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-18

Project Name:	N/A
Applicant and/or Property Owner:	Danny Helms and Cindy Johnson
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:	RR1 (Rural Residential Single Family)

Conditional Use 2016-CU-18

Part I. General Information:

Project/Applicant:	Danny Helms and Cindy Johnson
Representative:	N/A
Location:	6260 Faith Way, Milton, FL
Parcel(s):	20-2N-28-0000-03406-0000
Zoned:	RR1 (Rural Residential Single Family)
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 #3
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

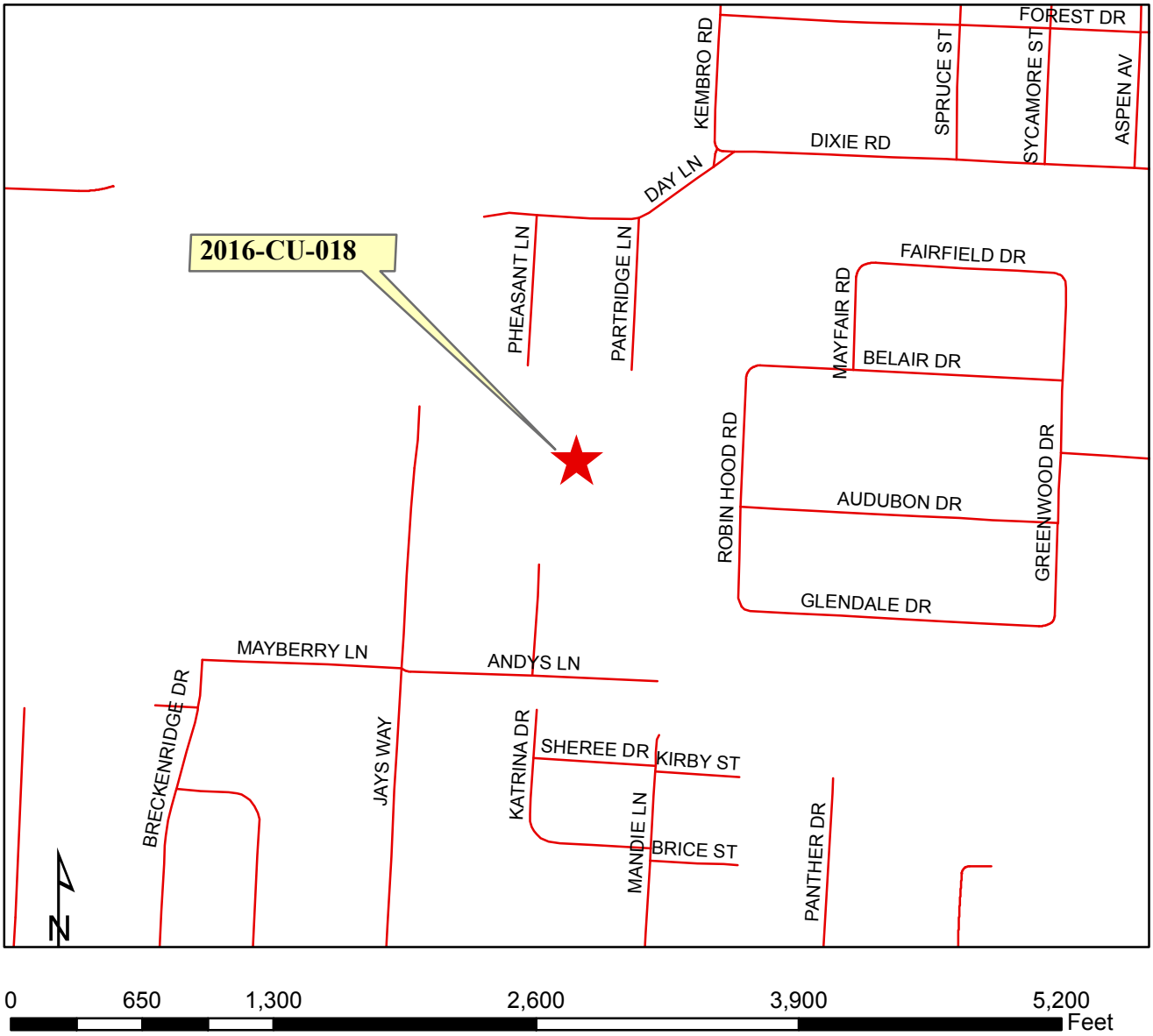
Staff Analysis: The applicant has not pulled a building permit as of September 21, 2016.

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-018
Location



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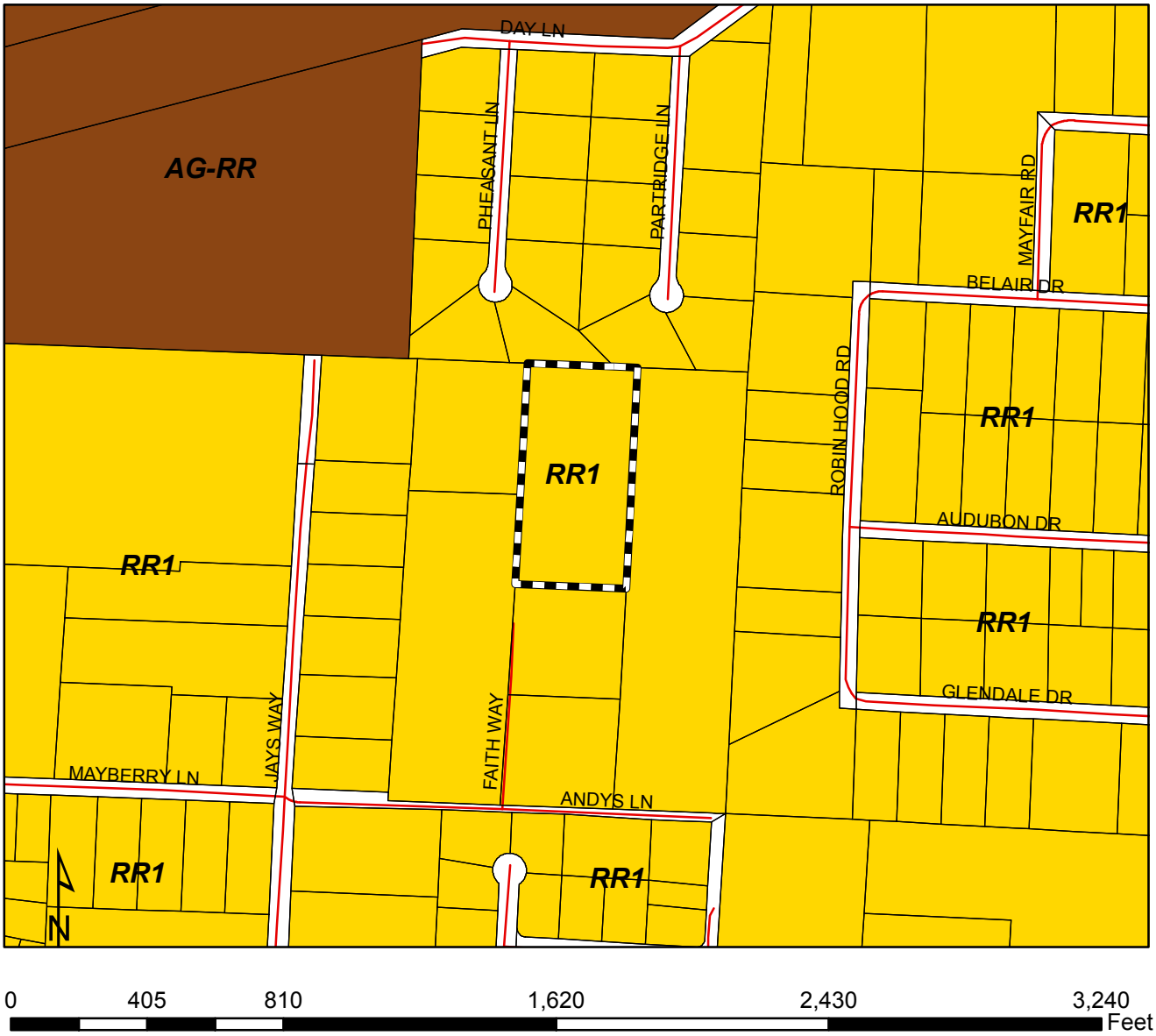
2016-CU-018
Zoning



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
- RAIL
- RR1
- RR1-APZ or CZ
- STATE
- STATE-APZ or CZ
- TC1-HON
- WATER

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2016-CU-018
Closeup Aerial

0 405 810 1,620 2,430 3,240 Feet

Legend

Pending Oct ZB

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2016-CU-018
Closeup Aerial

0 135 270 540 810 1,080 Feet

Legend

Pending Oct ZB

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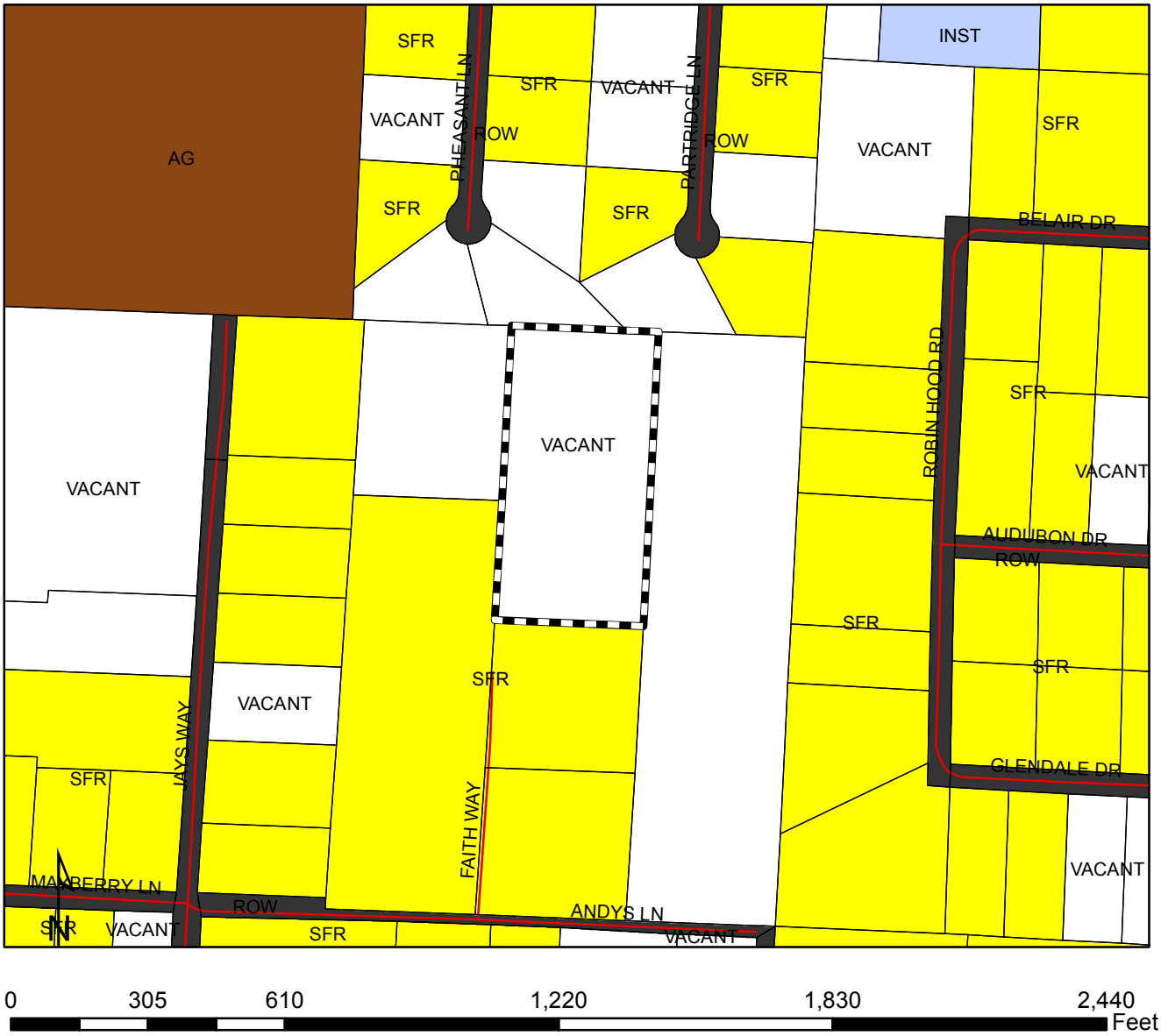
2016-CU-018
Existing Land Use



Legend

Pending Oct ZB

Existing Land Use

Category

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

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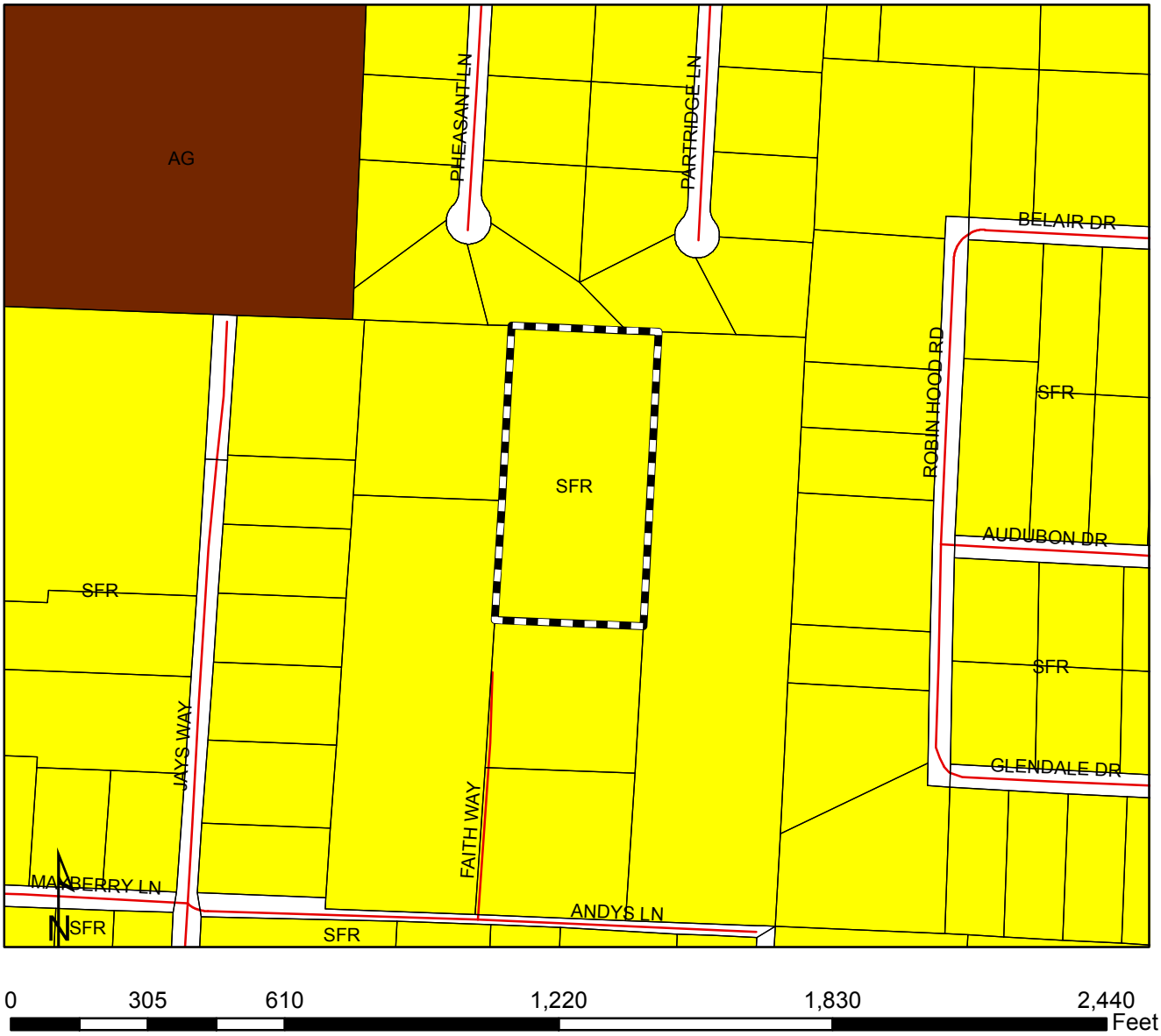
2016-CU-018
Future Land Use



Legend

- Pending Oct ZB
- 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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Conditional Use Application

*Application Instructions begin on Page 4

** For Official Use Only **			
Application No.	2016 -CU- 018	Date Received:	8-5-16
Review Fee:	235+ 53.10	Receipt No.:	289
Zoning District:	RR1	Conditional Use Request:	6.09.02. SFR

± 4.96 VDA3

Property Owner

Property Owner Name: Danny D. Helms + Cindy R. Johnson

Address: 6260 Faith Way, Milton, FL 32570

Phone: (850) - 748 - 2444 Fax: N/A

Email: Dan@danhelms.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): 20 - 2N - 28 - 0000 - 03406 - 0000

-OR-

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

6260 Faith Way, Milton, FL 32570

Parcel Size (acres): ± 4.96

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).

To use a 5th wheel RV as a temporary residence during construction of a single family residence in KR-1 zoning on 5 acre site.

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

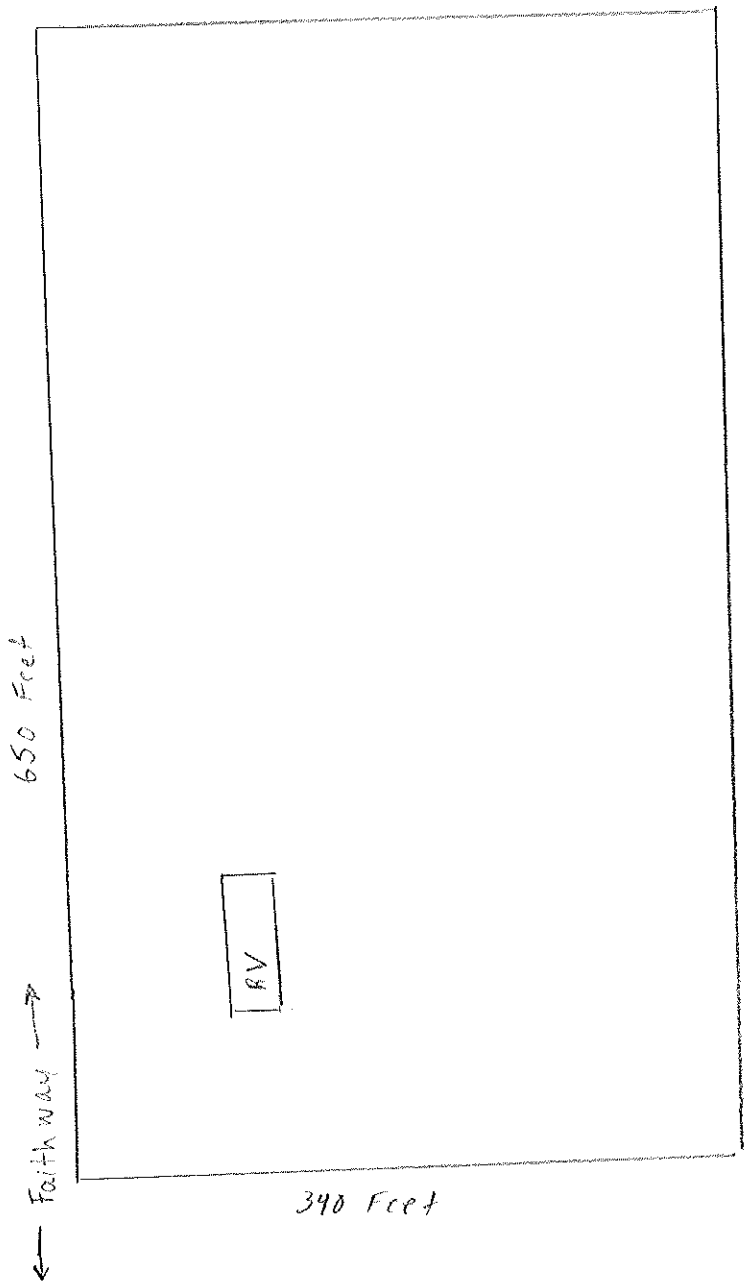
Please read the attached conditional use information pertaining to your request and describe how your request meets the pertinent criteria. Attach additional sheets if necessary. _____

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.

Applicant Name (Type or Print) _____ Applicant Signature _____

Title (if applicable) _____ Date _____

Transfered info from variance app
See variance app.

6260 Faith Way, Milton, FL