



**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

2016-CU-17

Project Name: N/A

**Applicant and/or
Property Owner:** Samuel and Donna Schulte

Representative: N/A

Request: Conditional Use to allow the temporary use of a RV as a living quarters during the construction of a residence. (LDC 6.04.04.C)

Zoning District: R1 (Single Family Residential)

Part I. General Information:

Project/Applicant: Samuel and Donna Schulte
Representative: N/A
Location: 1399 Andorra Street, Navarre, FL
Parcel(s): 17-2S-26-2750-06500-0090
Zoned: R1 (Single Family Residential)
Request: Conditional Use to allow the temporary use of a RV as a living quarters during the construction of a residence. (LDC 6.04.04.C)
District: Commissioner District #4
Current Conditions: Vacant

Part II. Land Development Code Criteria:

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.
 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).
 3. A permit is required for the temporary use of the recreational vehicle.
 4. Only one (1) recreational vehicle can be located and used as a temporary living quarter per lot of record or project parcel.
 5. An active building permit must be in place and construction must be actively underway.
 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,
 7. All waste must be disposed of in a lawful manner.
 8. All electrical or utility connections to the recreational vehicle must be properly permitted.
 9. Recreational vehicles used on properties located in flood zones must remain ready for immediate highway use.
 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.

Part III. Conditional Use Criteria

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 constructed.

- 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.

- 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 aware of the permit requirements and intends to comply with the requirements.**

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 construction of the residence.**

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

Is this criterion met? **No**

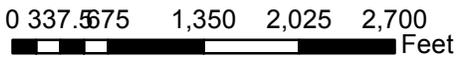
Staff Analysis: **A building permit has not been pulled as of September 23, 2016.**

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.**

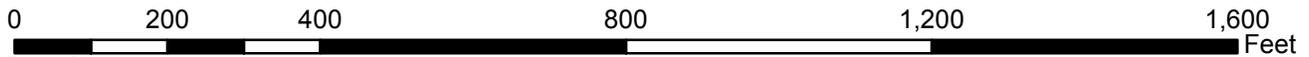
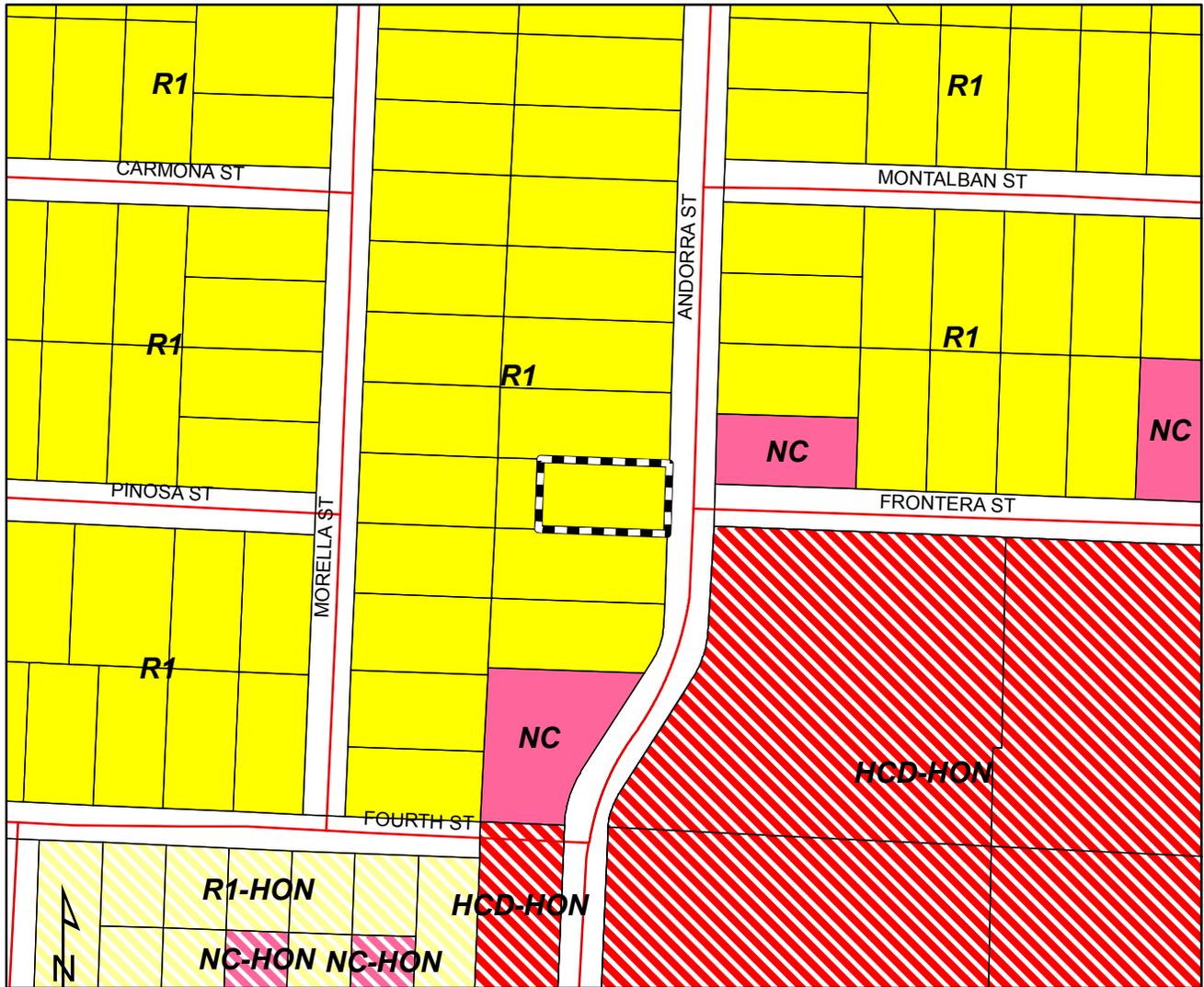
2016-CU-017 Zoning



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2016-CU-017 Zoning



Legend



Pending Oct ZB

Zoning

DISTRICT

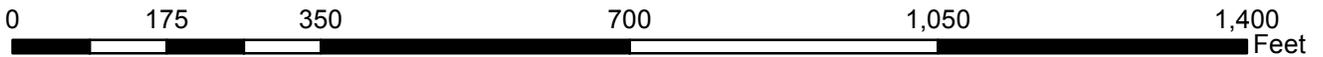
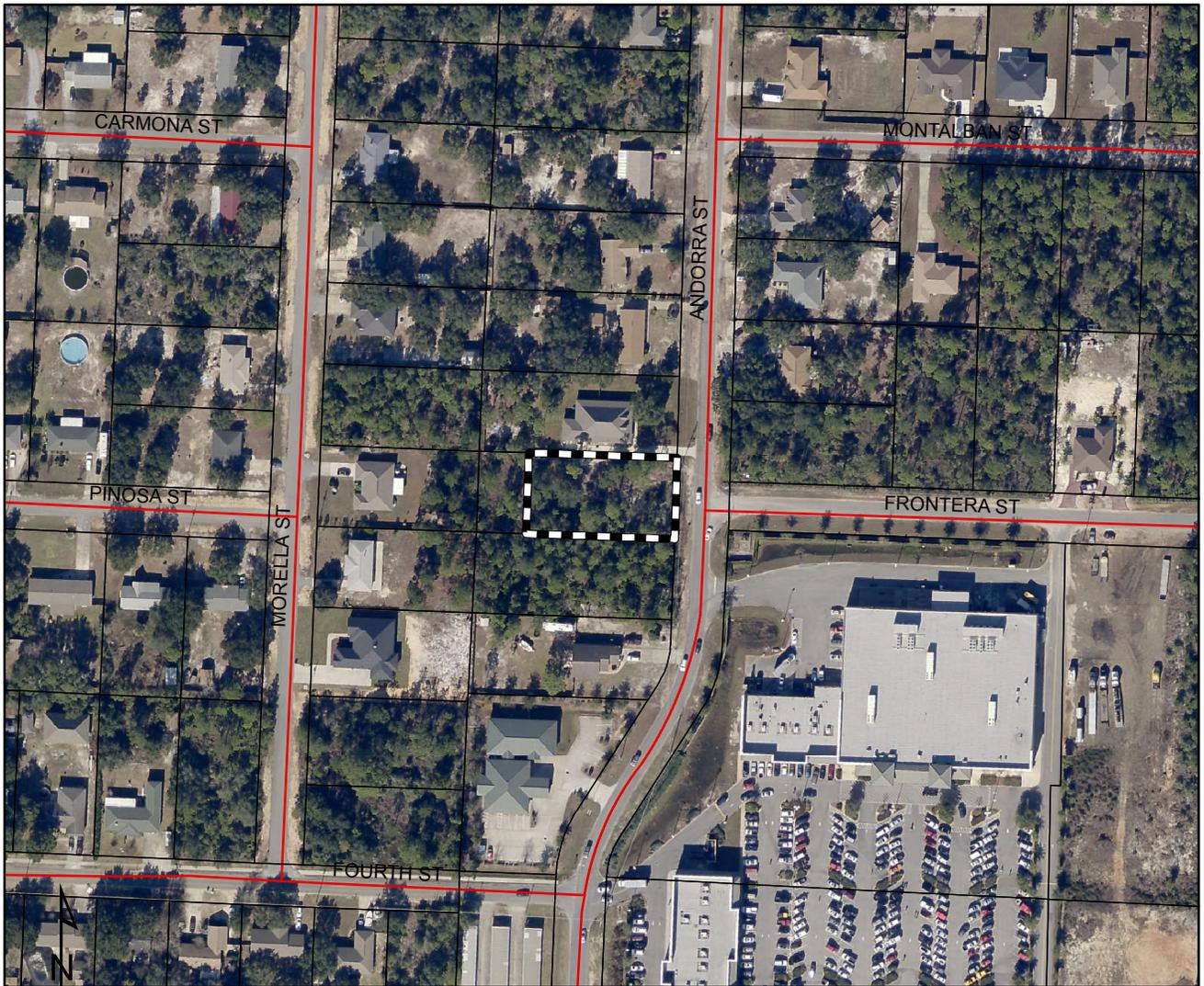
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----|----|--------------|--------|----|--------------|-----|-----|------|------------|-------|-------|--------|---------|-------|------|----|--------------|--------|----|--------|----|--------------|--------|-----|-----|-----|----|--------------|--------|-----|---------|-----|---------------|---------|----|--------------|--------|-----|---------------|----|-----|---------------|-------|-----------------|---------|-------|
| HR2 | M1 | M1-APZ or CZ | M1-HON | M2 | M2-APZ or CZ | MID | MIL | NB-C | NB-CON/REC | NB-HD | NB-MD | NB-MHD | NB-PMUD | NB-SF | NB-U | NC | NC-APZ or CZ | NC-HON | P1 | P1-HON | P2 | P2-APZ or CZ | P2-HON | PBD | PID | PUD | R1 | R1-APZ or CZ | R1-HON | R1A | R1A-HON | R1M | R1M-APZ or CZ | R1M-HON | R2 | R2-APZ or CZ | R2-HON | R2M | R2M-APZ or CZ | R3 | RR1 | RR1-APZ or CZ | STATE | STATE-APZ or CZ | TC1-HON | WATER |
|-----|----|--------------|--------|----|--------------|-----|-----|------|------------|-------|-------|--------|---------|-------|------|----|--------------|--------|----|--------|----|--------------|--------|-----|-----|-----|----|--------------|--------|-----|---------|-----|---------------|---------|----|--------------|--------|-----|---------------|----|-----|---------------|-------|-----------------|---------|-------|

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2016-CU-017
2014 Aerial



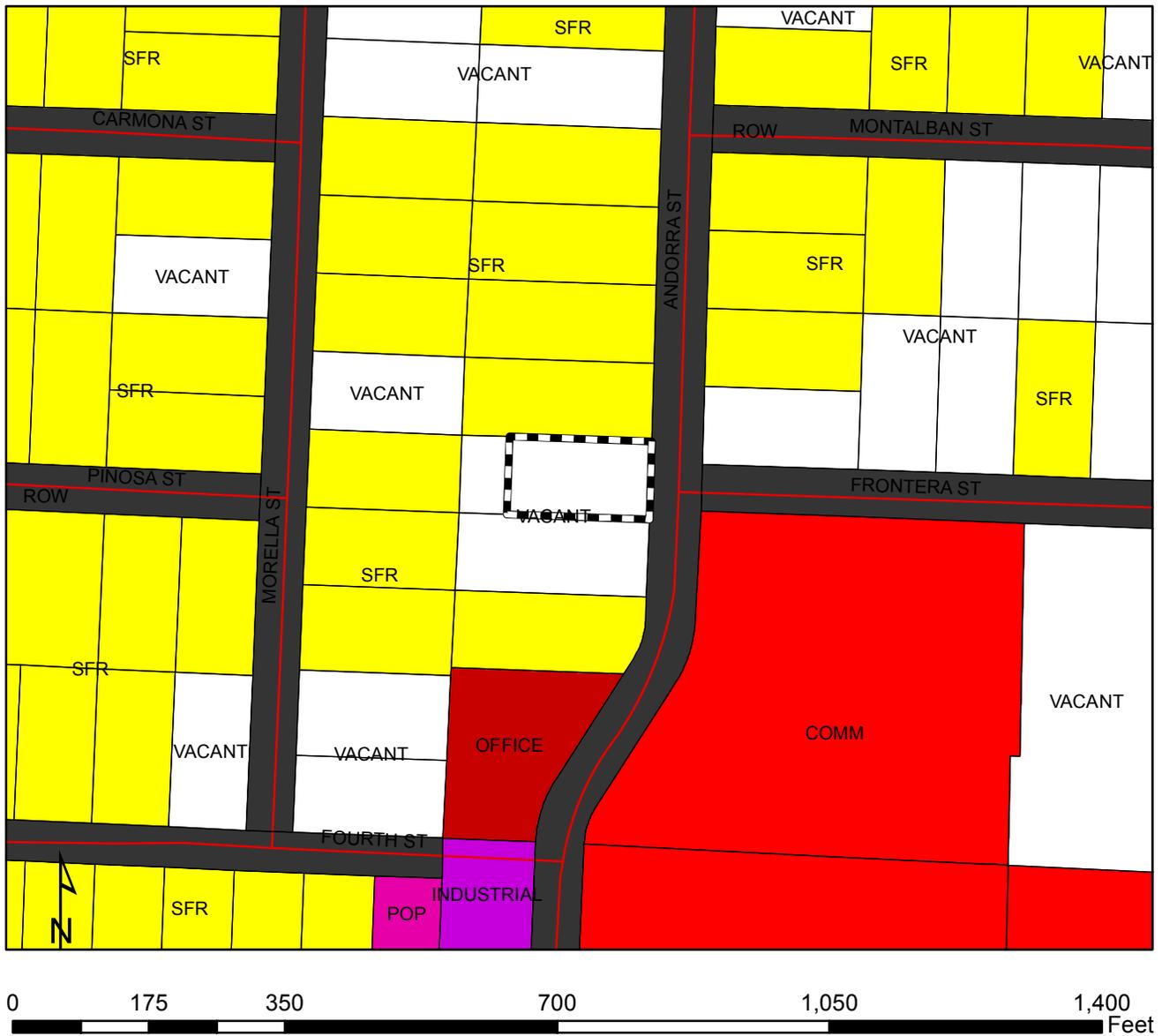
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**2016-CU-017
Closeup Aerial**



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2016-CU-017 Existing Land Use



Legend

Existing Land Use

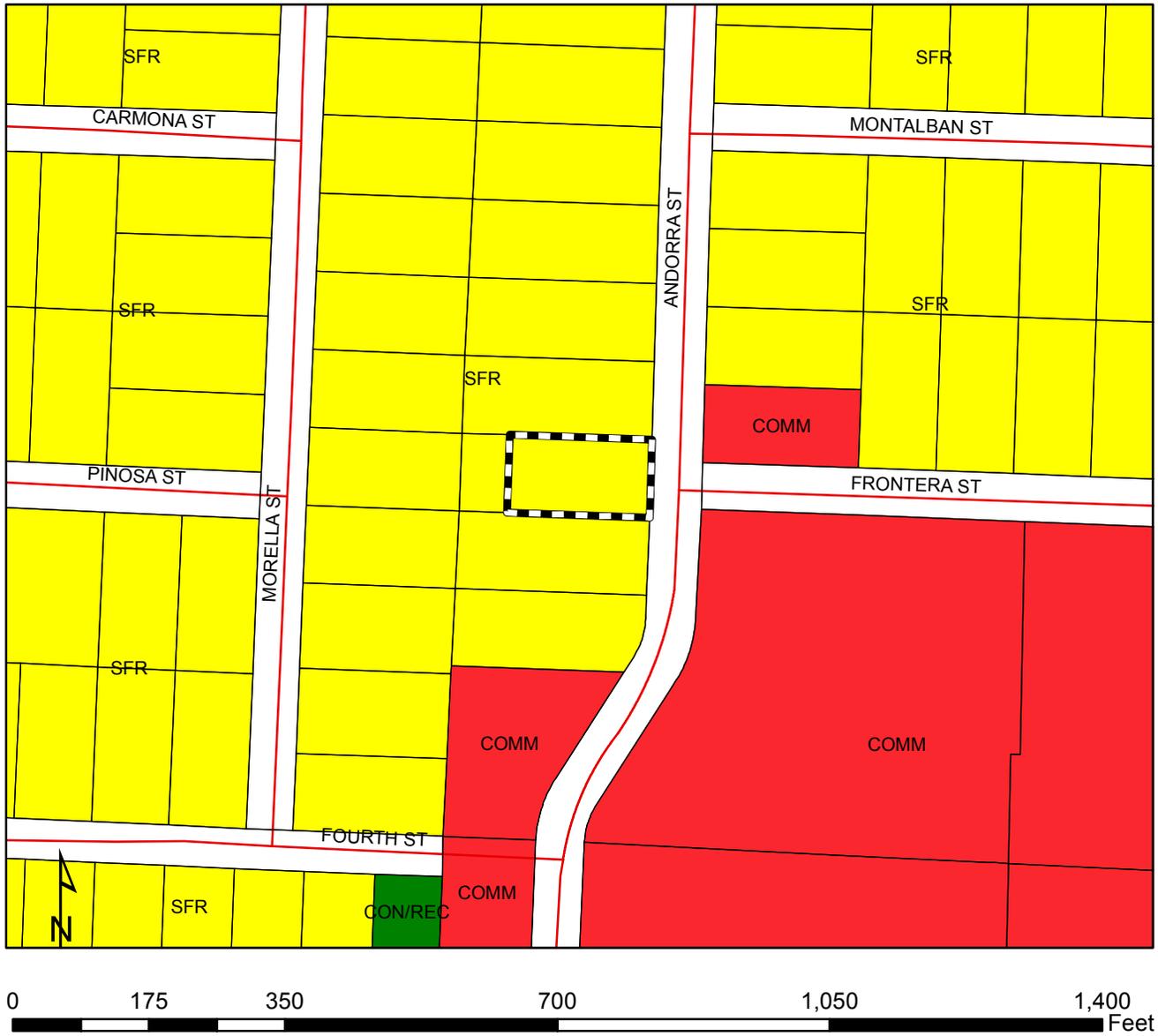
Category

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

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2016-CU-017 Future Land Use



Legend

Pending Oct ZB	AGRICULTURE (AG)	MIXED RESIDENTIAL COMMERCIAL (MRC)
SINGLE FAMILY RESIDENTIAL (SFR)	NAVARRE BEACH COMMERCIAL (NBCCOMM)	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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Conditional Use Application

*Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2016-CU-017</u>	Date Received: <u>8-19-16</u>
Review Fee: <u>235 + 21.24</u>	Receipt No.: <u>317</u>
Zoning District: <u>R1</u>	Conditional Use Request: <u>6.09.02.</u>

Property Owner

± 0.417 VP #4
 Property Owner Name: Samuel and Donna Schulte
 Address: 244 Osage Hills Rd.
Lake Ozark, MO 65049
 Phone: 573-680-7415 Fax: N/A
 Email: samdonschulte@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): 17-25-26-2750-06500-0090
 -OR-
 Street Address of property for which the Conditional Use is requested:
1933 Andorra, Navarre, FL 32566
 Parcel Size (acres): .5 acre +/-

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).

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. _____

See Attached

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.

Samuel J. Schulte
Applicant Name (Type or Print)


Applicant Signature

Owner
Title (if applicable)

8/19/16
Date

Samuel & Donna Schulte
244 Osage Hills Rd.
Lake Ozark, MO 65049
(573)680-7415
samdonschulte@gmail.com

RE: Conditional Use Application – Use of an RV during construction process

We respectfully request to have our RV located on our property during the construction process. We will be owner/builders and will commence construction on November 1, 2016. We currently reside in Missouri and would have to reside in our RV on our property during construction. Our RV is a 16 foot pull trailer in nearly new condition. It would be located on the back of our property as to be unnoticeable from the street with proper approved electrical hook-ups. Although, my RV is equipped with a kitchen and bathroom facilities that can be easily and properly disposed of, we will also be renting a portable restroom (port-a-potty) for the extent of the time to finish the home. All trash and waste will be disposed of in a lawful manner. It should take no more than 3 to 4 months for construction.

Your consideration in this matter is greatly appreciated.

Thank you.

