



**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-018

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)

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

6.09.00 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 a 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 to the Santa Rosa County Future Land Use map, the subject are 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? Yes

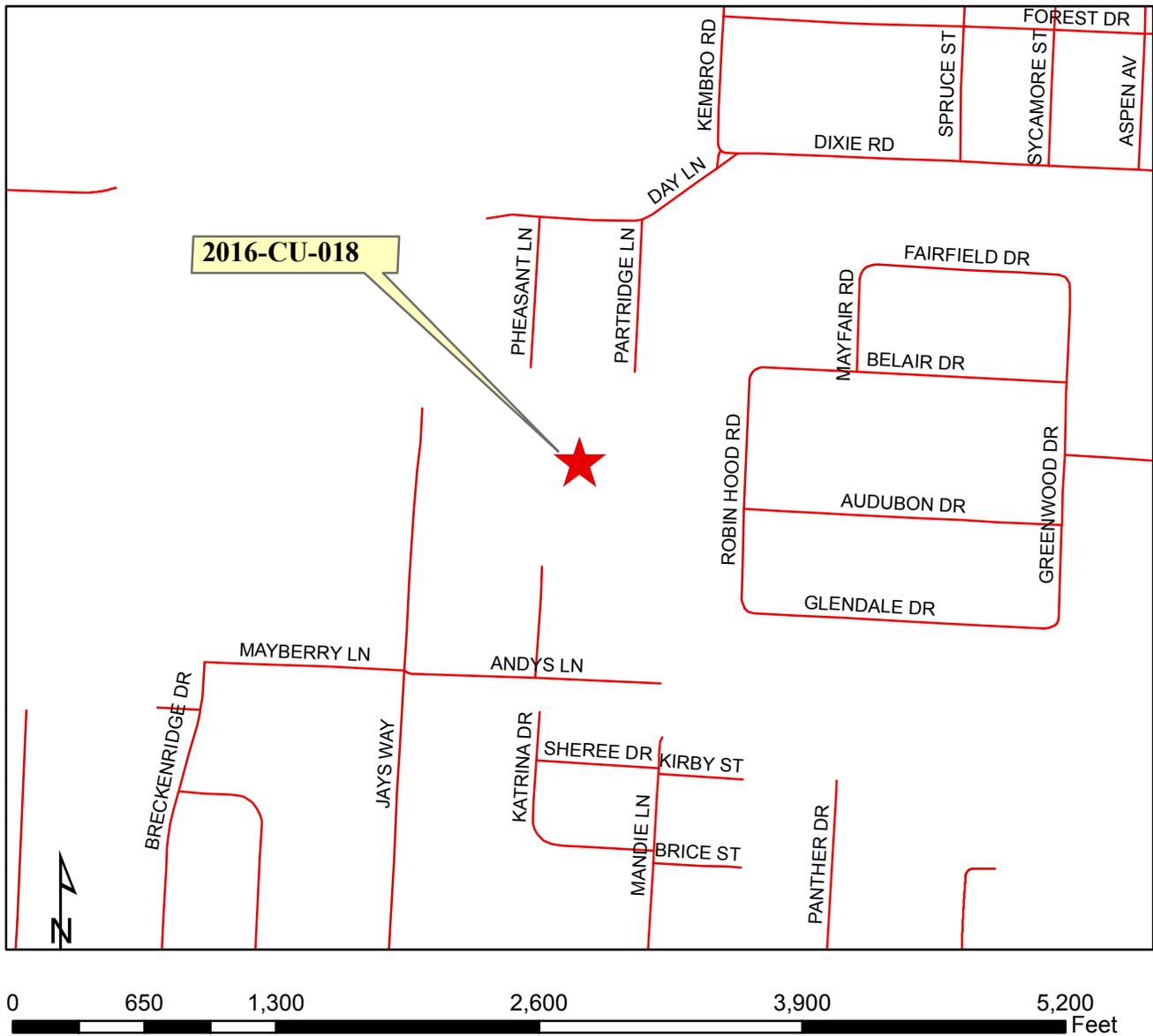
Staff Analysis: Building permits were issued for this project.

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.

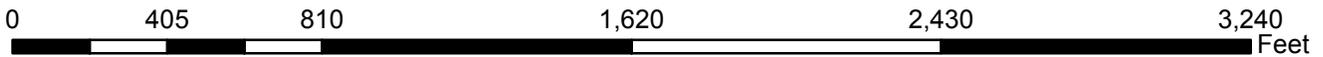
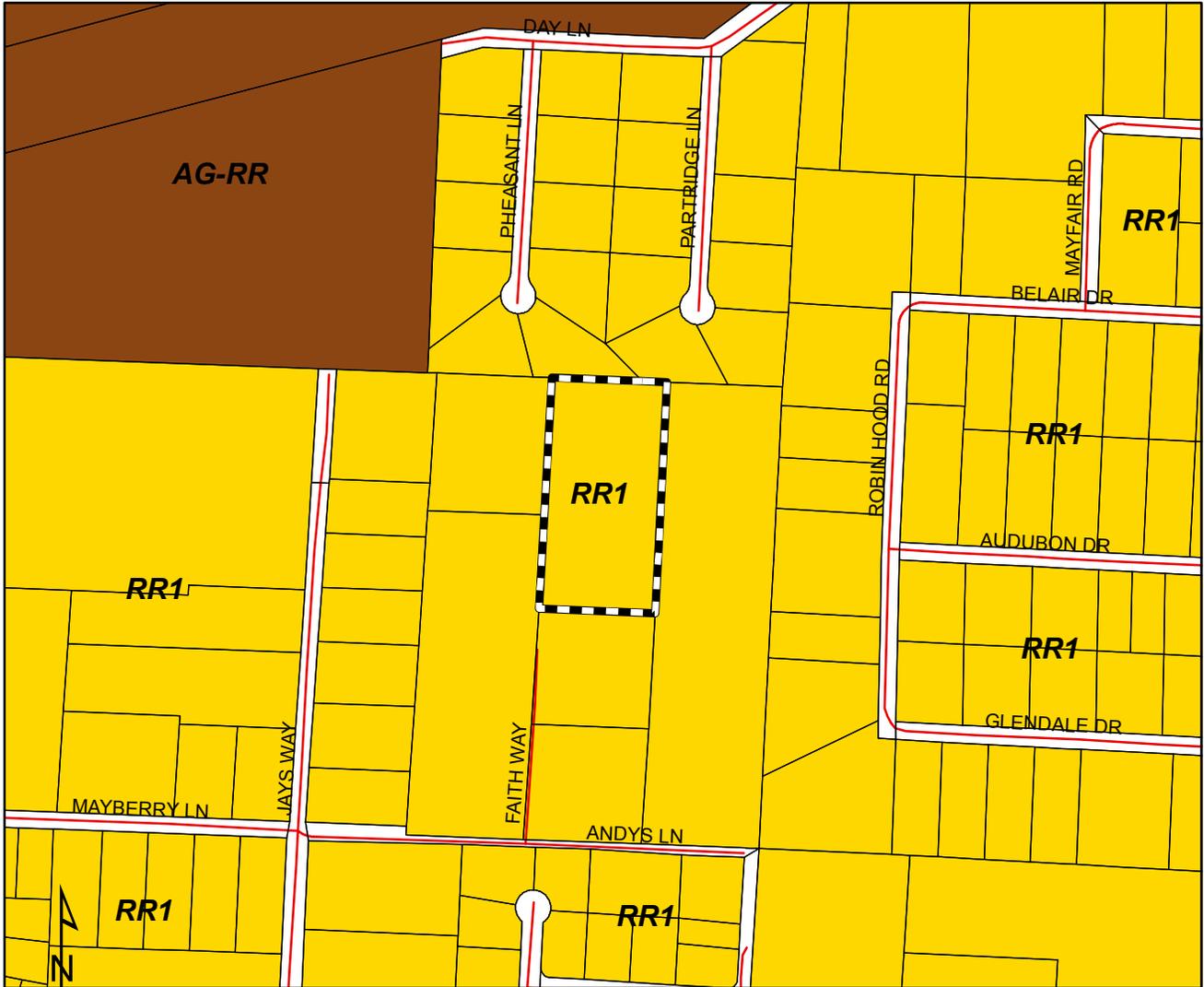
2016-CU-018 Location



Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2016-CU-018 Zoning



Legend



Pending Oct ZB **Zoning**

DISTRICT

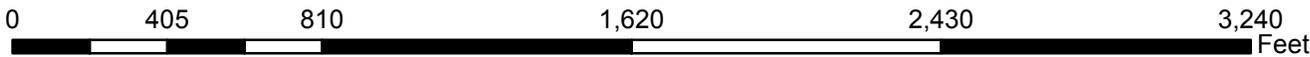
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

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

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2016-CU-018 Closeup Aerial

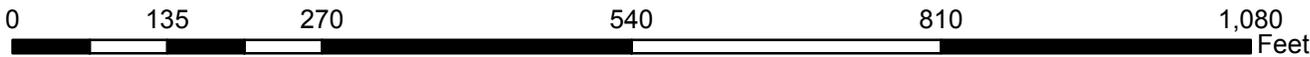


Legend

 Pending Oct ZB

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2016-CU-018
Closeup Aerial

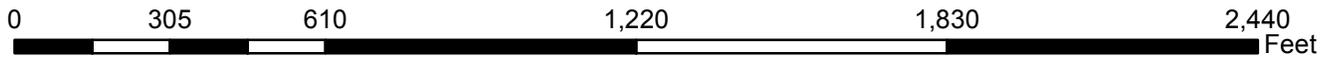
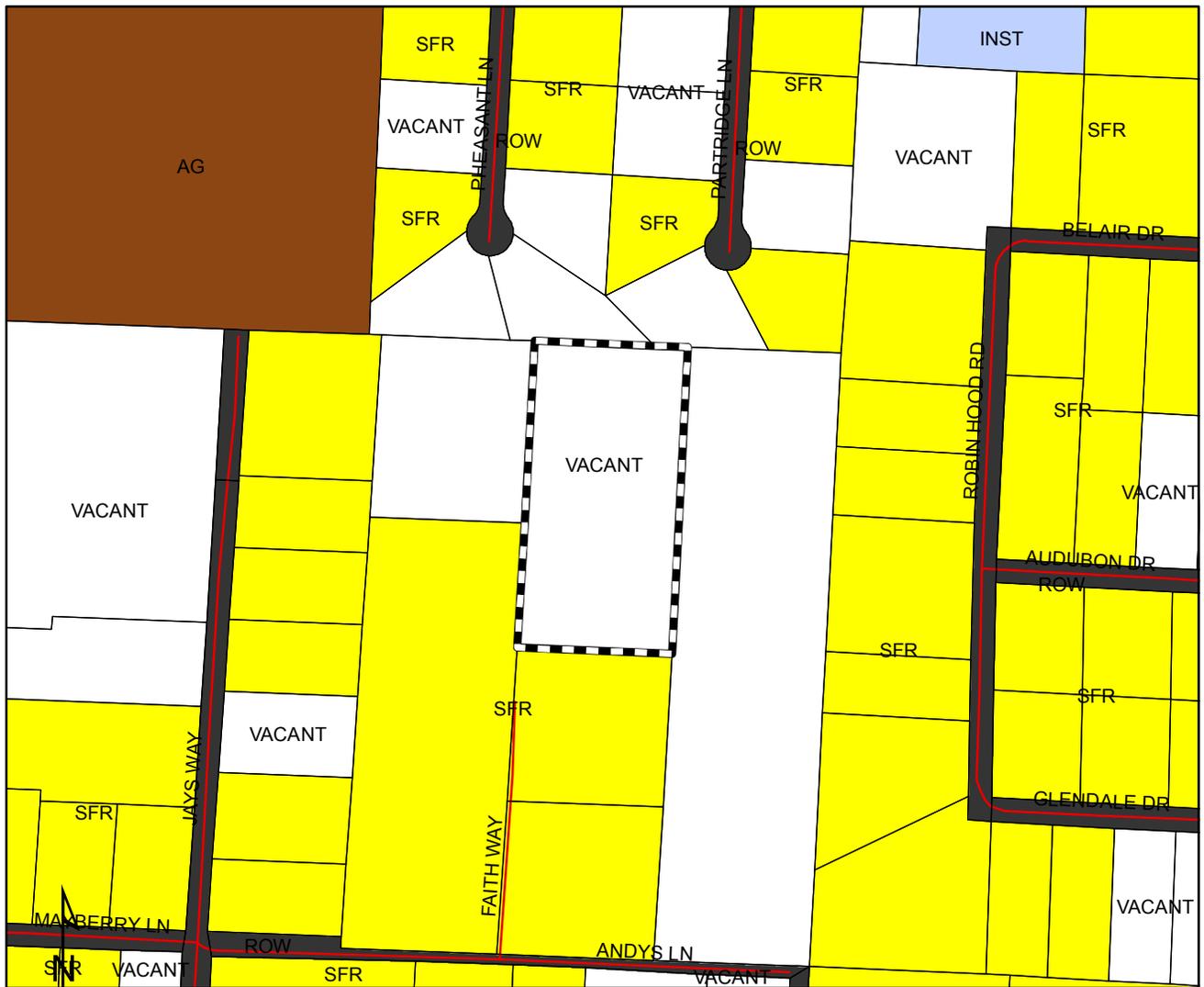


Legend

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2016-CU-018 Existing Land Use

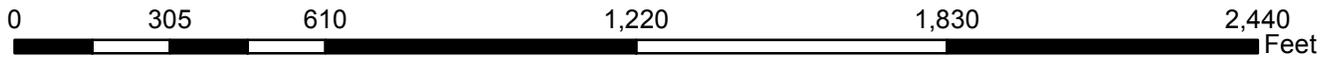
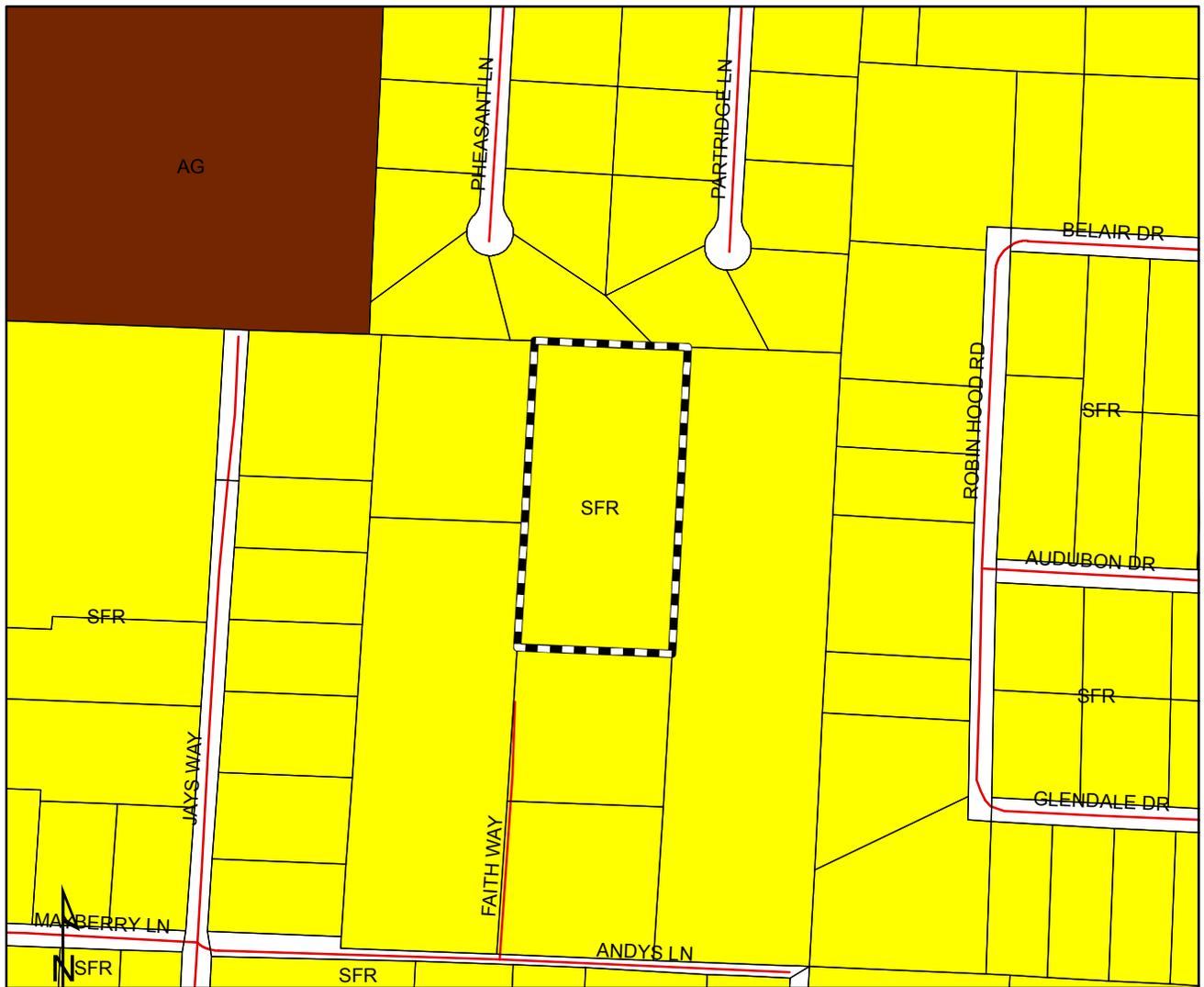


Legend

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

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2016-CU-018 Future Land Use



Legend

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

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Looking at the subject site. Subject site is heavily vegetated.



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

Conditional Use Application

*Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2016-CU-018</u>	Date Received: <u>8-5-16</u>
Review Fee: <u>235 + 53.10</u>	Receipt No.: <u>289</u>
Zoning District: <u>R121</u>	Conditional Use Request: <u>6.09.02. SFR</u>

Property Owner

± 4.96

VD#3

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

Address: 6760 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)

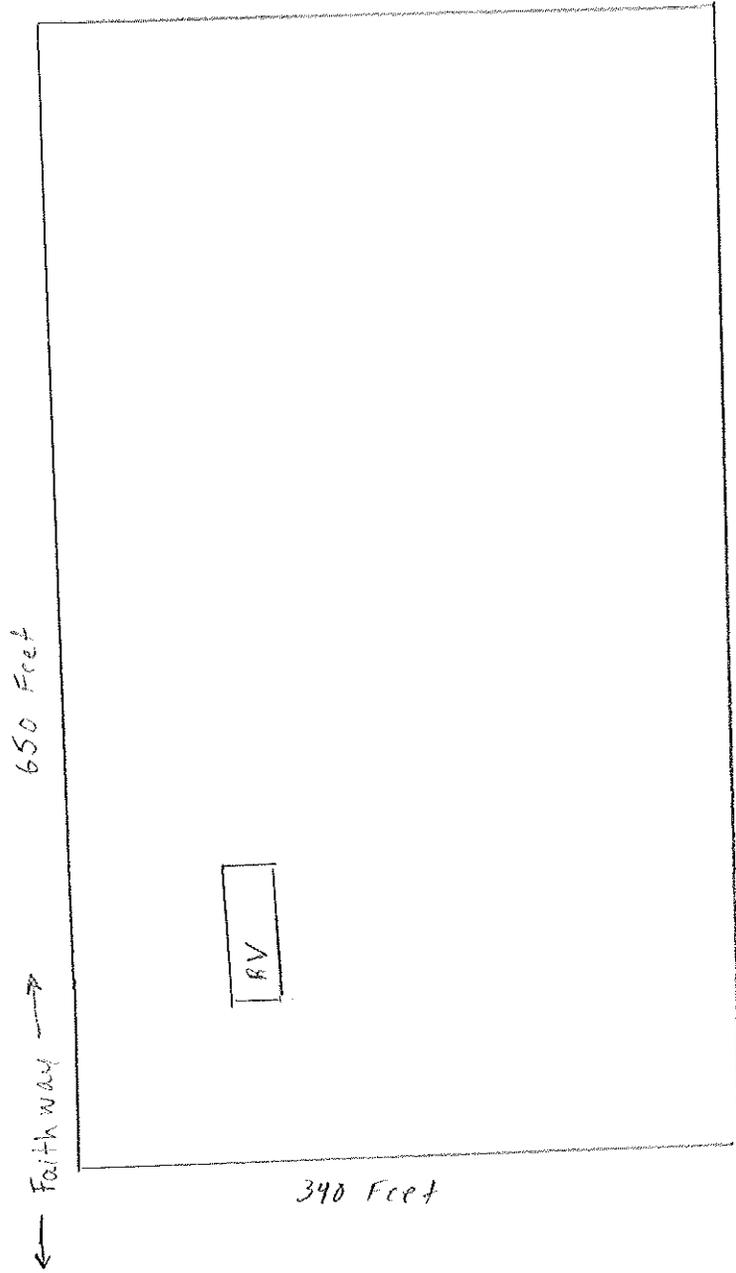
Applicant Signature

Title (if applicable)

Date

*Transferred info from Variance app
see variance app.*

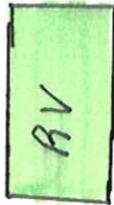
62.60 Faith Way, Milton, FL



6240 Faith Way, Milton, FL

650 Feet

Faith way



340 Feet

Project Information

2016-6793

Issued Date: **10/25/2016**

Ran Date: **11/17/2016 - 09:50 AM**

Parcel Number:
20-2N-28-0000-03406-000

Residential Zone: **RR1 TL**
Units: Area: **MIL**

Owner: **HELMS DANNY D & CINDY R**

6260 FAITH WAY, MILTON

Directions/Notes: **BERRYHILL RD TURN NORTH ON ANDERSON T-R ON WILLARD NORRES T-L ON JAYS WAY T-R ON ANDYS LN DEAD END TO FAITH WAY**

BUILDING PERMIT: 2016-6793-000-B-9	NEW	SITE	Width:	Length:
Cont: O'CONNOR CLARENCE W JR - CGC1518906	Phone: (850) 393-1860	SW/SP:	BSB:	FSB:
Cost: \$0.00	Eng Final:	Life Safety:	RSB:	LSB:
Fuel:	STR:	Corner Lot: 0	Zoning:	
Flood Z: FloodT:		Elev Req:	Elev Rec: N	
BAW: BAW Area:		FPA: NRF: APF:		
Balance: 85.0000				

Inspection Code	Date Called	Date Inspected	Inspection	Inspector ID
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Citizen
Comments
Received Prior
to Packets
Being Sent Out
2016-CU-018

LeAnne Hair

From: sheryll Vinson [sheryllvinson@yahoo.com]
Sent: Wednesday, October 12, 2016 5:21 PM
To: LeAnne Hair
Subject: Case # 2016-CU-018

Dear County Board:

We have lived at 6212 Faith Way since 2003. We understand that this case is a request for a trailer to be placed on property at the end of Faith Way. A well has already been drilled by the applicant but we object to this request. The applicant plans to build a house to replace the trailer but our issues are that the equipment, heavy trucks and traffic will have to cross our private property. Our neighbors have allowance to cross our property to access their property on Faith Way, but the application before you will cause extensive irreparable damage to our private property. Thank you for your consideration to this matter.

Alfred and Sheryll Vinson

Have a Blessed Day :)
Sent from my iPad