



# City of Oak Hill

234 South U.S. Hwy. #1  
Oak Hill, Florida 32759

Phone **386-345-3522**

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## CITY OF OAK HILL Planning and Land Development Regulation Commission

Thursday February 12, 2015  
5:30 P.M.

1. Roll Call
2. Discussion of Variance for 217 Willow Avenue
3. Discussion of Special Exception for 430 West Halifax Avenue
4. Recommendations to the Commission
5. Public Participation.
6. Board Comments/ Concerns from board members
7. Adjournment

Note: In accordance with Resolution 2006-17, a three (3) minute time limitation per speaker will be imposed. A speaker may address the Committee for a maximum of three (3) minutes during the Public Participation portion of the meeting, and for a maximum of three (3) minutes during any specific Agenda topic. Pursuant to Florida Statute 166.041 (3) (A), if an individual decides to appeal any decision made with respect to any matter considered at a meeting or hearing, that individual will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made.



## City of Oak Hill

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Oak Hill, Florida 32759

Phone 386-345-3522

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To: Planning and Land Development Regulation Commission Members

From: Helen LaValley, Planning Consultant  
Planning Solutions Corp.

Date: February 9, 2015

Subject: **Heiney Mobile Home Special Exception - Case# SE15-002**

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### **I. Request:**

The applicant is requesting **special exception** for placement of a mobile home on property located at 430 West Halifax Avenue.

### **II. Site Summary:**

- |                                  |   |
|----------------------------------|---|
| 1. Property Owner:               | Ricky J. Heiney   |
| 2. Applicant:                    | James H. Hammond  |
| 3. Project Name:                 | Heiney/Hammond<br>Mobile Home Special Exception                                       |
| 4. Property Parcel ID:           | 9506-00-00-1120   |
| 5. Acres:                        | +/- 26.33 acres   |
| 6. General Location:             | 430 W. Halifax Avenue--west of the intersection<br>of US Highway 1 and Halifax Avenue |
| 7. Future Land Use:              | Agriculture   |
| 8. Zoning:                       | Agriculture (A-1)   |
| 9. Adjacent Land Use and Zoning: |   |

	North	East	South	West
FLU	Ag	Ag	LDR	Ag
Zoning	A-1	A-1	R-1	A-1
Existing Use	Undeveloped	Undeveloped	Undeveloped	Undeveloped

### **III. Background:**

The subject property is located at 430 West Halifax Avenue. The property has been partially developed and currently supports a barn structure. The barn was constructed in 2010 as an accessory use to agricultural zoned property.

### **IV. Review Criteria:**

The special exception request is reviewed for compliance for the following criteria:

- (1) It is consistent with the purpose or intent of these regulations.  
A mobile home to be used as a residence and/or accessory to an agricultural use would meet the purpose and intent of the A-1 regulations. The purpose of the A-1 zoning classification is to promote and encourage agricultural uses. Low-density residential development is also appropriate and consistent with the character of proposed and existing A-1 zoned areas.
- (2) It is consistent with any element of the comprehensive plan.  
The use of one mobile home residential dwelling unit on 26+ acres would be consistent with the comprehensive plan. The comprehensive plan density for the Agricultural future land use designation allows 1 unit/5 acres. The A-1 zoning classification permits the use of a mobile home subject to special exception approval.
- (3) It will not adversely affect the public interest.  
The mobile home will be used as a residential dwelling unit. It is not an invasive or adverse use. Utilizing the mobile home as a residence is in keeping with the surrounding area. The mobile home is listed as a permitted use subject to special exception approval in the A-1 zoning classification.
- (4) It meets the requirements of the applicable special exception.  
The use of a mobile home in the A-1 zoning classification is a permitted special exception use. The development of the property with a mobile home use will be subject to the requirements of the A-1 zoning classification and all applicable property development regulations.
- (5) The applicant will be able to meet all requirements imposed by federal, state or local governments, or by the planning and land development regulation commission.  
The applicant/property owner will be required to obtain all applicable permits prior to or in conjunction with the building permit for the mobile home. The property is large enough to accommodate the necessary improvements and comply with the applicable requirements/regulations that may be imposed to develop the property with a mobile home unit.

- (6) It will not generate undue traffic congestion.

The development of the mobile home on the subject property will not generate traffic congestion. The mobile home residential unit generates minimal traffic trips and is equivalent to a standard single family residential unit.

- (7) It will not create a hazard, a public nuisance, or be dangerous to individuals or to the public.

The proposed mobile home will be used as a residence and will not create hazards, or a public nuisance, or be dangerous to the public. In the event that it would create a hazard, nuisance, or a danger it would be subject to code enforcement action(s).

- (8) It will not materially alter the character of surrounding neighborhoods, or adversely affect the value of surrounding land, structures, or buildings.

The use of a mobile home as a residential unit will not alter the character of the surrounding area nor adversely affect the value of the surrounding area. Currently, the surrounding area is a mixture of mobile homes, standard single family homes, agricultural uses and undeveloped properties.

- (9) It will not adversely affect the natural environment, natural resources, or scenic beauty, or cause excessive pollution.

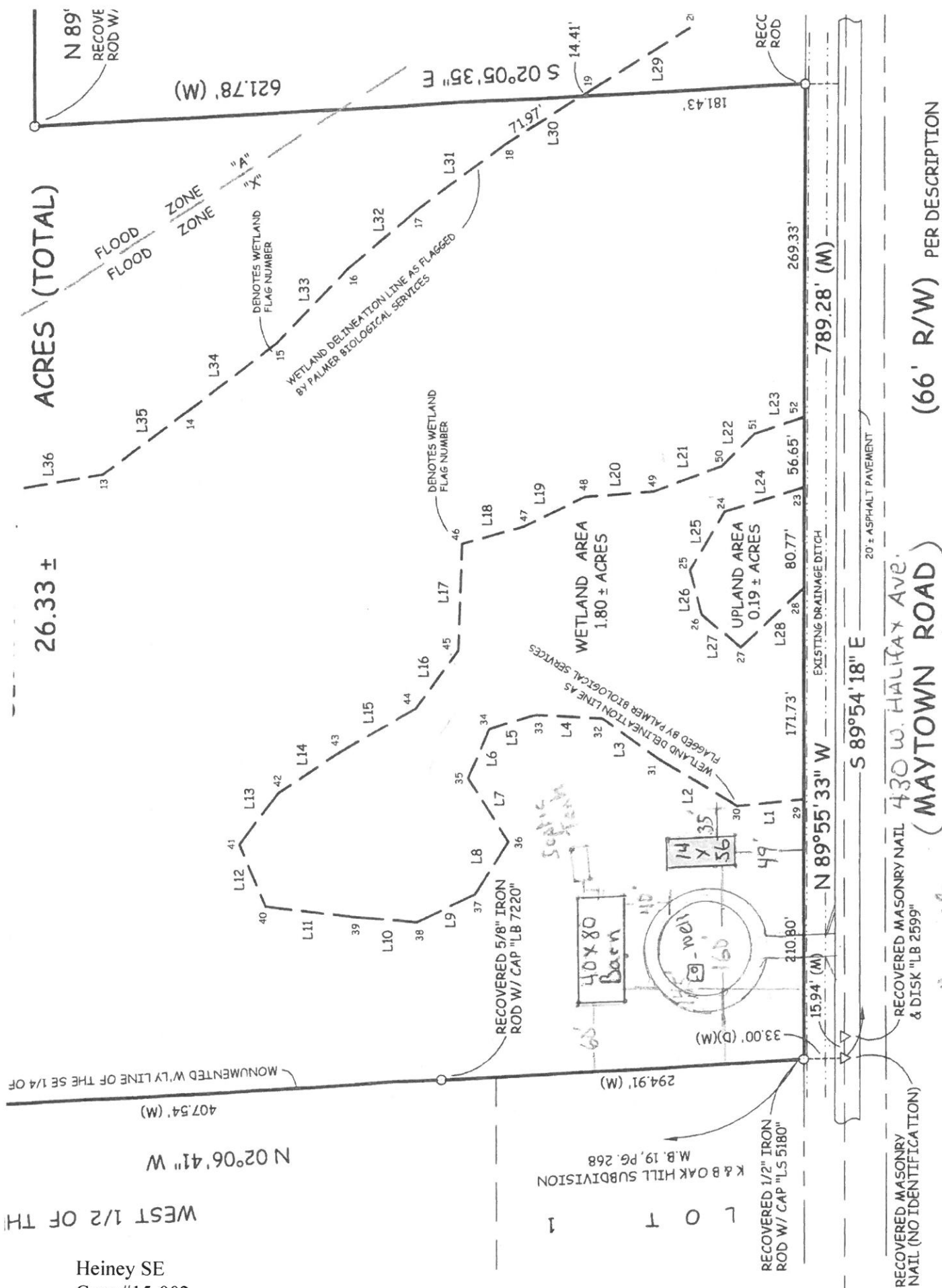
The development of the property with a home will not adversely affect the natural environment or resources, nor the scenic beauty, and will not provide excessive pollution to the surrounding area. The property currently supports a barn structure and the majority of the property has not been developed. The mobile home will be in keeping with the development pattern of the area. The applicant is not proposing to clear more land than what is required for placement of the mobile home.

#### **V. Recommendation:**

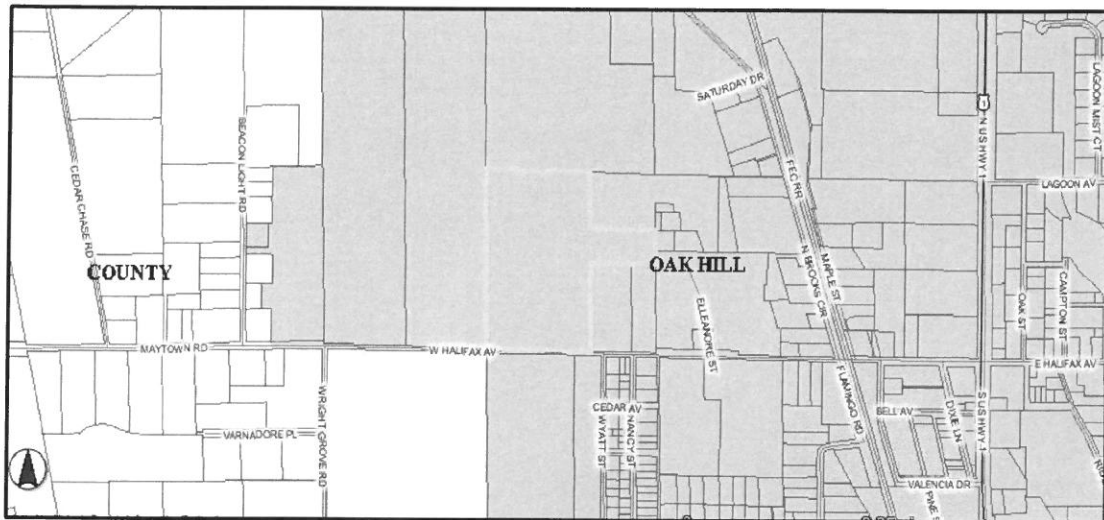
Staff finds the special exception request in compliance with the applicable requirements of the comprehensive plan and land development regulations for the A-1 zoning classification.

PLDRC recommendation options to the City Commission:

1. Recommendation of approval; or
2. Recommendation of approval with conditions; or
3. Find the special exception request not in compliance with the criteria and recommend denial.



City of Oak Hill  
Heiney Mobile Home Special Exception



Location Map

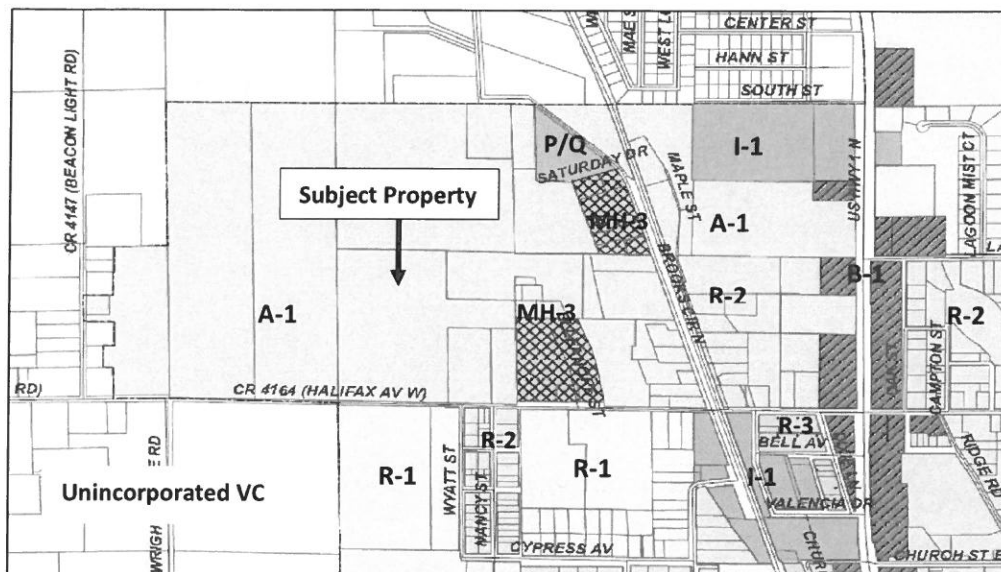
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Aerial Map

(not to scale)

City of Oak Hill  
Heiney Mobile Home Special Exception



Zoning Map – A-1 Agricultural Rural Residential

**Photos of the subject and adjacent properties**



West property



South property



City of Oak Hill  
Heiney Mobile Home Special Exception



East property line along Halifax Avenue



Subject Property – 430 W. Halifax Avenue





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Phone 386-345-3522

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To: Planning and Land Development Regulation Commission Members

From: Helen LaValley, Planning Consultant  
Planning Solutions Corp.

Date: February 6, 2015

Subject: **Caygill Variance - Case# V15-003**

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### **I. Request:**

The applicant is requesting **Variance** relief from the required zoning district property setbacks. The request is:

Side setback: 10 feet to 5 ft      variance of 5 feet  
Front setback: 30 feet to 21.8      variance of 8.2 feet

### **II. Site Summary:**

1. Applicant/Owner: Lloyd T. Caygill
2. Project Name: 217 Willow Avenue
3. Property Parcel ID: 9507-02-00-0200
4. Acres: +/- .17 acre
5. General Location: 217 Willow Avenue – west of the intersection of US Highway 1 and Halifax Avenue
6. Future Land Use: Low Density Residential (LDR)
7. Zoning: Low Medium Density SFR (R-2)
8. Adjacent Land Use and Zoning:

	North	East	South	West
FLU	LDR	LDR	LDR	LDR
Zoning	R-2	R-2	R-2	R-2
Existing Use	SFR	Unfinished Bldg Shell	Vacant Undeveloped	Undeveloped Lot and SFR

### **III. Background:**

The subject property is located at 217 Willow Avenue in the HG Putnam Subdivision. The property has been developed and currently supports a single family residence. The subdivision and lot were created in 1926. The existing home was built in 1995 as evidenced by property appraiser records. A garage was not provided or included at the time the home was constructed. The current property owner purchased the existing single family home in 2013.

### **IV. Review Criteria:**

Section 24-955 of the zoning code contains five (5) criteria by which a variance application may be granted. The following staff evaluation is based on these criteria:

- 1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classifications.**

Yes. The subject lot does not conform to the required minimum width of a lot in the R-2 zoning classification. The minimum width requirement is 70 feet. The subject lot is located within the HG Putnam subdivision. This subdivision was created in 1926. The lot has existed in its configuration since 1926. Subsequently the zoning codes were adopted and implemented. If the lot complied with the minimum lot width today a variance would not be necessary for the side setback. Additionally, the current property owner was not aware of the actual front setback line. The owner considered the edge of pavement his front setback line, however, the ultimate right of way for the road extends 18.5 feet into the property. Therefore, the front setback variance would be necessary to construct the proposed garage.

- 2. The special conditions and circumstances do not result from the actions of the applicant.**

No. The special conditions and circumstances are not the result of actions by the applicant. The existing home was built in 1995. The applicant purchased the property with the existing home in 2013. The septic system was installed in the rear yard, while potable well is located in the front yard. The location of the well and septic systems is because of Health Department regulations which require a 75 foot separation distance. The location of the existing home combined with the location of the well and septic systems limits the buildable area for the proposed garage.

3. **The literal interpretation of the provisions of these regulations would deprive the applicant of rights enjoyed by other properties in the same zoning classification, under the terms of the zoning regulations, and would work an unnecessary and undue hardship on the applicant.**

Yes. A literal interpretation of the zoning regulations would result in not permitting the property owner to construct a garage. The applicant is proposing a 20X20 detached garage. This is a minimum square footage for a two (2) car garage. The homes constructed today typically feature a garage. The newer homes in this subdivision have garages. Therefore, a literal interpretation of the zoning regulations would deprive the applicant of rights enjoyed by the other properties in this zoning classification.

4. **The variance granted is the minimum variance that will make possible the reasonable use of land, building, or structure.**

Yes. The variances requested are the minimum that would allow the applicant to construct a detached garage. The garage cannot be located in the rear yard as a result of the location of the existing home and the septic system being located in the rear yard. The location of the home on the property does not allow sufficient clearance to allow a vehicle to access the rear yard and a structure cannot be constructed over the septic system. The garage can be located in the front yard, which is typical of a front loading garage, however the proposed location is necessary, in order, to not interfere with the potable water well, as well as, the existing access to the home.

5. **The grant of the variance will be in harmony with the general intent and purpose of these regulations and will not be injurious to the area involved.**

Yes. The granting of variance relief for the side and front setbacks will meet the general intent and purpose of the zoning regulations. The intent of setbacks is to provide separation distance between structures for safety, protection and privacy. The separation between structures can also allow for the safe placement of utilities if applicable.

The side setback requested is 5 feet from the side yard is the minimum to allow the construction of the garage and not interfere with the existing well system. The property to the east supports a vacant building shell.

The variance request for the front setback is 8.2 feet which would result in the garage being located 21.8 feet from the front property line. The variance to 21.8 feet combined with the 18.5 ultimate right of way line would result in a front setback of 40 feet from edge of pavement. The right of way for Willow Avenue is sixty (60) feet. The existing edge of pavement to the ultimate right of way line extends 18.5 feet into the applicant's property. The proposed detached garage

would not visually impact the street view because of the placement would essentially be forty (40) feet from the edge of Willow Avenue.

**V. Recommendation:**

Staff finds that the variance requests meet the five (5) criteria for granting the variances from the minimum front and side yard setback requirements for the accessory structure (garage) on R-2 zoned property.

PLDRC recommendation options:

1. Find the side and front variance requests meet the five (5) criteria required for granting of the variances and forward to City Commission with a recommendation of approval; or
2. Find the side and front variance requests do not meet the five (5) criteria required for granting of the variances and forward to City Commission with a recommendation of denial.

City of Oak Hill  
Caygill Variance



Location Map

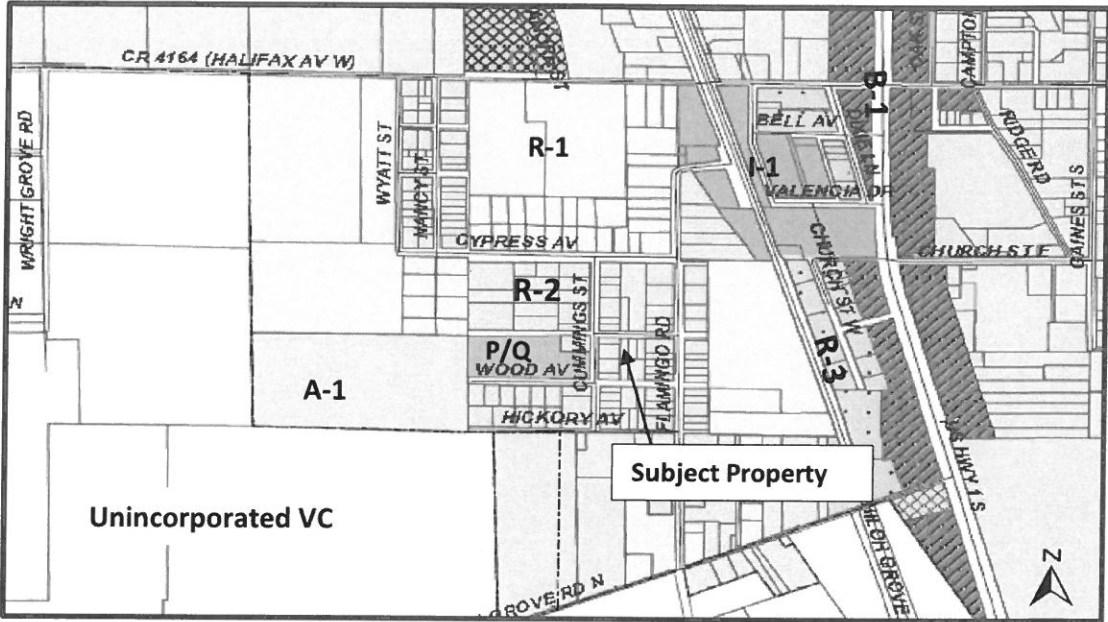
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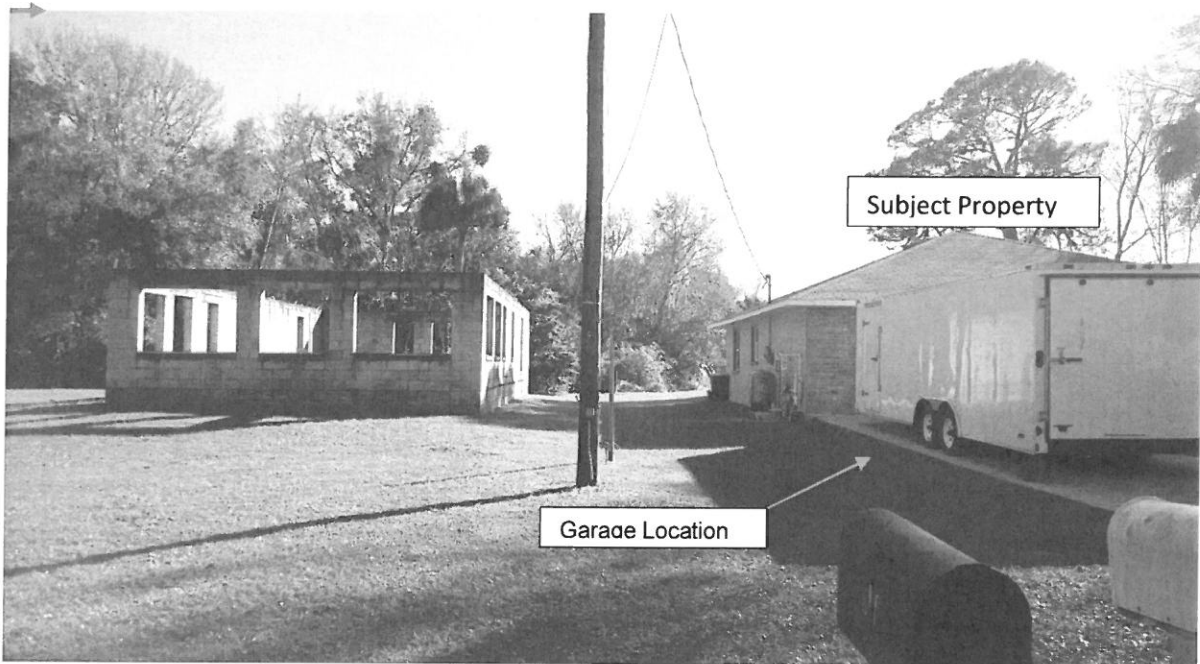
Aerial Map

(Not to Scale)

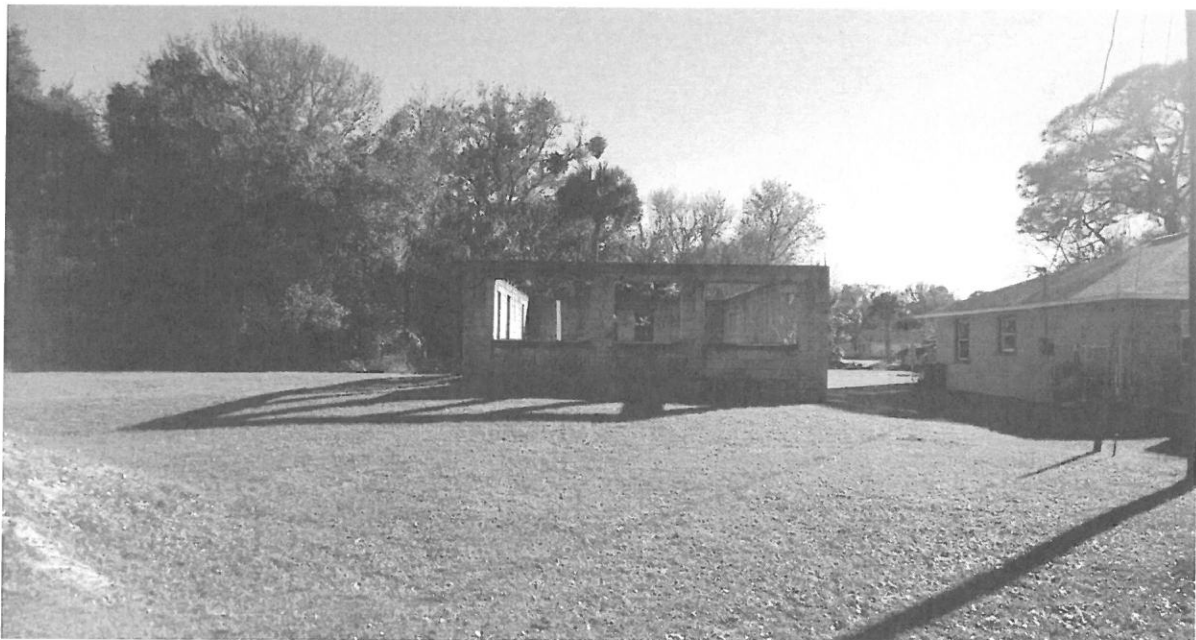
City of Oak Hill  
Caygill Variance



Zoning District Map (Not to Scale)



**East side of subject property**



**Property to the east of subject property**





**Property to the north across Willow Avenue.**



**Property to the west of subject property**