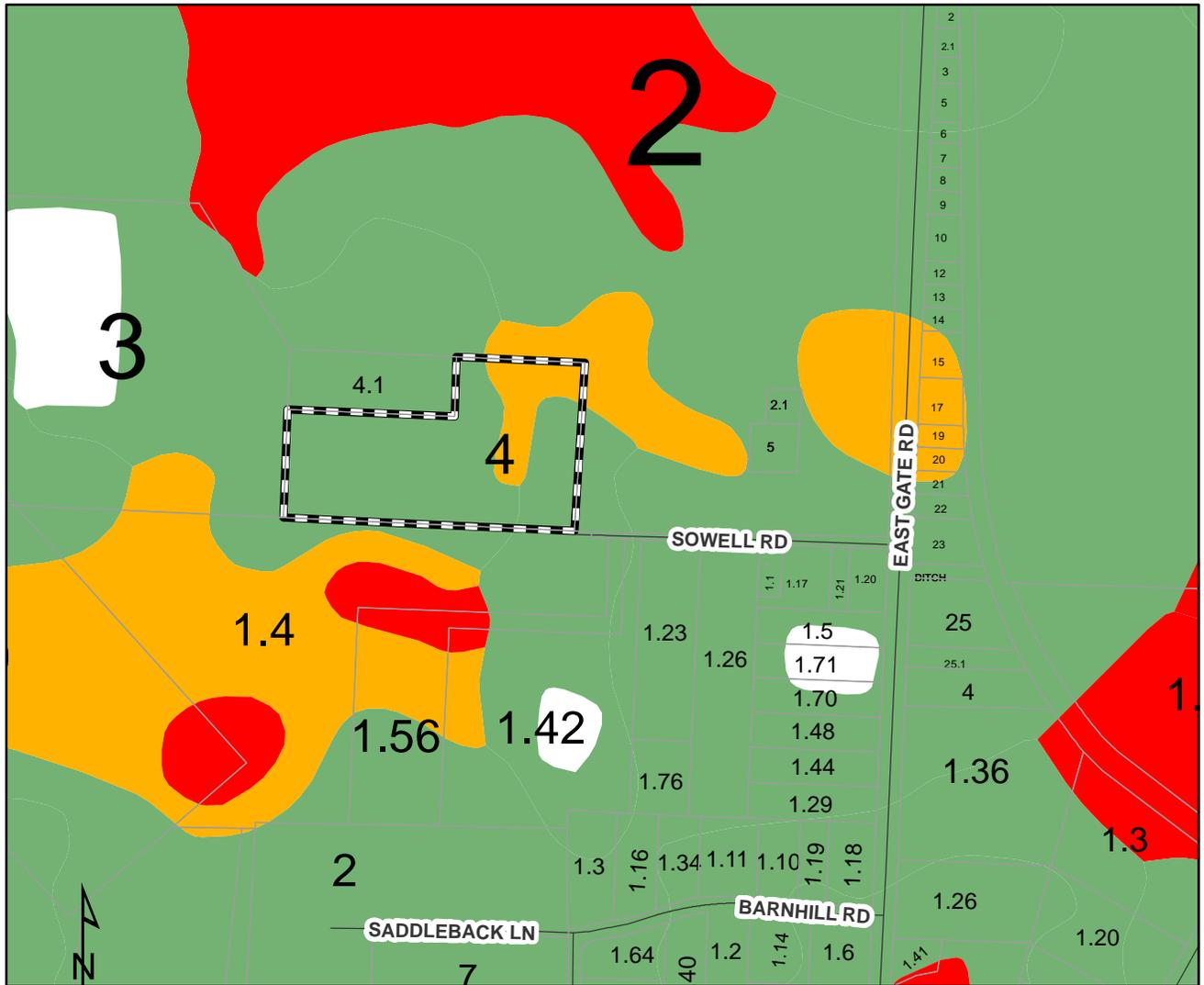
**Noise Contours**

- DB**
- 0 - 60
  - 61 - 70
  - 71 - 80
  - Airfields

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# 2015-CU-022 Septic Tank Suitability



## Legend



Pending ZBJune

gisdata.GISADMIN.SRCSOils

## Map Unit Symbol



Limitations are Slight for Septic Tank Absorption Fields



Limitations are Moderate for Septic Tank Absorption Fields



Limitations are Severe for Septic Tank Absorption Fields

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# Santa Rosa County Development Services

APR 10 '15 AM 11:09



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- 022</u>	Date Received: <u>4-10-15</u>
Review Fee: <u>\$235 + \$95</u>	Receipt No.: <u>168</u>
Zoning District: <u>AG</u>	Conditional Use
FLUM Designation: <u>AG</u>	Request: <u>6.09.02</u>

± 17.126 VO# 3  
**Property Owner** Property Owner Name: Terry + michelle Sowell  
 Address: 7650 Sowell Road  
Milton FL 32570  
 Phone: 850 554-5865 Fax: 850 623-0013  
 Email: Sowelltruckin@aol.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): 122N280000004 000000

**-OR-**  
Street Address of property for which the Conditional Use is requested:

Parcel Size (acres): 7650 Sowell Road Milton FL  
(22 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).

- 1) To allow a wedding venue/barn/chapel to be located within an AG zoning district
- 2) To allow a christmas village with Santa's workshop to be located within an AG zoning district.

**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. \_\_\_\_\_

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**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.

Terry Sowell  
Applicant Name (Type or Print)

Terry Sowell  
Applicant Signature

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

April 10, 2015  
Date

After our daughter was married by the pond at our home, we were asked by several others about using the yard for weddings. We have been wedding carriage service for years and found that there was also a need for a place to hold a reception as well as a wedding since our property is further out and there aren't any venues in Milton that will accommodate that many people. We decided to convert our existing barn into a wedding chapel with a reception area. We took the metal siding off the building and replaced it with cypress siding and added a steeple addition. We converted our existing restroom area into restrooms for the chapel as well as storage for the tables and chairs.

We didn't realize that we needed to have approvals for the use or the scope of work we did on the building. Once we received a letter from the County, we scheduled a meeting the very next day to talk about the building and use. We have met with staff and will do whatever we need to get the permits and approvals.

**6.09.01 General Provisions Regulating Conditional Uses:** A conditional use shall be permitted by the Board of Adjustment (Zoning Review and Appeals Board) 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;

Yes, we believe that we have designed and located the venue in such a manner to protect the public health, safety and welfare. The barn is located on the same lot as our home – actually within 150 feet of it.

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

We do not believe that our event venue will adversely affect other property within the impacted area. If we are successful, we might anticipate regular weekend events. We will have restricted time frames for the event use. With respect to the Christmas event, we only operate for a very limited amount time during the holiday season. The lights are on from December 1 to January 1, at the latest.

C. Conforms to all applicable provisions of the district in which the use is to be located;

We believe that we conform to all of the applicable district regulations. We have worked with staff to come up with a site plan and understand that we will have permit requirements.

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, bridge trails, lawn bowling, cemeteries, concession stands, fishing pier, horseshoe pitching courts, miniature golf courses, 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.

Although our uses are not listed above, they are not dissimilar to those included. We will have scheduled events similar to those you could find at botanical gardens and public parks with weddings occurring within the chapel and at the pond gazebo.

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.

We are currently working with staff on our site plan. It cannot be approved until this Conditional Use is approved. If we are granted approval, we will comply with all the necessary requirements for the site plan.

3. Yards:

- a. No parking area shall be located within twenty-five (25) feet of any residentially zoned property. Although parking will be located within a residentially zoned property; it will not be located within 25 feet of other 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.

No structures will be located within 25 feet of a property line.

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

Most of our property is open pasture.

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

We will have more than enough area for the parking required of this use.

6. Fences and Walls:

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

We will be using our existing fences. We intend to modify one of the existing fences by removing the wire fence material and replacing it with painted boards.

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

The new fences will not be located within 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.

None of the fences related to this use will exceed 6 feet in height.

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

We will comply with the signage provisions.

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

Refuse will be removed by a solid waste provider.

7650 Sowell Rd

Randy Roy ↓

\$88,500 - EASEMENT

- Navy does not oppose the wedding facility

- o/s lighting hasn't been an issue ? is exempt

Noise Zones:  
C2  
AP1  
AP2

task list:



Res I

PARKING 2

A

A covering  
loading  
Area

Case Number 2015-ZV-106

**Violation Information**

Case Number: **2015-ZV-106**  
Date Reported: **03/30/2015**  
Officer Assigned: **(12) Randy Jones**

**Violator Name / Address**

Name (First, Last): **TERRY & MICHELLE SOWELL**  
Address: **7650 SOWELL RD**  
City, St, ZIP: **MILTON FL 32570**  
Contractor Number:  
Phone Number:

**Violation Location**

Parcel Number 1: **122N280000004000000**  
Parcel Number 2:  
Zoning Area: **(PPR) Pace-Pea Ridge Area**  
City Zone 1: **AG**  
City Zone 2:

**Violator Business Name / Address**

Business Name:  
Physical Address:  
City, St, ZIP  
Mailing Address:  
City, St, ZIP:

Address of **7650 SOWELL RD**  
Violation: **City, St, ZIP: MILTON, FL 32570**  
Side Street 1:  
Side Street 2:

**Ordinance / Articles**

Ordinance:  
Article 1: Article 3:  
Article 2: Article 4:

Violations

**Code Description**  
**72 Site plan violation**  
**110 Building w/o permits**

Fees & Actions

Date Served: **03/30/2015** Action Taken:

Comply by: **04/10/2015** **03/30/15: COURTESY LETTER SENT TO OWNER RE BUILDING WITHOUT PERMITS AND NO SITE PLAN APPROVAL.**

Amount: **0.00**

Citations

Property Owner Information

Business Name:

Name: TERRY &  
NATALIE  
MICHELLE  
SOWELL

Mailing Address:

Physical Address: 7650 SOWELL RD  
City, St, ZIP MILTON FL 32570

Phone Number:

Complaint Information

Name:  
Address:

Phone Number:  
Email:  
Complaint made  
by:

Case Number 2015-ZV-106

Rechecks Scheduled:

#	Scheduled Date	Officer	Notes
1)	06/29/2015	12 - Randy Jones	

Rechecks Performed:

There are no performed rechecks for 2015-ZV-106

Dates:

Opened: **03/30/2015**

Status:

Status: **Active** Watch List?

Closed:  
Reopened:

Reason:

Comments:

03/30/15 - BUILDING WITHOUT PERMITS & NO SITE PLAN. New barn has been constructed to be used as a wedding venue. No permits or approvals could be located.

03/30/15: Courtesy letter sent to owners re no site plan and building without permits. Requested they schedule pre-app no later than April 10, 2015. RJ

06/3--late update,, Sowell's met with Leslie on April 8, 2015. They submitted a conditional use application and site plan on April 10th and they are on the agenda for the Zoning Board June 11, 2015 and the BOCC on June 25, 2015.

Status & Transaction Change History:

IDNO	DATE	NOTES
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# Santa Rosa County Development Services



**Beckie Cato, AICP**  
Planning and Zoning Director

**Tony Gomillion**  
Public Service Director

**Rhonda C. Royals**  
Building Official

April 27, 2015

Terry and Michelle Sowell  
Via email: [sowelltruckin@aol.com](mailto:sowelltruckin@aol.com)

RE: Pre-Application Meeting on April 8, 2015  
Project Name: **Sowell Farms**  
Parcel(s): 122N280000004000000

Dear Mr. & Mrs. Sowell:

Thank you for attending the above referenced pre-application meeting with the Santa Rosa County Development Services staff. 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. Given the uniqueness of the project, we have put together an action plan with our summary.

- I. **Site/Land Use** – Leslie Statler, (850)981-7086, [leslies@santarosa.fl.gov](mailto:leslies@santarosa.fl.gov)
  - A. The proposed project involves the renovation and expansion of an existing metal building to create a rustic wedding event venue. The proposed use will also include a pond with gazebo for wedding activities. A secondary activity is the annual Christmas light display with possible utilization of the rustic barn as a "Santa's Workshop".
  - B. The zoning designation for this property is AG, Agriculture, and lies within the NAS Whiting Field MAZ, Military Airport Zone. The Future Land Use Map designation is AG, Agriculture. The use of the property for the intended uses is not allowed within the zoning district. These activities would need Conditional Use approval for "recreational activities" per LDC 6.02.09.V. This application will include *both* the wedding venue as well as the Christmas light display.
  - C. Conditional Use requests are considered through a public hearing process. This process requires 2 public hearings during which the Zoning Board will make a recommendation followed by a final determination by the Board of County Commissioners. During this process, all property owners within 500 feet will be notified via mail and a sign will be posted on the property.

Santa Rosa County Public Service Complex  
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583

[www.santarosa.fl.gov](http://www.santarosa.fl.gov)  
Office: (850) 981-7000

**ACTION: Your application 2015-SP-022, filed on April 10, 2015, has been placed on the June meeting cycle. You will need to attend both meetings and be prepared to present your request.**

**1. Zoning Board = June 11, 2015 (RECOMMENDATION)**

**2. Board of County Commissioners = June 25, 2015 (FINAL DETERMINATION)**

- D. Based upon the scope of improvements proposed, a site plan package must be submitted for review and approval. Since the impacted area does not exceed 1500 sf in size, the site plan can be processed through our "owner-developer" initiative. As such, I will assist you in the design and layout of the site to ensure that the applicable performance standards for commercial sites are addressed. The fee for this type of site plan is \$350.00. We will not finalize this application until the BOCC makes a decision on the use.
- E. We will use the site plan presented with the Conditional Use application as a base for the site plan package. It will be modified slightly to include:
1. The internal circulation on the site should be 16 feet in width for one-way traffic and 24 feet in width for two-way traffic.
  2. No building or structure designated for use in conjunction with the wedding venue and Christmas displays may be located less than 25 feet from any property line.
  3. Parking will be based upon the use of the site. For the wedding venue, it is calculated on the number of seats within the building at a rate of 1 parking space for every 5 seats or fraction thereof. Standard parking spaces must be 18 feet in length and 9 feet in width. One handicap parking space is required for every 25 parking spaces required for the development. Handicap parking spaces must be 18 feet in length and 12 feet in width with an access aisle 5 feet in width adjacent to either side of the spaces. With the exception of the handicap parking spaces, the parking area does not need to be paved.
- F. As stated earlier, this property lies within the MAS Whiting Field MAZ. The proposed uses are allowed within this overlay subject to the following:
- a. The wedding venue is considered a "chapel";
  - b. The Christmas light display is seasonal and may be illuminated between November 20 and January 15 only.
- G. Site plans and building construction plans are reviewed at staff level. Staff has 10 business days to review and issue comments. Upon resubmittal, staff again has 10 business days for review. Once complete, the project is issued a Development Order (DO). Although we encourage concurrent review of site and construction plans by staff, building permits may not be issued until the issuance of the DO. Additionally, no work may commence on the site until the issuance of the DO.
- II. **Building** – Bruce Teston, (850)981-7017, [brucet@santarosa.fl.gov](mailto:brucet@santarosa.fl.gov)
- A. The facility is to be utilized for a chapel A-3 assembly use. The previous use was a storage building for cars and equipment.

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**ACTION: A Change of Occupancy permit will be required. A floor plan will be required along with the specifications for the modifications to the exterior of the buildings. A licensed contractor will be required to make application for the permits.**

- B. The addition to the building must comply with structural design for a 150mph wind-load criteria.

**ACTION: Structural plans must be provided and sealed by a design professional for the enclosure and the Florida product approval numbers for the exterior components must be provided such as exterior doors, metal roofing, windows etc.**

- C. The occupant load of the building must be provided for verification of code requirements for restrooms, exit requirements and other considerations such as door hardware. Please note that building maximum occupant load over 300 will initiate code compliance requirements of fire protection.

**ACTION: A floor plan must be submitted with the permit application.**

1. **It must be dimensioned, including wall heights, and the proposed use, indicating the minimum occupant load count for each area of the building.**
2. **Any interior walls should be shown and note the height and wall finish used.**
3. **Indicate exits, door hardware components, seating arrangements, and ADA compliance for ingress, egress, aisle widths and toilet room access.**

III. **Electrical** – John Belew, (850) 981-7007, [johnb@santatrosa.fl.gov](mailto:johnb@santatrosa.fl.gov)

- A. All electrical systems must be reviewed for compliance with ART.518 NEC for assembly and a permit issued to a licensed contractor.

**ACTION: Provide electrical plans. Electrical is required to comply with ART.518 NEC for assembly.**

IV. **Mechanical** – James Rogers, (850) 981-7002, [jamesro@santatrosa.fl.gov](mailto:jamesro@santatrosa.fl.gov)

1. Outside air is required within the event venue. An air-conditioning system has been installed within the building.

**ACTION: A mechanical permit will be required and must include:**

- a. **Mechanical plans may be submitted by an Engineer or a Contractor to comply with the requirements of Florida Statutes 471.**
- b. **Load Calculations.**
- c. **Energy Forms.**

V. **Plumbing** – James Rogers, (850) 981-7002, [jamesro@santatrosa.fl.gov](mailto:jamesro@santatrosa.fl.gov)

- A. Bathrooms will be required.

**Action: Please provide a floor plan with dimensions to show the layout of the building, show all plumbing fixtures, the floor plan will need to show all seating. Plans may be**

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**submitted by an Engineer or a Contractor to comply with the requirements of Florida Statutes 471.**

**VI. Life Safety** – Bruce Teston, (850)981-7017, [brucet@santarosa.fl.gov](mailto:brucet@santarosa.fl.gov)

***ACTION: We are uncertain whether additional Life Safety elements will be required. Our determination will be based upon the information provided with the Change of Occupancy application.***

In closing, our hope is that you found this summary beneficial in bringing this project into compliance and will allow you to make informed decisions about your project. Tambre Lee, Development Review Supervisor, and I will both be your points of contact with this project. Please feel free to contact us with any questions that you may have. Tambre's direct line is 850-981-7042. In addition, you may contact the staff listed above if you have questions specific to their area of expertise.

Respectfully,



Leslie Statler  
Planner III  
(850)981-7086  
[leslies@santarosa.fl.gov](mailto:leslies@santarosa.fl.gov)

LS/lf

Randy Jones

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**COMMENTS  
RECEIVED  
AT THE  
ZONING BOARD  
MEETING**





# BAGDAD ELEMENTARY SCHOOL



June 11, 2013  
*Daniel Baxley - Principal*  
*Tiphonie Sapp-Assistant Principal*

*4512 Forsyth St. Milton, Florida 32583*  
*Office: 983-5680 Fax: 983-5687*

To Whom It May Concern:

Bagdad Elementary is very fortunate to have a partnership with Sowell Farms. They have provided experiences that have richly enhanced our students' education, as well as the people in our community. They are constantly doing things that are conducive to positive community outreach.

During the North Pole Christmas Lights period, many of our faculty, staff, students and parents were able to visit this amazing attraction and it brought pure joy to them. Not only for our school, but for the entire community. The family of Sowell Farms work very hard to provide this exciting event for us. Sowell Farms was generous enough to allow schools in our district to use some of the proceeds from the Christmas lights attraction to purchase things needed for the school! Bagdad Elementary was able to further promote reading through using these proceeds to purchase books for our students!

Bagdad Elementary is proud of the partnership that has been established with Sowell Farms. They understand the importance of servicing the community. Our school has greatly benefitted from their commitment and dedication to the community and it would be a huge disservice to lose them, as they are a huge asset to us.

Thank you for your time!

Tiphonie Sapp  
Assistant Principal  
Bagdad Elementary School

June 11, 2015

To Whom it May Concern,

While stationed at Hurlburt Field, Florida, my family had the pleasure visiting the Sowell Farm. We were able to take part of the wonderful Christmas display each year. This was such a great wholesome Christmas family activity. We had several friends bring their families up to the farm. The children were able to enjoy the lights and learn more about serving others. We also came to visit the farm on during the non-holiday season. The Sowell Family was always gracious and knowledgeable about their farm. They would guide us through the process of keeping up with a farm, animals, and the habitats. The children were able to explore, think, and question about these concepts. This newly gained knowledge can be tied direction to a child's education. These concepts are part of the Common Core State Standards.

Please allow the Sowell Family keep their property the way it is now. They are providing a service to the community. It allows families to participate in a great seasonal activity and learn about a working farm. The Sowell's are good people trying to reach out to the community with two concepts that were lacking in the area. If you take the Christmas Light and wedding venue away, you are taking away some wonderful family experiences. Even after two years of leaving the state of Florida, my children still talk about the Christmas lights, train ride, and animals at the Sowell Farm.

Thank you,

Vanessa Moore  
2101 Fairfield Ave  
Clovis, NM 88101  
850-598-7037

June 11, 2015

To Whom It May Concern:

My family has enjoyed the Christmas lights at the Sowell's every year that they have put them up. I know a lot of hard work goes into getting this display up. It gets better every year. It is priceless to see the look on my grandchildren's face as they see the panorama that is provided here.

It's my understanding that they give portions of their earnings back to the community every year through school nights, etc. I also remember a year that the Sowell's brought their train ride to the Primary School in Pace day after day after day and provided rides for their Hay Maze.

I don't live near the Sowell's but I've been there on several occasions other than Christmas time. I can't imagine that they create any kind of disturbance or inconvenience for those who do live near them. I've never noticed any noise as we're driving up.

The thing that I will say about the wedding venue is that this area sorely needs it. Why should the bulk of the wedding business go to Escambia County when we have someone who wants to establish one here in Santa Rosa County? I haven't seen the plans, but when the Sowell's do something they do it right.

Donna Carr

5205 Crystal Creek Dr.

Pace, Fl

To Whom It May Concern,

Sowell's Christmas Light Display has become a family tradition of ours, everyone from my 82 year old parents to my 18 month old granddaughter finds joy in attending each year. It is truly amazing & a positive asset to Santa Rosa County, as people from all over come out to see it. They even sponsored School Fund Raiser nights and gave portions of their proceeds to local schools, including East Milton Elementary School where I've taught for 25 years.

Their charity does not stop there though. The Sowell's also graciously allowed Central School Seniors to come out to their farm and take prom pictures with a professional photographer. It provided the perfect backdrop for lasting memories.

As far as the barn for the Wedding Venue, it is something that is much needed since the number of rental spaces are very limited in Santa Rosa County. It will be another asset & will draw in many people.

Thank you for your time,

Mrs. Lynn Jones

8469 Hwy 89

Milton, FL 32570

