

2012-SX-013

Project Name: n/a

Applicant and/or Property Owner: Harris Byrd Mapoles, Jr.

Representative: n/a

Request: Special Exception to allow the reconstruction of a structure destroyed by an Act of God whose use was non-conforming. (LDC 2.04.00.C.3)

Note: The non-conforming use was a mobile home used as an office space and not for residential purposes. The mobile home was destroyed during Hurricane Ivan and replaced with a 1,200 square foot office space. [A Special Exception is necessary to allow the replacement of the office building.] (LDC 2.04.00.C.3)

Zoning District: AG (Agriculture District)

STAFF ANALYSIS

Special Exception 2012-SX-013

I. **Applicant:**

Harris Byrd Mapoles, Jr.

II. **Proposed Location:**

7900 Skyhawk Drive, Milton; this property is located north of Ten Mile Road and west of Chumuckla Highway on the east side of Skyhawk Road (Parcel Number 41-3N-30-0000-00206-0000)

III. **Request:**

Special Exception to allow the reconstruction of a structure destroyed by an Act of God whose use was non-conforming.

[Note: The non-conforming use was a mobile home used as an office space and not for residential purposes. The mobile home was destroyed during Hurricane Ivan and replaced with a 1,200 square foot office space. A Special Exception is necessary to allow the replacement of the office building.]

IV. **Land Development Code Criteria**

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES: The BOA shall have the following duties and powers:

C. **Special Exceptions** - To hear and decide special exceptions to the terms of this ordinance. The Board is hereby authorized to grant special exceptions in appropriate cases and with appropriate safeguards to authorize the use of a premises for a purpose not generally permitted within the district in which said premises is located or to interpret specific provisions of this ordinance expressed in this Section whenever it finds sufficient facts to demonstrate to its satisfaction that such exception if granted would be substantially in harmony with the general purpose and intent of this ordinance.

3. To permit the reconstruction of a non-conforming building which has been destroyed or partially destroyed by fire or an Act of God, where the Board shall find that the continuance of such non-conforming use is in harmony with the general welfare of the public.

6.05.02 AG - Agriculture District (Agriculture/Rural Residential)

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 Board of Adjustment (Zoning Review and Appeals 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

STAFF ANALYSIS

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.

- V. **2.04.00.C Special Exceptions:** To hear and decide special exceptions to the terms of this ordinance. The Board is hereby authorized to grant special exceptions in appropriate cases and with appropriate safeguards to authorize the use of a premises for a purpose not generally permitted within the district in which said premises is located or to interpret specific provisions of this ordinance expressed in this Section whenever it finds sufficient facts to demonstrate to its satisfaction that such exception if granted would be substantially in harmony with the general purpose and intent of this ordinance.

The authority to decide special exceptions is limited to the following cases:

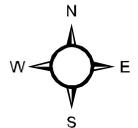
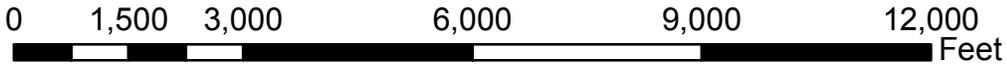
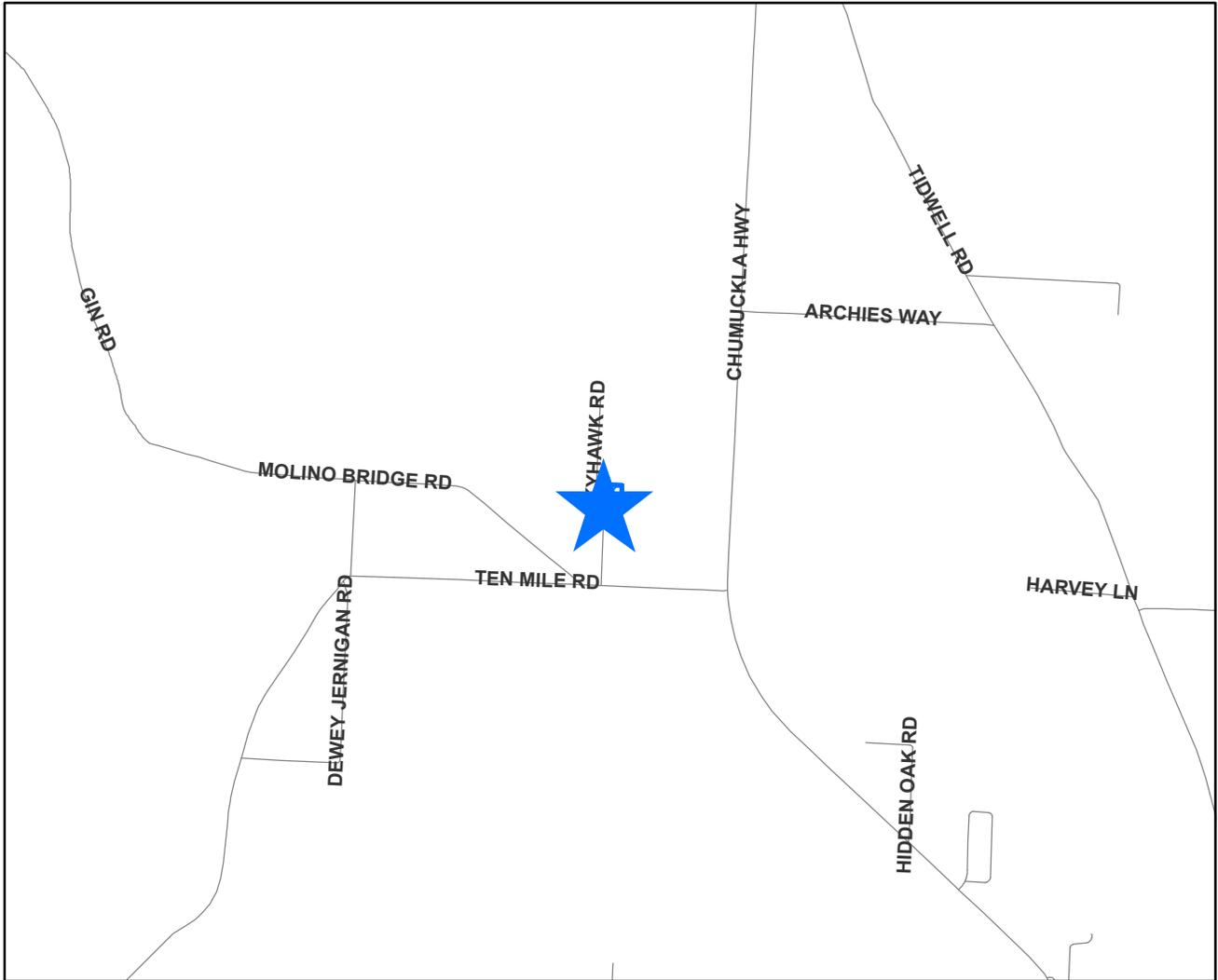
3. To permit the reconstruction of a non-conforming building which has been destroyed or partially destroyed by fire or an Act of God, where the Board shall find that the continuance of such non-conforming use is in harmony with the general welfare of the public.

Is this criterion met?

Staff Analysis: Yes. The applicant is seeking a Special Exception to replace a mobile home that was used as office space prior to Hurricane Ivan. The use of the mobile home was non-conforming and was grand-fathered in. This mobile home was destroyed during Hurricane Ivan. An existing commercial airplane hangar on the same property was also destroyed by Hurricane Ivan. When the property owner decided to rebuild the commercial airplane hangar, the square footage of the office space (mobile home) was constructed as an expansion to the hangar.

The subject property is located within AG (Agriculture) zoning. Surrounding property includes a mix of vacant land, single family residences, private airplane hangars, agriculture land, and a common airplane runway. This property has been used for aircraft sales and service since 1981, 10 years prior to zoning for this area.

2012-SX-013
Location

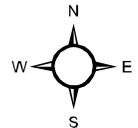
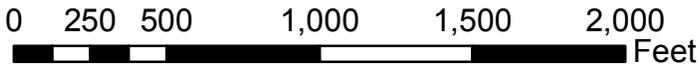


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2012-SX-013 Zoning



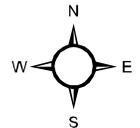
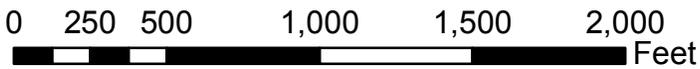
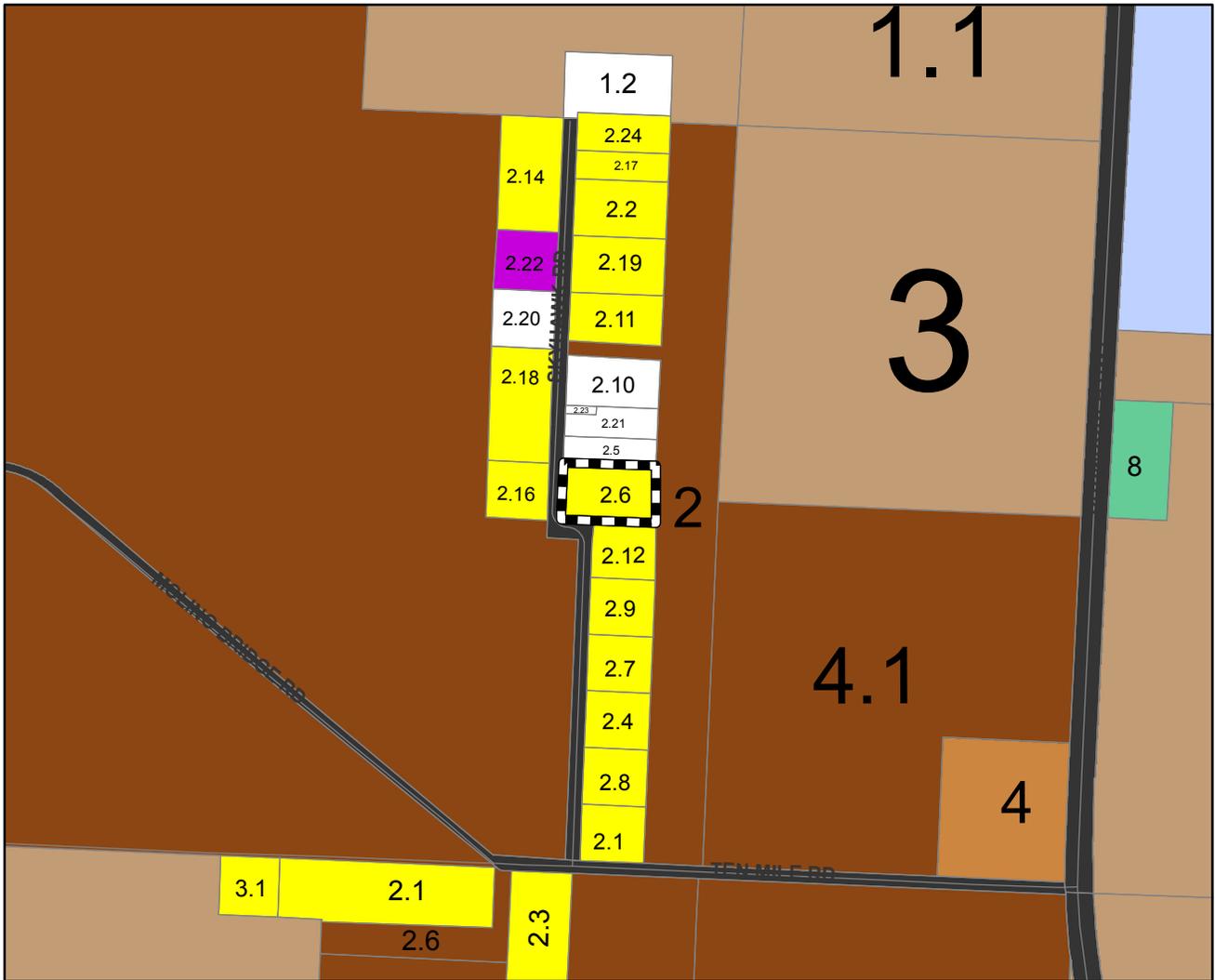
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Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre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

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2012-SX-013 Existing Land Use



Legend

Existing Land Use

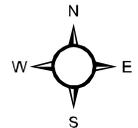
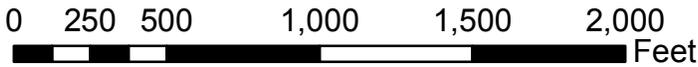
CATEGORY

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

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2012-SX-013 Future Land Use Map



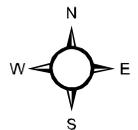
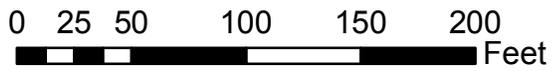
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AGRICULTURE (AG)	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
SINGLE FAMILY RESIDENTIAL (SFR)	INDUSTRIAL (INDUS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
MEDIUM DENSITY RESIDENTIAL	MARINA (MARINA)	NAVARRE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

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2012-SX-013
Aerial (2010)

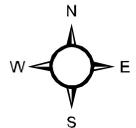
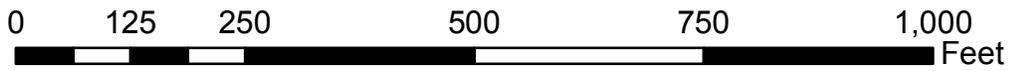


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2012-SX-013
Aerial (Extended View from 2010)

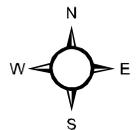
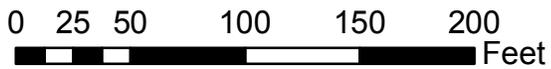


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2012-SX-013
Aerial (2005)

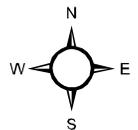
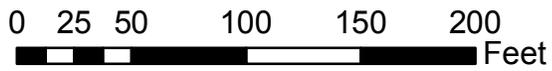


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2012-SX-013
Aerial (2001)



Legend

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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.santarosa.fl.gov
Office: (850) 981-7000

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

Special Exception Application

* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2012 -SX - 013</u>	Date Received: <u>7/12/12</u>
Review Fee: _____	Receipt No.: <u>135</u>
Zoning District: _____	Special Exception Request: <u>2.04.00.C.</u>
FLUM Designation: _____	

Property Owner Property Owner Name: Harris Byrd Mapoles Jr.
 Address: 7900 Skyhawk Rd.
Pace, FL 32571
 Phone: 850-994-7729 Fax: _____
 Email: chip@mapoles.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 special exception approvals.

Company: _____
 Contact Name: _____
 Address: _____
 Phone: _____ Fax: _____
 Email: _____

Property Information Parcel ID Number(s): 41 3N 3000000 206 0000
 -OR-
 Street Address of property for which the Conditional Use is requested :
7900 Skyhawk Rd. Pace, FL 32571
 Parcel Size (acres): 1 acre

What is the present use of the property? Storage and maintenance of aircraft. The site consists of two airplane hangars for storage and an office (2 buildings)

Special Exception Request

Describe the Special Exception request. Permit reconstruction of non-conforming structure destroyed by an Act of God; original hangar + mobile home on the lot was destroyed and

Please read the attached special exception provisions carefully and explain how your request addresses each of the pertinent criteria. Attach additional pages if necessary.

does not apply to this request.

rebuilt as one unit.

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 Adjustment does not authorize construction and/or land clearing to occur on this site and that additional approvals requirements and Building Permits may be required.

Yes No

I understand that determinations by the Zoning Board 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.

Harris Byrd Mapoles Jr.
Applicant Name (Type or Print)


Applicant Signature

Title (if applicable)

7-6-2012
Date

2012-SX-013
Site Plan

2012-SX-013
Existing hangar on the property
(This hangar had some repairs after
Hurricane Ivan)

2012-SX-013
New hangar constructed in 2005

2012-SX-013
Office Space (Hangar and office
space rebuilt as one unit after
Hurricane Ivan)

