

2015-CU-034

**Applicant and/or
Property Owner:**

Jayer and Linsey Williamson

Representative:

n/a

Request 1:

Conditional Use request to allow a trade service and repair within AG (Agriculture/Rural Residential), specifically an electrical contracting business.

(LDC 6.09.02.AA)

Zoning District:

AG (Agriculture/Rural Residential)

***Zoning Board
Recommendation:***

Recommended Approval

Voting Result: 8 – 0

Conditional Use 2015-CU-034

General Information:

Applicant: Jaye and Linsey Williamson
Representative: n/a
Project Location: 5800 block of McCall Road, Pace, FL
Parcel Number: 30-2N-29-0000-00902-0000
Request 1: Conditional Use request to allow a trade service and repair within AG (Agriculture/Rural Residential), specifically an electrical contracting business.

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 relocate their electrical contracting business to the site. The applicant is also proposing to build his home on the site as well.

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.

Current zoning around the property is AG (Agriculture/Rural Residential) to the east, south and west and R1 (Single Family Residential) to the north. The business is not expected to significantly increase traffic. The applicant has

stated that he currently has 4 to 5 work vans which will leave each morning and return each evening and about 5 deliveries of materials per week.

- 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 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.

AA. Trade Service and Repair (AG)

1. All trade service and repair activities must be performed in a fully-enclosed building.

Is this criterion met? Yes

Staff Analysis: No repair service is expected to be performed onsite.

2. Sites must be located within the more highly accessible portions of agricultural districts, with limited proximity to residential districts.

Is this criterion met? Yes

Staff Analysis: The site on McCall Road is just off of Quintette Road and Tunnel Road. Tunnel Road is considered a minor collector road under the access management system.

3. Where abutting residential districts, an eight (8) foot privacy fence must be provided for screening, and a twenty-five (25) foot buffer must be maintained between any structure including accessory buildings and the property line.

Is this criterion met? Yes

Staff Analysis: The applicant's current proposed site plan indicates a 30 foot buffer and an 8 foot fence will be required for site plan approval.

4. One (1) parking space must be provided for each 400 square feet of gross floor area.

Is this criterion met? Yes

Staff Analysis: The proposed building is shown as 2,500 square feet. Using the parking requirement of 1 parking space per 400 square feet of building the minimum number of required parking spaces would be 7. The applicant has indicated that the parking requirements will be met.

5. The scale, intensity and operation of the use shall not generate unreasonable noise or potential hazard to contiguous residential or commercial property and should be compatible to surrounding commercial uses.

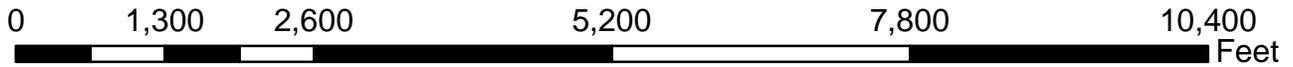
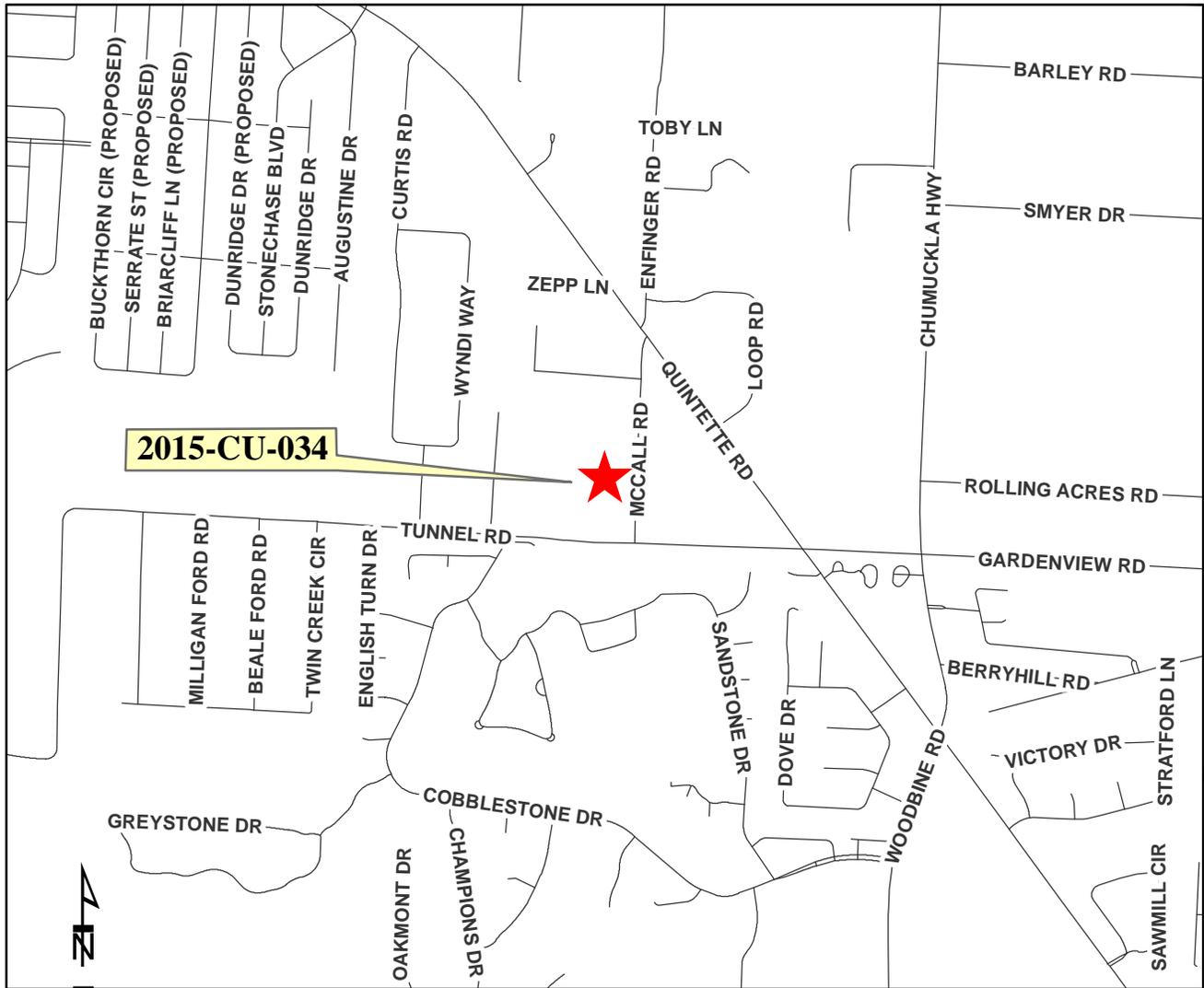
Is this criterion met? Yes

Staff Analysis: It is not anticipated that the use shall generate unreasonable noise or potential hazard 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-034 Location



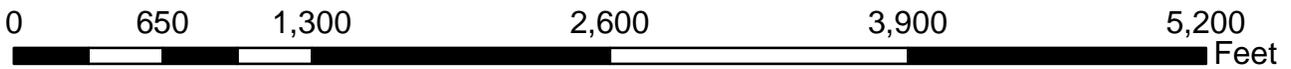
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Disclaimer:

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-034

Aerial



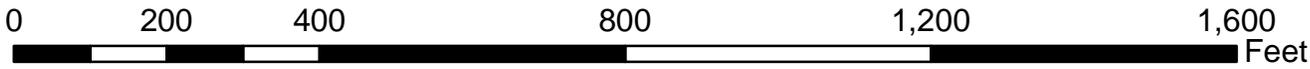
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 PendingZBAugust

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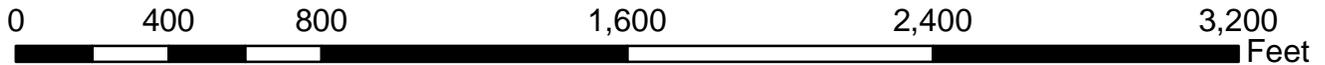
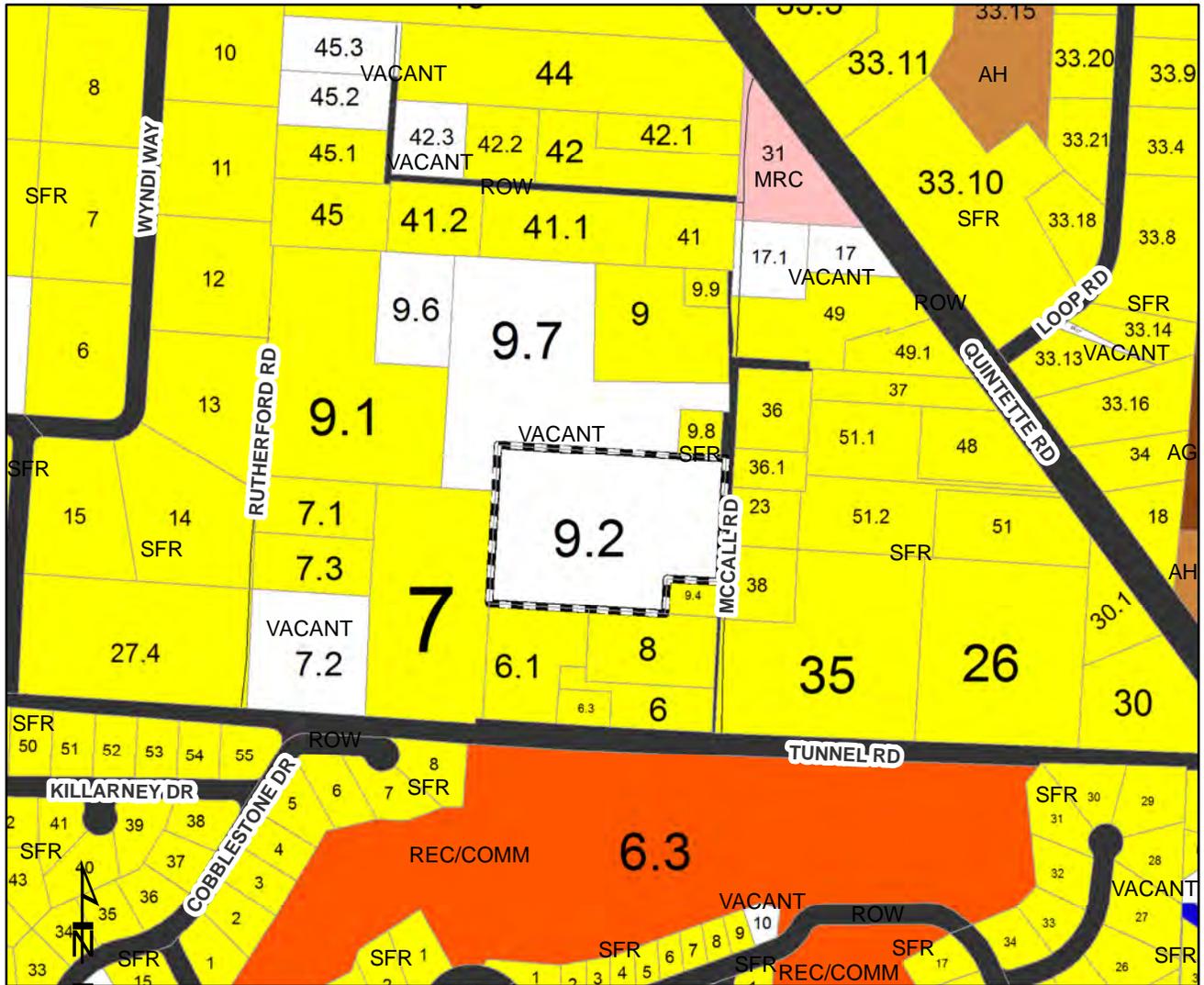
2015-CU-034
Close Up Aerial



Legend
 PendingZBAugust

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2015-CU-034 Existing Land Use



Legend



Pending ZBAugust **Existing Land Use**

CATEGORY

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

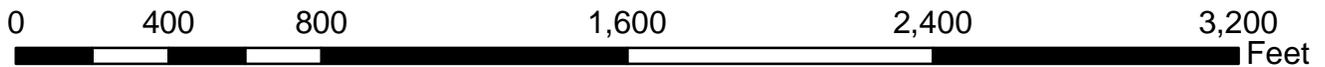
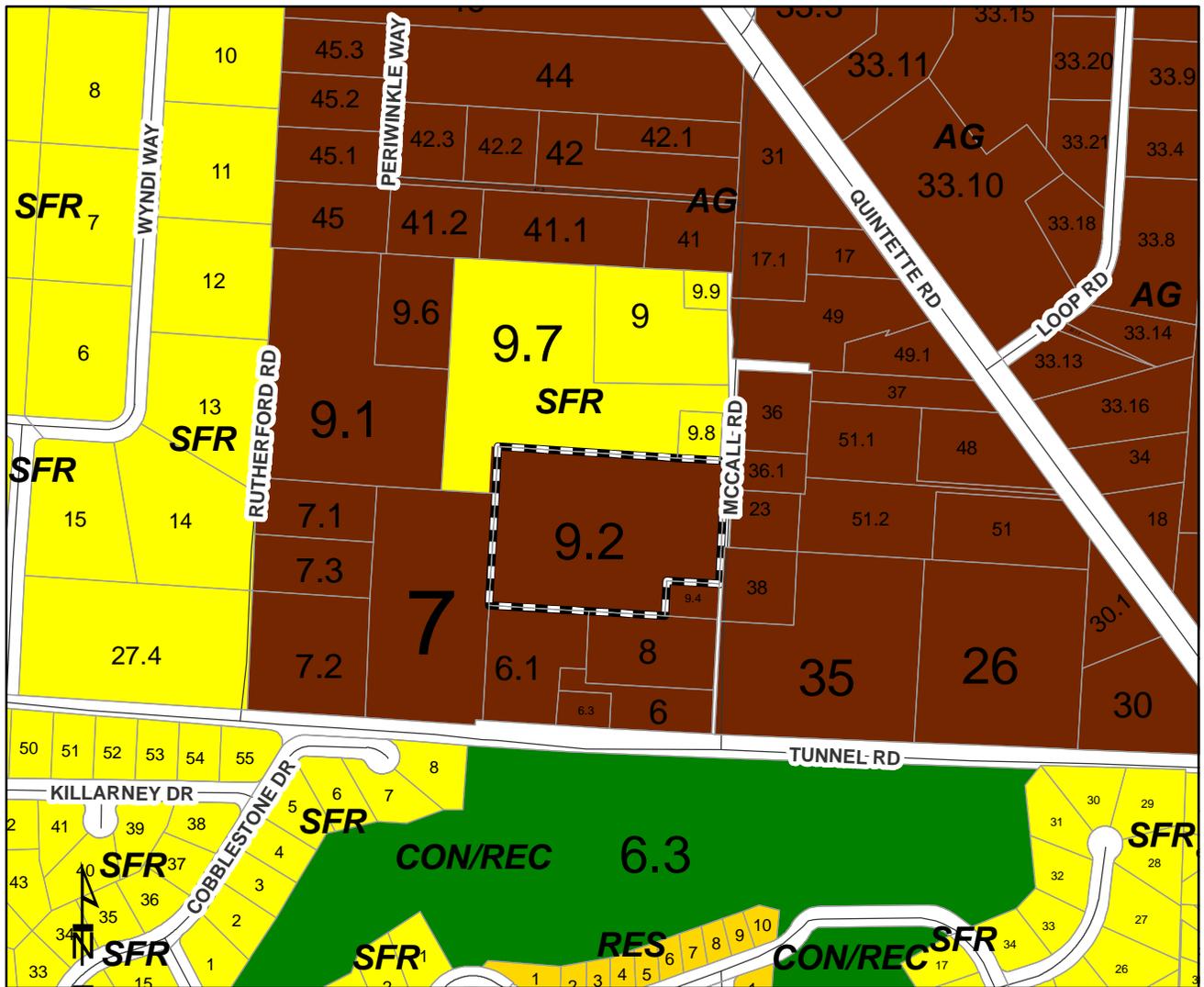
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

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

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2015-CU-034 Future Land Use



Legend

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

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Looking south down McCall Road, the subject site is to the right.



Looking at the residence on the north side of the proposed site.



Looking at the residence on the south side of the proposed site.



Looking north down McCall Road with subject site on the left.



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- 634</u>	Date Received: <u>8/12/15</u>
Review Fee: <u>235 + \$1.52</u>	Receipt No.: _____
Zoning District: <u>AG</u>	Conditional Use
FLUM Designation: <u>AG</u>	Request: 6.09.02. _____

± 6.66 VD#1

Property Owner Property Owner Name: Howard Ewing Fletcher

Address: 1650 Spalding Circle
Pensacola, FL 32514

Phone: 477-7297 Fax: _____

Email: _____

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: Jayer or Linsey Williamson

Address: 5649 Derby Dr.
Pace, FL 32571

Phone: 850-723-1924 or 698-3363 Fax: _____

Email: jayerwilliamson@gmail.com or linseyw84@gmail.com

Property Information

Parcel ID Number(s): 30-2N-29-0000-00902-0000

-OR-

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

McCall Rd. 5800 block of McCall Rd, Pace, FL 32571

Parcel Size (acres): 6.6

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).

See attached

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.

See attached

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.

Jayer Williamson
Applicant Name (Type or Print)

[Signature]
Applicant Signature

Title (if applicable)

8.12.15
Date

Jayer & Linsey Williamson – McCall Rd. Conditional Use Request

We are requesting a conditional use for "Trade Service and Repair" for parcel # 30-2N-29-0000-00902-0000. Specifically, we would like to run our electrical contracting business from our future home site. Our primary hours are Monday through Friday 7 a.m. to 4:30 p.m. with occasional weekend work based on the economy. Our employees show up on-site between 6:45 and 7:00 a.m. to collect their paperwork (from inside the building) and then load their work vans (which will be located under the overhang at the building; supplies located inside the building). They will leave the building by approximately 7:30 a.m. every morning and return between 3:30 and 4:30 p.m. Right now we run 4 to 5 vans depending upon workload. We currently average about 5 deliveries per week during normal operational hours. Three of our suppliers deliver from a simple cargo van similar to the size of our work vans. Two of our suppliers have larger box trucks (smaller than a FedEx or UPS truck). We cannot think of anytime we've received a semi truck delivery in the last two years. We agree to leave a minimum 30' buffer around the property (this exceeds the 25' buffer that is required). We will also clear a parking area that exceeds the minimum parking space requirement of 1 space per 400 sq. ft. of gross floor area. No unreasonable noise or potential hazards will be created by having our business on this site. We are not a repair shop so no customers will be delivering items (appliances, motors, etc.). We are not a supply house so we do not have walk-in customers. Our payments are generally mailed or we pick up from our contractors so there is very little traffic in and out of our business besides our employees.

How our request meets the pertinent criteria:

1. All trade service and repair activities must be performed in a fully-enclosed building. Our planned building will be 50' x 50' with a 30' overhang on two sides. This will adequately supply space for an office, storage and will also allow work vehicles to be parked underneath the overhang. No repair activities will be conducted on-site (appliance, motors, etc.).
2. Sites must be located within the more highly accessible portions of agricultural districts, with limited proximity to residential districts. Nearly all surrounding property is zoned agricultural. McCall Road connects directly to Quintette Road which is considered a highly accessible road in the Pace area.
3. Where abutting residential districts, an eight (8) foot privacy fence must be provided for screening, and a twenty-five (25) foot buffer must be maintained between any structure including accessory buildings and the property line. We agree to leave a minimum 30' buffer around the building. This exceeds the minimum requirement.
4. One (1) parking space must be provided for each 400 square feet of gross floor area. We plan to clear an oversized parking area that will exceed the minimum requirement of 1 space per 400 sq. ft.
5. The scale, intensity and operation of the use shall not generate unreasonable noise or potential hazard to contiguous residential or commercial property and should be compatible to surrounding commercial uses. No unreasonable noise or potential hazards will be created by having our business on this site. We are not a repair shop so no customers will be delivering items (appliances, motors, etc.). We are not a supply house so we do not have walk-in customers. Our payments are generally mailed or we pick up from our contractors so there is very little traffic in and out of our business besides our employees.



Approximately
3,000 - 3,200
Sq. Ft. House

Parking Area
Exceeds the
Minimum
Requirement
of 7 Spaces

30' Overhang
50' x 50'
Building
30' Overhang

30' Buffer

30' Buffer

MCCALL RD

* 30 foot buffer around the building (exceeds minimum requirement of 25').
* Oversized parking area (exceeds minimum requirement of 1 space per 400 sq. ft.)

**CITIZENS
COMMENTS
2015-CU-034**



Darlene Stanhope

From: Tracy Fowler <tracylynnfowler@yahoo.com>
Sent: Wednesday, August 26, 2015 7:46 AM
To: Darlene Stanhope
Subject: Re: 2015-cu-034

No one on our street would want that. What do we need to do? I've already talked to a couple of neighbors this morning and they think it's a bad idea.

Sent from my iPhone

> On Aug 25, 2015, at 8:38 PM, Darlene Stanhope <DarleneS@santarosa.fl.gov> wrote:

>

> The applicant is requesting a conditional use to allow an electrical contracting business in conjunction with a single family residence.

>

> Darlene Stanhope

> Planner III

> 850-981-7043

>

> Sent from my iPhone

> On Aug 25, 2015, at 5:15 PM, Tracy <tracylynnfowler@yahoo.com> wrote:

>>

>>

>> Can I get some information on what someone is trying to zone this property to? We live on McCall Road and my husband wanted to know.

>> Thank you,

>> Tracy Fowler

>> Sent from my iPad

>

> Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.



Darliene Stanhope

From: Luther Peaden <lppeaden@bellsouth.net>
Sent: Monday, August 31, 2015 9:24 AM
To: Web Email - Planning & Zoning
Subject: 2015-CU-034

I am voicing my disapproval with this.

**CITIZENS
COMMENTS
2015-CU-034**

**Received at Zoning
Board Meeting**



Darliene Stanhope

From: ryan fowler <ryanfowler6@yahoo.com>
Sent: Thursday, September 10, 2015 10:02 PM
To: Darliene Stanhope
Subject: McCall Rd

My name is Ryan Fowler and I live at 5870 McCall Rd in Pace. I was planning on attending the meeting tonight but fell to an illness. I hope that you will pass this along to the county commissioners for the next meeting at the end of the month and I will try to attend if there is any need for me to do so. As a life long member of Pace along with my family history going way back, I have even had some family members on the board so I have an understanding with the political side of things. I have two concerns with the Williamson business. One is that the traffic will be doubling the amount of flow that we currently have and the road (in some places) is not wide enough to pass another vehicle without going into someone's yard. Will any road improvements be made? The last concern is that all the homes on this road are residential, there are not any businesses on McCall Rd as Mr Williamson stated in the meeting tonight. (I watched it online) It would completely make more sense to build his house in the front of the property and have the business in the rear. That would keep it looking like a neighborhood and no one would know it was even there. Could this be brought to attention and maybe become an option ? Obviously he is not worried about being seen or advertisement if he is wanting to move from of Avalon Blvd. Thank You for your time and efforts!

Looking forward to a reply, Ryan Fowler



Darliene Stanhope

From: Tracy Fowler <tracylynnfowler@yahoo.com>
Sent: Thursday, September 10, 2015 7:29 PM
To: Darliene Stanhope
Subject: Re: 2015-cu-034

My husband and I really wanted to be there tonight but after his surgery he has fallen ill and we were not able to be there. Will it still be okay to go to the meeting on the 24th or does tonight pretty much give the way to put a business on our little road? We are very much against this!

Sent from my iPhone

> On Aug 27, 2015, at 1:51 PM, Darliene Stanhope <DarlieneS@santarosa.fl.gov> wrote:

>

> It is item 10 on the agenda for September 10th. The Zoning Board is a recommendation board for this type item. The Zoning Board takes the cases in order.

>

> The Board of County Commissioners will make the final decision on September 24th. The Board of County Commissioners usually have a smaller agenda and they will go through the cases at the beginning of the meeting and hear those with no opposition first. I tell everyone to make sure they are at the Board of County Commissioners meeting at 6pm because if they are late then they may miss the case they are interested in.

>

> -----Original Message-----

> From: Tracy Fowler [<mailto:tracylynnfowler@yahoo.com>]

> Sent: Thursday, August 27, 2015 1:44 PM

> To: Darliene Stanhope

> Subject: Re: 2015-cu-034

>

> We will be at the meeting. None of the neighbors close to this property want a business to come in and be located on our street.

>

> Sent from my iPhone

>

>> On Aug 26, 2015, at 8:15 AM, Darliene Stanhope <DarlieneS@santarosa.fl.gov> wrote:

>>

>> There will be two meetings, the first meeting is with the Zoning Board on September 10, 2015 at 6:00 pm at the Board of County Commissioners meeting room. The second will be on September 24, 2015 at 6:00 pm at the Board of County Commissioners meeting room.

>>

>> You can also send me letters or emails and I will include them in with the packet that goes to the Zoning Board members and the Board of County Commissioners.

>>

>> -----Original Message-----

>> From: Tracy Fowler [<mailto:tracylynnfowler@yahoo.com>]

>> Sent: Wednesday, August 26, 2015 7:46 AM

>> To: Darliene Stanhope

>> Subject: Re: 2015-cu-034

>>

>> No one on our street would want that. What do we need to do? I've already talked to a couple of neighbors this morning and they think it's a bad idea.

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>> Sent from my iPhone

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>>> Darliene Stanhope

>>> Planner III

>>> 850-981-7043

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