



**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
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2016-CU-020 & 2016-V-076

Project Name: N/A

**Applicant and/or
Property Owner:** Dixonville Full Gospel Church

Representative: William Thompson Jr.

Request 1: Conditional Use to expand a place of worship in an AG-RR (Agriculture/Rural Residential) zoning district. (LDC 6.09.02.H)

Request 2: Variance to eliminate landscape buffer "C" on all four sides of the subject site. (LDC 7.01.05.E.1.c & 7.01.05.F)

Zoning District: AG-RR (Agriculture/Rural Residential)

Part I. General Information:

Project/Applicant: Dixonville Full Gospel Church
Representative: William Thompson Jr.
Location: 6199 Gainey Ford Road, Jay, FL
Parcel(s): 37-6N-28-0000-00200-0000
Zoned: AG-RR (Agriculture/Rural Residential)
Request 1: Conditional Use to expand a place of worship in an AG-RR (Agriculture/Rural Residential) zoning district. (LDC 6.09.02.H)
Request 2: Variance to eliminate landscape buffer “C” on all four sides of the subject site. (LDC 7.01.05.E.1.c & 7.01.05.F)
District: Commissioner District #3
Current Conditions: Church

Part II. 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)

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

7.01.05 Landscape Buffers:

E. Classification of Uses for Determining Buffer Requirements

1. Nonresidential Uses: For the purposes of determining landscaped buffer requirements, non-residential land uses are classified as either high, medium, or low impact uses as follows:
 - c. Low Impact Uses - Low impact uses are particular uses of land that, because of their operational and physical characteristics are expected to have a limited effect on abutting or adjacent uses. Low impact uses include but are not limited to the following examples:

- 1) Institutional uses;
- 2) Outdoor recreation uses as defined in Section 6.05.01, excluding commercial outdoor amusements as described in Section 6.09.02.EE;
- 3) Professional service and office uses, as defined in 6.05.14 and 6.05.15;
- 4) Neighborhood commercial uses as defined in section 6.05.14;
- 5) Public and private utility and facility uses, except for public utility rights-of-way;
- 6) Low intensity agricultural uses as defined in 6.05.02 and 6.05.03;
- 7) Silvicultural uses, and
- 8) All accessory uses associated with the above uses.

F. Table of Landscaped Buffer Requirements

Abutting or Adjacent Use					
<u>Proposed Use</u>	<u>High Impact</u>	<u>Medium Impact</u>	<u>Low Impact</u>	<u>Residential Class I</u>	<u>Residential Class II</u>
High Impact	None	None	B	D or E	D or E
Medium Impact	None	None	None	C or E	C or E
Low Impact	B	None	None	C or E	B or E
Residential Class I	D or E	C or E	C or E	None	A or E
Residential Class II	D or E	C or E	B or E	A or E	None

Part III. Conditional Use Criteria

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 a conditional use to expand a place of worship in an AG-RR (Agriculture/Rural Residential) zoning district. The applicant will be adding to an existing sanctuary (approximately 900 square feet).

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

Is this criterion met? Yes

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

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

Is this criterion met? Yes

Staff Analysis: The request is consistent with the Goals, Objectives and Policies of the Santa Rosa County Comprehensive Plan. The LDC allows a places of worship in an AG-RR zoning district.

- D. Satisfies criteria stipulated for similar uses as described in the following section.

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: The subject site is located off Highway 87. The proposed use would not increase congestions on local residential roads.

- 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 subject site is located in an AG-RR (Agriculture/Rural Residential) zoning district.

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

Is this criterion met? Yes

Staff Analysis: The conditional use request is an addition to an existing church.

- 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: The proposal will not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.

Part IV. Variance Criteria

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES: The ZB shall have the following duties and powers:

B. No variances shall be authorized under this provision unless the Board finds that all of the following conditions exist:

1. The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to other land or buildings in the vicinity.

Is this criterion met? Yes

Staff Analysis: Staff has determined that there are special circumstances regarding the land or building in question, and that this parcel does possess unique qualities with respect to size or exceptional shallowness that are peculiar to such property and not to other lots within the area.

The applicant is requesting a variance to eliminate landscape buffer “C” on all four sides of the subject site.

2. The variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant.

Is this criterion met? Yes

Staff Analysis: This Variance request is necessary for the preservation and enjoyment of a substantial property right and is merely a convenience to the property owner.

3. The authorization of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of Santa Rosa County.

Is this criterion met? Yes

Staff Analysis: It is not anticipated that the authorization of the Variance will impair an adequate supply of light and air to adjacent property, or unreasonably diminish or impair established property values within the surrounding area.

4. The variance will not impair the intent of the zoning ordinance or zoning district map.

Is this criterion met? Yes

Staff Analysis: If authorized a Variance with special circumstances would not impair the intent of the zoning ordinance.

5. To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

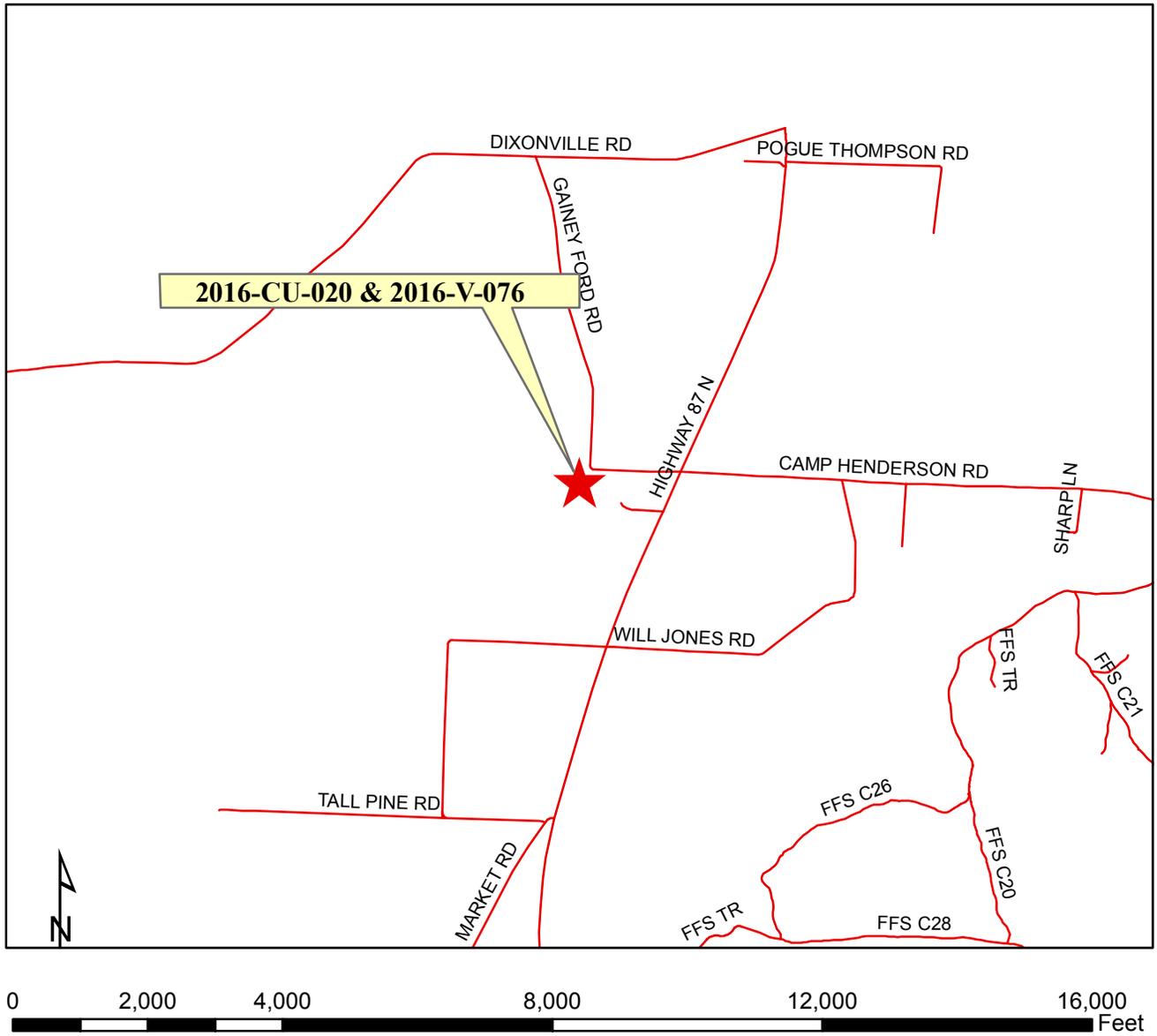
Is this criterion met? N/A

Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

If the Conditional Use and Variance is approved, are there any potential building code issues?

It is not anticipated that there will be any potential building code issues.

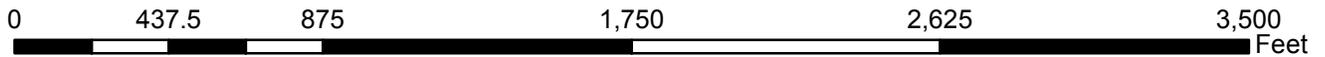
2016-CU-020 & 2016-V-076 Location



Disclaimer:

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2016-CU-020 & 2016-V-076 Zoning



Legend



Pending Nov ZB Zoning

DISTRICT

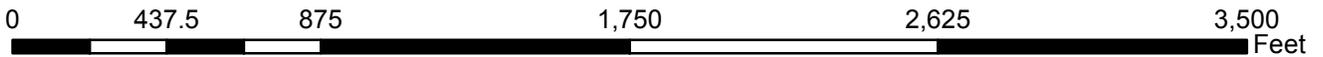
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

- | | | |
|--------------|--------------|-----------------|
| HR2 | NC | R1M |
| M1 | NC-APZ or CZ | R1M-APZ or CZ |
| M1-APZ or CZ | NC-HON | R1M-HON |
| M1-HON | P1 | R2 |
| M2 | P1-HON | R2-APZ or CZ |
| M2-APZ or CZ | P2 | R2-HON |
| MID | P2-APZ or CZ | R2M |
| MIL | P2-HON | R2M-APZ or CZ |
| NB-C | PBD | R3 |
| NB-CON/REC | PID | RAIL |
| NB-HD | PUD | RR1 |
| NB-MD | R1 | RR1-APZ or CZ |
| NB-MHD | R1-APZ or CZ | STATE |
| NB-PMUD | R1-HON | STATE-APZ or CZ |
| NB-SF | R1A | TC1-HON |
| NB-U | R1A-HON | WATER |

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2016-CU-020 & 2016-V-076
2014 Aerial

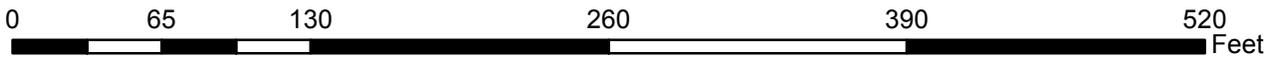


Legend

 Pending Nov ZB

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2016-CU-020 & 2016-V-076
Closeup Aerial

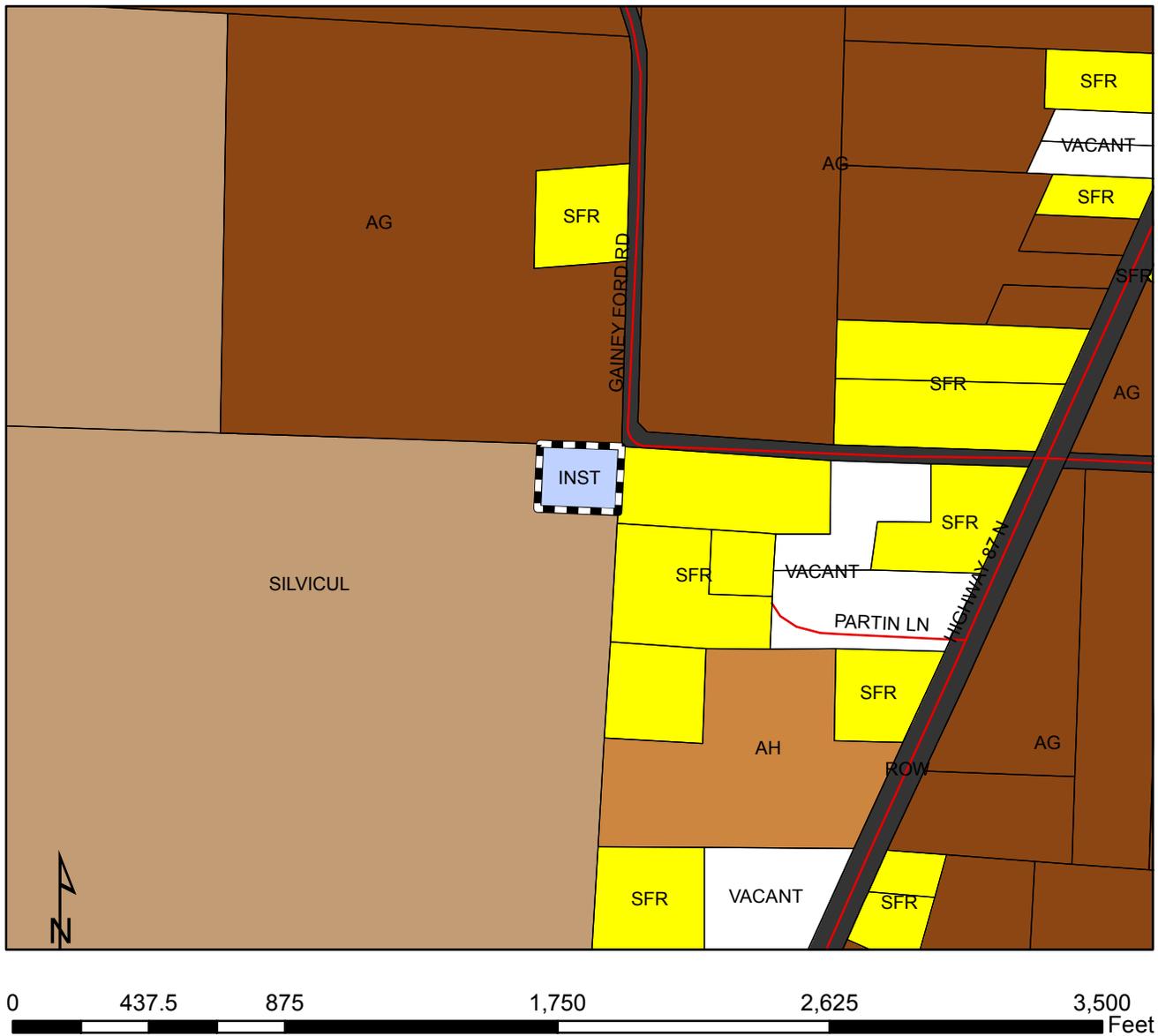


Legend

 Pending Nov ZB

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2016-CU-020 & 2016-V-076 Existing Land Use



Legend



Pending Nov ZB

Existing Land Use

Category

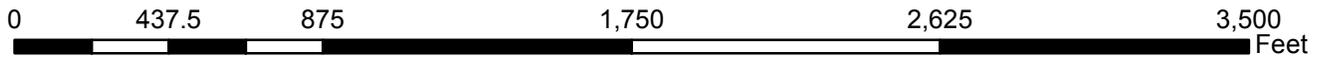
- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial (INDUS)
- Institutional (INST)
- Multi-Family Residential (MFR <5)
- Multi-Family Residential (MFR >5)
- Military (ML)
- Mixed Residential/Commercial (MRC)

- Office
- Public Owned Property (POP)
- Rail
- Recreation/Commercial (REC/COMM)
- Recreation/Open Space (REC/OS)
- Right of Way (ROW)
- Single Family Residential (SFR)
- Silviculture (SILVICUL)
- Uncategorized (UNCAT)
- Utilities
- Vacant
- Water

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2016-CU-020 & 2016-V-076 Future Land Use



Legend

 Pending Nov ZB	 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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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).

Add onto existing SANCTUARY APPROX.
900 sq. ft.

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. Places of Worship.

We are requesting ~~perm~~ permission to add onto
SANCTUARY.

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 E Thompson Jr.
Applicant Name (Type or Print)

Will E. Thompson Jr.
Applicant Signature

Pastor
Title (if applicable)

9-15-16
Date



SANTA ROSA COUNTY DEVELOPMENT SERVICES

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

Variance Application

* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2016-V-076</u>	Date Received: <u>9/26/16</u>
Review Fee: <u>mcll application</u>	Receipt No.: <u>327</u>
Zoning District: <u>AG-RP</u>	FLUM Designation: <u>AG</u>

+1,27

VD#3

Property Owner

Property Owner Name: Dixonville Full Gospel Church

Address: 6199 Gainey Ford Rd.

Jay, FL 32565

Phone: (850) 261-7421 Fax: _____

Email: rjackrocketman@gmail.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 variance approvals.

Company: _____

Contact Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Property Information

Parcel ID Number(s): _____

-OR-

Street Address of property for which the Variance is requested:

6199 Gainey Ford Rd. Jay, FL 32565

Variance Request

What is the present use of the property? Church

Please describe the requested variance, including exact dimensions and purpose of the variance.

We are asking to be exempted from this variance. Variance to remove required landscape buffer

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.

Church has been here since 1961

Are the special conditions or circumstances described above the result of a proposed or prior action of the applicant? Yes No

Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.

Church is a small and can not afford the extra expense.

Variance Provisions And Criteria

Do you currently have a Code Enforcement Violation which pertains to this Variance request?

Yes No

I understand that all decisions made by the Zoning Board of Adjustment 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 Adjustment are valid for 36 months.

Yes No

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 E Thompson Jr.
Applicant Name (Type or Print)

Will-E. J. T.
Applicant Signature

Pastor
Title (if applicable)

9-21-16
Date

