

## 2016-CU-011

**Project Name:** n/a

**Applicant and/or  
Property Owner:** Charles Zimmerley

**Representative:** n/a

**Request:** Conditional Use to allow a recreational vehicle to be used as temporary living quarters while an existing residence is being renovated in a R1-M (Mixed Residential Subdivision District) zone. (LDC 6.04.04.C)

**Zoning District:** R1-M (Mixed Residential Subdivision District)

**Conditional Use 2016-CU-011**

**General Information:**

**Applicant:** Charles Zimmerley  
**Representative:** n/a  
**Project Location:** 9187 Military Trail, Navarre, FL  
**Parcel Number:** 15-2S-26-0000-00474-0000  
**Request:** Conditional Use to allow a recreational vehicle to be used as temporary living quarters while an existing home is being renovated in a R1-M (Mixed Residential Subdivision District) zone. (LDC 6.04.04.C)

**Existing Conditions:** An older single family home and a mobile home are currently located on the property. The applicant is in the process of renovating the single family home and intends to demolish the mobile home; both projects to be completed as funds allow.

This is a Code Compliance Case.

**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 an existing home is being renovated.**

B. Will not unduly adversely affect other property in the impacted area which it is located;

**Is this criterion met?            Unknown**

**Staff Analysis: It unknown if 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 renovation 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).

**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 has applied for a building permit for renovation of the primary residence and it has been approved.**

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 renovation 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: The applicant has received a building permit and is working on renovations as funds 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 is 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: The electrical connections to the recreational vehicle is 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 is 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.

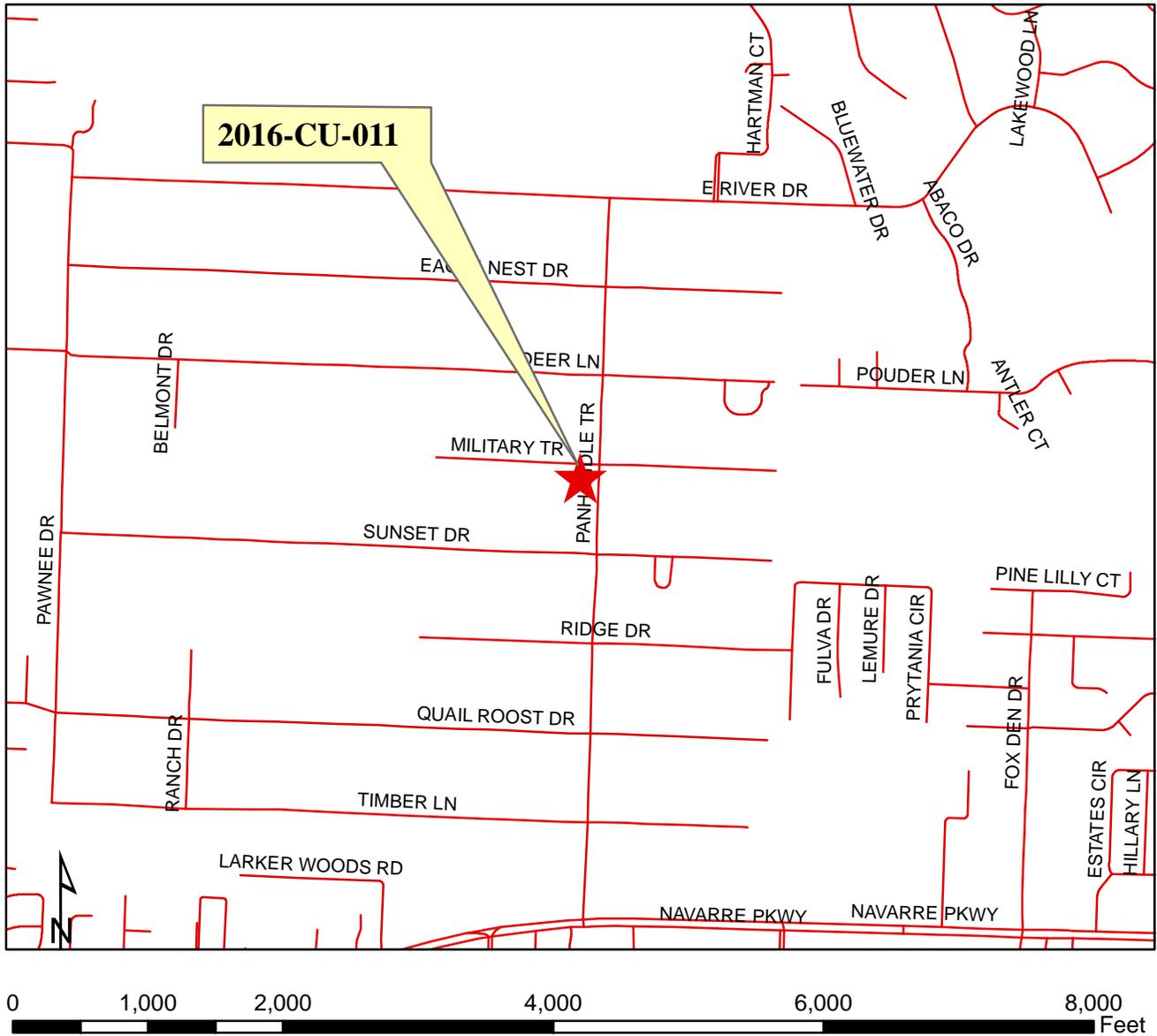
**Is this criterion met?        Unknown**

**Staff Analysis: The applicant does not have a timeframe for completion of renovations.**

**If the Conditional Use is approved, are there any potential building code issues?**

No.

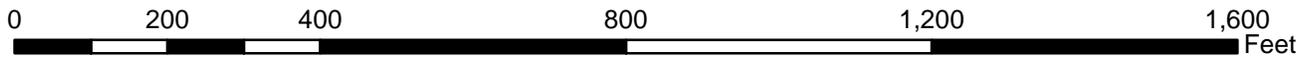
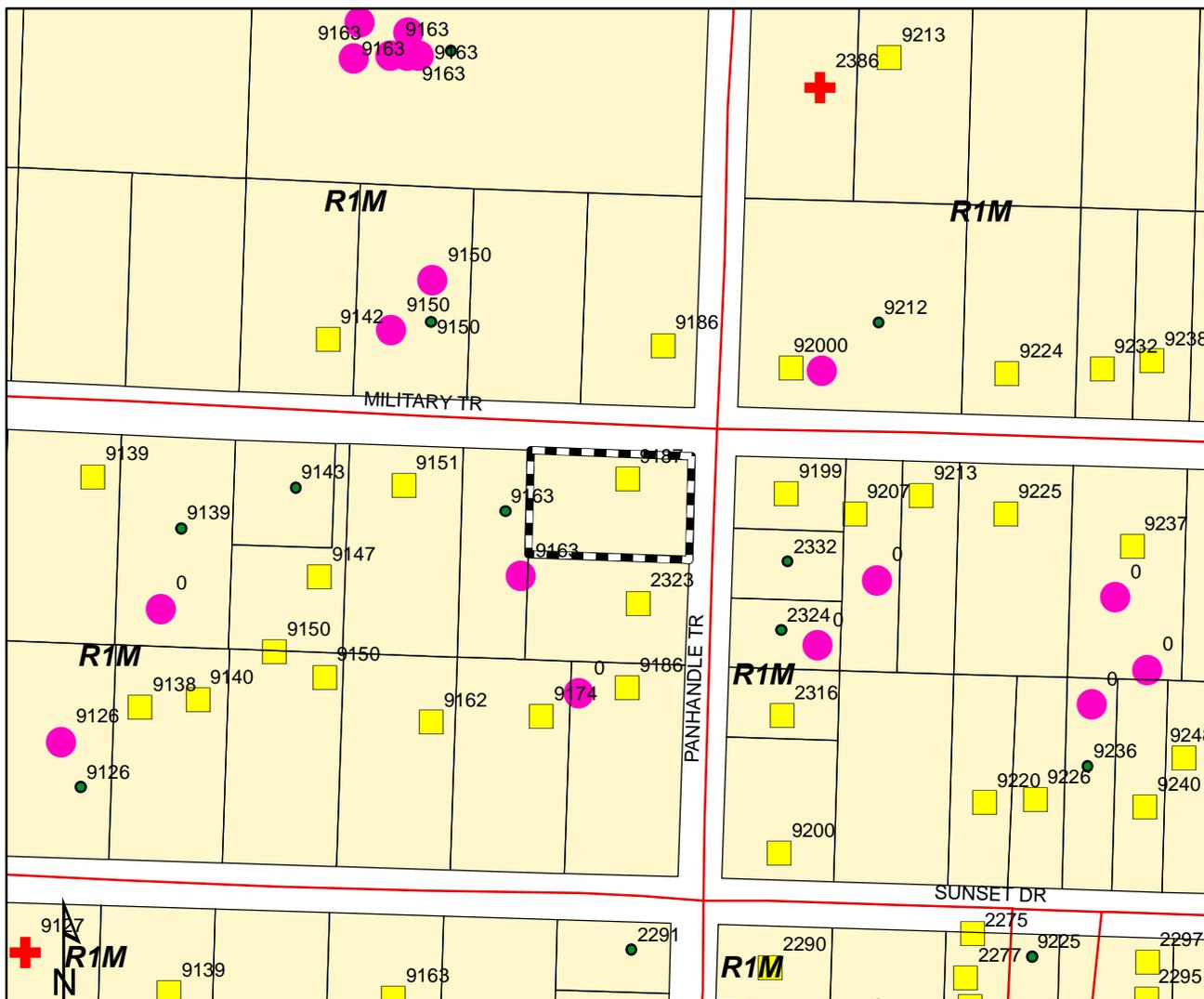
# 2016-CU-011 Location



## Legend

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-011 Zoning



## Legend

Pending May ZB

### Zoning

#### DISTRICT

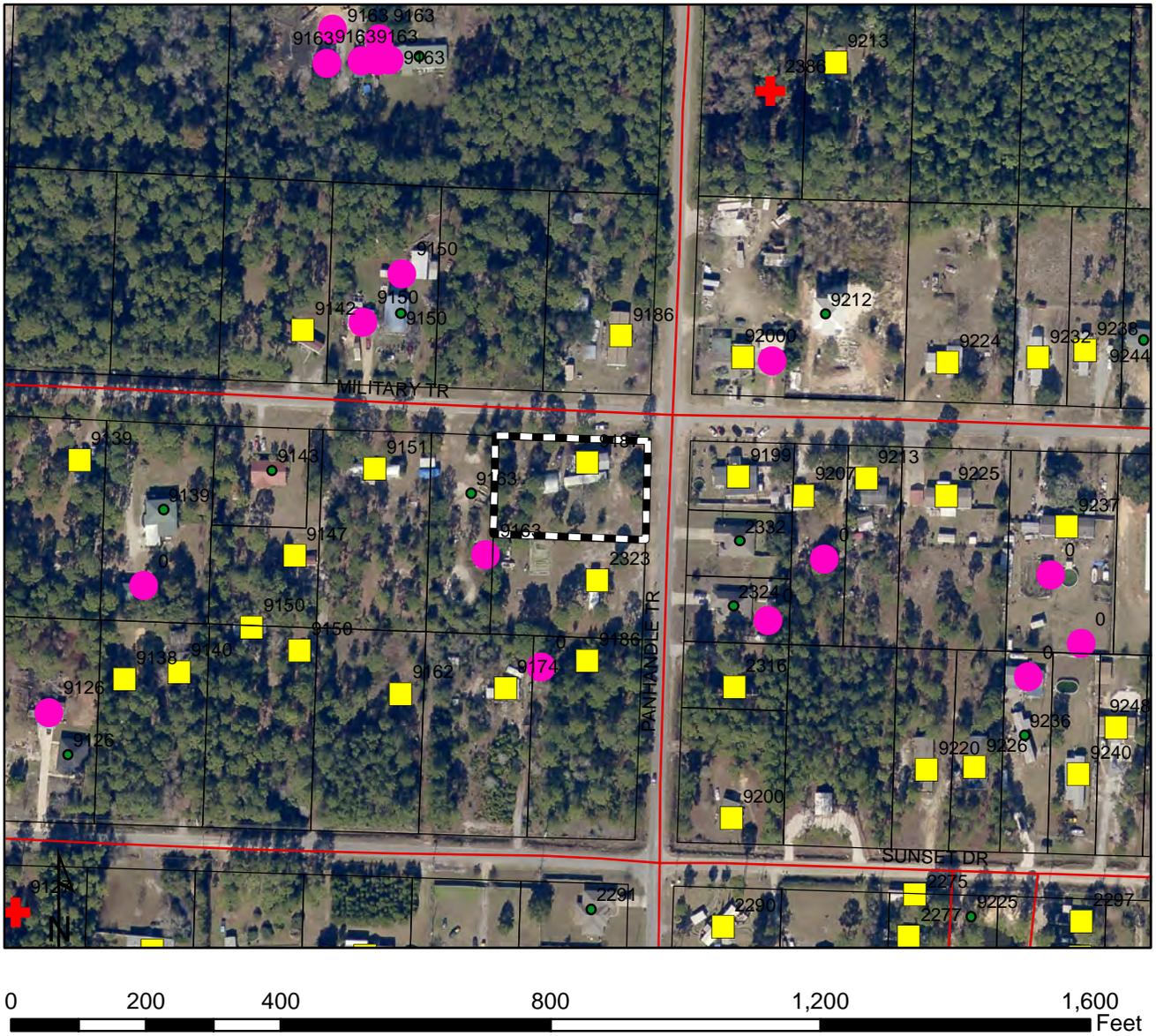
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD

- |               |              |               |                 |
|---------------|--------------|---------------|-----------------|
| 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           |

#### 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-011 2014 Aerial



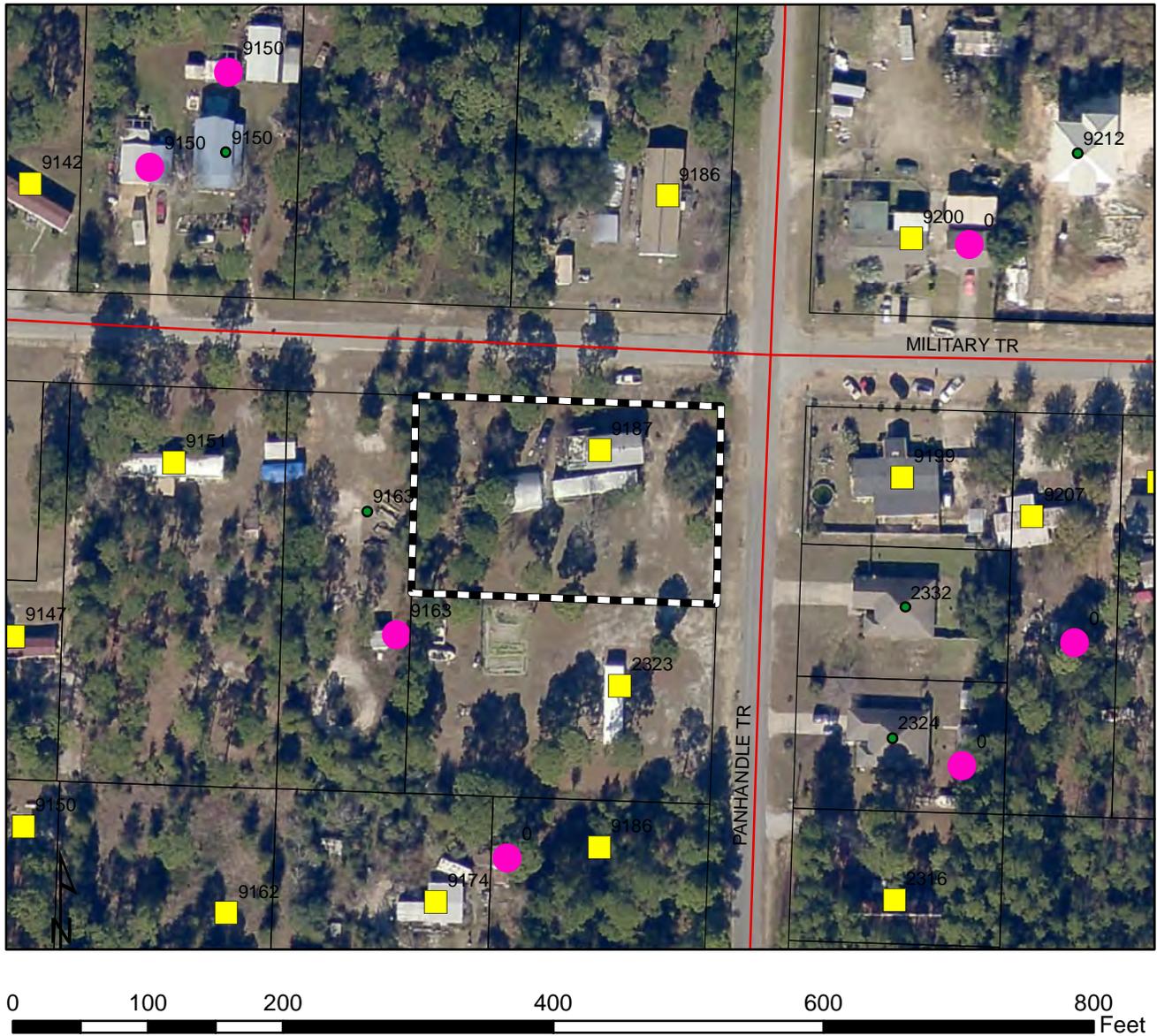
## Legend

 Pending May ZB

## 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-011 2014 Close Up Aerial



0 100 200 400 600 800 Feet

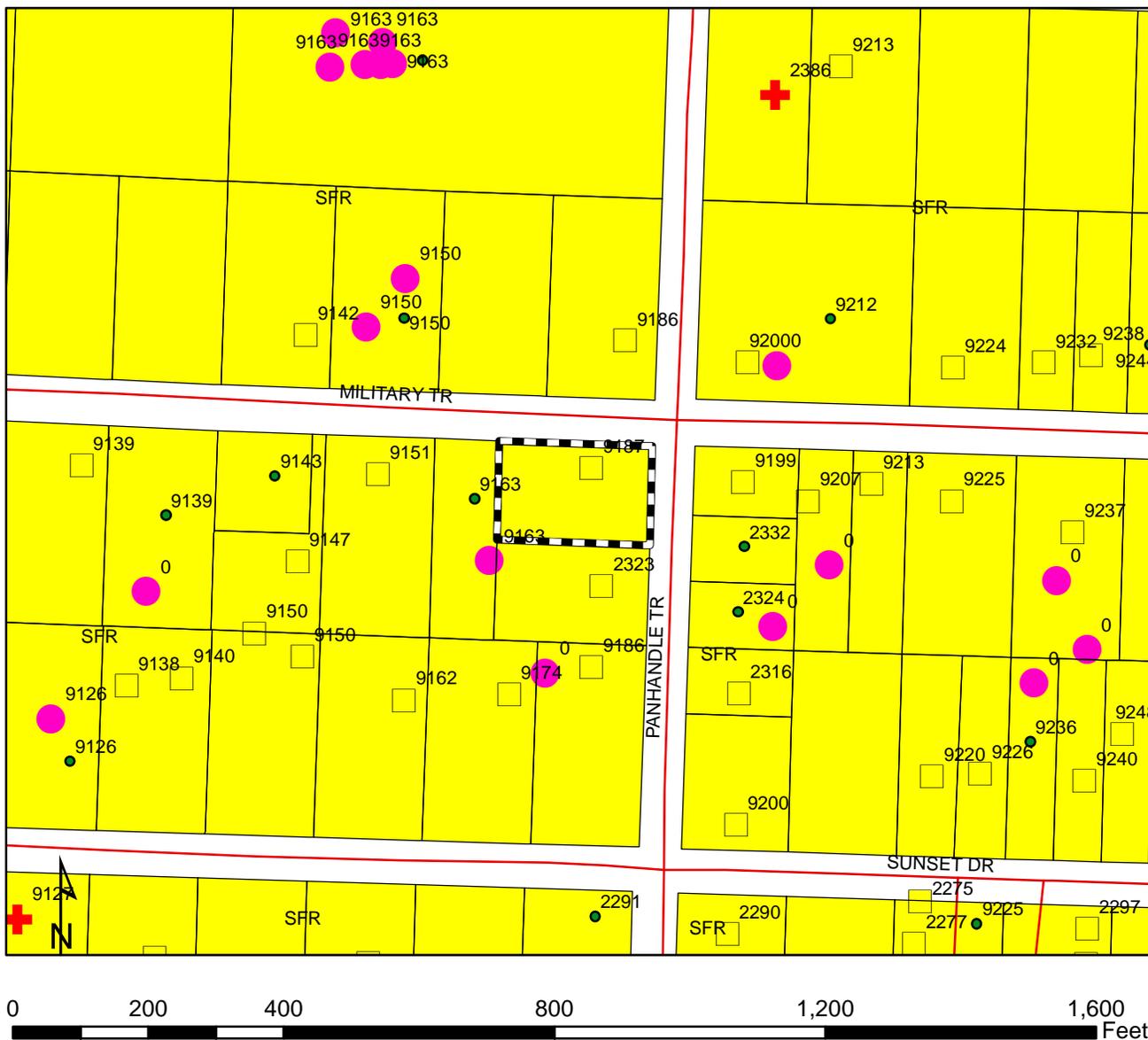
## Legend

 Pending May ZB

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-011 Future Land Use



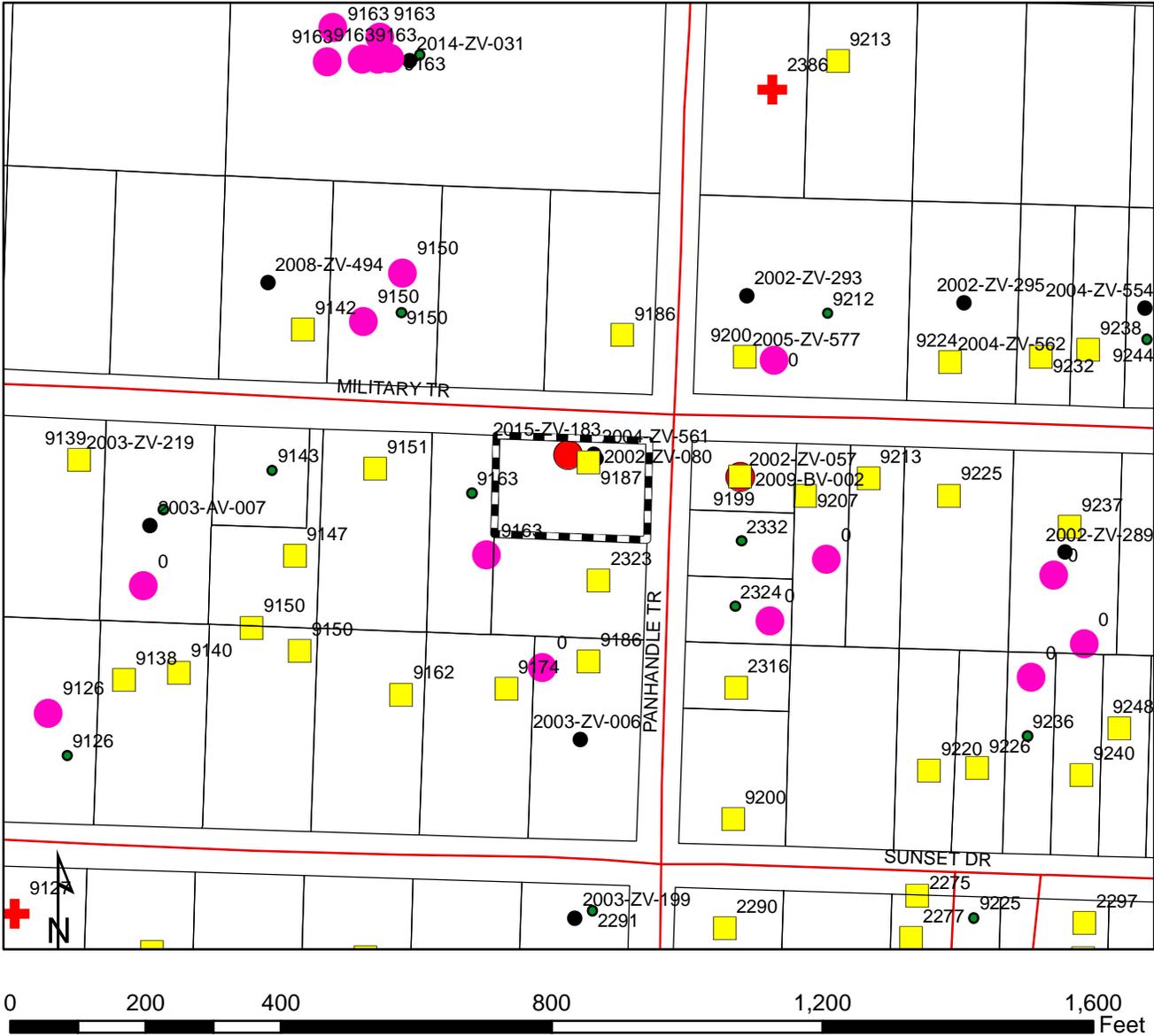
**Legend**

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

**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-011 Code Enforcement Cases



**Legend**

 Pending May ZB

**Code Enforcement Points**

- <all other values>

**Status**

- CLOSED
- OPEN

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.



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](http://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-011</u>	Date Received:	<u>3/30/16</u>
Review Fee:	<u>235+</u>	Receipt No.:	_____
Zoning District:	<u>R1M</u>	Conditional Use	_____
FLUM Designation:	<u>SFR</u>	Request:	<u>6.09.02.</u>

### Property

#### Owner

Property Owner Name: Charles Zimmerley

Address: 9187 Military Tr, Navarre, FL 32566

Phone: 850-217-2068 Fax: \_\_\_\_\_

Email: nikki6845@yahoo.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): 15-2S-26-0000-00474-0000

-OR-

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

9187 Military Trail, Navarre

Parcel Size (acres): .75 acres

**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 allow an RV for temporary housing during the construction of a residence

**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

*Zoning Board recommendation BOCC makes Final Determination*

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.

Please 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.

CHARLES H. ZIMMERLEY  
Applicant Name (Type or Print)

*[Signature]*  
Applicant Signature

\_\_\_\_\_  
Title (if applicable)

MARCH 29, 2016  
Date

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.

~~Travel~~ trailer to be used by property owner during construction of home

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).

The Maximum # of occupants will not exceed two (2)

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

All permits for temporary use are being applied for

4. Only one (1) recreational vehicle can be located and used as a temporary living quarter per lot of record or project parcel.

Only one (1) trailer will be used as living quarters during construction of home

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

Building Permits have been applied and construction will be underway once permits are granted

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,

Trailer is located on private property and does not interfere with any other property

7. All waste must be disposed of in a lawful manner.

All waste will be disposed of in a lawful manner according to county guidelines

8. All electrical or utility connections to the recreational vehicle must be properly permitted.

All utility connections to Trailer will be/Have been properly permitted

9. Recreational vehicles used on properties located in flood zones must remain ready for immediate highway use.

Property is Not in Flood Zone  
wheels will Remain on trailer During Condition use  
And be Ready to Move At any time

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.

When Construction of Home is Complete  
And Certificate of Occupancy is issued  
the trailer will no longer be occupied

