

2012-SX-010

Project Name: n/a

Applicant and/or
Property Owner: Dianne J. Ditto and Rhonda Taylor

Business: n/a

Representative: n/a

Request: Special Exception to allow the temporary
(seasonal) use of multiple recreational
vehicles (RV) located in an Agricultural zoning
district on parcels less than (5) acres in size
(LDC 2.04.00.C.10)

Zoning District: AG (Agriculture)

Zoning Board
recommendation: Approved with a vote of 7 – 3 with a condition
that a maximum of only (4) RV hook-ups be
allowed on the site

Date: July 24, 2012

To: Kelly Hobbs, Planner II
Santa Rosa County Development Services

From: Dwight & Kameron Price

RE: Appeal to the Board of County
Commissioners for Diane Ditto and Rhonda
Taylor's Special Exception and Variance
case

Please be advised that we would like to file an appeal to the Zoning Board's decision made on July 12, 2012 on Diane Ditto and Rhonda Taylor's case for a Special Exception and Variance. If you have any questions, please call us at 850-957-1208 or 850-426-8933.

Kameron Price

Dwight Price

STAFF ANALYSIS

Special Exception 2012-SX-010

I. **Applicant:**

Dianne J. Ditto and Rhonda Taylor

II. **Request:**

Special Exception to allow the temporary (seasonal) use of multiple recreational vehicles (RV) located in an Agricultural zoning district on parcels less than (5) acres in size

The applicants are seeking a Special Exception to allow the placement of multiple RV's on the property. The subject property is approximately 2.25 acres in size. As such, the temporary/seasonal use of an RV is not allowed because the parcel is not at least 5 acres in size, although the parcel is located within an Agriculture zoning district. The property owners have used the site as a vacation destination for camping and equestrian activities and would like to continue to do so.

The applicants are also seeking a Variance, 2012-V-026, to allow the storage of 2 of the RV's year-round as well as to allow two pole barns under which the RV's are parked. A variance is necessary for the accessory activity (storage) and buildings since there is not a principle dwelling located on the property.

III. **Location:**

2460 Old Country Road, Milton; on the east side of Old Country Road east of Lawrence Cooley Road north of Coldwater Horse Trail in the Blackwater State Forest near the Munson community (Parcel number 20-4N-27-0000-00705-0000)

IV. **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.

The authority to decide special exceptions is limited to the following cases:

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

STAFF ANALYSIS

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

Is this criterion met?

YES

Staff Analysis: The RV's proposed to be located on the site are owned by the property owners and their immediate family.

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

Is this criterion met?

YES

Staff Analysis: The applicants have installed a septic system to dispose of the sanitary wastes. The applicants participate in the local garbage disposal service.

- 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 applicants do not intend to lease the RVs or RV site 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 sites will comply with the Ordinance which regulates the location of accessory structures.

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

Is this criterion met?

YES

Staff Analysis: It is not anticipated that the temporary placement of the RV's shall have an adverse impact upon adjoining or nearby properties. The

STAFF ANALYSIS

subject area is bounded by silvicultural uses, single family residences, and the State forest.

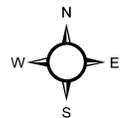
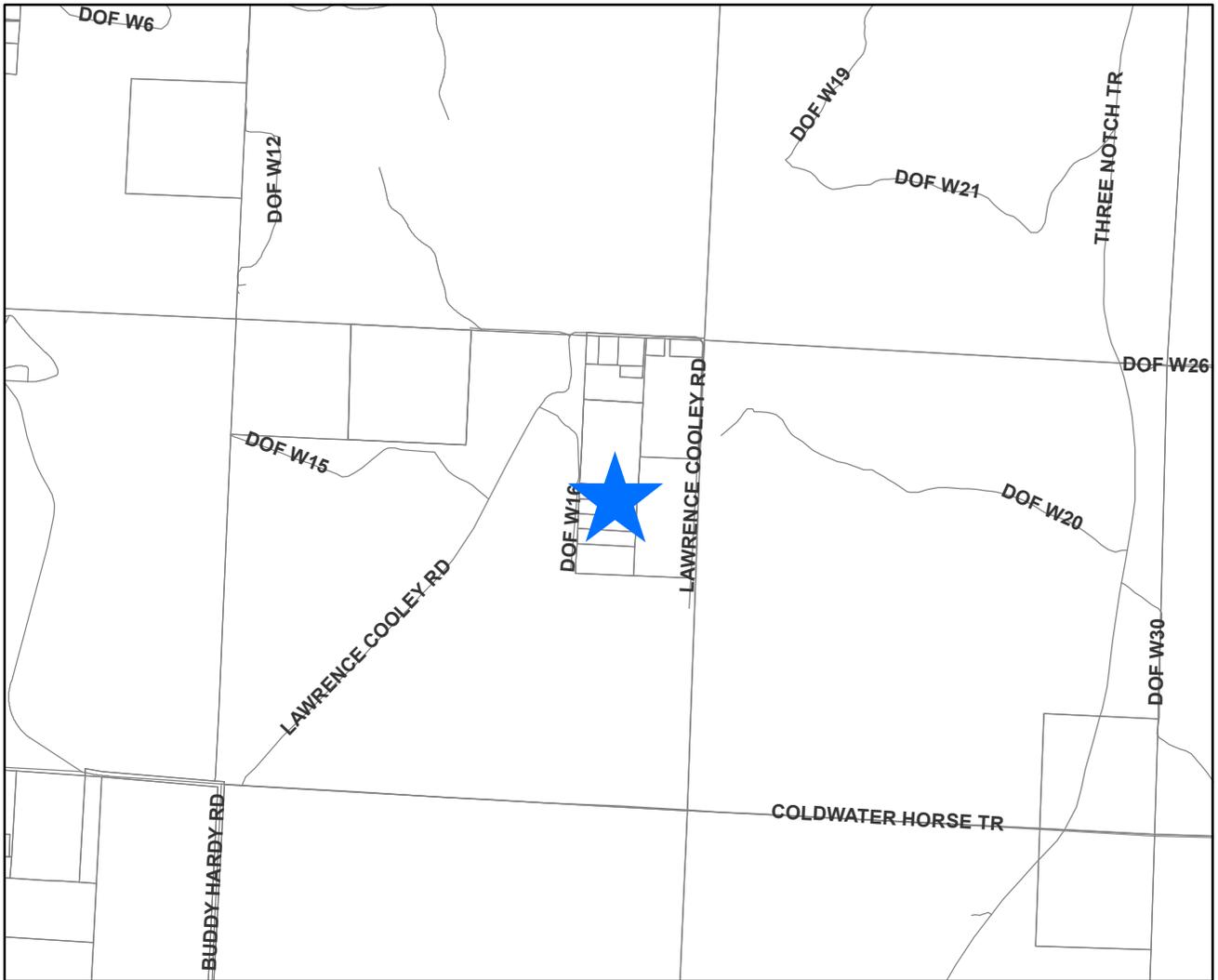
- f. The Board of Adjustments may impose additional criteria or restrictions, including but not limited to time limits and number of units, based on site-specific circumstances and characteristics to assure compatibility with adjacent uses.

Is this criterion met?

YES

Staff Analysis: The Board may place conditions upon the approval as they deem applicable.

2012-SX-010 & 2012-V-026
Location Map



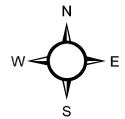
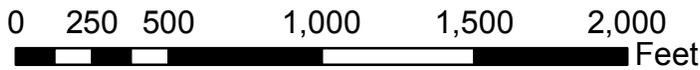
Legend

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SX-2012-010 & 2012-V-026

Zoning



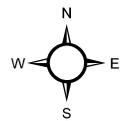
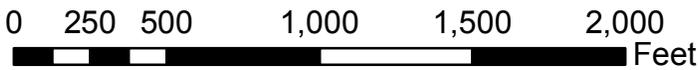
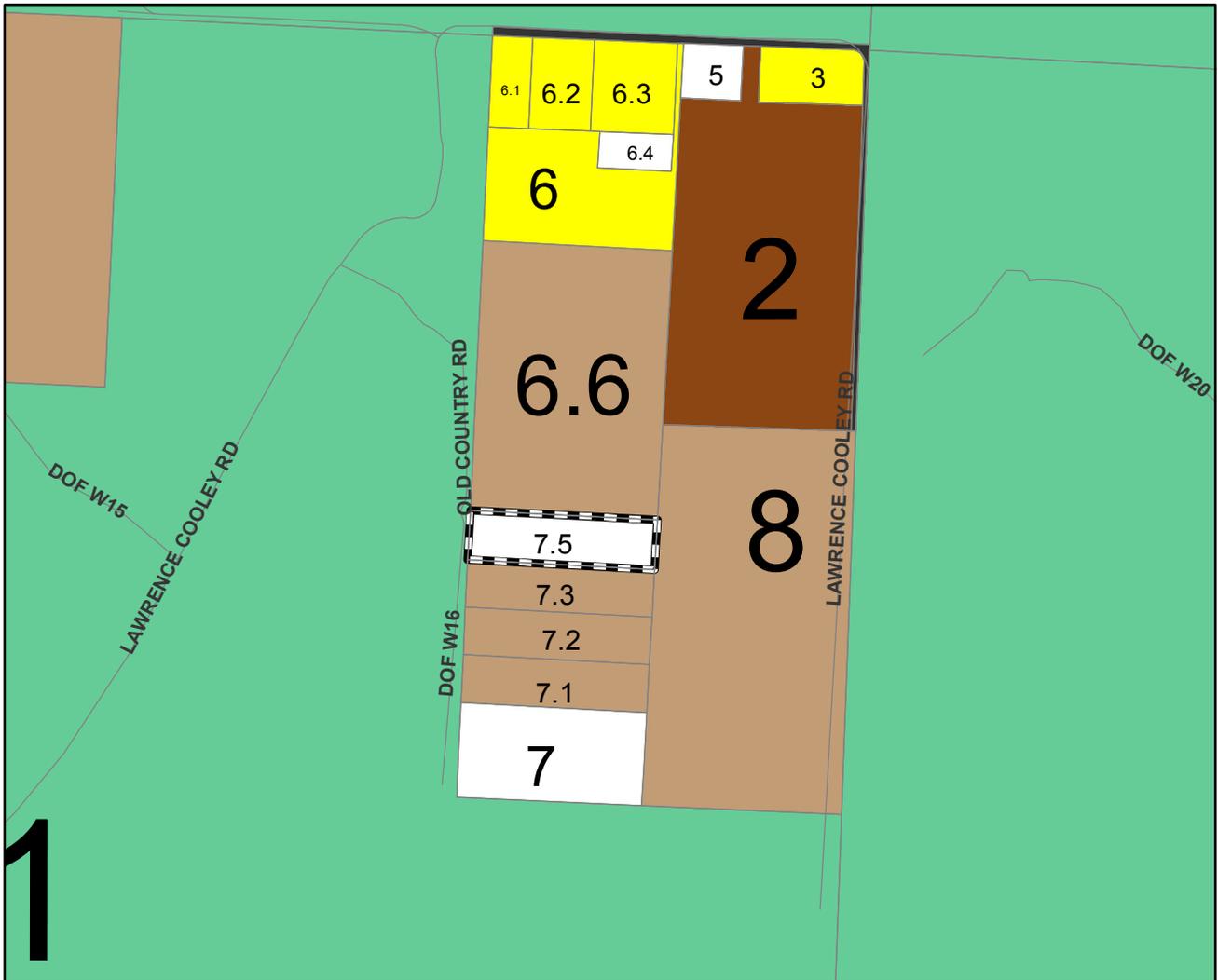
Legend

Pending BOA	M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - Commercial
Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density
Agriculture (AG2)	Planned Industrial Development (PID)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Medium Density
AG2 within an Accident Potential Zone (AG2-APZ)	Neighborhood Commercial (NC)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Planned Mixed Use Development
Marina (C-1M)	NC-APZ	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Marina and Yacht Club (C-2M)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	Navarre Beach - Single Family
Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Navarre Beach - Medium High Density
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Utilities
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)	State
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M within the Navarre Town Center (R2M-NTC)	State within an Accident Potential Zone (STATE-APZ)
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	Medium High Density Residential (R-3)	RAIL
Historical/Single Family (HR-1)	Planned Business District (PBD)	Rural Residential Single Family (RR-1)	Right of Ways
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	RR1 within an Accident Potential Zone (RR1-APZ)	Military
Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 1 (TC1)	Water
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 2 (TC2)	Municipal Boundaries

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SX-2012-010 & 2012-V-026 Existing Land Use Map



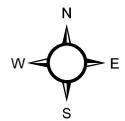
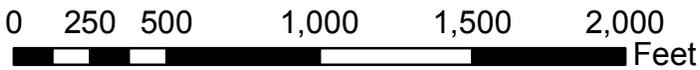
Legend

PendingBOA	Institutional (INST)	Recreation/Open Space (REC/OS)
Existing Land Use	Multi-Family Residential <5 (MFR<5)	Right of Way (ROW)
CATEGORY	Multi-Family Residential >5 (MFR>5)	Single Family Residential (SFR)
Agriculture (AG)	Military	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	Recreation/Commercial (REC/COMM)	

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SX-2012-010 & 2012-V-026 Future Land Use Map



Legend

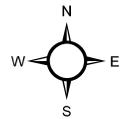
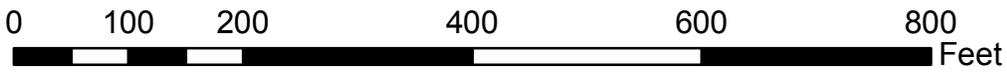
Pending BOA	MILITARY (MIL)
AGRICULTURE (AG)	MIXED RESIDENTIAL COMMERCIAL (MRC)
SINGLE FAMILY RESIDENTIAL (SFR)	NAVARRE BEACH COMMERCIAL (NBCOMM)
MEDIUM DENSITY RESIDENTIAL	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
RESIDENTIAL (RES)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
COMMERCIAL (COMM)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

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SX-2012-010 & 2012-V-026

Aerial



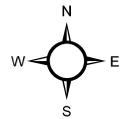
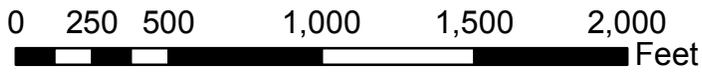
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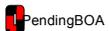
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SX-2012-010 & 2012-V-026
Aerial (Extended View)



Legend



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Santa Rosa County Development Services



Community, Planning, Zoning,
and Development Division
Fax: (850) 983-9874

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32581
www.santarosa.fl.gov
Office: (850) 981-7000

2012 MAY 8 PM 1 48

Building Inspections
Compliance Division
Fax: (850) 623-1208

Special Exception Application

* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2012 -SX - 010</u>	Date Received: _____
Review Fee: <u>\$259.00</u>	Receipt No.: <u>105 + 106</u>
Zoning District: <u>AG</u>	Special Exception
FLUM Designation: <u>AG</u>	Request: <u>2.04.00.C.</u>

Comm Dist 3

Property Owner Property Owner Name: Dianne J. Ditto
 Address: 1028 Ball Park Rd.
Union Grove, AL 35175
 Phone: 256-498-2283 Fax: Cell# 256-200-4794
 Email: dditto@otelco.net

#2 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.

Property Owner Company: Rhonda Taylor
 Contact Name: 515 8th St. NW
 Address: Arab, AL 35016
 Phone: 256-586-5298 Fax: Cell 256 506 9234
 Email: N/A

Property Information Parcel ID Number(s): 20-4N-27-0000-00705-0000
 -OR-
 Street Address of property for which the Conditional Use is requested :
2460 Old Country Road, Milton
 Parcel Size (acres): 2.25 acres

What is the present use of the property? Storage of (2) 5th wheels (not strapped down) for seasonal use and the use of 3 additional RVs for family members (occasionally) on the site.

**Special
Exception
Request**

Describe the Special Exception request. Temporary (seasonal) use of RV's located in AG district on a parcel 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.

see attached paperwork

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.

x *Dionne J. Ditto*
Applicant Name (Type or Print)

Title (if applicable)

x *Rivonda Taylor*
Applicant Signature
5/7/12
Date

Criteria for Special Exception to allow the temporary (seasonal) use of recreational vehicles (RVs) located in Agriculture or Agriculture 2 Districts on parcels less than five (5) acres in size, subject to the following requirements (LDC 2.04.00.C.10):

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

All RV's stored on the property are owned by the property owners or immediate family members.

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

There is a septic tank on the property and both RVs are connected.

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

The RVs are not being used for any commercial purposes.

- d. *The recreational vehicle must adhere to the setback requirements for accessory building structures found in Section 2.10.05 (See below).*

The property owners will adhere to any setback requirements.

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

The placement of the RVs will not adversely impact adjoining or nearby properties.

- f. *The Board of Adjustments 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.*

We, the property owners, understand 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.

Section 2.10.05 (partially and applicable to your Special Exception request) as referenced above states:

Dianne J. Ditto
5/7/12

Randa Taylor
5/7/12



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Building Official

April 25, 2012

James D. & Dianne J. Ditto &
James S. & Rhonda C. Taylor
1028 Ball Park Road
Union Grove, AL 35175

RE: Case # 2012-ZV-104
LOCATION OF VIOLATION: 2460 Old Country Road, Milton
PARCEL ID#: 20-4N-27-0000-00705-0000
VIOLATION TYPE: "Operating without site plan and RV Violation"
ZONE: AG

Our department has received a code enforcement complaint at the address listed above. Please contact me as soon as possible regarding the following:

Site plan approval as provided in Section 4.04.00 is required for all development proposals with the exception of residential and agricultural uses. (6.05.02.D)

The use of recreational vehicles as permanent living quarters is forbidden, except in duly licensed campgrounds and in P-2 districts. Temporary (seasonal) use of recreational vehicles located in AG or AG-2 districts is permitted on parcels of at least five (5) acres in size, and subject to additional requirements. (6.04.04)

In order to alleviate further action, we request that you come into compliance *within the next 15 days*. A recheck of the property has been scheduled for this time-frame.

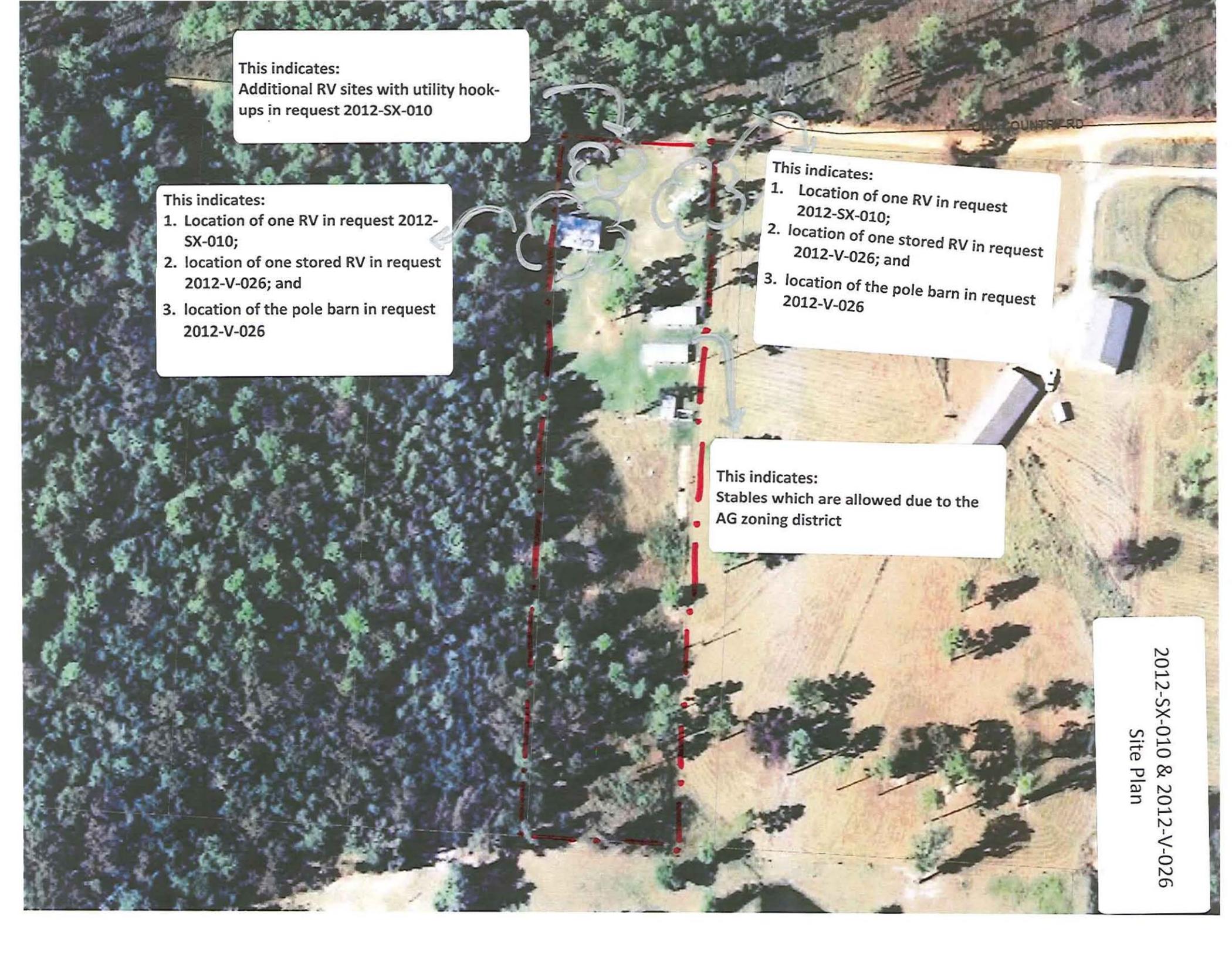
It's our hope that through a cooperative effort between yourself and this office the issuance of a Notice of Violation and possibly a subsequent citation can be avoided.

I can be contacted at 850-981-7018 between the hours of 7:00 – 8:00 a.m. or 2:30 – 3:30 p.m. if you have further questions.

Thanking you in advance for your cooperation.

Bobby Burkett
Code Compliance Investigator
Santa Rosa County
bobbyb@santarosa.fl.gov

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000

An aerial photograph of a rural property with a red dashed line outlining a specific area. Several callout boxes with arrows point to various features on the site. The property is bordered by a road labeled 'OLD COUNTRY RD' at the top. The site includes a large barn, several smaller buildings, and a wooded area on the left. The callouts describe RV sites, stored RVs, pole barns, and stables.

This indicates:
Additional RV sites with utility hook-ups in request 2012-SX-010

- This indicates:
1. Location of one RV in request 2012-SX-010;
 2. location of one stored RV in request 2012-V-026; and
 3. location of the pole barn in request 2012-V-026

- This indicates:
1. Location of one RV in request 2012-SX-010;
 2. location of one stored RV in request 2012-V-026; and
 3. location of the pole barn in request 2012-V-026

This indicates:
Stables which are allowed due to the AG zoning district

2012-SX-010 & 2012-V-026
Site Plan

06/29/12

ATTN: KELLY HOBBS

THESE ARE TWO OF THE MANY RECEIPTS ON THE IMPROVEMENTS
WE MADE ON OUR PROPERTY IN THE BLACKWATER.

PLEASE ATTACH TO THE INFORMATION PREVIOUSLY SUBMITTED
BY DIANNE DITTO.

THANK YOU AGAIN FOR ALL YOUR EFFORTS ON OUR BEHALF.

RHONDA TAYLOR
256/506-9234

SANTA ROSA COUNTY
SOLID WASTE DEPARTMENT
CENTRAL LANDFILL
850-623-9843 MON-SAT 7AM-5PM

Ticket: 406400
Date: 07/24/2004
Time: 08:20:33 - 08:50:05

Customer: 300 / NA
Truck: 35

Gross: 20360 LBS
Tare: 16040 LBS
Net: 4320 LBS

Wastes & Services	Quantity	Rate	Amount
7 / NON-BURNABLE	2.1600	@ \$18.00 per Ton	\$38.88

Cash
Total Amount: \$38.88
\$-38.88
CHANGE: \$0.00

Weighmaster: _____
JIM H

Driver: _____

SANTA ROSA COUNTY
SOLID WASTE DEPARTMENT
CENTRAL LANDFILL
850-623-9843 MON-SAT 7AM-5PM

Ticket: 406796
Date: 07/24/2004
Time: 16:32:14 - 16:49:00

Customer: 300 / NA
Truck: 15

Gross: 18300 LBS
Tare: 16040 LBS
Net: 2260 LBS

Wastes & Services	Quantity	Rate	Amount
7 / NON-BURNABLE	1.1300	@ \$18.00 per Ton	\$20.34

Cash
Total Amount: \$20.34
\$-20.34
CHANGE: \$0.00

Weighmaster: _____
KEN

Driver: _____

Letter from the applicant

HISTORY OF 2460 OLD COUNTRY RD, MILTON, FL

LOCATED IN COLD WATER RECREATION AREA OF BLACK WATER RIVER FOREST.

THE DITTO'S AND TAYLOR'S PURCHASED PROPERTY IN JULY 2004 FROM MR. ZEKE FLOYD, FOR PURPOSE OF HORSEBACKRIDING ON THE COLDWATER HORSE TRAILS.

CONDITION OF PROPERTY AT THAT TIME – COMPLETELY GROWN UP, COVERED WITH TRASH, AND A LARGE DOG KENNEL SETTING ALMOST ON FENCE LINE OF DWIGHT AND KAMERON PRICE'S PROPERTY. KENNEL WAS FILLED WITH HOUNDS – MR. FLOYD WAS COMING OUT TO FEED AND CLEAN WHEN HE COULD, BUT THE NOISE AND SMELL WERE TERRIBLE.

THE DITTO'S AND TAYLOR'S CLEANED UP AND IMPROVED PROPERTY. THE VERY FIRST LOAD TO THE DUMP WAS 6'600 LBS.

WE (DITTO'S AND TAYLOR'S) KNEW NOTHING ABOUT FLORIDA'S LAW REQUIRING 5 ACRES FOR A 5TH WHEEL.

THE NEXT YEAR WE EACH PURCHASED A 5TH WHEEL AND LATER PLACED A COVER OVER THEM.

THE PROPERTY HAD A MODERN SEPTIC SYSTEM ON IT AT THE TIME OF PURCHASE. THE SEWER LINES FROM EACH 5TH WHEEL WERE HOOKED TO THE SEPTIC SYSTEM.

MR. PRICE DECIDED TO REBUILD THE FENCE SEPARATING THE PROPERTIES. WE PAID FOR HALF THE MATERIALS, AND MR. PRICE BUILT THE FENCE.

WE HAVE THE GRASS MOWED REGULARLY.

WE PARTICIPATE IN THE LOCAL GARBAGE PICKUP SERVICE.

WE PURCHASED THE PROPERTY FOR THE SOLE PURPOSE OF HAVING A PLACE FOR HORSEBACKRIDING DURING THE WINTER MONTHS.

WE ARE RARELY THERE FROM APRIL THROUGH OCTOBER, AND RARELY AT THE SAME TIME.

WE HAVE GREATLY IMPROVED THE PROPERTY.

WE HAVE MADE AN EFFORT TO GET ALONG WITH NEIGHBORS.

WE SINCERELY REQUEST THAT OUR VARIANCES BE APPROVED TO ALLOW OUR 5TH WHEELS:

Leslie Statler

From: marylegault@bellsouth.net

Sent: Monday, May 07, 2012 8:55 PM

To: Leslie Statler

Subject: Lawrence Cooley Rd Coldwater Rec Area

This email is to let you know I have no objection of the RV campers on the Ditto's and Taylor's property on Lawrence Cooley Rd. We have an acre around the corner from them and Dwigth and Kameron Price. The campers have been there for years with no objection from anyone and the property is well maintained. If any questions please call 251-344-8619 or email. MaryLegault@bellsouth.net
Thank you,

Mary LeGault

Email scanned by Check Point



TO WHOM IT MAY CONCERN:

7 May, 2012

The undersigned residents of Lawrence Cooley Rd, Milton, FL, wish to advise the zoning board or anyone interested party, that we approve of the two (2) recreation vehicles belonging to and parked on 2460 Old Country Rd, Milton, off of Lawrence Cooley Rd, of James and Dianne Ditto and Steven and Rhonda Taylor.

X Mr & Mrs Claren E Watts
2480 Lawrence Cooley Rd 32570

A Teresa J Raine " "

X Lindsay P Burns 2598 Lawrence Cooley

X Walter D. Mullins, Jr. 2489 WATTS LANDING Rd.

X Jerry Watts 2506 Lawrence Cooley Rd 32570
957-4618



Chris, Tonya and Heather Delfo
5741 Hermitage Circle
Milton FL 32570

2012 JUN 29 AM 8 59

June 26, 2012
Santa Rosa County
Zoning Board and Development Services
6051 Old Bagdad Hwy Rm 202
Milton FL 32583

RE; Objections : case numbers- 2012-V026 & 2012-SX-010

To Whom It May Concern,

As long time Santa Rosa County residents and registered voters, we wish to express opposition to zoning requests for the property located at 2460 Old Country Road, Milton FL.

It has been recent personal experience that the use of this parcel for horse owner campers creates undue over use of the property, severely effecting the quality of the adjoining lands.

The number of people and horses creates excessive noise as well as safety issues arising from too much traffic.

The practice of transporting horses across state lines raises health concerns as evident in the quarantines and warnings issued the spring of this year with the outbreak of Equine Herpes Virus transmitted by out of state horses and the threat of an epidemic, in North West Florida, with the incidence of Pigeon Fever which occurred due to improper equine pest control.

The metal roof covering a fifth wheel is a glaring nuisance which detracts from the quality of the adjoining property.

My family and I have a vested interest in the decisions made by the zoning board on the use of the 2460 Old Country Road property as we are interested in purchasing the adjoining property. Our decisions to purchase will be directly effected by the zoning board's decisions on the potential over use of this parcel.

We sincerely hope the Santa Rosa County Zoning Board members will take careful consideration on the matters at hand.

Thank you,
The Delfos

Chris, Tonya and Heather





2012 JUN 27 8 59 AM
June 27, 2012

Dwight and Kameron Price
2442 Lawrence Cooley Rd.
Milton, FL 32570

Santa Rosa County Development Services
6051 Old Bagdad Hwy Rm 202
Milton, FL 32583

RE: Public Hearing Case # 2012-V-026 # 2012-SX-010

To Whom It May Concern,

This letter is in opposition to requests submitted to the zoning board pertaining to the above case(s).

There are currently six full hook up campsites, six buildings with an additional wood slab platform for another possible building on this property.

Most of the 2.2 acres has been designated to the use of camping sites, rvs, horse trailers, and out buildings.

The campsites represent a use of a minimum of twelve people and twelve to fourteen horses at any given time. This number of people, animals, camping trailers, and vehicles creates an over utilization of a small piece of property.

This many people and animals results in excessive noise. In addition, the number of vehicles has already caused a great deal of back and forth traffic, creating a safety concern for horseback riders entering and leaving our facility.

A large number of horses on a small property area, becomes a health problem for everyone in the area due to pest control practices and issues.

There is no dwelling on this property. There are two permanently installed fifth wheel rvs. Each fifth wheel has a gabled roof affixed to a permanent campsite.

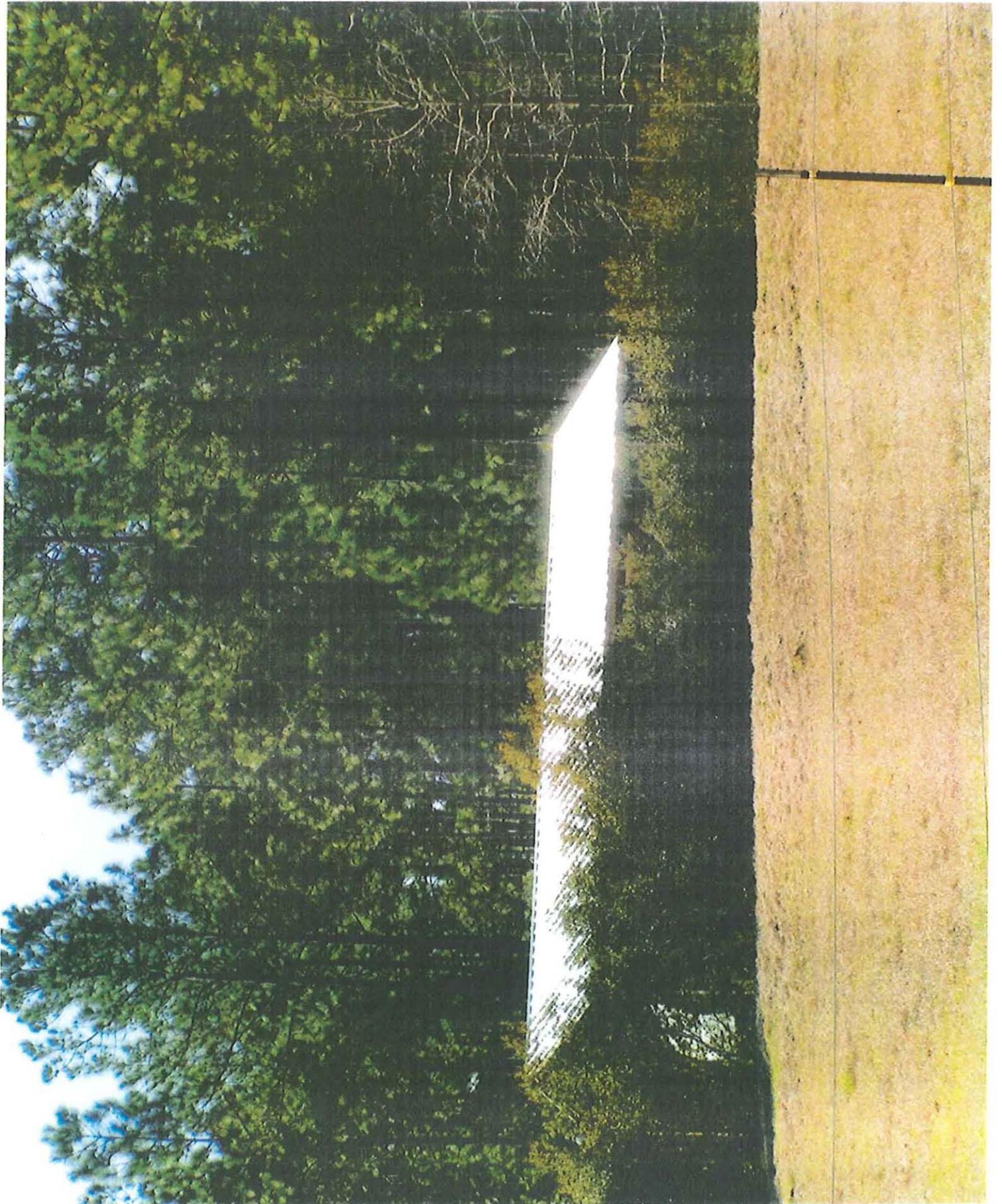
Both of the permanent fifth wheel units are less than twenty five feet from the property lines.

The roof line of one of the fifth wheels is along our adjacent property line and existing fence. This unit has a large, extremely bright, glaring metal roof. It causes great worry to us as we feel strongly this diminishes the value of our property.

Undoubtedly, zoning codes have been created for the protection and betterment of county residents. It is our hope that the above issues, concerns and objections will be carefully considered in making a determination on the requests.

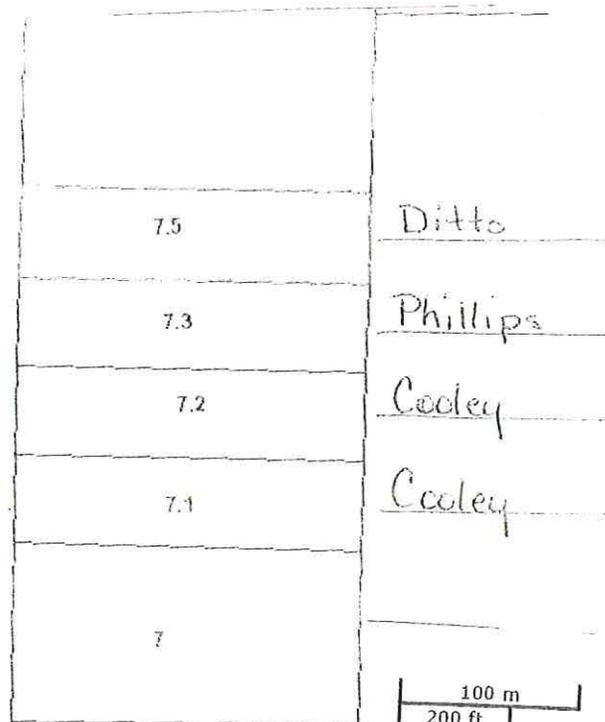
Sincerely,
Dwight and Kameron Price

Dwight Price
Kameron Price





To see all the details that are visible on the screen, use the "Print" link next to the map.





Price

From: <Compliance@santarosa.fl.gov>
Date: Tuesday, May 08, 2012 10:13 AM
To: <Code-Compliance@santarosa.fl.gov>; <other2442@live.com>
Attach: CX PICT0551 - 1.JPG; PICT0547 - 2.JPG
Subject: Complaint Form Submitted

Your information has been sent to the Development Services Code Compliance Division Office. If you have any questions, please give us a call at 850-981-7000. Below is the information that you submitted:

- Contact Information -

Name: Kameron Price
Address: 2442 Lawrence Cooley Rd
City: Milton
Zip Code: 32570
Phone Number: (850) 957-1208
E-mail Address: other2442@live.com
Are you represented by legal counsel? No

- Violator's Information -

Violator's Name: Jim Ditto
Violator's Address: 1028 Ball Park Rd
Violator's City: Union Grove AL
Violator's Zip Code: 35175
Violator's Phone Number: (256) 498-2283

- Property Owner's Information -

Owner's Name:
Owner's Address:
Owner's City:
Owner's Phone Number:

- Complaint Information -

Location of Complaint or Violation:
2460 Old Country Rd Milton FL 32570

Description of Complaint or Violation:

Nuisance glare from metal roof on adjoining property line. Roofs over two permanent RVs on property less than 5 acres with no dwelling / residence, less than 25' set back requirements. 6 Rv hook-ups : excessive road traffic & potential sewer impact by runoff Additional buildings less than set back requirements.

Submitted: 05/08/2012



Debra and Allan Brandon
6147 Ashton Woods Circle
Milton FL 32570

2012 JUN 29 AM 8 59

June 28, 2012

Development Services
6051 Old Bagdad Hwy, RM 202
Milton FL 32583

To Whom It May Concern,

As Santa Rosa County residents, we wish to bring to your attention our objections to zoning request # 2012-V-026 and #2012-SX-010.

We have deep concerns over the excessive use of this property.

There have been times recently, when large numbers of people camping with horses and dogs created an extreme noise nuisance.

The numbers of vehicles with these campers resulted in an unsafe environment for us while boarding our horses at the adjoining land. Traffic was so frequent and rapid we were afraid to leave the board barn with our horses until the people next door left.

The care and grouping of horses in inadequate surroundings creates the potential for improper care which in turn causes great concern for health issues.

This spring, an outbreak of a herpes virus in horses developed in neighboring states. Horses died as a result of contracting this virus. State veterinarians issued warnings to those horse owners traveling across state lines and attending organized group rides. The EHV-1 (Equine Herpes Virus) is a highly contagious airborne disease. It can be as easily transmitted as a truck driving in an area where a contaminated animal is kept. Knowing the horses next door were from out of state as well as frequent participants in organized group rides, is very alarming to us as horse owners.

Around this same time, an outbreak of Pigeon Fever occurred, which has no vaccine and has been lethal for horses in some cases. In our area, several horse events were canceled because of this disease. This disease is thought to be specific to horses in groups in small areas with poor or no pest control practices. The habit of the people next door grouping large numbers of horses together in a small area was exceedingly alarming.

The location of a permanent camper with a glaringly shiny roof is an obvious detriment to the value of the property next to it. We had wanted to place an offer to buy the adjoining property but decided against it because of the annoying, glaring roof, the excessive traffic, and noise next door.

When inquiring about set backs and zoning codes, we were informed by the personnel in the Santa Rosa County zoning office that we could not place a camper on property in an ag area unless there was a dwelling and at least five acres. We were informed that there would only be one camper allowed per five acres. We were also told no permanent campers would be allowed, that seasonal campers would need to be moved after sixty days. To allow multiple rv's to set up permanent structures on small properties can be seen as to set an unfair and undesirable precedence. Should the zoning board decide in favor of allowing these requests, we will be forced to look for our property outside of Santa Rosa County.

We hope the zoning board members will carefully way the potential for harm to land owners by passing the request for the above parcel.

Sincerely,

Debra and Allan Brandon

Allan Brandon

Debra Brandon

2012-SX-010 & 2012-V-026

Citizen Comments Received
Prior to BOCC Meeting

RECEIVED AUG 14 2012

BOCC
HW
AJ
D-2

Dwight and Kameron Price
2442 Lawrence Cooley Rd.
Milton FL 32570
Aug 14, 2012

Santa Rosa County
District 1 County Commissioner
Jim Williamson
6495 Caroline St
Milton FL 32570

RE: 2012-SX-010; 2012-V-026 Zoning Board Decision Appeal

Dear Mr. Williamson,

We have filed an appeal to the recent decision by the zoning board regarding the requests for property located at 2460 Old Country Road, Milton, Florida. As adjoining property owners, we object to this decision which would allow the use of more than the original property owners to camp on a small tract of land, 2.2 acres, to approve the non-agriculture use of agriculture buildings for the specific use for seasonal RVs, to approve RVs to be set up in a permanent manner, all without a principle structure.

More than half of this property has been developed for permanent camping without a residence. The property owners are business people living in Alabama and have developed mobile home lots throughout their home county. They are knowledgeable about zoning regulations.

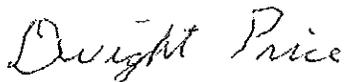
Requests for pole barns used for cover for permanent RVs, are residential conditions not agricultural purposes, as defined by regulations. The standards set forth for camping for seasonal use are a reasonable practice, especially on a small tract of land normally used for low impact, development purposes. It is concerning to us as residents that the approval of this type, allowing so much development in a small area, being allowed to circumvent regulations for otherwise residential expansion, sets forth a damaging process to this area of Santa Rosa County.

Please understand that our objections are not intended to keep owners from using their land, but rather to urge practical use in a beneficial manner.

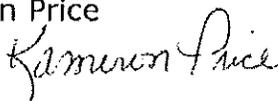
It is our hope that you and your fellow commissioners will over turn this decision and not allow more than the two owners to camp on land less than five acres and not to approve establishment of non-agricultural use structures for permanent RV use without a principle structure.

Sincerely,

Dwight Price



Kameron Price



RV # 1



RV # 2



RV #2 Sewer Line

RV #1 Sewer Line

RECEIVED AUG 14 2012

BOGG
HW
AJ
p. 2

Dwight and Kameron Price
2442 Lawrence Cooley Rd.
Milton FL 32570
Aug 14, 2012

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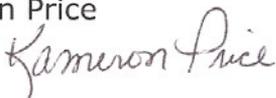
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Sincerely,

Dwight Price



Kameron Price



RV # 1



RV # 2



RV#2 Sewer Line

RV#1 Sewer Line



North side view adjoining property lines with Price Property

Campground Washer and Dryer Along Front Property Line





To see all the details that are visible on the screen, use the "Print" link next to the map.



2460 Old Country Rd.

Price's Property Line

Old Country Rd

Kelly Hobbs

From: Dianne Ditto [dditto@otelco.net]
Sent: Wednesday, August 15, 2012 2:37 PM
To: Kelly Hobbs
Cc: dditto@otelco.net
Subject: FW: Response to Ltr fm Dwight and Kameron Price to Mr. Williamson, County Commissioner on Cases 2012-SX-010 and 2012-V-026

From: Dianne Ditto [mailto:dditto@otelco.net]
Sent: Wednesday, August 15, 2012 11:47 AM
To: 'kellyh@santarosa.fl.gov'
Cc: 'dditto@otelco.net'
Subject: Response to Ltr fm Dwight and Kameron Price to Mr. Williamson, County Commissioner on Cases 2012-SX-010 and 2012-V-026

For: Santa Rosa County Board of Commissioners

In response to Prices comments:

We feel that for some reason, Prices have a grudge against us – all of which has come up since the first of this year – See email between Vickey Skelley and Kameron Price, dated in early January which shows that our visitors during the Christmas Holidays 2012, stabled their horses with the Prices and the response from Kameron was very positive. We have owned this property next to Prices since 2004...We have made many improvements to property.

We feel Prices are trying to force us off our property by trying to impose so many restrictions.

We would like to note that the washer/dryer has only been stored on our property and has never been used. We expect to have it removed by the time of mtg, August 23.

We (Dittos) do have some mobile homes in Alabama we rent to supplement our income. We own no property within any city limits. It should be noted that the Prices operated an excavation business and cabin rentals for years in Gatlinburg, TN. Yet they opened a commercial campground late last year without any permit or zoning considerations.

We assume they were not aware of any restrictions??????

Alabama laws are very different from Florida's. We never dreamed an area as rural as this would have any laws affecting 5th wheels. We thought a 5th wheel would be perfect for us (Dittos and the Taylors) since our interest was seasonal camping and horseback riding. We purchased the property to ride Cold Water horse trails and camp in a quiet rural environment. We thought 5th wheels could be moved easily if a hurricane was eminent. The pole barns as a cover were an after thought when we realized how harsh the Florida sun was on the exterior of the 5th wheels.

It should be noted that Old Country Road is a public forest road and not a private drive for the Prices. They have a private drive way. Old Country Road is used by horseback riders/campers from Cold Water Horse Camp located nearby, as well as boarders/horsebackriders/campers from the Prices next door.

8/15/2012

The pictures don't do justice to how rural this property is. There is an 80 acre tract (of which our property and Prices are part of) which was never part of the Cold Water Recreation area. However, Cold Water horse trails circ le around each end of the 80 acre track. Cold Water Rec Area is set aside as an equine and hunting area.

We respectfully request the approval of our variances be upheld, and we will gladly make those changes required by the Zoning Board.

JIM AND DIANNE DITTO 15 August 2012

STEVE AND RHONDA TAYLOR 15 Aug 2012

Email scanned by Check Point