

2016-CU-007

Project Name: "Milton Victory Ministries"

**Applicant and/or
Property Owner:** Schradena La Bossiere

Representative: n/a

Conditional Use Request: Conditional Use to allow the expansion of a place of worship within an AG-RR zoning district (LDC 6.09.02.H)

Variance Request: Variance to reduce the building setback from 50 feet to 15 feet and 20 feet as presented (LDC 6.09.02.H.3)

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

**Zoning Board
Recommendation:** **Approved without objection**

Conditional Use 2016-CU-007

Part I. General Information:

Project/Applicant:	“Milton Victory Ministries”
Representative:	Schradena La Bossiere
Location:	7235 Highway 90, Milton, FL
Parcel(s):	02-1N-28-0000-06904-0000
Zoned:	AG-RR (Rural Residential-Agriculture)
Conditional Use Request:	Conditional Use to allow the expansion of a place of worship within an AG-RR zoning district (LDC 6.09.02.H)
District:	Commissioner District #2
Current Conditions:	Existing residential building with playground equipment adjacent
Zoning Board Recommendation:	Approved without objection

Part II. Data and Analysis: (Consistency with the Land Development Code Criteria)

6.09.00 CONDITIONAL USES

6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be reviewed by the Zoning Board of Adjustment and a recommendation for approval made to the Board of County Commissioners provided the Board finds that the use:

- A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected;

Is this criterion met? Yes

Staff Analysis: It is anticipated that the proposed use will be designed, located and operated so that the public health, safety, and welfare will be protected.

The applicant is requesting to expand the church facility with the addition the existing residential structure. A future expansion of this building is also being proposed.

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

Is this criterion met? Yes

Staff Analysis: The subject site has a single family residence immediately to the north of the development area.

It is not anticipated that the proposed use will 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: According the Santa Rosa County Future Land Use Map (FLUM) the subject area for the proposed Conditional Use is located within a SFR (Single Family Residential) 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.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 property is located along a major arterial roadway.

- 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 meets this requirement.

- 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 existing building is located within 50 feet of the side property lines; the proposed expansion will increase the non-conformity associated with the new use. Variance 2016-V-018 is being requested to allow an expansion.

- 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.

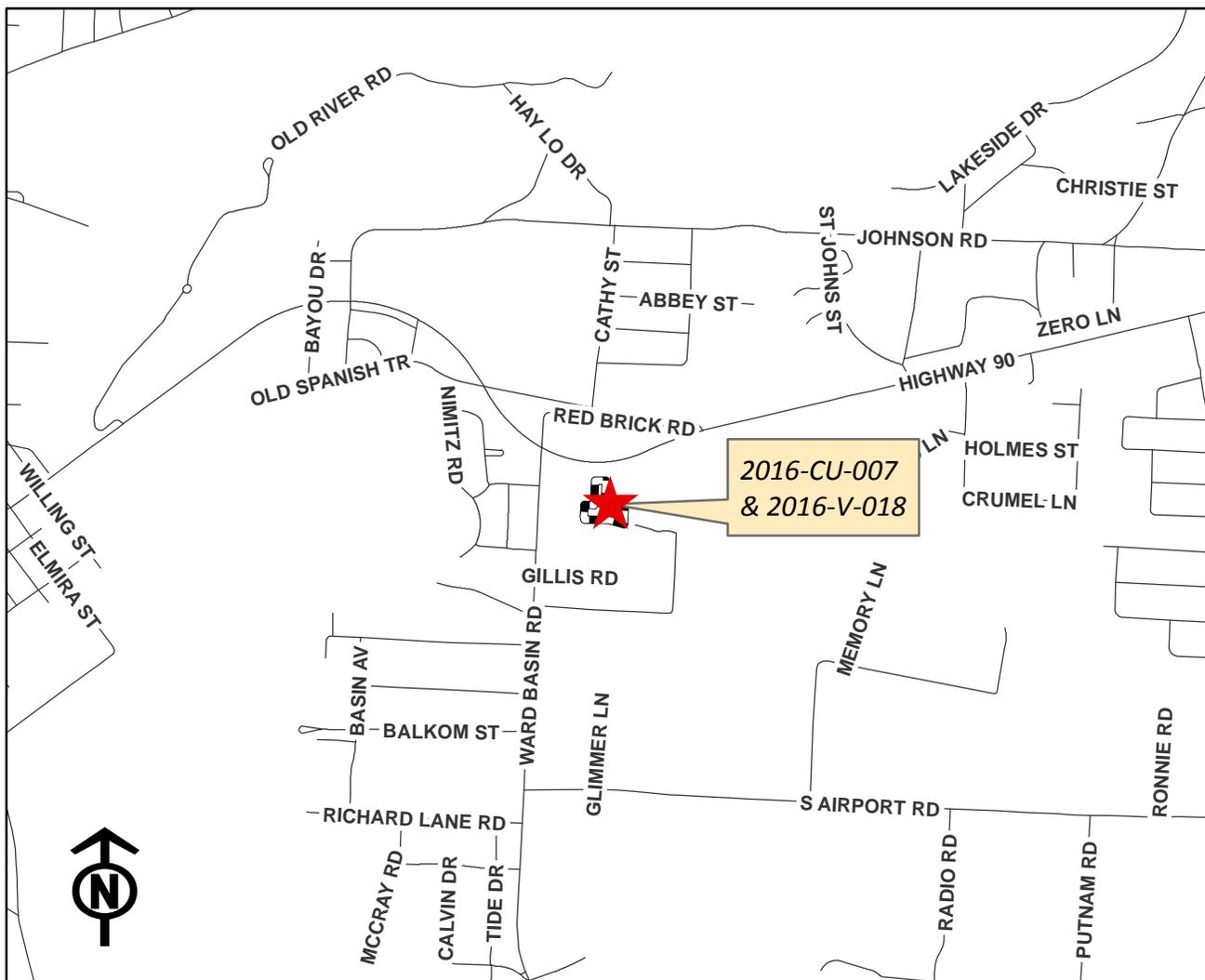
Part III. Additional Considerations

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 proposed expansion will go through the commercial site plan process.

2016-CU-007 & 2016-V-018

Location



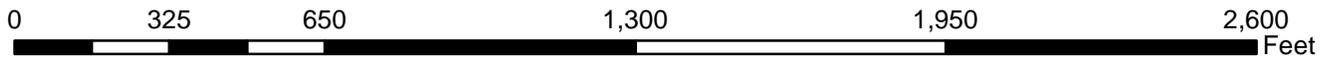
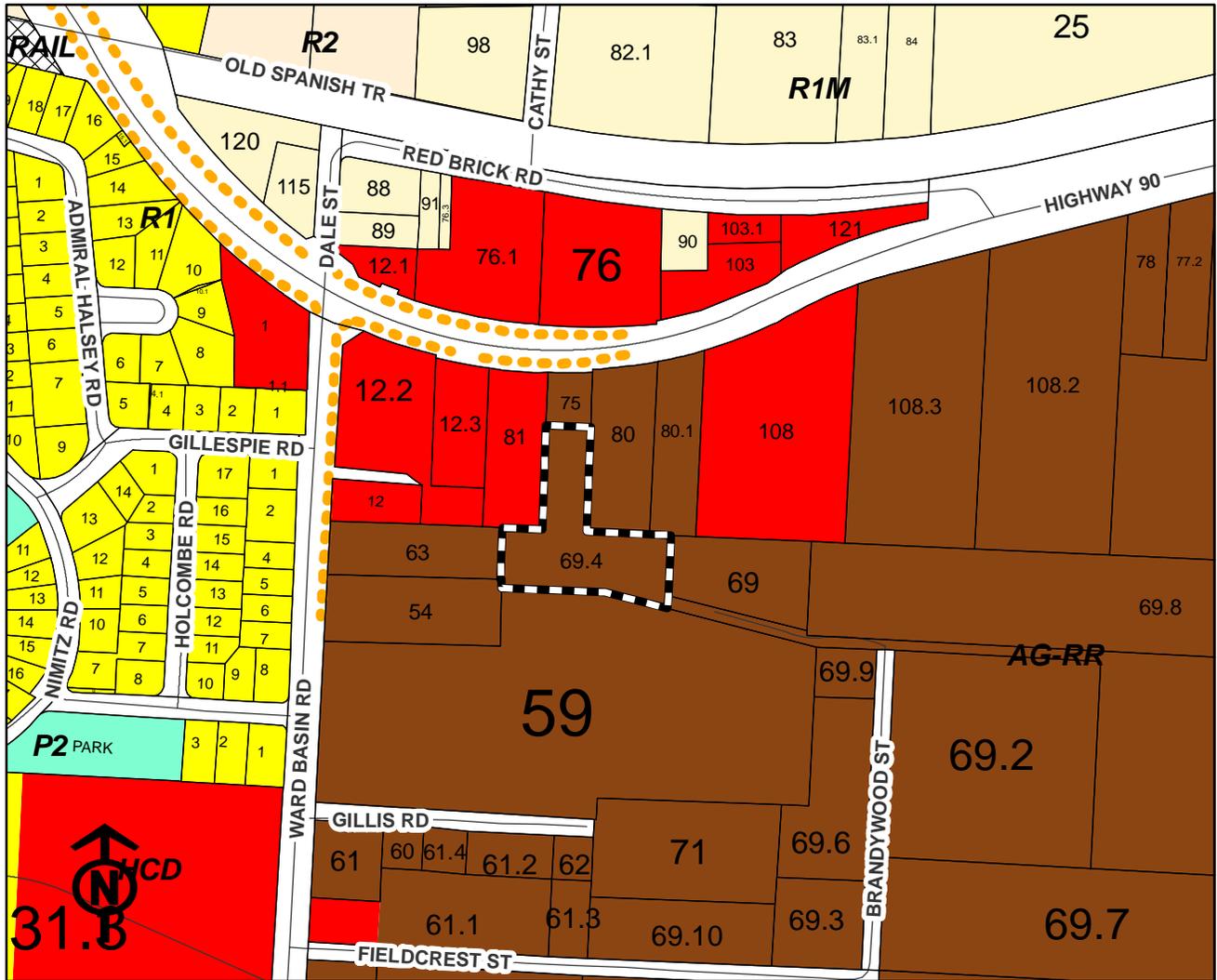
Legend

-  Pending Apr ZB
-  Streets

Disclaimer:

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2016-CU-007 & 2016-V-018 Zoning



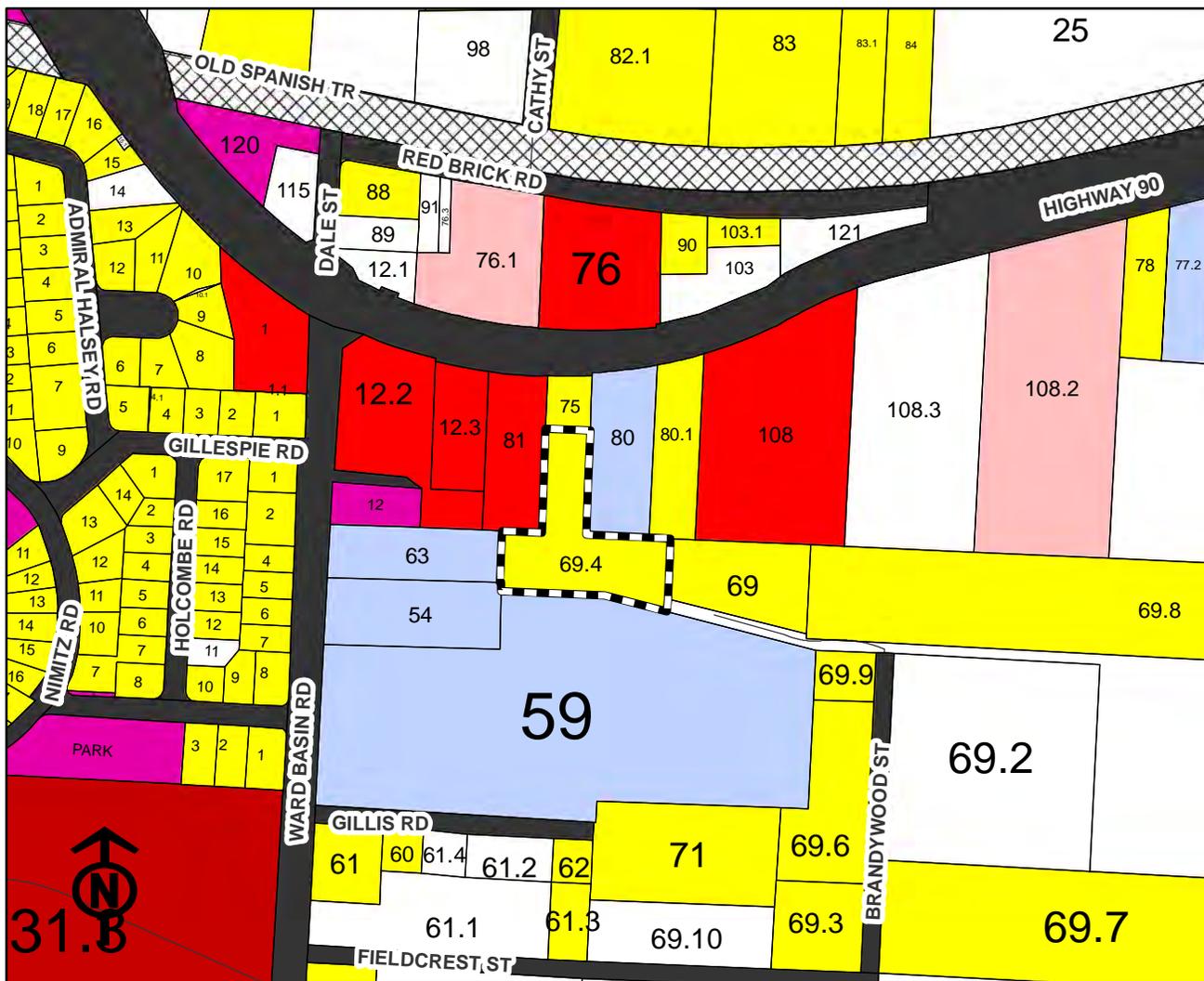
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Pending Apr ZB	HCD	NB-C	P2	R1M-HON
Parcel Lines	HCD-APZ or CZ	NB-CON/REC	P2-APZ or CZ	R2
Streets	HCD-HON	NB-HD	P2-HON	R2-APZ or CZ
Sidewalks	HNB	NB-MD	PBD	R2-HON
AG-RR	HR1	NB-MHD	PID	R2M
AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ	HR2	NB-PMUD	PUD	R2M-APZ or CZ
AG1	M1	NB-SF	R1	R3
AG2	M1-APZ or CZ	NB-U	R1-APZ or CZ	RAIL
AG2-APZ or CZ	M1-HON	NC	R1-HON	RR1
C1M	M2	NC-APZ or CZ	R1A	RR1-APZ or CZ
C2M	M2-APZ or CZ	NC-HON	R1A-HON	STATE
CITY	MID	P1	R1M	STATE-APZ or CZ
HC1	MIL	P1-HON	R1M-APZ or CZ	TC1-HON
				WATER

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2016-CU-007 & 2016-V-018

Existing Land Use



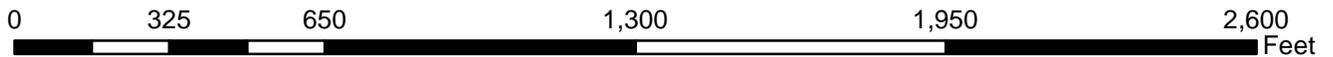
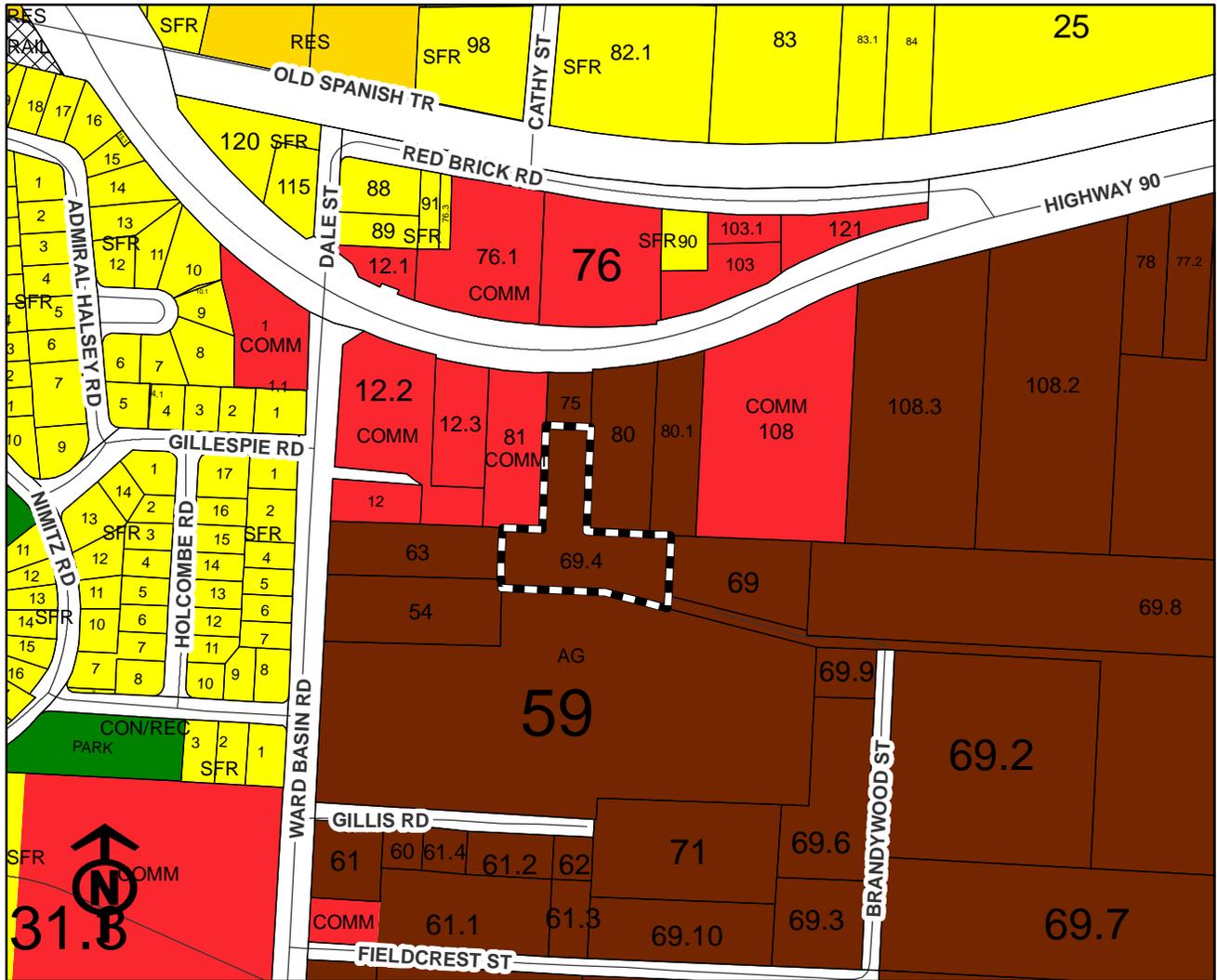
Legend

Pending Apr ZB	Commercial (COMM)	Recreation/Commercial (REC/COMM)
Parcel Lines	Industrial (INDUS)	Recreation/Open Space (REC/OS)
Streets	Institutional (INST)	Right of Way (ROW)
Existing Land Use	Multi-Family Residential (MFR <5)	Single Family Residential (SFR)
Category	Multi-Family Residential (MFR >5)	Silviculture (SILVICUL)
Agriculture (AG)	Military (MIL)	Uncategorized (UNCAT)
Agriculture, Homestead (AH)	Mixed Residential/Commercial (MRC)	Utilities
Condo's/Townhomes (C/T)	Office	Vacant
City	Public Owned Property (POP)	Water
	Rail	

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2016-CU-007 & 2016-V-018 Future Land Use



Legend

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

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2016-CU-007 & 2016-V-018

Aerial, Closer View



Legend

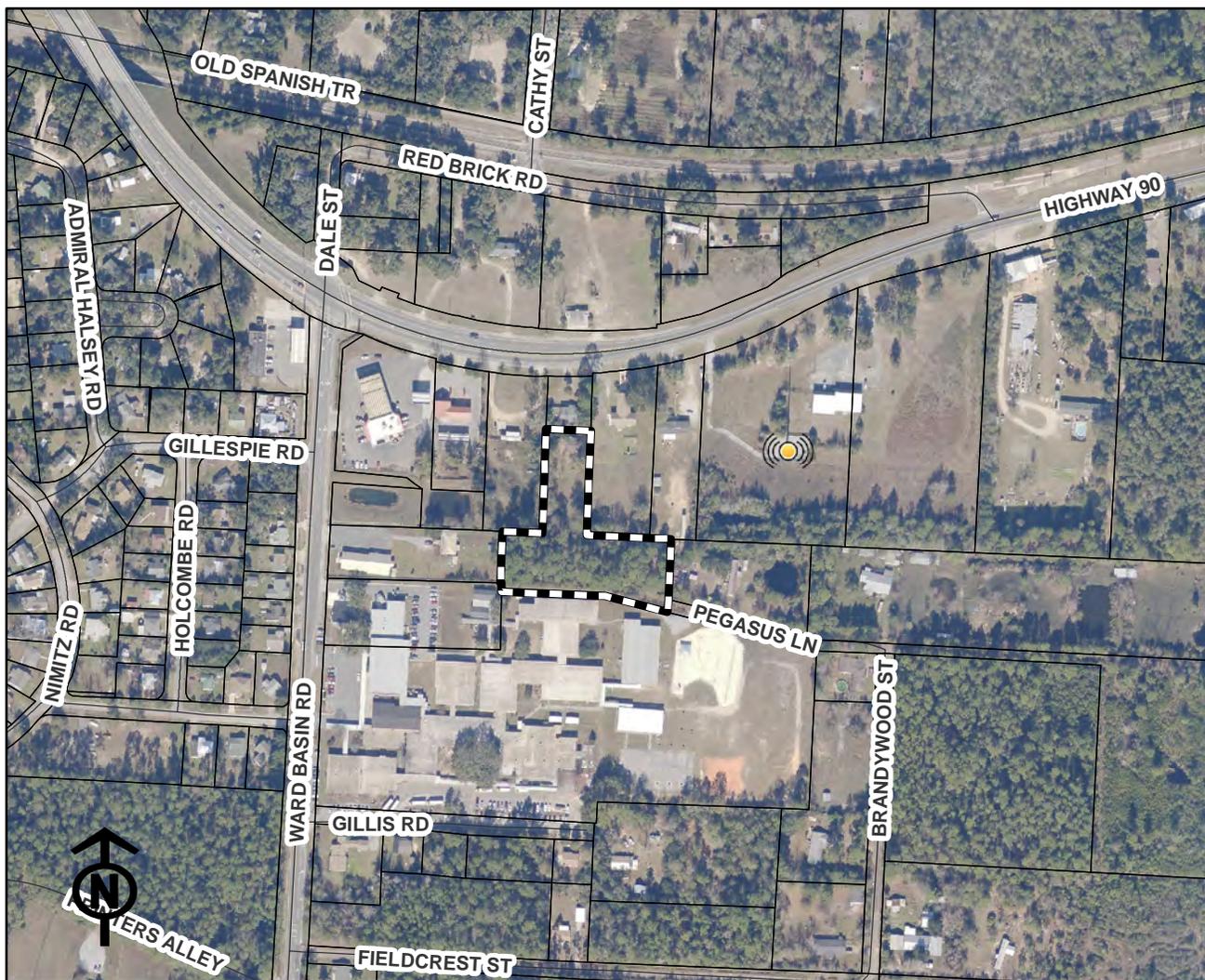
-  Pending Apr ZB
-  Parcel Lines
-  Streets
-  Cell Towers

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2016-CU-007 & 2016-V-018

Aerial



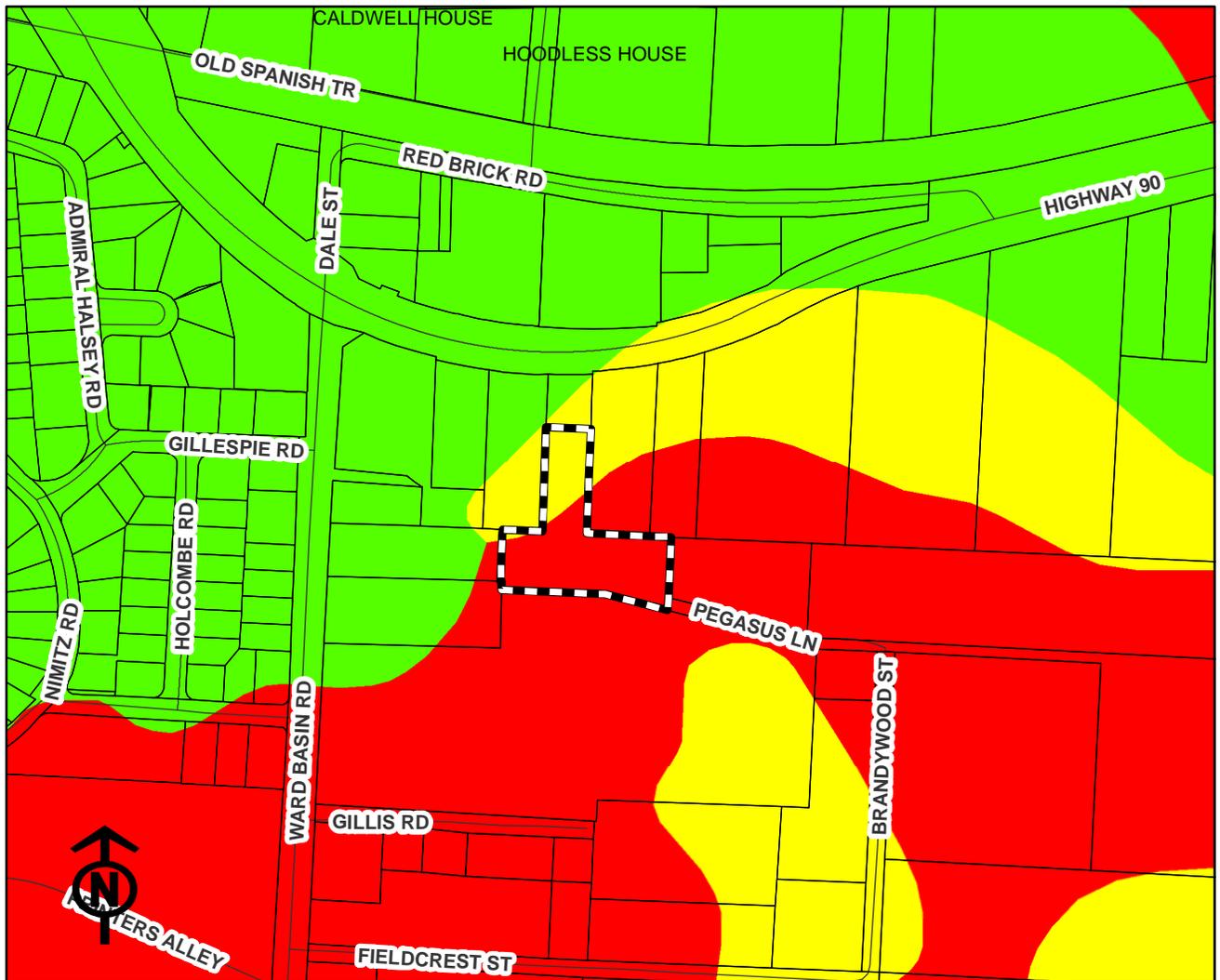
Legend

-  Pending Apr ZB
-  Parcel Lines
-  Streets
-  Cell Towers

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2016-CU-007 & 2016-V-018 Soil-Based Wetlands Potential Data



Legend

- Pending Apr ZB
- Parcel Lines
- Streets

SOILS-based Potential Wetlands

HYDRIC CLASSIFICATION

- All hydric
- Partially hydric
- Not hydric

Bagdad Overlay Zones

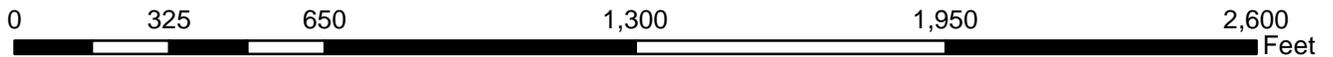
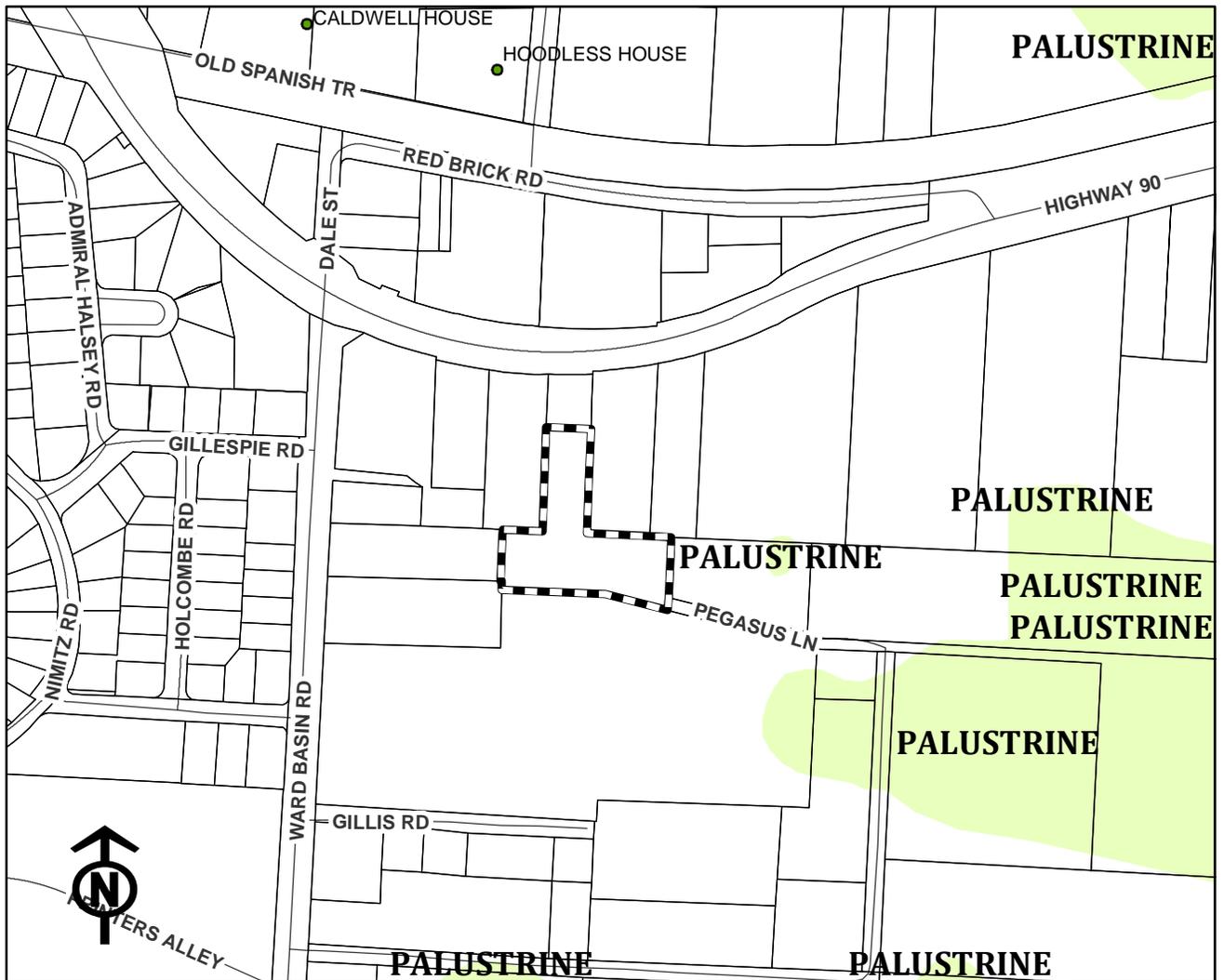
District

- Conservation District
- Historic District
- Historic Cemeteries
- Historic Structures
- Historic Districts
- Archeological Site Boundaries

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**2016-CU-007 & 2016-V-018
National Wetlands Inventory Data**



Legend

- Pending Apr ZB
- Parcel Lines
- Streets

NWI-based Potential Wetlands

DESCRIPT

- ESTUARINE
- LACUSTRINE
- PALUSTRINE
- RIVERINE
- MARINE

Bagdad Overlay Zones

District

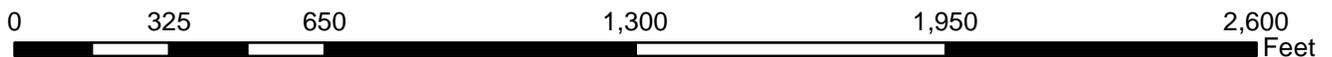
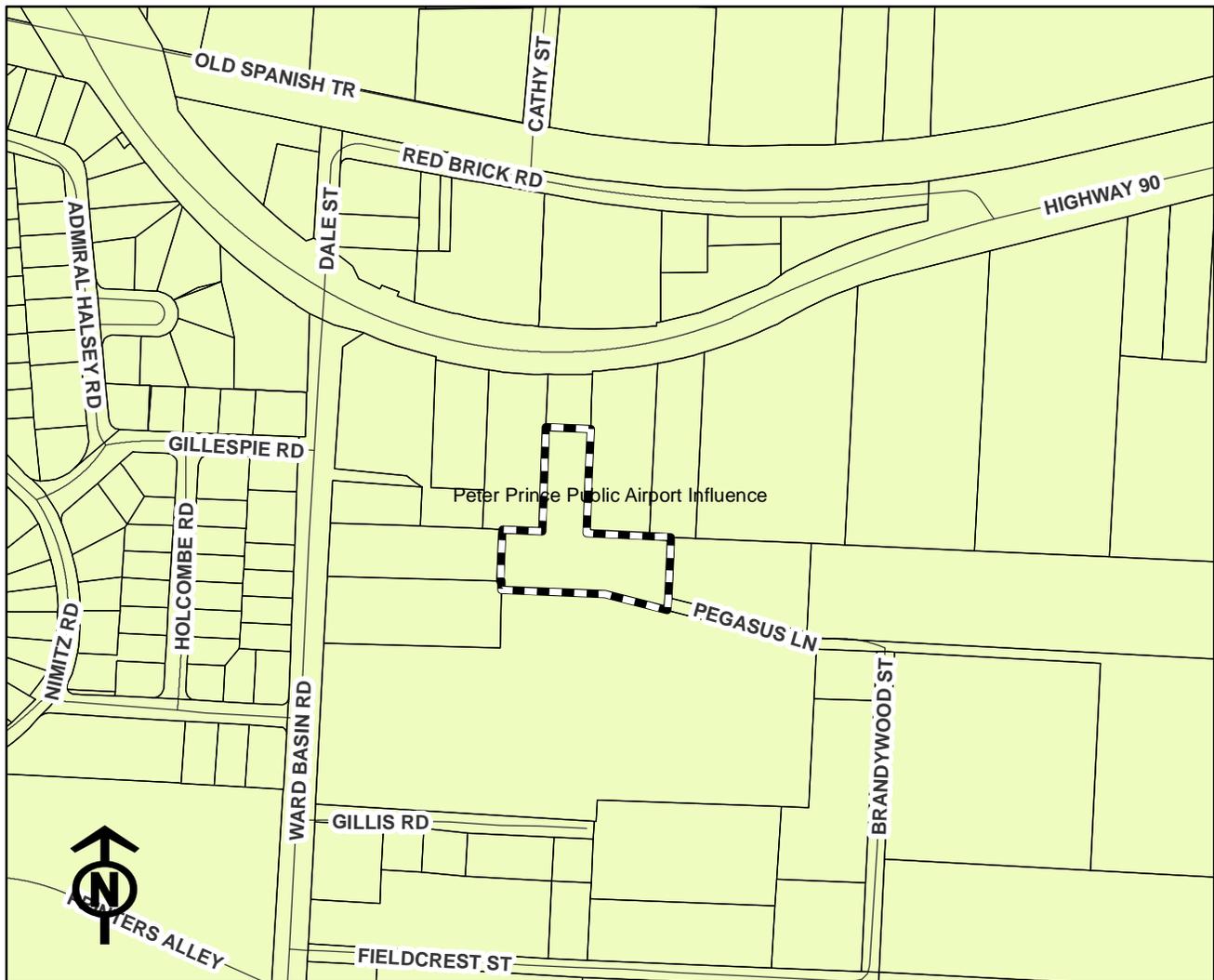
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2016-CU-007 & 2016-V-018

Airfield Data



Legend

-  Pending Apr ZB
-  Parcel Lines
-  Streets
-  A - Clear Zone - High Accident Potential
-  B - APZ 1 - Significant Accident Potential
-  C - APZ 2 - Measurable Accident Potential
-  Approach Surface
-  Military/Private Airport Zone
-  Private/Military Airport Influence Area
-  Cell Towers

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The front of the property

1



Adjacent to the west

2



Across Highway 90 to the northwest

3



Directly north

4



To the northeast



The adjacent property to the east as seen from the rear of the church property



The rear of the church property with the southern portion of the adjacent property visible in the background



Also the rear of the existing church property with the new property to be included visible in the background as well as on the right; the rear of the property abuts East Milton Elementary School



The existing building on the proposed new expansion site; this building will have 2 additions which will encroach further into the required setback of 50 feet from side and rear property lines.



The area to the north; this side of the building is approximately 15 feet from the property line



The northwest portion of the building and proposed location for phase 2; the adjacent property to the west is visible in the background; that property is commercially zoned and was previously developed as a car sales lot



The western portion of the building; this is approximately 20 feet from the property line



The southern and eastern portion of the building area and location for the phase 1 expansion



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-007 ✓ V-018	Date Received:	1/29/16
Review Fee:	2351 46.00	Receipt No.:	47
Zoning District:	AG-R2	Conditional Use	
FLUM Designation:	AG	Request:	6.09.02

Property
Owner

± 1.67 V.O.# 2
Property Owner Name: Milton Victory Ministries
Address: 7235 Hwy 90 Milton, Fl. 32583

Applicant

Phone: 623-3258 Fax:
Email: paultraight@live.com / schradena@gmail.com

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): 02-1N-28-0000-06904.0000
-OR-

Street Address of property for which the Conditional Use is requested:
7200 block of Hwy 90, Milton, 32583

Parcel Size (acres): 1.67

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

Conditional Use for expansion of place
of worship in AG-RR.

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. _____

Please see attachment

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.

Schradena LaBossierie
Applicant Name (Type or Print)

Schradena M LaBossierie
Applicant Signature

Title (if applicable)

1/29/14
Date



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

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **			
Application No.	<u>2016-V-0018</u>	Date Received:	<u>1/29/16</u>
Review Fee:	<u>on CU007</u>	Receipt No.:	
Zoning District:	<u>AC-RR</u>	FLUM Designation:	<u>AG</u>

± 1.67

VO#2

**Property
Owner**

Property Owner Name: Milton Victory Ministries

Address: 7235 Hwy 90

Milton, FL 32583

Phone: 623-3258

Fax: _____

Email: paulraugh@live.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): 02-1N-28-0000-06904-0000
-OR-

Street Address of property for which the Variance is requested:

7200 block of Hwy 90 Milton, 32583

Variance Request

What is the present use of the property? Church / place of worship

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

Requesting a variance to reduce the front setback requirement from 50 ft. to 15 ft., and to reduce west side setback from 50 ft to 20 ft as well as the east side

to 15 ft.

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

pre-existing building that already encroaches on the setbacks and we own the property to east.

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.

This would result in us having to replace entire building which we cannot afford.

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.

Schardine La Bossiere
Applicant Name (Type or Print)

Schardine La Bossiere
Applicant Signature

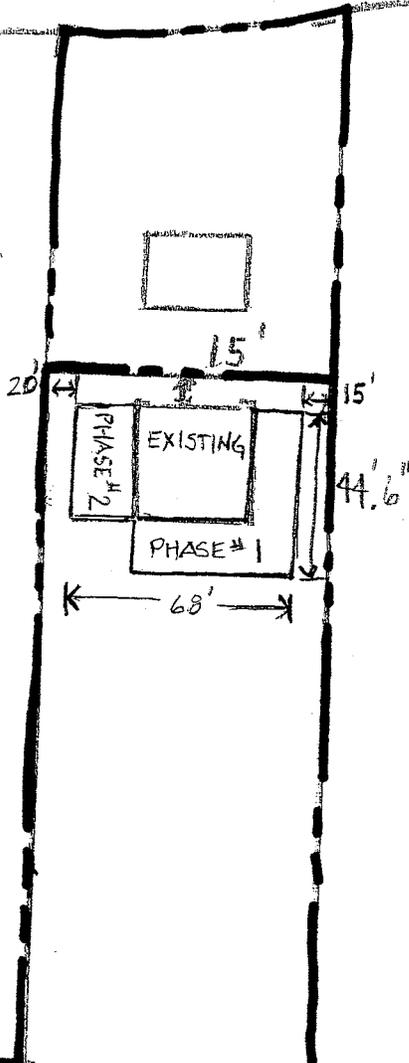
Title (if applicable)

1/29/14
Date

HWY 90

MILTON VICTORY MINISTRIES

7235 HWY 90



CHURCH

PHASE # 1: Addition of porch area

PHASE # 2: Addition of bathrooms

WOODED AREA

PEGASUS LN

1. We are located on Hwy 90 in East Milton
2. The parcel is approx. 1.7 acres which meets requirements
3. We are requesting variance to the 50ft Setback Requirement in conjunction with this Conditional use Request.

4. We have been a church for over 60 years in this location and are not adding any additional traffic.

Citizen
Comments
2016-CU-007

Received AT the
Zoning Board meeting

Rec'd @ Mtg
FR Applicant

April 13, 2016

Santa Rosa County
Planning and Zoning
6051 Old Bagdad Highway
Milton, FL 32583

RE: 2016-CU-007 & 2016-V-018

Dear Sir/Ma'am:

I own the residence located at 7225 Highway 90, East, in Milton, Florida. My property is directly next door to Victory Life Church. Throughout the length of my residence at this address, Victory Life Church has always been the best neighbor I could ask for.

It has been brought to my attention that Victory Life Church is attempting to acquire permits to do improvements to their property. I have absolutely no objection to Victory Life Church's request for permits. Any construction activity on their property will not bother me in any way.

I am excited for my neighbor, as they strive to improve their property. I ask Santa Rosa County Planning and Zoning to approve any permits requested by Victory Life Church, without delay.

Should you have any questions, please do not hesitate to contact me at (850) 736-3197.

Sincerely,


Marsha L. Fuqua

