



**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-SX-005

Project Name: N/A

**Applicant and/or
Property Owner:** Edgar and Linda Lariscy

Representative: Edgar and Linda Lariscy

Request: Special Exception to allow temporary use of a recreational vehicle (RV) on a parcel less than 5.0 acres in size and located within an AG –RR zoning district.
(LDC 2.04.00.C.10)

Zoning District: AG-RR (Agriculture/Rural Residential)

Part I. General Information:

Project/Applicant: Edgar and Linda Lariscy
Representative: Edgar and Linda Lariscy
Location: 11400 block of Floridale Drive, Milton, FL
Parcel(s): 15-2N-26-0000-00154-0000
Zoned: AG-RR (Agriculture/Rural Residential)
Request: Special exception request to allow temporary use of a recreational vehicle (RV) on a parcel less than 5.0 acres in size and located within an AG-RR zoning district. (LDC 2.04.00.C.10)
District: Commissioner District #2
Current Conditions: Vacant

Part II. Land Development Code Criteria:

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES: The BOA shall have the following duties and powers:

C. Special Exceptions - To hear and decide special exceptions to the terms of this ordinance. The Board is hereby authorized to grant special exceptions in appropriate cases and with appropriate safeguards to authorize the use of a premises for a purpose not generally permitted within the district in which said premises is located or to interpret specific provisions of this ordinance expressed in this Section whenever it finds sufficient facts to demonstrate to its satisfaction that such exception if granted would be substantially in harmony with the general purpose and intent of this ordinance.

10. To allow the temporary (seasonal) use of recreational vehicles (RVs) located in the Agriculture Rural Residential (AG-RR), Estate Residential Agriculture (AG-1) or Agriculture-2 (AG-2) districts on parcels less than five (5) acres in size, subject to the following requirements:

- a. The recreational vehicle must be owned by the property owner or an immediate family member.
- b. The property owner shall provide for the lawful disposal of all waste.
- c. Commercial use of recreational vehicles in Agriculture or Agriculture-2 districts is prohibited. RVs or RV space may not be leased.
- d. The recreational vehicle must adhere to the setback requirements for accessory building and structures found in Section 2.10.05.
- e. The placement of the RV shall not have any adverse impact upon adjoining or nearby properties.
- f. The Zoning Board may impose additional criteria or restrictions, including but not limited to time limits and number of units, based on site-specific circumstances and characteristics to assure compatibility with adjacent uses.

Part III. Special Exception Criteria

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES: The ZB shall have the following duties and powers:

C. Special Exceptions - To hear and decide special exceptions to the terms of this ordinance. The Board is hereby authorized to grant special exceptions in appropriate cases and with appropriate safeguards to authorize the use of a premises for a purpose not generally permitted within the district in which said premises is located or to interpret specific provisions of this ordinance expressed in this Section whenever it finds sufficient facts to demonstrate to its satisfaction that such exception if granted would be substantially in harmony with the general purpose and intent of this ordinance.

10. To allow the temporary (seasonal) use of recreational vehicles (RVs) located in the Agriculture Rural Residential (AG-RR), Estate Residential Agriculture (AG-1) or Agriculture-2 (AG-2) districts on parcels less than five (5) acres in size, subject to the following requirements:

- a. The recreational vehicle must be owned by the property owner or an immediate family member.

Is this criterion met? Yes

Staff Analysis: The recreational vehicle is owned by the property owners. Therefore, this requirement is fulfilled.

- b. The property owner shall provide for the lawful disposal of all waste.

Is this criterion met? Yes

Staff Analysis: The applicant will be installing a septic tank and have a garbage pickup service to handle the disposal of waste.

- c. Commercial use of recreational vehicles in Agriculture or Agriculture-2 districts is prohibited. RVs or RV space may not be leased.

Is this criterion met? Yes

Staff Analysis: The applicant will be using the RV for recreational and temporary residential use (less than 6 months as stated by applicant). The RV will not be used for commercial use.

- d. The recreational vehicle must adhere to the setback requirements for accessory building and structures found in Section 2.10.05.

Is this criterion met? Yes

Staff Analysis: The RV will be placed more than 25 feet from the front and rear property line, and more than 10 feet from each side. This meets the setback requirements for accessory building and structures found in Section 2.10.05.

- e. The placement of the RV shall not have any adverse impacts upon adjoining or nearby properties.

Is this criterion met? Yes

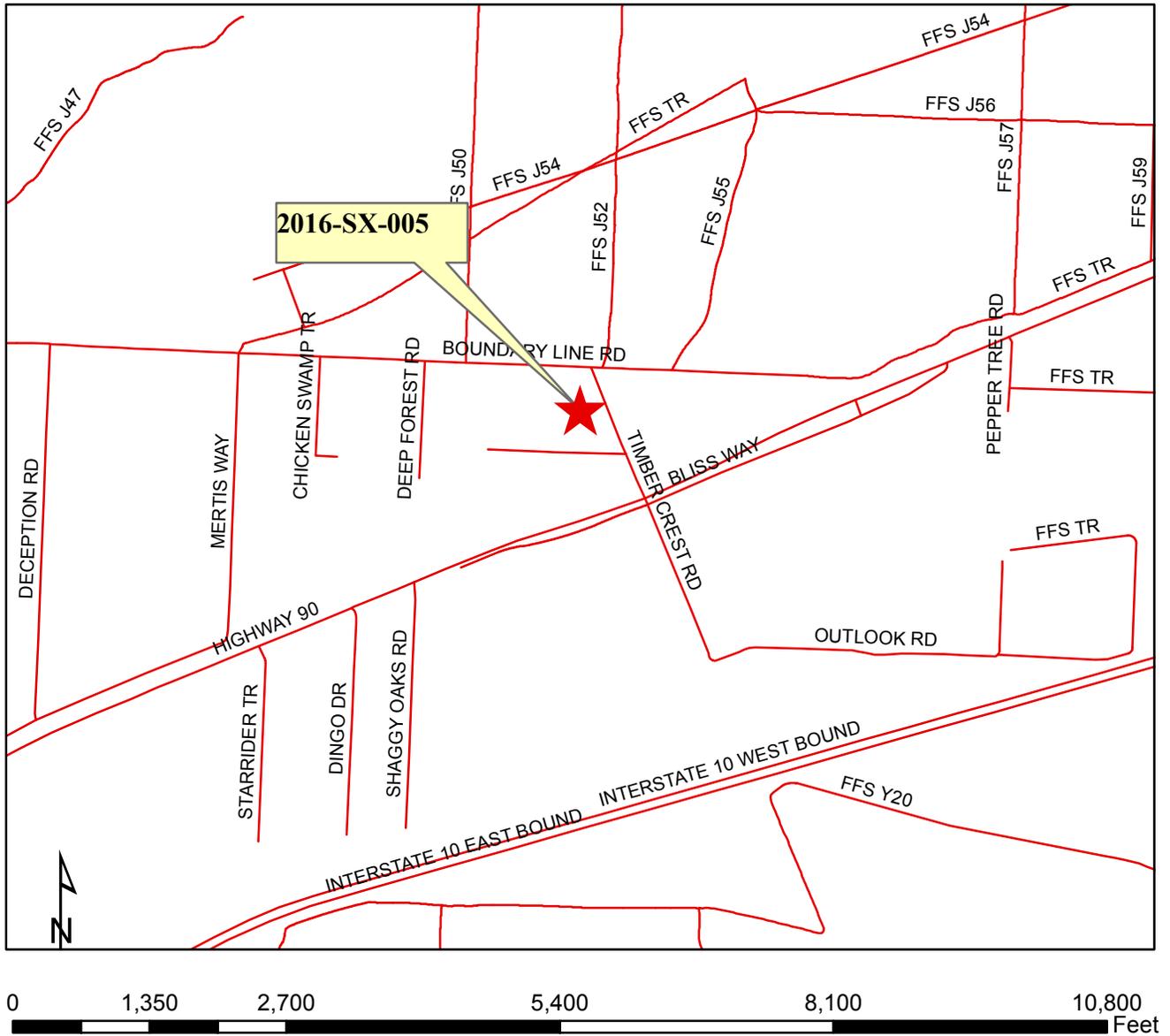
Staff Analysis: It is not likely that the placement of the RV will have any adverse impacts upon adjoining or nearby properties.

- f. The Zoning Board may impose additional criteria or restrictions, including but not limited to time limits and number of units, based on site-specific circumstances and characteristics to assure compatibility with adjacent uses.

If the Special Exception is approved, are there any potential building code issues?

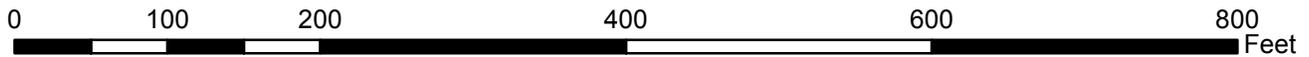
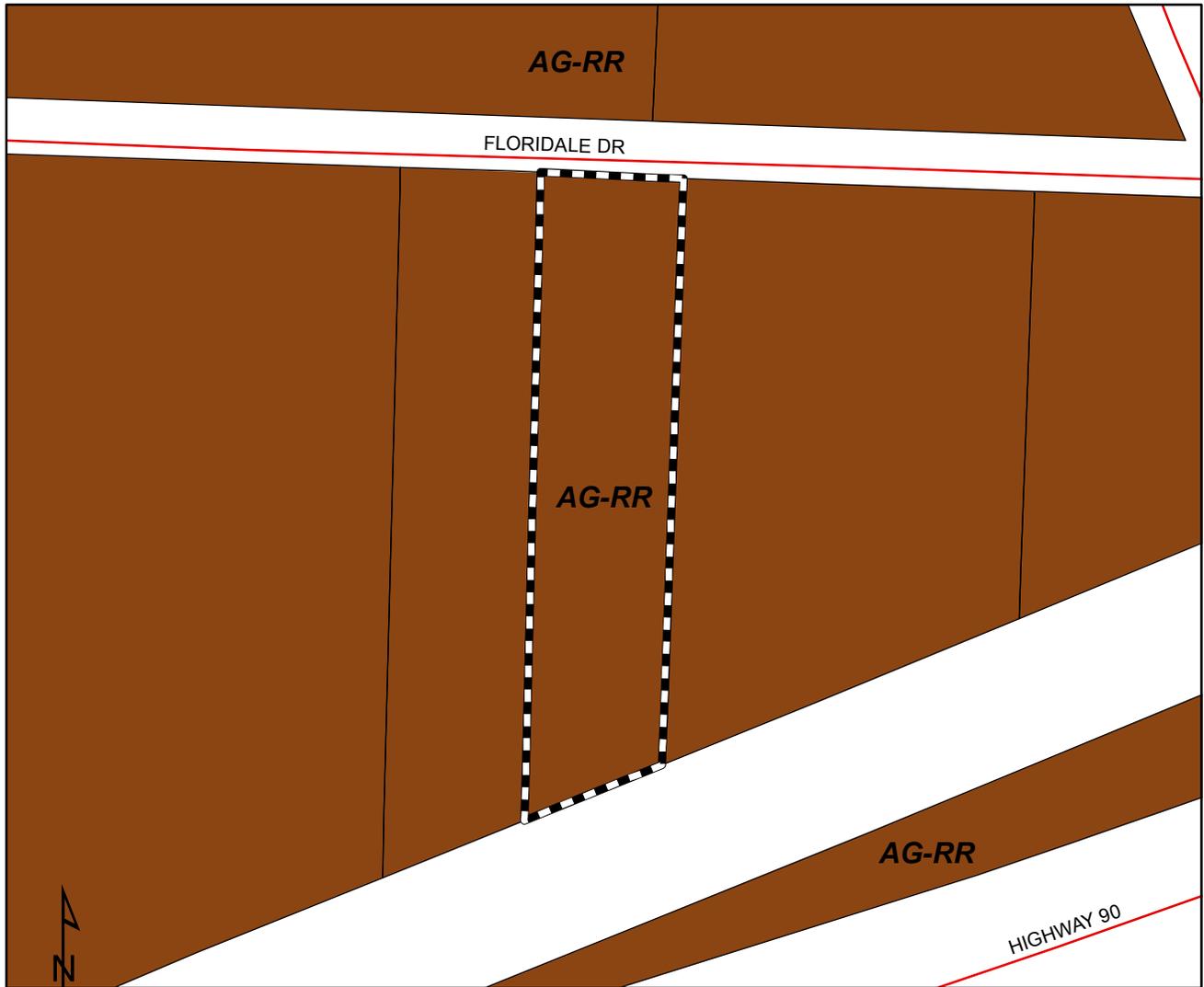
It is not anticipated that there will be any potential building code issues.

2016-SX-005 Location



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2016-SX-005 Zoning

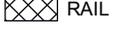
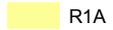


Legend

Zoning

DISTRICT

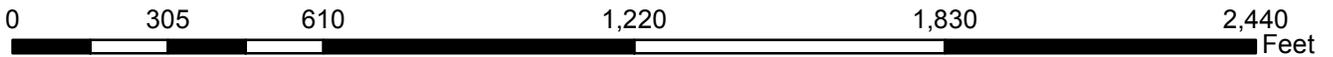
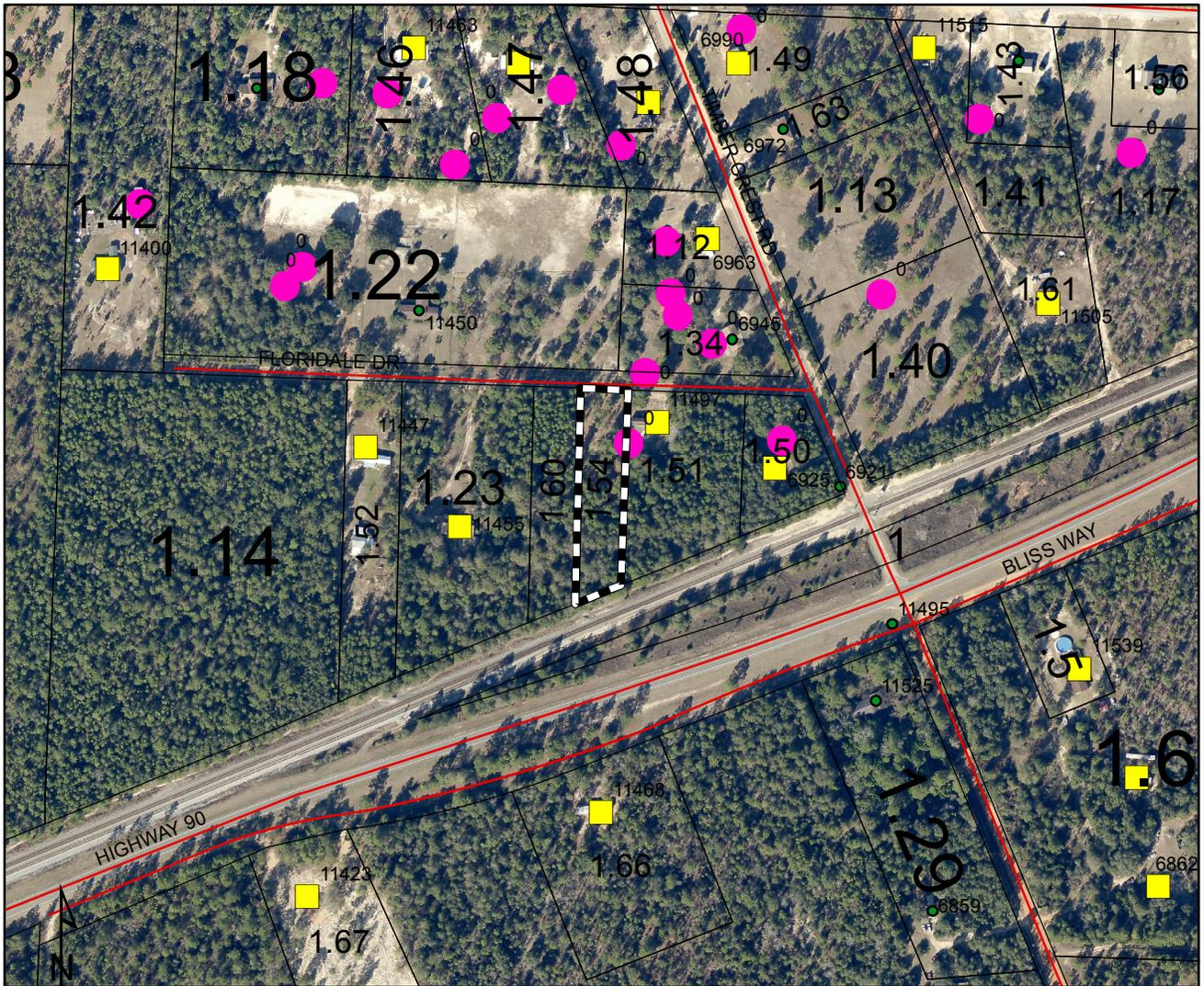
-  AG-RR
-  AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
-  AG1
-  AG2
-  AG2-APZ or CZ
-  C1M
-  C2M
-  CITY
-  HC1
-  HCD
-  HCD-APZ or CZ

- | | | | |
|--|--|--|---|
|  HCD-HON |  NB-HD |  P2-HON |  R2-APZ or CZ |
|  HNB |  NB-MD |  PBD |  R2-HON |
|  HR1 |  NB-MHD |  PID |  R2M |
|  HR2 |  NB-PMUD |  PUD |  R2M-APZ or CZ |
|  M1 |  NB-SF |  R1 |  R3 |
|  M1-APZ or CZ |  NB-U |  R1-APZ or CZ |  RAIL |
|  M1-HON |  NC |  R1-HON |  RR1 |
|  M2 |  NC-APZ or CZ |  R1A |  RR1-APZ or CZ |
|  M2-APZ or CZ |  NC-HON |  R1A-HON |  STATE |
|  MID |  P1 |  R1M |  STATE-APZ or CZ |
|  MIL |  P1-HON |  R1M-APZ or CZ |  TC1-HON |
|  NB-C |  P2 |  R1M-HON |  WATER |
|  NB-CON/REC |  P2-APZ or CZ |  R2 |  Pending Aug ZB |

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2016-SX-005
2014 Aerial



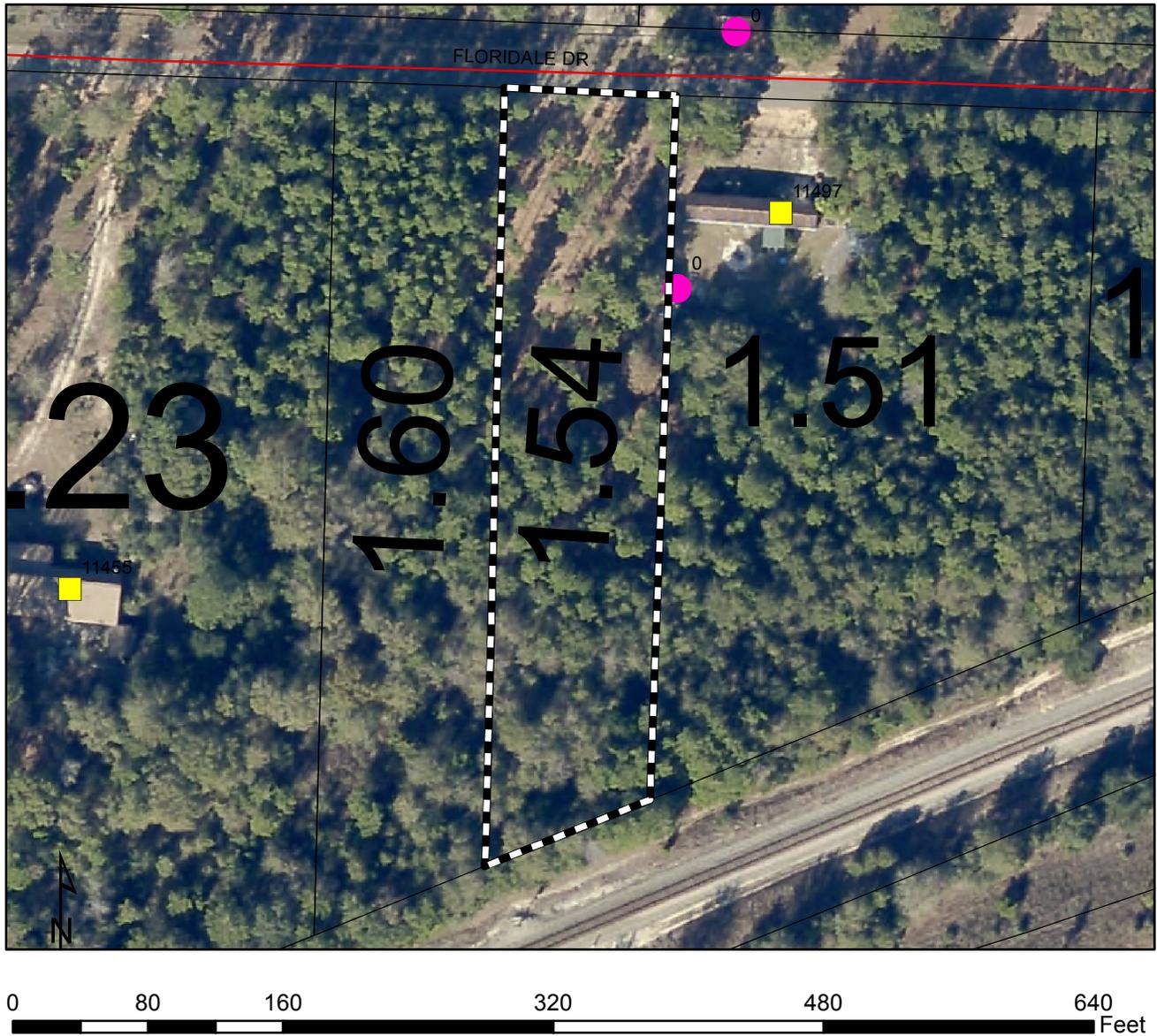
Legend

 Pending Aug ZB

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2016-SX-005
Close up Aerial

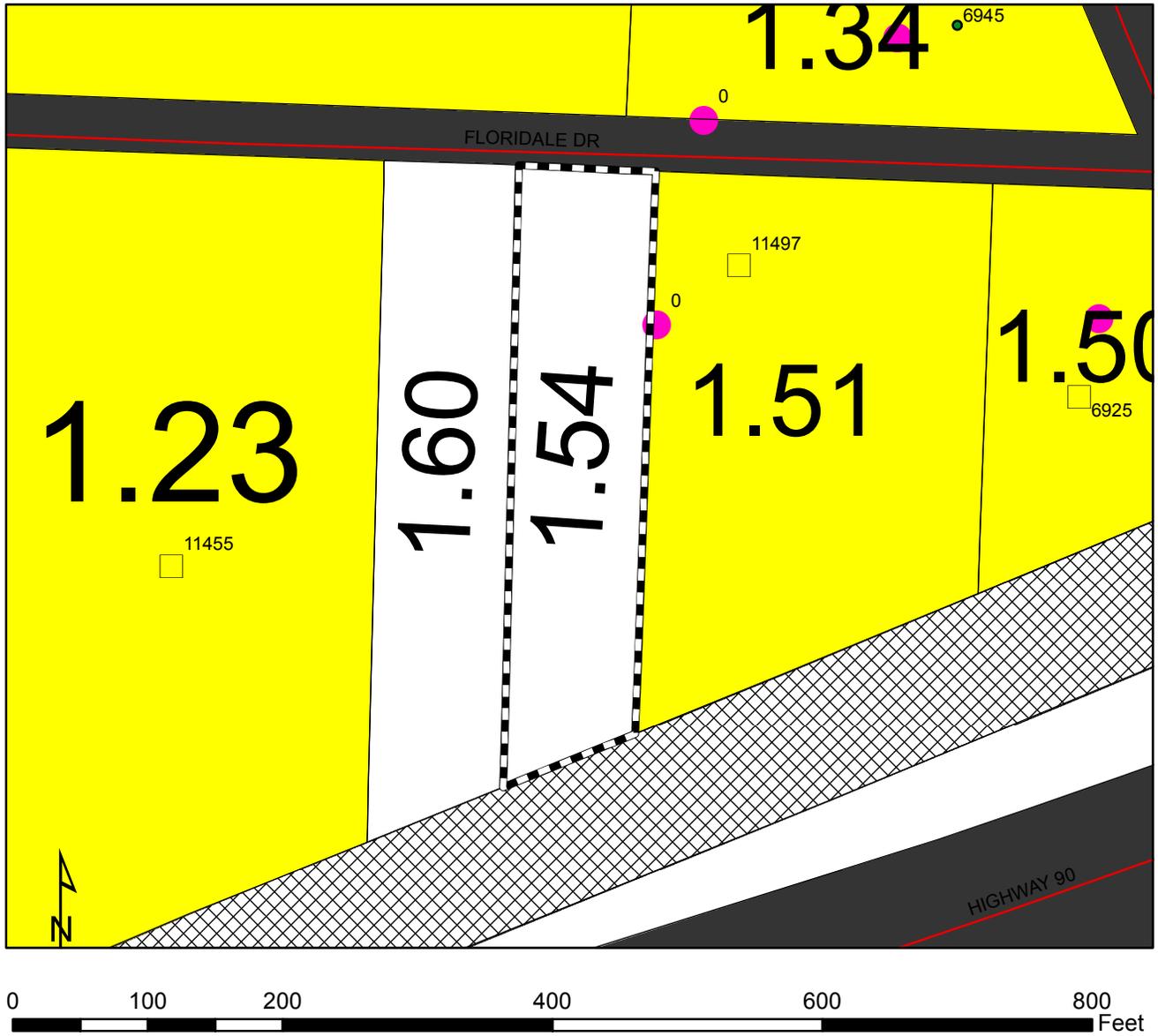


Legend

 Pending Aug ZB

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2016-SX-005 Existing Land Use



Legend

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)

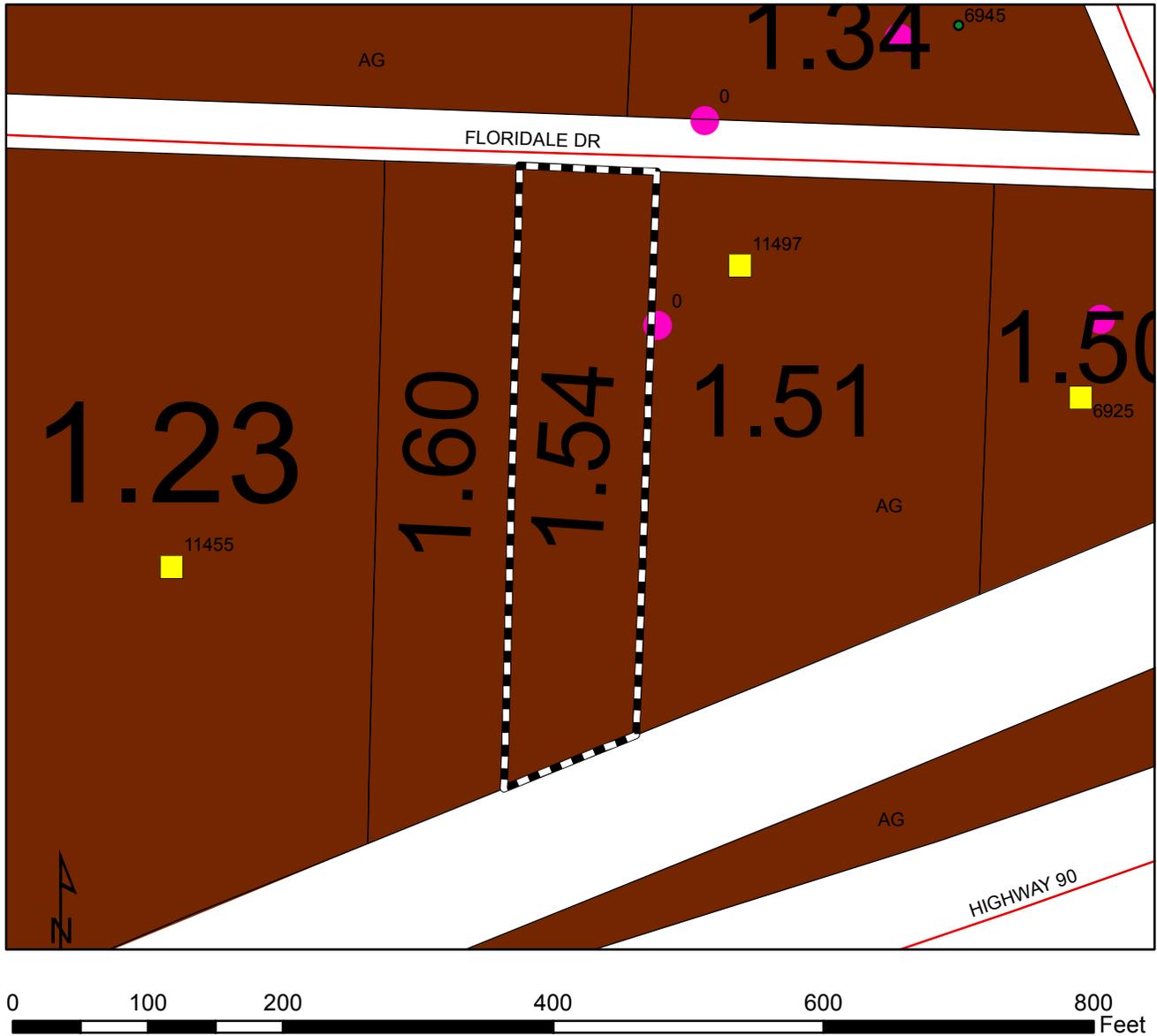
- Office
- Public Owned Property (POP)
- Rail
- Recreation/Commercial (REC/COMM)
- Recreation/Open Space (REC/OS)
- Right of Way (ROW)
- Single Family Residential (SFR)
- Silviculture (SILVICUL)
- Uncategorized (UNCAT)
- Utilities
- Vacant
- Water

Pending Aug ZB

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2016-SX-005 Future Land Use



Legend

Pending Aug ZB	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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Special Exception Application

* Application Instructions begin on Page 3

** For Official Use Only **			
Application No.	<u>2016 -SX -005</u>	Date Received:	<u>6/7/16</u>
Review Fee:	<u>\$235 + 26.55</u>	Receipt No.:	_____
Zoning District:	<u>AG-RR</u>	Special Exception	_____
FLUM Designation:	<u>AG</u>	Request:	<u>2.04.00.C.</u>

± 1.0

VD# 2

Property Owner Property Owner Name: Edgar & Linda Lariscy

Address: 2030 N. Dover Road

Dover, FL 33527

Phone: 813-659-2002 Fax: _____

Email: lglariscy@aol.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 special exception approvals.

Company: _____

Contact Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Property Information Parcel ID Number(s): 15-2N-26-0000-00154-0000

-OR-

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

11400 block of
Floridale Dr. Milton, FL

Parcel Size (acres): 1 acre

What is the present use of the property? Vacant

**Special
Exception
Request**

Describe the Special Exception request. Temporary (seasonal use) of a recreational vehicle on a lot less than 5 acres in size.

Please read the attached special exception provisions carefully and explain how your request addresses each of the pertinent criteria. Attach additional pages if necessary.

The RV is owned by us, we will be putting in a septic tank to handle our waste and we have garbage pickup.

We will be staying in our RV when we visit this area not to exceed 6 months in any calendar year. It will probably be much less than that.

The RV will be placed more than 25 feet from the front and rear property line and more than 10 feet from each side.

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 Adjustment does not authorize construction and/or land clearing to occur on this site and that additional approvals requirements and Building Permits may be required.

Yes No

I understand that determinations by the Zoning Board are valid for 36 months.

Yes No

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.

Linda Lariscy
Applicant Name (Type or Print)

Linda Lariscy
Applicant Signature

owner
Title (if applicable)

6-7-16
Date

R/W LINE

(D) N89°50'15"E 101.50'

P.L.R.

KEY

(D) N00°02'26"W 452.33'

VACANT
1.00 ACRES±

Parcel #
15-2N-26-0000-00154-0000

(D) S00°02'26"E 406.00'

ment at the Northwest
Range 26 West, Santa
0°00" East. Along the
ence of 850.93 feet to
line of Floridale Road
East, along said South
ce of 1090.63 feet for
h 89°50'15" East
le Road, a distance of
ance of 406.00 feet
the CSX Railroad as
etermined); Thence
right of way line of
ce North 00°02'26"
at of Beginning.

APPARENT NORTHERLY R/W LINE

(D) S65°19'20"W 111.67'

CSX RAILROAD (R/W WIDTH UNDETERMINED)

Linda Larsen

Home 813 659-2002
Cell 813 246-8414