

STAFF ANALYSIS

Conditional Use 2015-CU-037

General Information:

Applicant/Owner:	Stump Springs Baptist Church
Represented By:	Pastor Kevin Nelson and Westel Cabaniss
Project Location:	3600 Three Notch Trail, Milton, FL
Parcel Number:	03-4N-27-0000-00300-0000
Conditional Use Request:	Conditional Use to allow the expansion of a place of worship within an AG-RR (Agriculture/Rural Residential) zoning district. (LDC 6.09.02.H)
Zoning District:	AG-RR (Agriculture/Rural Residential)
Current Conditions:	Institutional use with a church and cemetery
Zoning Board Recommendation:	<i>Recommended approval without objection</i>

Land Development Code Criteria:

6.09.02 Criteria Regulating Conditional Uses: All approved conditional uses shall be developed and maintained as approved by the Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional use shall be permitted by the Board of County Commissioners provided the Board finds that the proposed conditional use complies with the following requirements:

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

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

Conditional Use 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 expand on to the church by adding an accessory building and addition to the church itself.

- 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 is surrounded by recreation/open space.

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.

6.09.02 Criteria Regulating Conditional Uses: All approved conditional uses shall be developed and maintained as approved by the Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional use shall be permitted by the Board of County Commissioners provided the Board finds that the proposed conditional use complies with the following requirements:

H. Places of Worship (AG-RR, AG-1, 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: It is not anticipated that the proposed use will unduly or adversely affect other property in the impacted area in which it is located.

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 site exceeds the minimum requirements.

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

Is this criterion met? No

Staff Analysis: The applicant is requesting a variance for a proposed accessory building to be placed 5 feet from the south side property 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.

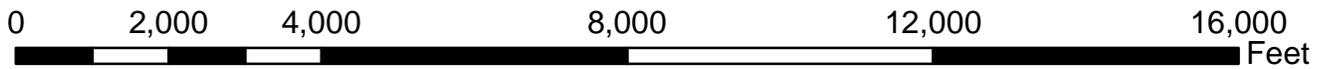
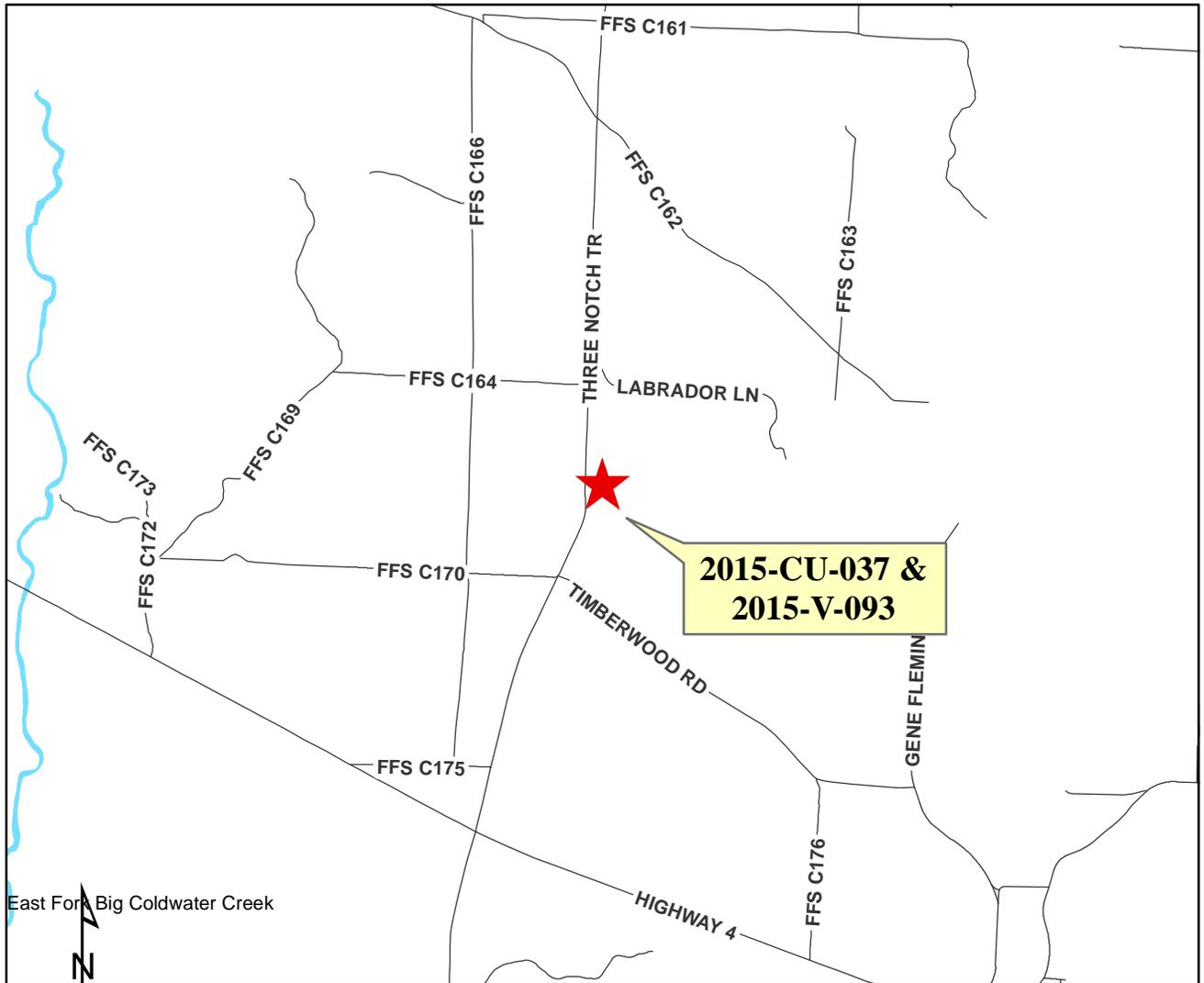
Is this criterion met? Yes

Staff Analysis: It is not anticipated that the proposed use will unduly or adversely affect other property in the impacted area in which it is located.

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.

**2015-CU-037 &
2015-V-093
Location**

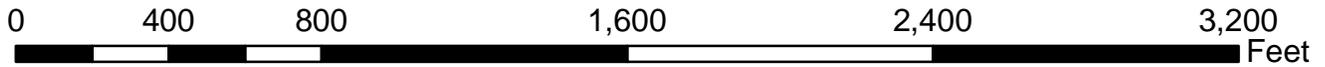


Legend

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2015-CU-037 & 2015-V-093 Zoning



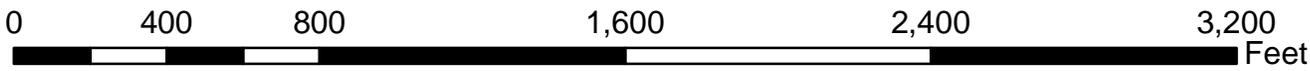
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Pending ZB November	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential 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-037 &
2015-V-093
2014 Aerial

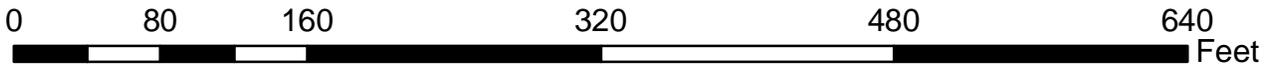


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 PendingZBNovember

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2015-CU-037 &
2015-V-093
2014 Close Up Aerial



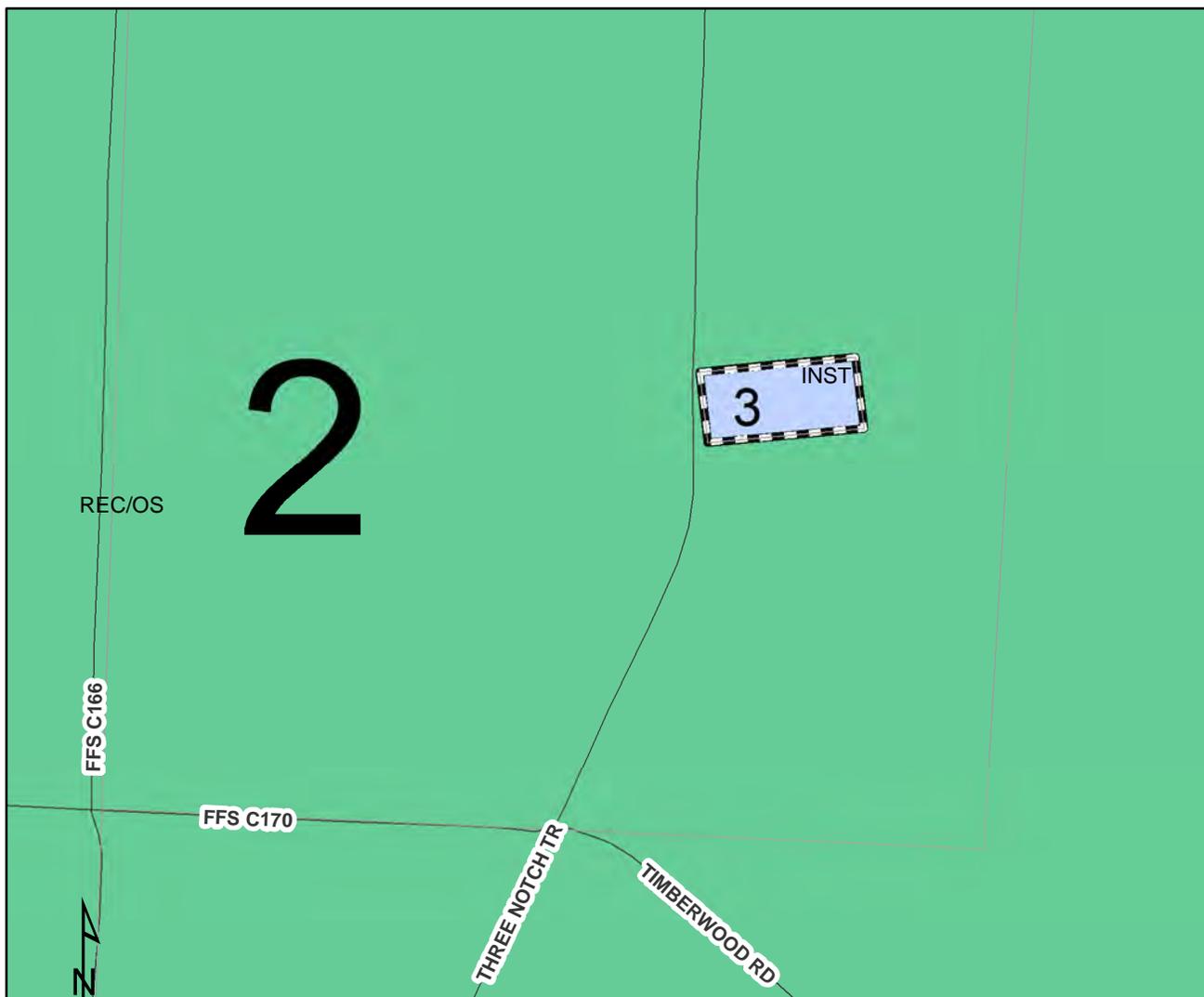
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 PendingZBNovember

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**2015-CU-037 &
2015-V-093
Existing Land Use**



Legend



Pending ZB November

Existing Land Use

CATEGORY

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

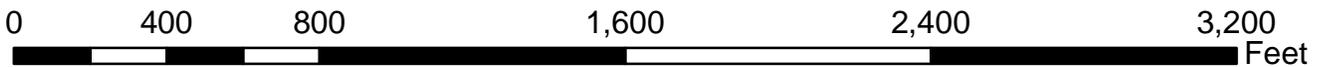
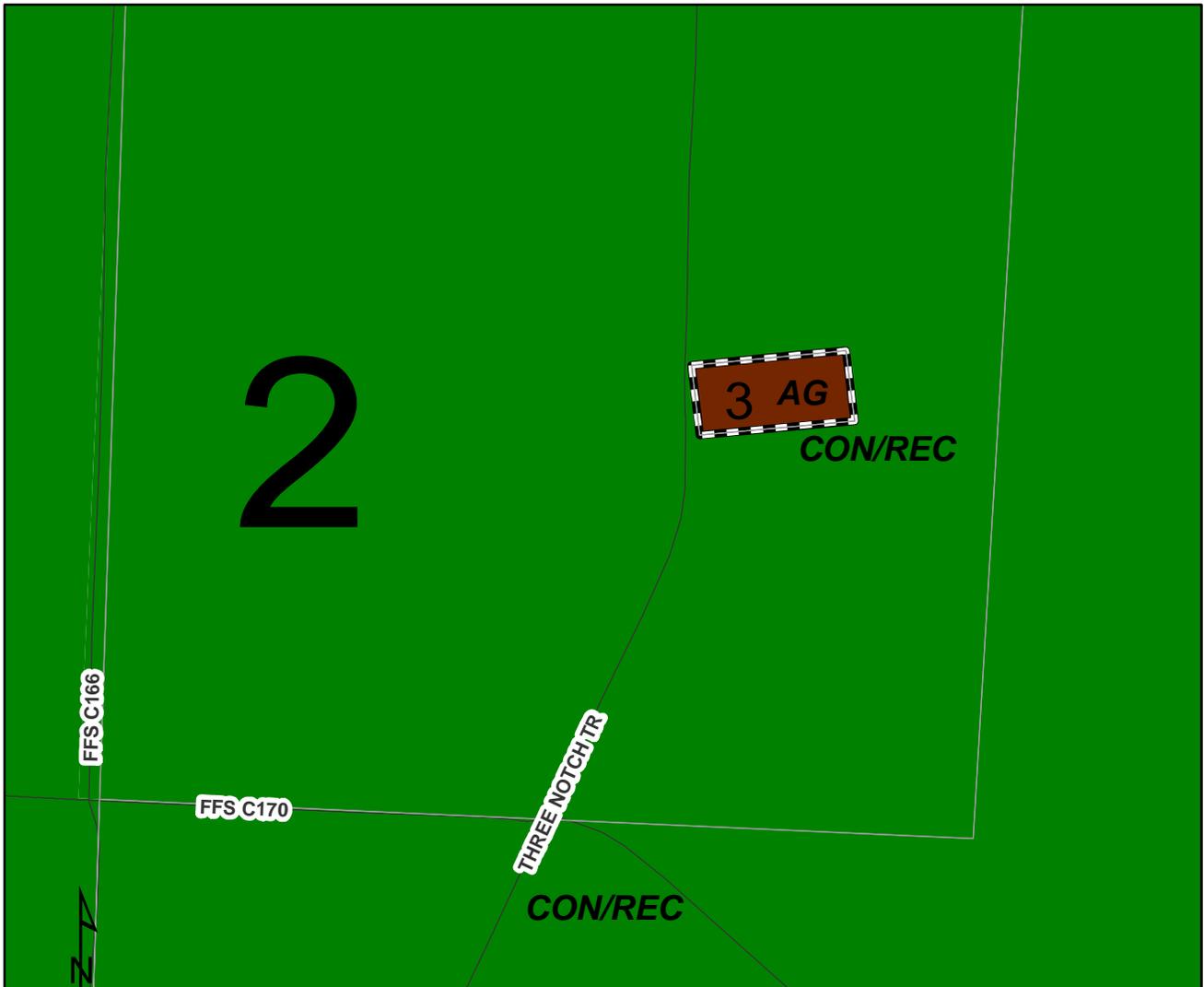
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

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

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**2015-CU-037 &
2015-V-093
Existing Land Use**



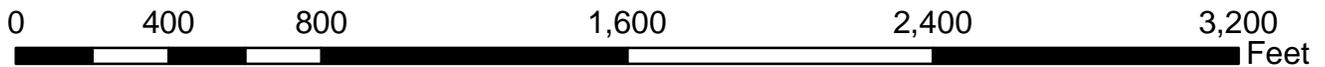
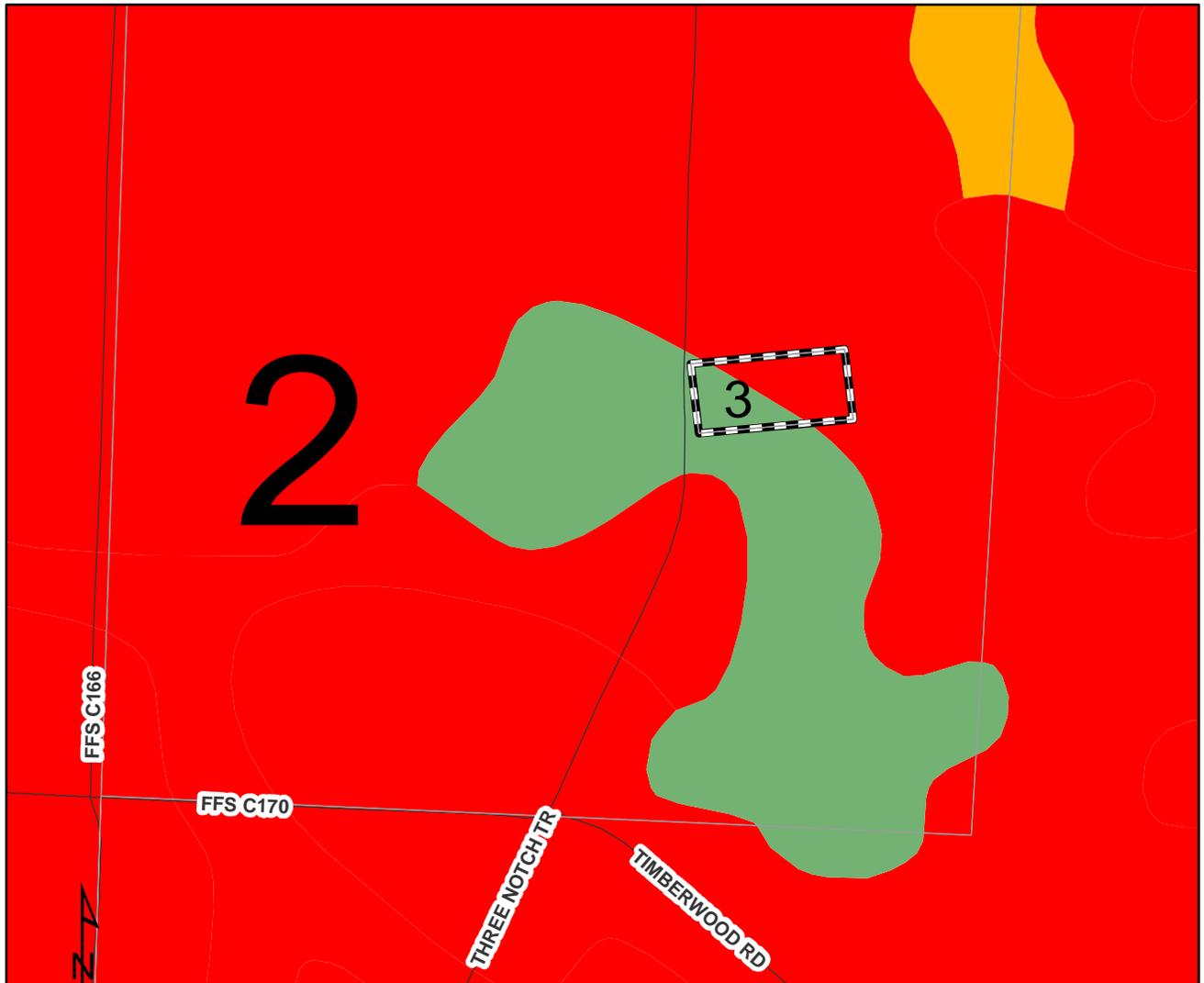
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 Pending ZB November	 AGRICULTURE (AG)	 MIXED RESIDENTIAL COMMERCIAL (MRC)
 SINGLE FAMILY RESIDENTIAL (SFR)	 MEDIUM DENSITY RESIDENTIAL	 NAVARRE BEACH COMMERCIAL (NBCOMM)
 RESIDENTIAL (RES)	 COMMERCIAL (COMM)	 NAVARRE BEACH LOW DENSITY RESIDENTIAL (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)	 MILITARY (MIL)	 NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
 MARINA (MARINA)		 NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
		 NAVARRE BEACH UTILITIES (NBU)
		 CITY
		 RAIL
		 WATER

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**2015-CU-037 &
2015-V-093
Limitations for Septic Tank Absorption Fields**



Legend

- | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
|  Pending ZB November | gisdata.GISADMIN.SRCSoils |  Limitations are Moderate for Septic Tank Absorption Fields |
| Map Unit Symbol | |  Limitations are Severe for Septic Tank Absorption Fields |
|  Limitations are Slight for Septic Tank Absorption Fields | | |

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The proposed plan for the location of the accessory structure and future additions to the church.

223



Looking south, the subject site is to the left.

224



Looking north, the subject site is to our right.

225



Looking into the subject site.

226



Another view of the site.



Close up of the church.



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- 037</u>	Date Received: <u>10/6/15</u>
Review Fee: <u>235+</u>	Receipt No.: _____
Zoning District: <u>AG</u>	Conditional Use _____
FLUM Designation: <u>AG</u>	Request: 6.09.02. _____

±2.0 VO#3

Property Owner Property Owner Name: Stump Springs Baptist Church
Address: 3600 Three notch Road

Phone: 850-336-1254 Fax: _____

Email: greenpeanut79@yahoo.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: Westel Cabani's # 9574370
C 850-293-1313

Address: _____

Phone: _____ Fax: _____

Email: _____

Property Information

Parcel ID Number(s): 03-4N-27-0000-00300-0000

-OR-

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

3600 Three notch Rd, Trail, Milton, FL 32570

Parcel Size (acres): _____

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).

6.09.02 - H

TO allow the expansion
of a place of worship
Phase I = acety Bldg
Phase II = addition to main bldg

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.

Kevin W. Nelson
Applicant Name (Type or Print)

Kevin W. Nelson
Applicant Signature

Pastor
Title (if applicable)

10/5/2015
Date

THREE NOTCH TR



Kevi W. Nelson

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; *yes*

B. Will not unduly adversely affect other property in the impacted area which it is located;

no will not, We are surrounded by State Forest

C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;

yes

D. Satisfies criteria stipulated for similar uses as described in the following section. (BELOW)

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.

yes

?

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.

yes

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

No main building will be

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.

No we are surrounded by state forest land on all sides.