

2015-CU-017

Project Name: True Worship Assembly of God

**Applicant and/or
Property Owner:** True Worship Assembly of God

Representative: Skip Tompkins

Request: Conditional Use to allow the expansion of a place of worship within an AG (Agriculture/Rural Residential) zoning district.

(LDC 6.09.02.H)

Zoning District: AG (Agriculture/Rural Residential)

Conditional Use 2015-CU-017

General Information:

Applicant: True Worship Assembly of God

Representative: Skip Tompkins

Project Location: 13267 Hwy 87 N, Jay

Parcel Number: 27-5N-28-0000-00402-0000,
27-5N-28-0000-00406-0000 and
27-5N-28-0000-00100-0000

Request: Conditional Use to allow the expansion of a place of worship within an AG (Agriculture/Rural Residential) zoning district.

Current Conditions: The site currently has an existing place of worship on it.

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 existing place of worship is located on a major arterial and has been in existence since 2008. The original conditional use was approved in 2007.

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 single family uses to the north, and south, agriculture uses to the east 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 an 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.

H. Places of Worship (AG, AG-2, RR-1, R-1, R-1A, R-1M, R-2, R-2M, R-3)

1. Sites shall be located within more highly accessible portions of residential districts near major thoroughfares so as to discourage traffic along local residential streets of the impacted area.

Is this criterion met? Yes

Staff Analysis: The subject site is located on State Highway 87 North, which is a major arterial.

2. The minimum site for places of worship in residential districts shall be fifteen thousand (15,000) square feet, except within R-1, R-1A, and R-1M zones the minimum size lot shall be one-half acre.

Is this criterion met? Yes

Staff Analysis: The subject site is approximately 13.36 acres in size.

3. No main or accessory building shall be located within fifty (50) feet of any side or rear lot line.

Is this criterion met? Yes

Staff Analysis: The existing building is located over 50 feet from any side or rear lot line and the proposed buildings will also be located more than 40 feet from any side or rear lot line.

4. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.

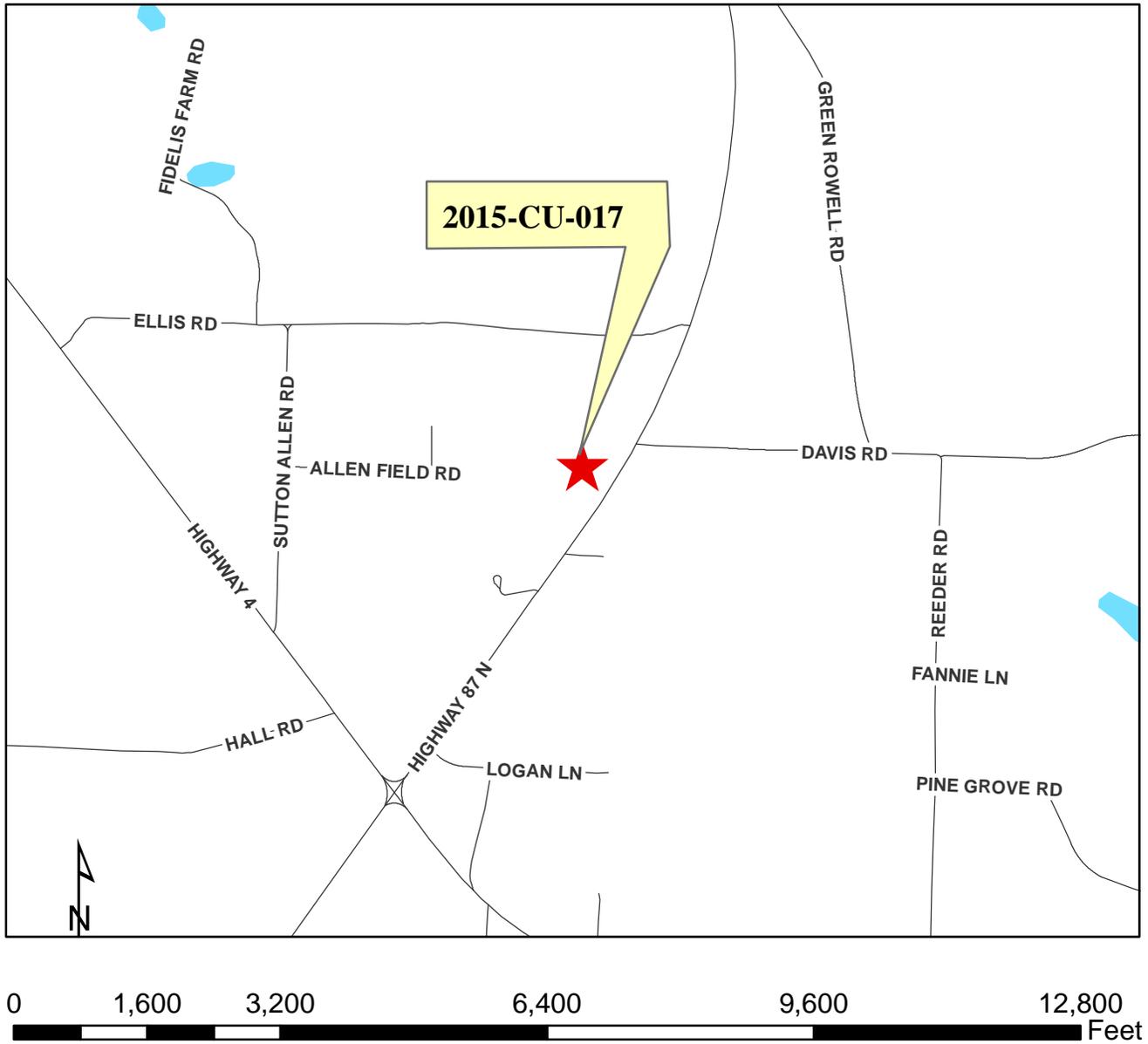
Is this criterion met? Yes

Staff Analysis: It is not anticipated that the proposed use will result in an unreasonable increase in noise, traffic, congestion, or other hazards to the contiguous residential properties.

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 commercial site plan review.

2015-CU-017 Location



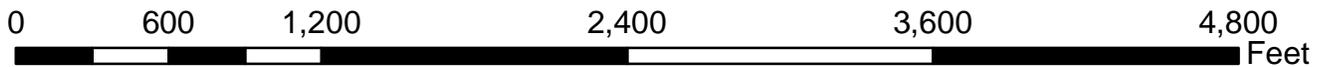
Legend

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-017

Aerial



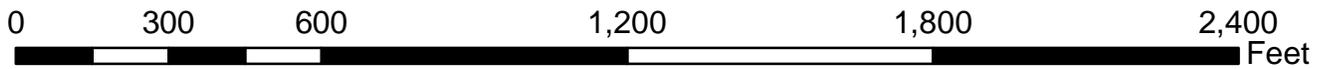
Legend

 PendingZBJuly

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2015-CU-017
Close Up Aerial



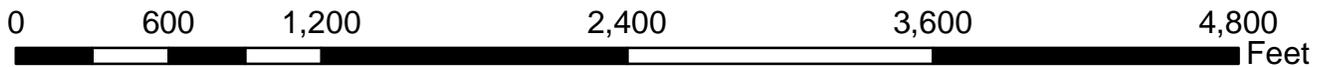
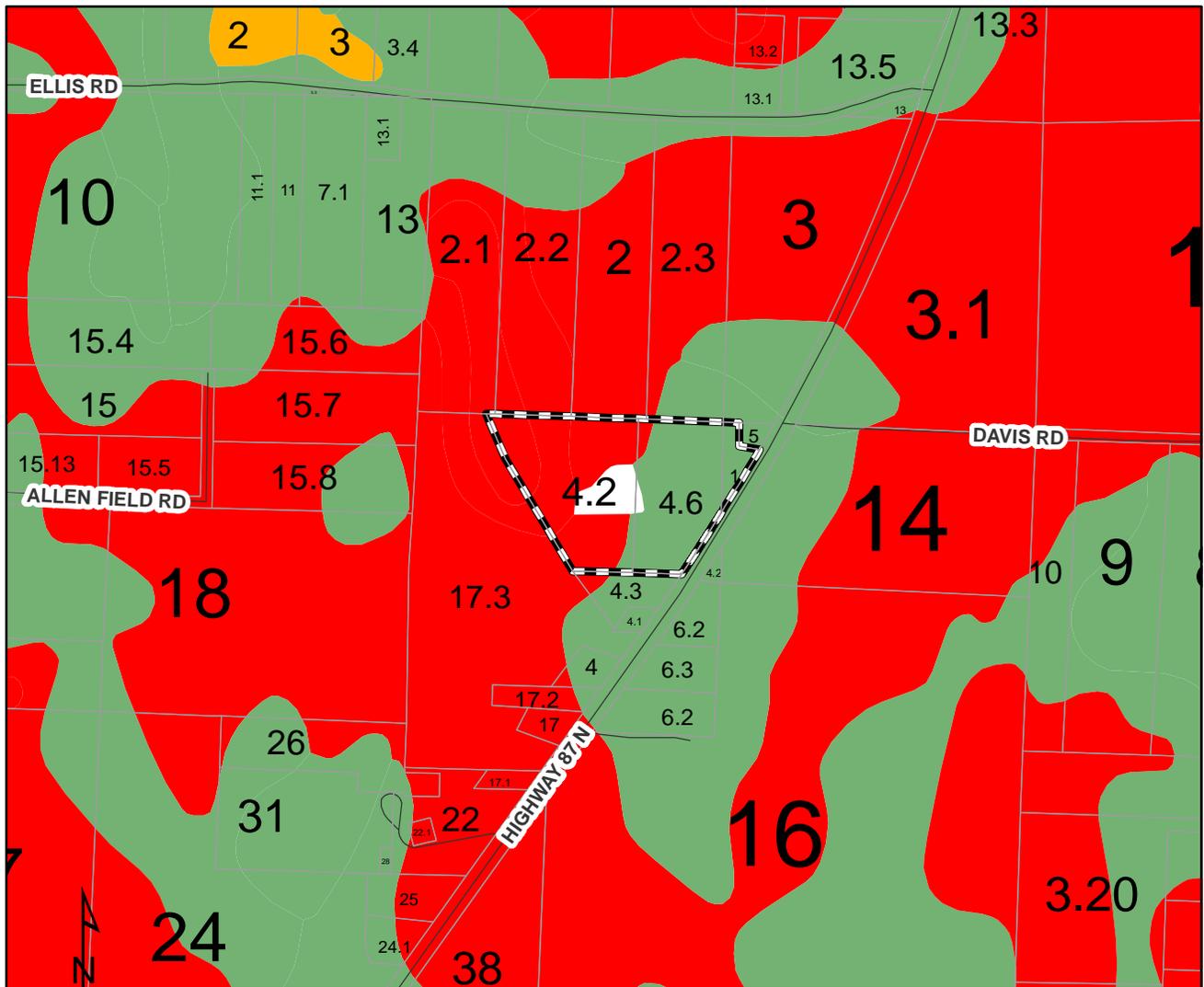
Legend

 PendingZBJuly

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2015-CU-017 Septic Tank Suitability



Legend



Pending ZBJuly

Septic Tank Suitability

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



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-017</u>	Date Received: <u>2/27/15</u>
Review Fee: <u>235+85.92</u>	Receipt No.: _____
Zoning District: <u>AG</u>	Conditional Use Request: 6.09.02. _____
FLUM Designation: <u>AG</u>	

$\pm 0.71(100) \pm 7.59(402) \pm 5.00(400)$ VD#3

Property Owner Property Owner Name: True Worship Assembly of God

Address: 13267 Hwy 87N
Jay, FL 32565

Phone: 910-1380 Fax: _____

Email: SKIP48@ATT.NET

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): 27-5N-28-0000-00402-0000
27-5N-28-0000-00406-0000 & 27-5N-28-0000-00100
0000

-OR-

Street Address of property for which the Conditional Use is requested:
13267 Hwy 87N

Parcel Size (acres): 12.75 ACRES (13.36 total)

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).

would like to expand our church facilities and add a family life center, we will also be reconfiguring our stormwater pond

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.

the church is located on Hwy 87N and is 12 acres no bldg. is going to be closer than 50 feet to any side or rear property line

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.

Skip Tompkins
Applicant Name (Type or Print)


Applicant Signature

Title (if applicable)

Date

SITE & LANDSCAPING PLAN

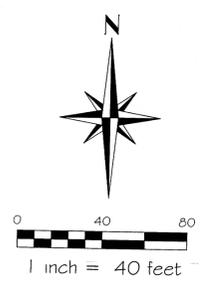
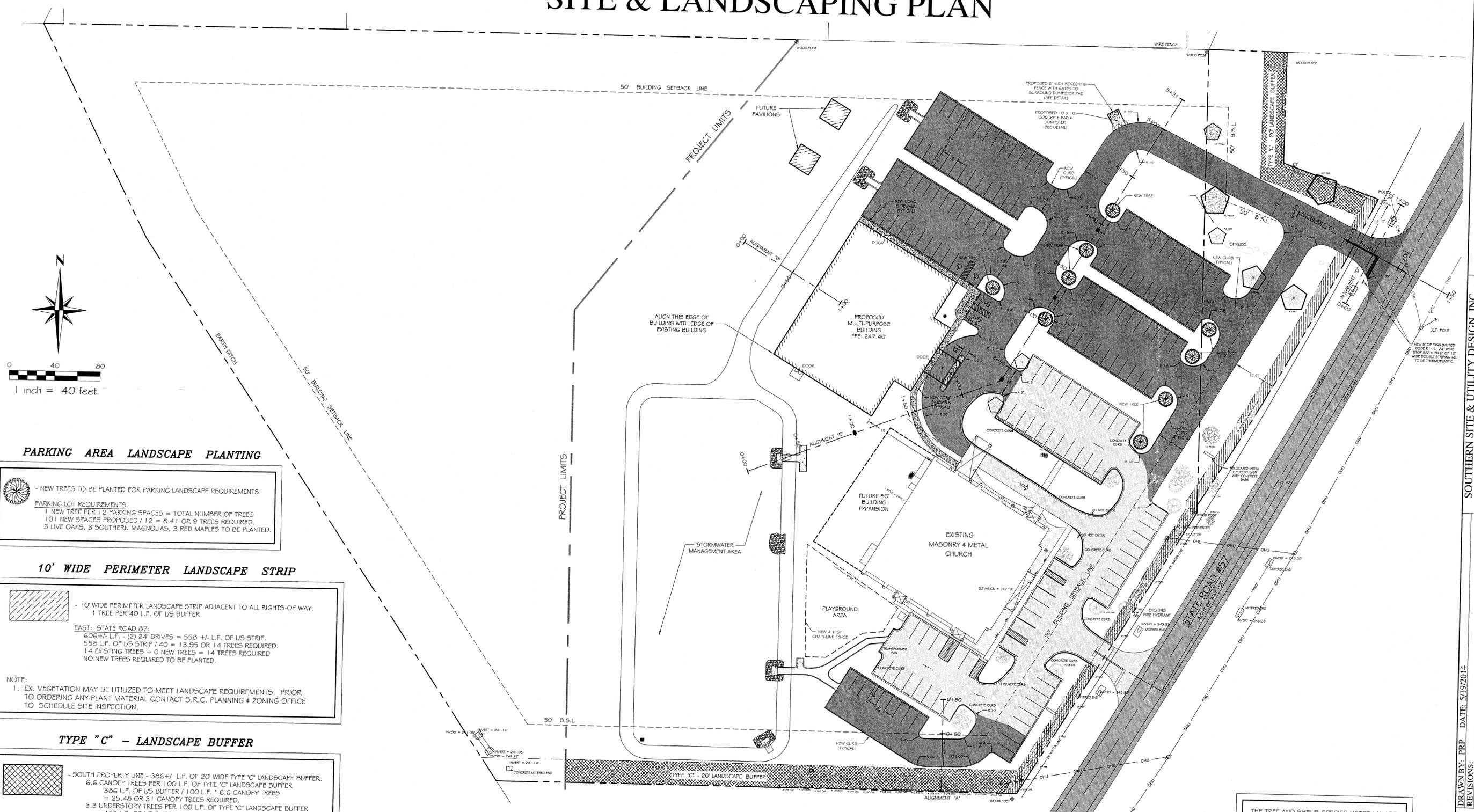
Construction Plans for:
**TRUE WORSHIP ASSEMBLY OF GOD
 MULTI-PURPOSE BUILDING**

SOUTHERN SITE & UTILITY DESIGN, INC.
 FLORIDA CERTIFICATE OF AUTHORITY NO. 8983
 5518 STEWART STREET MILTON, FLORIDA 32570
 PH: (850) 623-9493 E-MAIL: ssud@bellsouth.net
 EROSION CONTROL PLANS • POTABLE WATER & SANITARY SEWER
 SITE PLANS • SUBDIVISIONS • STORMWATER MANAGEMENT

DRAWN BY: PRP DATE: 5/19/2014
 REVISIONS:

DATE: 2-17-14
 PAUL A. MICHOLS, JR., P.E.
 FL. LICENSE NO. 50697
 DRAWING NOT VALID UNLESS SIGNED AND SEALED
 BY PROFESSIONAL ENGINEER

SHEET
 3 / 12



PARKING AREA LANDSCAPE PLANTING

- NEW TREES TO BE PLANTED FOR PARKING LANDSCAPE REQUIREMENTS

PARKING LOT REQUIREMENTS
 1 NEW TREE PER 12 PARKING SPACES = TOTAL NUMBER OF TREES
 101 NEW SPACES PROPOSED / 12 = 8.41 OR 9 TREES REQUIRED.
 3 LIVE OAKS, 3 SOUTHERN MAGNOLIAS, 3 RED MAPLES TO BE PLANTED.

10' WIDE PERIMETER LANDSCAPE STRIP

- 10' WIDE PERIMETER LANDSCAPE STRIP ADJACENT TO ALL RIGHTS-OF-WAY.
 1 TREE PER 40 L.F. OF US BUFFER

EAST: STATE ROAD 87:
 606 +/- L.F. * (2) 24' DRIVES = 558 +/- L.F. OF US STRIP
 558 L.F. OF US STRIP / 40 = 13.95 OR 14 TREES REQUIRED.
 14 EXISTING TREES + 0 NEW TREES = 14 TREES REQUIRED
 NO NEW TREES REQUIRED TO BE PLANTED.

NOTE:
 1. EX. VEGETATION MAY BE UTILIZED TO MEET LANDSCAPE REQUIREMENTS. PRIOR TO ORDERING ANY PLANT MATERIAL CONTACT S.R.C. PLANNING & ZONING OFFICE TO SCHEDULE SITE INSPECTION.

TYPE "C" - LANDSCAPE BUFFER

- SOUTH PROPERTY LINE - 386 +/- L.F. OF 20' WIDE TYPE "C" LANDSCAPE BUFFER.
 6.6 CANOPY TREES PER 100 L.F. OF TYPE "C" LANDSCAPE BUFFER
 386 L.F. OF US BUFFER / 100 L.F. * 6.6 CANOPY TREES
 = 25.48 OR 31 CANOPY TREES REQUIRED.
 3.3 UNDERSTORY TREES PER 100 L.F. OF TYPE "C" LANDSCAPE BUFFER
 468 L.F. OF US BUFFER / 100 L.F. * 3.3 UNDERSTORY TREES
 = 12.74 OR 16 UNDERSTORY TREES REQUIRED.
 28 SHRUBS PER 100 L.F. OF TYPE "C" LANDSCAPE BUFFER
 386 L.F. OF US BUFFER / 100 L.F. * 28 SHRUBS
 = 108.08 OR 132 SHRUBS REQUIRED.

- NORTH / EAST PROPERTY LINES - 98 +/- L.F. + 89 +/- L.F. = 187 +/- L.F. OF 20' WIDE TYPE "C" LANDSCAPE BUFFER.
 6.6 CANOPY TREES PER 100 L.F. OF TYPE "C" LANDSCAPE BUFFER
 187 L.F. OF US BUFFER / 100 L.F. * 6.6 CANOPY TREES
 = 12.34 OR 13 CANOPY TREES REQUIRED.
 3.3 UNDERSTORY TREES PER 100 L.F. OF TYPE "C" LANDSCAPE BUFFER
 187 L.F. OF US BUFFER / 100 L.F. * 3.3 UNDERSTORY TREES
 = 6.17 OR 7 UNDERSTORY TREES REQUIRED.
 28 SHRUBS PER 100 L.F. OF TYPE "C" LANDSCAPE BUFFER
 187 L.F. OF US BUFFER / 100 L.F. * 28 SHRUBS
 = 52.36 OR 53 SHRUBS REQUIRED.

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PROPOSED CANOPY TREE TOTALS (ADJACENT TO PROJECT AREA)

REQUIRED CANOPY TREES WITHIN ALL PERIMETER LANDSCAPE AREAS:
 64 NEW CANOPY TREES REQUIRED

60 EXISTING TREES WITHIN LANDSCAPE AREAS:
 28 EXISTING TREES IN SOUTHERN TYPE "C" BUFFER
 1 EXISTING TREE IN NORTHERN TYPE "C" BUFFER
 17 EXISTING @ EASTERN PERIMETER LANDSCAPE STRIP
 14 EXISTING TREES TO BE RELOCATED TO TYPE "C" BUFFER

CANOPY TREES TO BE PROVIDED:
 PROVIDE 2 LIVE OAK TREES
 PROVIDE 1 SOUTHERN MAGNOLIA TREES
 PROVIDE 1 RED MAPLE TREES

PROPOSED UNDERSTORY TREE TOTALS (ADJACENT TO PROJECT AREA)

REQUIRED UNDERSTORY TREES WITHIN ALL LANDSCAPE AREAS:
 30 NEW UNDERSTORY TREES

UNDERSTORY TREES TO BE PROVIDED:
 PROVIDE 10 FLOWERING DOGWOOD
 PROVIDE 10 CRAPE MYRTLE
 PROVIDE 10 SWEETBAY MAGNOLIA

THE TREE AND SHRUB SPECIES LISTED MAY BE REPLACED WITH TREES AND/OR SHRUBS THAT ARE ON THE APPROVED LIST SHOWN ON THE DETAIL SHEET. A MODIFICATION TO WHAT IS LISTED HERE ON THIS SHEET WILL REQUIRE APPROVAL FROM THE SANTA ROSA COUNTY PLANNING DEPARTMENT. 850-981-7075.

PRIOR TO CONSTRUCTION:



CONTRACTOR SHALL CONTACT SUNSHINE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION WITHIN THE RIGHT-OF-WAY.

SITE & LANDSCAPING PLAN

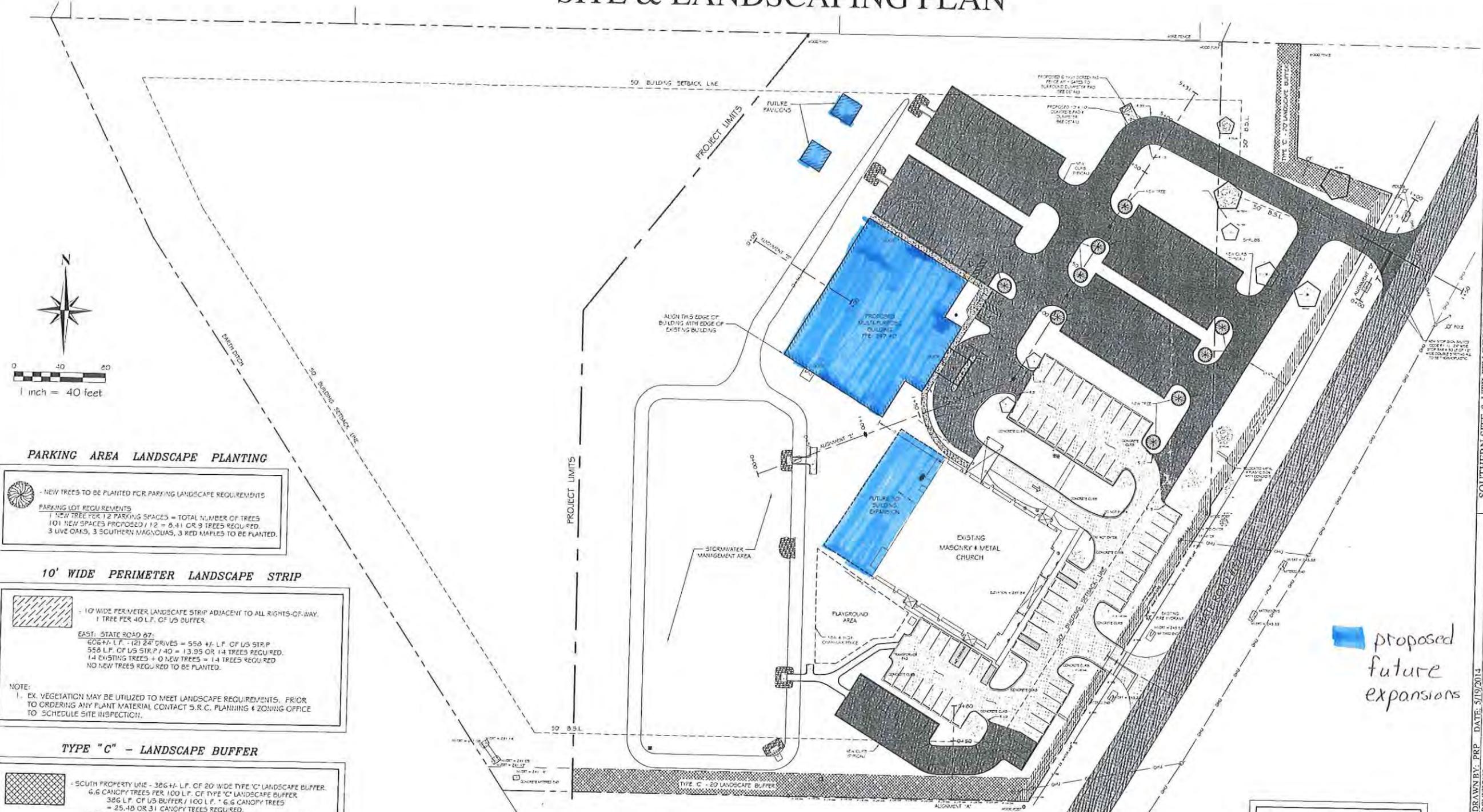
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 SITE PLANS * SUBDIVISIONS * STORMWATER MANAGEMENT

DRAWN BY: PRP DATE: 9/19/2014
 REVISIONS:

DATE: 12-17-14
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO: 14-0001
 SHEET NO: 3/12

SHEET
 3 / 12



proposed future expansions

THE TREE AND SHRUB SPECIES LISTED MAY BE REPLACED WITH TREES AND/OR SHRUBS THAT ARE ON THE APPROVED LIST SHOWN ON THE DETAIL SHEET. A MODIFICATION TO WHAT IS LISTED HERE ON THIS SHEET WILL REQUIRE APPROVAL FROM THE SANTA ROSA COUNTY PLANNING DEPARTMENT. 850-981-7075.

PRIOR TO CONSTRUCTION:

48 HOURS BEFORE 10:00 STOP CALL SUNSHINE 850-432-4700

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PARKING AREA LANDSCAPE PLANTING

NEW TREES TO BE PLANTED FOR PARKING LANDSCAPE REQUIREMENTS

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 PROVIDE 10 SWEETBAY MAGNOLIA