2012-V-026

Project Name:	n/a
Applicant and/or Property Owner:	Dianne J. Ditto and Rhonda Taylor
Business:	n/a
Representative:	n/a
Request:	Variances to the following: (1) to allow the storage of two recreational vehicles (RVs) (accessory use) without a principle structure, and (2) to allow two pole barns (accessory structures) without a principle structure (6.03.05, 3.00.01, 2.10.05.A, 2.10.05.C.2)
Zoning District:	AG (Agriculture)
Zoning Board recommendation:	Approval with a vote of 7 – 3

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

Variance 2012-V-026

I. <u>Applicant:</u>

Dianne J. Ditto and Rhonda Taylor

II. <u>Request:</u>

Variances to the following:

(1) to allow the storage of two recreational vehicles (RVs) (accessory use) without a principle structure, and

(2) to allow two pole barns (accessory structures) without a principle structure

III. <u>Land Development Code Criteria:</u>

2.10.05 Accessory Buildings and Structures

A. <u>Timing of Construction and Use</u> - No accessory building or structure shall be constructed upon a lot until the construction of a main building has been commenced, or in the case of a lot two (2) acres or greater in size, until the construction permit for a main building has been issued. Buildings used solely for agriculture purposes (such as for livestock or for storage of farm equipment) on those parcels located in Agriculture zoning districts shall be allowed to be constructed before the construction of the main dwelling.

3.00.01 For the purpose of this ordinance, certain terms and words are defined as follows:

All words used in the present tense shall include the future tense; all words in the singular number shall include the plural number and all words in the plural number shall include the singular number, unless the natural construction of the wording indicates otherwise; the word "structure" shall include the word "building", the word "lot" shall include the words "plot" and "tract" and the word "shall" is mandatory.

ACCESSORY STRUCTURE, USE OR FACILITY: A structure or use or facility that is customarily associated with and is appropriately incidental and subordinate to a principal use or structure and located on the same lot. The accessory structure, use, or facility shall always be subordinate in area, extent or purpose to the principal use served.

6.03.05 <u>Accessory Activities</u>: In addition to the principal activities expressed above, each activity type shall be deemed to include activities customarily associated with and appropriately incidental and subordinate to the principal activity when located on the same zone lot as such principal activity and meet the additional conditions set forth below. Such accessory activities shall be controlled in the same manner as the principal activities within such zone except as otherwise provided in Section 2.10.06…

STAFF ANALYSIS

IV. <u>Proposed Location:</u>

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)

V. <u>2.04.00 Special Exceptions and Variances:</u> The Zoning Board shall have the following duties and powers:

B. No variances shall be authorized under this provision unless the Board finds that all of the following conditions exist:

1. The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to other land or buildings in the vicinity.	**Is this criterion met?** **NO** **Staff Analysis: There are no special circumstances regarding the land or buildings in question, and staff has determined that this parcel does not possess unique qualities with respect to size shallowness that are peculiar to such property and not to other lots within the area.** **The applicant is seeking relief from the sections of the Ordinance which requires a principle structure be established on a lot prior to an accessory use or structure. The applicants intend to store their RV's on the property without a principle structure. Furthermore, they have erected two pole barns to protect the stored RV's from the weather.**
2. The variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant.	**Is this criterion met?** **NO** **Staff Analysis: This Variance request is not necessary for the preservation and enjoyment of a substantial property right and serves merely as a convenience to the property owner.**

3. The authorization of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of Santa Rosa County.

Is this criterion met?

YES

Staff Analysis: The authorization of this Variance will not impair an adequate supply of light and air to adjacent property, increase congestion to public streets, or impair the public safety. It is unknown whether the approval of this Variance will unreasonably diminish or impair established property values within the surrounding area.

4. The variance will not impair the intent of the zoning ordinance or zoning district map.

Is this criterion met?

NO

Staff Analysis: If authorized, a Variance without special circumstances would impair the intent of the zoning ordinance.

5. To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render

Is this criterion met?

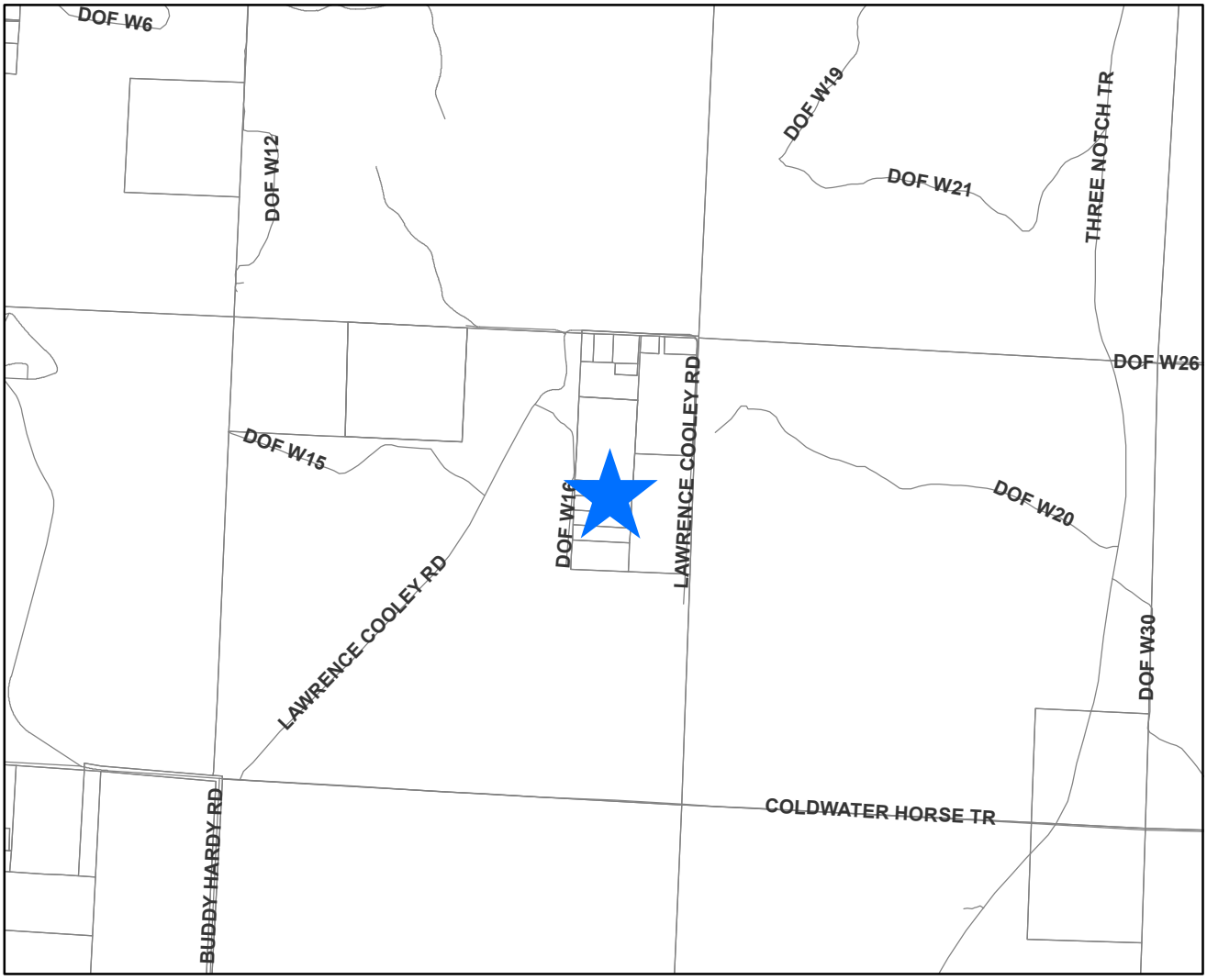
N/A

unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

Additionally, variances from access management connection standards may be granted where the effect of the variance would be to enhance the safety or operation of the roadway.

Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

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



0 1,000 2,000 4,000 6,000 8,000 10,000 12,000 Feet

N
W E
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Legend

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SX-2012-010 & 2012-V-026
Zoning

0 250 500 1,000 1,500 2,000 Feet

N W E S

Legend

- PendingBOA
- Agriculture/Rural Residential (AG)
- AG within an Accident Potential Zone (AG-APZ)
- Agriculture (AG2)
- AG2 within an Accident Potential Zone (AG2-APZ)
- Marina (C-1M)
- Marina and Yacht Club (C-2M)
- Historical/Commercial (HC-1)
- Highway Commercial Development (HCD)
- HCD within an Accident Potential Zone (HCD-APZ)
- HCD within the Heart of Navarre (HCD-HON)
- HCD with the Navarre Town Center (HCD-NTC)
- Historical/Single Family (HR-1)
- Historical/Multiple Family (HR-2)
- Restricted Industrial (M-1)
- M1 within an Accident Potential Zone (M1-APZ)
- M1 within the Heart of Navarre (M1-HON)
- General Industrial (M-2)
- M2 within an Accident Potential Zone (M2-APZ)
- Planned Industrial Development (PID)
- Neighborhood Commercial (NC)
- NC-APZ
- NC within the Heart of Navarre (NC-HON)
- Passive Park (P-1)
- P1 within the Heart of Navarre (P1-HON)
- Active Park (P-2)
- P2 within an Accident Potential Zone (P2-APZ)
- P2 within the Heart of Navarre (P2-HON)
- Planned Business District (PBD)
- Planned Unit Development (PUD)
- Single Family Residential (R-1)
- R1 within an Accident Potential Zone (R1-APZ)
- R1within the Heart of Navarre (R1-HON)
- Single Family Residential (R-1A)
- Mixed Residential Subdivision (R-1M)
- R1M within an Accident Potential Zone (R1M-APZ)
- R1M within the Heart of Navarre (R1M-HON)
- Medium Density Residential (R-2)
- R2 within an Accident Potential Zone (R2-APZ)
- R2 within the Heart of Navarre (R2-HON)
- Medium Density Mixed Residential (R-2M)
- R2M within an Accident Potential Zone (R2M-APZ)
- R2M within the Navarre Town Center (R2M-NTC)
- Medium High Density Residential (R-3)
- Rural Residential Single Family (RR-1)
- RR1 within an Accident Potential Zone (RR1-APZ)
- Navarre Town Center 1 (TC1)
- Navarre Town Center 2 (TC2)
- Navarre Beach - Commercial
- Hotel - Navarre Beach
- Navarre Beach - High Density
- Navarre Beach -Medium Density
- Navarre Beach - Planned Mixed Use Development
- Navarre Beach - Conservation/Recreation
- Navarre Beach - Single Family
- Navarre Beach - Medium High Density
- Navarre Beach - Utilities
- State
- State within an Accident Potential Zone (STATE-APZ)
- RAIL
- Right of Ways
- Military
- Water
- Municipal Boundaries

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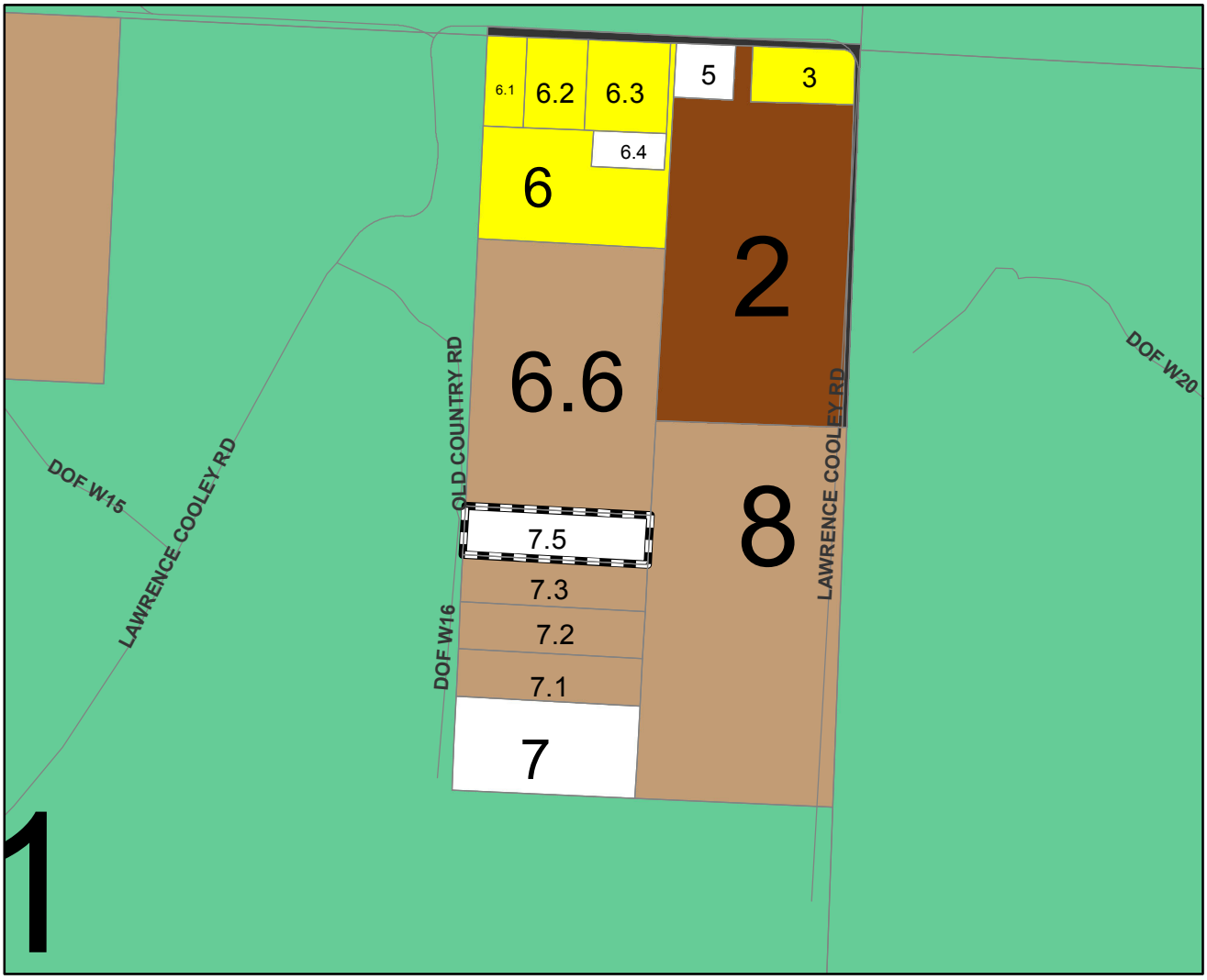
SX-2012-010 & 2012-V-026
Existing Land Use Map



0 250 500 1,000 1,500 2,000 Feet

N W E S

Legend

PendingBOA

Existing Land Use

CATEGORY

- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial
- Institutional (INST)
- Multi-Family Residential <5 (MFR<5)
- Multi-Family Residential >5 (MFR>5)
- Military
- 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

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

0 250 500 1,000 1,500 2,000 Feet

N W E S

Legend

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

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SX-2012-010 & 2012-V-026
Aerial

0 100 200 400 600 800 Feet

N W E S

Legend

PendingBOA

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

0 250 500 1,000 1,500 2,000 Feet

N
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Legend

PendingBOA

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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 32583
www.santarosa.fl.gov
Office: (850) 981-7000

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

2012 MAY 8 PM 1:18

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **			
Application No.	2012 -V- 026	Date Received:	
Review Fee:		Receipt No.:	105 + 106
Zoning District:	AG	FLUM Designation:	

Property Owner

Property Owner Name: Diane J. Ditto

Address: 1028 Ball Park Rd.
Union Grove, AL 35175

Phone: 256-498-2283 Fax: cell # 256-200-4794

Email: dditto@otelco.net

~~Applicant~~ #2 Property owner

☐ 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 variance approvals.

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 Variance is requested:

2.25 acres / 2460 Old Country Road, Milton

Variance Request

What is the present use of the property? Storage of two 5th wheels on the site.

Please describe the requested variance, including exact dimensions and purpose of the variance.

Storage of (2) 5th wheels on the site.

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.

see attached paperwork.

Are the special conditions or circumstances described above the result of a proposed or prior action of the applicant? Yes _____ No _____

Pleas explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.

see attached paperwork.

Variance Provisions And Criteria

Do you currently have a Code Enforcement Violation which pertains to this Variance request?	☑ Yes	☐ No
I understand that all decisions made by the Zoning Board of Adjustment 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 Adjustment 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.

Dianne J. Ditto
Applicant Name (Type or Print)

Rhonda Taylor
Applicant Signature

Title (if applicable)

5/7/12
Date

The special conditions/circumstances that apply to the building or land in question which necessitate the variance request are as follows:

- The distance between our primary residence and the property in question is approximately 6 hours.

- We purchased this property in order to use the horse trails immediately accessible from our property. The property is also used for relaxation and enjoyment.

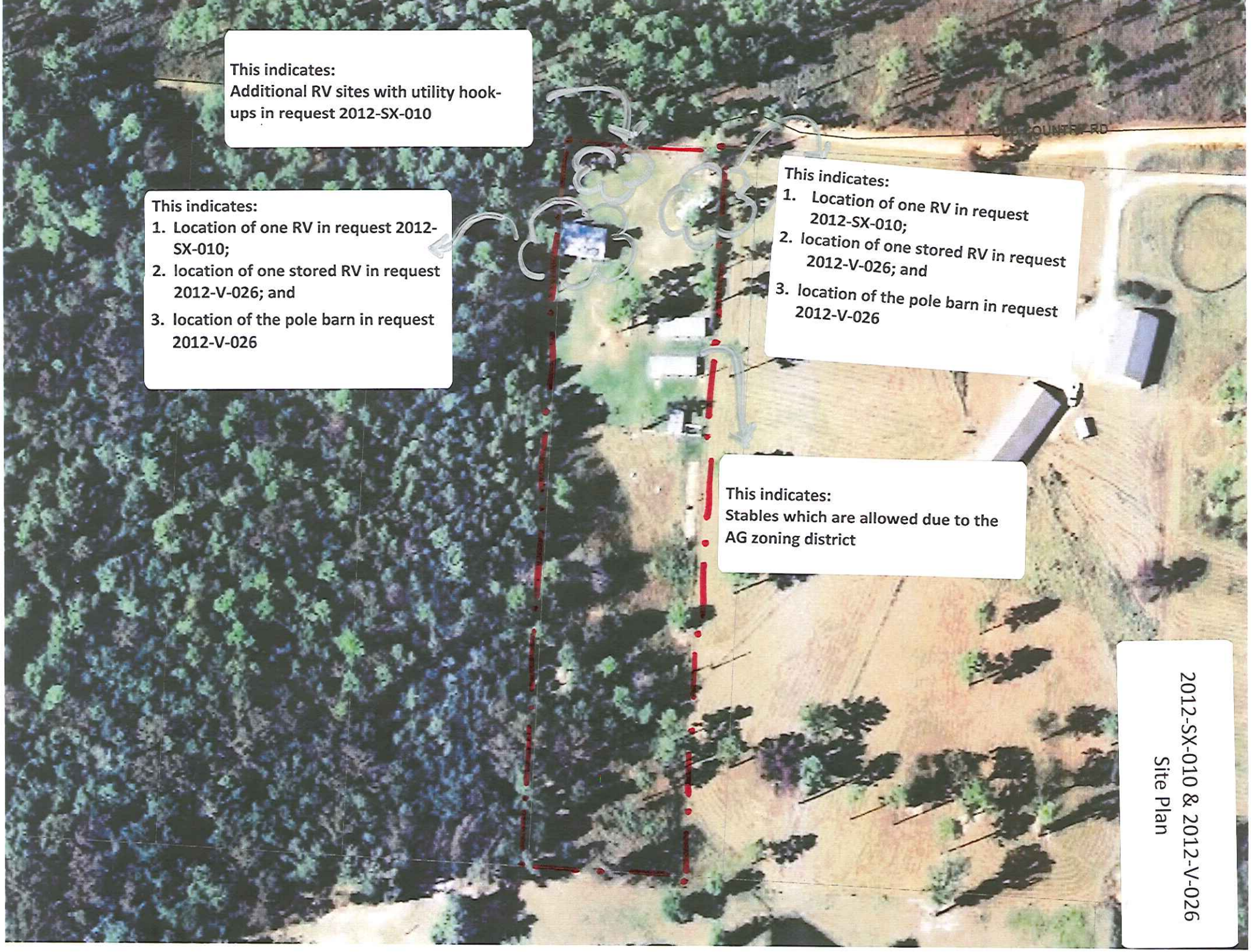
- Transportation of horses and fifth wheel at the same time is not an option. The cost of these trips would be prohibited.

- RVs are only used by property owners.

Literal enforcement of the Land Development Code will result in an unnecessary hardship as explained in the bullets listed above.

Dianne J. Ditto
5/7/12

Rhonda Taylor
5/7/12


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

Total Amount: $38.88
Cash $-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

Total Amount: $20.34
Cash $-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 Clarence Watts 2480 Lawrence Cooley Rd 32570

x Teresa G Baines " "

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

Tonya Delfo

2012 JUN 28 AM 8 59

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.

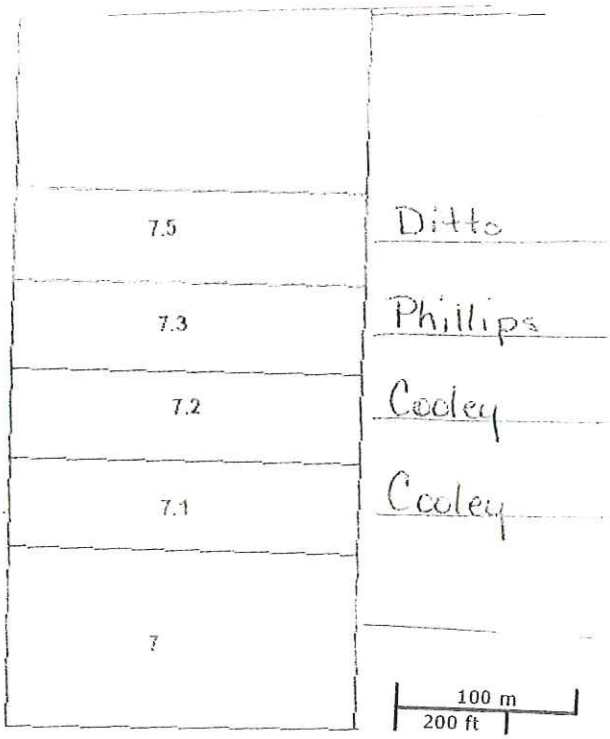
Undoubtedly, zoning codes have been created for the protection and betterment of county residents. It is our hope that the above issues, concerns and objections will be carefully considered in making a determination on the requests.

Sincerely,
Dwight and Kameron Price

Dwight Price
Kameron Price

Google

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



Jamaica

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 shinny 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 rvs 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

BCC
HW
AJ
P&Z

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 obile 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

Dwight Price

Kameron Price

Kameron Price

RV # 1

RV # 2

RV#2 Sewer Line

RV#1 Sewer Line

RECEIVED AUG 14 2012

BOCC
HW
AJ
P&Z

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

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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.

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Sincerely,

Dwight Price

Dwight Price

Kameron 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

AVION
Savanna

Google

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

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 again 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 restrications.

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 commerical 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.

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