STAFF ANALYSIS

Conditional Use 2016-CU-003

General Information:

Project/Applicant:	Holland Farms/Bruce and Peggy Holland
Project Location:	2055 Homer Holland Road, Milton, FL
Parcel Number:	26-4N-29-0000-00102-0000
Conditional Use Request:	Conditional Use is to allow an outdoor recreational activity, specifically a wedding venue within an AG-RR (Agricultural/Rural Residential) zoning district. (LDC 6.09.02.V)
Zoning District:	AG-RR (Agriculture/Rural Residential)
Current Conditions:	This parcel is currently used for agriculture purposes and is known as Holland Farms. It is a family owned and operated peanut, produce, and row crop farm that grow and sell directly from the farm to the public. It was recently brought to the attention of Code Compliance that they were also operating commercial outdoor activities, specifically a wedding venue. At this time, all commercial outdoor activities have stopped pending conditional use approval. **This is a Code Compliance case**

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:

V. Recreational Activities:

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 the conditional use to construct a 5,000 square foot barn to use as a multi-use facility for wedding venues, family gatherings, meetings, etc. The proposed location of the barn will be in the heavily wooded back southwest corner of the property with the nearest neighboring structure located over 1,000 feet away.

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 currently used for agriculture and it is surrounded by agriculture with single family residential uses to the east and north.

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) and 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:

V. Recreational Activities:

1. Recreational activities limited to the following: archery range, baseball and/or football fields, bicycle path, boat dock, botanical garden, cabanas, excursion or charter boat dock, handball or racquetball courts, outdoor rifle and pistol range, basketball courts, boat anchorage, boat launching ramp, bridle trails, lawn bowling, cemeteries, concession stands, fishing pier, horseshoe pitching courts, public park, indoor rifle and pistol range, softball field, stadium and bleachers, shuffleboard courts, soccer fields, tennis courts, track and field facilities. However, rifle and pistol ranges shall only be allowed as a conditional use in AG and AG-2 districts.

   Recreational activities in HCD, M-1, M-2, C-1M, C-2M, AG and AG-2 may be private enterprise (private ownership for profit) or publicly held (state or county) activities.

   Is this criterion met? **Yes**

   Staff Analysis: The proposed use will be a multi-use facility for wedding venues, family gatherings, meetings, etc. It is anticipated that the scale, intensity and operation of the venues will not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to surrounding residential properties.

2. Yards:

   a. No parking area shall be located within twenty-five (25) feet of any residentially zoned property.

   Is this criterion met? **Yes**

Staff Analysis: The parking area will need to comply with LDC and will be reviewed by staff during the site plan review process.

b. No structure, (except benches, tables, sitting areas, fountains, fences or walls) as hereinafter provided, shall be provided, shall be located within twenty-five (25) feet of any property line.

Is this criterion met? Yes

Staff Analysis: Structure setbacks will need to comply with LDC and will be reviewed by staff during the site plan review process.

2. 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 not generate unreasonable noise, traffic, congestions or other potential nuisances or hazards to contiguous residential properties.

3. Open space and landscaping is permitted or required in accordance with the requirements set forth in Article Seven.

Is this criterion met? Yes

Staff Analysis: These requirements will need to comply with LDC and will be reviewed by staff during the site plan review process.

4. Parking shall be required in accordance with the requirements set forth in Article Seven.

Is this criterion met? Yes

Staff Analysis: These requirements will need to comply with LDC and will be reviewed by staff during the site plan review process.

5. Fence Fences and Walls:
   a. Fences and walls are permitted or required in accordance with the requirements set forth in Article Seven.

Is this criterion met? Yes

Staff Analysis: These requirements will need to comply with LDC and will be reviewed by staff during the site plan review process.

b. No fence or wall shall be erected within twenty-five (25) feet of any street line.

Is this criterion met? Yes

Staff Analysis: These requirements will need to comply with LDC and will be reviewed by staff during the site plan review process.

c. No fence of wall shall be situated within twenty-five (25) feet of any residentially zoned property line shall exceed six (6) feet in height.

Is this criterion met? Yes

Staff Analysis: These requirements will need to comply with LDC and will be reviewed by staff during the site plan review process.

6. Signage is permitted in accordance with the requirements set forth in Article Eight.

Is this criterion met? Yes

Staff Analysis: These requirements will need to comply with LDC and will be reviewed by staff during the site plan review process.

7. Facilities for refuse collections and removal of solid wastes shall be provided pursuant to Article Seven.

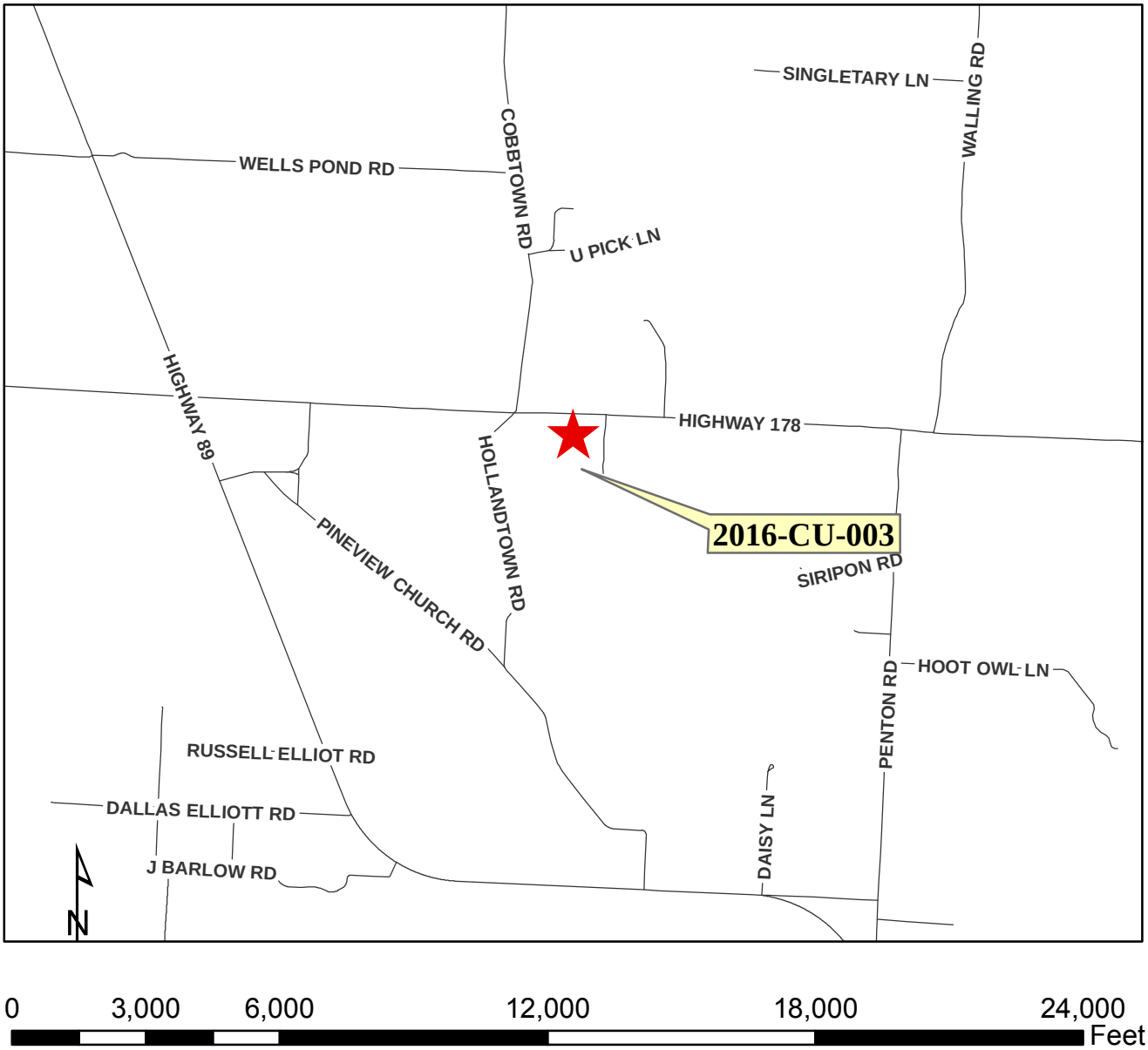
Is this criterion met? Yes

Staff Analysis: These requirements will need to comply with LDC and will be reviewed by staff during the site plan review process.

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.

2016-CU-003
Location



Legend

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2016-CU-003
Zoning

0 700 1,400 2,800 4,200 5,600 Feet

Legend

- Pending Jan ZB
- 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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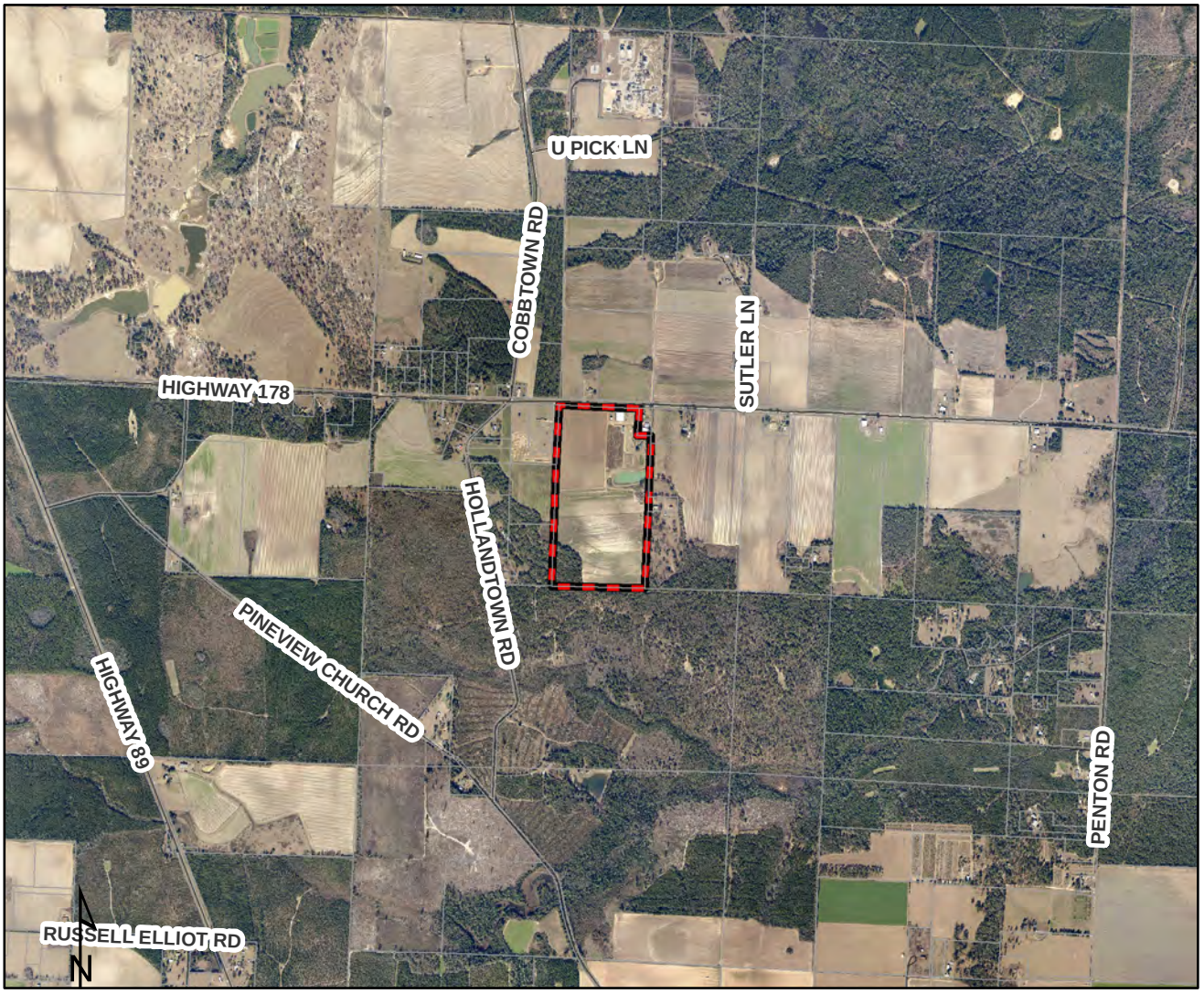
2016-CU-003
2014 Aerial



0 2,000 4,000 8,000 12,000 16,000 Feet

Legend

Pending Jan ZB

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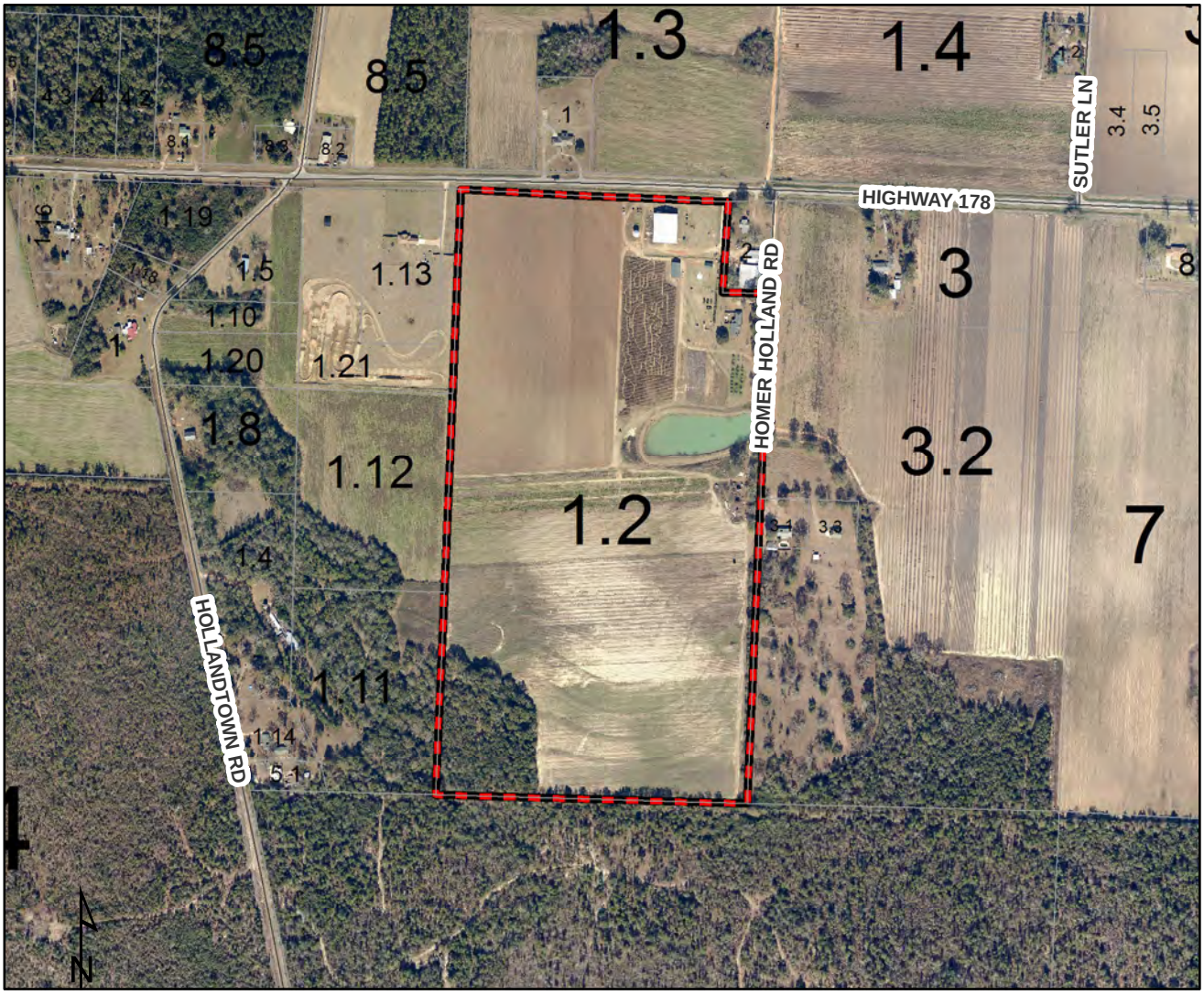
2016-CU-003
2014 Close Up Aerial



0 600 1,200 2,400 3,600 4,800 Feet

Legend

Pending Jan ZB

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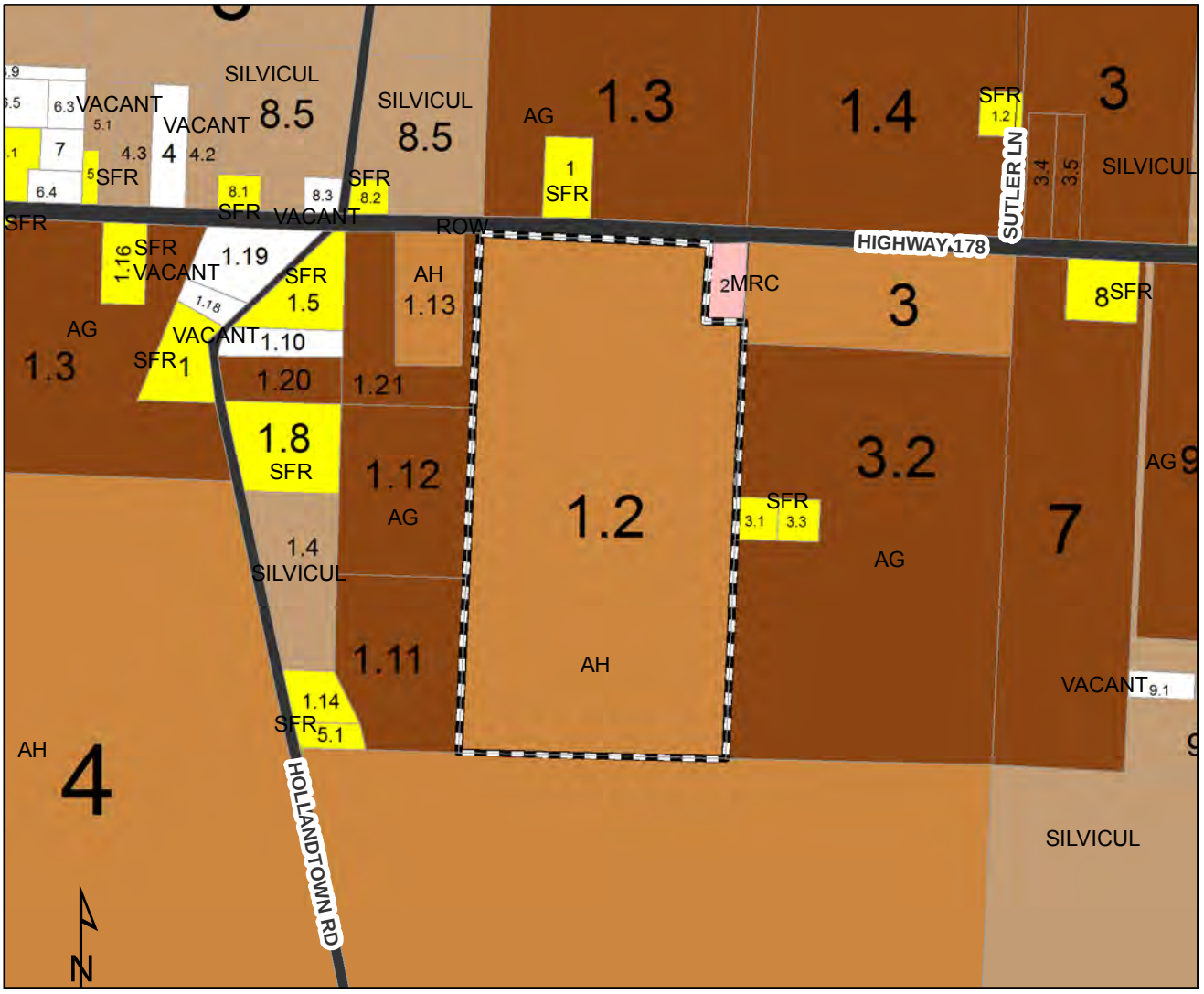
2016-CU-003
Existing Land Use



0 700 1,400 2,800 4,200 5,600 Feet

Legend

Pending Jan ZB

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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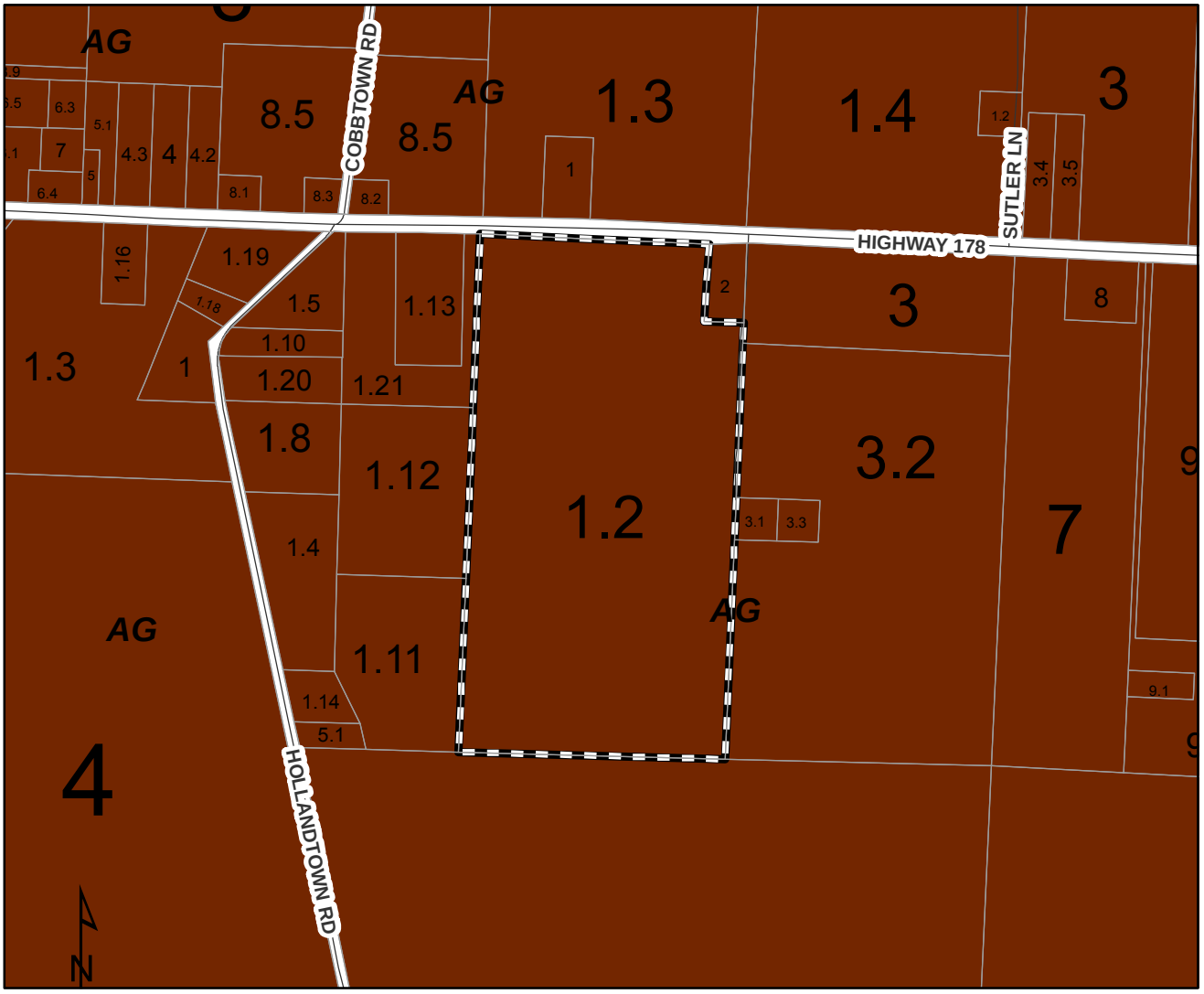
2016-CU-003
Future Land Use



0 700 1,400 2,800 4,200 5,600 Feet

Legend

- Pending Jan ZB
- 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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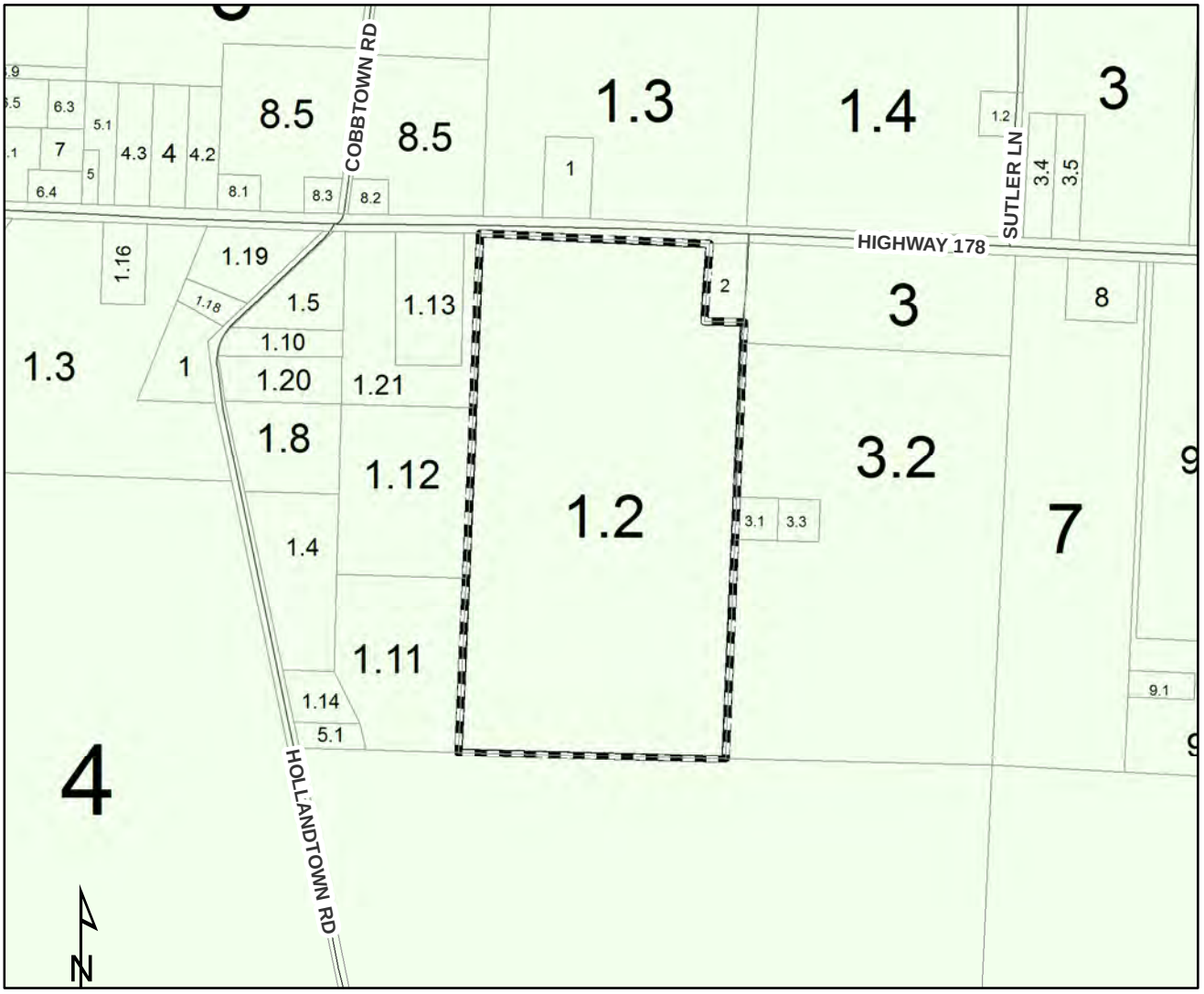
2016-CU-003
Rural Protection Zone



0 700 1,400 2,800 4,200 5,600 Feet

Legend

Pending Jan ZB RPZ Boundary

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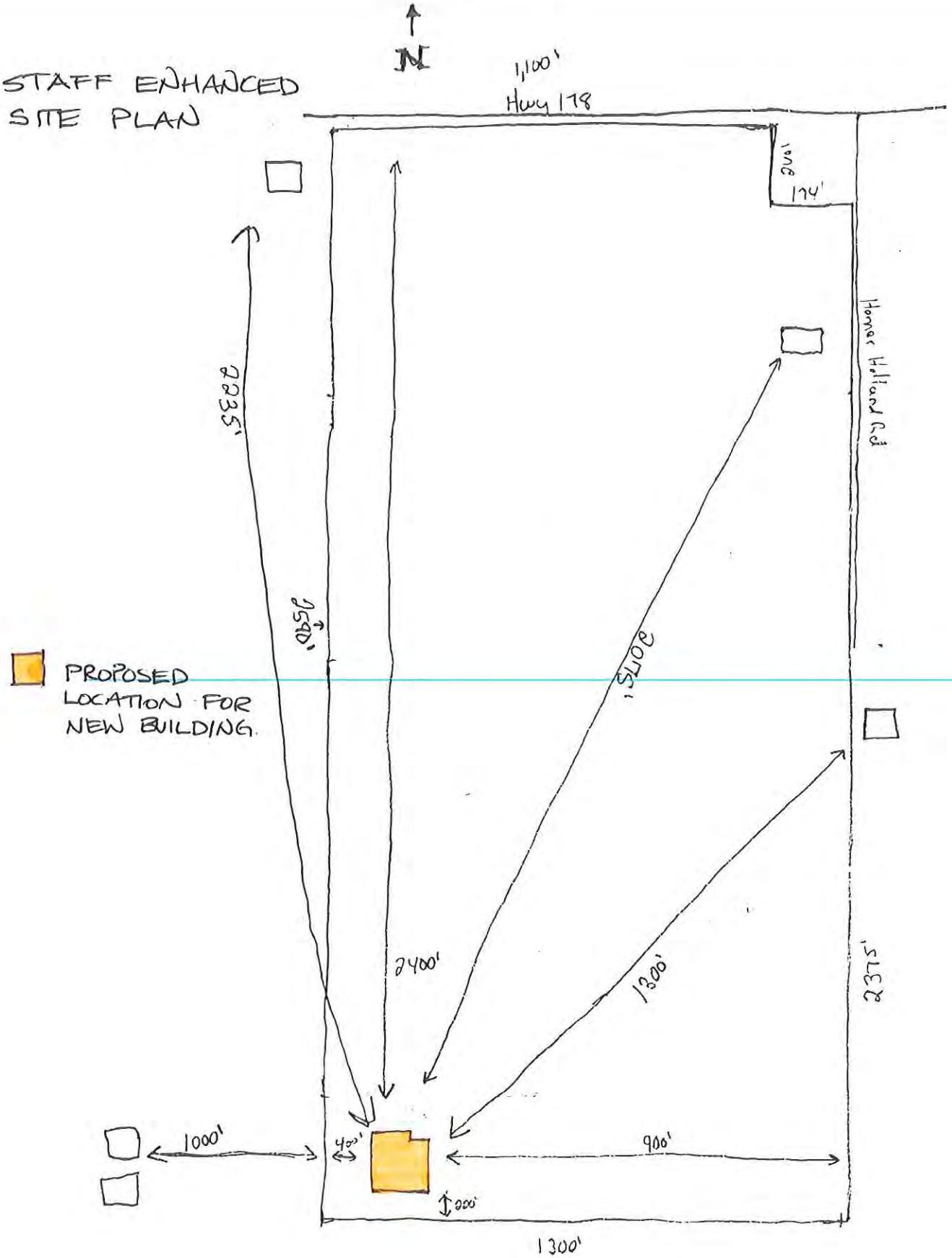
STAFF ENHANCED SITE PLAN



Boundary Scale 1" = 178 ft
Building Scale 1/4" = 12 ft

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.	2016 -CU- 003	Date Received:	12/4/15
Review Fee:	235 + 40.48	Receipt No.:	416
Zoning District:	AG-RR	Conditional Use Request:	6.09.02.
FLUM Designation:	AG		

± 78.2 VD# 3

Property Owner

Property Owner Name: Bruce Anthony & Peggy Diane Holland

Address: 2055 Homer Holland Rd

Milton, FL 32570

Phone: 850-336-3475 Fax:

Email: HollandFarms@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 conditional use approvals.

Company:

Contact Name:

Address:

Phone: Fax:

Email:

Property Information

Parcel ID Number(s): 264N 29000000 1020000

-OR-

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

2055 Homer Holland Rd, Milton, FL 32570

Parcel Size (acres): 78.2

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).

A building to house wedding, family, meeting etc. events.

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.

The building meets all residential set back requirements and has open space to provide a barrier.

Certification and Authorization

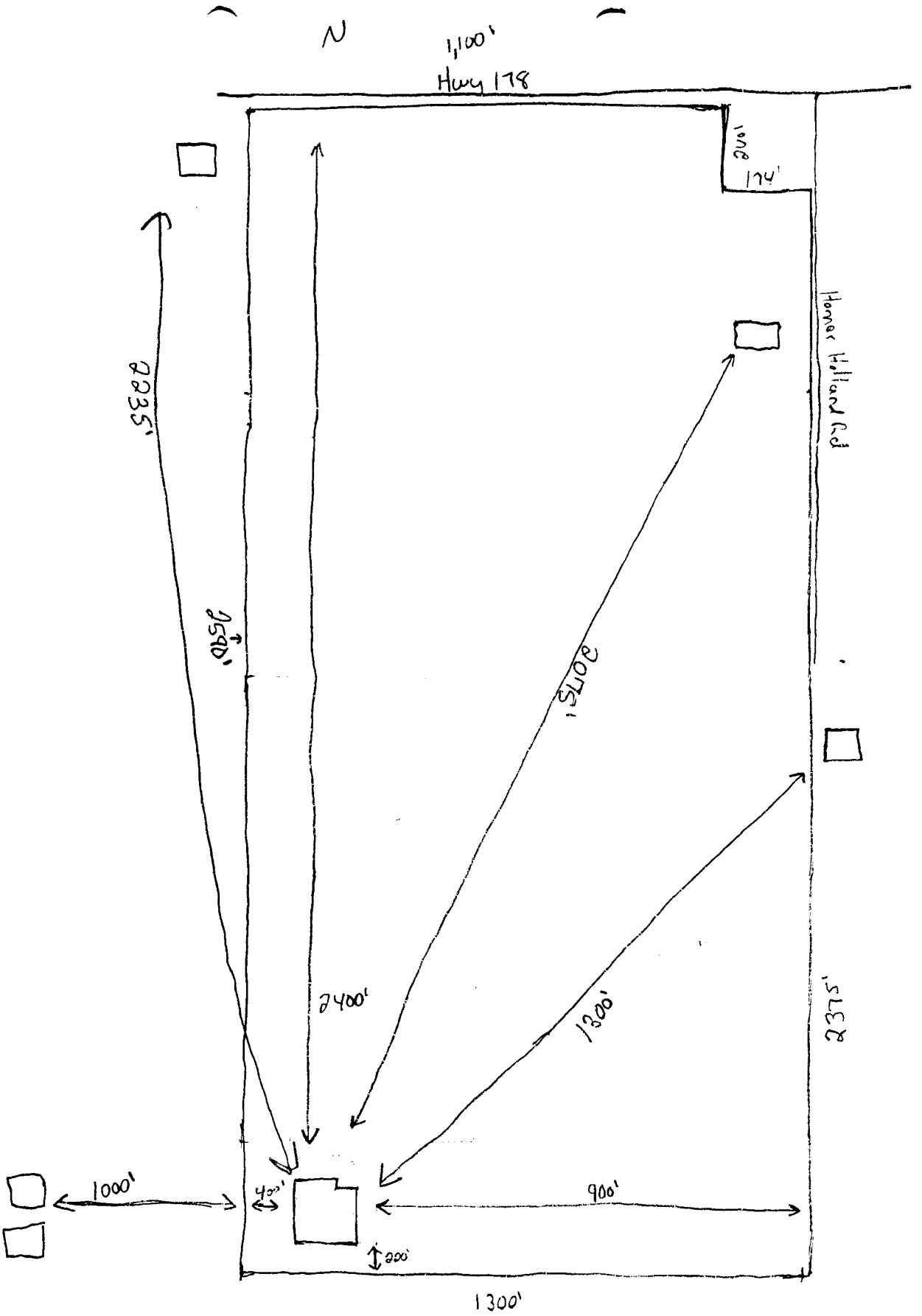
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation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

Bruce Holland
Applicant Name (Type or Print)

Bruce Holland
Applicant Signature

Title (if applicable)

12-3-15
Date



Boundary Scale 1" = 178 ft
Building Scale 1/4" = 18 ft

Santa Rosa County
Development Services

Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Building Official

December 7, 2015

Mr. Bruce Holland
Via email: lthollland11@gmail.com

RE: Pre-Application Meeting on December 1, 2015
Project Name**:** **Holland Farms**
Parcel(s): 264N290000001020000

Dear Mr. Holland:

Thank you for attending the above referenced pre-application meeting with the Santa Rosa County Development Services staff. Below you will find a recap of the information discussed at the meeting and the requirements for you to proceed with the project.

The purpose of a pre-application meeting is to provide you with a thorough understanding of the regulations and requirements applicable to your proposed project and to address any questions that you may have. However, pre-application meetings are informal and do not replace the need for a formal review. Therefore, please understand that the requirements presented below are based solely on the information presented by you at the meeting and is subject to change. Also, additional requirements may be applicable to your project based on information received at a later date or at the time of formal review.

Proposed Use "A" - The proposed project is a new 5,000 sf barn to be utilized for both agricultural uses as well as to serve as a venue for weddings/events, photography sessions, and other commercial activities.

Site/Land Use – Leslie Statler, (850)981-7086, leslies@santarosa.fl.gov

1. Zoning Map designation: AG-RR, Rural Residential Agricultural
   Future Land Use Map designation: AG, Agriculture
   The proposed uses of the site are a conditional use in this district upon approval by the Zoning Board and Board of County Commissioners. An application for conditional use approval along with meeting dates, deadlines, contact information, and instructions was provided during the pre-application meeting.
   Since this is an active Code Compliance case, the deadline for the January meeting cycle has been extended until Wednesday, December 9, 2015.
2. A site plan prepared by a Florida registered civil engineer is required to demonstrate consistency of the project with the Land Development Code. A site plan application can be found online at

http://www.santarosa.fl.gov/developmentservices/documents/Site%20Plan%20Editable.pdf.
The primary Land Development Code (LDC) sections that apply to this project will be 4.04.00 - 4.04.10; 6.05.02, 6.09.01, 6.09.02.V, and 7.00.00 - 7.01.12.

2. Tree protection: A tree survey, tree protection, and mitigation for tree removal is required per LDC Section 7.01.06.
3. Buffers: Landscape buffers are required per LDC 7.01.05. For this use, the minimum buffer requirements will be chosen from "Standard C" or "Standard E' for area which is adjacent to a single family residential use. Where adjacent to farmland or other agricultural uses, no buffer is required.
4. Landscaping: Right-of-way and parking area landscaping is required per LDC Sections 7.01.03 and 7.01.04. Existing vegetation can be applied to this requirement.
5. Setbacks: The building setbacks for this site as determined by the Conditional Use criteria are: Front = 25 feet, rear = 25 feet, and sides = 25 feet.
6. Off-Street Parking and Loading: Parking and loading areas must meet the requirements of LDC Section 7.01.08. For parking calculations, the proposed use will be categorized as a theater/auditorium with the rate of 1 parking space for every 5 seats applied to the project. Although standard parking spaces must be 18 feet in length and 9 feet in width, we have noticed that spaces 20 feet in length and 10 feet in width work well within our community. With the exception of the handicap parking area, parking is not required to be paved.
7. Signage: Freestanding and wall signage is permitted per LDC Article 8.
8. Water and Sewer: Letters of water and sewer service availability are required. Your project is located in the following service areas.
   A. Water = Moore Creek Mt Carmel Utilities; 675-6174.
   B. Septic = Santa Rosa County Environmental Health, Herman Davies; 983-5275.

Engineering – Chris Phillips, (850)981-7100, chrisp@santarosa.fl.gov

1. Per the LDC, a storm water plan provided by an engineer registered in the State of Florida will be required for the impact produced by the 5,000 sf commercial building. Your engineer must show an attenuation method for the area impacted by the new building. This could be accomplished by a berm on the downhill side of the building, a newly dug retention pond, or use of an existing "hole" that would provide the required volumes.

Building – Bruce Teston, (850)981-7017, brucet@santarosa.fl.gov

1. Existing buildings must comply with the Existing FBC Building Code Section 301 Compliance Method. The repair, alteration, change of occupancy, addition or relocation of all existing buildings, should comply with one of the methods listed in Sections 301.1 through 301.1.3 as selected by the applicant. Application of a method should be the sole basis for assessing the compliance of work performed.
2. Plans would need to be provided for review and permitting and at minimum would need to include an existing floor plan; the current use of the building; the proposed new occupant load and intended use of new area. Details need to include the minimum construction use

and/or fire resistant construction requirements; the structural details, such as wall and/ or floor systems assemblies and method/ materials to be used; interior finishes; compliance with accessibility requirements, including accessible routes details; means of egress components, including stair details; and ADA compliance.

3. The ultimate wind speed data of 150 mph and General Design Requirements for a Risk Category II Building (A-3 Assembly less than 300 occupants) should be indicated on the plans by the design professional.

Review Process:

1. Site plans and construction plans are reviewed and comments are issued within 10 days.
2. A Development Order is (DO) issued upon approval of a site plan. Building permits are issued upon approval of construction plans.
3. Concurrent review of site and construction plans is allowed; however, building permits may not be issued before issuance of the DO.
4. Site work may not commence prior to the issuance of the DO; construction may not commence prior to issuance of building permits.

Be mindful this is an active Code Compliance case, 2015-ZV-353. Please cease and desist all commercial activities until such time as all required approvals are obtained. Continued unauthorized activity will result in citations, appearance before Santa Rosa County's special magistrate, and or County Court.

In closing, our hope is that you found the pre-application meeting to be a helpful tool so that you can make informed decisions about your project. As the County's project manager for your project, please feel free to contact me with any questions that you may have. In addition, you may contact the staff listed above if you have questions specific to their area of expertise. Also, I will be in contact with you periodically to assess the status of your project and provide assistance.

Respectfully,

Randy Jones
Code Compliance Supervisor
(850)981-7022
Randyj@santarosa.fl.gov

RJ/lf

Case Number 2015-ZV-353

Violation Information

Case Number: **2015-ZV-353**

Date Reported: **10/12/2015**

Officer Assigned: **(12) Randy Jones**

Violation Location

Parcel Number 1: **264N290000001020000**

Parcel Number 2:

Zoning Area: **(NE) Northend Area**

City Zone 1: **AG**

City Zone 2:

Address of Violation: **2055 HOMER HOLLAND RD**

City, St, ZIP: **MILTON, FL 32570**

Side Street 1:

Side Street 2:

Violator Name / Address

Name (First, Last): **BRUCE HOLLAND**

Address: **2055 HOMER HOLLAND RD**

City, St, ZIP: **MILTON FL 32570**

Contractor Number:

Phone Number:

Violator Business Name / Address

Business Name:

Physical Address:

City, St, ZIP

Mailing Address:

City, St, ZIP:

Ordinance / Articles

Ordinance:

Article 1:

Article 2:

Article 3:

Article 4:

Violations

Code	Description
110	**Building w/o permits**

Fees & Actions

Date Served: **10/13/2015**

Comply by:

Action Taken: **10/13/15 LTR OF COMPLAINT RECD WAS**

MAILED (RL)

Amount: **0.00**

Citations

Property Owner Information

Business Name:

Name: BRUCE ANTHONY & PEGGY HOLLAND

Mailing Address:

Physical Address: 2055 HOMER HOLLAND RD

City, St, ZIP MILTON FL 32570

Phone Number:

Complaint Information

Name:

Address:

Phone Number:

Email:

Complaint made by:

Case Number 2015-ZV-353

Rechecks Scheduled:

#	Scheduled Date	Officer	Notes
1)	12/28/2015	12 - Randy Jones	

Rechecks Performed:

#	Scheduled Date	Recheck Date	Officer	Notes
1)	12/14/2015	12/17/2015	12 - Randy Jones	

2)	10/26/2015	12/17/2015	12 - Randy Jones	recheck cancelled to clear record

Dates:

Opened: **10/12/2015**
Closed:
Reopened:

Status:

Status: **Active** Watch List?

Reason:

Comments:

10/12--complaint received through CO. Attn. office couple weeks ago by emails. Inquiry to me was "has Holland been allowed to build without permits". Brief history given to Wanda Pitts by phone. She stated there was an "adult playground with bathrooms". I told her I had no knowledge of that. Facebook research by Leslie revealed the wedding venue and other activities. inquiry letter mailed. RJ

12/4--late update. Courtesy letter went out Oct. 12. Pre app held 12/1. recap letter out asap RJ
10/17--email Dec. 10 from BJ. will be moving forward with CU for wedding venue only at this time. will cease other unauthorized commercial activities i.e. pumpkin patch, corn maze. RJ

Status & Transaction Change History:

IDNO	DATE	NOTES