2012-CU-014

Project Name:	"Deliverance Tabernacle"
Applicant and/or Property Owner:	Shannon Crawford, Acorn Construction
Request:	Conditional Use to allow a place of worship with a child care facility to be located within an R1 zoning district (LDC 6.09.02.H)
Zoning District:	R-1 (Single Family Residential)
Zoning Board Decision:	Recommended approval with a vote of 7-0

STAFF ANALYSIS

Conditional Use 2012-CU-014

I. Applicant:

"Deliverance Tabernacle" represented by Shannon Crawford, Acorn Construction

II. Request:

Conditional Use to allow a place of worship with a child care facility to be located within an R1 zoning district (LDC 6.09.02.H)

III. Proposed Location:

5599 Berryhill Road, Milton; this property is located north of Booker Street, east of Jones Street, and west of Windham Road, on the south side of Berryhill Road in the Milton community (Parcel No. 31-2N-28-0000-02300-0000)

IV. 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 Adjustments 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.

6.09.02 Criteria Regulating Conditional Uses: All approved conditional uses shall be developed and maintained as approved by the Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional use shall be permitted by the Board of County Commissioners provided the Board finds that the proposed conditional use complies with the following requirements:

H. Places of Worship (AG, AG-2, RR-1, R-1, R-1A, R-1M, R-2, R-2M, R-3)

1. Sites shall be located within more highly accessible portions of residential districts near major thoroughfares so as to discourage traffic along local residential streets of the impacted area.

2. The minimum site for places of worship in residential districts shall be fifteen thousand (15,000) square feet, except within R-1, R-1A, and R-1M zones the minimum size lot shall be one-half acre.
3. No main or accessory building shall be located within fifty (50) feet of any side or rear lot line.

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

V. **<u>LDC 6.09.01 General Provisions Regulating Conditional Uses</u>**: A conditional use shall be reviewed by the Zoning Board of Adjustments 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 the proposed place of worship and child care facility will be designed, located, and 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;

Is this criterion met?

YES

Staff Analysis: It is not anticipated the proposed place of worship and child care facility will unduly or adversely affect other property in the impacted area. The subject property is surrounded mostly by existing

single family residences, vacant lots, and other non-residential uses.

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 in Single Family Residential (SFR) land use category. This request is consistent with the Goals, Objectives, and Policies of the Santa Rosa Comprehensive Plan. Institutional uses are included within all residential uses.

D. Satisfies criteria stipulated for similar uses and as listed below.

LDC 6.09.02 Criteria Regulating Conditional Uses**:** All approved conditional uses shall be developed and maintained as approved by the Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional use shall be permitted by the Board of County Commissioners provided the Board finds that the proposed conditional use complies with the following requirements:

H. Places of Worship (AG, 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

Is this criterion met?

YES

Staff Analysis: The subject parcel is located on a major

impacted area.	**arterial roadway, Berryhill Road. Traffic will access the site using this 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: This property is approximately 9.85 acres in size.**
3. No main or accessory building shall be located within fifty (50) feet of any side or rear lot line.	**Is this criterion met?** **YES** **Staff Analysis: The proposed place of worship, childcare facility, and future community life center will be located at least 50 feet from the side and rear lot lines as depicted on the survey.**
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 addition of a new chapel will result in an unreasonable increase in noise, traffic, congestion, or other hazards to contiguous residential properties.**

2012-CU-014
Location

0 1,500 3,000 6,000 9,000 12,000 Feet

N W E S

Disclaimer:
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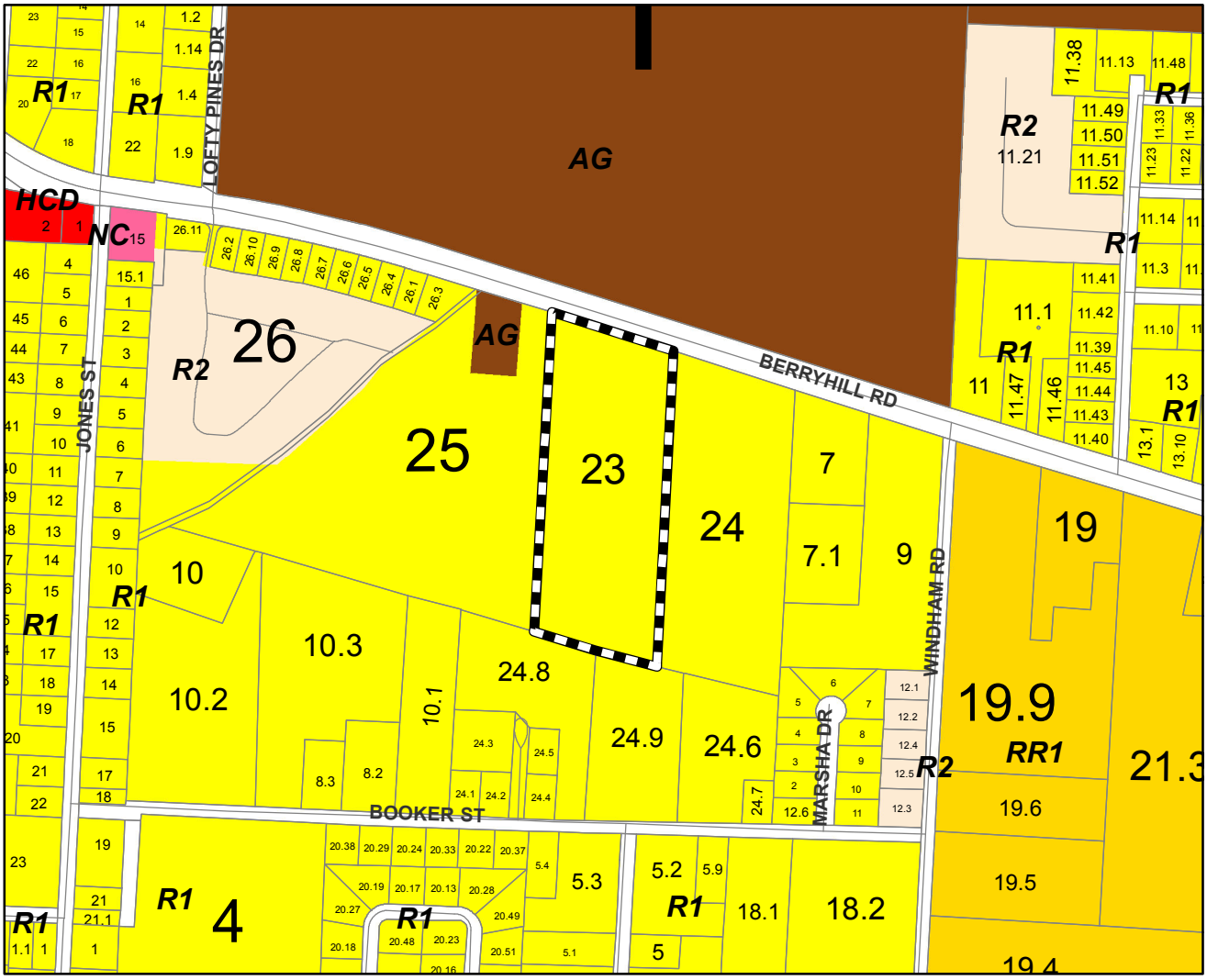
2012-CU-014
Zoning



Legend

- 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 within the Navarre Town Center (R2M-NTC)
- 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
- Hotel - Navarre Beach
- Navarre Beach - High Density
- Navarre Beach -Medium Density
- Navarre Beach - Planned Mixed Use Development
- Navarre Beach - Conservation/Recreation
- Navarre Beach - Single Family
- Navarre Beach - Medium High Density
- Navarre Beach - Utilities
- State
- State within an Accident Potential Zone (STATE-APZ)
- RAIL
- Right of Ways
- Military
- Water
- Municipal Boundaries

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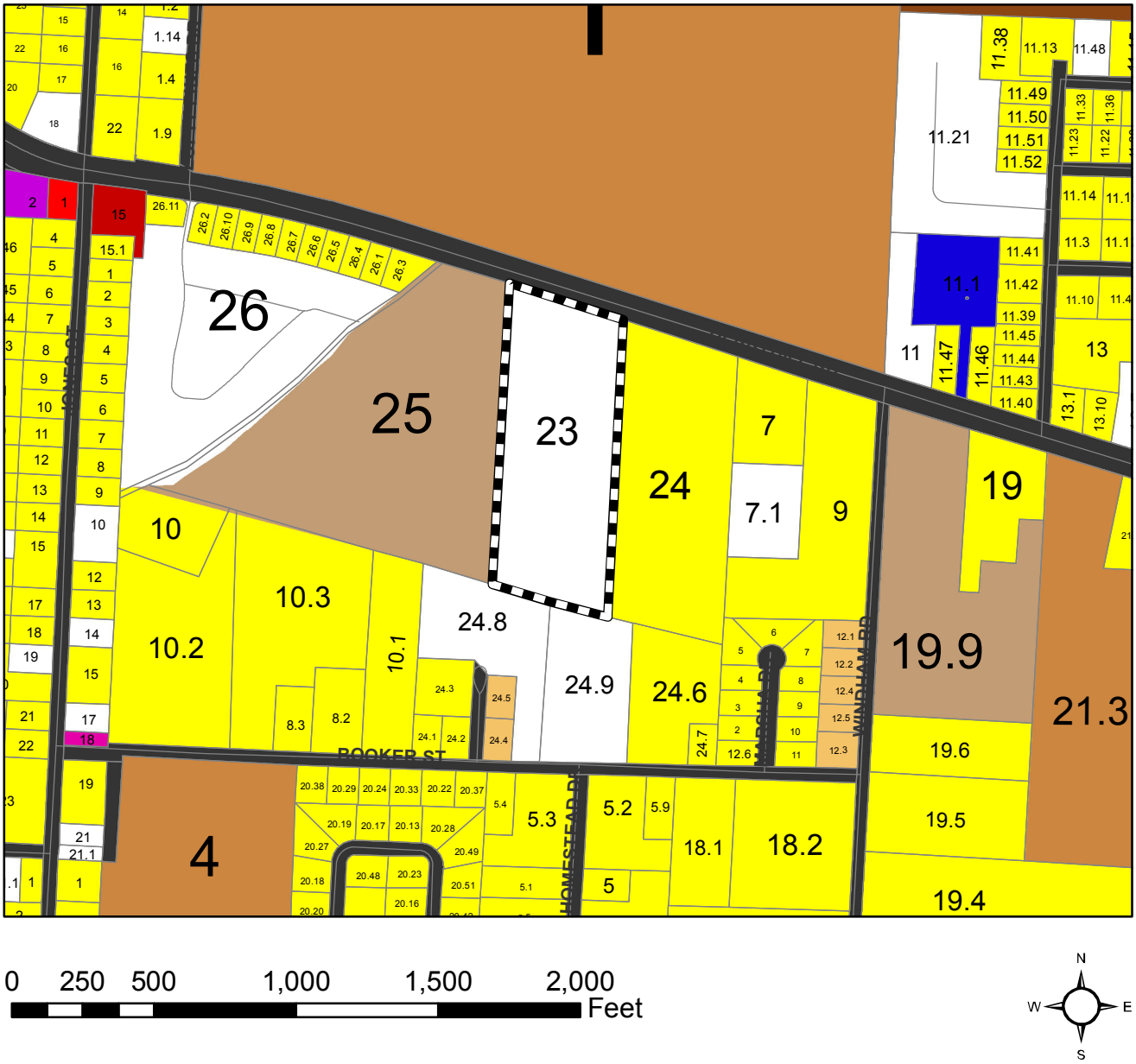
2012-CU-014
Existing Land Use Map



0 250 500 1,000 1,500 2,000 Feet

N W E S

Legend

PendingBOA

Existing Land Use

CATEGORY

- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial
- Institutional (INST)
- Multi-Family Residential <5 (MFR<5)
- Multi-Family Residential >5 (MFR>5)
- Military
- 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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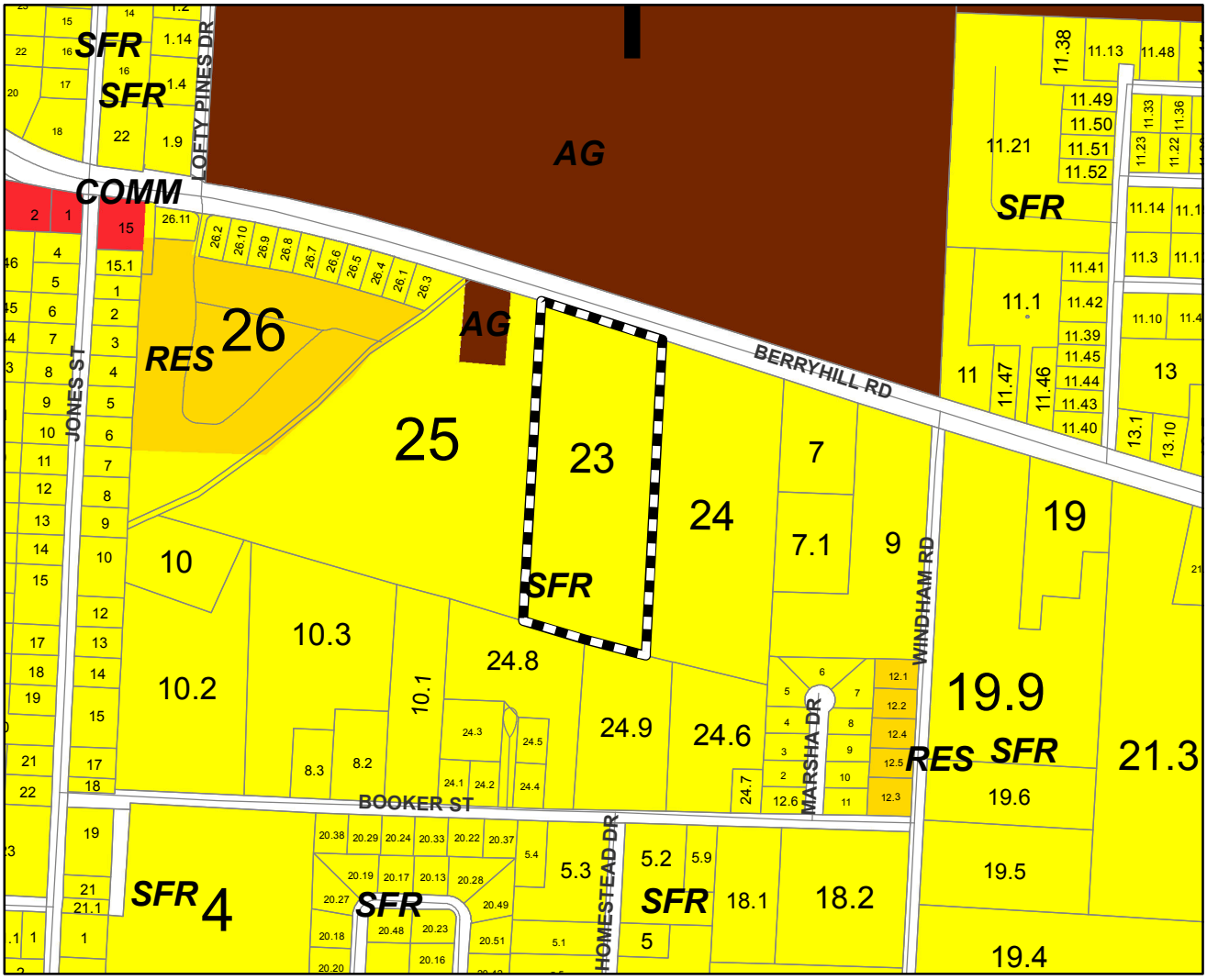
2012-CU-014
Future Land Use Map



0 250 500 1,000 1,500 2,000 Feet

N W E S

Legend

- PendingBOA
- 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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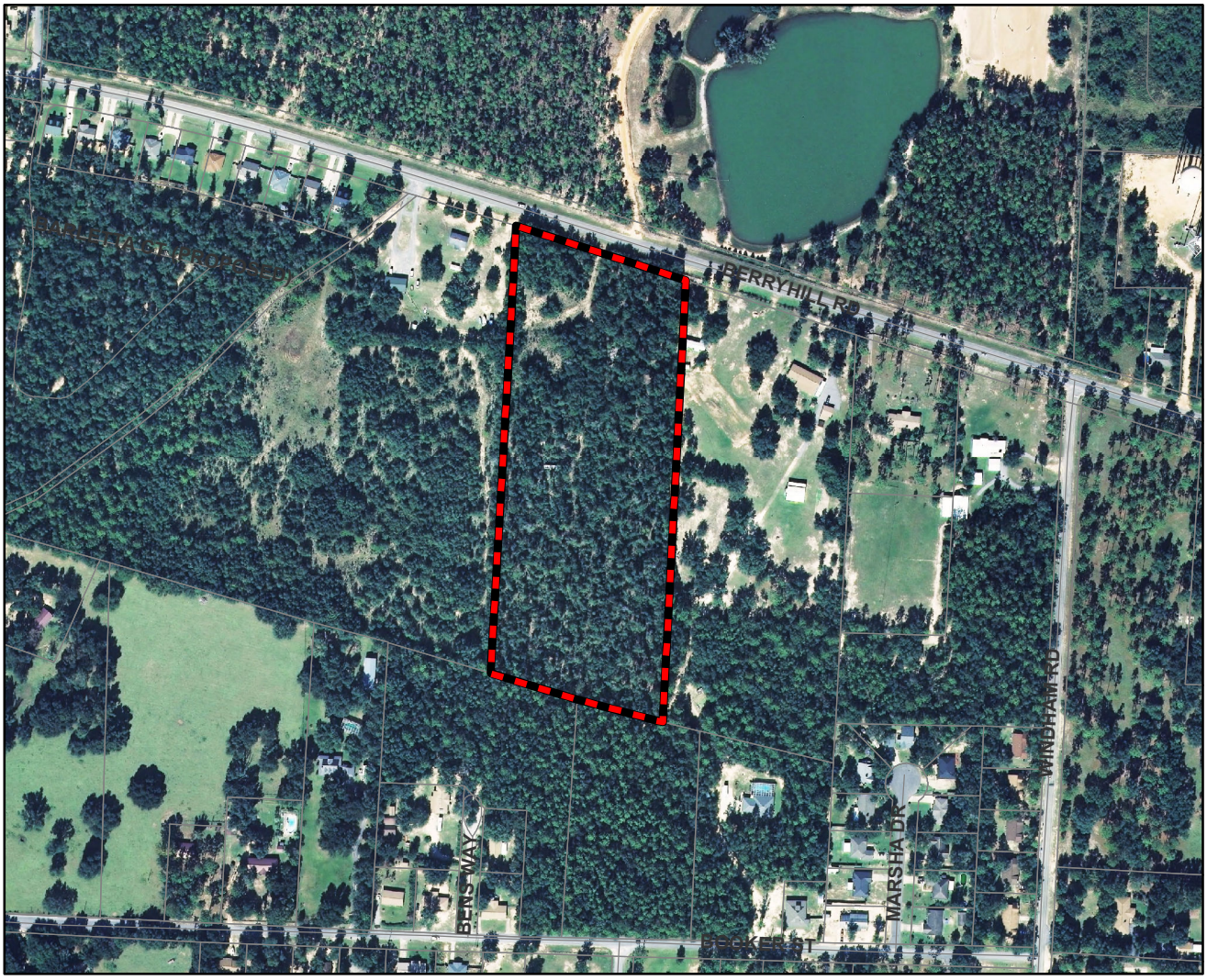
2012-CU-014
Aerial



0 250 500 1,000 1,500 2,000 Feet

N W E S

Legend

PendingBOA

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Santa Rosa County
Development Services

Community Planning, Zoning, and Development Division
Fax: (850) 983-9874

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

Building Inspections Compliance Division
Fax: (850) 623-1208

2012 AUG 30 PM 12 22

Conditional Use Application

*Application Instructions begin on Page 4

** For Official Use Only **			
Application No.	2012 -CU- 014	Date Received:	
Review Fee:		Receipt No.:	
Zoning District:	R1	Conditional Use Request:	6.09.02.
FLUM Designation:	SFR		

Property Owner

Property Owner Name: Deliverance Tabernacle VD #2

Address: 1780 W. Detroit Blvd
Pensacola, Fl 32534

Phone: (850) 969-0401 Fax:

Email: pastorcyoung@aol.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: Acorn Construction

Contact Name: Shannon Crawford

Address: 4941 Soundside Dr.
Gulf Breeze, Fl

Phone: (850) 910-0184 Fax: (850) 710-3054

Email: shancrawford76@gmail.com

Property Information

Parcel ID Number(s): 31-2N-28-0000-02300-0000

-OR-

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

~~5615~~ Berryhill Rd

5599 per Owner

Parcel Size (acres): 9.85 acres ±

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 child care and a place of worship for the community

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.

Being a mixed use: Child care and place of worship with no for profit commercial activities this request meet all requirements for conditional use

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.

Sharron Crawford
Applicant Name (Type or Print)

Applicant Signature

Project Manager
Title (if applicable)

8/29/12
Date

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;
Yes

B. Will not unduly adversely affect other property in the impacted area which it is located;
No adverse effects on other properties in which it will be located

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

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

I have answered criteria listed below in Section (H), Places of Worship (See below)

6.09.02 Criteria Regulating Conditional Uses: All approved conditional uses shall be developed and maintained as approved by the Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional use shall be permitted by the Board of County Commissioners provided the Board finds that the proposed conditional use complies with the following requirements:

H. Places of Worship (AG, 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.
   Site located along Berryhill Road a major thoroughfare.

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.
   Site is over 9 acres.

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

No main or accessory building will be located within 50 feet of any side of the rear lot line.

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

   No unreasonable noise, traffic or congestion or other potential nuisances or hazards to contiguous residential properties shall be created by this development.

Deliverance Tabernacle Christian Center

Bishop Charles, Senior Pastor

August 31, 2012

Escambia County Planning and Development
P.O. Box 1591
Pensacola, FL 32591-1591

To Whom It May Concern:

Please accept this letter as a certified acknowledgment that Acorn Construction, 4941 Soundside Drive, Gulf Breeze, FL 32563, General Contractor Number RG0055853 has authorization from Deliverance Tabernacle Christian Center to submit conditional use documentation on our behalf.

If you should have any further questions, please feel free to contact me, Elder Tony Grandison, Chief Financial Officer and Project Assistant. I will be more than happy to assist you.

Thank you and have a wonderful day.

Sincerely,

Elder Tony Grandison,
Chief Financial Officer and Project Assistant

State of Florida
County of Escambia
The foregoing instrument was acknowledged before me this 31st day of August, 2012 by Tony Grandison. Produced identification FL DL # G655-842-62-098

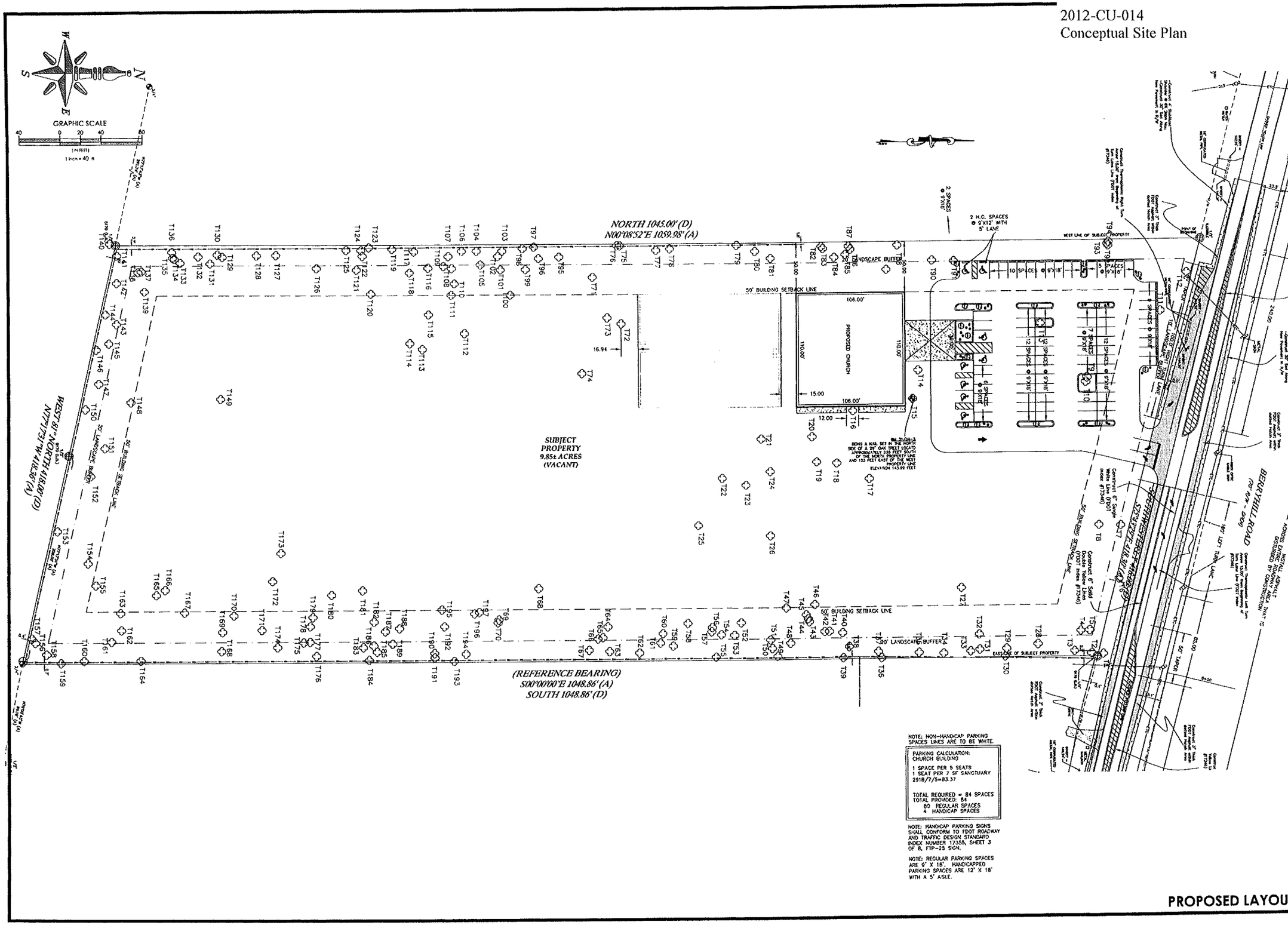
Carol W. Woods
Notary

CAROL W. WOODS
Notary Public - State of Florida
My Comm. Expires Aug 25, 2013
Commission # DD 919917
Bonded through National Notary Assn.

DELIVERANCE TABERNACLE CHRISTIAN CENTER

1780 West Detroit Boulevard * Pensacola, FL 32534 * Church: (850) 479-1500 * Fax: (850) 474-1061
Web: www.deliverancetab.org * Email: info@deliverancetab.org

2012-CU-014
Conceptual Site Plan



NO.	DATE	
-	-	-

THIS DRAWING IS THE PROPERTY OF GARY S. BISHOP, P.E. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

GARY S. BISHOP, P.E.
6010 JAMESON CIRCLE - PACE, FL 32571
VOICE: (850) 712-7618 FAX: (866) 631-9483
E-MAIL: garybishop@yahoo.com

BERRYHILL ROAD
CHURCH PROPOSAL
SANTA ROSA COUNTY, FL

DRAWN BY:	VARIOUS
DESIGNED BY:	GSB
CHECKED BY:	GSB
DATE:	AUGUST 2012
SCALE:	1"=20'

PROJECT NO.	N/A
FILE NO:	berryhill site.DWG
SHEET:	1 OF 1