

2012-R-012

Project Name:	n/a
Applicant and/or Property Owner:	Bill Pullum, Northwood Properties
Representative:	n/a
Existing Zoning:	M-2 (General Industrial District)
Requested Zoning:	R-2M (Medium Density Mixed Residential District)
Existing FLUM:	Industrial
Requested FLUM:	Medium Density Residential

STAFF ANALYSIS

Part I. General Information:

Applicant:	Bill Pullum, Northwood Properties
Project Location:	5200 and 5300 blocks of Persimmon Hollow Road
Parcel Number:	APO 06-1N-27-0000-00100-0000
Parcel Size:	9.47 (+/-)
Purpose:	Residential homes
Requested Action:	<ol style="list-style-type: none">1. Amendment of the Land Development Code Official Zoning Map changing the zoning district from M-2 (General Industrial District) to R-2M (Medium Density Mixed Residential District).2. Amendment of the Future Land Use Map changing the designation from INDUS (Industrial) to MDR (Medium Density Residential).

Existing Zoning Description: M-1 (Restricted Industrial District) is designed to accommodate a limited range of industrial and related uses which conform to a high level of Performance Standards. Industrial activity of this type is intended to be carried out within completely enclosed buildings where ever practical, and outdoor storage must be visually screened from adjacent residential areas. The uses which this district is designed to accommodate include general assembly, warehousing and distribution activities. In addition, major repair and service activities, as well as limited impact manufacturing activities meeting Performance Standards are intended to be accommodated in this district. Finally, commercial trade and service activities not compatible with activities adaptive to more restrictive districts, but which satisfy site plan criteria and performance criteria of the "M-1" district, should be accommodated in the "M-1" district. Residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the preservation of adequate areas for industrial development. Community facilities and trade establishments which provide needed services to industrial development also are intended to be accommodated in this district. Refer to Section 6.03.04. One single family dwelling unit, occupied by the owner or an employee of the principal use, is permitted for security purposes

Proposed Zoning Description: R-2M (Medium Density Mixed Residential District) is designated to provide suitable areas for medium density residential development where sufficient urban services and facilities are available or will be prior to development, or where the extension of such services and facilities will be physically and economically facilitated, It is the intent of these regulations to permit single and two family structures and multiple family structures within the density range as defined in the district regulations subject to the required provision for open space within the project parcel.

Within this district, the density of new development proposals shall be compatible with existing development, the policies of this Ordinance and the Comprehensive Land Use Plan. Towards this end, preservation of stable, established areas, cultivation of smooth transitions in residential densities (where gradual shifts in density are in order due to varied levels of access to public services). Unique physical features of the property, nature and intensity of neighboring land uses, and other site characteristics are to be considered. It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise except those home occupations and conditional uses specifically provided for in these regulations shall be allowed if they otherwise conform to the provisions of this Ordinance.

In this district a building or premises may be used only for the following purposes: detached single family, zero lot line, patio homes, cluster homes, group homes, individual mobile homes located on individual owned lots of record, mobile home parks, (offering approved mobile home rental spaces for the siting of individual mobile home dwelling units, which have been approved in accordance with applicable state and county regulations) duplexes, multiple family dwelling structures and facilities.

Existing FLUM: Industrial

Proposed FLUM: Medium Density Residential District

Current Use of Land: Vacant

Surrounding Zoning: The subject property is bounded by M-2 (General Industrial District) on the west, AG (Agriculture/Rural Residential District) on the south, east, and north, and R-1M (Mixed Residential Subdivision District) on the north and northeast. The subject property is located in the East Milton Community on Persimmon Hollow Road.

Rezoning History: Our records indicate the subject parcel and the parcel immediately north of the subject property (2001-R-036), consisting of 170.49 acres, were rezoned from R-1M (Mixed Residential Subdivision District) and AG (Agriculture/Rural Residential District) to M-2 (General Industrial District) in November 2001 with a FLUM change from Single Family Residential to Industrial. This rezoning was approved with conditions to maintain a 100-foot buffer around the perimeter of the entire site, Highway 90 access, single site not less than 40 acres, and no asphalt plants, no concrete plants, no paper mills, and no salvage yards

There were also two additional parcels previously rezoned immediately east of the subject property. In 2006 (2005-R-069), 9.99 acres was zoned from AG (Agriculture/Rural Residential District) to R-1 (Single Family Residential) with conditions. The conditions were that the developer must investigate sewer options w/East Milton Water System and pay for 1/4 mile of transmission lines if available. Additionally, in January 2012 (2011-R-019), 1.08 acres was zoned from AG (Agriculture/Rural Residential District) to RR-1 (Rural Residential Development District). There were no conditions.

Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

A. Infrastructure Availability:

(1) Potable Water:

Potable water in the general vicinity is serviced by the East Milton Water.

(2) Sanitary Sewer:

Staff is uncertain whether sanitary sewer is available at this location. The applicant indicates that sanitary sewer will be handled by private septic tanks (subject to required permits from the County Health Department). However, the County Health Department requires a minimum lot size of .25-acres for septic systems for all new lots.

(3) Solid Waste:

Although a private hauler will likely be used to transport solid waste material from the site, the applicant has not indicated how the solid waste will be disposed of. The County has adequate solid waste capacity for the next 75 years.

(4) Parks, Recreation and Open Space:

A rezoning to R-2M will not increase demand on recreation facilities.

B. Compatibility:

Policy 5.1.C.8 of the Comprehensive Plan states:

“the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods.”

Currently, the majority of land surrounding the site is a mixture of Industrial, Agriculture, and Mixed Residential. A mixture of single family residences and mobile homes are located up and down Persimmon Hollow Road. The subject property is located within 200 feet of a major arterial roadway (Highway 90) and commercial corridor with HCD (Highway Commercial District) parcels located along Highway 90, north of the subject property. In general, the proposed use as R-2M (Medium Density Mixed Residential District) is compatible with the airfield operations at Peter Prince and compatible with surrounding single family residential uses.

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:

“the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements.”

This rezoning request is located within a FEMA Zone "X", which means an area determined to be outside the 500-year floodplain.

The National Wetlands Inventory Map indicates there are no wetlands located on this site.

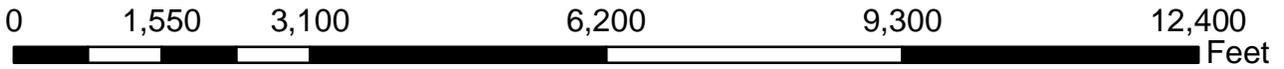
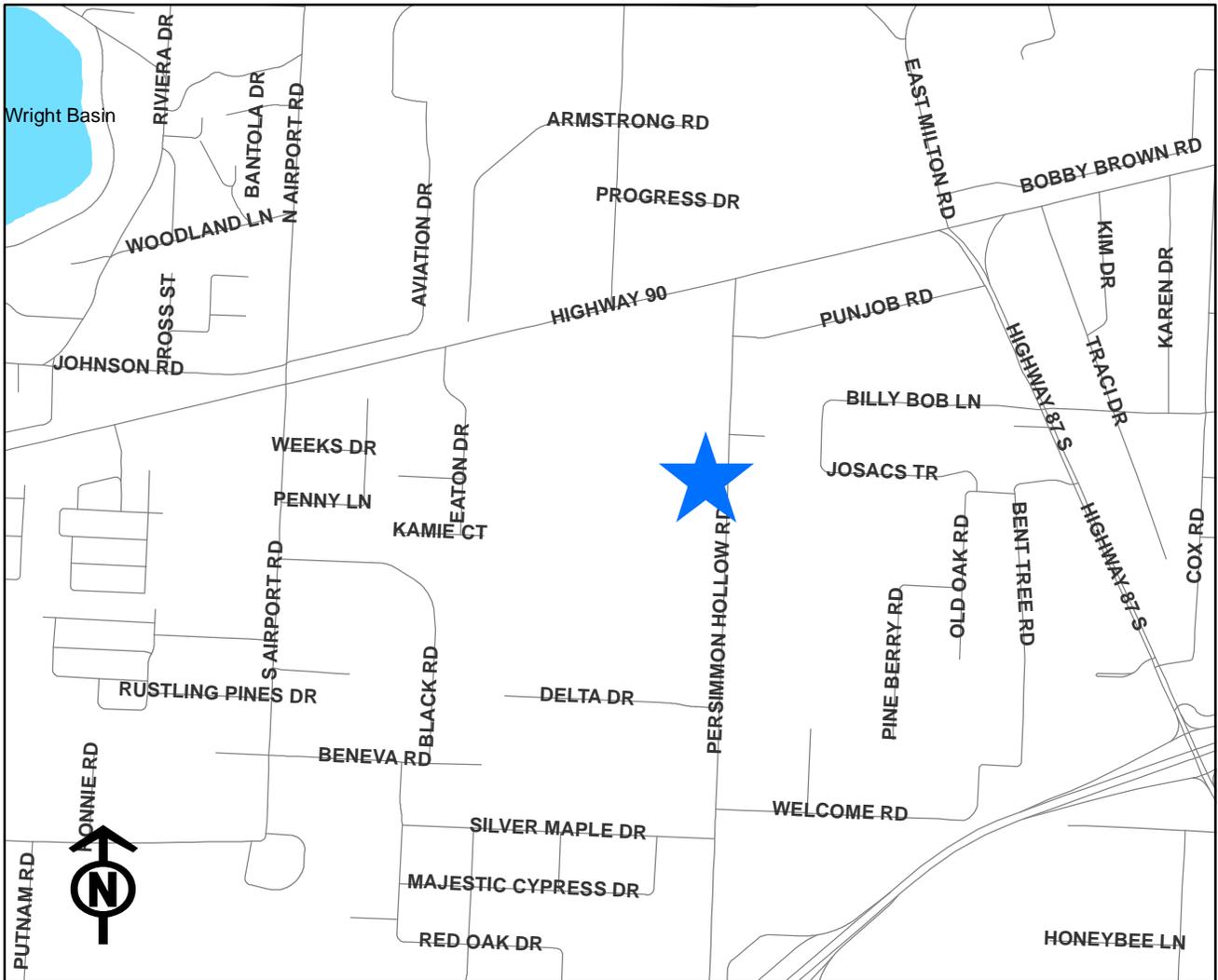
D. Urban Sprawl

Policy 3.1.G.4 of the Comprehensive Plan states:

"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

This rezoning application would not result in a finding of urban sprawl under the proposed R-2M (Medium Density Mixed Residential Zoning) zoning classification. The request is, therefore, consistent with this policy.

2012-R-012 Location Map

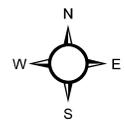
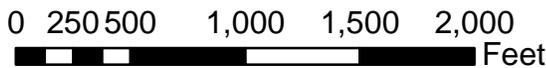
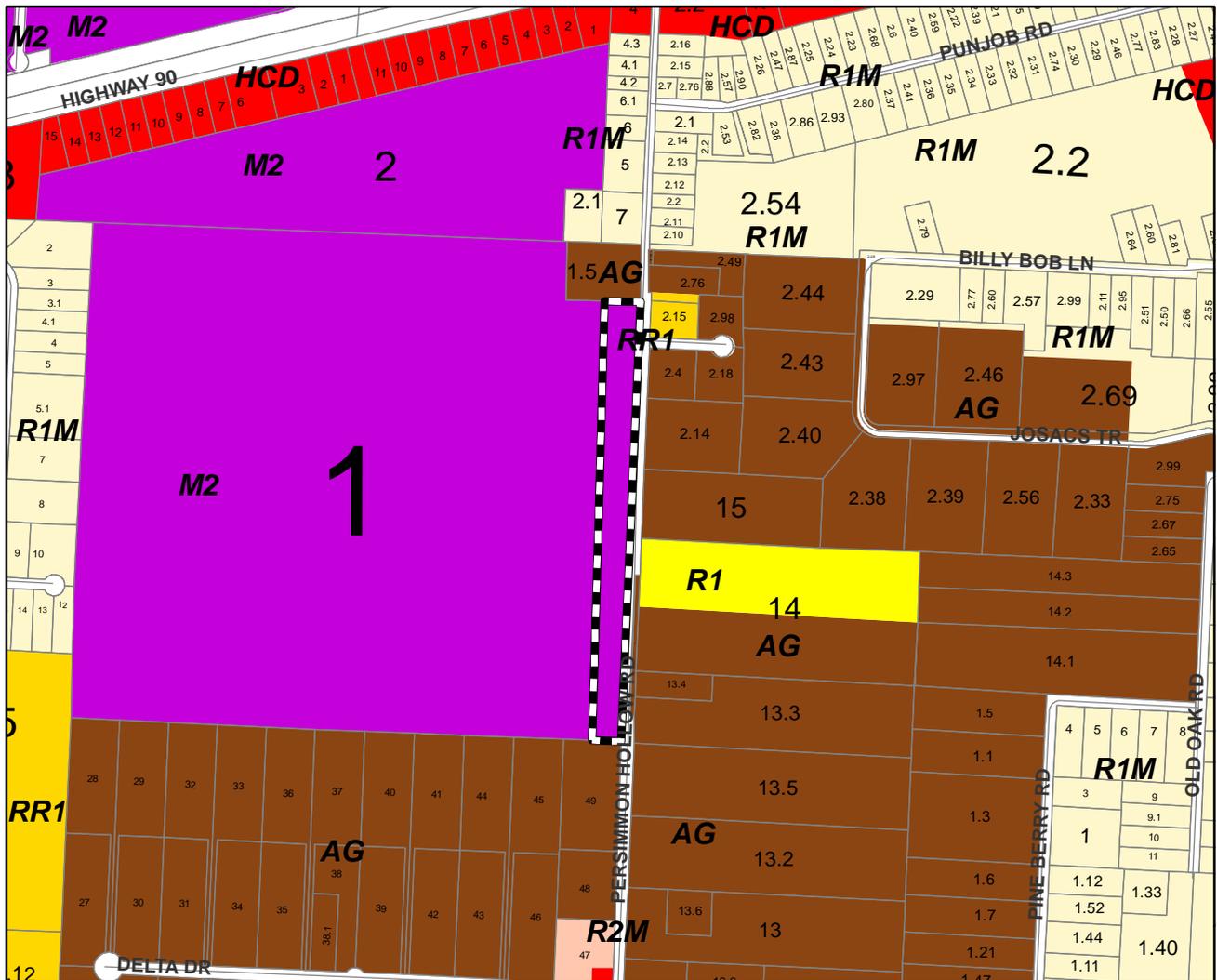


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2012-R-012 Current Zoning

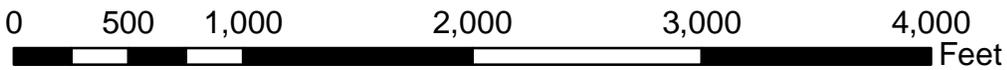
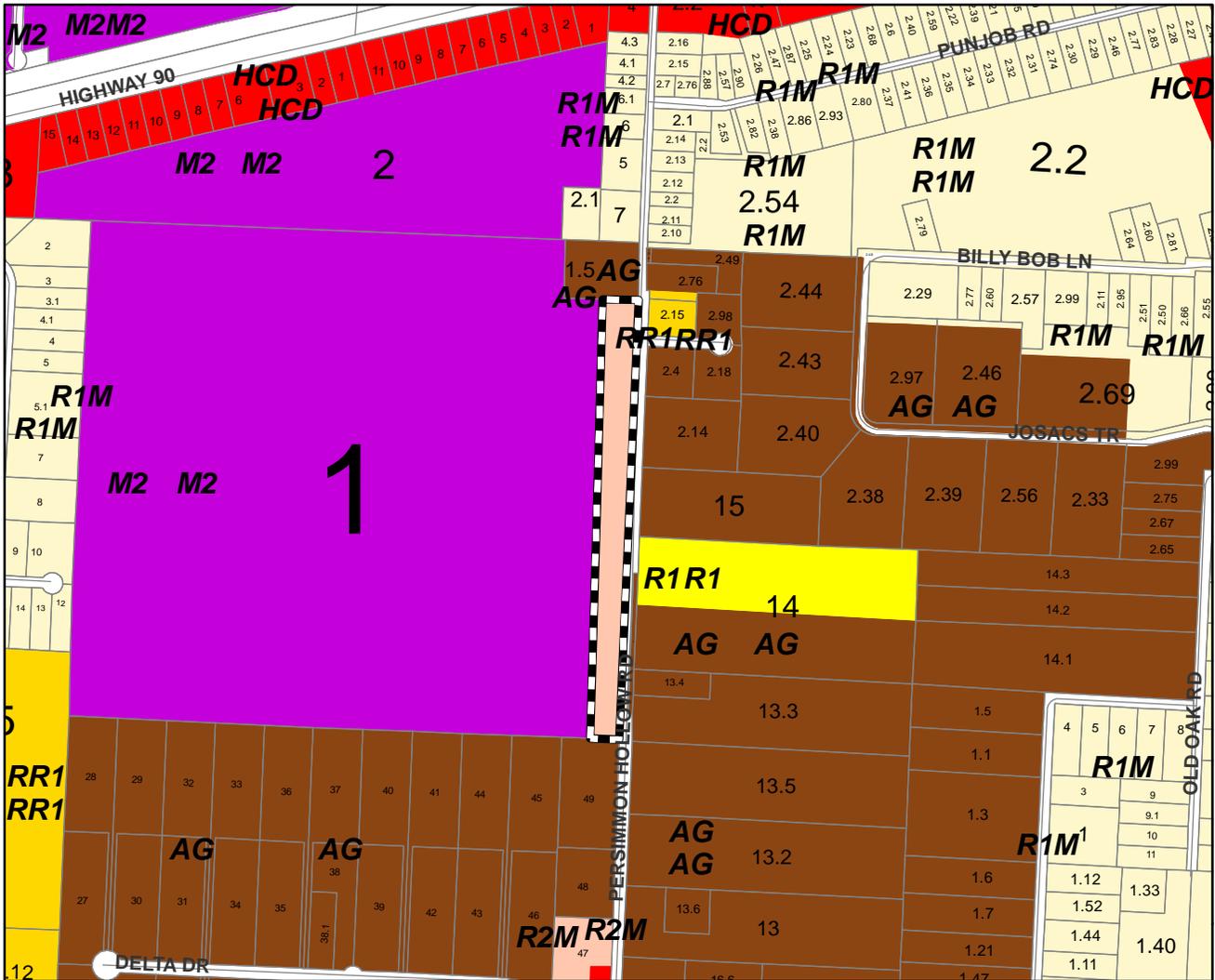


Legend

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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2012-R-012 Proposed Zoning



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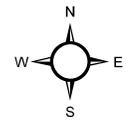
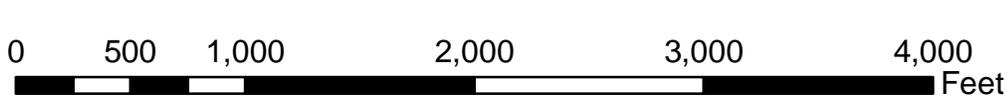
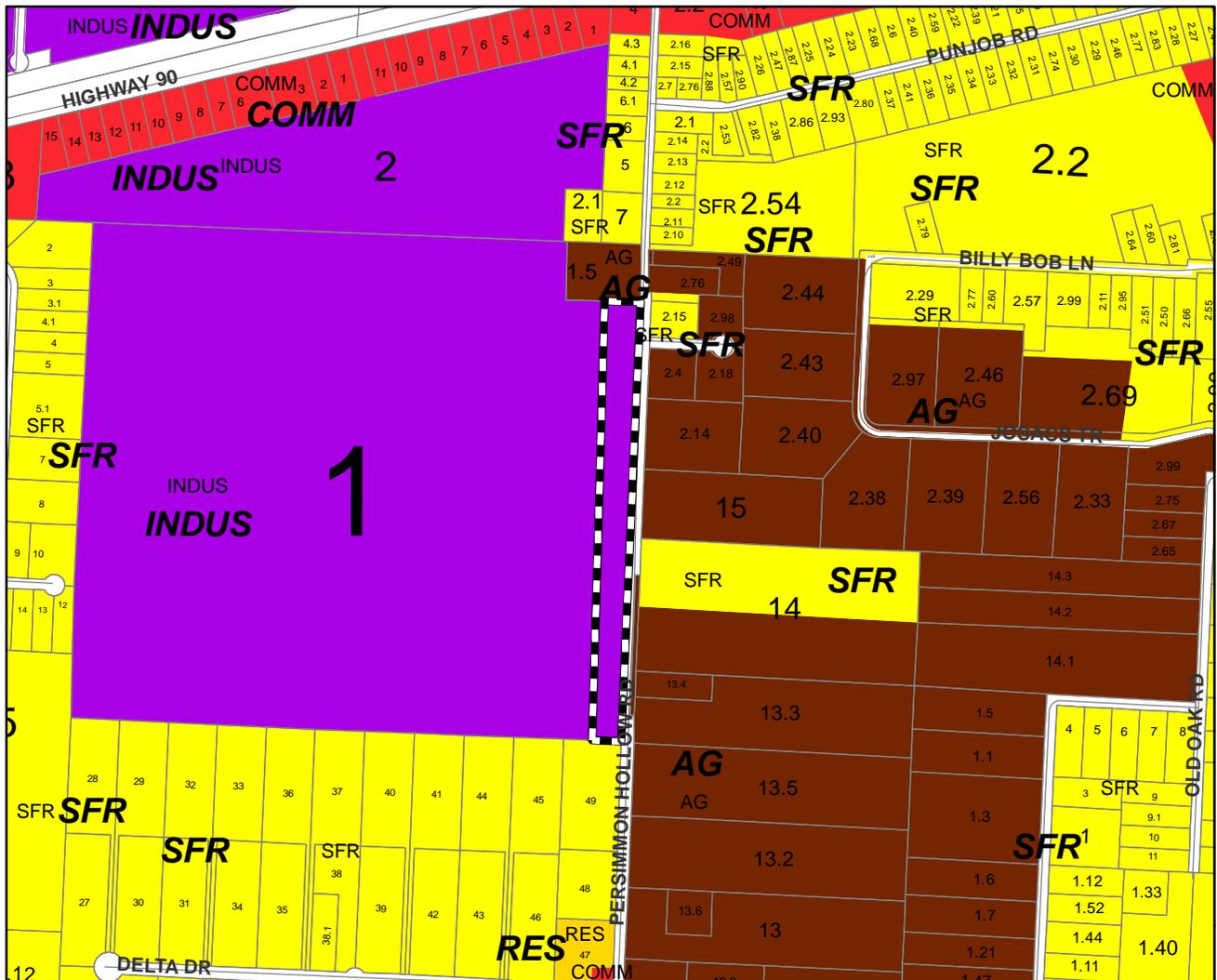


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2012-R-012

Current Future Land Use Map Category

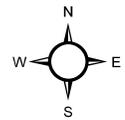
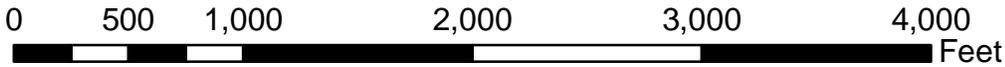
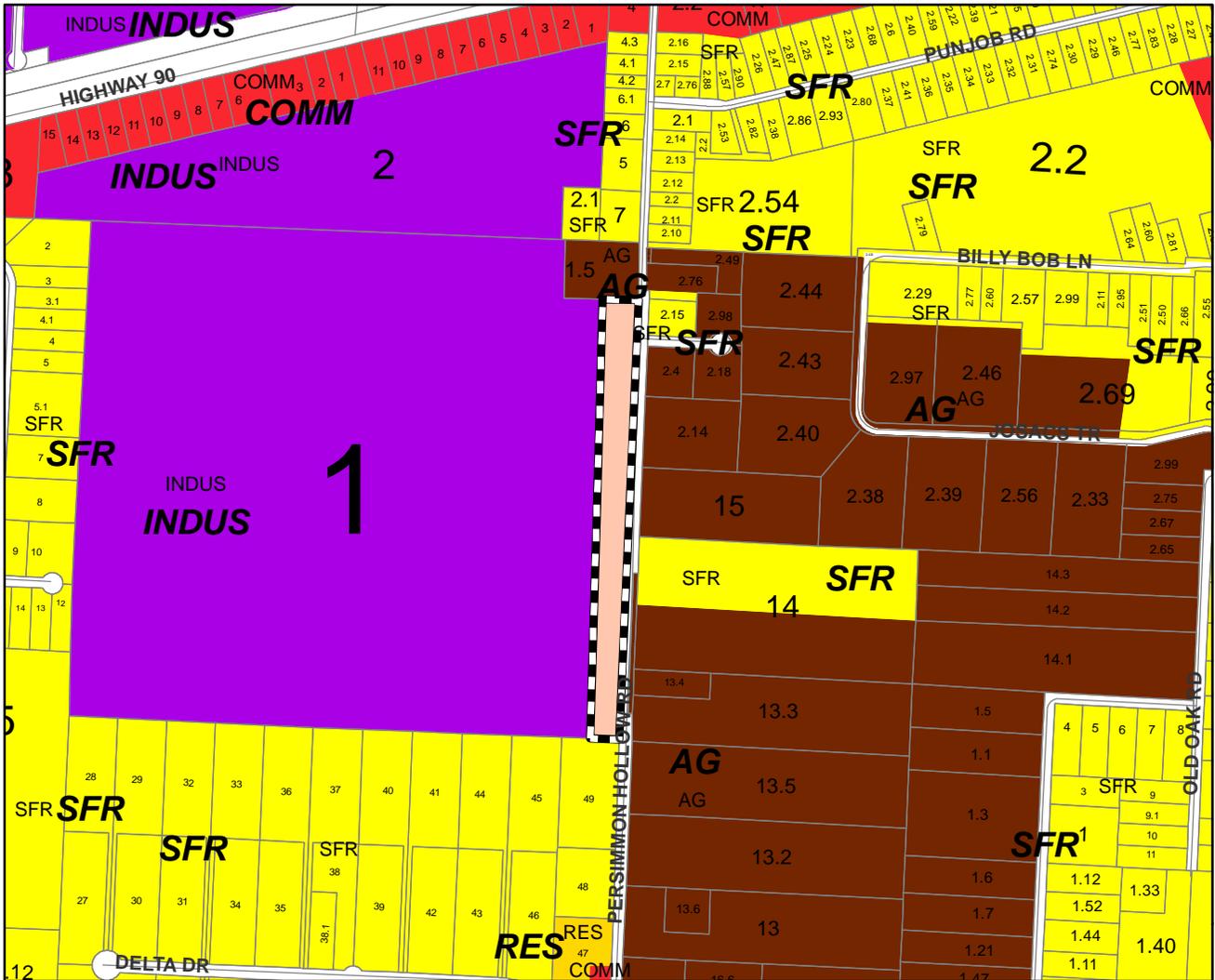


Legend

Pending BOA	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 (NBMRC)
RESIDENTIAL (RES)	MILITARY (MIL)	NAVARRE BEACH UTILITIES (NBU)
COMMERCIAL (COMM)	MIXED RESIDENTIAL COMMERCIAL (MRC)	CITY
CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH COMMERCIAL (NBCOMM)	RAIL
GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	WATER

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2012-R-012 Proposed Future Land Use Map Category



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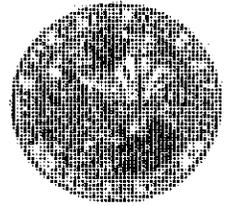
Pending BOA	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
AGRICULTURE (AG)	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
SINGLE FAMILY RESIDENTIAL (SFR)	INDUSTRIAL (INDUS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
MEDIUM DENSITY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

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Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

2012 MAY 11 AM 11:00
John T. "Tim" Tolbert
Building and Fire Official

Rezoning with Small Scale Future Land Use Amendment Application

* Application Instructions begin on Page 4

** For Official Use Only **			
Application No.	<u>2012 - R - 012</u>	Date Received:	<u>5/11/2012</u>
Review Fee:	<u>\$ 1133.60</u>	Receipt No.:	<u>93</u>
Zoning District:	<u>M2</u>	Proposed Zoning District:	<u>R2M</u>
FLUM Designation:	<u>Indust</u>	Proposed FLUM Designation:	<u>Medium Density Residential</u> <u>Comm Dist # 2</u>

Property Owner Property Owner Name: Northwood Properties, Inc.

Address: 8494 Navarre Parkway, Navarre, FL 32566

Phone: 850-939-2363 Fax: 850-939-4828

Email: billpullum1@gmail.com

Applicant Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue rezoning approvals and future land use map amendments.

Company: _____

Contact Name: _____

Address: _____

Phone: _____ Fax: _____

Email: billpullum1@gmail.com

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

Inspections/Compliance Division Fax: (850) 623-1208 • Planning/Zoning Division Fax: (850) 983-9874

Property Information

Parcel ID Number(s): See attached legal description.
APD 06.1N.27.0000.00100.0000

-OR-

Street Address of property for which the Rezoning is requested:
XXXX Persimmon Hollow Rd.

Subdivision Name (if applicable): _____

Project Details

Size of parcel (in acres or square footage) to be considered for the Rezoning.
9.47 Acres

Existing Zoning: M2 Proposed Zoning: R2M

Existing Future Land Use Map Category: _____

Proposed Future Land Use Map Category: _____

If the amendment is granted, the property will be used for (Please be as specific as possible):
Residential homes

Facility Capacity Analysis

You must provide information concerning the site's access to potable water, sewage disposal, solid waste disposal, roads, and stormwater control. If potable water and/or sewage are to be provided by a utility, you must attach a letter from the servicing utility provider that certifies adequate capacity is available to serve the site requested for rezoning.

Potable Water Source(check one):

- Private Water Well(s)
- Private Community System
- Public Water System

Provider: _____
Provider: East Milton Water System
(Attach Letter of Certification)

Sewage Disposal Source (check one):

- Private Septic Tank(s)
- Private Sewage System
- Public Sewage System

Provider: _____
Provider: _____
(Attach Letter of Certification)

School Capacity (for rezoning requests involving more than 10 acres of property or proposed for residential development of more than 10 dwelling units per acre):

Staff will submit a school impact analysis to the Santa Rosa County School Board requesting a determination of student capacity. In the event that there is not adequate capacity available as calculated, the School Board shall entertain proportionate share mitigation; and, if the proposed mitigation is accepted, enter into an enforceable and binding agreement with the affected local government and the developer.

Recreation/Open Space: _____

Certification and Authorization

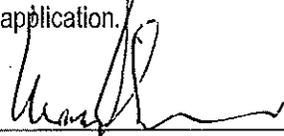
1. By my signature hereto, I do hereby certify that the information contained in this application is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application.
2. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.
3. I do hereby authorize the placement of a public notice sign(s) on my property at a location(s) to be determined by the County staff.
4. If applicable, I do hereby authorize the Agent shown as the applicant on this application to act on my behalf in all matters pertaining to this Rezoning application.

William A. Pullum

Applicant Name (Type or Print)

President

Title (if applicable)



Applicant Signature

May 9, 2012

Date



8175 SOUTH AIRPORT ROAD
 MILTON, FL 32583
 Phone: 850-623-8750
 Fax: 850-623-1413

June 4, 2012

Santa Rosa County
 Planning and Zoning
 6051 Old Bagdad Hwy
 Milton, FL 32583

**RE: Service Address: Parcel ID# 06-1N-27-0000-00100-0000
 5300 BLOCK OF PERSIMMON HOLLOW RD**

To Whom It May Concern:

This letter is to certify that potable water service is available for the parcels listed above in Santa Rosa County, Florida, and the lines up to the water meter are maintained by East Milton Water System Incorporated.

Water service is not guaranteed until the proper deposits have been paid to East Milton Water System Incorporated. Sewer is not provided by East Milton Water System, Inc. you will need to contact the City of Milton Public Works at 850-983-5400.

If you have any questions or need additional information, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Tandra Powell", is written over a horizontal line.

Tandra Powell
 Office Manager



City of Milton

June 8, 2012

Ms. Kelly Hobbs, Planner II
Community Planning, Zoning and Development Division
6051 Old Bagdad Hwy, Suite 202
Milton, FL 32583

RE: Persimmon Hollow Road
Parcel I.D. Number 06-1N-27-0000-00100-0000
Santa Rosa County, FL

Dear Ms.Hobbs:

Several weeks ago, Mr. Pullum met with the City Manager and myself to discuss the possibility of connecting to the City's sewer system in the East Milton area. Per that meeting, we informed Mr. Pullum that we had sewer in the area.

We currently have a 10" force main on the north side of U.S.90 and, both, gravity and a force main south of the parcel at the not yet completed Preserve Subdivision. Currently the Preserve is back into a rebuilding stage, however, it may not be completed and in service prior to Mr. Pullum's scheduled completion. No additional details are available at this time.

Please be advised that the City of Milton has the capacity to provide additional sewer service to this parcel. Additionally, the City of Milton desires to provide such service, subject to working out satisfactory economic arrangements with the owners or developer's.

Should you have any questions or need further information, please do not hesitate to contact us.

Sincerely,
City of Milton

Jerald S. Ward, Director of Public Works

Xc: Brian Watkins, City Manager

SOUTHERN SURVEYING, INC.

LAND SURVEYORS

*

LAND PLANNERS

8883 ANTIETAM ROAD
MILTON, FLORIDA 32583

PHONE: (850) 983-3743 or (850) 939-4299
FAX # (850) 983-3748

A DESCRIPTION SKETCH

(NOT A BOUNDARY SURVEY)

DESCRIPTION: (AS PREPARED BY SOUTHERN SURVEYING, INC.)

BEGIN AT THE NORTHEAST CORNER OF LOT 49, REDLAND ESTATES AS RECORDED IN PLAT BOOK "D", PAGE 71 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA AND SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF PERSIMMON HOLLOW ROAD (RIGHT OF WAY VARIES); THENCE GO NORTH 02 DEGREES 04 MINUTES 56 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY FOR A DISTANCE OF 2061.88 FEET TO THE SOUTHEAST CORNER OF PARCEL AS DESCRIBED IN O.R. BOOK 1137, PAGE 752 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY GO NORTH 87 DEGREES 10 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL (O.R. BOOK 1137, PAGE 752) FOR A DISTANCE OF 200.02 FEET; THENCE GO SOUTH 02 DEGREES 04 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 2063.14 FEET TO SAID NORTH LINE OF LOT 49; THENCE GO SOUTH 87 DEGREES 32 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 6, TOWNSHIP 1 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 9.47 ACRES, MORE OR LESS.

GENERAL NOTES:

- 1) SOUTHERN SURVEYING, INC., HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY UNDERGROUND IMPROVEMENTS THAT MIGHT EXIST.
- 2) MEASUREMENTS ARE MADE TO U.S. STANDARDS.
- 3) PROPERTY IS SUBJECT TO ZONING SETBACKS AND RESTRICTIONS OF RECORD.
- 4) THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE ERROR OF CLOSURE PERMISSIBLE IN A SUBURBAN LAND AREA.
- 5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 6) BEARING REFERENCE: THE WESTERLY RIGHT-OF-WAY OF PERSIMMON HOLLOW ROAD BEING N 02°04'56" E AS PER DESCRIPTION.
- 7) BUILDING SETBACKS, WHEN SHOWN, ARE PER PLAT. CHECK RESTRICTIVE COVENANTS FOR ANY DISCREPANCIES.
- 8) NOTE THAT THE SURVEYOR AS NAMED HEREON IS CERTIFYING TO THE DATE OF THE FIELD WORK AND NOT THE SIGNATURE DATE.
- 9) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- 10) ADDITIONS OR DELETIONS TO SURVEY DRAWINGS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED (CHAPTER 61G17-6.006, FLORIDA ADMINISTRATIVE CODE).
- 11) THIS IS NOT A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.


NOT VALID WITHOUT
THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED
SURVEYOR AND MAPPER

CHARLES E. MARTIN
PROFESSIONAL LAND SURVEYORS
AND MAPPERS NUMBER 3463

5/9/2012
CORP. NO. 5802

SHEET 1 OF 2

REQUESTED BY:

MR. BILL PULLUM

SCALE: 1" = 300'

DRAWN BY: TMC

A DESCRIPTION SKETCH OF A PORTION OF SECTION 6, TOWNSHIP
1 NORTH, RANG 27 WEST, SANTA ROSA COUNTY, FLORIDA

FIELD BOOK: N/A

PAGE: N/A

DRAWING NUMBER

FIELD DATE: N/A

12-087

SOUTHERN SURVEYING, INC.

LAND SURVEYORS

*

LAND PLANNERS

8883 ANTIETAM ROAD
MILTON, FLORIDA 32583

PHONE: (850) 983-3743 or (850) 939-4299
FAX # (850) 983-3748

(O.R. BOOK 1137,
PAGE 752)

SOUTH LINE
OF PARCEL

N 87°10'48" W
200.02'
(DESCRIPTION)

A DESCRIPTION SKETCH (NOT A BOUNDARY SURVEY)



SCALE: 1" = 300'

S 02°04'56" W 2063.14' (DESCRIPTION)

9.47±
ACRES

N 02°04'56" E 2061.88' (DESCRIPTION)

PERSIMMON HOLLOW ROAD

(RIGHT OF WAY VARIES)

WESTERLY
RIGHT OF WAY

NORTH LINE
OF LOT 49

REDLAND ESTATES
(PLAT BOOK "D", PAGE 71)

LOT 48

S 87°32'35" E
200.00'
(DESCRIPTION)

LOT 49

POINT OF BEGINNING

NORTHEAST CORNER OF LOT 49,
REDLAND ESTATES AS RECORDED
IN PLAT BOOK "D", PAGE 71
OF THE PUBLIC RECORDS OF
SANTA ROSA COUNTY, FLORIDA.