

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),

Variance 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 to 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.

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 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.

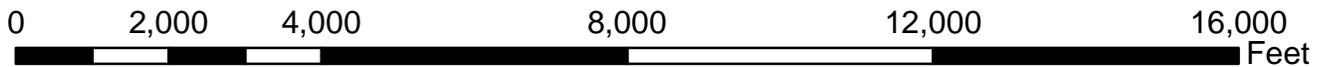
E. The use is not located underneath the normal entry or departure flight track within the MAZ.

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

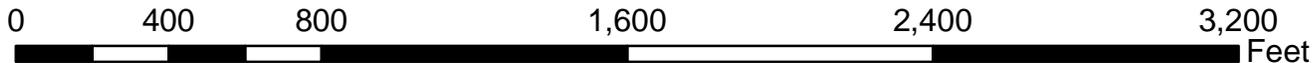
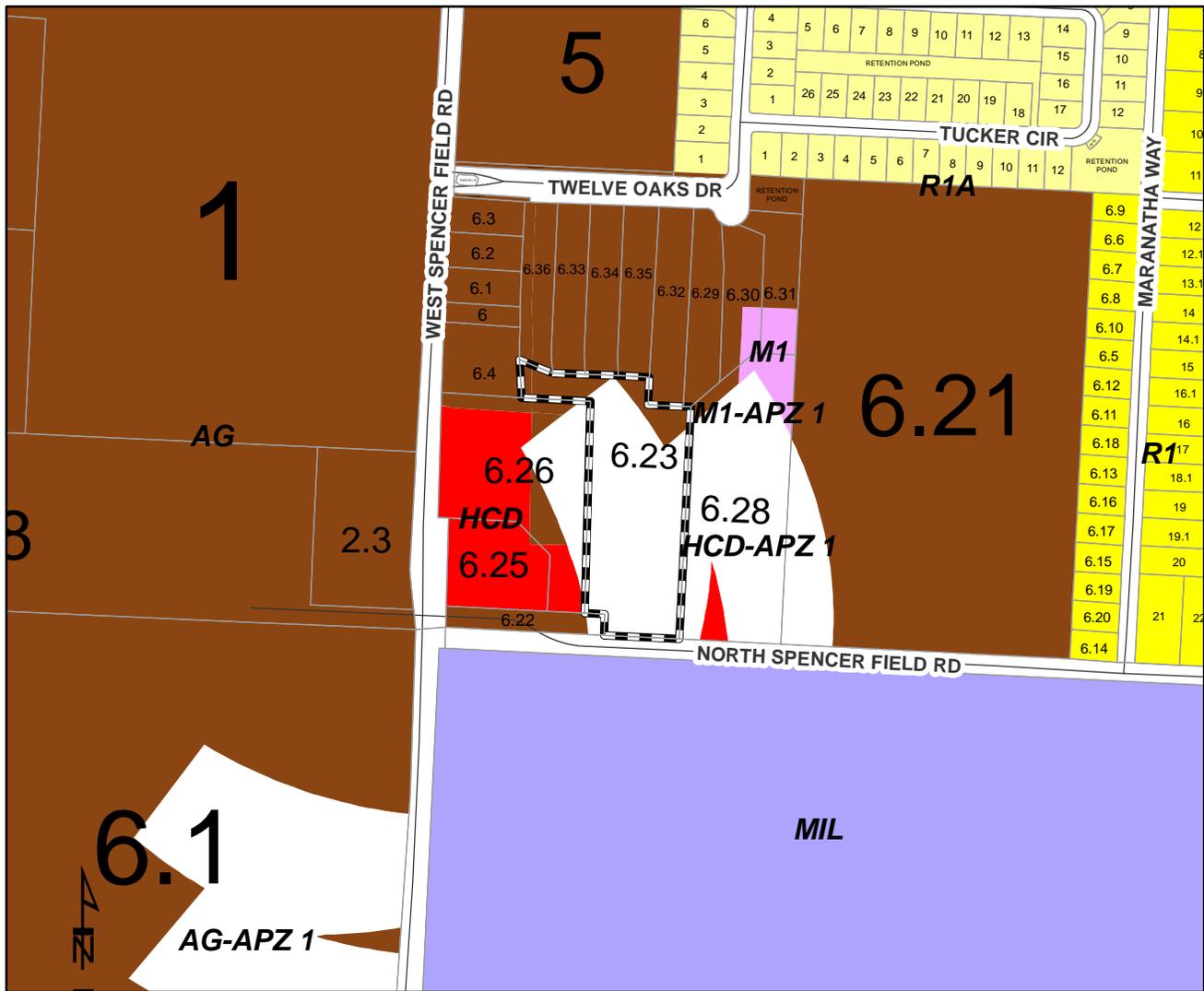


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2015-CU-032 Zoning



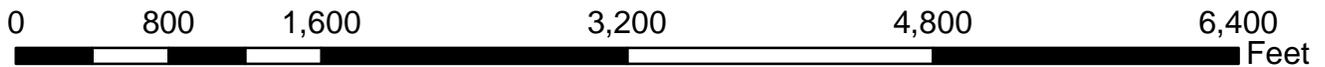
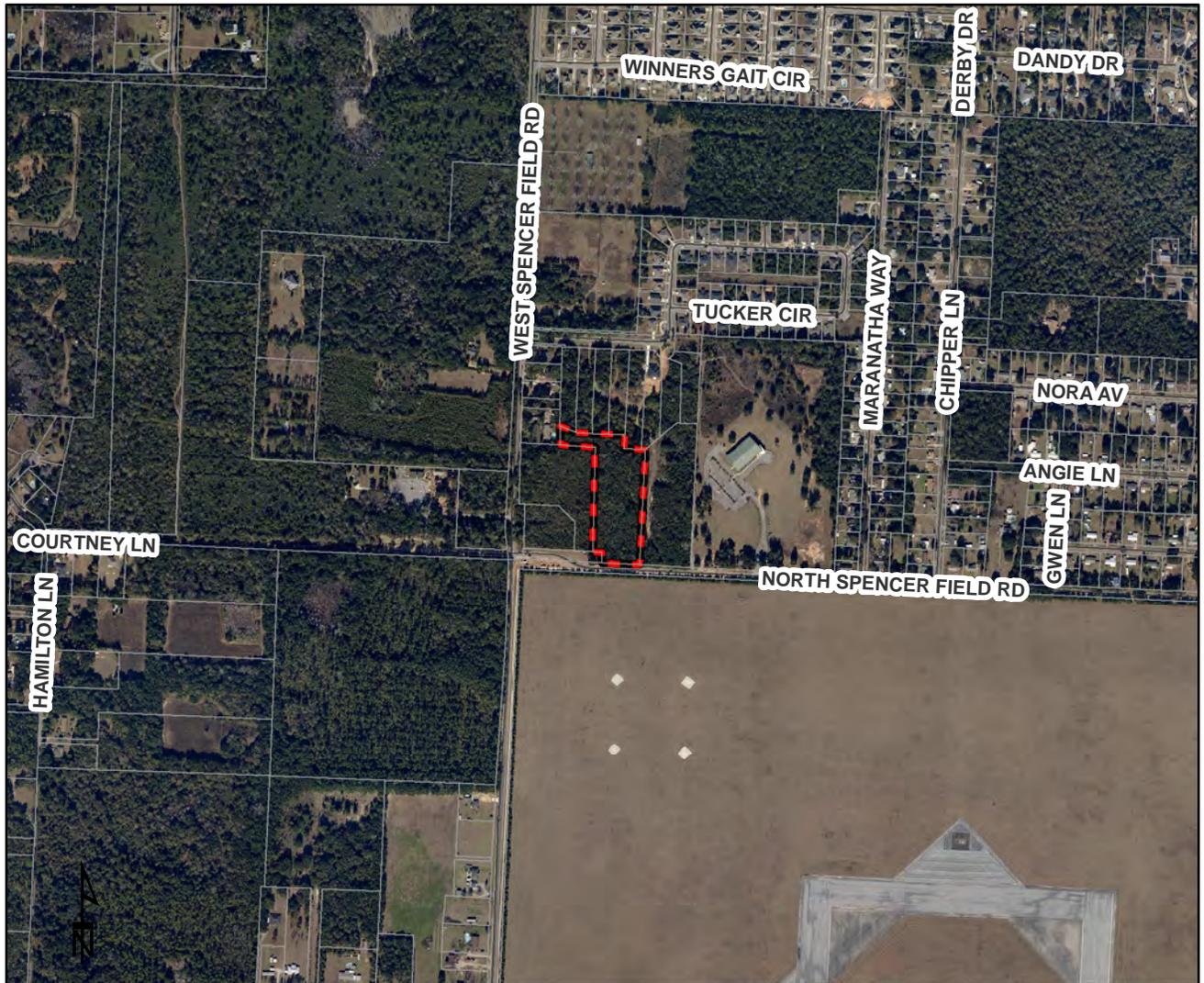
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Pending ZB August	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential 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 - 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-032

Aerial



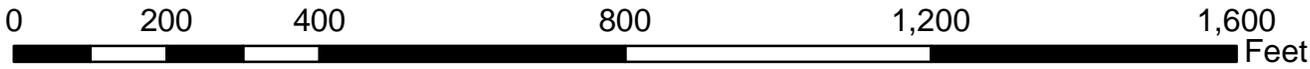
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 PendingZBAugust

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2015-CU-032
Close Up Aerial

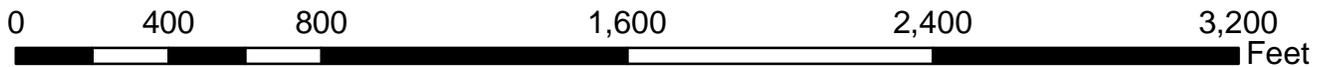
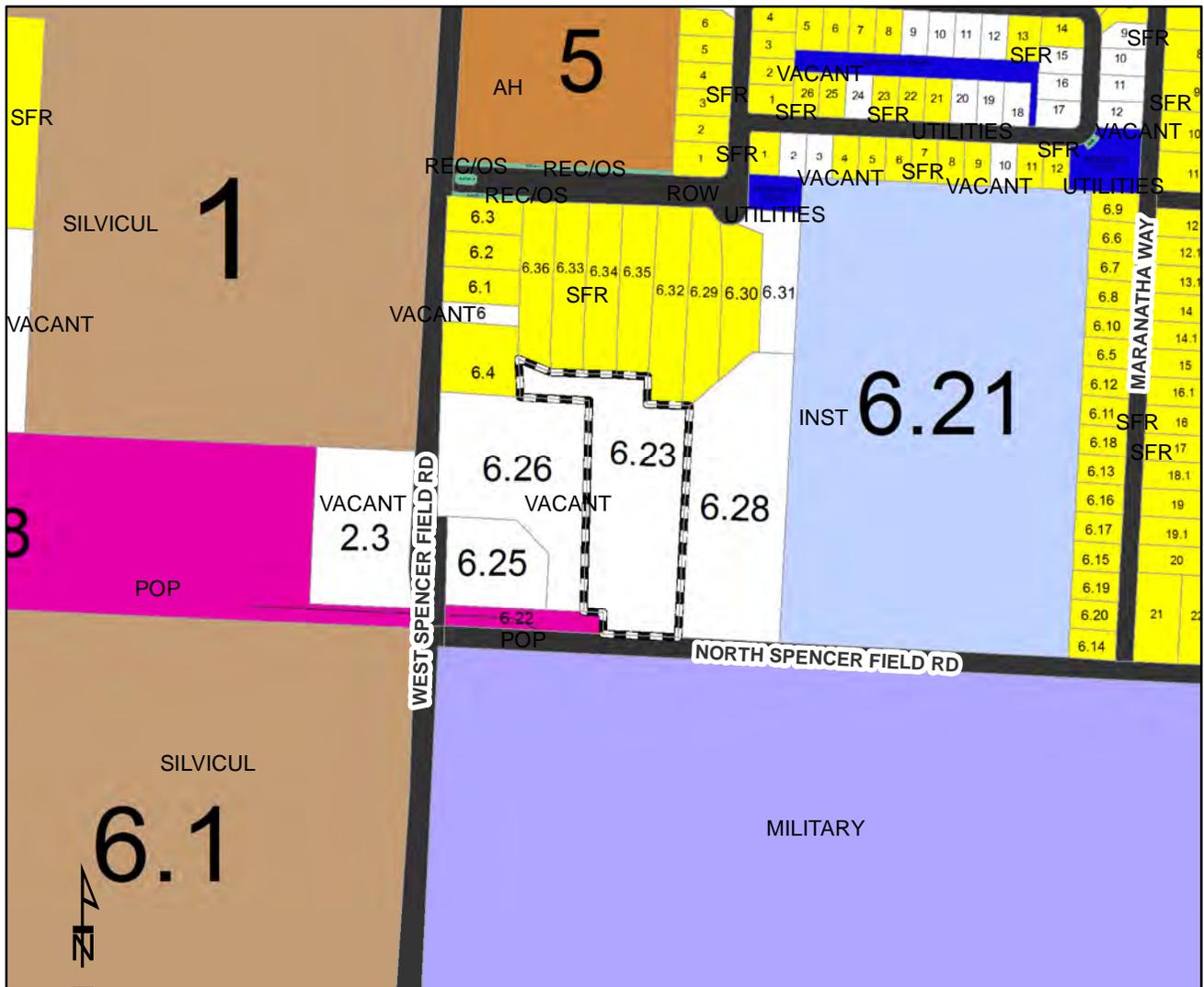


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2015-CU-032 Existing Land Use



Legend



Pending ZBAugust

Existing Land Use

CATEGORY

- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial

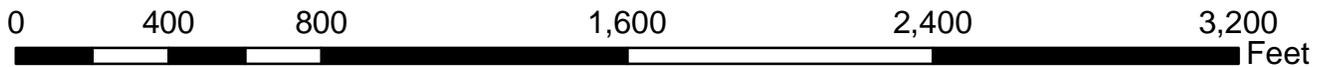
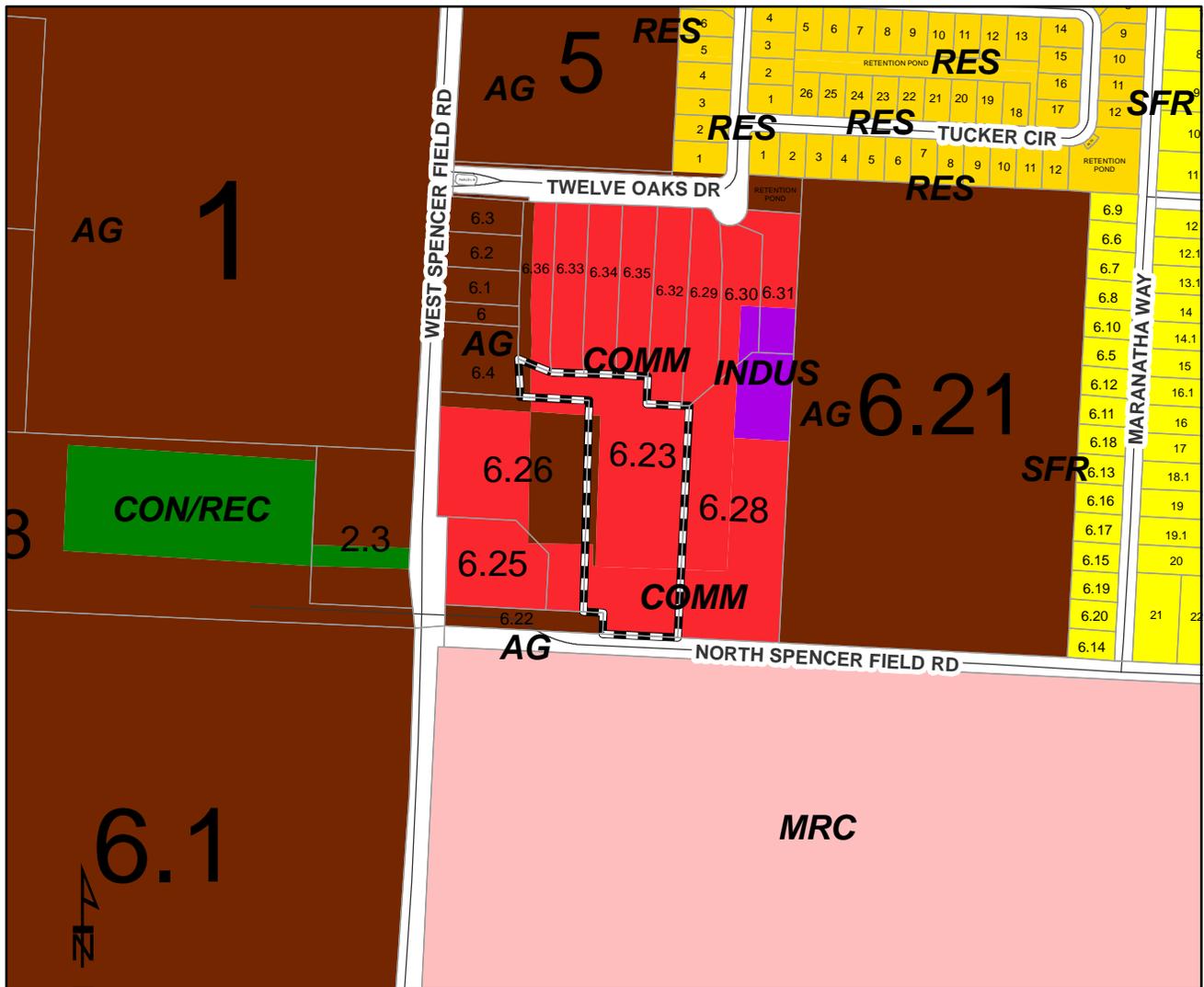
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

- Recreation/Open Space
- Right of Way
- Single Family Residential
- Silviculture
- Uncategorized
- Utilities
- Vacant
- Water

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2015-CU-032 Future Land Use



Legend

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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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~~08~~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

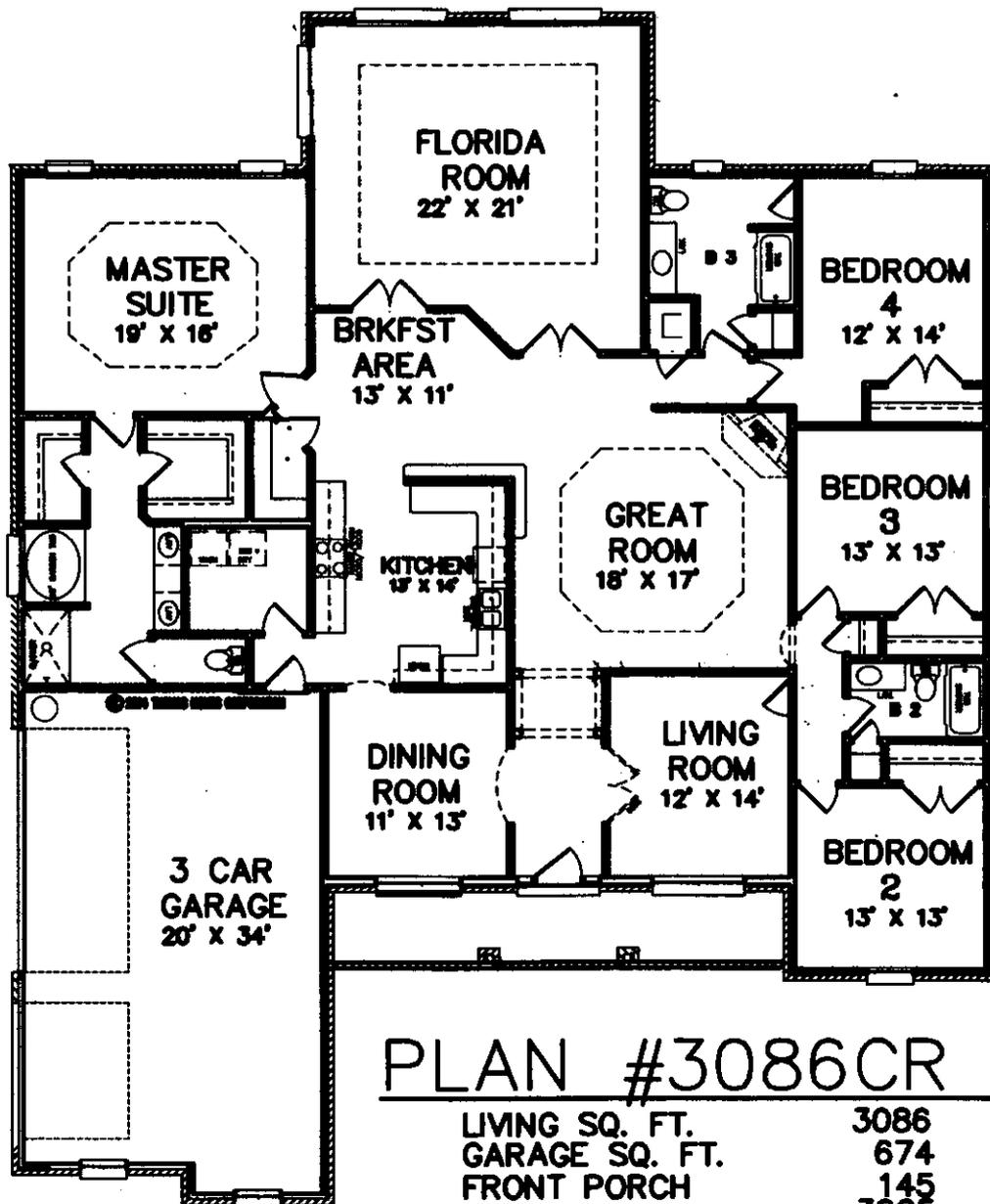
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation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

