

2015-CU-032

**Applicant and/or
Property Owner:**

William Redmond Jr.

Representative:

n/a

Request:

Conditional Use request to allow the construction of a single family residence within in the Accident Potential Zone 1 for Navy Outlying Field - Spencer Field.

(LDC 6.09.02.GG, 11.04.02.D)

Zoning District:

AG (Agriculture/Rural Residential), HCD (Highway Commercial Development)

***Zoning Board
Recommendation:***

Recommended Approval

Voting Result: 8 – 0

Conditional Use 2015-CU-032

General Information:

Applicant: William Redmond Jr.
Representative: n/a
Project Location: 5494 West Spencerfield Road, Pace, FL
Parcel Number: 34-2N-29-0000-00623-0000
Request: Conditional Use request to allow the construction of a single family residence within in the Accident Potential Zone 1 for Navy Outlying Field - Spencer Field.

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 residential use will be operated so that the public health, safety, and welfare will be protected.

As proposed, the residence will be located within the Accident Potential Zone (APZ 1) for Spencer Field.

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 residential uses to the north, vacant to the

east and west and military to the south.

- 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 COMM (Commercial) 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.

GG. Development in Military Airport Environs Zones

Conditional Uses Located within Military Airport Environs Zones must meet the Conditional Use Criteria in Article 11.04.03:

11.04.03 CONDITIONAL USE CRITERIA: This section is to be used with Table 11-4 for the purposes of placing regulatory conditions on proposed development or uses to establish land use compatibility with military airport operations. This criteria is to be applied to those land uses denoted under a zone or surface as a conditional use

- A. The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, and traffic as well as noise, vibration, odor or dust generated by military airport or ground activities.

Is this criterion met? Yes

Staff Analysis: The subject site exceeds the minimum 5 acre lot size requirement.

- B. Noise, vibration, odor or dust generated by military airport or ground activities can be can be mitigated through application of other Code standards, or other reasonable conditions of approval.

Is this criterion met? Yes

Staff Analysis: The noise, vibrations and other impacts generated by military activities can be mitigated by the property owner through reasonable means.

- C. The negative impacts of the proposed use on aircraft flight safety and on the use of airport facilities can be mitigated through application of other

Code standards, or other reasonable conditions of approval. A property owner demonstrates that exhaust, emissions, light, glare, dust will not reduce the effective use of the airport or increase risk for hazards or accidents within the Public Airport Zone.

Is this criterion met? Yes

Staff Analysis: It is not anticipated that the proposed use will generate conditions which will reduce the effectiveness of the airport as a whole.

D. All required public facilities have adequate capacity to serve the proposal.

Is this criterion met? Yes

Staff Analysis: The proposed use is a single family dwelling which will be accommodated by the existing public facilities serving the area.

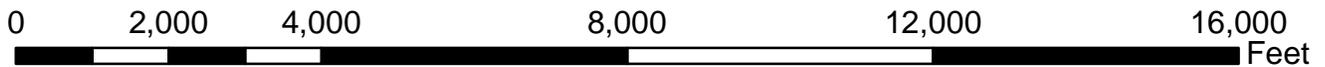
E. The use is not located underneath the normal entry or departure flight track within the MAZ.

Is this criterion met? No

Staff Analysis: The proposed site for the residence is located underneath the normal entry or departure track within the MAZ. Single family dwellings are allowed as a Conditional Use in an APZ 1 as long as the density requirements are met. The maximum density allowed is 1 dwelling unit per 5 acres. At 5.05 acres in size, the lot does meet the criteria.

The subject property lies almost completely within the APZ 1 zone. Although approximately 0.8 acres in the northern portion of the property is outside of the Accident Potential Zone 1 zone, the shape of that section of property would not be conducive to the construction of a single family residence due to property setback constraints and shape of the area outside of the Accident Potential Zone.

2015-CU-032 Location

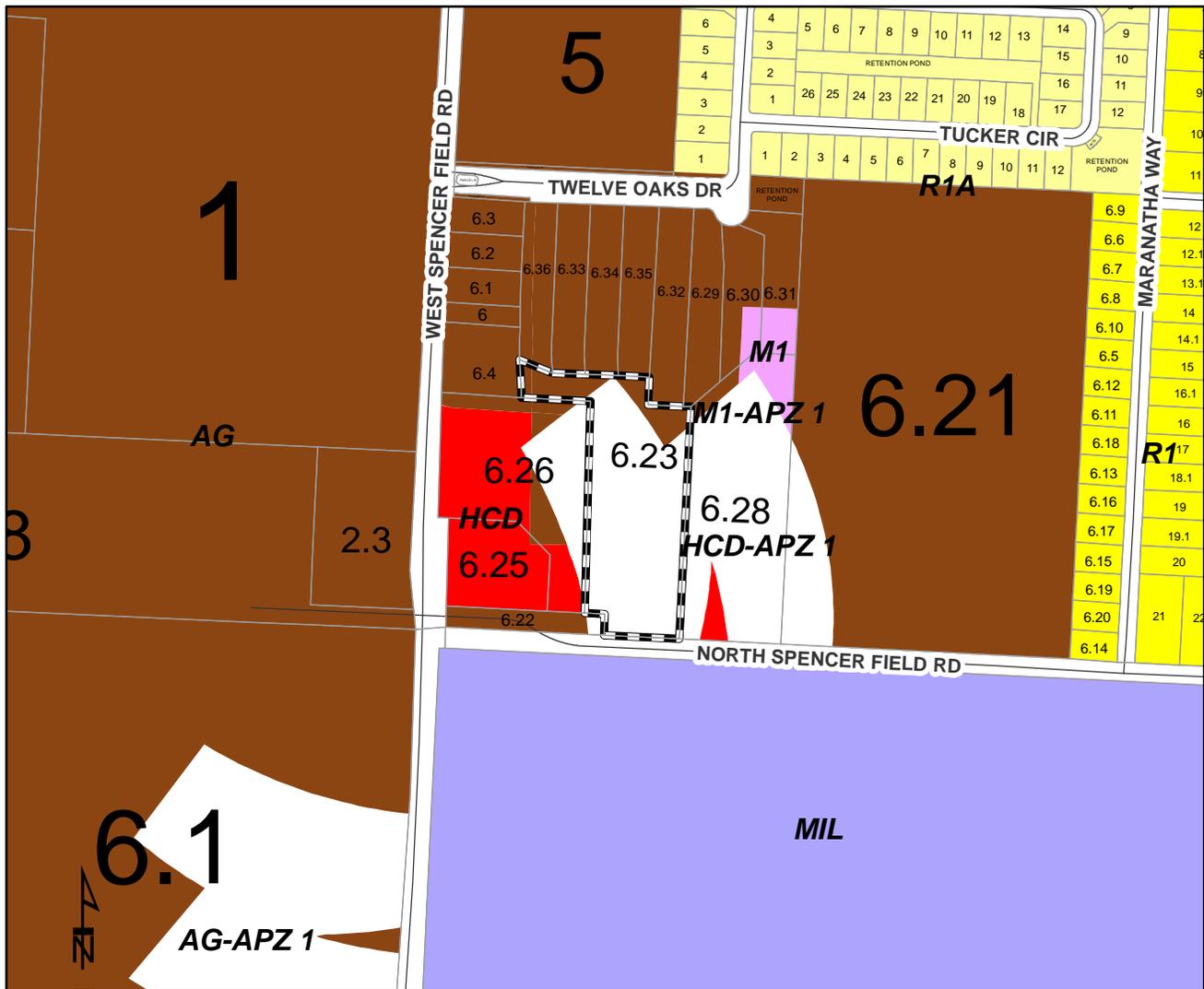


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2015-CU-032 Zoning



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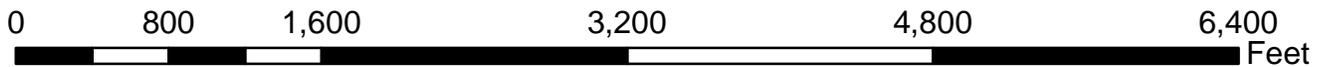
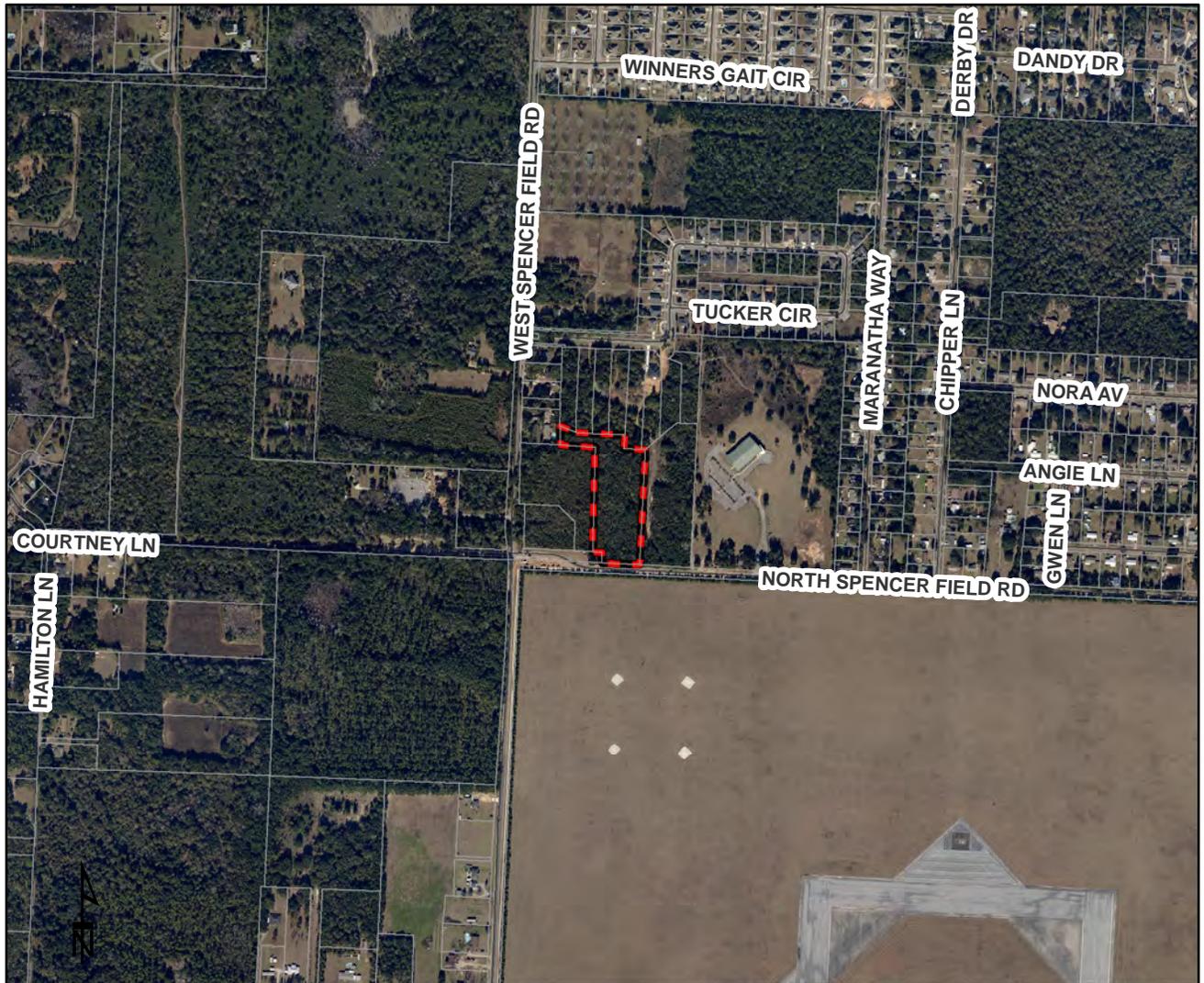
| | | | | |
|---|---|---|--|---|
| Pending ZB August | Agriculture/Rural Residential (AG) | General Industrial (M-2) | Single Family Residential (R-1A) | Hotel - Navarre Beach (HNB) |
| AG within an Accident Potential Zone (AG-APZ) | M2 within an Accident Potential Zone (M2-APZ) | Mixed Residential Subdivision (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 - Medium Density (NB-MD) | Navarre Beach - Planned Mixed Use Development (NB-PMUD) |
| AG2 within an Accident Potential Zone (AG2-APZ) | Neighborhood Commercial (NC) | R1M within the Heart of Navarre (R1M-HON) | Navarre Beach - Conservation/Recreation (NB-CON/REC) | Navarre Beach - Single Family (NB-SF) |
| Marina (C-1M) | NC-APZ | Medium Density Residential (R-2) | Navarre Beach - Medium High Density (NB-MHD) | Navarre Beach - Utilities (NB-U) |
| Marina and Yacht Club (C-2M) | NC within the Heart of Navarre (NC-HON) | R2 within an Accident Potential Zone (R2-APZ) | State | State within an Accident Potential Zone (STATE-APZ) |
| Historical/Commercial (HC-1) | Passive Park (P-1) | R2 within the Heart of Navarre (R2-HON) | RAIL | Right of Ways (ROAD) |
| Highway Commercial Development (HCD) | P1 within the Heart of Navarre (P1-HON) | Medium Density Mixed Residential (R-2M) | Military (MIL) | Water |
| HCD within an Accident Potential Zone (HCD-APZ) | Active Park (P-2) | R2M within an Accident Potential Zone (R2M-APZ) | Municipal Boundaries (CITY) | |
| 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-032

Aerial



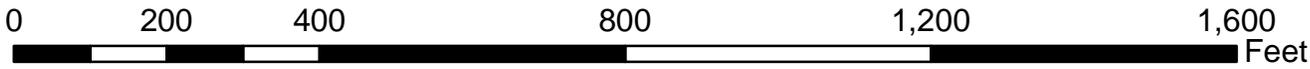
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 PendingZBAugust

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2015-CU-032
Close Up Aerial

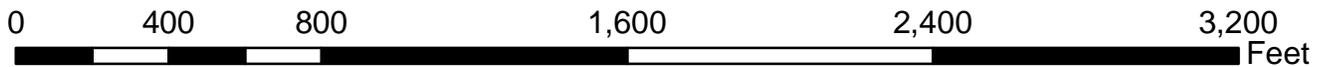
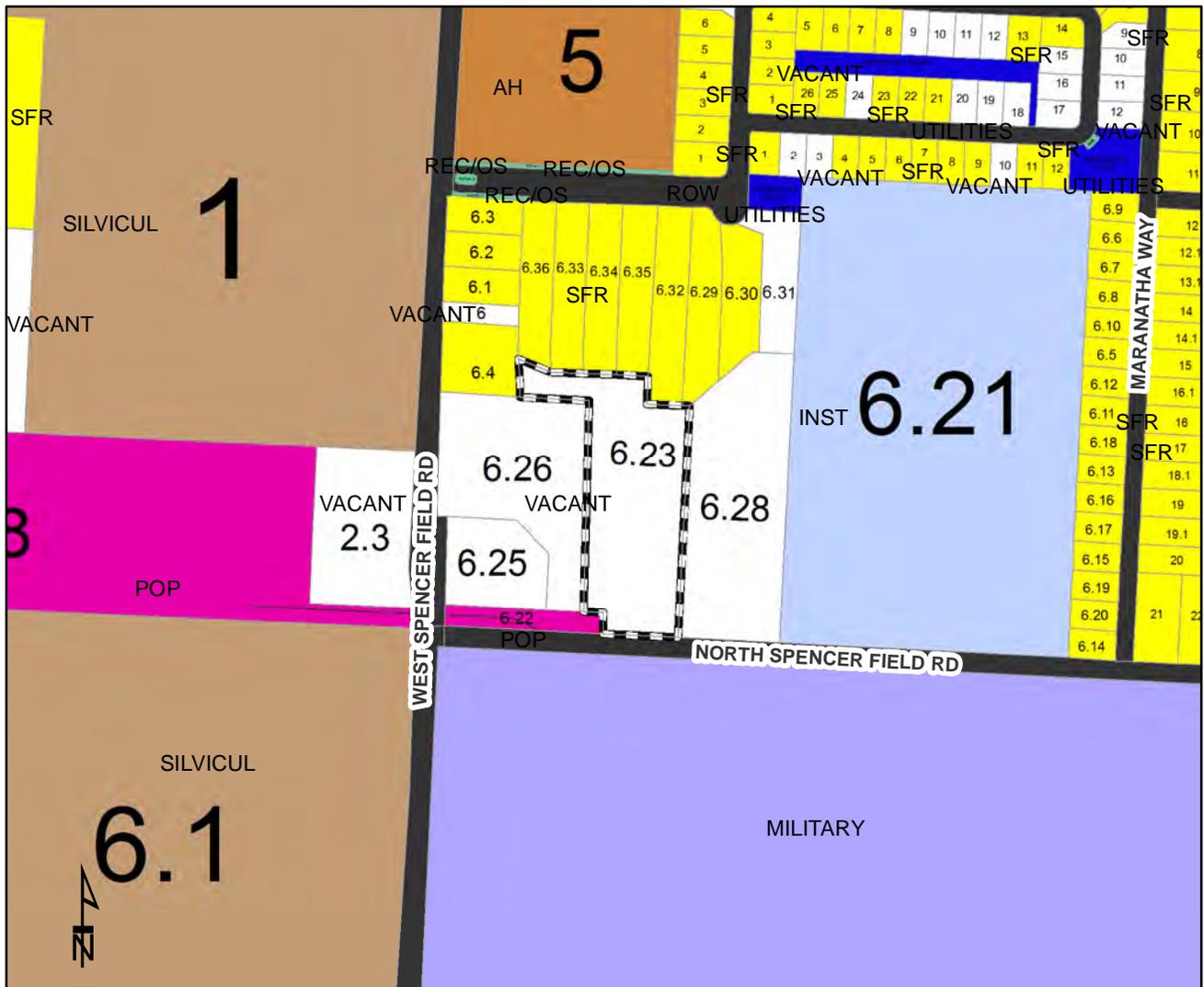


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 PendingZBAugust

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2015-CU-032 Existing Land Use

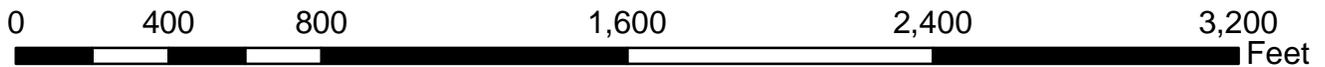
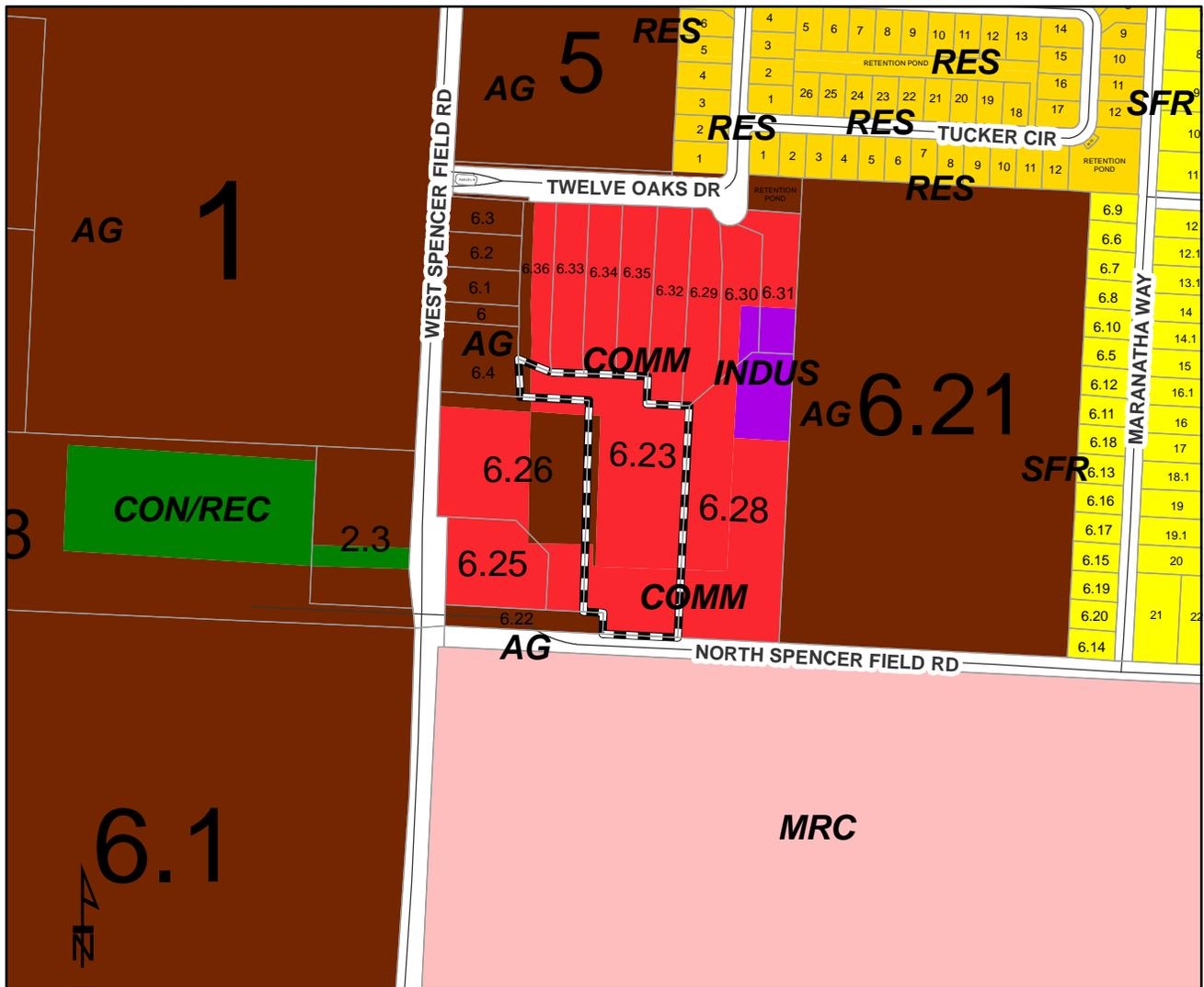


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|--|--------------------------|--|---|
|  Pending ZBA August | Existing Land Use |  Institutional |  Recreation/Open Space |
| CATEGORY | |  Multi-Family Residential <5 |  Right of Way |
|  Agriculture | |  Multi-Family Residential >5 |  Single Family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

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2015-CU-032 Future Land Use

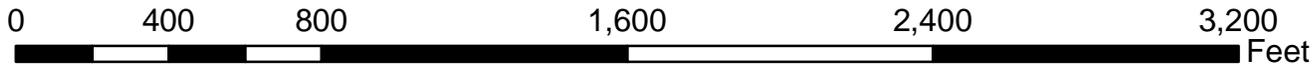
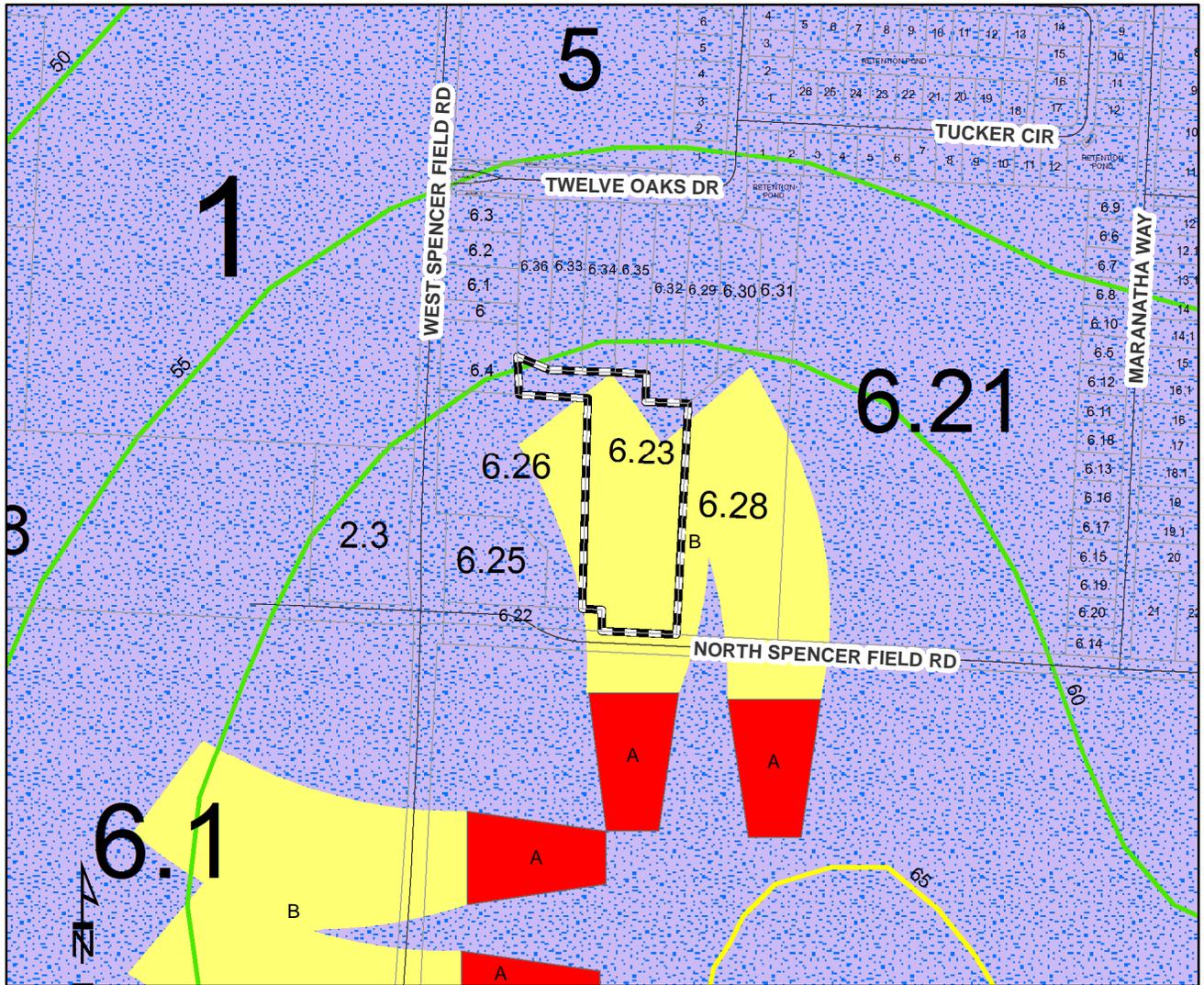


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| | | |
|--------------------------------------|--|--|
| Pending ZBA August | AGRICULTURE (AG) | MIXED RESIDENTIAL COMMERCIAL (MRC) |
| SINGLE FAMILY RESIDENTIAL (SFR) | NAVARRE BEACH COMMERCIAL (NBCOMM) | NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)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

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2015-CU-032 Military Airport Zone



Legend

- Pending ZBA August
- Military/Private Airport Zone
- A - Clear Zone - High Accident Potential
- B - APZ 1 - Significant Accident Potential
- C - APZ 2 - Measurable Accident Potential

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Looking northeast at the subject site.



Looking east down North Spencer Field Road , subject site is to our left.



Looking west down North Spencer Field Road , subject site is to our right.



Looking west northwest at proposed 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-032</u> | Date Received: <u>7/30/15</u> |
| Review Fee: <u>235+42,32</u> | Receipt No.: <u>257</u> |
| Zoning District: <u>HCO-AP21, AG-AP21, AG, HCO</u> | Conditional Use |
| FLUM Designation: <u>Comm/AG</u> | Request: <u>6.09.02.</u> |

Property Owner

± 4.795 VD#1
Property Owner Name: William G Redmond Jr
Address: Bd E Holdings LLC
3000 W Nine Mile Rd
Pensacola, FL 32534

Phone: 850-512-9669 Fax: _____

Email: wredmond@mmrgroup.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): 34-2N-29-0006 - 00~~00~~⁶²³ - 0000

-OR-
Street Address of property for which the Conditional Use is requested:
5494 W. Spencer Field Rd, Pace, 32570

Parcel Size (acres): 5.05.

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).

To construct a single family dwelling within the APZ of Spencer.

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

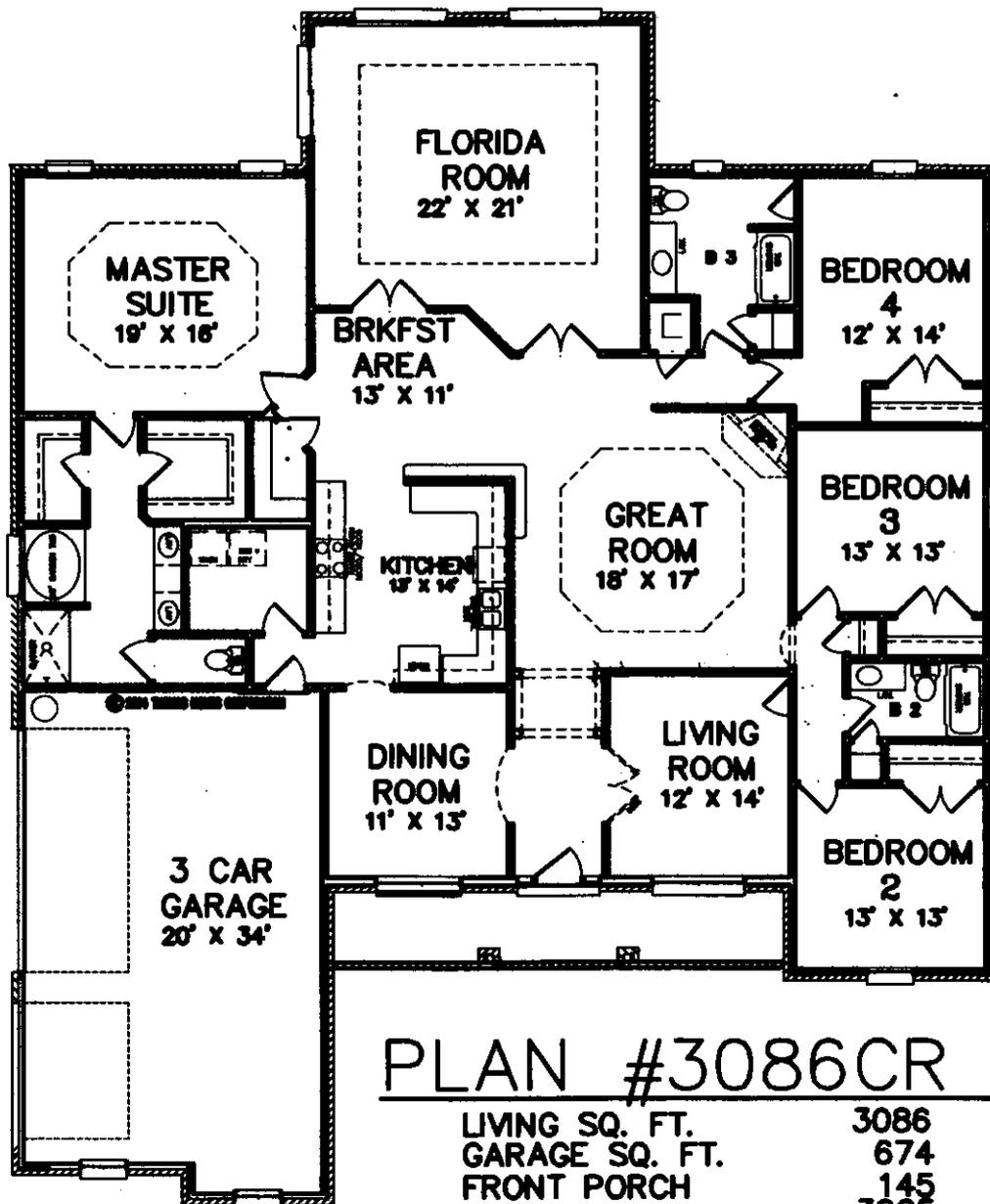
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation 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.

William G Redmond, Jr
Applicant Name (Type or Print)

William A Redmond
Applicant Signature

Title (if applicable)

7-30-2015
Date

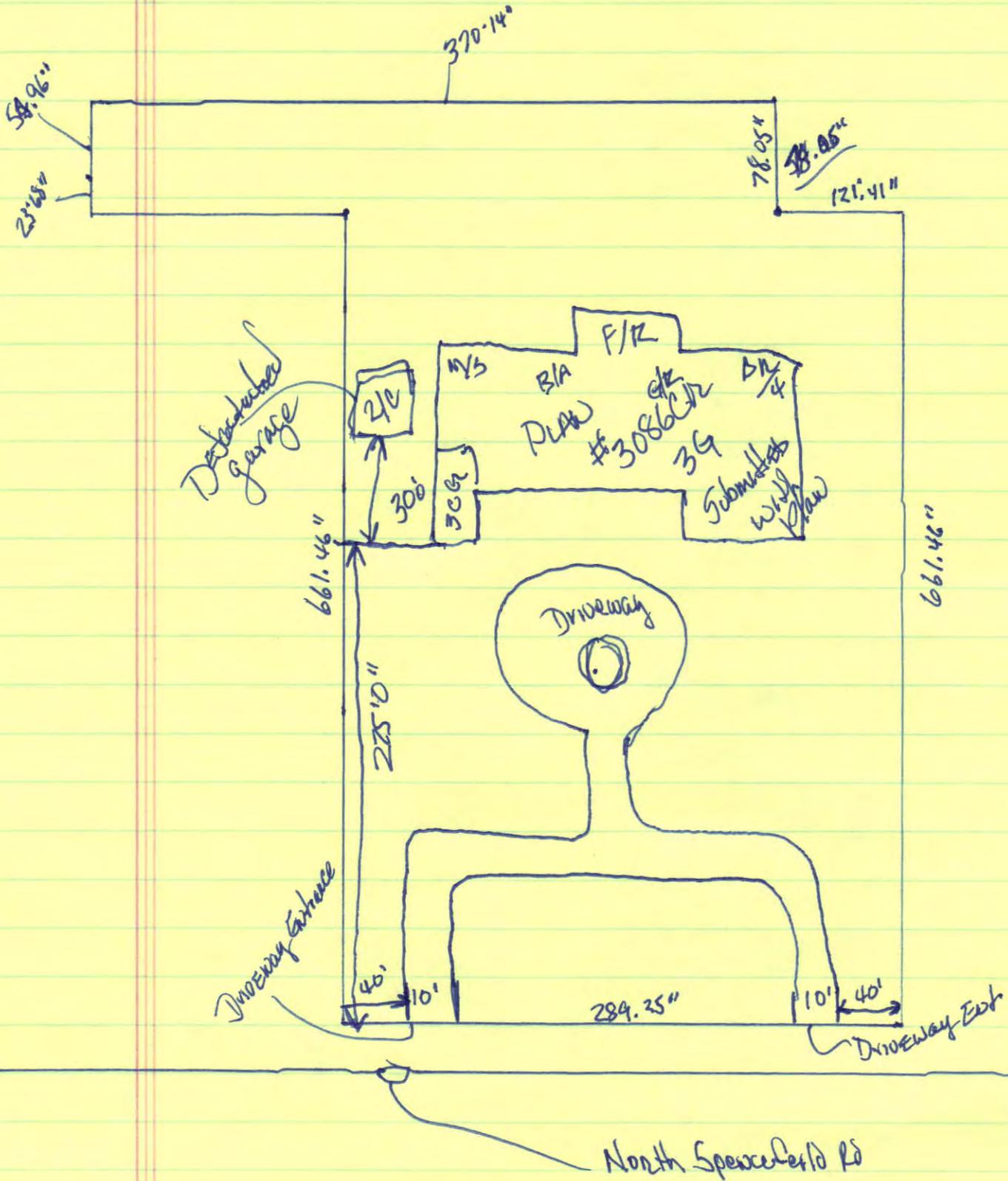


PLAN #3086CR 3G

| | |
|----------------|------|
| LIVING SQ. FT. | 3086 |
| GARAGE SQ. FT. | 674 |
| FRONT PORCH | 145 |
| TOTAL SQ. FT. | 3905 |

***Room Sizes and Square Footage are Approximate
 Thomas Home Corporation reserves the right of price, plan or specification changes without notice or prior obligation.
 06/24/14

Plan # 3086 CR 34



**CITIZENS
COMMENTS
2015-CU-032
Received after
packets mailed**

Jason McLarty

From: Roy, Randy CIV NAS WHITING FIELD <randy.roy@navy.mil>
Sent: Thursday, September 10, 2015 11:43 AM
To: Beckie Cato; Darliene Stanhope; Jason McLarty
Subject: NOLF SPENCER FIELD
Attachments: 2015 CU032_NOLF Spencer_NASWF.pdf

Beckie & Team,

I plan on being at the meeting tonight. Attached are some comments with respect to the "Conditional Use" request within the APZ-1 at NOLF Spencer. Comments are provided to state that the use is in synch with the adopted JLUS recommendations as incorporated in Article 11. Additional comments are to highlight the properties proximate location to NOLF Spencer including noise events on, over, and around the subject parcel location.

v/r

Randy Roy
Navy Operational Liaison Officer
NAS Whiting Field
850-665-6132
DSN 868

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10 September 2015

Randy Roy
Community Planning Liaison Officer
Naval Air Station Whiting Field
7550 Essex St. Suite 106, Bldg 1401
Milton, Florida 32570-6155
(850) 665-6132

Dear Planning Director and Staff:

Subject: REQUEST TO ALLOW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE
IN THE ACCIDENT POTENTIAL ZONE FOR NAVY OUTLYING LANDING
FIELD SPENCER FIELD 2015-CU-032

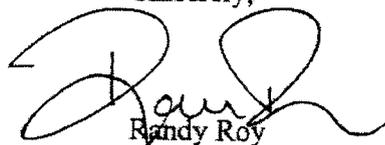
Naval Air Station Whiting Field (NASWF) appreciates the opportunity to comment on development and applications with respect to aviation activities. The proponent in the subject development proposal submitted a request for a conditional use to allow construction of a Single Family Residence within the Accident Potential Zone I (APZ-I) for Navy Outlying Landing Field (NOLF) Spencer. The proposed site of the residence is located underneath established rotary-wing entry and departure tracks as well as the 60 Day-Night-Level (DNL) noise footprint of the airfield.

Our Department of Defense guiding document with respect to Air Installations Compatible Use Zones (AICUZ), suggests no residential developments within an APZ-I. This recommendation is based on a measurable potential for accidents on properties located within this zone. With that said, the 2003 Joint Land Use Study (JLUS) included a detailed review of the AICUZ and development potential around NASWF and its outlying landing fields located throughout Santa Rosa County. The findings and recommendations within this study identified current and future development challenges with respect to NASWF's rotary-wing flight activities along with their associated risks. This collaborative document also noted approved/planned zoning strategies for individuals and business located immediately adjacent/near NOLF Spencer. As a result of these findings and to minimize increased/continued incompatible growth, Santa Rosa County adopted through its Land Development Code (Article 11) a mandate to limit dwelling densities to one dwelling unit per five acres for those properties located within an APZ-I. Thus, the requested conditional use meets the adopted JLUS recommend land use strategies.

Rotary-wing aircraft operate at NOLF Spencer throughout the year. These operations are routinely conducted during daylight hours. The primary means of assessing military environmental noise is through computer modeling of the operational data (i.e. number of operations, location, and time of training). The output from noise modeling is summarized in the form of noise contours. This DNL is measured over a 24-hour period, thus moments of quiet are averaged together with moments of noise events. This subject property is located within the 60 DNL noise contour. Please note noise contours are not exact measurements; noise levels inside a contour may be similar to those outside a contour line.

As stated above the subject property is in close proximity to NOLF Spencer. There exists a higher potential of risk with respect to aircraft accidents and noise events. Thank you for your consideration of Navy comments in response to the proposed conditional use—to construct a single family residence within an APZ-I. If you have questions or concerns, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Roy", written in a cursive style. The signature is positioned above the printed name "Randy Roy".

Randy Roy