

**2016-CU-010**

**Project Name:** n/a

**Applicant and/or  
Property Owner:** Bradley and Monica Holloman

**Representative:** n/a

**Request:** Conditional Use to allow a recreational vehicle to be used as temporary living quarters while a new home is being reconstructed in an AG-RR (Rural Residential Agriculture) zone.  
(LDC 6.04.04.C)

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

**Zoning Board Decision:** **Recommended approval with a vote of 5 – 0**

**Conditional Use 2016-CU-010**

**General Information:**

**Applicant:** Bradley and Monica Holloman

**Representative:** n/a

**Project Location:** 532 County Road 5110  
Quitman, MS

**Parcel Number:** 11-1N-27-0000-02001-0000 and  
11-1N-27-0000-02000-0000

**Request:** Conditional Use to allow a recreational vehicle to be used as temporary living quarters while a new home is being reconstructed in an AG-RR (Rural Residential Agriculture) zone.

**Existing Conditions:** Vacant lot

**Land Development Code 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 is surrounded by large lot single family and vacant lots.**

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 an Agriculture future 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 an agriculture zoning district.**

3. A permit is required for the temporary use of the recreational vehicle.

**Is this criterion met?** Yes

**Staff Analysis: The recreational vehicle will be permitted.**

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.**

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? Unknown**

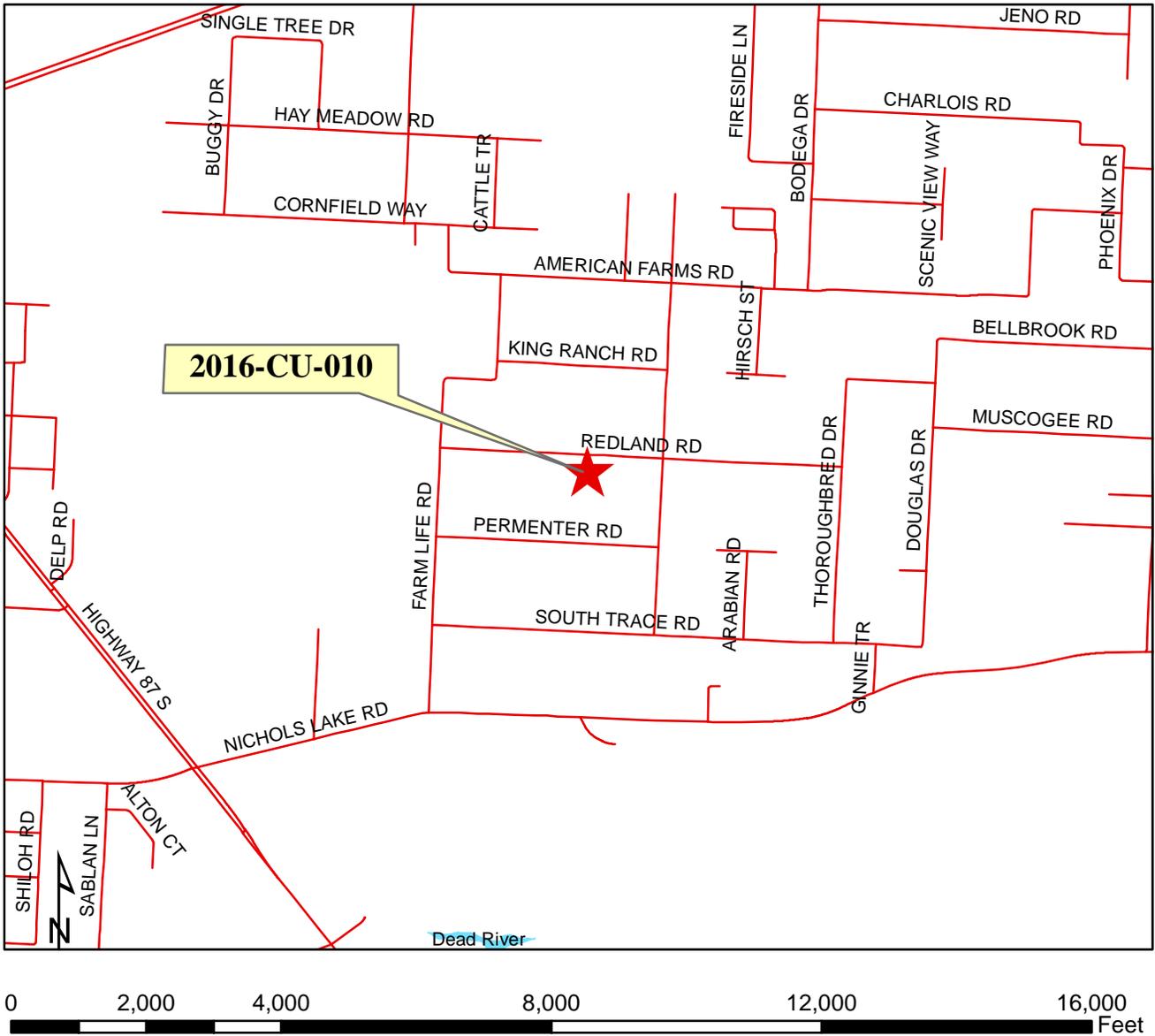
**Staff Analysis: The applicant has not indicated a proposed timeframe for construction of the home.**

**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.



# 2016-CU-010 Location

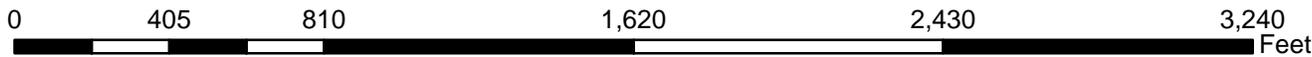
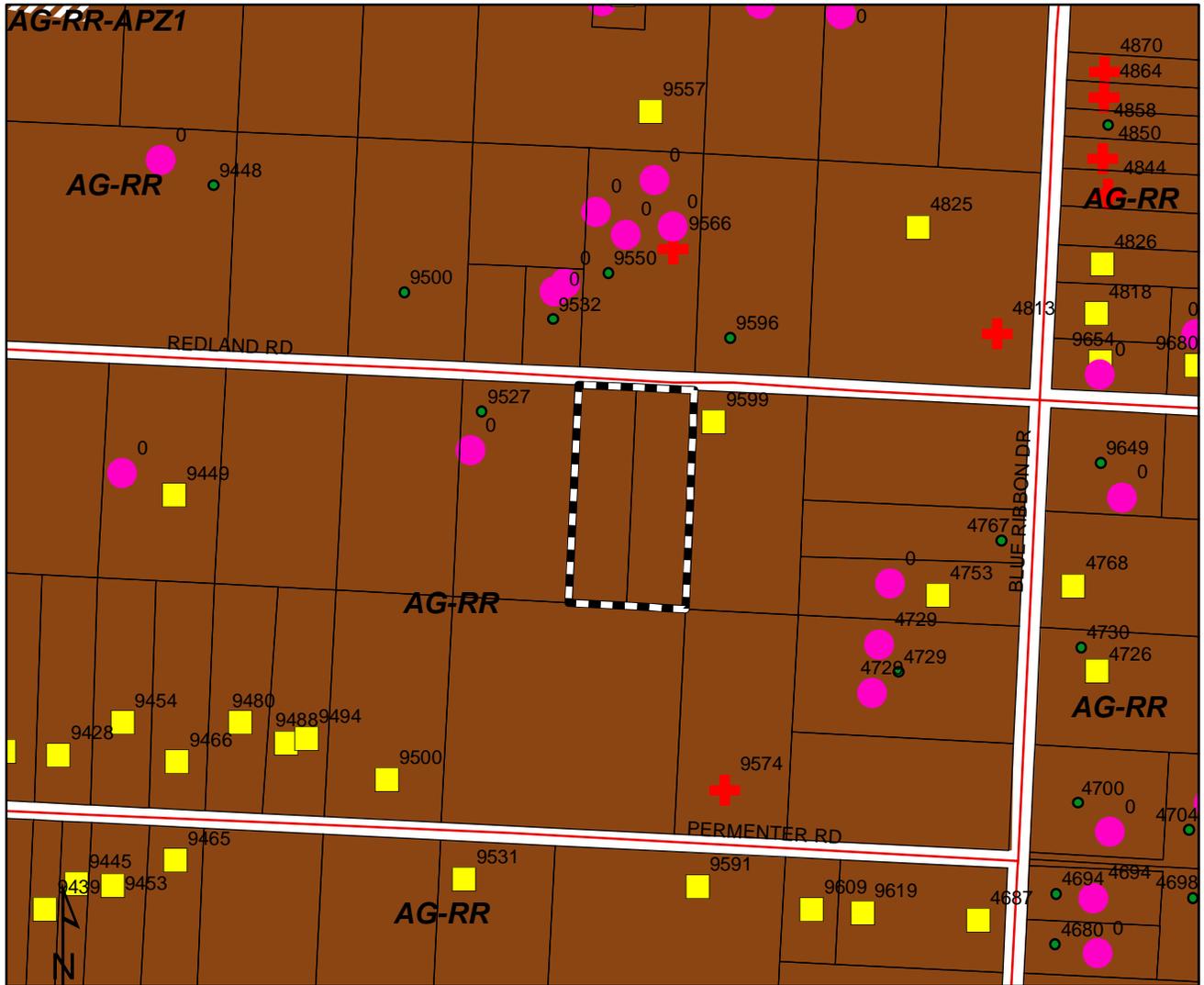


## Legend

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# 2016-CU-010 Zoning



### Legend

Pending May ZB

### Zoning

#### DISTRICT

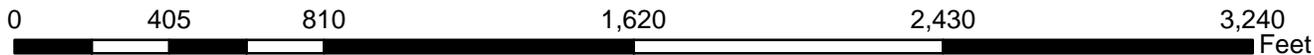
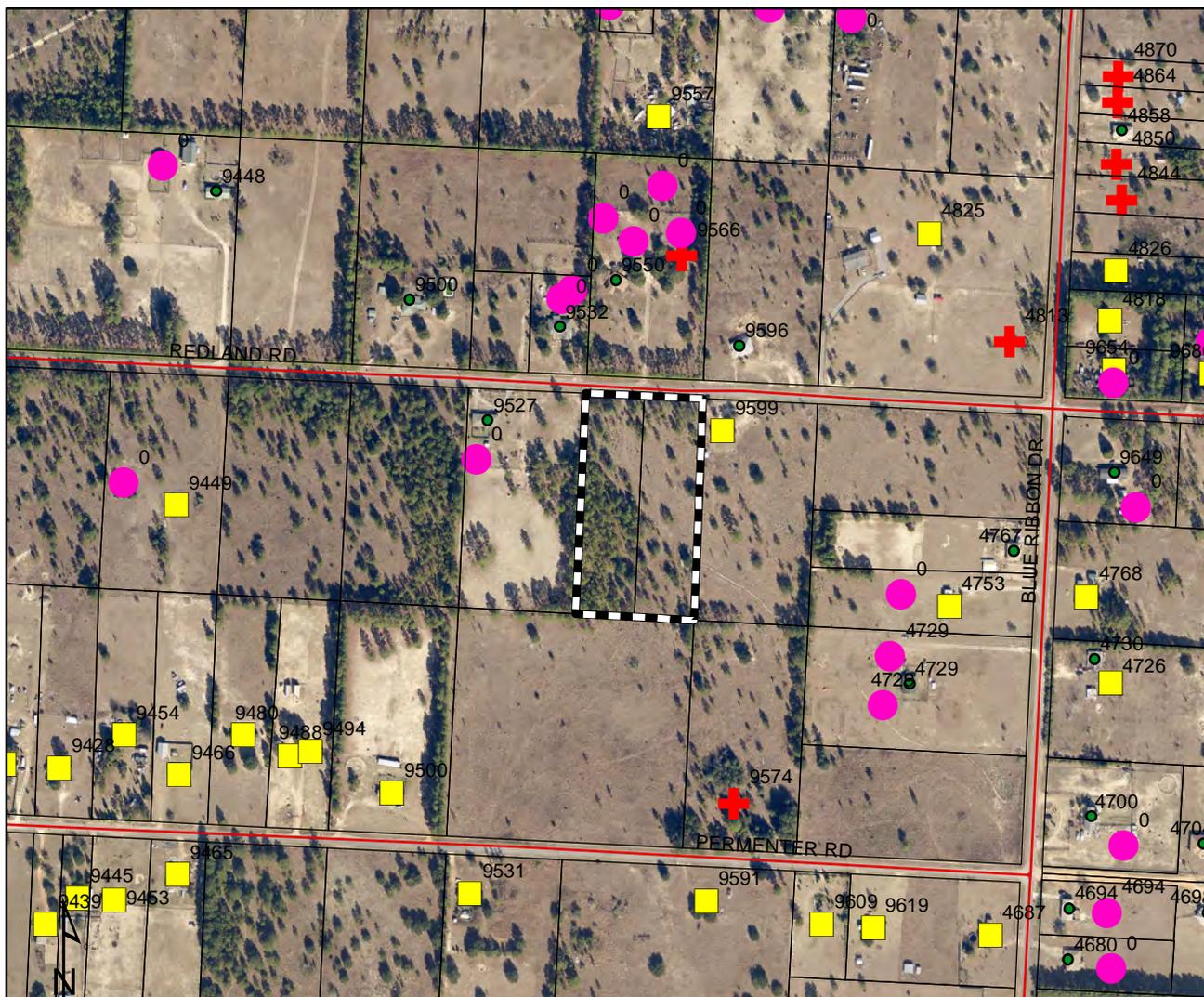
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD

- |               |              |               |                 |
|---------------|--------------|---------------|-----------------|
| HCD-APZ or CZ | NB-CON/REC   | P2-APZ or CZ  | R2              |
| 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           |

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# 2016-CU-010 2014 Aerial



### Legend

 Pending May ZB

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# 2016-CU-010 2014 Close Up Aerial

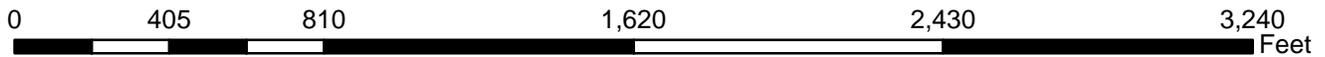
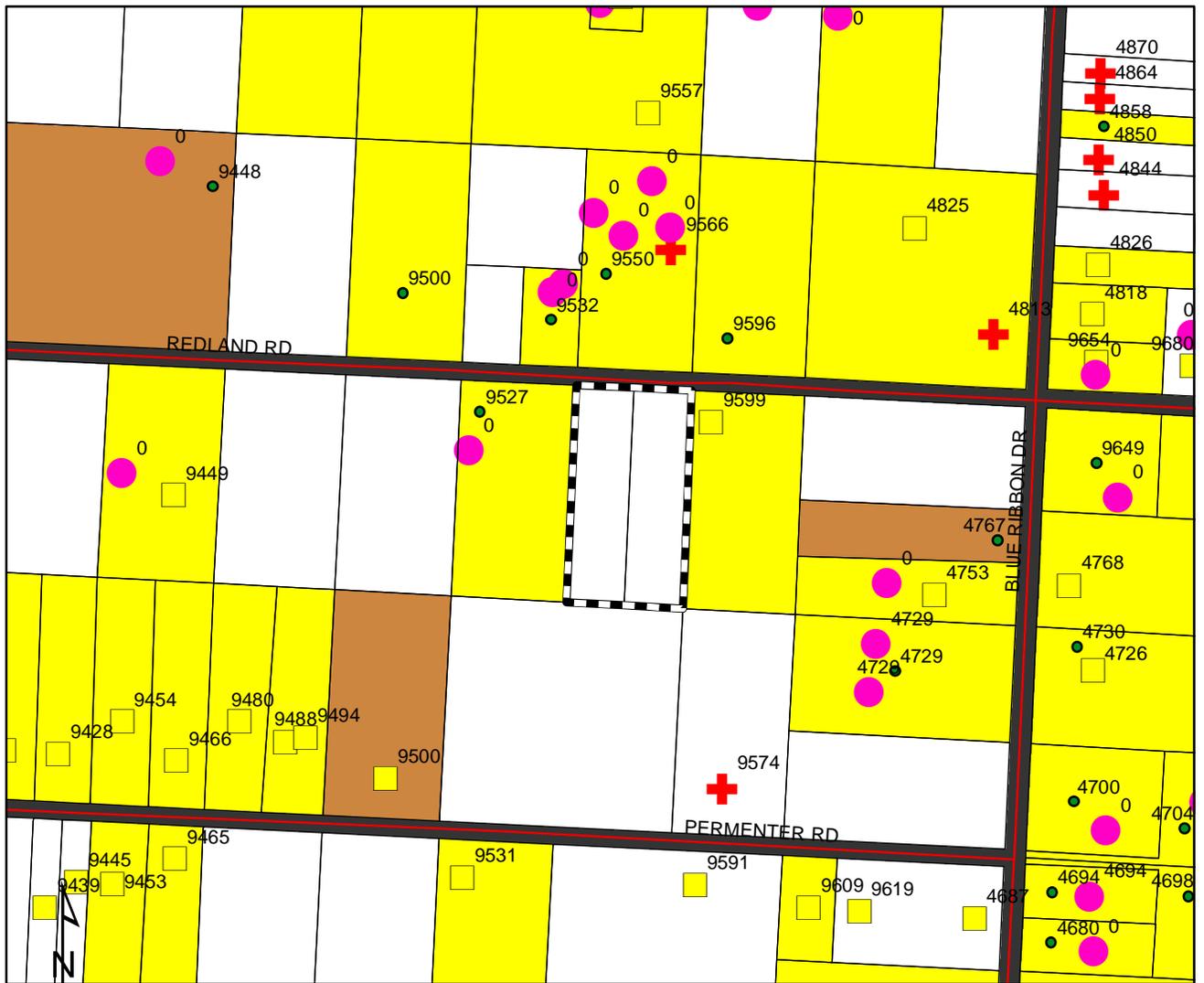


## Legend

 Pending May ZB

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# 2016-CU-010 Existing Land Use

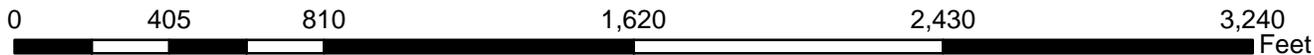


### Legend

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

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# 2016-CU-010 Future Land Use



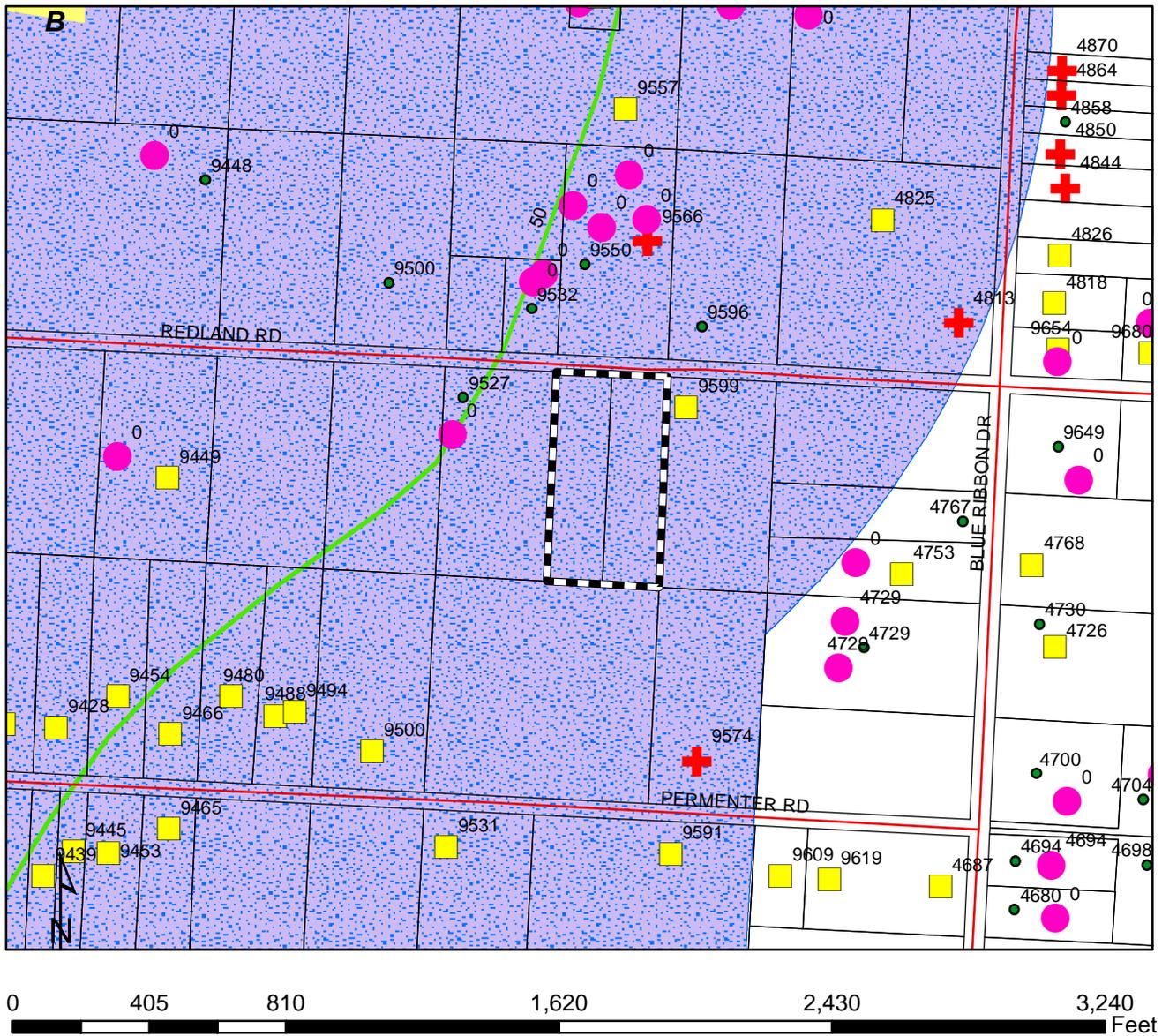
### Legend

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

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# 2016-CU-010 Military Airport Zone



### Legend

 Pending May ZB

### Noise Contours

#### DB

 0 - 60

 61 - 70

 71 - 80

 Military/Private Airport Zone

 Airfield Notification Zones

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Beckie Cato, AICP  
Planning and Zoning Director

# Santa Rosa County Development Services

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>2016-CU-010</u>	Date Received: <u>3/29/16</u>
Review Fee: <u>235+</u>	Receipt No.: _____
Zoning District: <u>AG-RR</u>	Conditional Use Request: <u>6.09.02.</u>
FLUM Designation: <u>AG</u>	

**Property**

**Owner**

Property Owner Name: Monica Holloman *Bonley Holloman*

Address: 532 County Road 5110  
Quitman, Ms 39355

Phone: 601-917-3060 Fax: \_\_\_\_\_

Email: monicaholloman1@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): 2-386 2-386  
11-1N-27-0000-02001-0000 & 11-1N-27-0000-02002-0000  
-OR-

Street Address of property for which the Conditional Use is requested:  
9535 Redland Road, Milton, Fl

Parcel Size (acres): 4.77

**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).

Private Temporary use of a 38ft RV to live in while our house is being built.

We live in Ms and the expense of staying in a hotel is more than we can handle.

Water tap and a temp power pole for construction and RV power will be placed on the property.

**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.

We will not be in a flood plain. Will be located in one of the driveways easily assessable for hook up and removing quickly. Adjoining properties will not be affected in any way.

Although the RV is self contained the power and water connection will be installed and available.

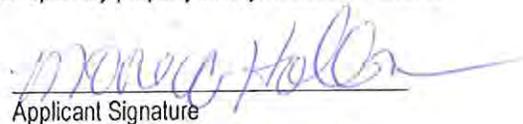
#### Certification and Authorization

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.

**Monica D. Holloman**

Applicant Name (Type or Print)

Title (if applicable)

  
Applicant Signature

3-24-2016  
Date





West on Redlands Rd with the subject site on the left.



Mobile home east of the subject property



Additional view of mobile home on the eastern property boundary



Single family west of the subject site



Single family residential northwest of the subject site across Redland Dr.



Single family residential northeast of the subject site across Redland Dr.



East on Redlands with the site on the right in the distance.



West on Redlands with the site on the left in the distance.