

STAFF ANALYSIS

Conditional Use 2015-CU-036

General Information:

Applicant:	Glenn Cox
Representative:	n/a
Project Location:	1616 Baltar Drive, Gulf Breeze, FL
Parcel Number:	27-2S-28-0180-00B00-0130
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)
Existing Conditions:	Vacant lot

Land Development Code/Conditional Use 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 west and north and vacant to the east and south.

- 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? No

Staff Analysis: The applicant has not applied for a building permit to date.

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 not applied for a building permit to date.

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.

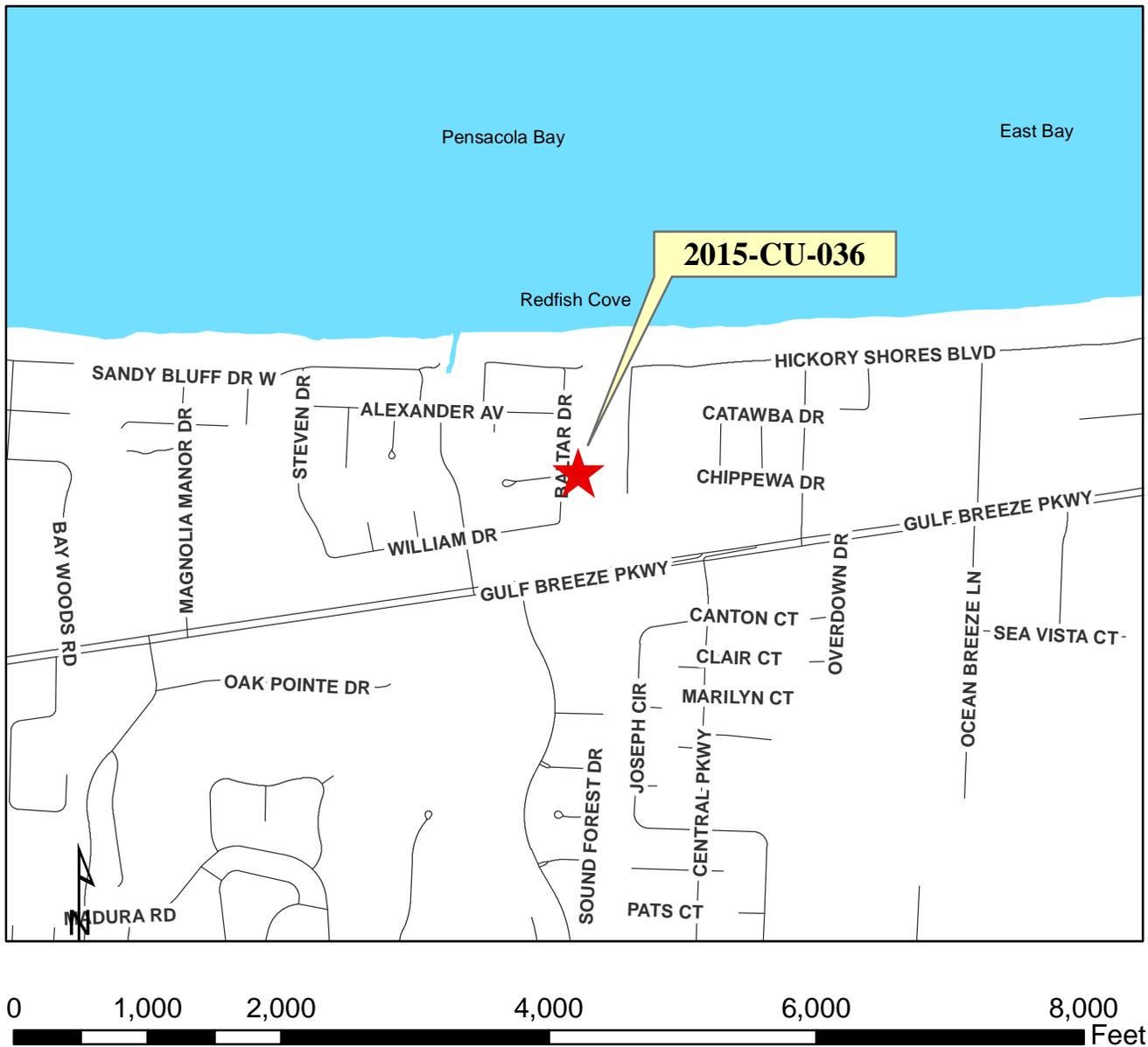
Is this criterion met? Yes

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-036 Location

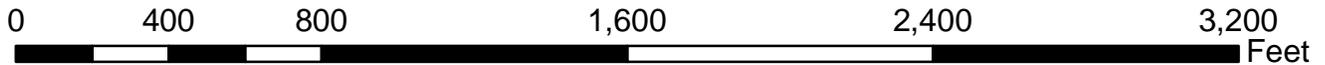
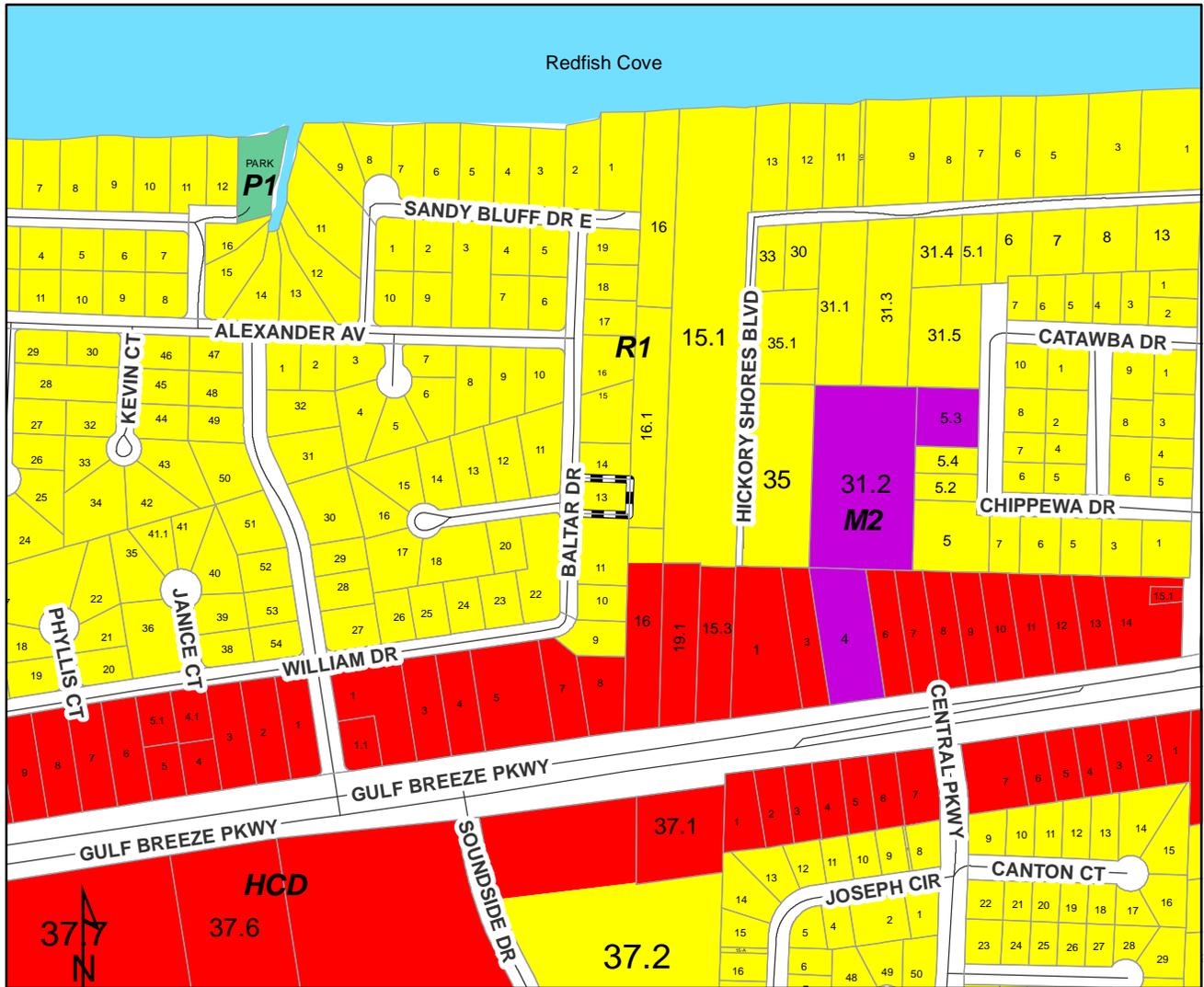


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2015-CU-036 Zoning



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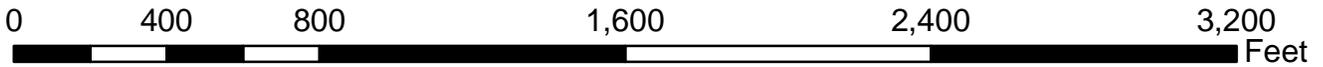
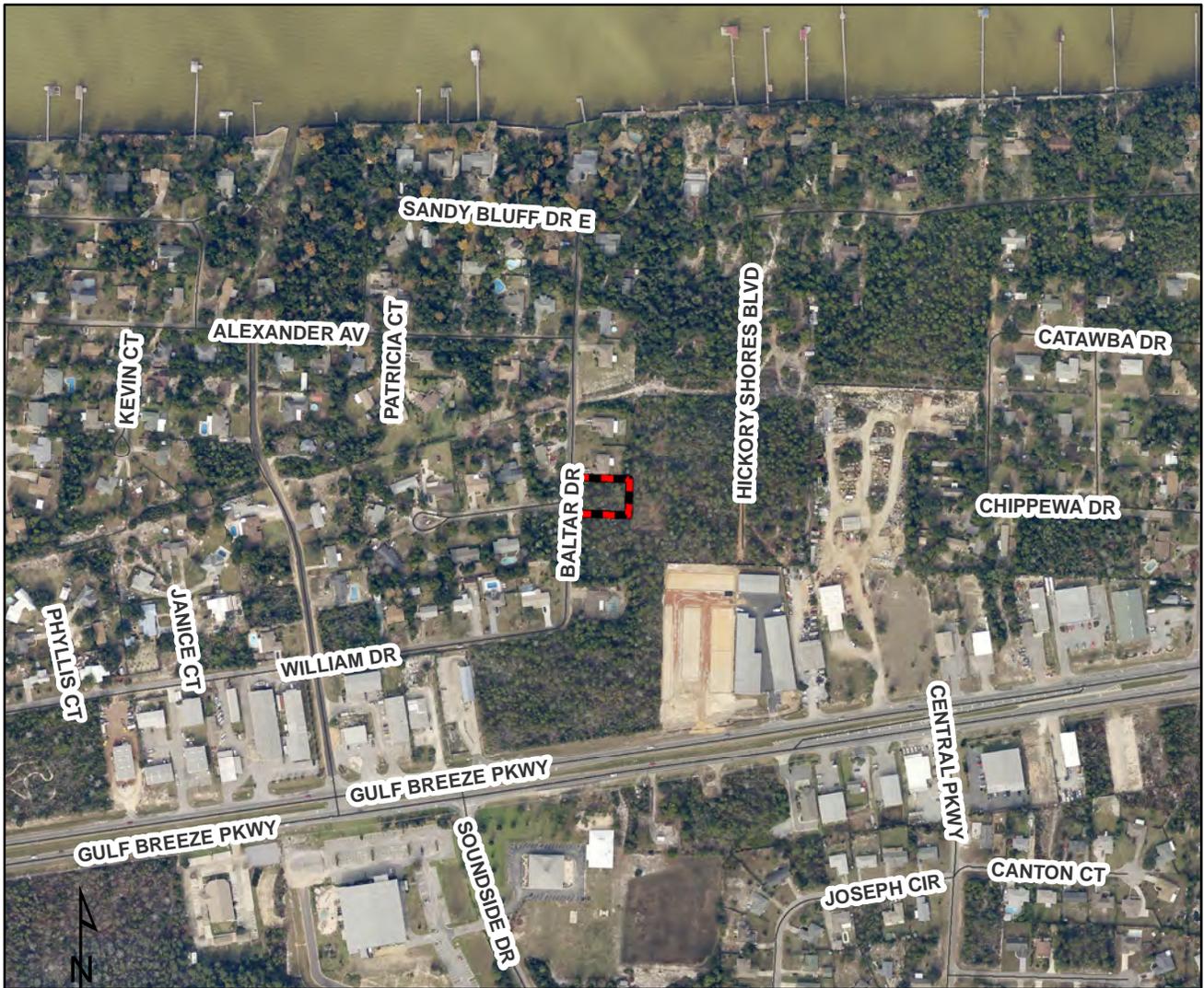
Pending ZB October	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	Planned Industrial Development (PID)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)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

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2015-CU-036

Aerial



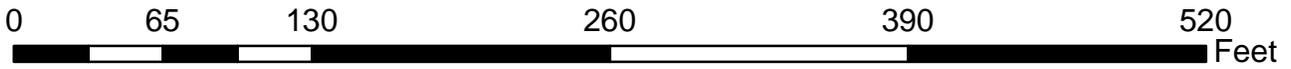
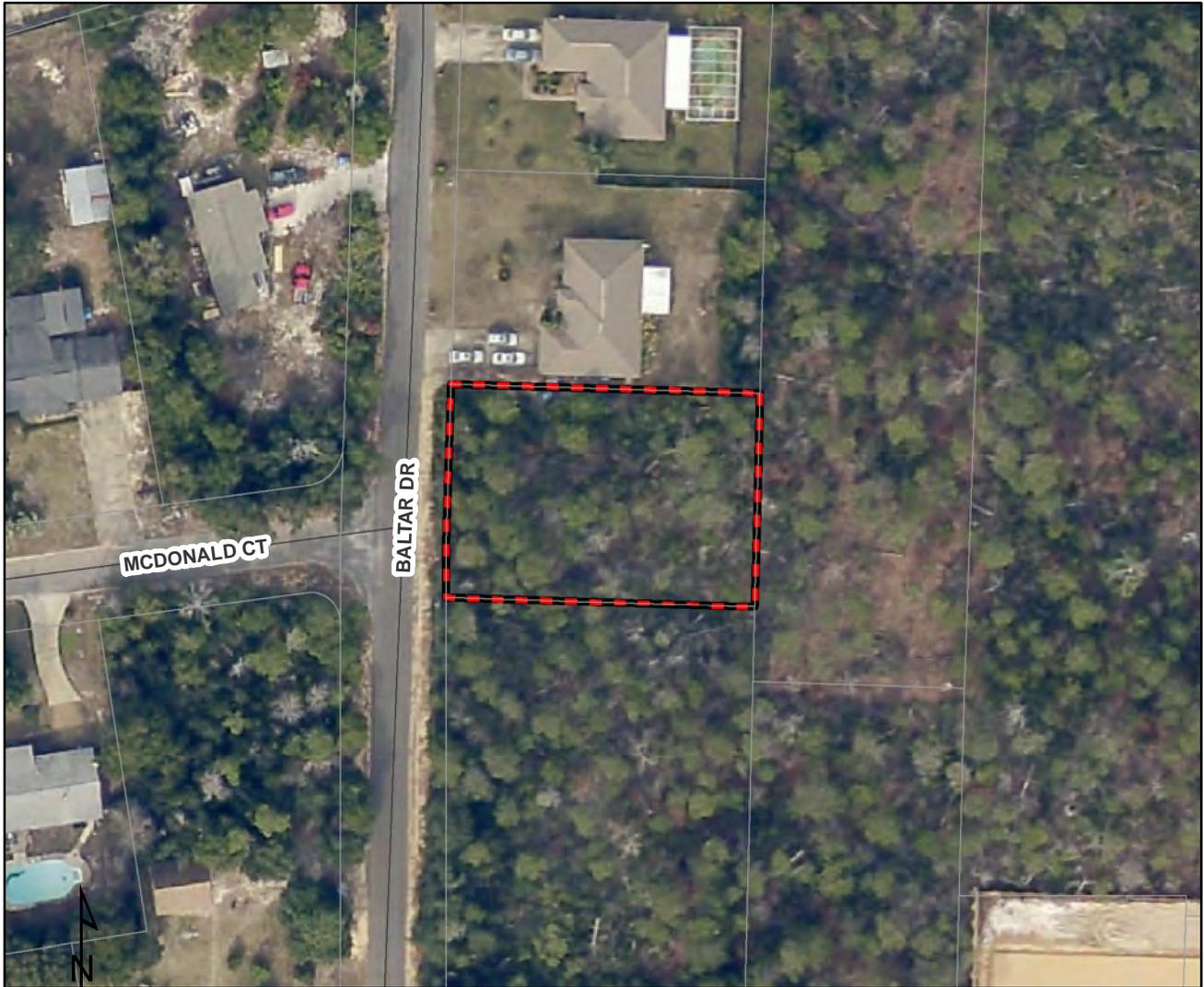
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 Pending ZBOctober

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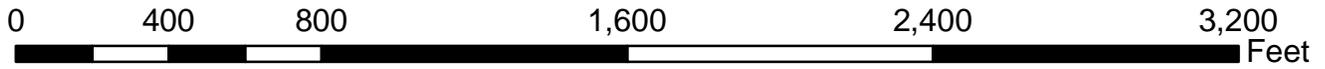
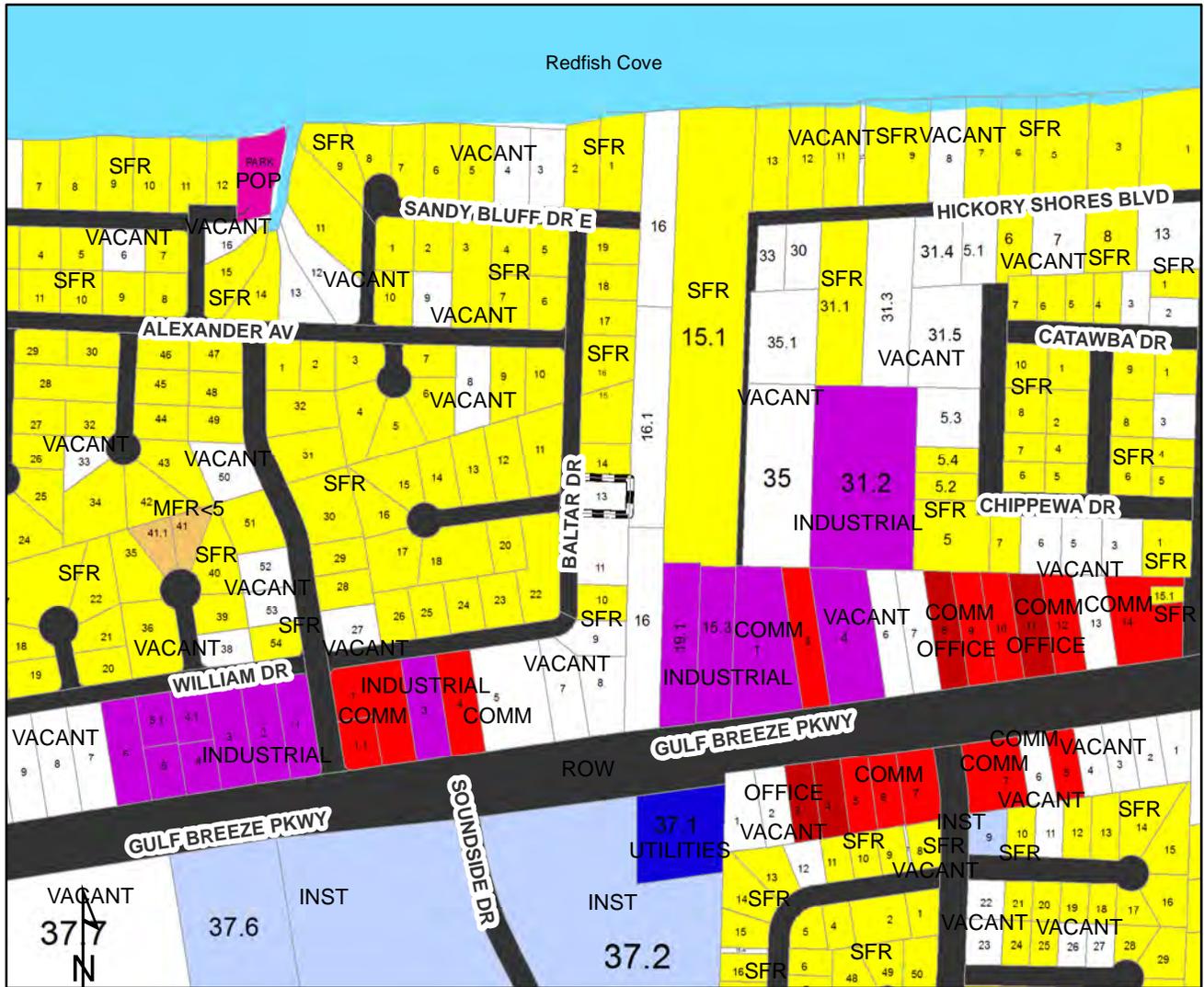
2015-CU-036 Close Up Aerial



Legend
 PendingZBOctober

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2015-CU-036 Existing Land Use

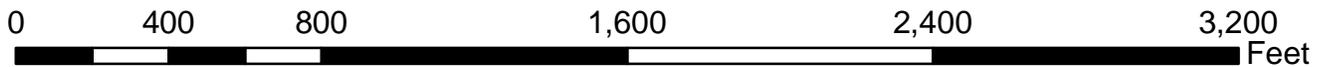
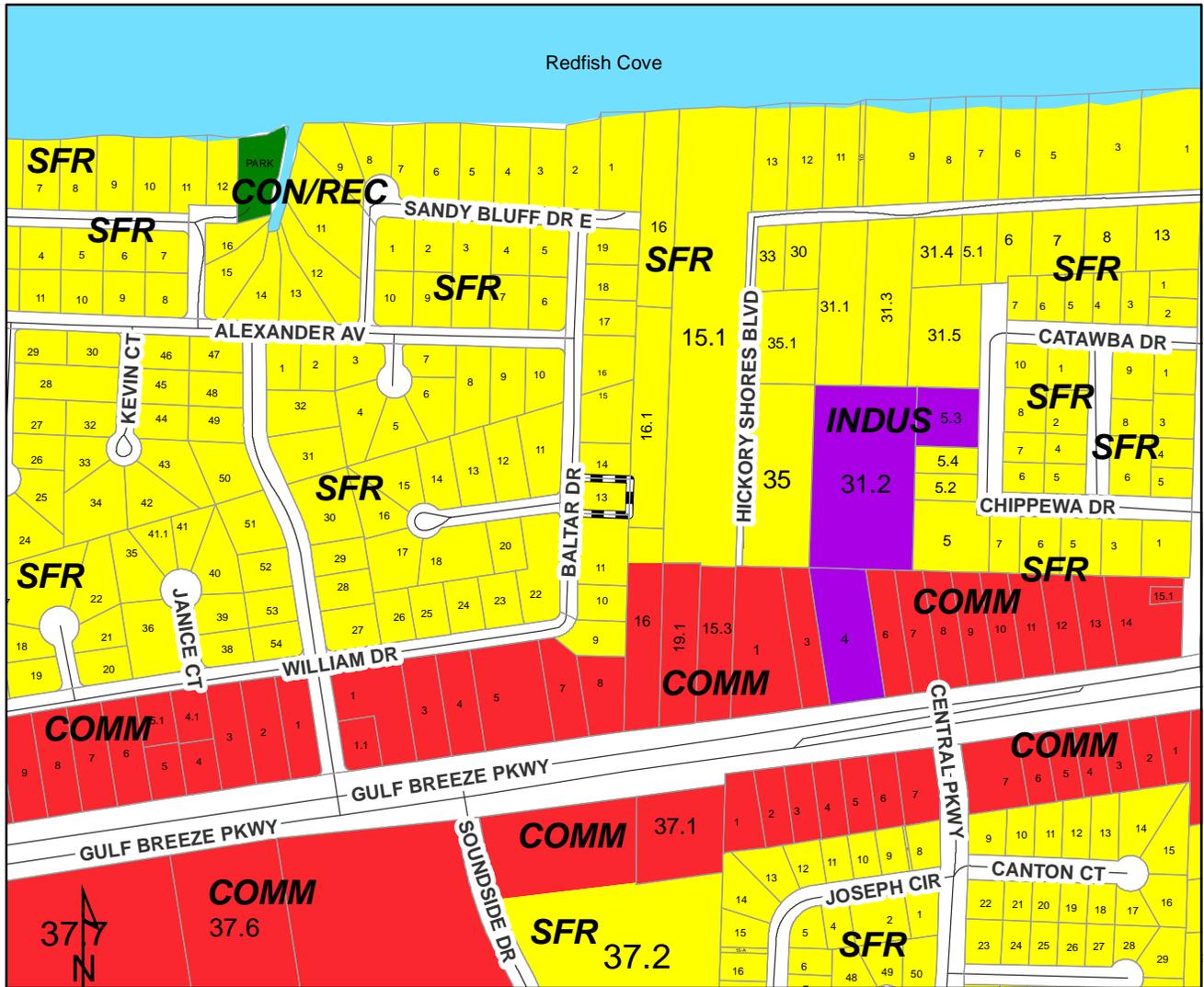


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	Pending ZBO October	Existing Land Use		Institutional		Recreation/Open Space
	Agriculture	CATEGORY		Multi-Family Residential <5		Right of Way
	Agriculture, Homestead		Multi-Family Residential >5			Single Family Residential
	Condo's/Townhomes		Military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

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2015-CU-036 Future Land Use



Legend

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

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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-036</u>	Date Received: <u>8/18/15</u>
Review Fee: <u>\$235 + 75.44</u>	Receipt No.: <u>315</u>
Zoning District: <u>R1</u>	Conditional Use Request: <u>6.09.02.</u>
FLUM Designation: <u>SFR</u>	

± .34 VD # 5

Property Owner Property Owner Name: Glenn Cox mailing address

Address: 1616 Baltar Drive
Gulf Breeze, FL 32563

Phone: 850-393-9905 Fax: _____

Email: glenncox.lawn.service@gmail.com

Cox Lawn Service
362 Gulf Breeze Pkwy #233
Gulf Breeze, FL 32561

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): 27-25-28-0180 -00300-0130

-OR-
Street Address of property for which the Conditional Use is requested:
1616 Baltar Drive Gulf Breeze, FL 32563

Parcel Size (acres): .34 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).

The use of a recreational vehicle for temporary living quarters during the construction of A single family residence

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.

I would like to use a recreational vehicle for the temporary living quarters during construction of my primary residence.

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.

Glenn Cox
Applicant Name (Type or Print)

[Signature]
Applicant Signature

Title (if applicable)

8-17-15
Date

1622 DRIVE

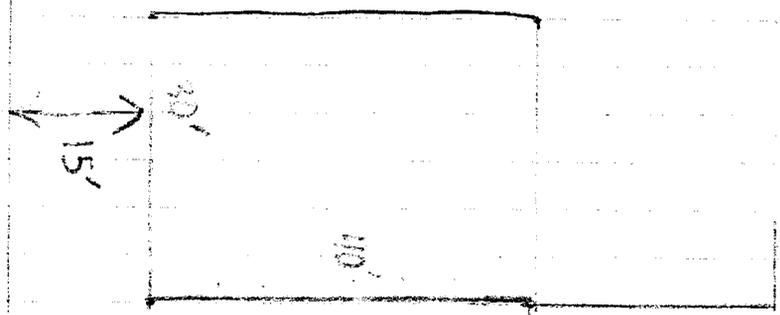
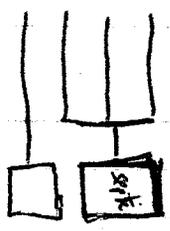
158'

1616 DRIVE
BATH

BATH & DRIVE

Quarter

80'



15'



PROPOSED
RV
LOCATION

66.65

12

CITIZENS

COMMENTS

2015-CU-036

From: [Jennifer Tilden](#)
To: [Jason McLarty](#); [Darlene Stanhope](#)
Subject: 2015-CU-036
Date: Friday, September 25, 2015 4:31:41 PM

Just to let yall know...

I received a call from Mr. Robert Torok who lives at 4228 William Drive Gulf Breeze. He just wanted to state that he didn't have any problems with the proposed conditional use.

Thanks,

Jennifer Tilden
Santa Rosa County
Development Services
Zoning Administrator
(850)981-7054

Development Services Center- In order to continue our effort for improved customer service, please complete this online survey. www.santarosa.fl.gov/customerservice

Florida has a very broad Public Records Law. Virtually all written communications to or from Santa Rosa County Personnel are public records available to the public and media upon request. E-mail sent or received on the county system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.

