

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)

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.

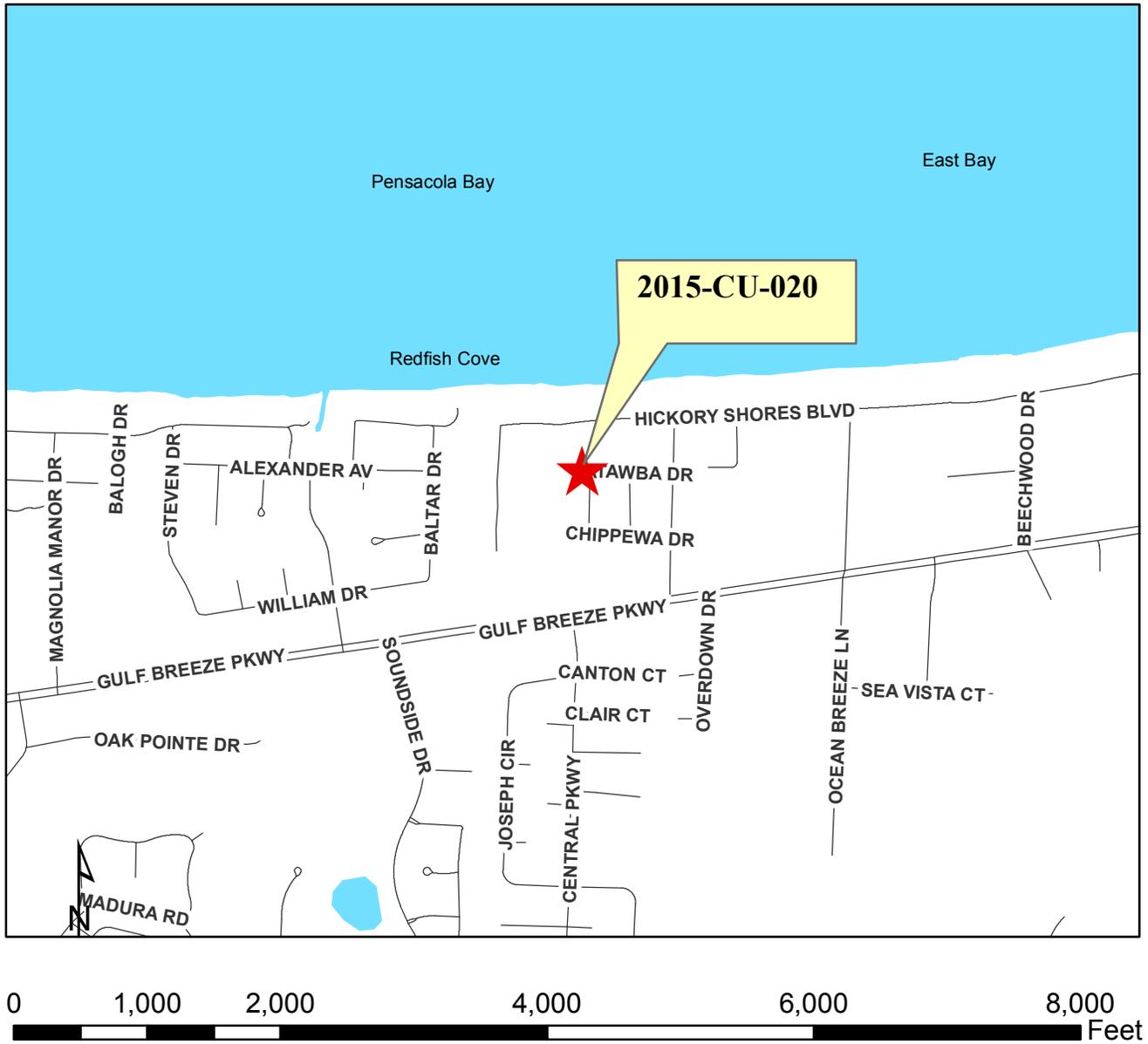
Is this criterion met? Yes

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

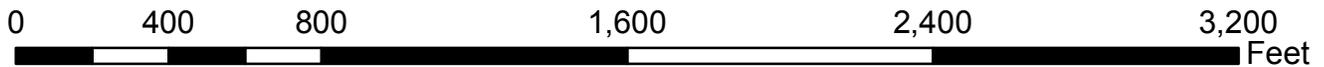
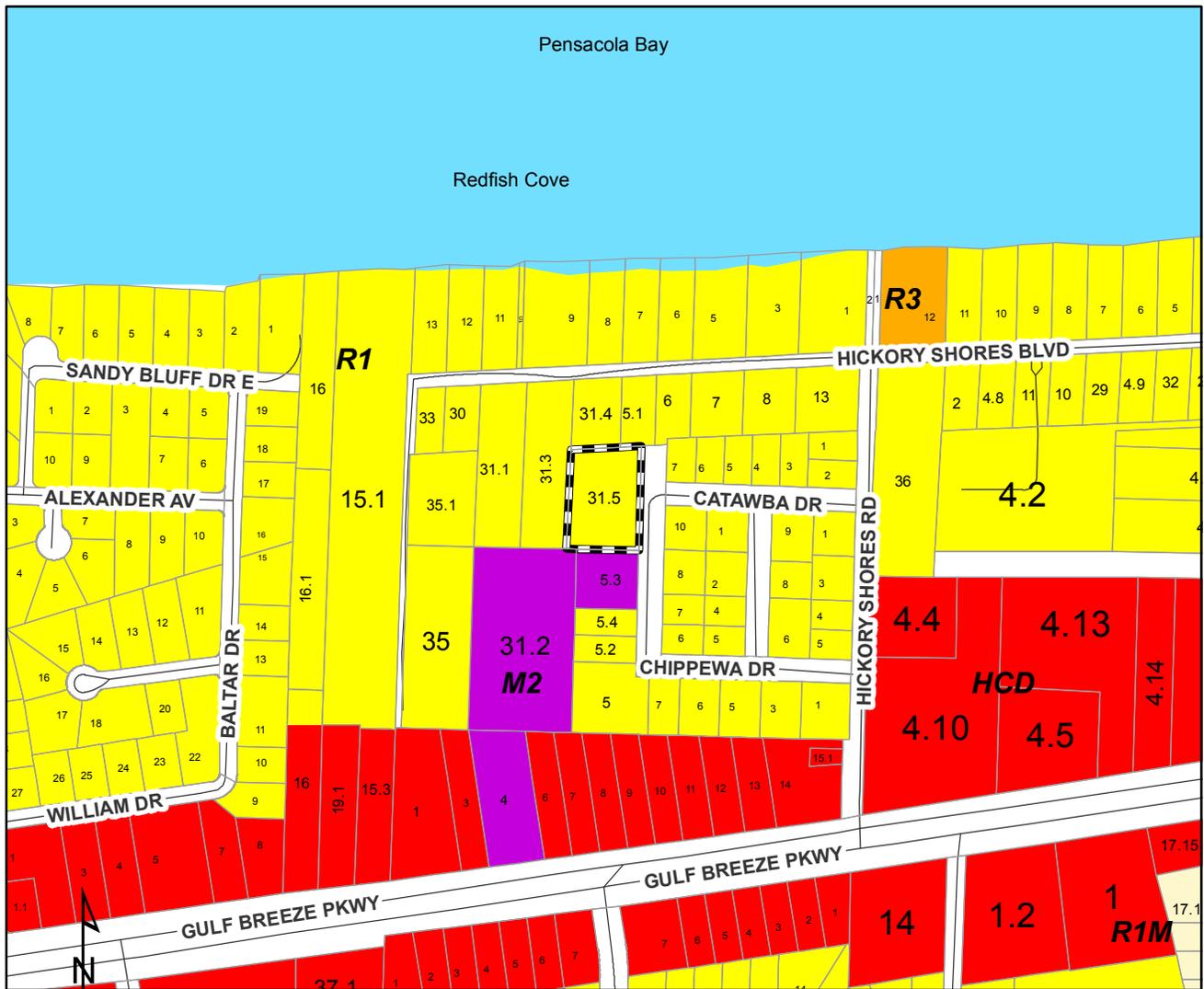


Legend

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2015-CU-020 Zoning



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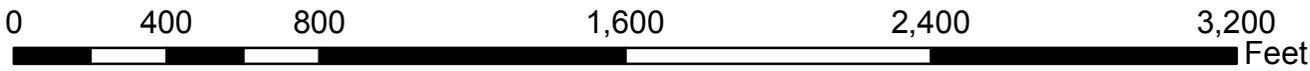
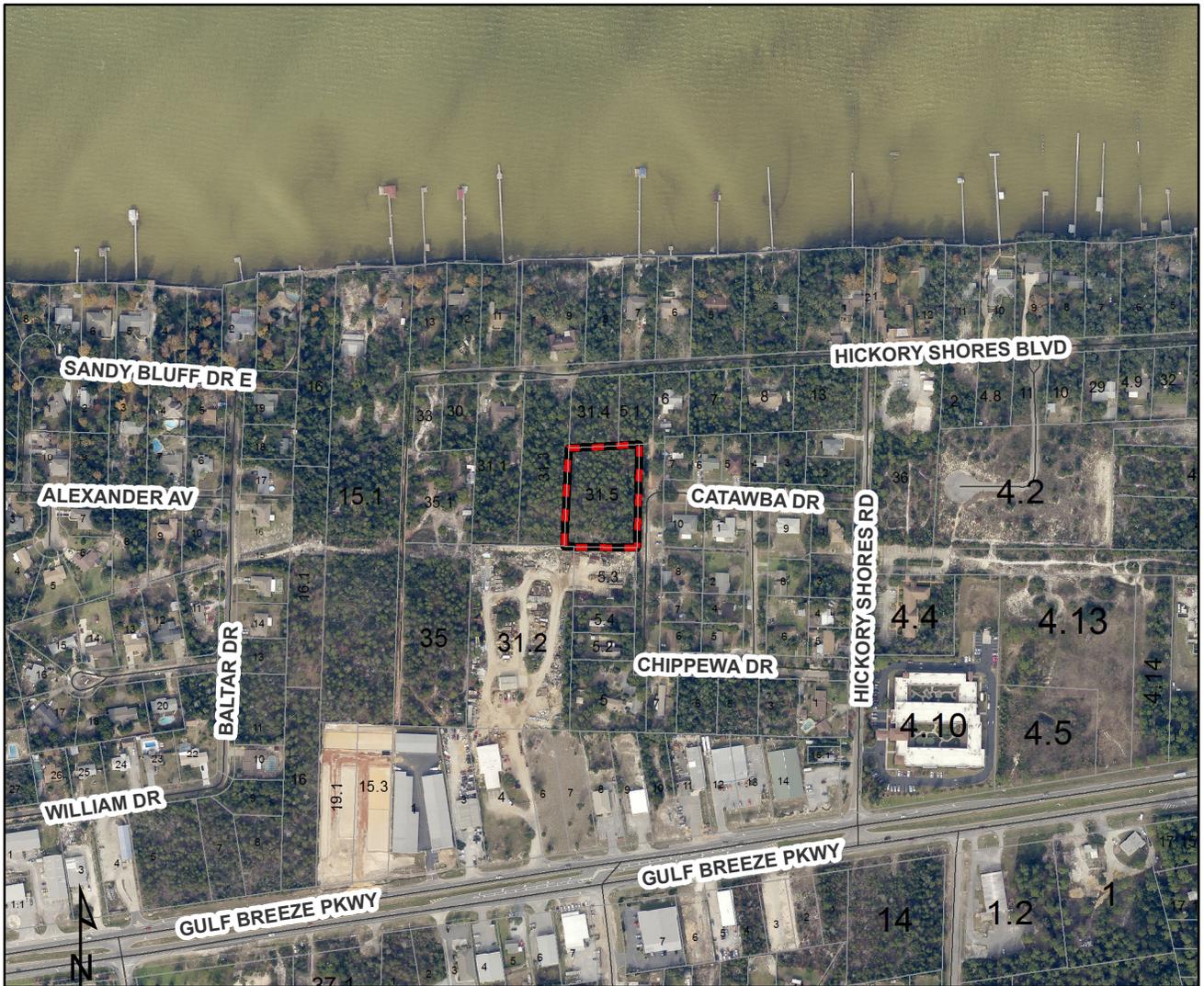
Pending ZB May	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	Agriculture (AG2)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High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

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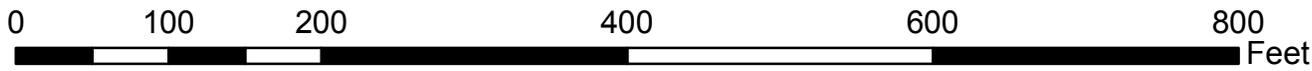
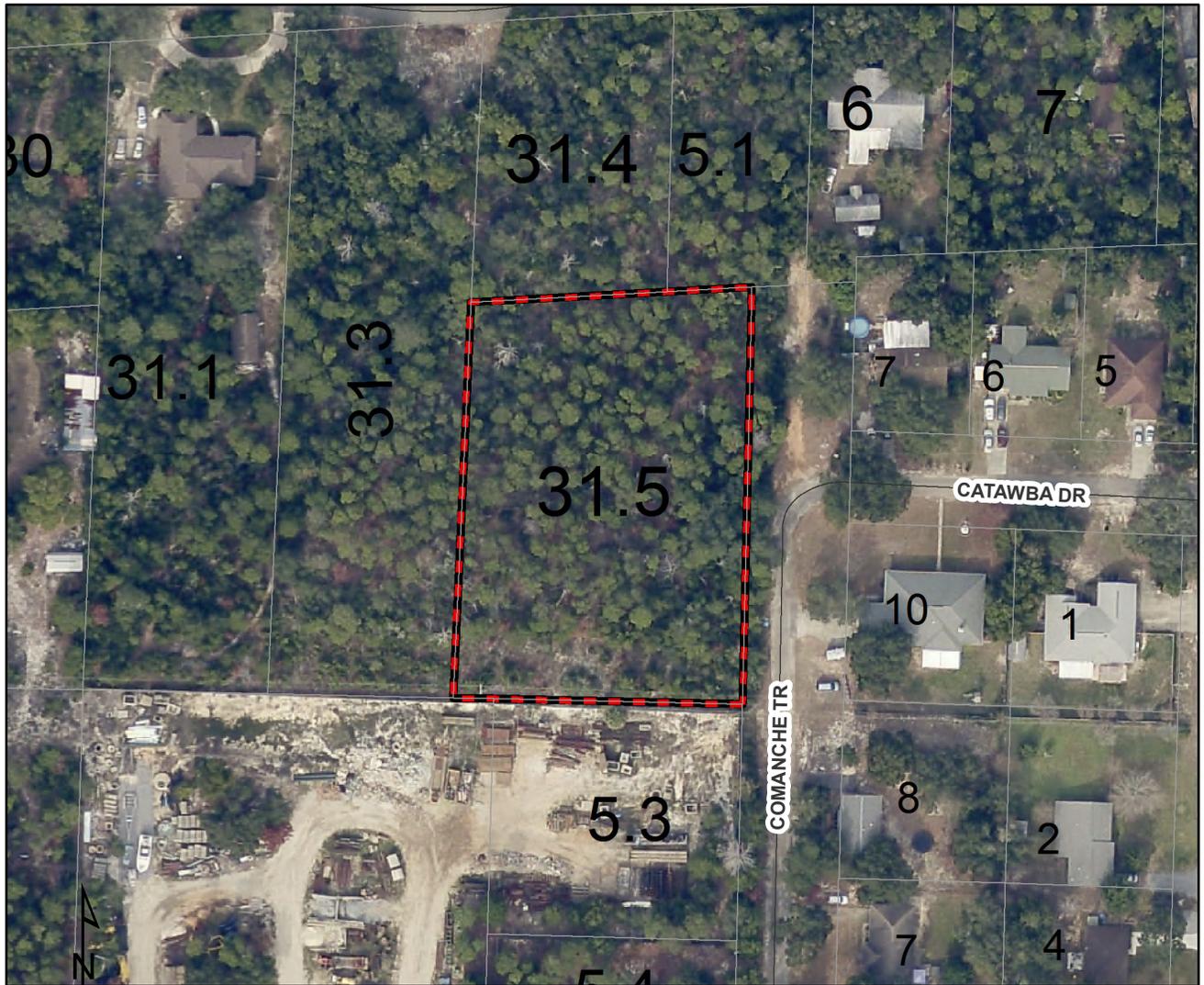
Aerial



Legend
 PendingZBMay

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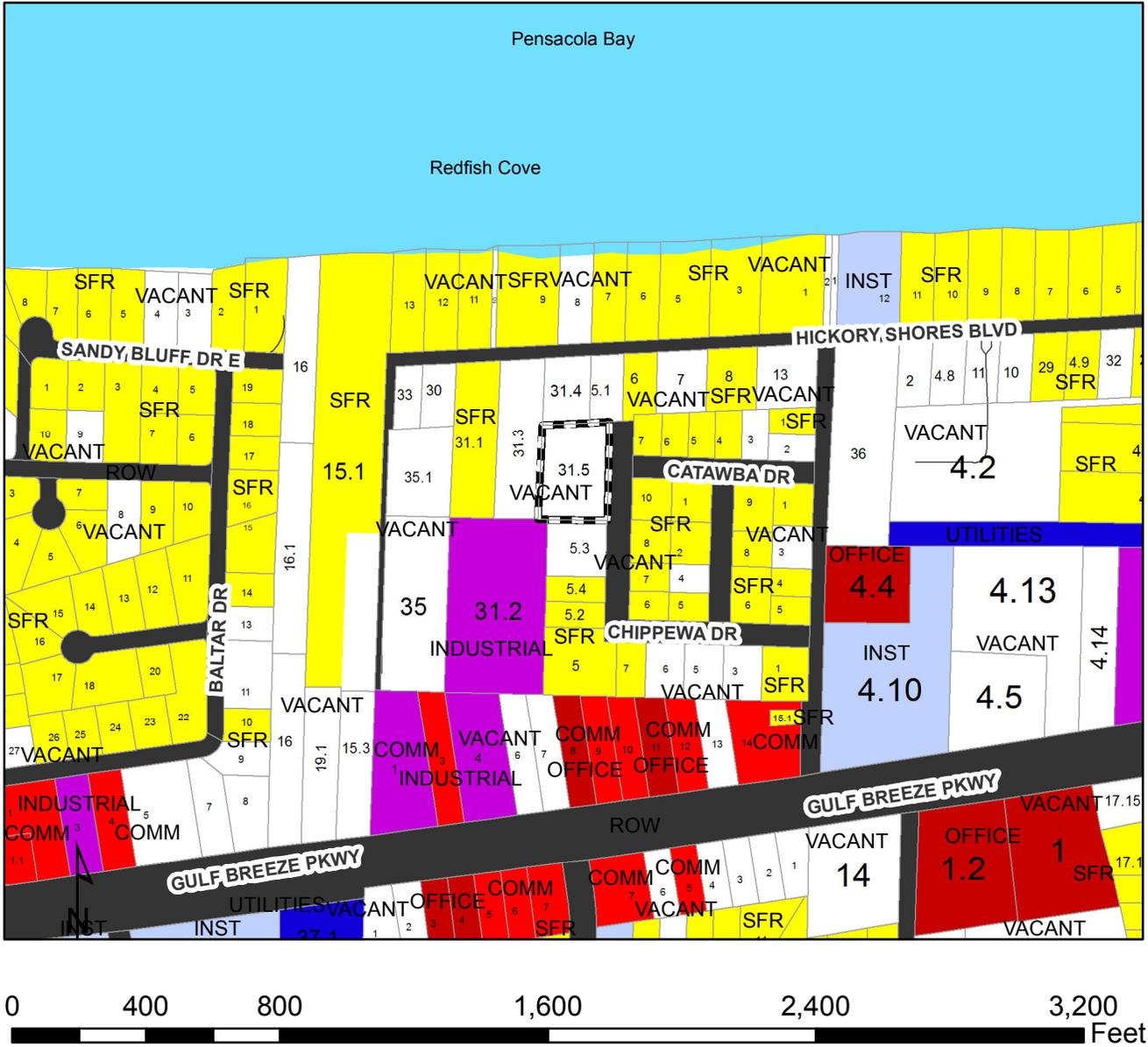
2015-CU-020
Close Up Aerial



Legend
 PendingZBMay

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2015-CU-020 Existing Land Use



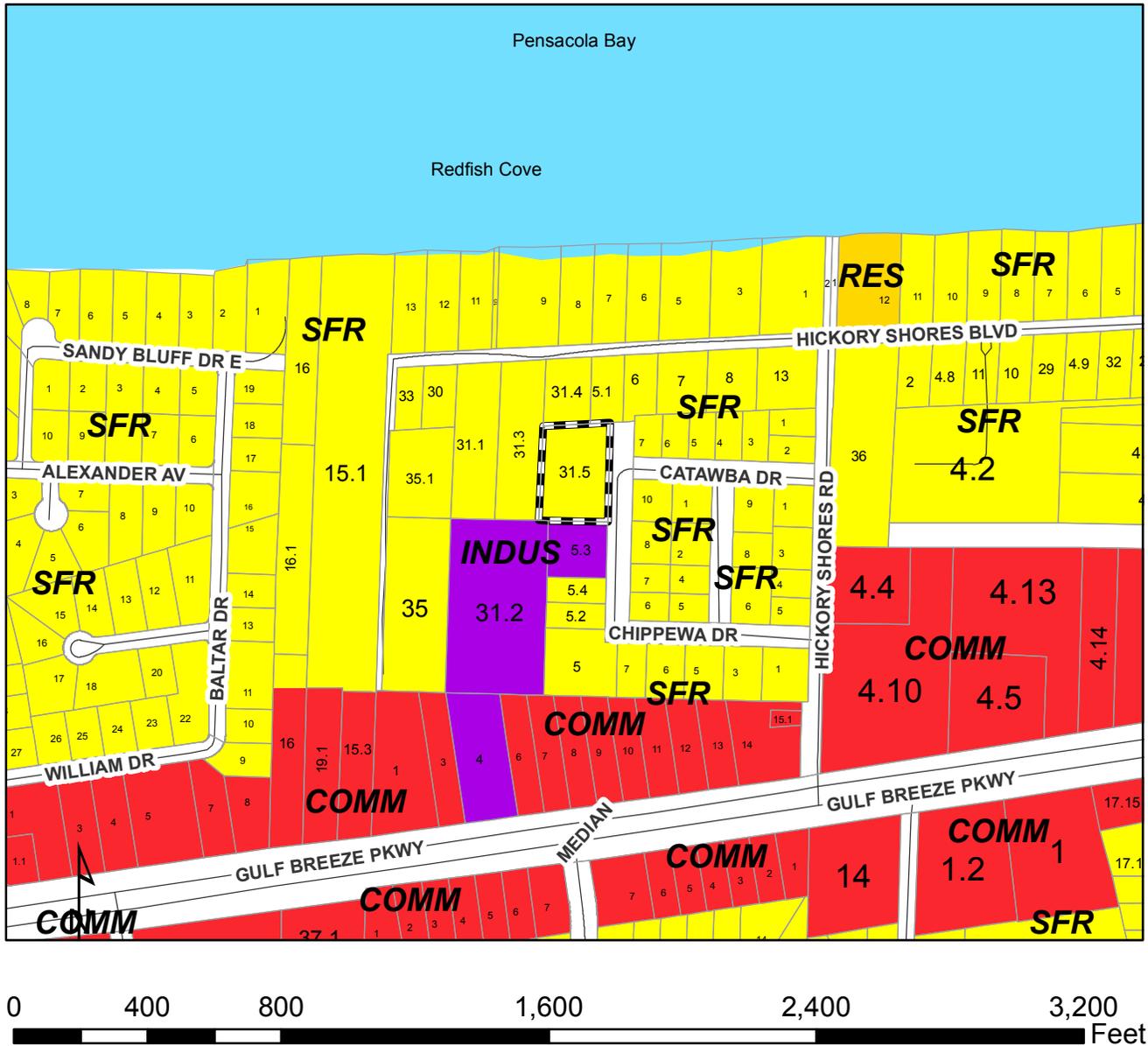
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	Pending ZBM		Institutional		Recreation/Open Space
	Right of Way		Multi-Family Residential <5		Single Family Residential
	Agriculture		Multi-Family Residential >5		Silviculture
	Agriculture, Homestead		Military		Uncategorized
	Condo's/Townhomes		Mixed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

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2015-CU-020 Future Land Use



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

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

± 1.35 VD # 5

Property Owner Property Owner Name: Jeffrey Harvey

Address: 1661 ~~Comanche~~ 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): 27-25-28-0000-03105-000
-OR-

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

1661 Comanche

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 of Print)

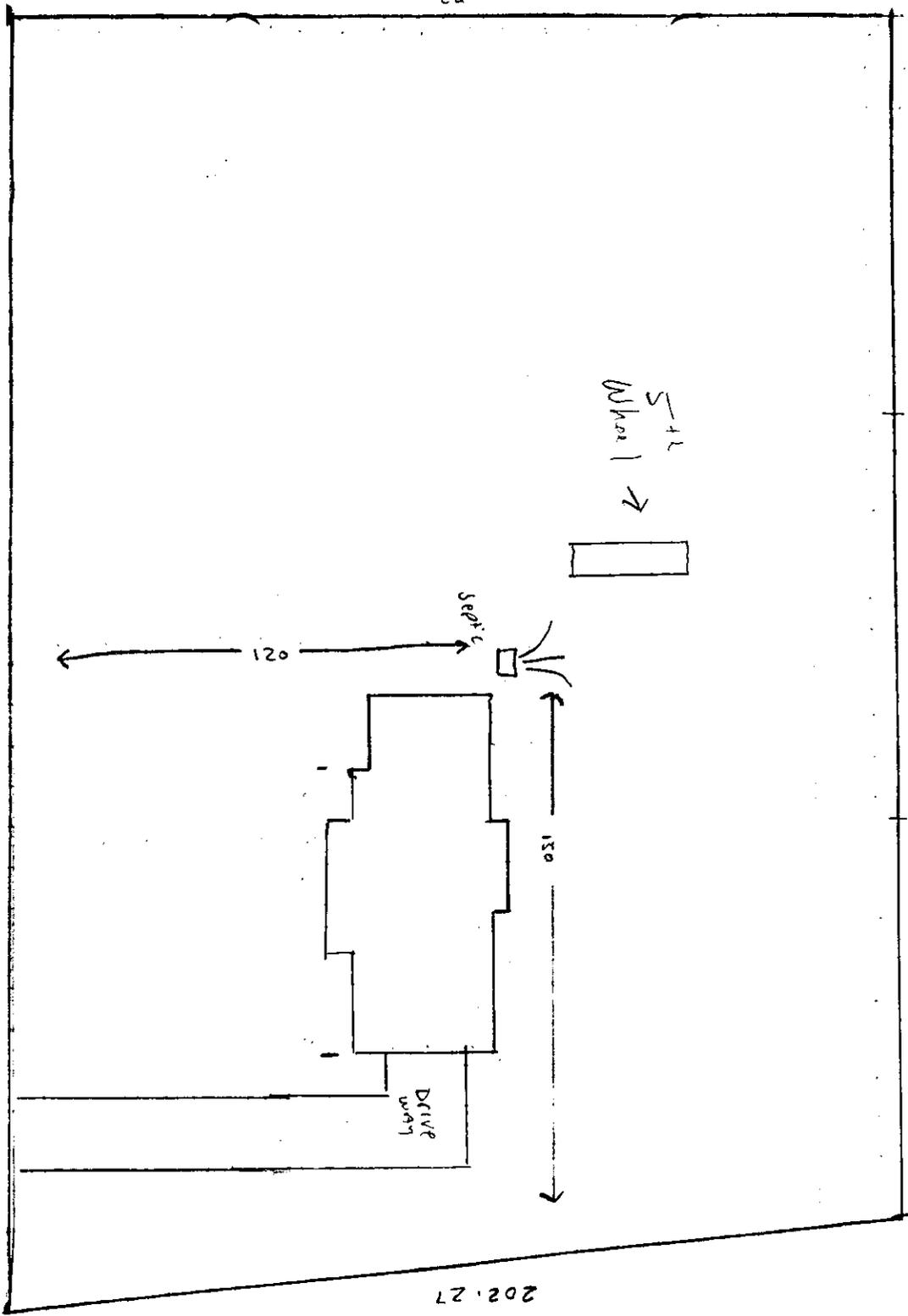
Applicant Signature

owner
Title (if applicable)

4-7-2015
Date

DEE HARVEY
1661 Commanche Trl

294.30



□ = 10 Feet

COMMANCHE TRL.

310.08

