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)

Conditional Use 2015-CU-034

General Information:

Applicant:	Jayer 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. <u>Trade Service and Repair (AG)</u>

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.

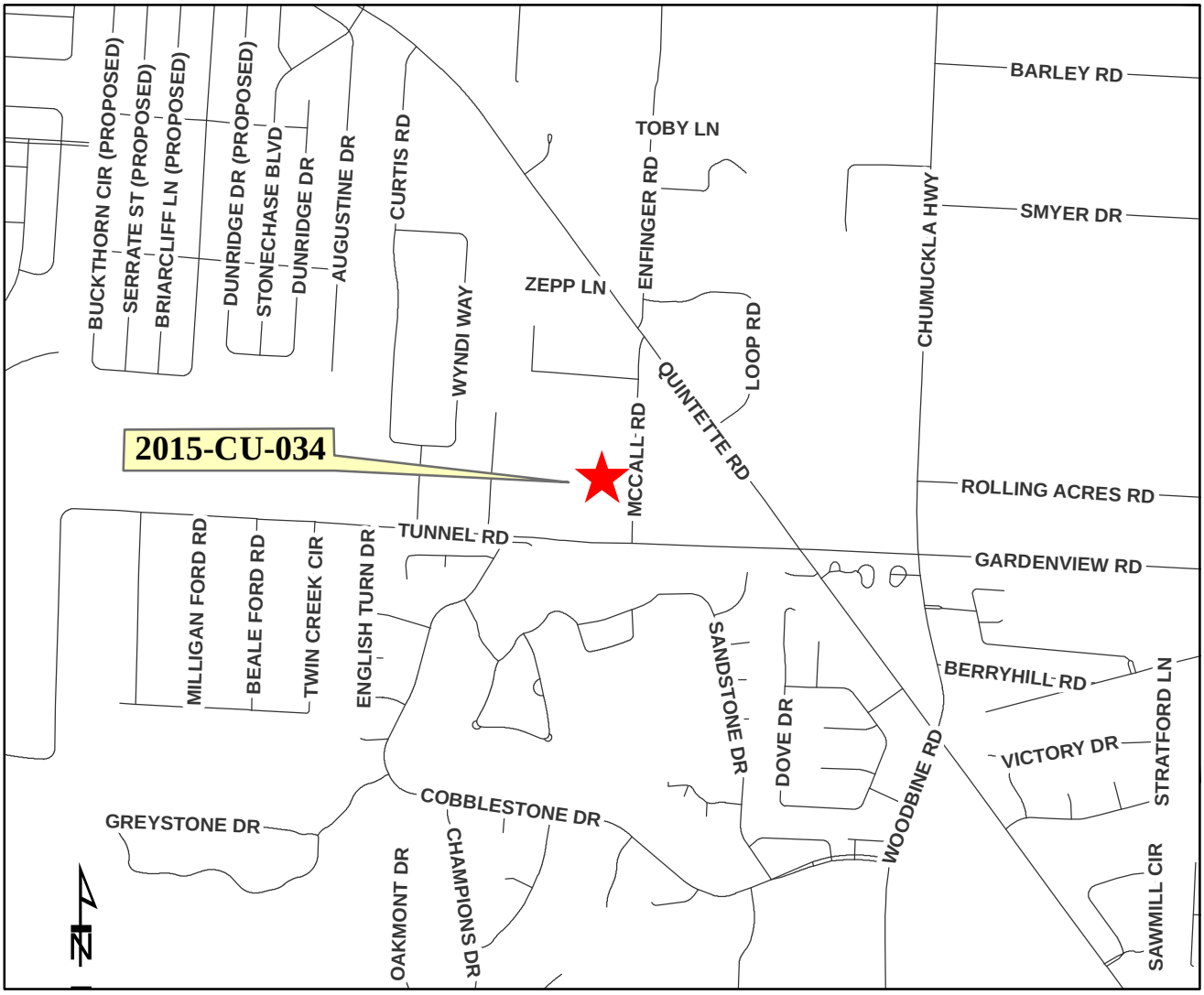
Is this criterion met? Yes

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



0 1,300 2,600 5,200 7,800 10,400 Feet

Legend

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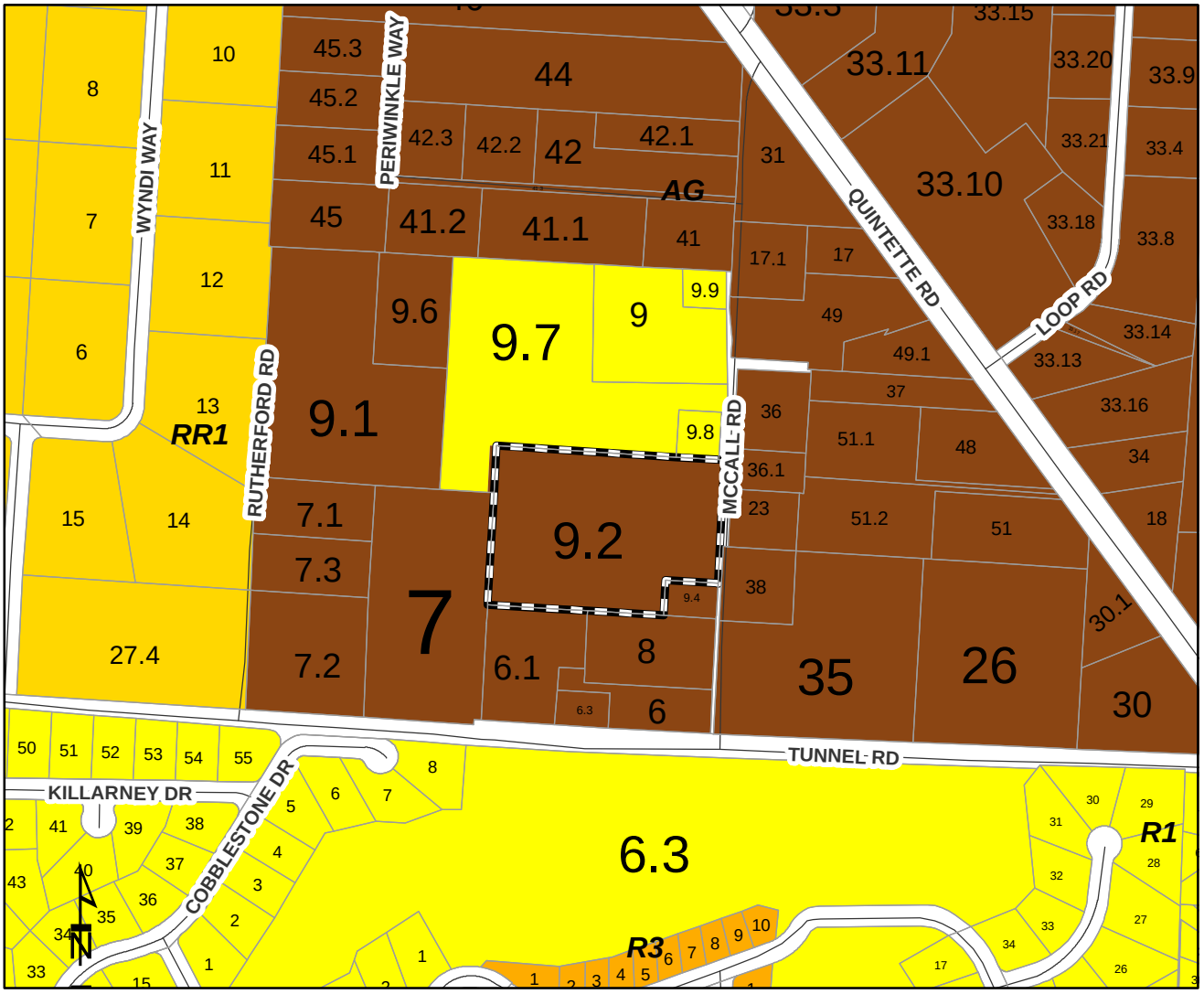
2015-CU-034
Zoning



Legend

PendingZBAugust

- Agriculture/Rural Residential (AG)
- AG within an Accident Potential Zone (AG-APZ)
- Agriculture (AG2)
- AG2 within an Accident Potential Zone (AG2-APZ)
- Marina (C-1M)
- Marina and Yacht Club (C-2M)
- Historical/Commercial (HC-1)
- Highway Commercial Development (HCD)
- HCD within an Accident Potential Zone (HCD-APZ)
- HCD within the Heart of Navarre (HCD-HON)
- HCD with the Navarre Town Center (HCD-NTC)
- Historical/Single Family (HR-1)
- Historical/Multiple Family (HR-2)
- Restricted Industrial (M-1)
- M1 within an Accident Potential Zone (M1-APZ)
- M1 within the Heart of Navarre (M1-HON)
- General Industrial (M-2)
- M2 within an Accident Potential Zone (M2-APZ)
- Planned Industrial Development (PID)
- Neighborhood Commercial (NC)
- NC-APZ
- NC within the Heart of Navarre (NC-HON)
- Passive Park (P-1)
- P1 within the Heart of Navarre (P1-HON)
- Active Park (P-2)
- P2 within an Accident Potential Zone (P2-APZ)
- P2 within the Heart of Navarre (P2-HON)
- Planned Business District (PBD)
- Planned Unit Development (PUD)
- Single Family Residential (R-1)
- R1 within an Accident Potential Zone (R1-APZ)
- R1within the Heart of Navarre (R1-HON)
- Single Family Residential (R-1A)
- Mixed Residential Subdivision (R-1M)
- R1M within an Accident Potential Zone (R1M-APZ)
- R1M within the Heart of Navarre (R1M-HON)
- Medium Density Residential (R-2)
- R2 within an Accident Potential Zone (R2-APZ)
- R2 within the Heart of Navarre (R2-HON)
- Medium Density Mixed Residential (R-2M)
- R2M within an Accident Potential Zone (R2M-APZ)
- R2M-HON
- Medium High Density Residential (R-3)
- Rural Residential Single Family (RR-1)
- RR1 within an Accident Potential Zone (RR1-APZ)
- Navarre Town Center 1 (TC1)
- Navarre Town Center 2 (TC2)
- Navarre Beach - Commercial (NB-C)
- Hotel - Navarre Beach (HNB)
- Navarre Beach - High Density (NB-HD)
- Navarre Beach -Medium Density (NB-MD)
- Navarre Beach - Planned Mixed Use Development (NB-PMUD)
- Navarre Beach - Conservation/Recreation (NB-CON/REC))
- Navarre Beach - Single Family (NB-SF)
- Navarre Beach - Medium High Density (NB-MHD)
- Navarre Beach - Utilities (NB-U)
- State
- State within an Accident Potential Zone (STATE-APZ)
- RAIL
- Right of Ways (ROAD)
- Military (MIL)
- Water
- Municipal Boundaries (CITY)

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2015-CU-034
Aerial

0 650 1,300 2,600 3,900 5,200 Feet

Legend

PendingZBAugust

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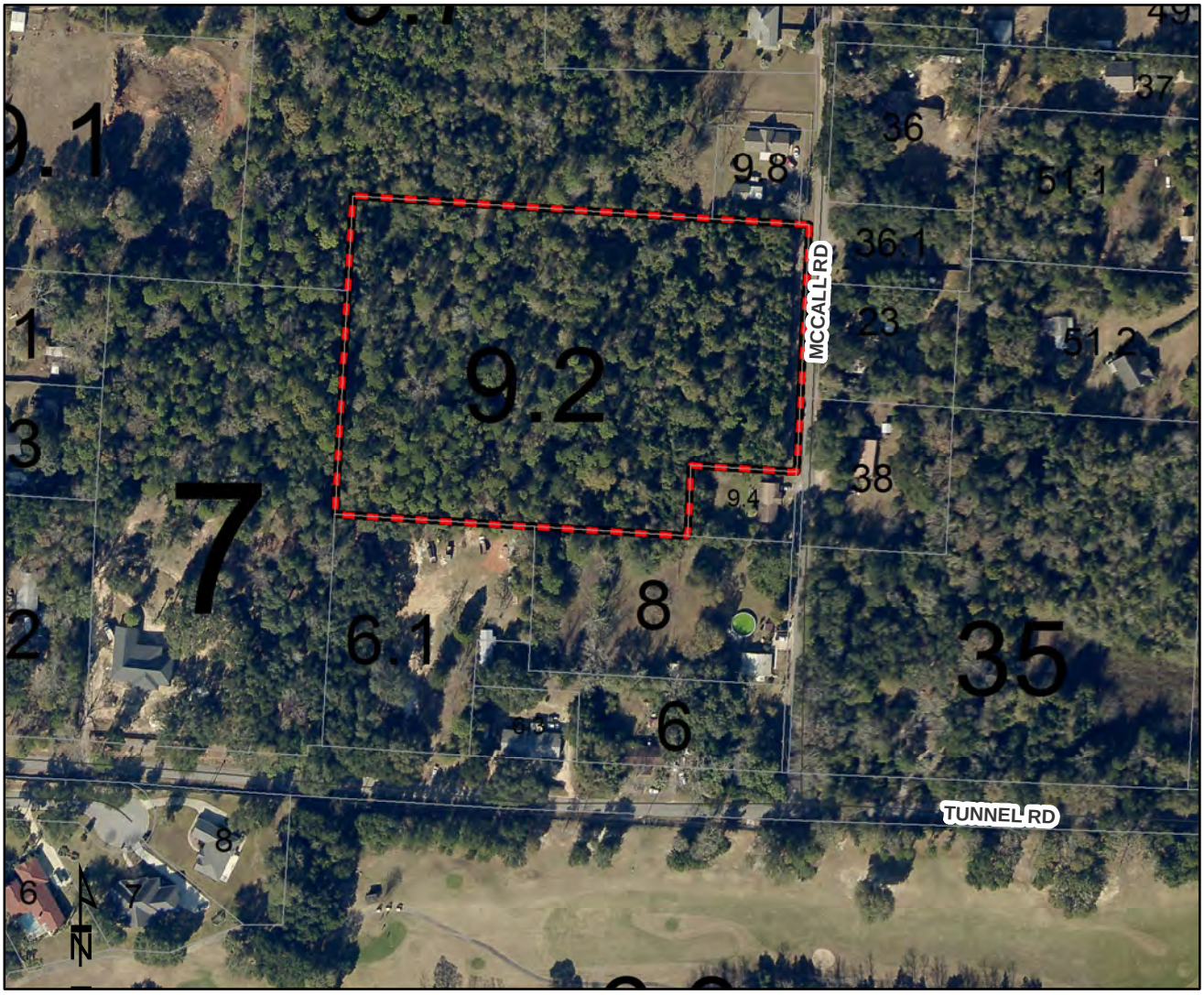
2015-CU-034
Close Up Aerial



0 200 400 800 1,200 1,600 Feet

Legend

PendingZBAugust

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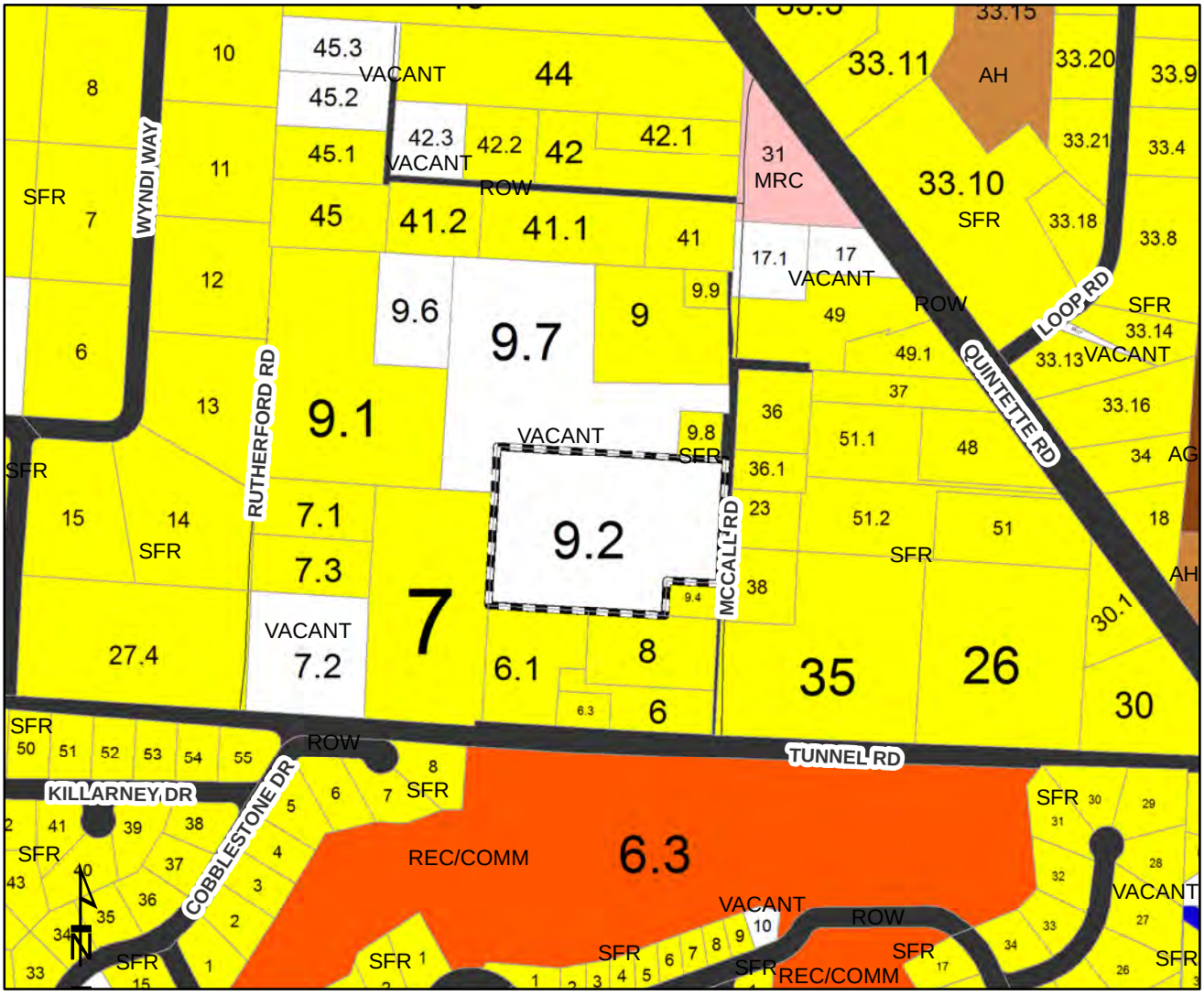
2015-CU-034
Existing Land Use



0 400 800 1,600 2,400 3,200 Feet

Legend

PendingZBAugust

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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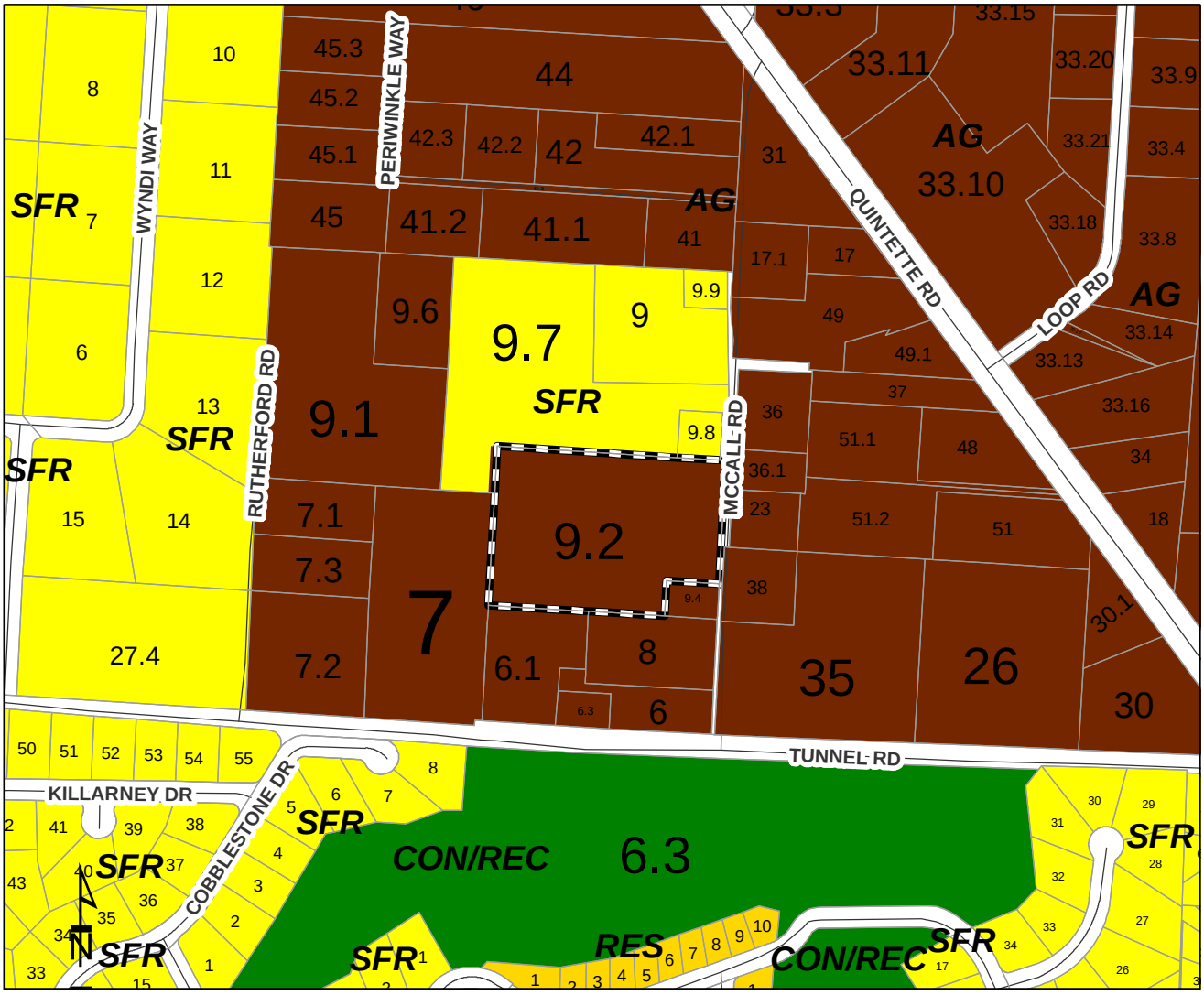
2015-CU-034
Future Land Use



0 400 800 1,600 2,400 3,200 Feet

Legend

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

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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.	2015 -CU- 639	Date Received:	8/12/15
Review Fee:	235+ 51.52	Receipt No.:	
Zoning District:	AG	Conditional Use Request:	6.09.02.
FLUM Designation:	AG		

± 6.66 VDH 1

Property Owner

Property Owner Name: Howard Ewing Fletcher

Address: 1656 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)

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.

Jayer & Linsey Williamson

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