2015-CU-020

Project Name:	n/a
Applicant and/or Property Owner:	Jeffrey Harvey
Representative:	n/a
Request:	Conditional Use to allow a recreational vehicle to be used as temporary living quarters while a new home is being reconstructed in a R1 (Single Family Residential) zone. (LDC 6.04.04.C)
Zoning District:	R1 (Single Family Residential)
Zoning Board Recommendation:	***Recommended Approval with a vote of 9 – 0 with the following condition:*** ***1) The recreational vehicle cannot be placed on the lot until the building permit has been pulled.***

Conditional Use 2015-CU-020

General Information:

Applicant:	Jeffrey Harvey
Representative:	n/a
Project Location:	1661 Comanche Tr, Gulf Breeze
Parcel Number:	27-2S-28-0000-03105-0000
Request:	Conditional Use to allow a recreational vehicle to be used as temporary living quarters while a new home is being reconstructed in a R1 (Single Family Residential) zone.
Existing Conditions:	Vacant lot

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 use a recreational vehicle as temporary living quarters while a new home is being reconstructed.

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 that the proposed use will unduly or adversely affect other property in the impacted area in which it is located.

The subject site has single family uses to the east and vacant to the north, south and west.

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.

6.04.04 Uses and Parking of Recreational Vehicles: As of the adoption date of this ordinance, the use of recreational vehicles as permanent living quarters is forbidden, except in duly licensed campgrounds and in P-2 districts. Unoccupied recreational vehicles may be stored in residential districts on the same lot as the principal residential structure. In addition, recreational vehicles may be used as temporary living quarters in accordance with the following:

C. Conditional Use may be granted for recreation vehicles to be temporarily used as living quarters during a construction project, in accordance with the following Conditional Use criteria:

1. For sites located in residential zones, the proposed use shall be used by the property owner during the construction of the primary residence.

Is this criterion met? Yes

Staff Analysis: The applicant has stated that the proposed use will be used by the property owner during the construction of a primary residence.

2. For sites located in commercial and industrial zones, the use may be allowed for security purposes during a construction project, with the maximum number of occupants of the recreational vehicle being limited to two (2).

Is this criterion met? N/A

Staff Analysis: The subject site is located within a residential zoning district.

3. A permit is required for the temporary use of the recreational vehicle.

Is this criterion met? Yes

Staff Analysis: The applicant is has applied for a building permit for the primary residence and it has been approved.

4. Only one (1) recreational vehicle can be located and used as a temporary living quarter per lot of record or project parcel.

Is this criterion met? Yes

Staff Analysis: Only one recreational vehicle will be located and used as temporary living quarters during the reconstruction of the residence.

5. An active building permit must be in place and construction must be actively underway.

Is this criterion met? No

Staff Analysis: The applicant has applied for a building permit and the building permit has been written.

6. The recreational vehicle must be located on private property in such a way as to not interfere with the use or enjoyment of any adjacent public or private property,

Is this criterion met? Yes

Staff Analysis: The recreational vehicle will be located on private property and in such a manner as to not interfere with the use and enjoyment of the adjacent private property and public roadways.

7. All waste must be disposed of in a lawful manner.

Is this criterion met? Yes

Staff Analysis: The applicant intends to dispose of applicable waste per County regulation.

8. All electrical or utility connections to the recreational vehicle must be properly permitted.

Is this criterion met? Yes

Staff Analysis: All electrical or utility connections to the recreational vehicle will be properly permitted.

9. Recreational vehicles used on properties located in flood zones must remain ready for immediate highway use.

Is this criterion met? Yes

Staff Analysis: The recreational vehicle will not be located within a flood zone.

10. The use of the recreational vehicle as a living quarter may in no case exceed 12 months and must cease with fourteen days of the issuance of the first certificate of occupancy.

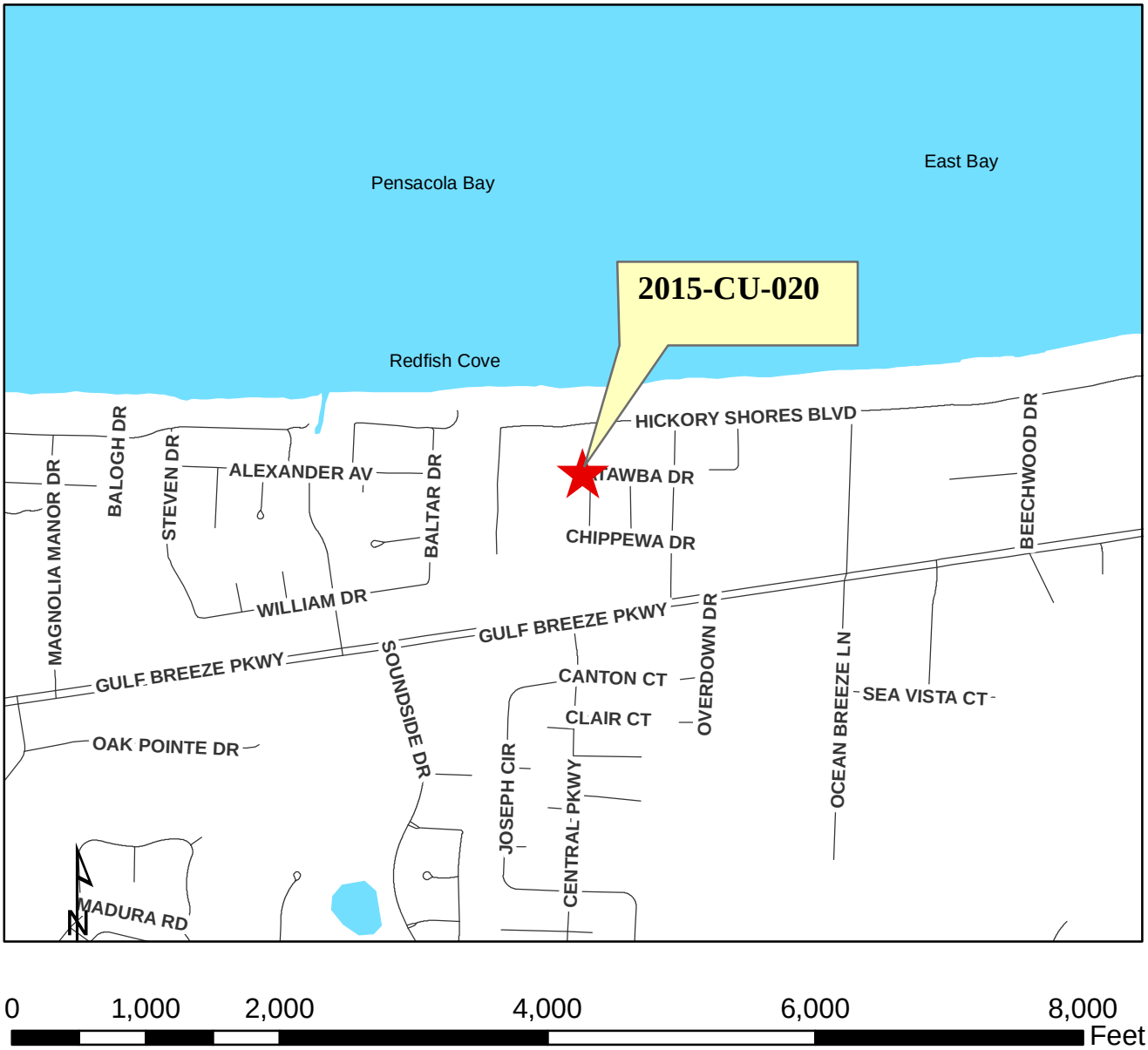
Is this criterion met? Yes

Staff Analysis: The applicant intends to complete the construction of the single family residence within 12 months.

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 recreational vehicle will need appropriate permits.

2015-CU-020
Location



0 1,000 2,000 4,000 6,000 8,000 Feet

Legend

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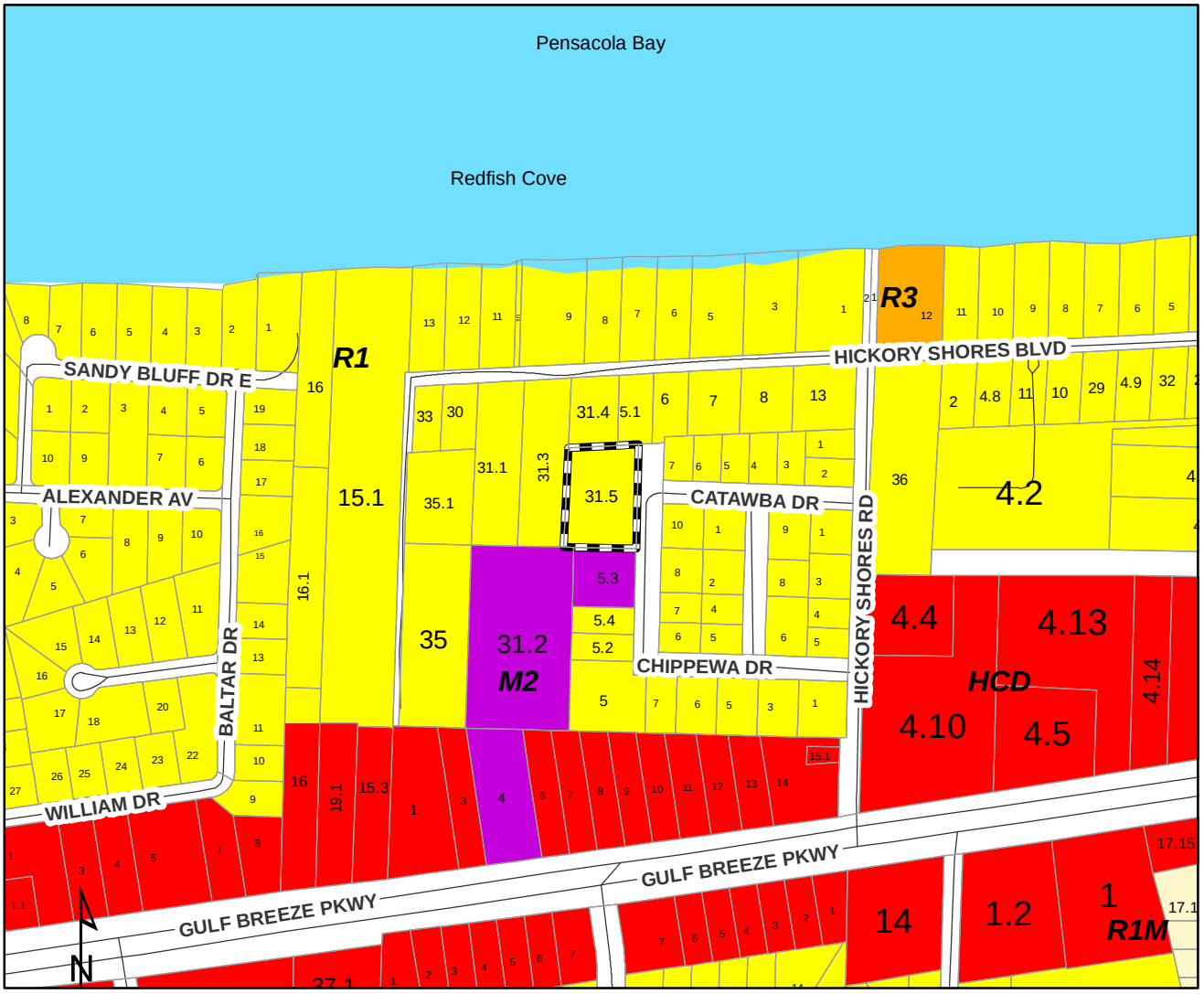
2015-CU-020
Zoning



0 400 800 1,600 2,400 3,200 Feet

Legend

- PendingZBMay
- 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-HON
- 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 (NB-C)
- Hotel - Navarre Beach (HNB)
- Navarre Beach - High Density (NB-HD)
- Navarre Beach -Medium Density (NB-MD)
- Navarre Beach - Planned Mixed Use Development (NB-PMUD)
- Navarre Beach - Conservation/Recreation (NB-CON/REC))
- Navarre Beach - Single Family (NB-SF)
- Navarre Beach - Medium High Density (NB-MHD)
- Navarre Beach - Utilities (NB-U)
- State
- State within an Accident Potential Zone (STATE-APZ)
- RAIL
- Right of Ways (ROAD)
- Military (MIL)
- Water
- Municipal Boundaries (CITY)

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2015-CU-020
Aerial

Legend

PendingZBMay

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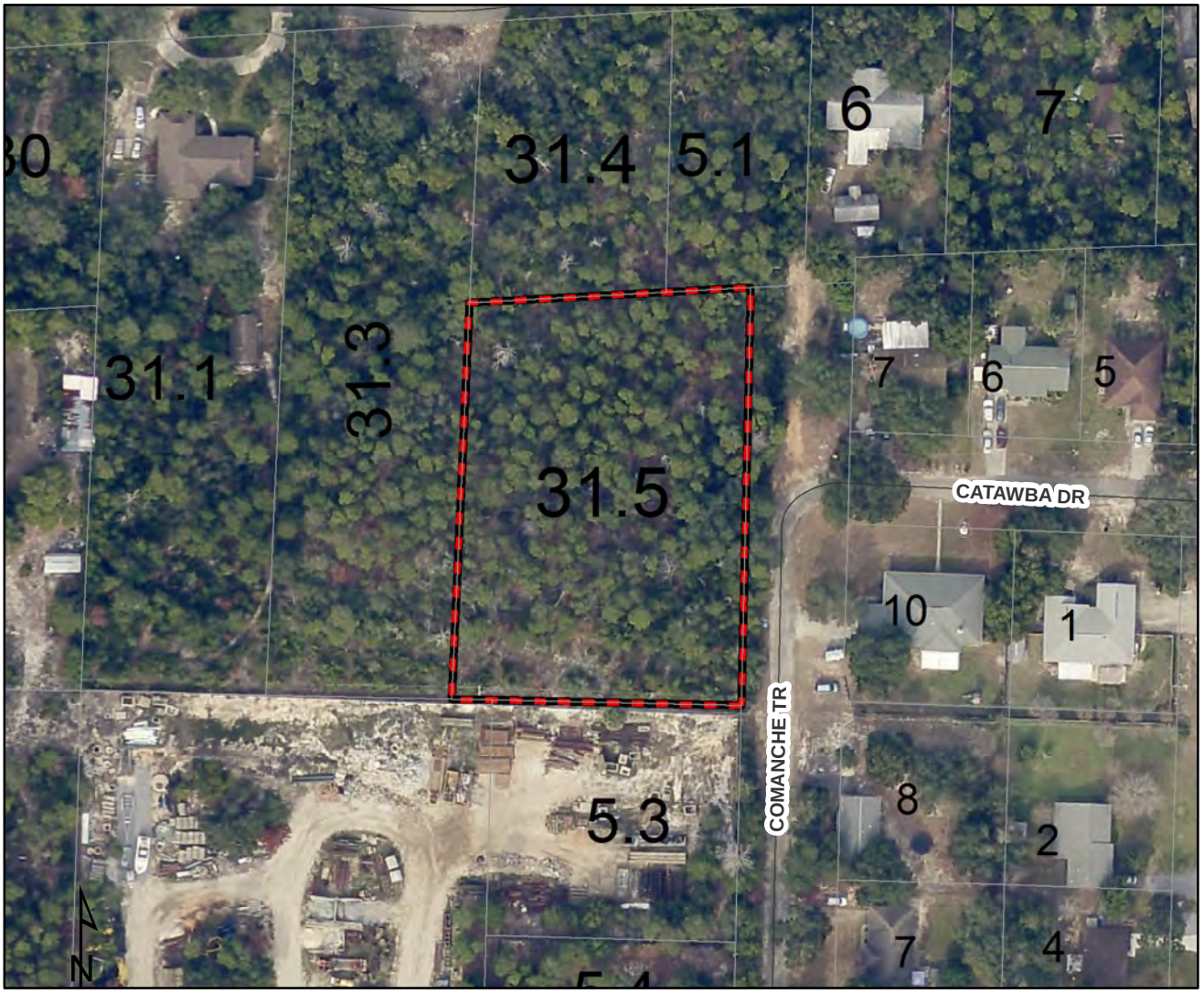
2015-CU-020
Close Up Aerial



0 100 200 400 600 800 Feet

Legend

PendingZBMay

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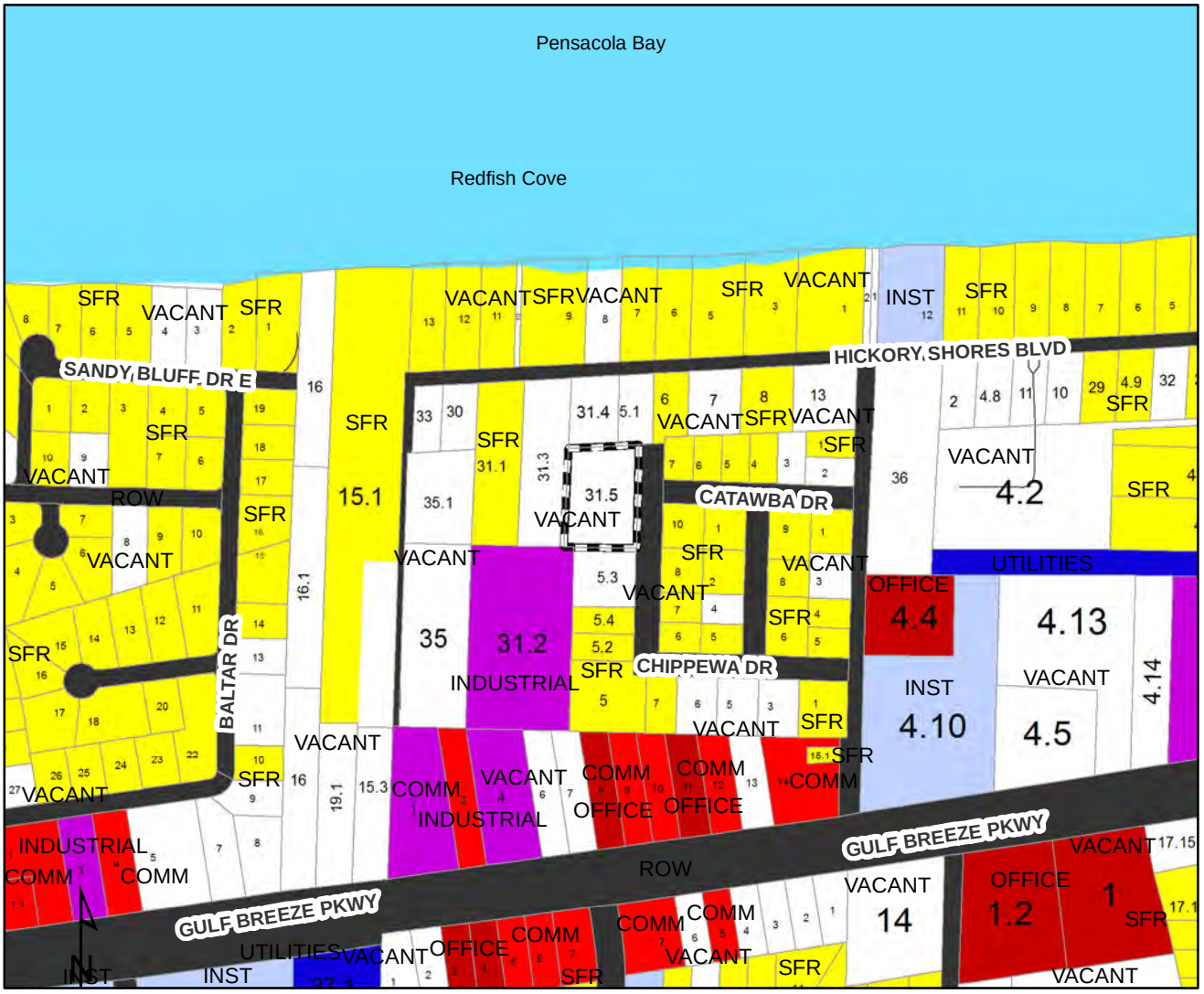
2015-CU-020
Existing Land Use



0 400 800 1,600 2,400 3,200 Feet

Legend

PendingZBMay

Existing Land Use

CATEGORY

- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial
- Recreation/Open Space
- Right of Way
- Single Family Residential
- Silviculture
- Uncategorized
- Utilities
- Vacant
- Water

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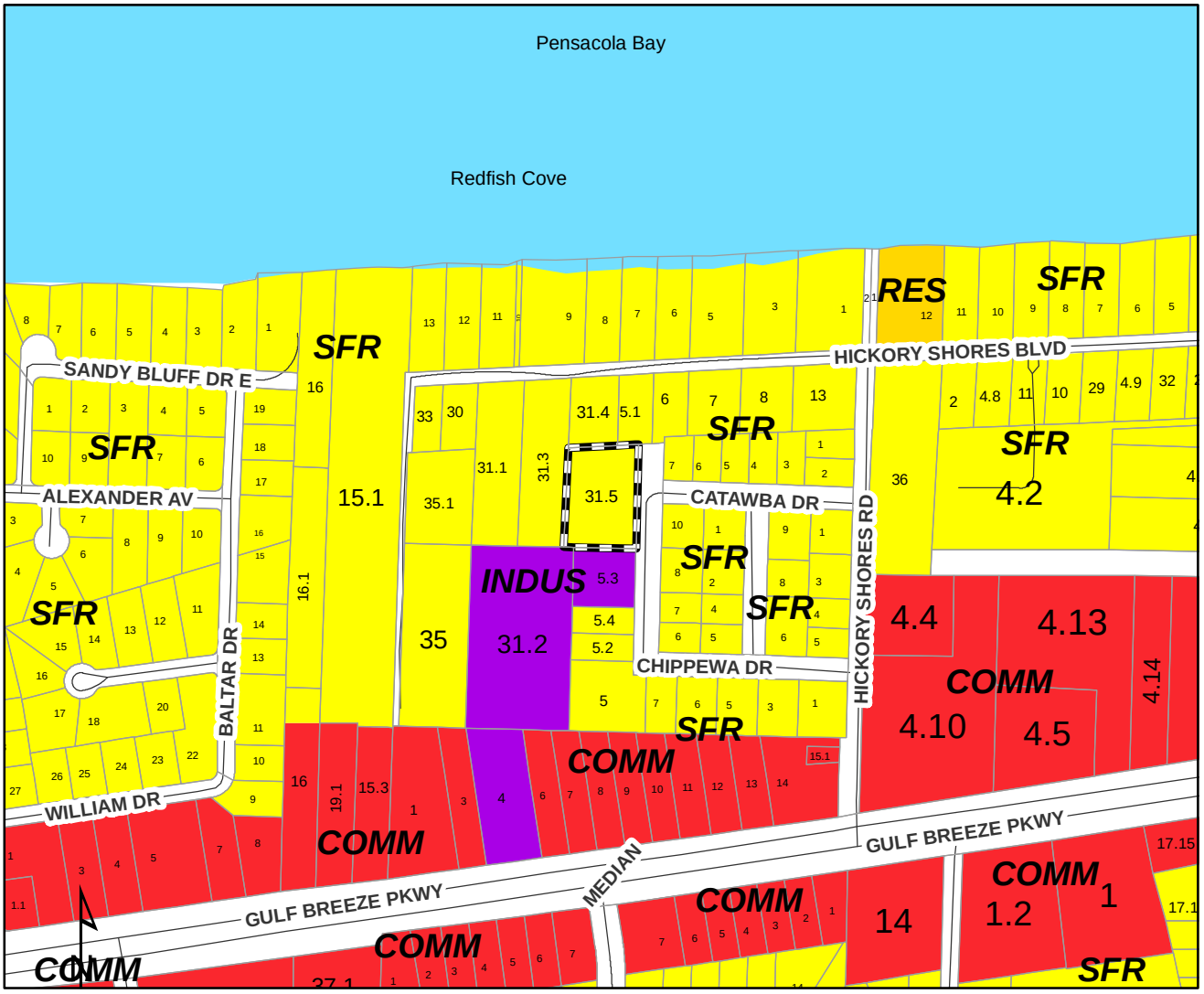
2015-CU-020
Future Land Use



0 400 800 1,600 2,400 3,200 Feet

Legend

- PendingZBMay
- 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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Looking at the adjacent property to the east subject site is to our left

Looking east, subject site is behind us

Looking south and east, subject site is behind us

Looking south subject site is to our right

Looking at the subject site

Another view of the subject site

Another view of the subject site.

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.	2015 -CU- 020	Date Received:	4-8-15
Review Fee:	235 + 85.92	Receipt No.:	
Zoning District:	R1	Conditional Use Request:	6.09.02.
FLUM Designation:	SFR		

± 1.35 VD #5

Property Owner

Property Owner Name: Jeffrey Harvey

Address: 1661 ~~Commache~~ Comanche Trail
Gulf Breeze, FL 32563

Phone: 850-384-6695 Fax:

Email: aquaforce21@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): 27-2S-28-0000-03105-000

-OR-

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

1661 Comanci

Parcel Size (acres): ~~1.48~~ Acres
1.35

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).

We would like to put our 5th wheel on our property while we are building our new home.

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.

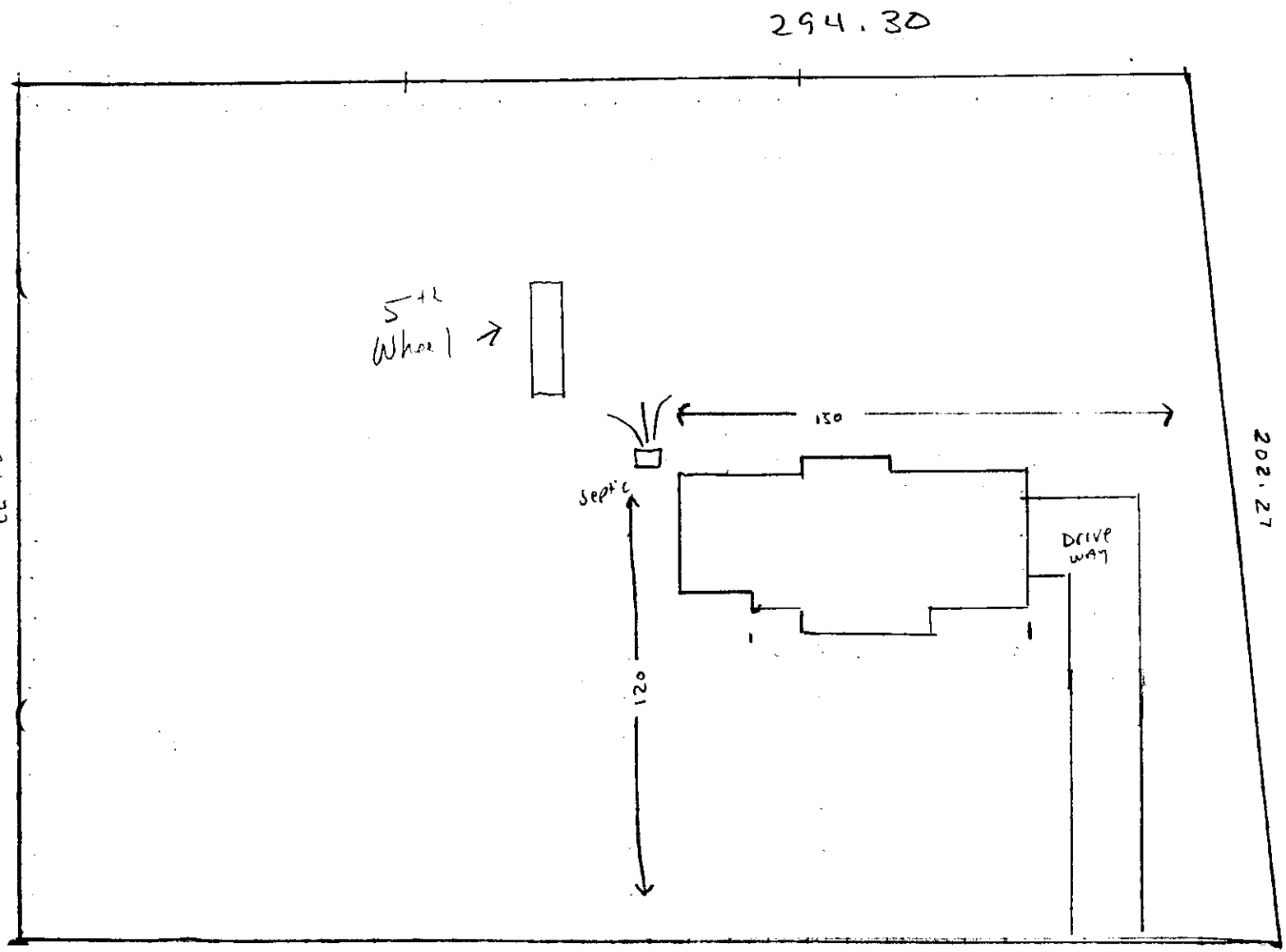
Jeffrey Harvey
Applicant Name (Type or Print)

Applicant Signature

Owner
Title (if applicable)

4-7-2015
Date

JEFF Harvey
1661 Commanche trl



COMMANCHE TRL.

☐ = 10 feet

310.08

CITIZENS COMMENTS 2015-CU-020

AFTER ZB PACKETS MAILED

Darliene Stanhope

From: Joe Castronova <newsbn@yahoo.com>
Sent: Wednesday, May 13, 2015 11:36 AM
To: Darliene Stanhope
Subject: Conditional Use Application 2015-CU-020

To Whom It May Concern:

I am stating our opposition to allow a recreational vehicle to be used as temporary living quarters while a single family residence is being constructed. This
property is located within SFR (Single Family Residential) zoning district.

Before Mr. Harvey was issued a permit to build, he already stored:

1. a boat
2. a parade float
3. a loading container used in shipping
4. a tractor on a trailer
5. and various pieces of junk

It is our belief that Mr. Harvey has intentions to live in the recreational vehicle with no desire to build in a timely manner. Meaning he can live in that recreational vehicle
regardless of any time constraints imposed on him by the county. It would be cheaper to pay any fine than to build.

Please deny Mr. Harvey his application. 2015-CU-020.

Thank You,
Joseph Castronova/John Kirby owners.
4357 Catawba Dr
Gulf Breeze, Fl
32563

May 13, 2015

CITIZEN

COMMENTS

RECEIVED AT THE

MEETING

NO
SKIP