



**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

2016-CU-021

Project Name: N/A

**Applicant and/or
Property Owner:** Jordan Burch

Representative: N/A

Request: Conditional Use to allow a restricted sales and services use, specifically an antique market in an AG-RR (Agriculture/Rural Residential) zoning district. (LDC 6.05.02.C)

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

Part I. General Information:

Project/Applicant: Jordan Burch
Representative: N/A
Location: 3337 Harvey Lane, Pace, FL
Parcel(s): 06-2N-29-0000-00700-0000
Zoned: AG-RR (Rural Residential Agriculture)
Request: Conditional Use to allow a restricted sales and services use, specifically an antique market in an AG-RR (Agriculture/Rural Residential) zoning district. (LDC 6.05.02.C)
District: Commissioner District #3
Current Conditions: Vacant building

Part II. Land Development Code 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;
- B. Will not unduly adversely affect other property in the impacted area which it is located;
- C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;
- D. Satisfies criteria stipulated for similar uses as described in the following section.

6.05.02 AG-RR – Rural Residential Agriculture District

C. **Conditional Uses:** In this district, as a conditional use, a building or premises may be used only for the following purposes, upon determination by the County Zoning Board that the respective use complies with standards regulating conditional uses in Section 4.04.00 et. seq. and complies with site plan review requirements listed in Section 4.04.00: educational institutions; golf courses; places of worship; private airstrips; recreation and park areas; recreational activities; public fairgrounds; commercial antennas; towers and telecommunications facilities; public and private utilities and public facilities; placement of an accessory building on a lot directly across the right-of-way from where the principle single family dwelling is located and is under the same ownership; business and professional offices; restricted sales and service; trade service and repair; veterinary medical services; guest houses; boarding houses and transient quarters; nursing homes; and child care services.

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 allow a two day outdoor antique market/fair (80-100 vendors) with the potential of occurring more frequently throughout the year.

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

Is this criterion met? Unknown

Staff Analysis: It is unknown if 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 to the Santa Rosa County Future Land Use Map (FLUM) the subject area for the proposed Conditional Use is located within an AG (Agriculture) land use category. The request is consistent with the Goals, Objectives and Policies of the Santa Rosa County Comprehensive Plan.

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

For the antique market staff used Administrative Services, Business, and Professional Offices and Medical Services since the Land Development Code does not specify criteria for sales and services.

A. Administrative Services, Business and Professional Offices and Medical Services (R-3, AG-RR)

1. Sites shall be located within the more highly accessible portions of the respective residential district and near commercial district boundaries, thereby serving as a logical transitional use between residentially and commercially developed areas in the impacted area; and generally should be located on a major thoroughfare as opposed to a local residential street; and where not located on a major thoroughfare, the site should not be adjacent to a single family residential district.

Is this criterion met? Yes

Staff Analysis: The proposed location is in an AG-RR (Rural Residential/Agriculture) zoning district and is accessible using Hidden Oak Road, off Chumuckla Highway. The applicant has a recorded easement to use Hidden Oak Road to access the property.

2. The proposed use shall not unreasonably increase traffic on local residential streets in the impacted area.

Is this criterion met? No

Staff Analysis: With 80 – 100 vendors, staff anticipates an increase in traffic during the events.

3. Interior displays generally should not be visible from the exterior of the building, but where visible, they shall be in harmony with the residential character of the impacted area.

Is this criterion met? Yes

Staff Analysis: The subject site abuts agriculture zoning to the north, south, east, and west.

4. In an R-3 district, the use shall not include retail sales as a principal activity.

Is this criterion met? Yes

Staff Analysis: The subject site is not in an R-3 zoning district.

5. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion, or other potential nuisances or hazards to continuous residential properties.

Is this criterion met? Unknown

Staff Analysis: It is unknown if the market/fair will generate unreasonable noise, traffic, congestion, or other potential nuisances or hazards to contiguous residential properties.

6. In an R-3 district, medical office buildings may include as an accessory use an apothecary limited primarily to the preparation and sale of medicine and medical related goods, but, if the apothecary is developed as an accessory use to a medical office building, it shall not exceed five hundred (500) square feet or twenty-five percent (25%) of the gross floor area of any single story within the building.

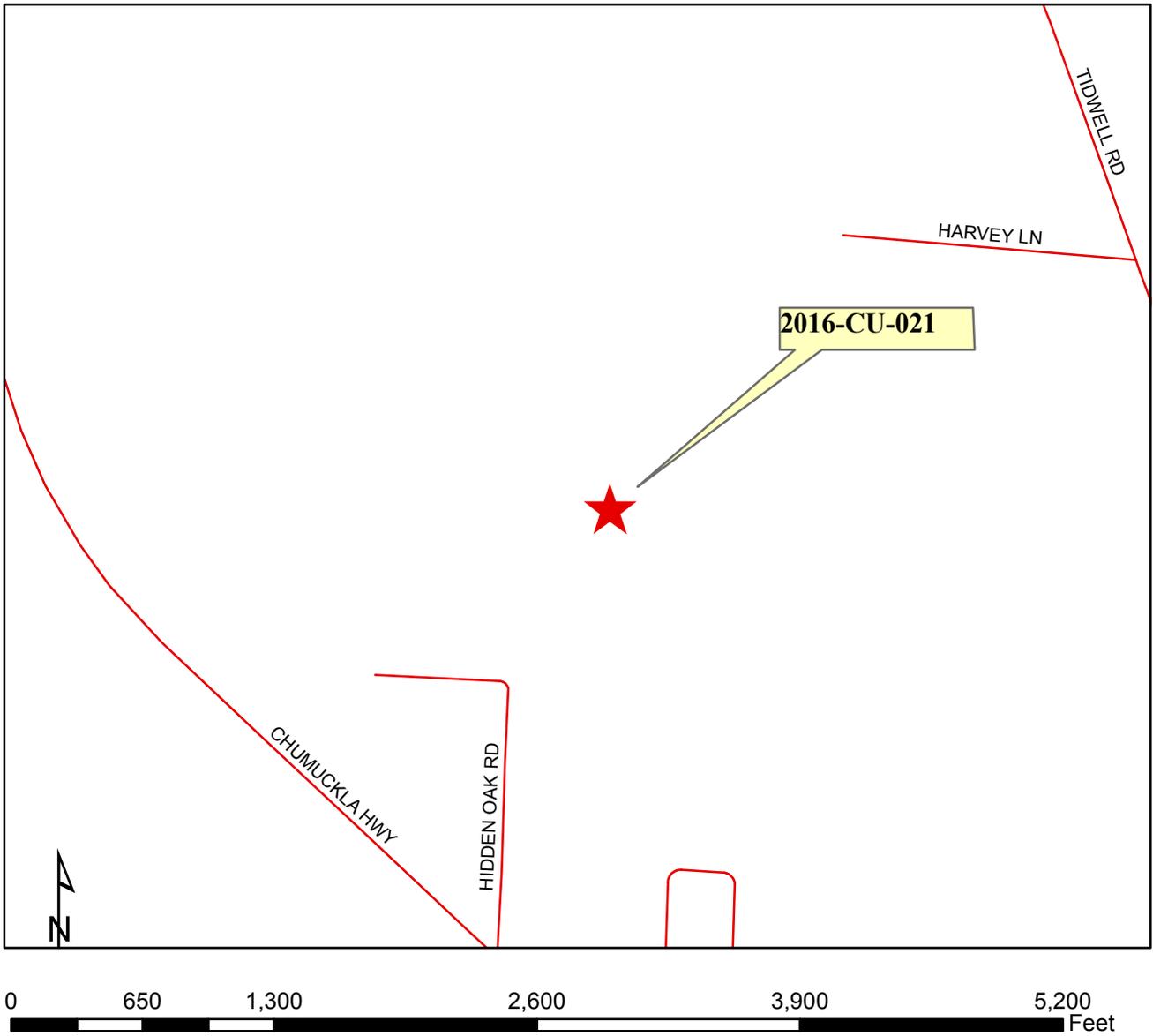
Is this criterion met? Yes

Staff Analysis: The subject site is not in an R-3 zoning district.

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.

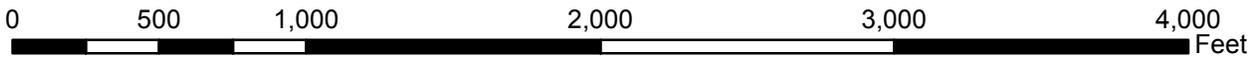
2016-CU-021 Location



Disclaimer:

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2016-CU-021
2014 Aerial

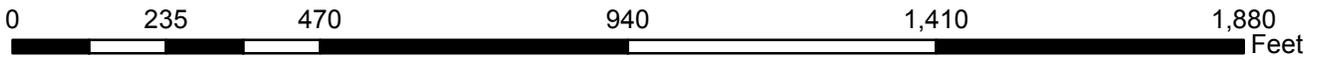
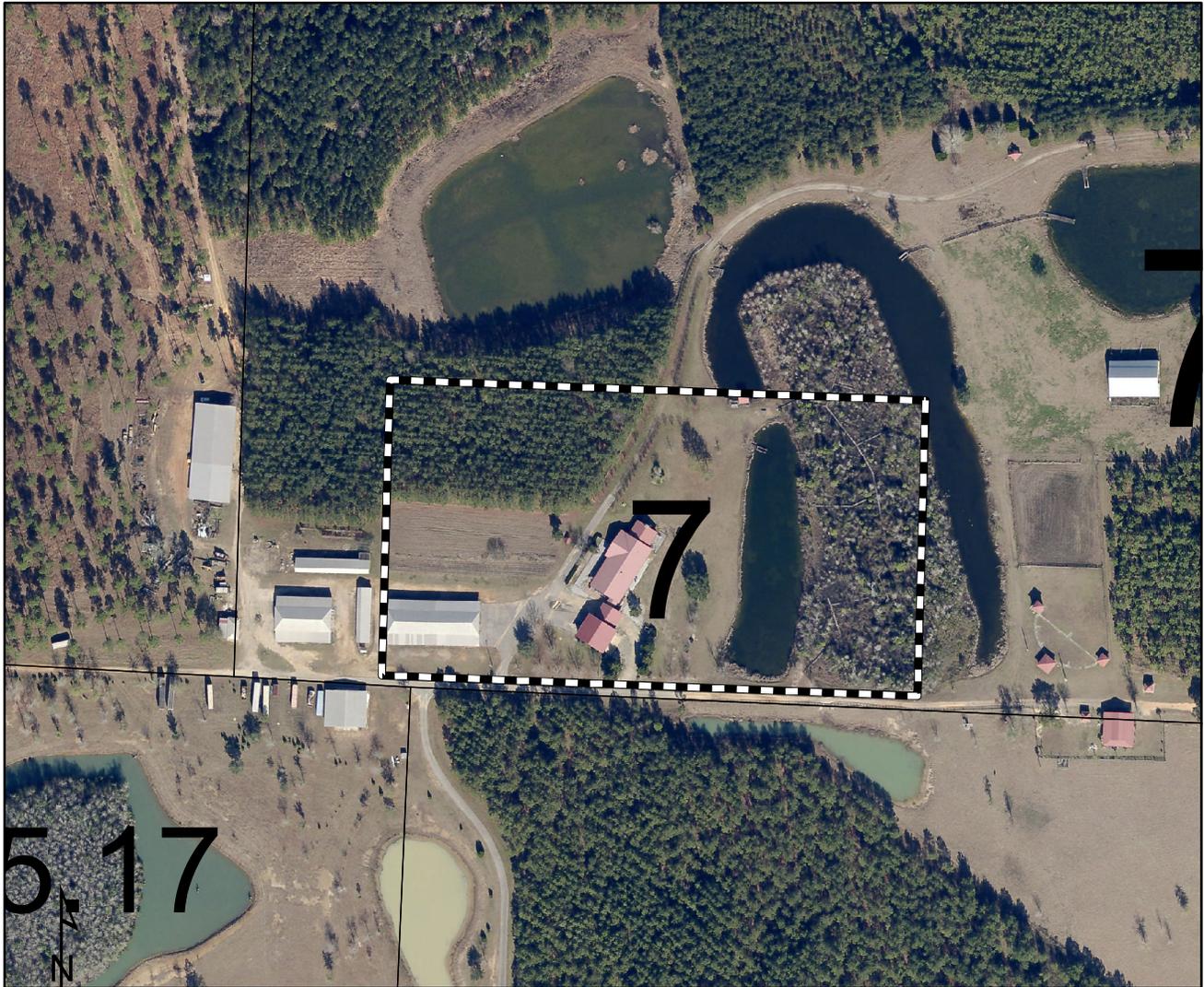


Legend

 Pending Nov ZB

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2016-CU-021
2014 Closeup Aerial

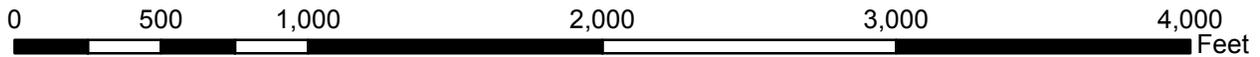
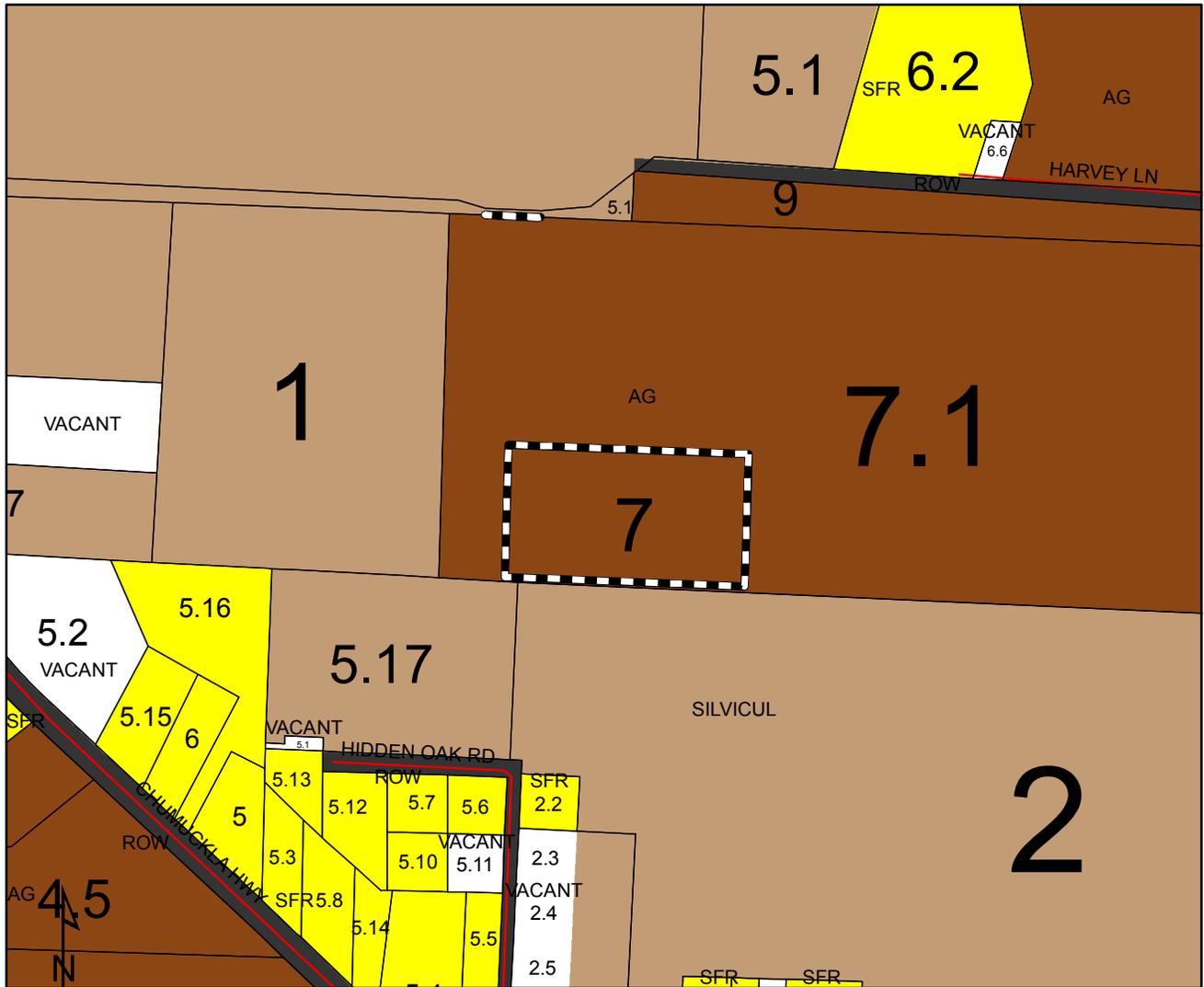


Legend

 Pending Nov ZB

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2016-CU-021 Existing Land Use



Legend



Pending Nov ZB

Existing Land Use

Category

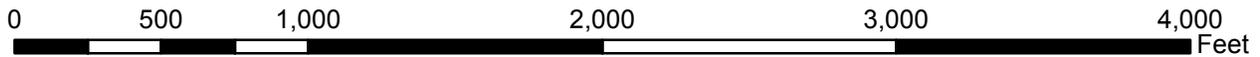
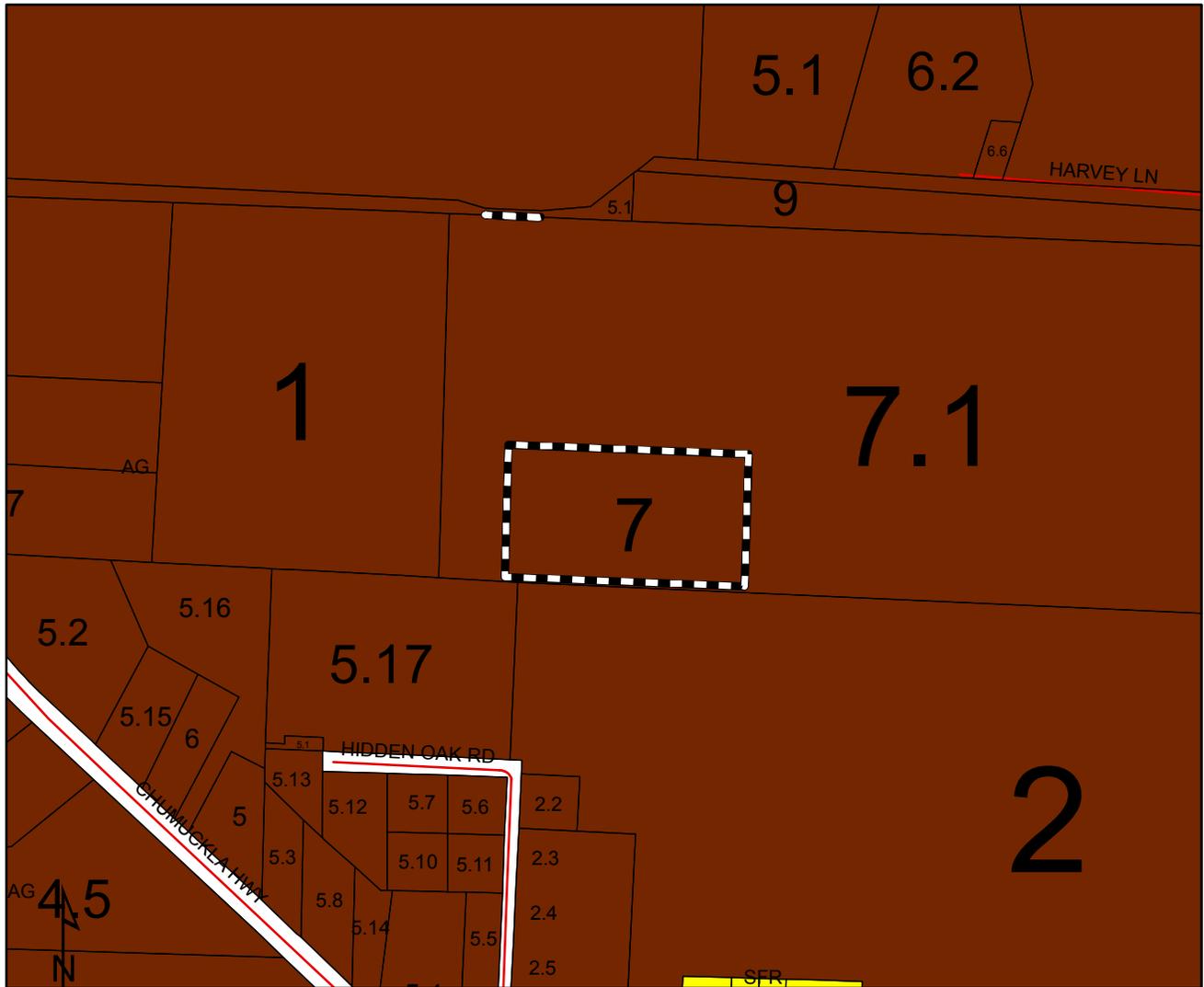
- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial (INDUS)
- Institutional (INST)
- Multi-Family Residential (MFR <5)
- Multi-Family Residential (MFR >5)
- Military (MIL)
- Mixed Residential/Commercial (MRC)

- 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-021 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 Application

*Application Instructions begin on Page 4

Table with application details: Application No. 2016-CU-021, Date Received: 9/30/16, Zoning District: AGR, Request: 6.09.02.

Property Owner

Property Owner Name: JORDAN BURCH

Address: 3337 HARVEY LANE PACE, FL 32571

Phone: 8506376636 Fax:

Email: JORDANBURCH3333@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):

-OR-

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

3337 HARVEY LANE, PACE, FL 32571

Parcel Size (acres): 10

**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).

ANTIQUe MARKET / SPECIAL EVENTS

outdoor market, Several events a year
Multiple 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. _____

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.

JORDAN BURCH

Applicant Name (Type or Print)

OWNER

Title (if applicable)

JORDAN B

Applicant Signature

9/30/2016

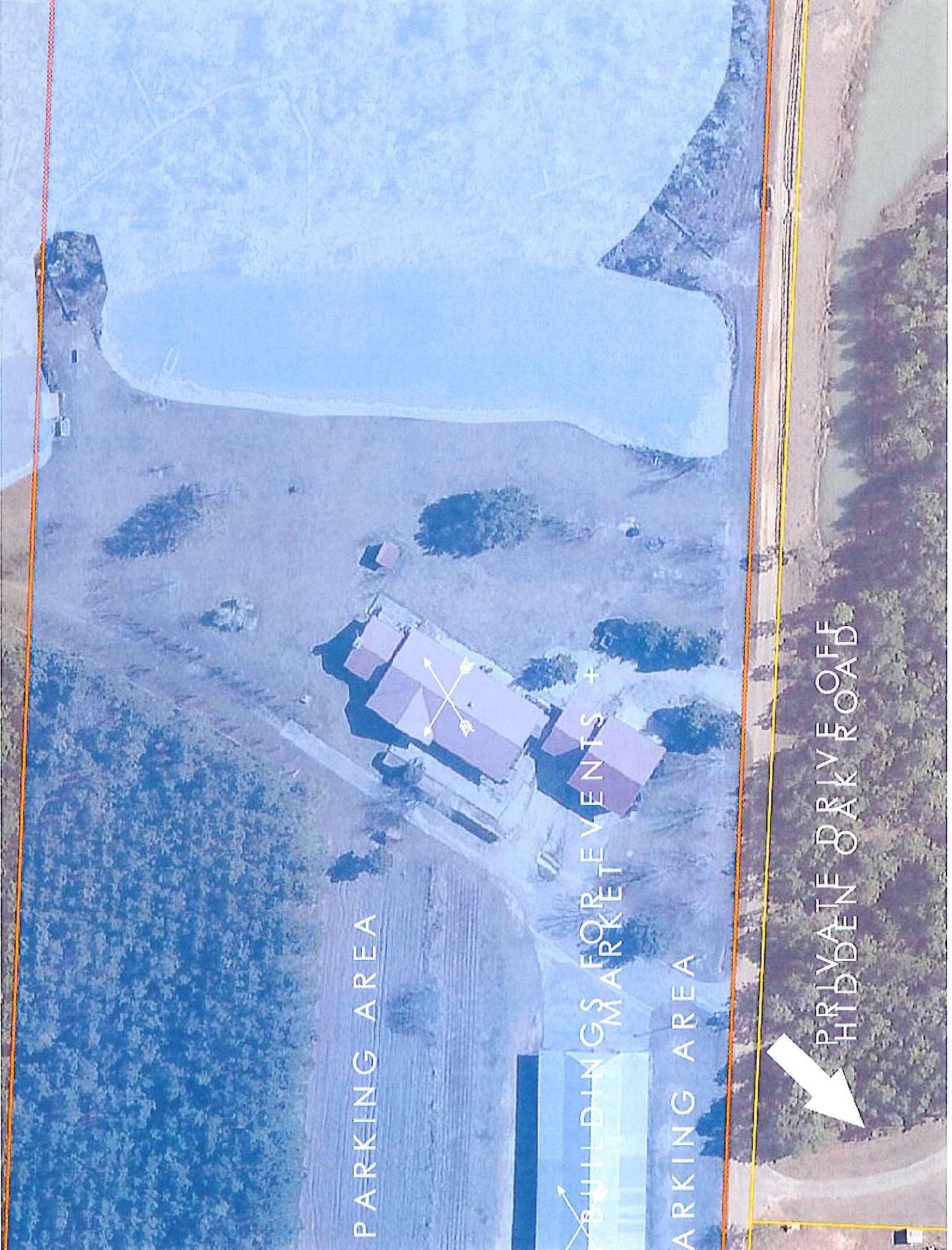
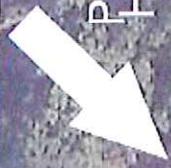
Date

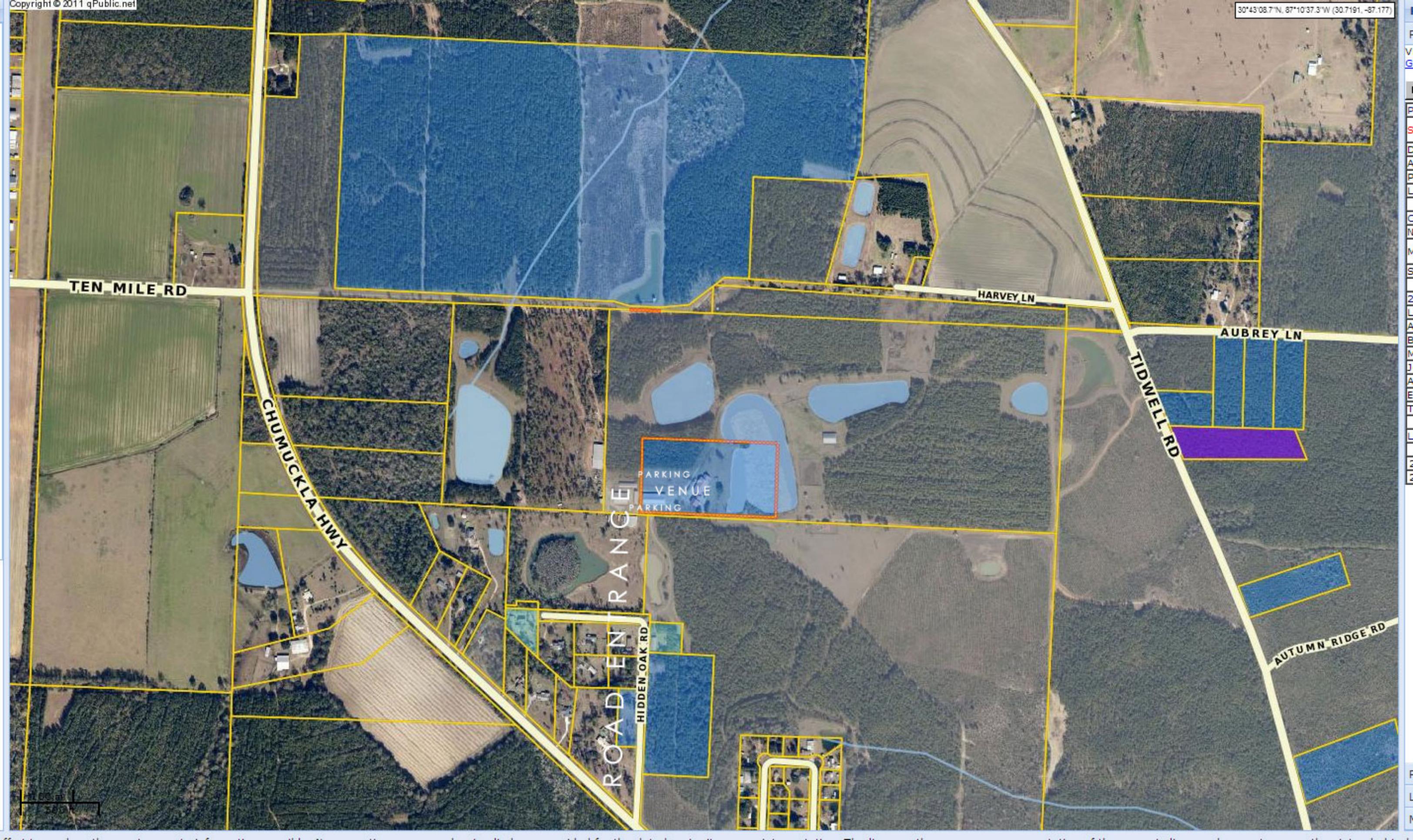
PARKING AREA

BUILDINGS FOR EVENTS + MARKET

PARKING AREA

HIDDEN OAK ROAD





TEN MILE RD

HARVEY LN

AUBREY LN

CHUMUCKLA HWY

TIDWELL RD

ROAD END RANGE

HIDDEN OAK RD

AUTUMN RIDGE RD

PARKING VENUE
PARKING

