

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 or 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.

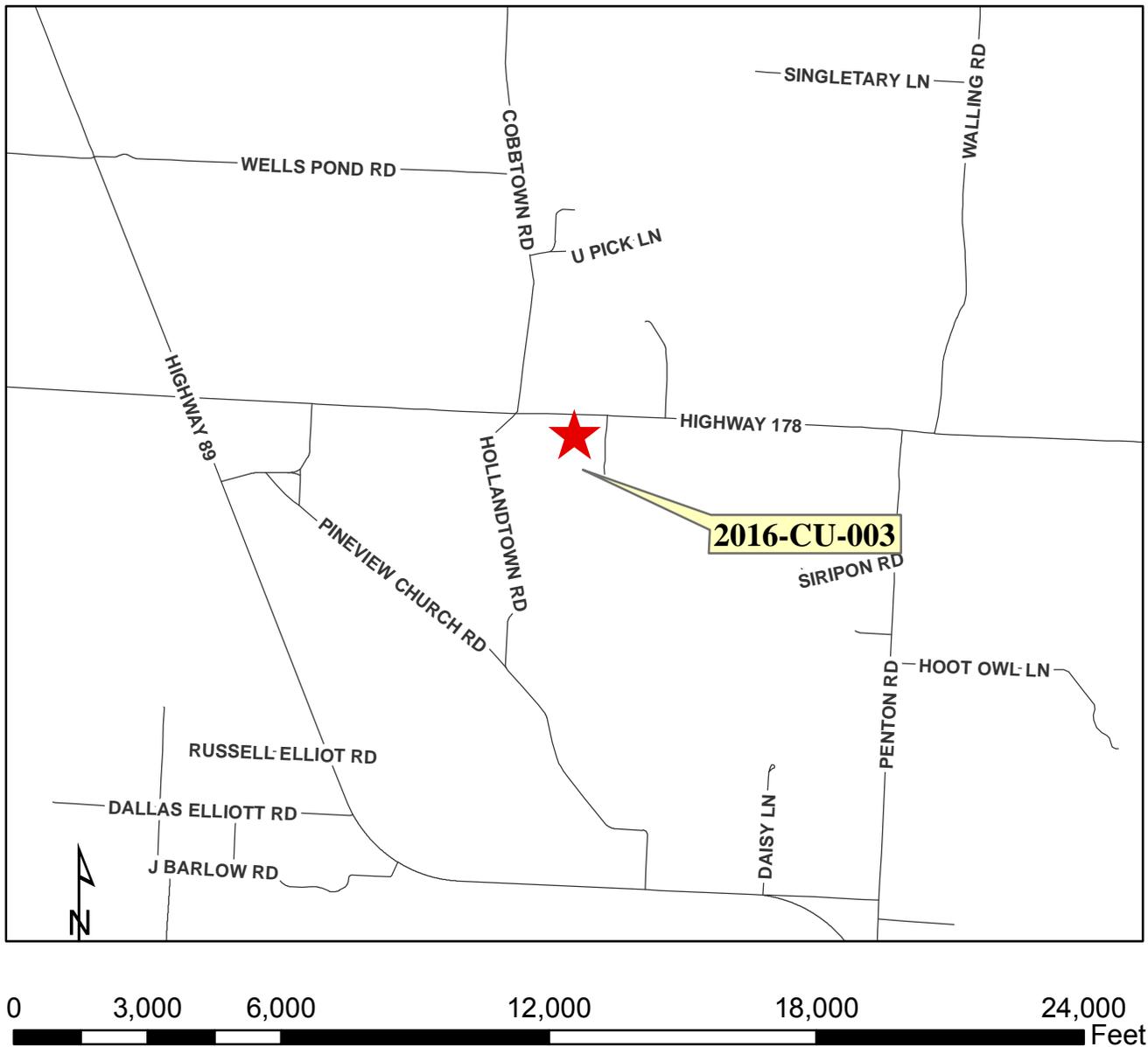
Is this criterion met? Yes

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

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.

2016-CU-003 Zoning



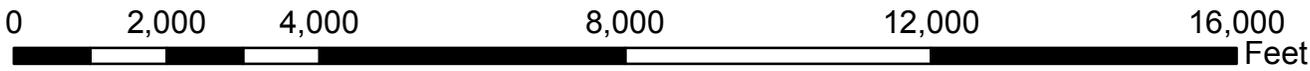
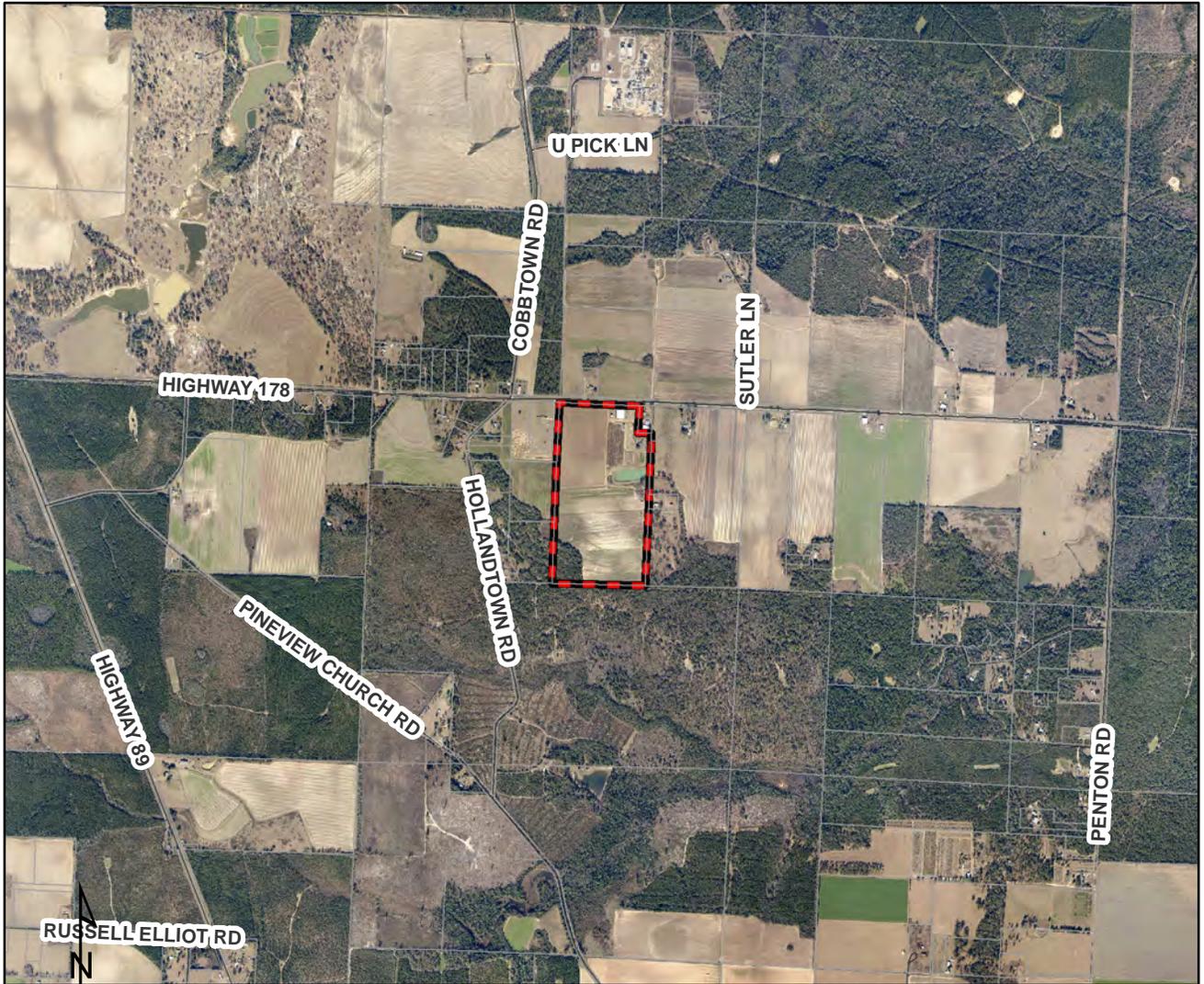
Legend

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

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.

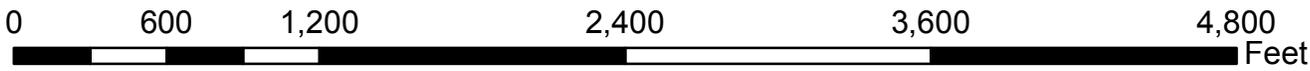
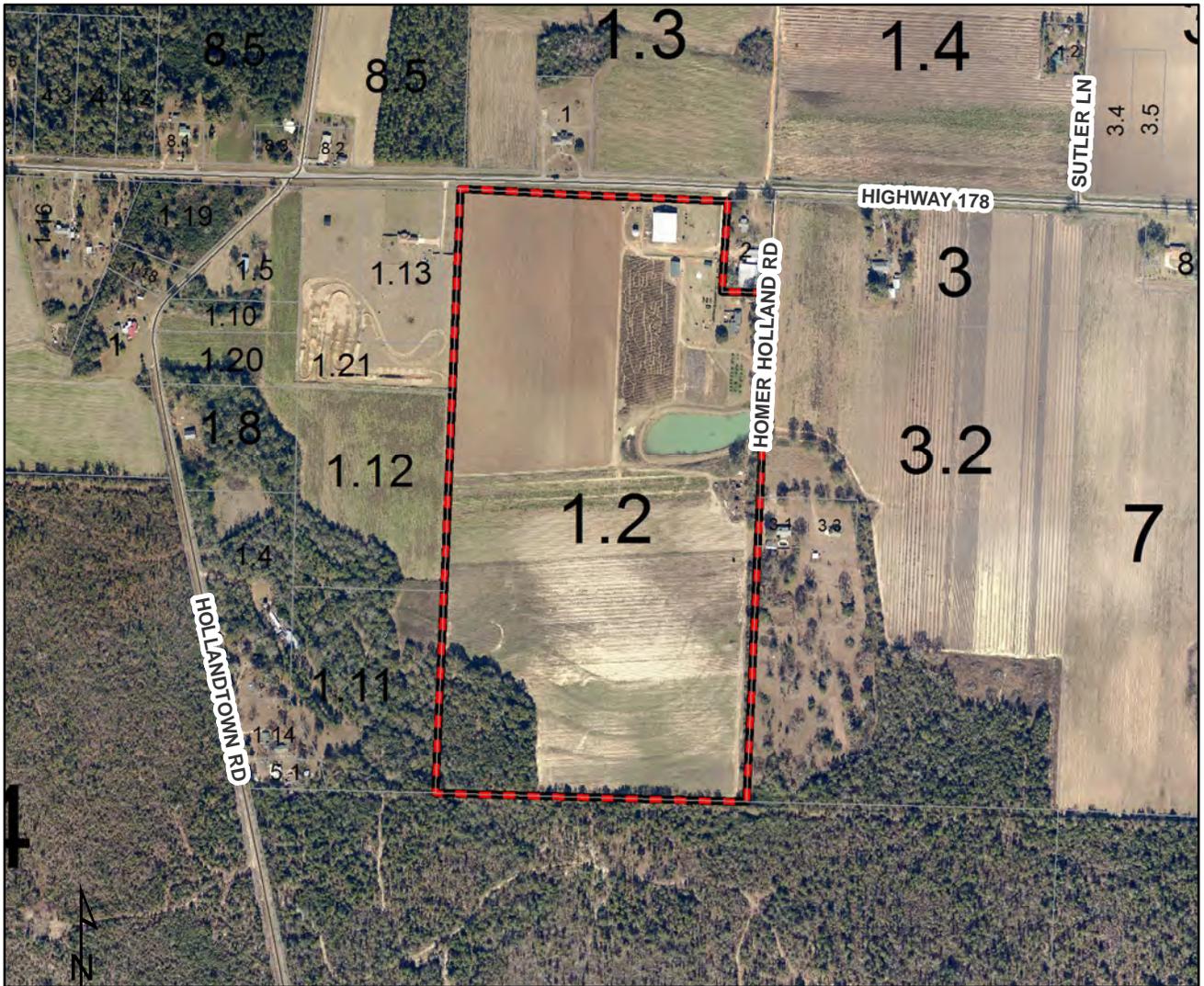
2016-CU-003
2014 Aerial



Legend
 Pending Jan ZB

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.

2016-CU-003
2014 Close Up Aerial

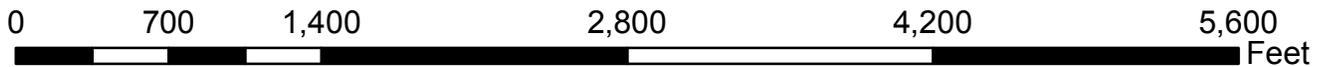
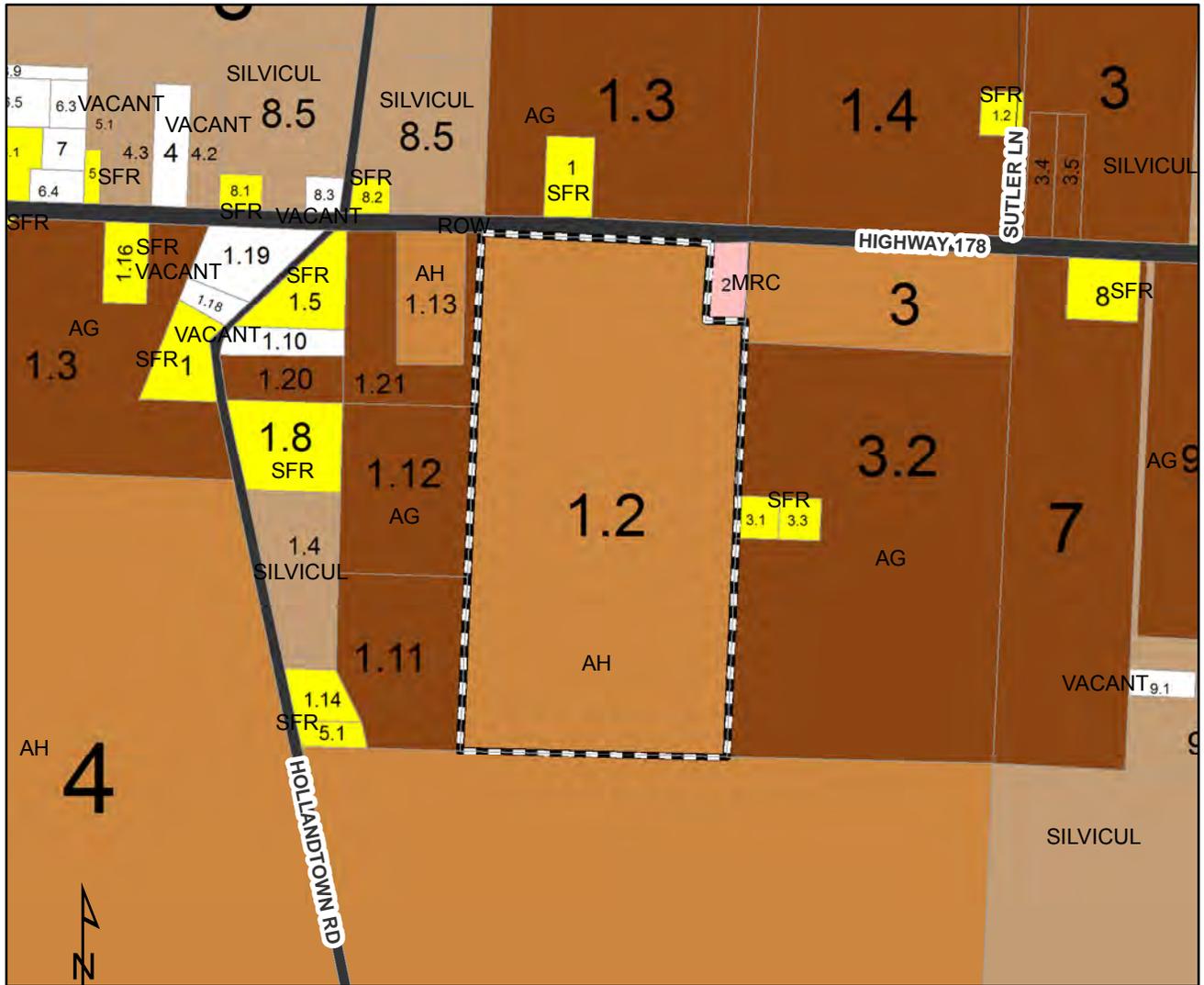


Legend

 Pending Jan ZB

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.

2016-CU-003 Existing Land Use



Legend



Pending Jan ZB

Existing Land Use

CATEGORY

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

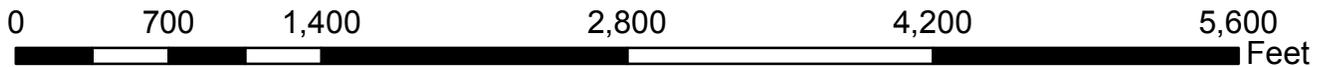
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

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

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.

2016-CU-003 Future Land Use



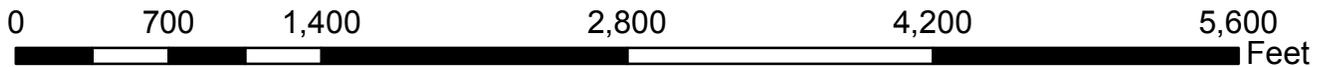
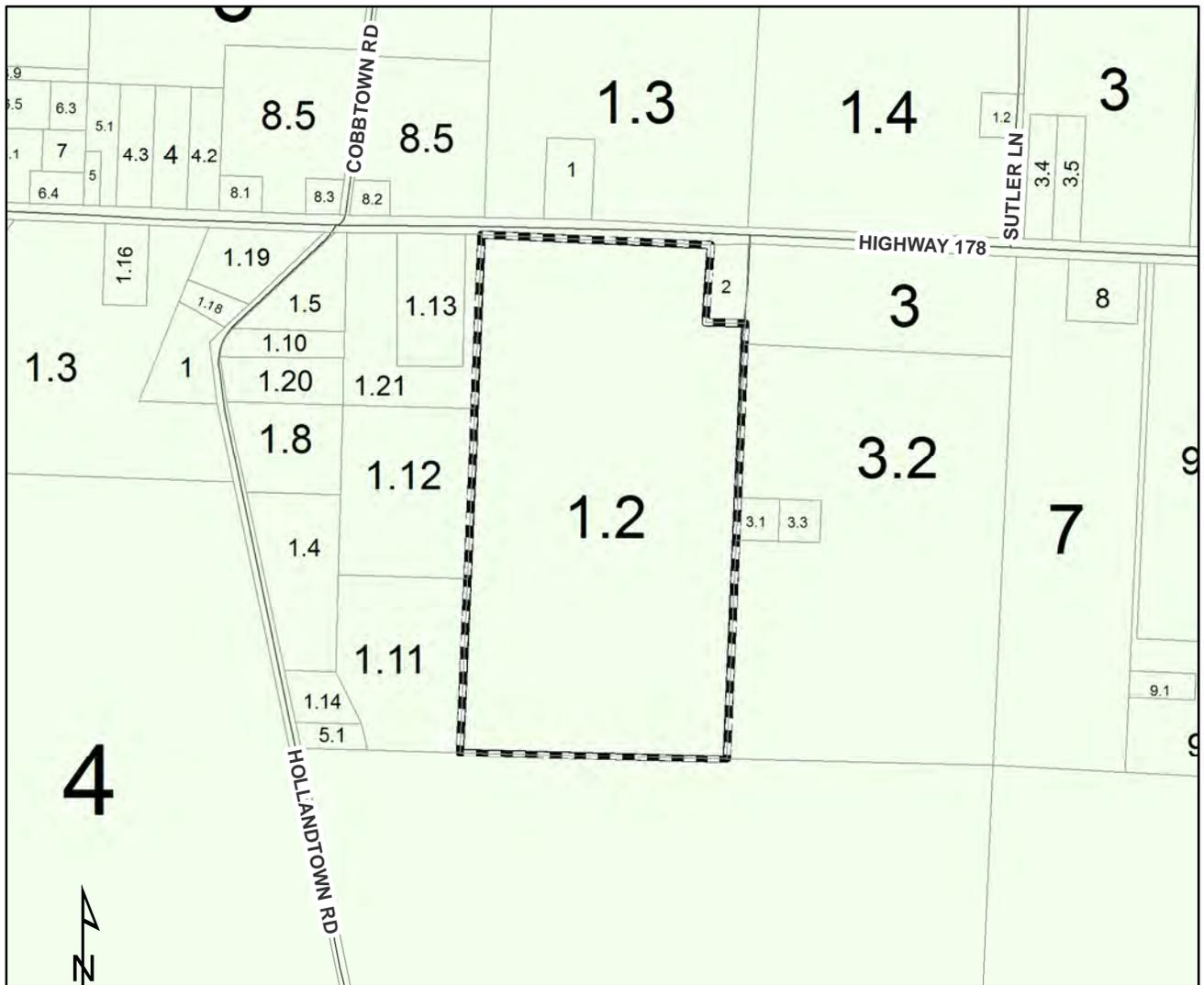
Legend

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

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.

2016-CU-003 Rural Protection Zone



Legend

- Pending Jan ZB
- RPZ Boundary

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.

2016-CU-003
Zoning Board Presentation, 1/14/2016



Highway 178 looking east;
this slide and the next slide
are the connection of Home
Holland Road to Highway 178



Highway 178 looking west.



Home Holland Road looking
south; the access to the
venue is at the terminus of
this road

2016-CU-003
Zoning Board Presentation, 1/14/2016



Looking back to Highway 178
from the entrance into the
venue



The entrance drive leading
back to the venue



The drive as it circles the
crops at the south end of the
property; the venue is behind
staff.

2016-CU-003
Zoning Board Presentation, 1/14/2016



The view to the north



The parking area with the area directly north in the background



The wedding venue with parking area in front

2016-CU-003
Zoning Board Presentation, 1/14/2016



The parking area with the southern boundary of the subject property in the background



Adjacent area to the south



To the northeast

2016-CU-003
Zoning Board Presentation, 1/14/2016



Closer view of the barn; the following slides are the various sides of the building



South elevation



Southwest corner

2016-CU-003
Zoning Board Presentation, 1/14/2016



Northwest corner



North



To the south

2016-CU-003
Zoning Board Presentation, 1/14/2016



and southwest



To the west

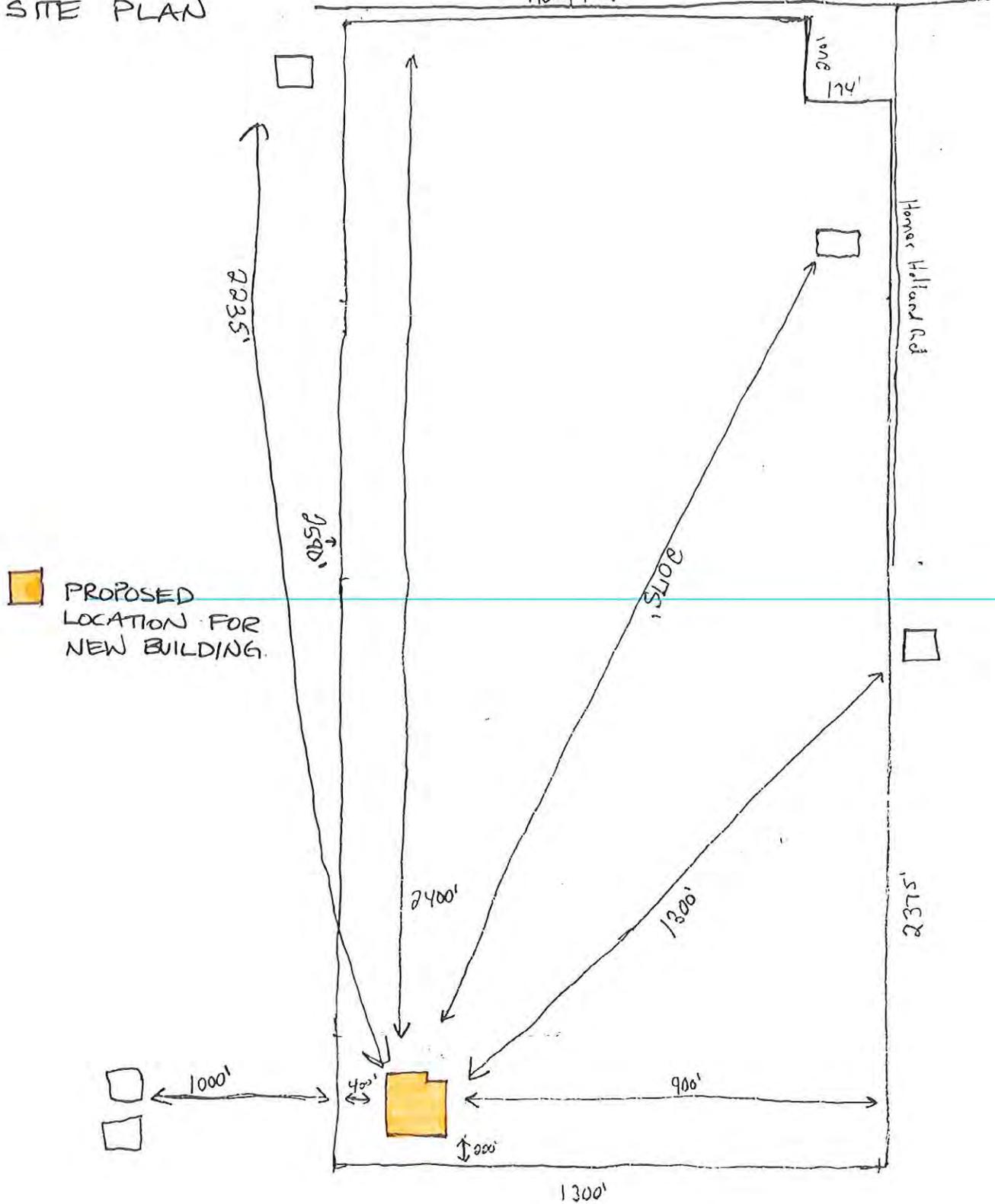


Also to the west

STAFF ENHANCED
SITE PLAN



1,100'
 Hwy 178



Boundary Scale 1" = 17.5 ft
 Building Scale 1/4" = 10 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.	<u>2016 -CU- 003</u>	Date Received:	<u>12/4/15</u>
Review Fee:	<u>235 + 40.48</u>	Receipt No.:	<u>416</u>
Zoning District:	<u>A0-R2</u>	Conditional Use	
FLUM Designation:	<u>A6</u>	Request:	<u>6.09.02.</u>

**Property
Owner**

± 78.2 VD# 3
 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 290000001020000
 -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, meetings 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)

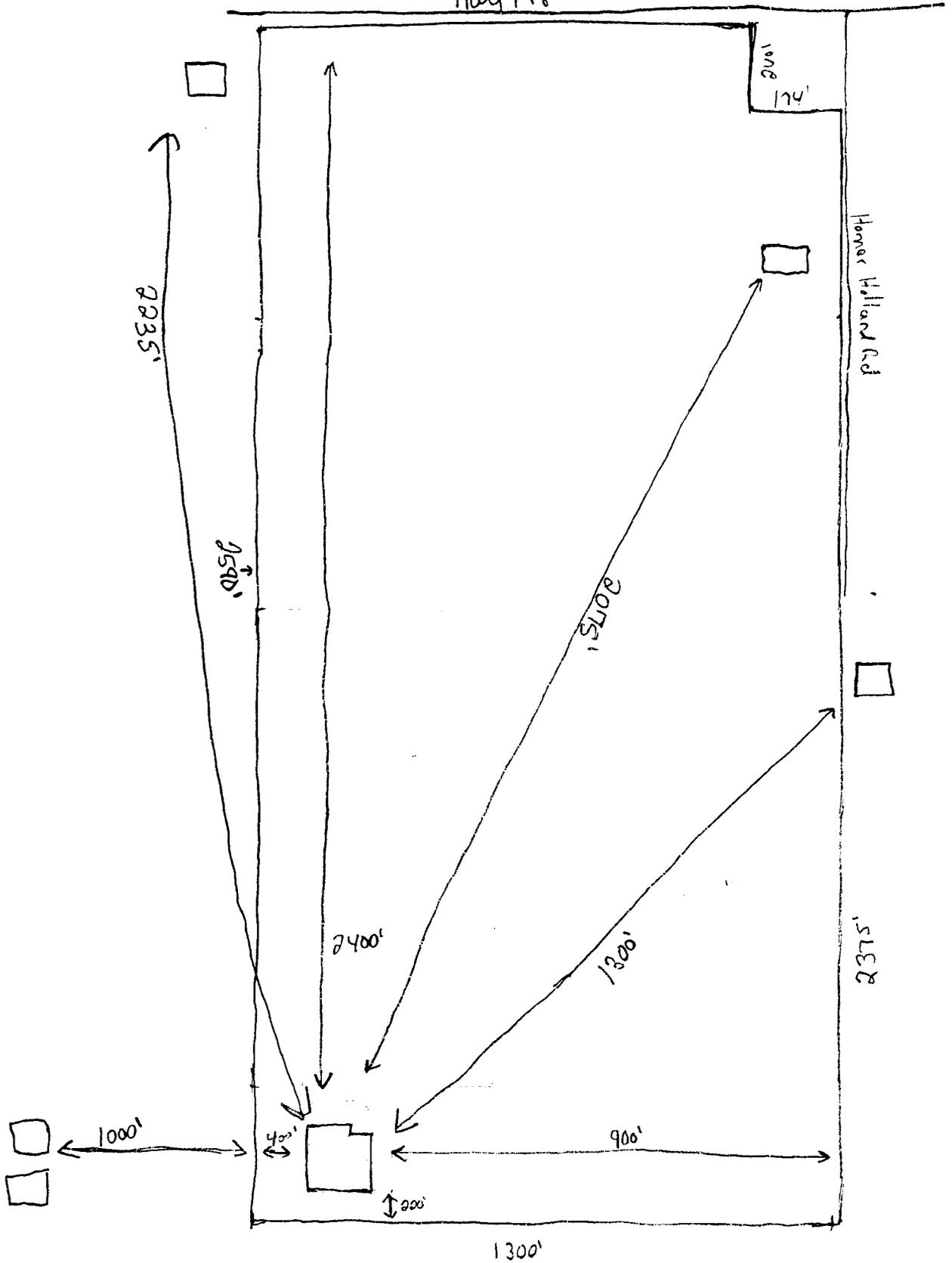
Bruce Holland
Applicant Signature

Title (if applicable)

12-3-15
Date

N

1,100'
Hwy 178



Boundary Scale 1" = 174 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: lholland11@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

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000

<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

Santa Rosa County Development Services
Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000

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

Santa Rosa County Development Services
Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000

Case Number 2015-ZV-353

Violation Information

Case Number: **2015-ZV-353**
Date Reported: **10/12/2015**
Officer Assigned: **(12) Randy Jones**

Violator Name / Address

Name (First, Last): **BRUCE HOLLAND**
Address: **2055 HOMER HOLLAND RD**
City, St, ZIP: **MILTON FL 32570**
Contractor Number:
Phone Number:

Violation Location

Parcel Number **264N290000001020000**
1:
Parcel Number
2:
Zoning Area: **(NE) Northend Area**
City Zone 1: **AG**
City Zone 2:

Violator Business Name / Address

Business Name:
Physical Address:
City, St, ZIP
Mailing Address:
City, St, ZIP:

Address of Violation: **2055 HOMER HOLLAND RD**
City, St, ZIP: **MILTON, FL 32570**
Side Street 1:
Side Street 2:

Ordinance / Articles

Ordinance:
Article 1: Article 3:
Article 2: Article 4:

Violations

Code Description
110 Building w/o permits

Fees & Actions

Date Served: **10/13/2015** Action Taken:
Comply by: **10/13/15 LTR OF COMPLAINT RECD WAS**

MAILED (RL)

Amount: **0.00**

Citations

Property Owner Information

Business Name:

BRUCE ANTHONY
Name: & 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 12/17/2015¹² - 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
------	------	-------

