2015-R-014

(Revised after June 11, 2015 Zoning Board Meeting. Changes shown in strikethrough and underline)

Property Owner:	Terra Firma Land Co., LLC
Agent:	Chad Stuart
Existing Zoning:	AG2 (Agriculture District-2)
Proposed Zoning:	AG (Agriculture District)
Existing FLUM:	Agriculture
Zoning Board Recommendation:	***Recommended Denial***
	Voting Result: 3 - 3
	Denial votes: Bill Dubois, Bill Seelman and Colten Wright
Board of County Commissioner Decision:	***Tabled from August 27, 2015 meeting***

STAFF ANALYSIS

Part I. General Information:

Applicant: Terra Firma Land Co., LLC

Agent: Chad Stuart

Project Location: Molino Bridge Road and Gin Road

Parcel Number: 40-3N-30-0000-00203-0000

Parcel Size: ~~78.00~~ **48.00** (+/-) acres

Purpose: Single family residential

Requested Action: Amendment of the Land Development Code Official Zoning Map changing the zoning district **from AG2 to AG**.

The applicant has proposed the following conditions be placed on the rezoning:
1) Grant Santa Rosa County half width (30') strip along Molino Bridge Road and Gin Road for utility and future use.
2) Grant easements for drainage and runoff through existing turnouts along road right of way per conversation April 28, 2015 with Public Works.
3) No lots less than 5 acres.

Existing Zoning Description: AG2 (Agricultural District-2) allows detached single family residential structures and mobile homes. Also allows accessory structures, facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings. Maximum allowable density = 1 dwelling unit (du) per 15 acres.

Proposed Zoning Description: AG (Agriculture District) allows detached single family residential structures and mobile homes. Also allows accessory structures, facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings. Maximum allowable density = 1 dwelling unit (du) per acre.

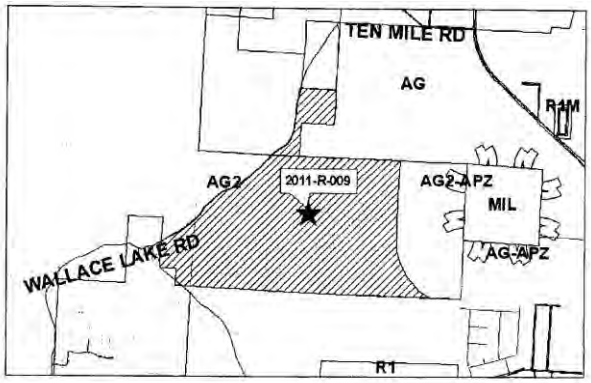
Existing FLUM: Agriculture (max 1 du per acre)

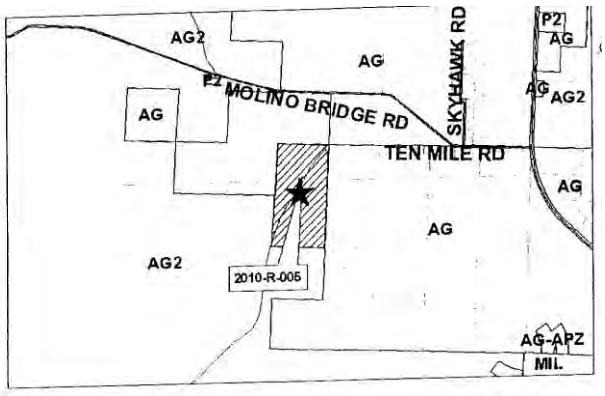
Current Use of Land: Property Appraiser's records and aerial photography indicate the property is wooded and vacant.

Surrounding Zoning: The property is surrounded by Ag to the north and east with Ag-2 to the south and west.

Rezoning History: In 2010, 80 acres located to the south and east of the subject property was requested to be rezoned from AG2 to AG and was approved with the following conditions: 1) The signed dedication will be included as part of the ordinance, the declaration states that the sub parcels can not be subdivided unless the subdivided parcel has frontage on a paved county road or if it is included in a recorded subdivision plat; 2)Deeding right of way to the county along Ten Mile Road and Dewey Jernigan Road as depicted in the survey of such right of way performed by Benchmark Surveying 3) No mobile homes will be permitted. A copy of the declaration.and minutes from the Board of County Commissioners meeting has been included in this package.

In 2011, 1,027 acres located south and east of the subject property and south of the 80 acres that was rezoned in 2010 request to be rezoned from AG2 to AG and was approved with the following conditions: 1) Up front payment to the county of cost of materials to pay for the materials to pave approximately 1.65 miles of Ten Mile Road. If cost overruns are encountered, Figure 8 would be expected to compensate the County after completion of the paving; 2) No parcel division prior to paying for the paving of Ten Mile Road; 3) Deeding a 30 foot strip of property from the current centerline of Ten Mile Road and Wallace Lake Road to the County for right-of-way as their proportionate share of a 60 foot wide deeded right of way along those roads. Where lots have already been surveyed out along Wallace Lake Road, which provided for a 50 foot wide right of way, deed 5 foot wide drainage easements to the County along boths sides of the road to provide the "equivalent" of a 60 foot wide right of way; 4) A blanket drainage easement, until such time as specific drainage easements can be worked out between the County and Figure 8; and 5) No mobile homes permitted. I have included a copy of the minutes from the Board of County Commissioners meeting.





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

A. Infrastructure Availability:

(1) Traffic:

Assuming all of the projected vehicle trips will impact Molino Bridge Road and Ten Mile Road, the current zoning could allow approximately 23 daily vehicle trips onto Molino Bridge Road and Ten Mile Road. The proposed zoning could produce approximately 279 daily vehicle trips on Molino Bridge Road and Ten Mile Road. The overall net affect upon the roadway is 256 daily vehicle trips. This calculation was based on an estimated worst-case scenario of 58 dwelling units which could potentially be achieved with a platted subdivision development.

The applicant has provided a **revised** lot layout showing ~~14~~ **6** lots which can be done without adding or improving any roads. A section of county-maintained Gin Road runs along the western boundary of the subject property and a section of county maintained Molino Bridge Road runs along the southern boundary of the subject property on a prescriptive easement. Rezonings along prescriptive easements typically include a condition that the applicant donate right of way to facilitate continued county maintenance. Since the applicant owns the property on the east and north side of this road segment, the donation of a 30' right of way should be required.

To access this proposed project you would turn off Chumuckla Highway onto Ten Mile Road and then onto Marion Way before turning onto Molino Bridge Road. Ten Mile Road and Marion Way are both narrow roads with prescriptive right of ways that do not allow room for improvements.

(2) Potable Water:

The applicant indicates that water will be handled by private wells (subject to required permits from the County Health Department). The Chumuckla Water System does have a 12" water main located on the west side of Chumuckla

Highway (over 1 mile away) that the applicant could connect to; however, connection of this type of development is not required by current code. If they choose to connect, the applicant would be responsible for the cost to install the necessary pipes.

The Chumuckla Water System has expressed concern that continuation of this type of development pattern creates a barrier to future utility service expansion.

(3) Sanitary Sewer:

Sanitary sewer is not currently available at this location. The applicant indicates that sewer will be handled by private septic tanks (subject to required permits from the County Health Department). A map indicating suitability of soils for septic tanks is enclosed.

(4) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

(5) Stormwater:

Metes and bounds property divisions outside of identified stormwater problem areas are not reviewed by the county for stormwater management (water quantity and water quality).

The Public Works Department has reviewed the proposed lot layout and has indicated a need for the developer to provide drainage easements along the east side of Gin Road and north side of Molino Bridge Road to ensure that stormwater runoff can continue to exit the county's right-of-way without causing harm to the county's infrastructure.

It should be noted that a portion of Ten Mile Road between the subject parce and Chumuckla Hwy. does flood during rain events. This portion of Ten Mile Road is in the prescriptive right of way section and is not adjacent to the proposed rezoning project.

(6) Public Schools:

Joey Harrell with the Santa Rosa County School District has reviewed this application and indicates that school capacity is available to accommodate the proposed plan of development.

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 the uses surrounding this site are silviculture and agriculture.

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."

The property is located within FEMA Zone "X", which means an area determined to be outside 500- year flood plain .

Policy 8.1.A.1 of the Santa Rosa County Comprehensive Plan states:

"Land uses that are consistent with the Future Land Use Map will be allowed so long as they are designed to avoid or minimize impact on jurisdictional wetlands. …New lots shall not be created and/or platted that do not contain sufficient buildable upland areas in order to provide a reasonable use for the lot under the requirements of the Comprehensive Plan."

The National Wetlands Inventory Map indicates possible wetlands located onsite. The project acreage is sufficient to easily enable with division of land consistent with this policy. The proposed rezoning to Ag would not necessarily result in a greater impact to on-site wetlands than would occur under the current zoning designation.

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."

The applicant has provided a conceptual lot layout for the proposed rezoning. The number of lots shown on the conceptual layout is 14 lots. This can be achieved without going through the platting process and by just dividing lots off a county maintained or county approved roadway.

The subject property is located within the Transition Zone. While the development pattern in this area has progressed to the north and west in recent years, it has done so via metes and bounds property divisions (unplatted) without the inclusion of typical services such as sewer, fire hydrants, stormwater systems, and in some cases without public water. In one area a county road was voluntarily brought up to standard by a developer (Wallace Lake Road) and in one other case the cost to pave a county road was made a condition of the rezoning (not complete), but in most instances these property divisions occur without improvements to existing roadways or the creation of new roads.

~~Approval of this area for single family, un-platted development would not promote compact urban development and would be considered urban sprawl.~~

Development of 5 acre minimum lot size parcels would provide a reasonable transition between AG to the east and AG2 to the west.

2015-R-014 Traffic Analysis Appendix

For the AG2 estimation:

Single Family Detached Housing (210)

Gross Density Calculation
78 acres x (1 du/15 acre) = 5 possible units
ITE Average Rate: 9.57 x 5 = 47.85 Average Daily Vehicle Trips
Driveway% 0.50 x 47.85 =23.925 Daily Vehicle Trips
New Trip% = 100%; 23.925 x 1.00 = 23.925 New Daily Vehicle Trips

Selection of the ITE data plot (21) for single family detached housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation was 3.69 for this data plot; and there was a large sample size (350 studies).

For the AG estimation:

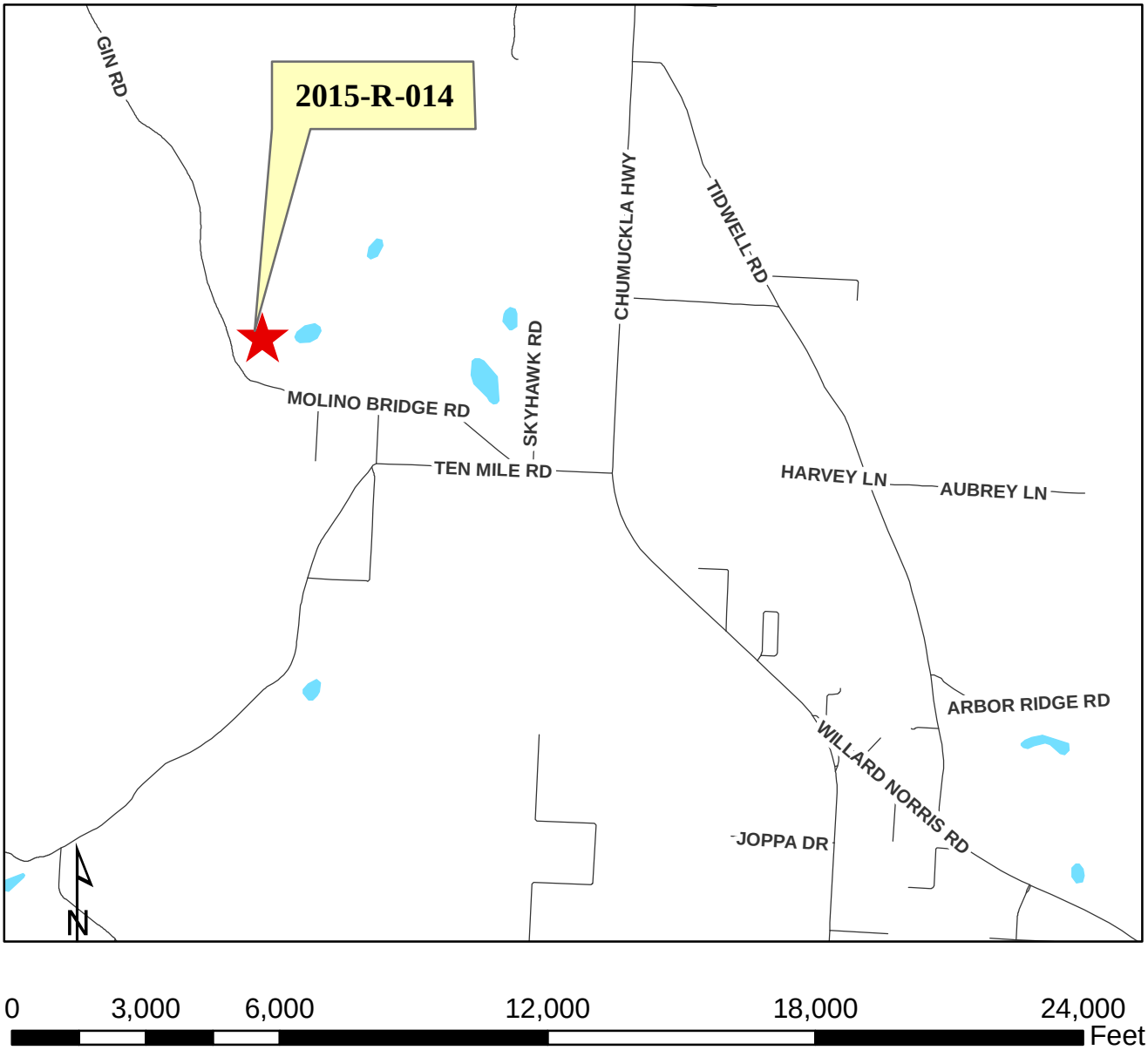
Single Family Detached Housing (210)

Gross Density Calculation
78 acres x (1 du/1acre) = 78 possible units
ITE Average Rate: 9.57 x 78 = 746.46 Average Daily Vehicle Trips
Driveway% 0.50 x 746.46 = 373.23 Daily Vehicle Trips
New Trip% = 100%; 373.23 x 1.00 = 373.23 New Daily Vehicle Trips

Net Density Calculation (based on 75% of gross density)
78 acres x (0.75 du/1acre) = 58.5 possible units
ITE Average Rate: 9.57 x 58.5 = 559.845 Average Daily Vehicle Trips
Driveway% 0.50 x 559.845 =279.9225 Daily Vehicle Trips
New Trip% = 100%; 279.92 x 1.00 = 279.92 New Daily Vehicle Trips

Selection of the ITE data plot (210) for single family detached housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation was 3.69 for this data plot; and there was a large sample size (350 studies).

2015-R-014
Location



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2015-R-014
Zoning

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

Legend

PendingZBJune

- 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-HON
- 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 (NB-C)
- Hotel - Navarre Beach (HNB)
- Navarre Beach - High Density (NB-HD)
- Navarre Beach -Medium Density (NB-MD)
- Navarre Beach - Planned Mixed Use Development (NB-PMUD)
- Navarre Beach - Conservation/Recreation (NB-CON/REC))
- Navarre Beach - Single Family (NB-SF)
- Navarre Beach - Medium High Density (NB-MHD)
- Navarre Beach - Utilities (NB-U)
- State
- State within an Accident Potential Zone (STATE-APZ)
- RAIL
- Right of Ways (ROAD)
- Military (MIL)
- Water
- Municipal Boundaries (CITY)

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2015-R-014
Proposed Zoning

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

Legend

PendingZBJune

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- M2 within an Accident Potential Zone (M2-APZ)
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- 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)
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- 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-HON
- 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)
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- Navarre Beach - Conservation/Recreation (NB-CON/REC))
- Navarre Beach - Single Family (NB-SF)
- Navarre Beach - Medium High Density (NB-MHD)
- Navarre Beach - Utilities (NB-U)
- State
- State within an Accident Potential Zone (STATE-APZ)
- RAIL
- Right of Ways (ROAD)
- Military (MIL)
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2015-R-014
Aerial

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

Legend

PendingZBJune

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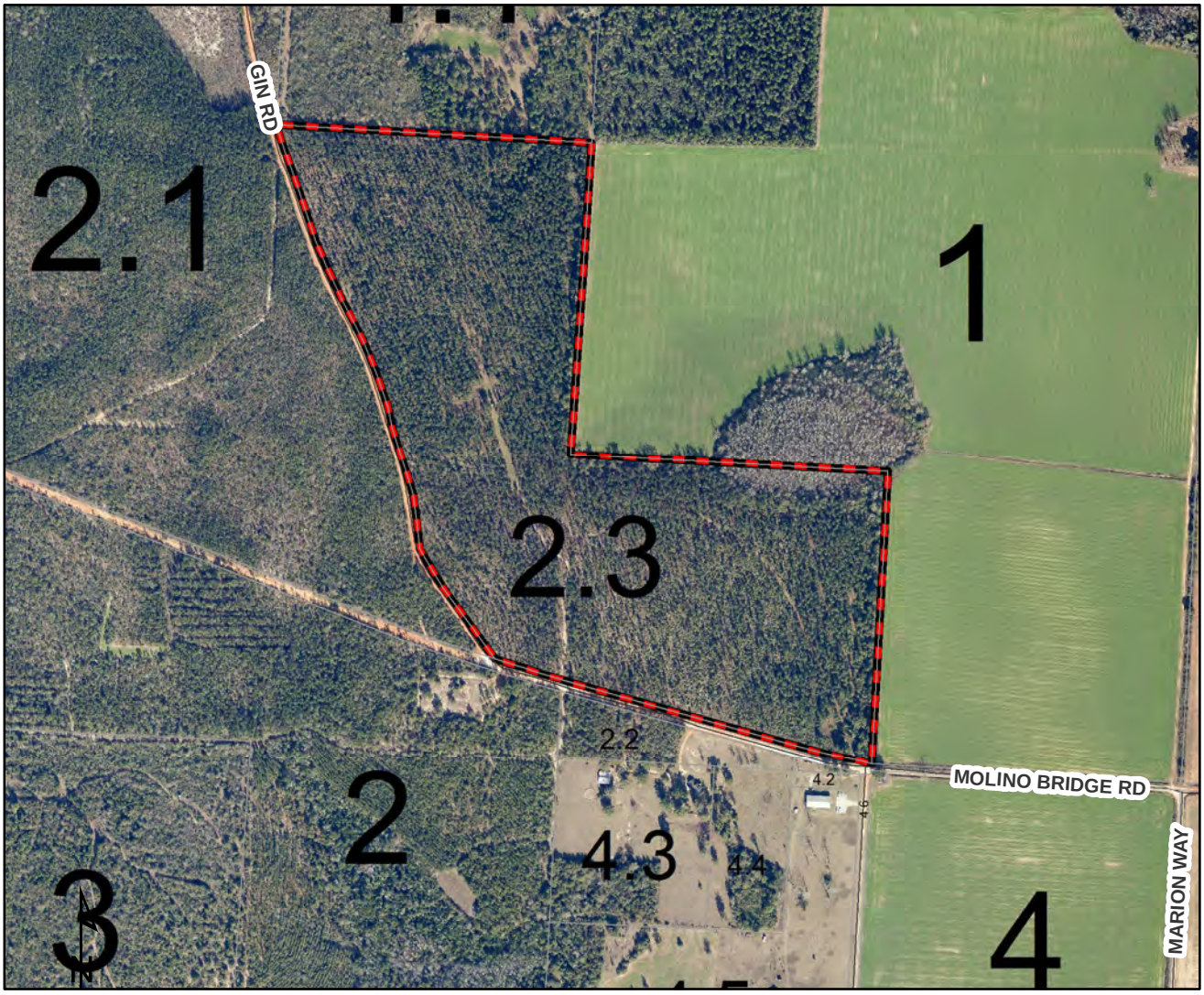
2015-R-014
Close Up Aerial



0 600 1,200 2,400 3,600 4,800 Feet

Legend

PendingZBJune

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2015-R-014
Existing Land Use

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

Legend

PendingZBJune

Existing Land Use

CATEGORY

- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial
- Recreation/Open Space
- Right of Way
- Single Family Residential
- Silviculture
- Uncategorized
- Utilities
- Vacant
- Water

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2015-R-014
Future Land Use

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

Legend

- PendingZBJune
- 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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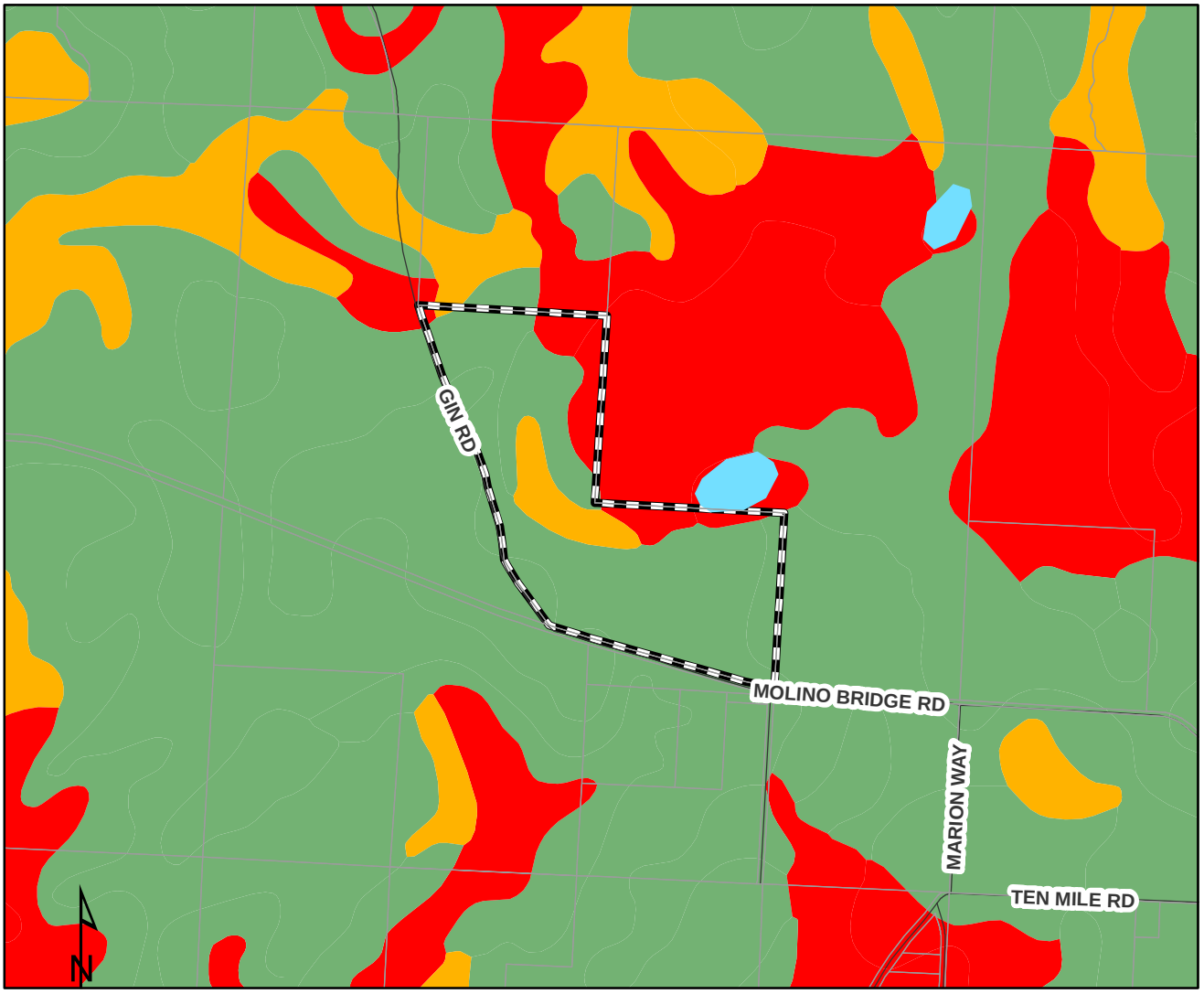
2015-R-014
Septic Tank Suitability



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Legend

PendingZBJune

gisdata.GISADMIN.SRCSoils

Map Unit Symbol

- Limitations are Slight for Septic Tank Absorption Fields
- Limitations are Moderate for Septic Tank Absorption Fields
- Limitations are Severe for Septic Tank Absorption Fields

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2015-R-014
Rural Protection Zone

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

Legend

- PendingZBJune
- RPZ Crossroad Communities
- RPZ Boundary
- RPZ Transition Area

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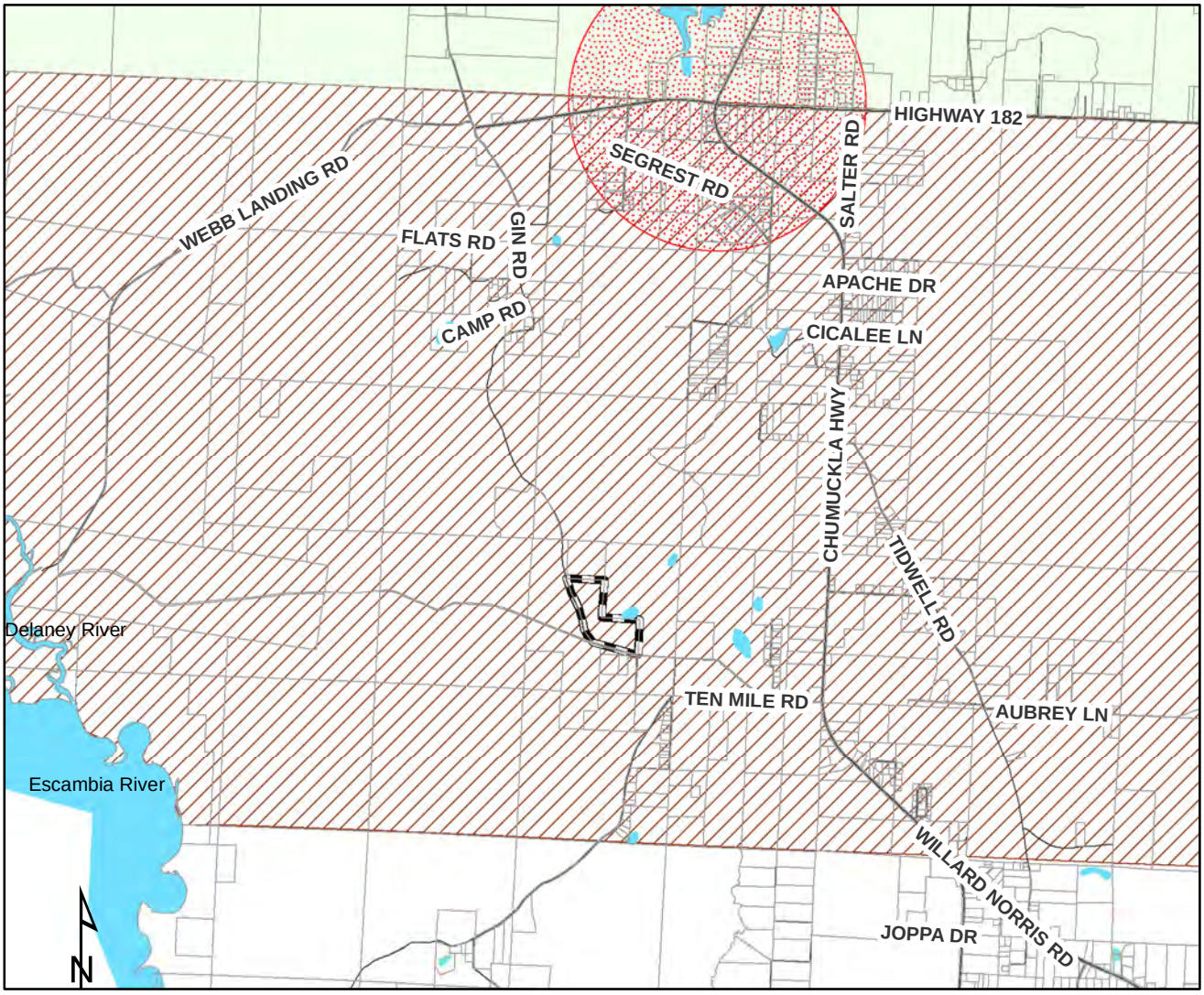
2015-R-014
Rural Protection Zone



0 5,000 10,000 20,000 30,000 40,000 Feet

Legend

- PendingZBJune
- RPZ Crossroad Communities
- RPZ Boundary
- RPZ Transition Area

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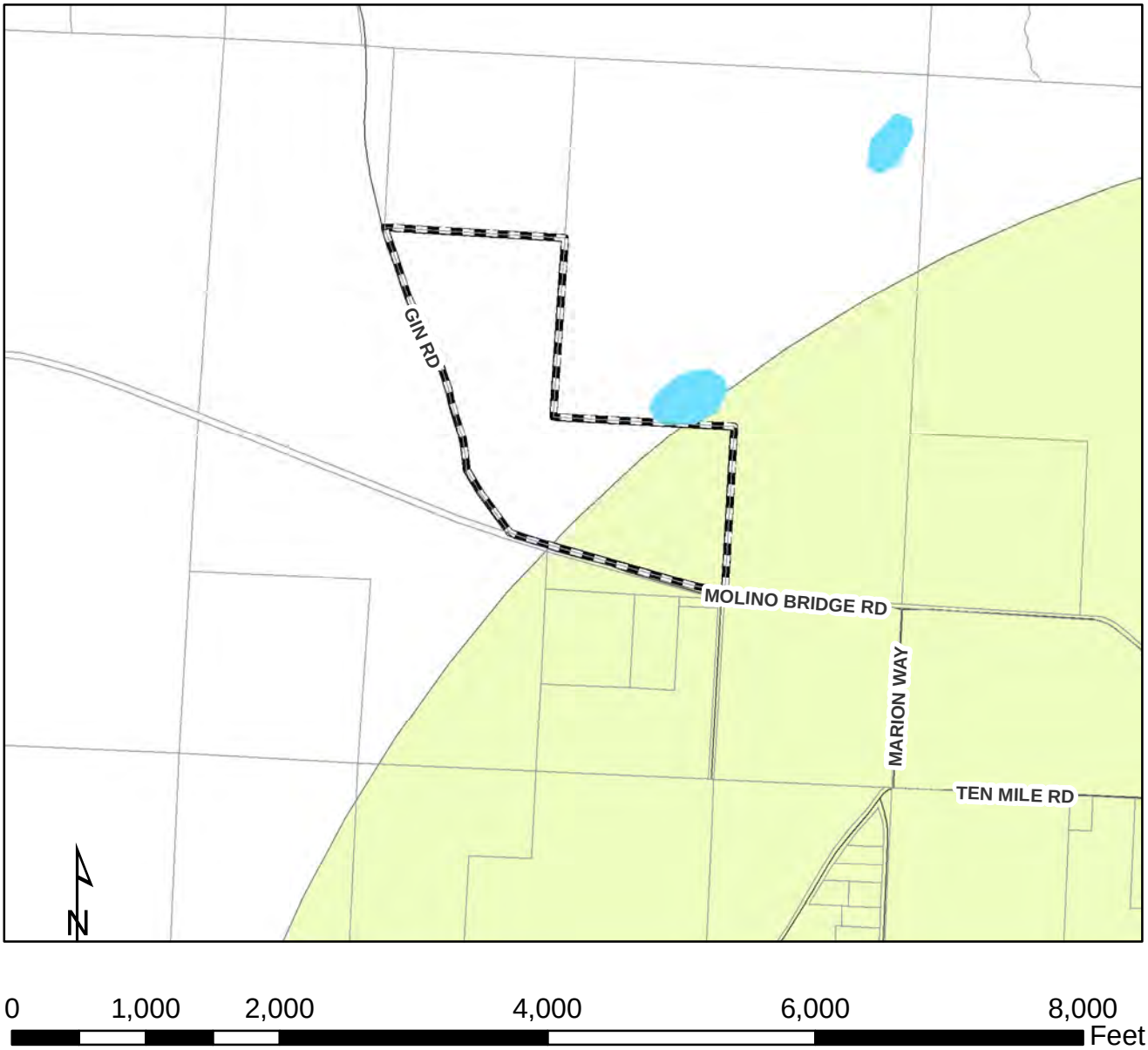
2015-R-014
Military Airport Influence Area



Legend

PendingZBJune

Private/Military Airport Influence Area

Disclaimer:
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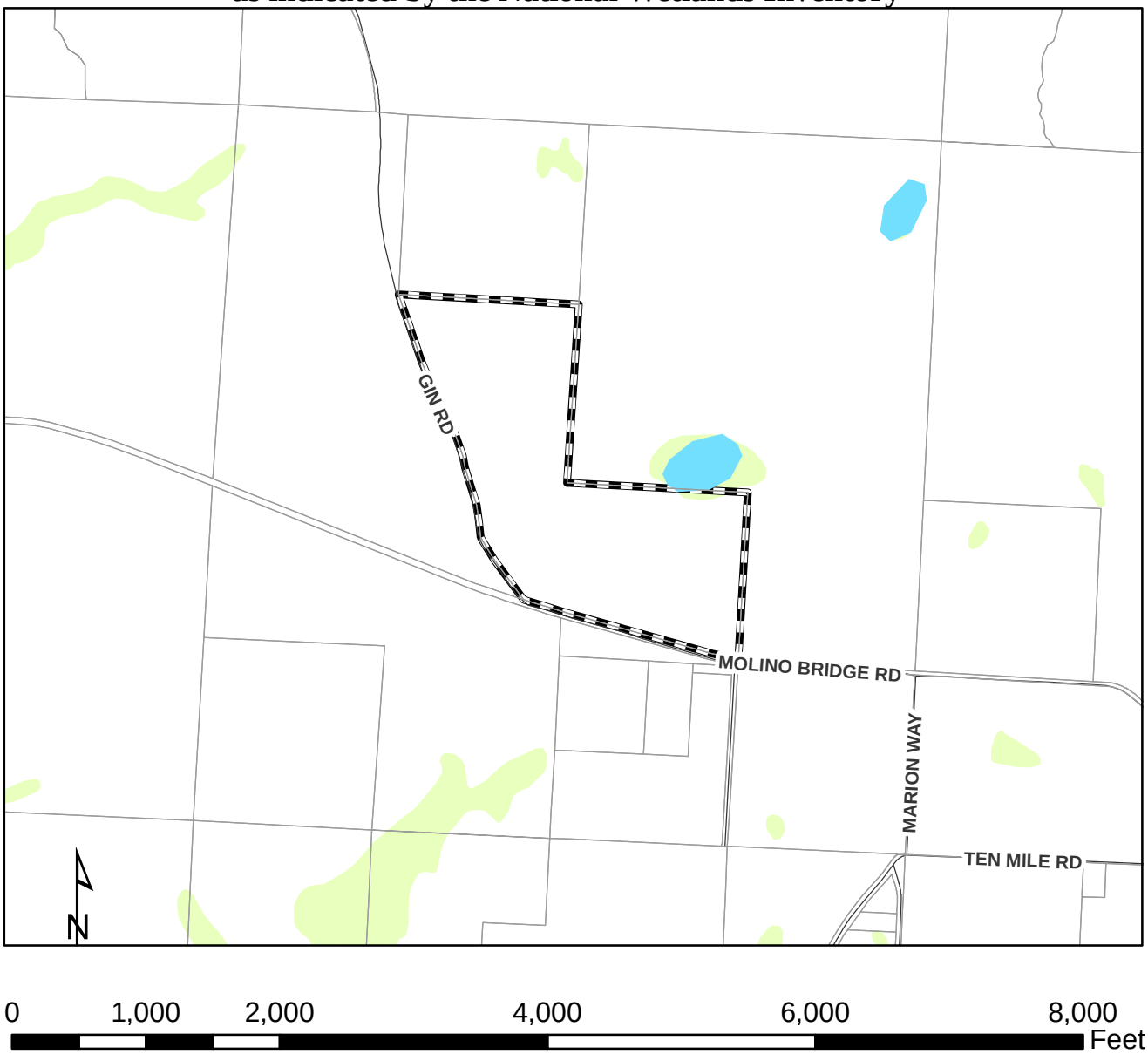
2015-R-014
Potential Wetlands
as indicated by the National Wetlands Inventory



Legend

PendingZBJune

Potential Wetlands

DESCRIPT

- ESTUARINE
- LACUSTRINE
- PALUSTRINE
- RIVERINE
- MARINE

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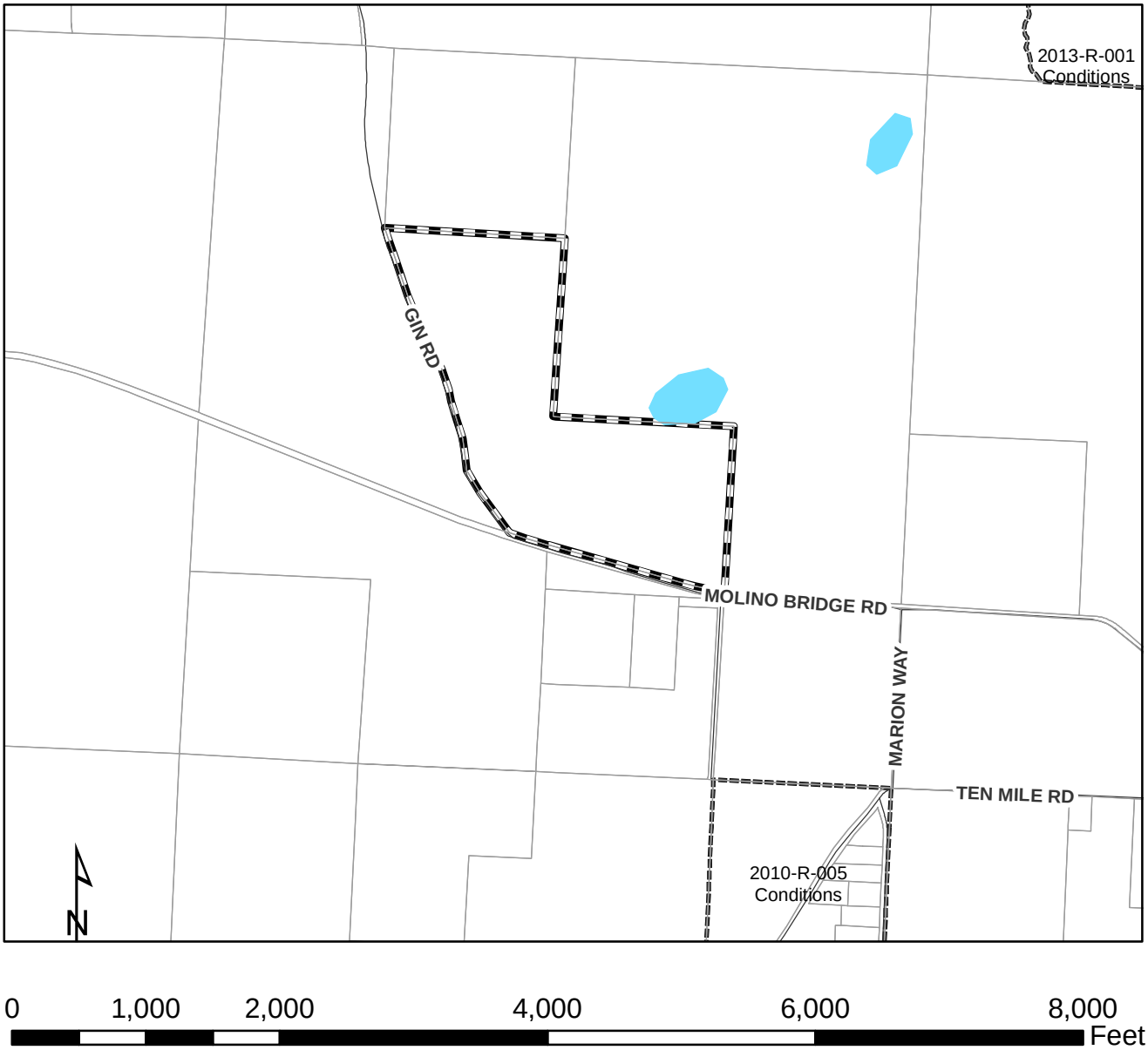
2015-R-014
Previous Zoning Board Decisions in the Area



Legend

PendingZBJune

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Looking east up Molino Bridge Rd., subject site is to our left

Looking south subject site is behind us

Looking west, subject site is to our right

Looking north and west up Gin Rd, subject site is on our right

Santa Rosa County
Development Services

Beckie Cato, AICP
Planning and Zoning Director

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

Rhonda C. Royals
Building Official

Rezoning Application

* For Rezoning only – no Future Land Use Map (FLUM) Amendment required

** Application Instructions begin on Page 4

** For Official Use Only **			
Application No.	2015 - R - 014	Date Received:	5-1-15
Review Fee:	$1,000 + 21.48	Receipt No.:	
Zoning District:	AG 2	Proposed Zoning District:	AG

± 78.0 VO# 3

Property Owner

Property Owner Name: Springwood Timberlands

Address: 1817 Mineral Springs Rd
Jay Fl 32565

Phone: 850-380-6091 Fax: 850-675-5029

Email: NCSF14B04@yahoo.com

Applicant

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

Company: Terra Firma Land Co, LLC

Contact Name: CHAD Stuart

Address: 1817 Mineral Springs Rd
Jay Fl 32565

Phone: 850-380-6091 Fax: 850-675-5029

Email: NCSF14B04@yahoo.com

Property Information

Parcel ID Number(s): 40-3N-30-0000-00203-0000

-OR-

Street Address of property for which the Rezoning is requested:

2400 block of Molino Bridge Rd. & Gin Rd., Pace, FL 32571

Subdivision Name (if applicable): _____

Project Details

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

78 AC

Existing Zoning: AG 2 Proposed Zoning: AG

Existing FLUM: AG

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

Single family Residentials

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	☐	Provider: _____
Public Water System	☐	Provider: _____
		(Attach Letter of Certification)

Sewage Disposal Source (check one):

Private Septic Tank	☑	
Private Sewage System	☐	Provider: _____
Public Sewage System	☐	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 Sapce: _____

_____

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.

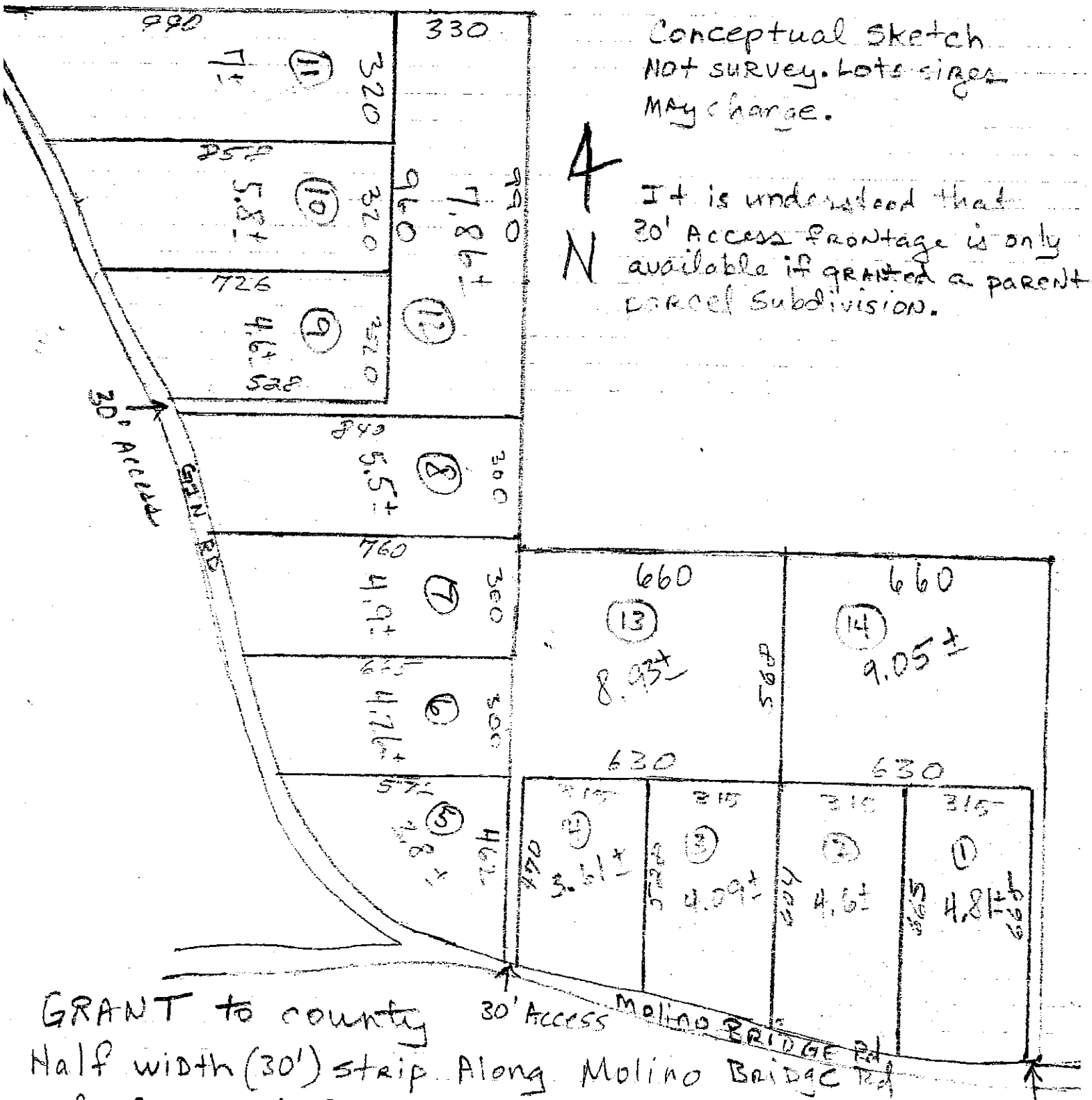
Chad Stuart
Property Owner Name (Type or Print)

Property Owner Signature

Terra Firma Land Co, LLC
Title (if applicable) Managing Member

4/30/15
Date

40-3N-30-0000-00203-0000



GRANT to county
Half width (30') strip Along Molino Bridge Rd
and GIN Rd for utility and future use.

GRANT Easements for Drainage and Run off
through existing turnouts along Rd Right of Way.
Per conversation 4/28/15 with Public Works.

PUBLIC WORKS COMMENTS 2015-R-014

Darliene Stanhope

From: Stephen Furman
Sent: Tuesday, May 19, 2015 7:58 AM
To: Darliene Stanhope; Roger Blaylock; Michael Schmidt; Chris Phillips; Marc Bonifay
Cc: Beckie Cato; Glenn Bailey
Subject: RE: 2015-R-014

Darlene, Public Works is fine with the proposal, from our perspective. I do want to be clear that Public Works is not evaluating the stormwater treatment or control requirements that may be required by the county or other state or federal agencies. The role of the Public Works department with respect to stormwater evaluation is to try and ensure that stormwater runoff can continue to exit the county's right of way without causing harm to the county's infrastructure. The control of, and or treatment of, the stormwater entering this property, or generated on this property is beyond the scope of the Public Works Departments evaluation.

Please let me know if you need any additional information.

Respectfully submitted,

Stephen

Stephen L. Furman P.E.
Assistant Public Works Director
Santa Rosa County
(850) 981-7121

From: Darliene Stanhope
Sent: Monday, May 18, 2015 3:51 PM
To: Roger Blaylock; Michael Schmidt; Chris Phillips; Marc Bonifay; Stephen Furman
Cc: Beckie Cato
Subject: 2015-R-014

I have a rezoning request on Molino Bridge Road and Gin Road, the applicant is requesting to rezone 78 acres from AG2 to AG. On page 4 of the attachment is the proposed lot layout.

If you have any concerns/comments, please let me know by the close of business on May 29th. Thanks

Darliene Stanhope
Planner III
Santa Rosa County Development Services
6051 Old Bagdad Hwy. Suite 202
Milton, FL 32583

850-981-7065

SCHOOL BOARD COMMENTS 2015-R-014

Darliene Stanhope

From: Harrell, Joseph <HarrelJ@santarosa.k12.fl.us>
Sent: Tuesday, May 19, 2015 8:27 AM
To: Darliene Stanhope
Cc: Beckie Cato; Wyrosdick, Tim
Subject: RE: 2015-R-014
Attachments: Mineral Springs Road Chumuckla.xlsx

Thanks Darliene,
I've attached the student generation calculations for this parcel. As presented, the school district would have no objections. Again, the concern is should no restrictions be placed on the parcel, it begins to open up a can of worms. Do you happen to have the surrounding parcel information on the +- 6,000 acres that was rezoned from AG-2 to AG a few years ago? I would really like to perform an analysis for the purpose of presenting the cumulative affect all of these rezoning's are beginning to have in this area.
Thanks

Joseph B. Harrell
Assistant Superintendent for Administrative Services
6544 Firehouse Road
Milton, Fl 32570
(850) 983-5123

From: Darliene Stanhope [mailto:DarlieneS@santarosa.fl.gov]
Sent: Monday, May 18, 2015 3:48 PM
To: Harrell, Joseph
Cc: Beckie Cato
Subject: 2015-R-014

Joey,

This is the rezoning we spoke about 2 weeks ago. The applicant is requesting to rezone 78 acres from AG2 (1 unit per 15 acres) to AG (1 unit per 1 acre). His proposed plot plan is located on page 4 of the packet and the back portion comprises the maps that I prepare.

As soon as I get Carla's revised request I will forward it to you as well.

Darliene Stanhope
Planner III
Santa Rosa County Development Services
6051 Old Bagdad Hwy. Suite 202
Milton, FL 32583

850-981-7065

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Santa Rosa County School District
Administrative Services

2015-R-014 Student Impact Comparisons

AG-2 (AS CURRENTLY ZONED)	
SINGLE FAMILY DWELLING UNITS -	**5**

Public School Students per Single Family Dwelling Unit	(A)	(B) Estimated Units	Student Increase (A) x (B)	
Elementary School Students	0.213	5	1	
Middle School Students	0.132		1	
High School Students	0.148		1	
Total School Students	0.493		**3**	Current

AG ZONING (PROPOSED PLANNED DEVELOPMENT)	
SINGLE FAMILY DWELLING UNITS -	**14**

Public School Students per Single Family Dwelling Unit	(A)	(B) Estimated Units	Student Increase (A) x (B)	
Elementary School Students	0.213	14	3	
Middle School Students	0.132		2	
High School Students	0.148		2	
Total School Students	0.493		**7**	4
				Student Increase

AG ZONING - @ 75% UTILIZATION OF IDENTIFIED AREA	
SINGLE FAMILY DWELLING UNITS (78 acres @ 75% usage) -	**59**

Public School Students per Single Family Dwelling Unit	(A)	(B) Estimated Units	Student Increase (A) x (B)	
Elementary School Students	0.213	59	13	
Middle School Students	0.132		8	
High School Students	0.148		9	
Total School Students	0.493		**30**	27
				Student Increase

MINUTES FROM PRIOR BOARD OF COUNTY COMMISSIONERS REZONING MEETINGS

- **1.** Recommend approval/denial of **Rezoning 2010-R-005.**

  Applicant: International Paper

  Agent: William Lewis

  Parcel(s): APO 02-2N-30-0000-00100-0000

  Location: Ten Mile Road, Chumuckla

  Existing Zone: Ag-2 (Agriculture District)

  Requested Zone: Ag (Agriculture District)

  Current FLU: Agriculture

  Proposed FLU: No Change

  Area size: 80 (+/-) acres

  LPB Recommend: Approval by a vote of 7-1 and 1 abstain at their meeting on April 8, 2010 with the condition that a 50 foot right-of-way easement will be dedicated to the County along Ten Mile Road.

  BOCC Decision: Continued to the May 27, 2010 BOCC Special Rezoning Meeting by the BOCC at their April 22, 2010 meeting.

  Goodin asked what has changed since the last Board meeting. William Lewis said he is the applicant. He said it was agreed upon to have 40 parcels maximum at the end of the last meeting. Lewis said the question at that time dealt with legality issues and being able to address this restriction in the deed to where it could be enforced. He said he was instructed to meet with the Dannheisser. Lewis said he talked to Avis Whitfield, Santa Rosa County Public Works Director, prior to meeting with Dannheisser. He said he mentioned paving the road without curbing the road. Lewis said Whitfield called him a couple of days later to tell him he met with the Engineering Department. He said Whitfield said the road was already a public county road, and for this reason, it could be paved without curbing. Lewis told Whitfield he will agree to pave the road without curbing. He said met with Dannheisser and told him about the discussion that took place with Whitfield. Lewis said Dannheisser said "it seems to me the easiest thing to do would be to rezone to AG1 as long you agree to pave the road." He told Dannheisser he was agreeable to this. Lewis said Jeff Miller is purchasing the biggest portion of the property, approximately 28 acres. He said there will be two parent parcels (approximately six acres each) on the parcel he plans to keep. Lewis said this only leaves 30 acres maximum. He said it is his understanding everyone was agreeable to AG1 as long as he agreed to the following conditions: pave Ten Mile Road, not develop any property on Ten Mile Road until the pavement was in place, and only sell and develop land on Dewey Jernigan Road.

  Goodin said Lewis mentioned property he already has pre-sold. He asked Lewis if he has closed on the property. Lewis said he is closing on the property tomorrow. He asked Lewis if he is able to commit to the number of lots left on the remaining acreage. Lewis said he will end up with approximately 30 pieces of property maximum. He said he felt individuals who purchase the property will want at least a two acre parcel. Lewis said if this is the case, there may only be 15 pieces of property. He said he wants the option to be able to sell an individual one acre of property if they only want one acre of property.

  Salter said in each Board member's backup material there is a Declaration that has been prepared by the County Attorney. He said the Declaration talks about the entire piece of property being bisected into two sub-

parcels. Salter said this is what Lewis is talking about. He said Ten Mile Road almost comes through the middle of the piece of property. Salter said Lewis plans to sell the piece to the northwest. He said everything to the south will remain. Salter said this is what Lewis is asking to be rezoned for development under AG1 with the agreement to pave Ten Mile Road prior to developing or dividing any of the parcels along Ten Mile Road, with the exception of the one parcel being sold tomorrow to Miller. He said Miller does not intend to do anything with the property. Lewis said Miller's intentions are to retire at this location. Dannheisser said with a number of lots, absent a subdivision plat, once the first lot is sold it is unknown who has the rights to the other 39 parcels. He said there is not a practical way to restrict the number of lots, but a minimum lot size can be enforced.

Williamson asked if the parcel being sold tomorrow to Miller will have the same restrictions set forth tonight on the entire parcel. Dannheisser said that is the proposal. He said the parcel will have the same zoning and will not be able to be sub-divided along the dirt road.

D. Anthony Washnock said he speaks in opposition to the request individually and also serves as an attorney on behalf of members of his family and twelve other homeowners in the area. He said the homeowners requested a five acre minimum, and this stipulation would result in only 16 dwellings. Washnock said there are two other things that need to be mentioned. He said there was the compromise of a deed restriction stipulating to no mobile homes, modular homes, or DCA approved housing. Washnock said this language can be placed on a deed. He asked if the Board will consider requiring pavement of the County deeded right of way prior to development. Washnock said pavement of the deeded right of way will relieve some of the pressure on infrastructure. He said the only solution to his concerns is a restriction of two acre minimum parcels. Washnock said the problem is with the Land Development Code. He said the Land Development Code suggests something AG2 being transferred to AG1 allows a density of one house per one acre. Washnock said this is not even close to Agriculture. He said Agriculture zoning was originally intended to be part of a homestead where a farmer could give his child one acre to build a home on. Washnock said a farmer could do this up to three times to keep his workers on the farm. He said Agriculture zoning was never intended to grant a gentleman buying paper company land the option to put 80 houses in the middle of large farms. Washnock said this was never the intent of AG zoning. He requested a two acre maximum and that Ten Mile Road be paved from the point of beginning where it is dirt to its exit. Washnock said future generations will see this as a connector from Quintette Road, Wallace Lake Road, Ten Mile Road, and Chumuckla Highway.

Lewis said there is no way the parcel can be sub-divided into two acre parcels. He said he is giving the County approximately 9 acres of the remaining 40 acres for right of way. Lewis said he thought this would all be taken care of once he met with Dannheisser. He said he feels like he is in the same place he was one month ago.

Salter said at the last meeting, the Board talked about requesting large lots with no infrastructure improvements. He said he is more concerned with the infrastructure being completed as the property is developed versus taxpayers having to come back in the future and pay for infrastructure for development. Salter said the Declaration addresses this concern. He said most of the property along Ten Mile Road is currently zoned Agriculture according to the existing Land Use Map. Salter said zoning will currently allow one unit per acre along Ten Mile Road on most of the land, but this is not the current usage. He said property owners in this area with property zoned Agriculture could start dividing their property tomorrow for one unit per acre development based on their current zoning. Salter said this rezoning request is not inconsistent or incompatible because there is AG1 all around this property. He said he recommends supporting the Declaration and AG1 because AG1 is consistent with surrounding property.

Cole said his concern is that Dewey Jernigan Road is already paved. He said if this rezoning request is approved, 70 ft. wide lots could be developed on Dewey Jernigan Road. He said the lots would be narrow and deep. Cole said a lot of homes could be built on Dewey Jernigan Road. He asked Lewis if his intentions are to keep wide parcels versus narrow deep parcels. Lewis said the narrowest parcel will be 132 ft. He said he felt there will be more people who purchase a couple of acres but said he wants the option to sell one acre lots.

Salter said in talking with Planning & Zoning prior to the meeting, there are thousands of acres of land in this area owned by International Paper Company getting ready to be sold. He said Planning & Zoning staff is in negotiations with International Paper Company to get them to come to the table to place infrastructure in the area if they want to develop the property. Salter said he supports this effort by the Planning & Zoning Department. He said "if I had my way we would never approve another piece of rezoning up there from AG2 to AG1 until there is infrastructure in place."

Goodin said the original intent of Agriculture zoning was to allow farmers the ability to give parcels of land to their children (as Washnock pointed out). He said Agriculture zoning has morphed into what it is today. Goodin said he is not entirely happy about this, particularly when the paper company is disposing of so much of this property.

Washnock said he respects Salter's current perspective. He requested Salter review zoning to the west and south of this parcel. Washnock said the zoning is AG2. He said the majority of land touching and concerning this parcel is AG2. Washnock said infrastructure is a major issue, but what the Board decides tonight will set precedence. He said the density restriction is not an absolute. Washnock said he supports the rezoning with a 40 unit maximum and two acre minimum lot size.

Cole said he does not understand why Lewis is not agreeable to a two acre minimum lot size. Lewis said the two acre minimum lot size will not make the development affordable. He said he would like the option to sell one acre to a young couple just starting out. Lewis said a two acre requirement will increase the selling price of the land for the buyer. He said he does not have a problem with a 30 acre maximum but said he would not like to condition approval to the two acre minimum. Lewis said there are a lot of people that do not want two acres of land, one acre is plenty.

Lynchard said he has reviewed this request many times. He said he appreciates the work that went into the covenant that was drafted by Dannheisser and agreed to by Lewis. Dannheisser said the covenant goes a long way towards solving the question about the width of the lots or minimum lot size. Lynchard said the lots will have to be on a paved road. He said he is afraid Lewis has the option of developing 70 ft. wide lots if the Board imposes a requirement that the lots be two acres minimum. Lynchard said Lewis can probably get 30 deep lots along the paved road. He said if the property is approved as AG1 zoning, which is in accordance with approximately 2/3 of surrounding property and consistent with all of the property to the east of this property, Lewis will be able to create a development much more consistent with surrounding property.

Salter moved approval without objection of Rezoning 2010-R-005 to Ag-1 zoning, including the Declaration prepared by the County Attorney, a 60 foot paved right-of-way easement to be dedicated to the County along Ten Mile Road, and no mobile homes.

- 3. Recommend approval/denial of Rezoning 2011-R-009.

Applicant: Figure 8 (placeStateFlorida) LLC

Agent: Carla Hinote

Parcel(s): 02-2N-30-0000-00400-0000, 10-2N-30-0000-00101-0000, 11-2N-30-0000-00101-0000, APO 12-2N-30-0000-00100-0000

Location: East of addressStreetTen Mile Road and Northeast of addressStreetWallace Lake Road, Chumuckla

Existing Zone: Ag-2 (Agriculture District)

Requested Zone: Ag (Agriculture District)

Current FLU: Agriculture

Proposed FLU: No Change

Area size: 1027.06 (+/) acre

Zoning Board Decision: **Recommended Approval *with conditions* with a vote of 6 – 0 – 1**

1. Applicant will pave Ten Mile Road as proposed prior to the division of parcels.

2. No mobile homes

Public Works Discussion:

1. Applicant has offered to pay for the materials to pave approximately 1.65 miles of 10 Mile Road. Public Works has presented Figure 8 with our cost estimate of $125,730.31 for the materials; along with our caveat that the actual price may be slightly higher or lower than estimated. Our policy on similar MSBU projects has been that the applicant is responsible for paying for any cost overruns. If the BCC approves the rezoning and the cost sharing proposal, we would suggest that payment of the estimated materials cost be paid in advance of our work. The advance payment is being suggested because this is not an MSBU project where repayment to the County is tied to the individual parcels, so the advance payment would simplify the collection process. If cost overruns are encountered, Figure 8 would be expected to compensate the County after completion of the paving.

2. Deeding a 30 foot strip of property from the current centerline of 10 Mile Road to the County for right of way. Our desire would be that a 30 foot wide right of way would eventually be deeded to the County from the property owner on the opposite side of the road to create a 60 foot wide deeded right of way.

3. A drainage easement(s) along their side of 10 Mile Road to accommodate the runoff from the proposed paved roadway. Our intention is to eliminate property damage claims from future owners along the roadway from stormwater runoff leaving the right of way and flowing out onto the property. We would be satisfied with a "blanket" drainage easement that extends out onto the property for a minimum distance of 1000 feet. We also discussed that the blanket drainage easement could contain language making it easy for future owners to petition the County for specific revisions, or even

the elimination of the easement, in areas where it is demonstrated that the topography or proposed improvements warrant revisions to the easement.

4. Deeding the County a 60 foot strip, centered along Wallace Lake Road, for right of way. In areas where Figure 8 has already surveyed parcels providing for a 50 foot wide right of way, we would accept 5 foot wide drainage easements along the parcels on both sides of the road to give the County the equivalent of a 60 foot wide right of way. We understand that Figure 8 may have already sold some property along Wallace Lake Road. Drainage easements along parcels not owned by Figure 8 would not be a requirement suggested by this department.

Carla Hinote said the applicant wants to know about the conditions for the applicant to pave Ten Mile Road as proposed prior to division of property. She said the applicant would like to get permission to change the language to "the applicant will fund Ten Mile Road." Hinote said the conditions were that payment would be made upfront prior to division of property. She said the reason for this has to do with Public Works possibly pushing back paving in the case of heavy periods of rain. Hinote said the applicant would like to pre-sale some lots and the check would be in the County's hands prior to any sale of property. She said she talked to Stephen Furman and it was made mention in the verbiage from his original comments (taken from option #3) about the location of the drainage easement along Ten Mile Road. Hinote said there was talk of a hold harmless agreement instead of a blanket drainage easement until the road is almost complete. She said when the road is almost complete the applicant would like to re-evaluate where the drainage areas are and be more specific with regard to area. Hinote said the applicant does not disagree that drainage easements need to be put in place but would like more specific easements as the road is completed.

Lynchard said Cato referenced a drainage easement along the side of Ten Mile Road to accommodate the runoff from the proposed paved roadway when he talked to her earlier. He asked Hinote if this is sufficient. Hinote said she does not know how everything needs to be worded. She said the applicant agrees to have the easement or hold harmless agreement until such time that once the road is almost complete or completed. Hinote said the applicant or its engineer can narrow down the specifics as to where the easements need to go at that time.

Avis Whitfield said it is a legal question as to whether or not a hold harmless agreement can be accepted. He said drainage easements will be needed. Hinote said the applicant is acceptable to this. Whitfield said there has been some discussion with the engineer about possibly giving drainage easements up to 1,000 ft. out into the private property. He said ultimately the County needs drainage easements. Lynchard said the County could note that no paving could be done or estimates for paving would be given until the easements are specified. He said the County would not pave the road until the easements are quantified. Hinote said the applicant is not trying to get around the easements.

There was opposition from the audience.

Anthony Washnock spoke in opposition to the request. He said he has a law practice and leases space from the County Attorney and to the degree that the ethics opinion 77-3 applies, he waives any conflict concerns. Washnock said he speaks on behalf of a family farm he and his wife live on. He said his wife and her family have been in possession of the farm since the Spaniards occupied Pensacola. Washnock gave a brief history of the farm and how it came to be. He said he speaks on behalf of all the farmers in this area. Washnock said the requested upzone and now the requested amended language deserves more

inquiry. He said he has issues other than those comments expressed by Randy Roy, NAS Whiting Field. Washnock said the farmers have had difficulty through the years understanding the density (1 developable unit per acre). He said originally farmers intended for this one acre to be able to be given to their children so the children could continue to live on a family farm. Washnock said modernly defined Agriculture property can not be facilitated on one acre. He said this request before the Board is being called Ag-1, and farmers have great difficulty understanding this terminology. Washnock said stormwater is an issue. He said rights and county code are in question. Washnock asked the Board to table this item until the other (2) Board members are able to be present to vote on this item.

Salter said several years ago Cato set out on a mission to create a Rural Development Plan. He said the challenge was to find the "line" to start. Salter said he found out from those who own large tracts of land that as long as you choose to actively use that land the way it is used now, you want preserve it; no one wants government telling them that they can not sell their land for profit in the future. He said farmers want to be able to farm their land without having anyone interfere with their farming operations. Salter said when a farmer gets ready to sell his land, the farmer wants to be able to divide up the property for maximum profit. Salter said the Ten Mile Road area will be developed. He said the Board's responsibility is to make sure the area is developed with the proper infrastructure. Salter said it is not realistic to think everyone can afford to purchase 15 acre tracts. He said there is very little farm land left in the Ten Mile Road area. Salter said he supports this request.

Washnock said there is a spring head potentially involved in this rezoning. He said there are also virgin wetlands in this vicinity. Washnock said he is concerned that should there be harvesting of trees and not a replanting that approximately 15 acres would be removed from the farming opportunity. He asked the Board to consider that there are two commissioners absent.

Alan Miller, engineer for the applicant, said he would like to see a hold harmless agreement with the County to allow the applicant to move forward. He said the language the applicant objects to is "a future property owner can petition the county for specific revisions." Miller said the applicant would like to get a blanket hold harmless agreement now and then immediately start working with the County. He said specific calculations and designs can then be defined. Miller said the applicant wants to work with current property owners not future property owners. Whitfield said he felt everyone is "hung up" on terminology. He asked if the agreement can be called a "blanket drainage easement" until such time specific drainage easements can be put in place. Whitfield asked Miller if this is acceptable. Miller said yes.

Salter moved approval without objection of Rezoning 2011-R-009 with the following conditions:

1. Applicant must make an up-front payment to the County for cost of materials to pave approximately 1.65 miles of Ten Mile Road. If cost overruns are encountered, the applicant will be expected to compensate the County after completion of paving.

2. There will be no parcel division prior to the applicant paying the County their share for paving Ten Mile Road.

3. Applicant will deed a 30 foot strip of property from the current centerline of Ten Mile Road and Wallace Lake Road to the County for right of way as their proportionate share of a 60 foot wide deeded right of way along those roadways. Where lots have been surveyed out along Wallace Lake Road, which provides for a 50 foot right of way, deed 5 foot wide drainage easements to the County along both sides of the road to provide the "equivalent" of a 60 foot right of way.

4. Applicant to provide a blanket drainage easement(s) along their side of Ten Mile Road to accommodate the runoff from the proposed paved roadway until such time specific drainage easements can be worked out between the County and the applicant.

5. No mobile homes will be permitted.

DECLARATION

Pursuant to Santa Rosa County Land Development Code Section 2.08.00 Southern Acres, LLC., Jeff Miller and Vicki Miller (Grantors) do hereby file this Declaration:

1. William Lewis has applied for a rezoning of the property described in Exhibit A attached hereto from AG-2 to AG.
2. The above referenced parcel is bisected into two sub-parcels by Ten Mile Road. In recognition of the possible traffic impacts of such change in zoning, Grantors agree to impose the following restriction on the future subdivision of said parcel. Neither sub-parcel shall be subdivided unless such subdivided parcel possesses and maintains frontage on a paved county road or is included in a recorded subdivision plat approved by Santa Rosa County. Said frontage shall be as required by the Santa Rosa County Land Development Code.
3. This restriction is for the benefit of and Santa Rosa County and may be enforced by Santa Rosa County. This restriction shall run with the land and shall be binding on all assignees.

IN WITNESS WHEREOF, We have hereunto set our hands and seals on this 9th day of June, 2010.

Signed, sealed and delivered
in the presence of:

Wes Fleming
Name: Wes Fleming

Shawn Fleming
Name: Shawn Fleming

By: William Lewis
William Lewis, as Managing Member
for Southern Acres, LLC

EXHIBIT
A

STATE OF FLORIDA
COUNTY OF SANTA ROSA

BEFORE ME, personally appeared, William Lewis, as Managing Member for Southern Acres, LLC., Grantor, who is personally known to me or had produced _____ as identification and did (not) take an oath, and who executed the foregoing instrument, and acknowledged before me that the same was executed for the purposes therein expressed.

WITNESS my hand and official seal on this 9th day of June, 2010.

SHARON C. FLEMING
MY COMMISSION # DD 858931
EXPIRES: March 5, 2013
Bonded Thru Budget Notary Services

Sharon C Fleming
Notary Public
My Commission Expires: _____
Commission No.: _____ DRIVERS LICENSE AND DID NOT TAKE AN OATH

STATE OF Santa Rosa, Florida
COUNTY OF _____

BEFORE ME, personally appeared, Jeff Miller, as Grantor, who is personally known to me or had produced _____ as identification and did (not) take an oath, and who executed the foregoing instrument, and acknowledged before me that the same was executed for the purposes therein expressed.

WITNESS my hand and official seal on this 15th day of June, 2010.

SHERRY J. MULLINS
MY COMMISSION # DD 778722
EXPIRES: August 14, 2012
Bonded Thru Budget Notary Services

Sherry J Mullins
Notary Public
My Commission Expires: 8/14/2012
Commission No.: DD 778722

STATE OF Florida
COUNTY OF Santa Rosa

BEFORE ME, personally appeared, Vicki Miller, as Grantor, who is personally known to me or had produced _____ as identification and did (not) take an oath, and who executed the foregoing instrument, and acknowledged before me that the same was executed for the purposes therein expressed.

WITNESS my hand and official seal on this 15th day of June, 2010.

SHERRY J. MULLINS
MY COMMISSION # DD 778722
EXPIRES: August 14, 2012
Bonded Thru Budget Notary Services

Sherry J Mullins
Notary Public
My Commission Expires: 8/14/2012
Commission No.: DD 778722

Eric Hannel

Name: ERIC HANNEL

Jeffrey B. Miller

Jefferson B. Miller

Eric Hannel Sharon Santurri

Name: ERIC HANNEL Sharon Santurri

Eric Hannel Sharon Santurri

Vicki G. Miller

Vicki G. Miller

Name: ERIC HANNEL

Sharon Santurri

Name: Sharon Santurri

ADDITIONAL INFORMATION FROM APPLICANT

2015-R-014

Declaration of Restrictive Covenants

State of Florida
County of Santa Rosa

Whereas, the undersigned is the owner "owner" of a parcel of land "land" further described as:

Exhibit A

This parcel of land consisting of 78 acres more or less, located in Santa Rosa County, Florida.

Whereas, it is the desire of the owner to impose the following covenants on any parcel subdivided from the land. These subdivided parcels will hereinafter be referred to as "Lots".

Now, therefore, the covenants set forth herein do hereby encumber the property described herein as follows:

1) Any residential structure built on any lot must be constructed on site and must be at least 2000 square feet under roof.

2) No mobile or modular homes allowed.

3) No structure of a temporary nature may be used as a permanent residence. No building that is unfinished on the exterior shall be occupied as a residence.

4) Any construction commenced upon a lot shall be pursued diligently, and such construction must be completed within 24 months. All construction sites must be maintained in a neat and orderly fashion.

5) All dwellings, yards, driveways, and landscaping must be maintained at all times in an aesthetically pleasing manner.

6) Noxious or intrusive activities shall not be carried out upon any lot nor shall any activity be done thereon which would constitute a public nuisance.

7) "Lots" as they are referred to in these covenants consist of any parcel subdivided from the land, and/or any lot formed from subsequent subdivision of a lot. No lot shall be subdivided to form a lot smaller than ½ of it's original size, and/or less than 3 acres.

8) Parcels with boundaries shared with the property to the north and east must maintain a greenbelt consisting of the existing trees of at least 15 feet. This is intended to minimize the exposure to the agricultural practices associated with farming the property.

General Provisions

Duration- The covenants shall run with and bind the land subject hereto, and shall inure to the benefit of and be enforceable by the Owner(s) of any land subject to these covenants, their respective legal representatives, heirs, successors and assigns, for an initial term of thirty (30) years from the date hereof. During this initial term, the covenants may be amended or terminated only if signed by the owners of at least 2/3 of the lots. Upon expiration of said initial term, the covenants and the enforcement rights relative thereto shall be automatically extended for a second term of thirty (30) years. During such thirty year extension period, the covenants may be changed or terminated only by an instrument signed by the owners of at least a majority of the lots.

Enforcement- Any owner shall have the right to enforce the provisions set forth in these covenants. Enforcement shall be by action of law or in equity against any persons violating or attempting violate any of these provisions either to restrain the violation thereof or to recover damages from such violations. The party bringing such action or suit shall be entitled to recover, in addition to costs and disbursements allowed by law, and in the event that he is the prevailing party, such sums and the court may adjust to be reasonable for the services of his attorney. Any award of attorney fees and costs to the prevailing party shall be a lien against the lot(s) owned by such losing party.

Interpretation- If these covenants or any word, clause, sentence, paragraph, or other part thereof shall be susceptible to more than one or conflicting interpretations, then the interpretation which is most nearly in accordance with the general purposes and objectives of these covenants shall govern.

Omissions- If any punctuation, word, clause, sentence, or provision necessary to give meaning, validity, or effect to any other word, clause, sentence, or provision appearing in these covenants shall be omitted here from, then it is hereby declared that such omission was unintentional and that the omitted punctuation, word, clause, sentence or provisions shall be supplied by inference.

Notice- Any notice required to be sent to any owner under the provisions of these covenants shall be deemed to have been properly sent when mailed postage prepaid to the last known address of the person who appears as record owner of a lot at the time of such mailing.

Separability- Invalidation of any one or more of the covenants or any of the provisions contained in these covenants or any part thereof, shall in no manner affect any of the other covenants, restrictions, conditions or provisions hereof, which shall remain in full force and effect.

EXECUTED this the 30th day of June, 2015.

Terra Firma Land Co, LLC., a Florida Limited Liability Company

_____

By: Chad Stuart, Managing Member

Signed in the Presence of the following (2) witnesses:

Witness Signature	Witness Signature
Witness Print Name	Witness Print Name

State of Florida
County of Santa Rosa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 6/30/15, by Chad Stuart as Managing Member, on behalf of Terra Firma Land Co, LLC., a limited liability company existing under the laws of the State of Florida, who is personally known to me.

SEAL

NOTARY PUBLIC
PRINTED NAME _____
MY COMMISSION EXPIRES:

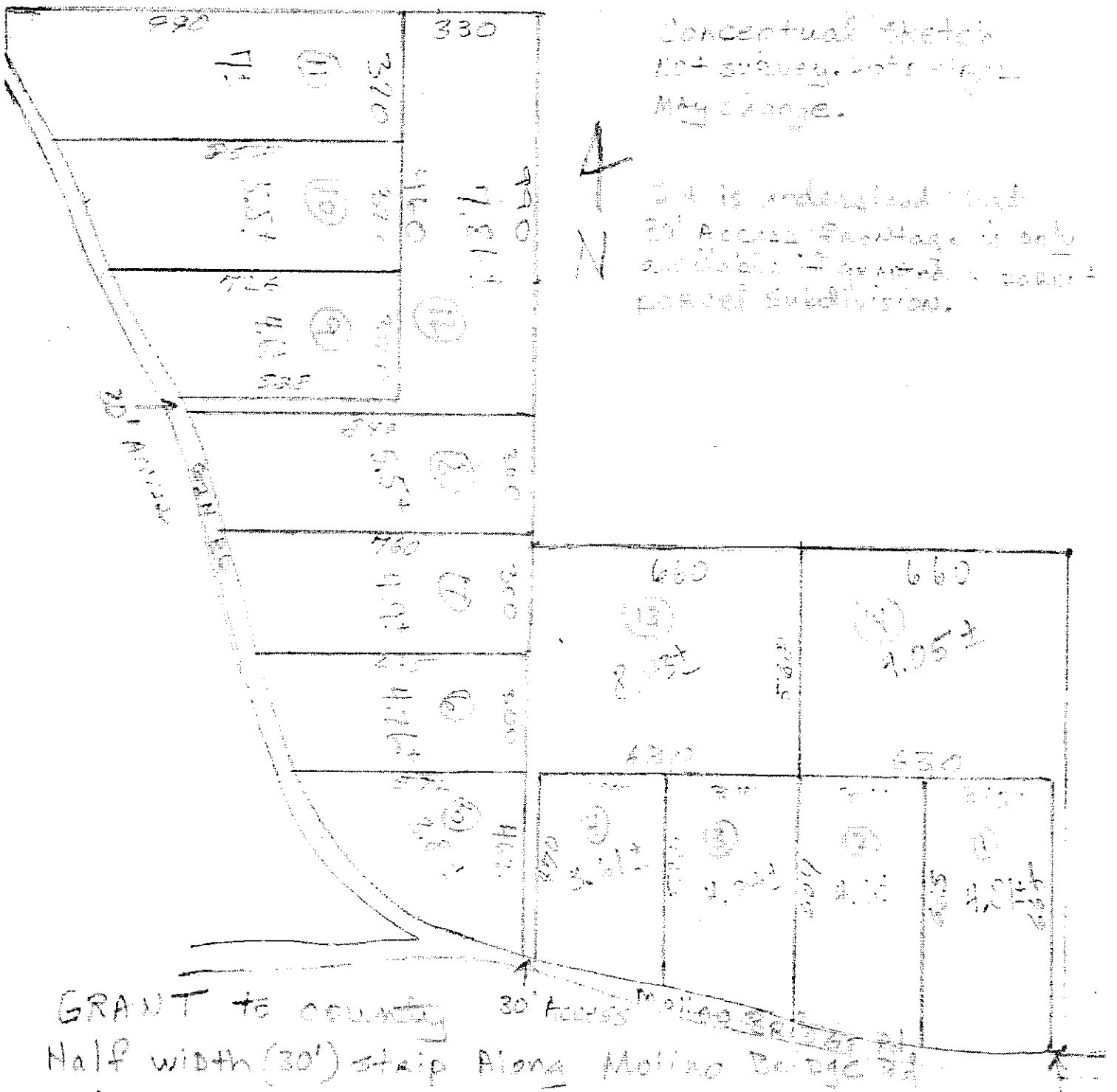
EXHIBIT "A"

Legal Description

All that certain land situate in Santa Rosa County, Florida, to-wit:

The Northwest ¼ of the Southeast ¼ and North ½ of the Southwest ¼ and the Southeast ¼ of the Northwest ¼; all lying North of Molino Bridge Road and East of Gin Road in Section 40, Township 3 North, Range 30 West.

40-3N-7E-[illegible]-00203-000[illegible]



Conceptual sketch
Not surveyed, not legal
May change.

N

Lot is undeveloped land
30' Access Easement is only
available to general public
[illegible] subdivision.

GRANT to county
Half width (30') strip along Molino Bridge Rd
and GIN Rd for utility and future use.
GRANT Easements for Drainage and Run off
through existing culverts along Rd right of way.
Per conversation 4/28/15 with Public Works.

ADDITIONAL INFORMATION FROM APPLICANT

2015-R-014

Declaration of Restrictive Covenants

State of Florida
County of Santa Rosa

Whereas, the undersigned is the owner "owner" of a parcel of land "land" further described as;

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5) All dwellings, yards, driveways, and landscaping must be maintained at all times in an aesthetically pleasing manner.

6) Noxious or intrusive activities shall not be carried out upon any lot nor shall any activity be done thereon which would constitute a public nuisance.

7) "Lots" as they are referred to in these covenants consist of any parcel subdivided from the land, and/or any lot formed from subsequent subdivision of a lot. No lot shall be subdivided to form a lot smaller than ½ of it's original size, and/or less than 3 acres.

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EXECUTED this the 30th day of June, 2015.

Terra Firma Land Co, LLC., a Florida Limited Liability Company

_____

By: Chad Stuart, Managing Member

Signed in the Presence of the following (2) witnesses:

Witness Signature	Witness Signature
Witness Print Name	Witness Print Name

State of Florida
County of Santa Rosa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 6/30/15, by Chad Stuart as Managing Member, on behalf of Terra Firma Land Co, LLC., a limited liability company existing under the laws of the State of Florida, who is personally known to me.

SEAL

NOTARY PUBLIC
PRINTED NAME _____
MY COMMISSION EXPIRES:

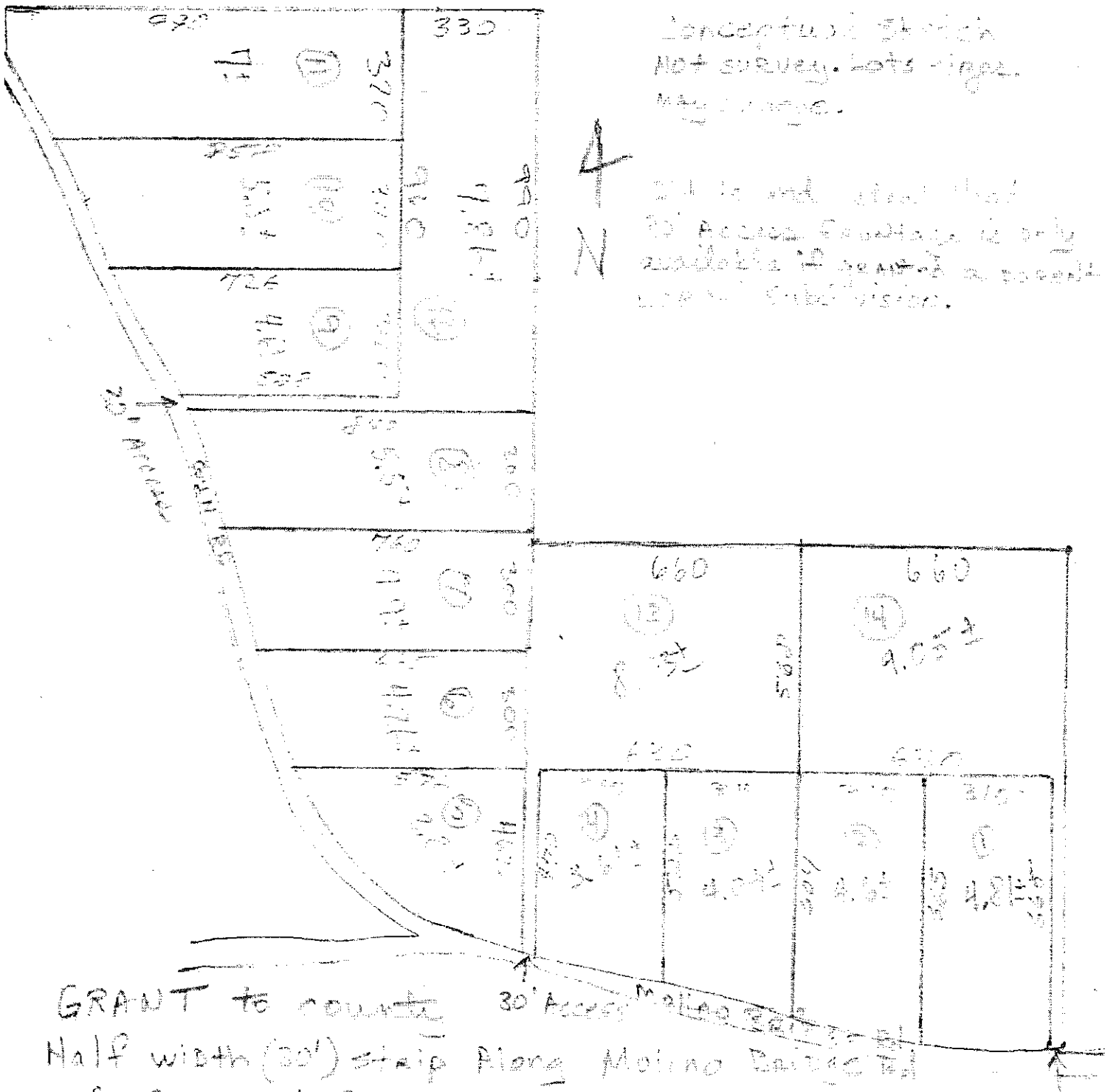
EXHIBIT "A"

Legal Description

All that certain land situate in Santa Rosa County, Florida, to-wit:

The Northwest ¼ of the Southeast ¼ and North ½ of the Southwest ¼ and the Southeast ¼ of the Northwest ¼; all lying North of Molino Bridge Road and East of Gin Road in Section 40, Township 3 North, Range 30 West.

40-31-20-[illegible]-33203-0000



Concept only. Sketch Not survey. Lots sizes may change.

N

Still in and about that 30' Access Easement is only available if permit is granted by Subdivision.

GRANT to county Half width (30') strip along Molino Bayou Rd and GIN Rd for utility and future use.

GRANT Easements for Drainage and Runoff through existing Turnouts along Rd right of way.

Per Conversation 4/28/15 with Public Works.

CITIZENS COMMENTS 2015-R-014

June 7, 2015

Ms. Darliene Stanhope, Planner III
Santa Rosa County Development Services
darlienes@santarosa.fl.gov

Andrew Flock
3867 Fielding Court
Pace, FL 32571
Aflock52@gmail.com
(850) 712-2245
Property -2499 Molino Bridge Road

Re: Rezoning Application 2015-R-014 for Springwood Timberlands

Dear Ms. Stanhope,

This letter is to present a written suggestion for consideration of the Planning Board and the Board of County Commissioners as a whole in preparation for a vote on the matter of changing zoning of the parcel referenced in the Application 2015-R-014. I would like to reserve an option to speak on this issue at the June 25th meeting of the Board of County Commissioners.

My wife, Virginia Faith Flock, and I are the owners of two of the nearest parcels to this action and are in the process of building a home and small farm on a parcel of 48+/- Acres. This is our future homestead property; the parcel number is 022N30000000200000 (see map attached). The other parcel that we have ownership in is 33+/- acres and adjoins it to the west, owned by Buffalo Mill Creek Timber, LLC. This parcel contains approximately 12 acres of wetlands that contain some of the springs that are the origins of Buffalo Mill Creek.

Last year in the process of purchasing this 80 acre property we met with Jennifer Tilden of the County Development Services Staff and we were made aware of a sub-dividing restriction adjacent to our property that arose from a negotiation with another developer in 2010 that successfully changed nearby acreage from AG2 to AG with a promise to complete the paving of a vital connecting road (10-Mile Road). As of the date of this letter that needed infrastructure improvement has not been done. While this parcel does not adjoin this road, there is another active rezoning request (2015-R-012) that is asking for similar upzoning and we feel that the County Commission should take a hard look at this area before approving either request.

In the past few weeks I have had discussions with county staff in planning and in public works. We discussed the 1986 survey and zoning laws that allow a person to subdivide without infrastructure improvement on any "County Recognized Road". In my opinion further high density development along the roads served by 10-Mile Road, Molino Bridge Road, and Gin Road would be ill-advised unless all roads in and out are brought to a proper medium duty traffic standard. It will be essential to investigate emergency services, water services, environmental effects on the wetlands, and school capacity. I also feel that the Commission should investigate the volume of undeveloped buildable AG zoned property north of Berry Hill Road and west of Pond Creek (to show capacity and need).

In my discussion with Public Works, I noted that 10-Mile Road, as the route in/out to Chumuckla Hwy floods in periods of heavy rain. Additionally, since there are no shoulders against existing farmer's fields and fences, often you must move off the narrow road to allow a large truck/school bus to pass. I was told that the problem was known and that with the rural density currently supported by that road, it was not cost effective to correct. I was also told that the original update to that road (paving) was done, as many rural routes were in the past, with no specific engineering. It was improved by simply paving an existing dirt road serving the farms and timber land nearby, hence the lack of a drainage plan and narrow width.

So, it seems to me that the 1986 Zoning Plan that set aside a less dense guideline of 1 home per 15 acres (AG2) was appropriate for infrastructure in the area west of 10-Mile Road. It is my opinion that density of 1 home per 1 acre that AG zoning would allow should be reserved for areas that are closer to the urban centers. Although I have been told that this request is suggesting restriction of 3 acre lots max, frankly I feel the infrastructure of the existing roads and services could not support either 3 or 1 acre density.

My family is relocating from living in urban Escambia County for over 15 years. We selected this part of Santa Rosa County for the rural beauty, the close proximity to nature and the quality of the schools and services that exist. **My point of emphasis here is: well thought out zoning and land use planning for the next 100 years will be crucial to maintain the balance of modern conveniences and keeping the tradition of a rural/agriculture rooted Chumuckla Community.**

To be clear, I am not opposed to the development of the land nearby my property. I am very concerned that it be done in a well-planned and thoughtfully controlled way and as to not negatively affect the lives of the current residents, and the lifetime of investment that they have in their rural homesteads.

My suggestions for the discussion of this matter are as follows:

1. If further development is proposed, a maximum average density of <u>1 homestead per 5 acres should be amended into the zoning of this area; if in close proximity to the main connectors, otherwise the existing 15-acre homestead rules should remain.</u> All dwellings on those homesteads should be designated as "site-built homes" with a reasonable square footage to match the average dwelling size in the immediate community.

2. No zoning changes should be officially enacted until all of the connecting roads to access this area (from both directions) are fully complete to a medium duty quality. (10-Mile Road -100% complete, width and drainage problems corrected)....if any proposed developing touches Molino Bridge Road, or Gin Road it should also be incorporated, as 10-Mile is the service road. I am suggesting that that the precedence set from 2010-R-05 should be continued, ensuring all roads servicing AG upzoned acreage should be paved to county standards at developer expense.

3. Additionally, to support higher density development, the water infrastructure should be addressed for public safety/firefighting reasons. Developers should bear that cost. Since no public sewer is available in that region, areas that have been noted for poor septic performance should be explicitly restricted to higher density than normal AG (1 per 1) to protect the ground water.

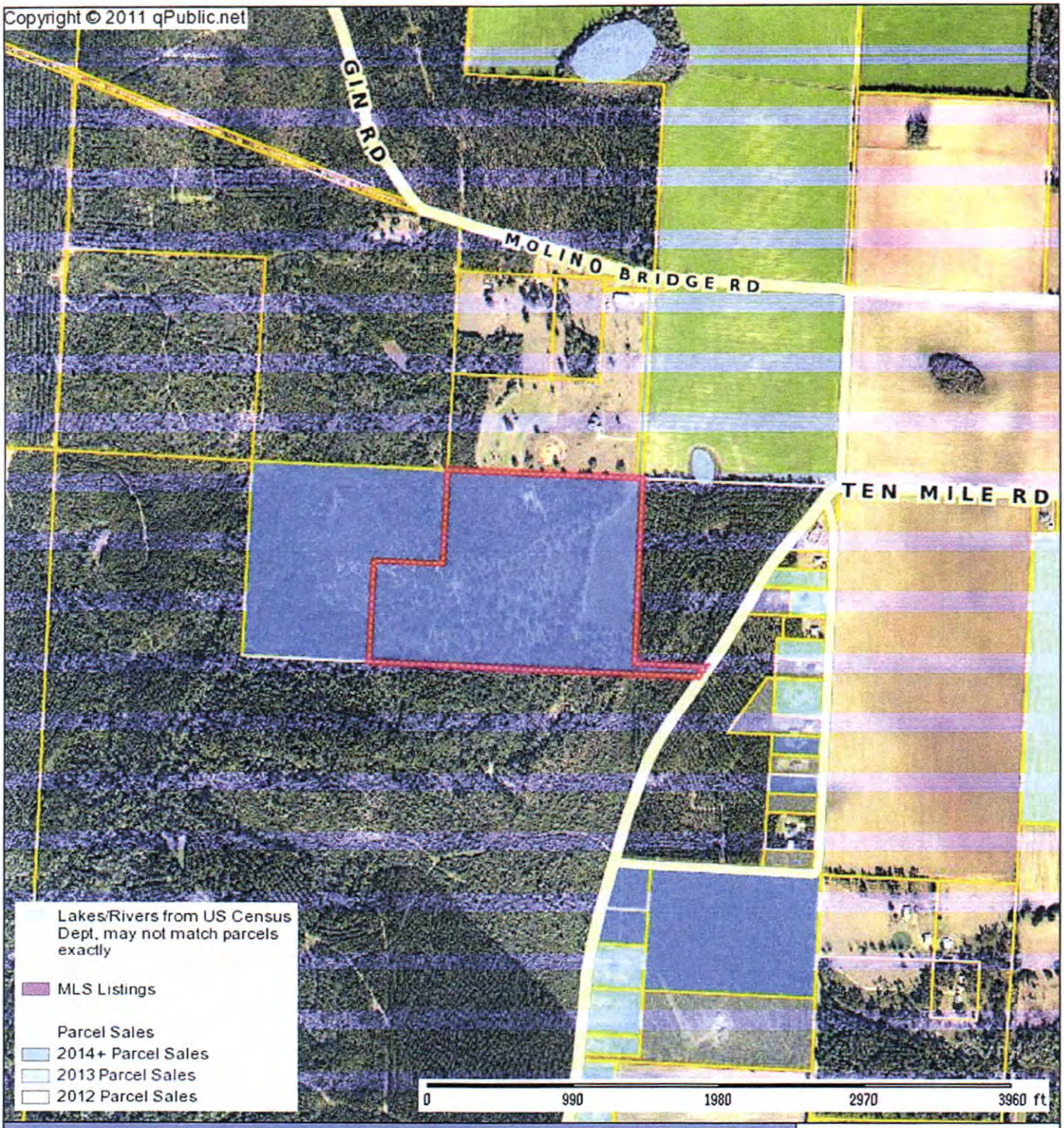
4. In any concession agreement in this matter, a reasonable time limit should be given for completion of improvements. If agreed infrastructure improvements are not made by the requesting parties, the application should expire. (Of course holding up any subdivision requests until all work is complete and funded.) An expiration of a request like this would prevent a similar inaction as seen with the previous mentioned 10-Mile Road issue (Application 2010-R-05).

Thank you for considering the suggestions that I have outlined. If you have any questions or concerns with my letter please contact me at any time.

Sincerely,

Andrew Flock

Cc: Tony Washnock, dwashnock@bellsouth.net
Kelly Schwarz, tschwarz@bellsouth.net
Jake Ziglioli, Buffalo Mill Creek Timber LLC; jake@pms.gccoxmail.com
Chad Cooper, cooperstaxidermy@bellsouth.net



Santarosa County Appraiser

Parcel: 02-2N-30-0000-00200-0000 Acres: 48.03

Name:	FLOCK ANDREW R & VIRGINIA F	Land Value:	3,635
Site:		Building Value:	24,445
Sale:	$246,500 on 2014-01 Reason=V Qual=Q	Misc Value:	0
Mail:	3867 FIELDING CT PACE, FL 32571	Just Value:	185,116
		Assessed Value	34,014
		Exempt Value	0
		Taxable Value	34,014

Santa Rosa County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. All data is subject to change before the next certified taxroll. Greg Brown Santa Rosa County Property Appraiser
Date printed: 05/08/15 : 00:47:57

Darliene Stanhope

From: Flock, Andrew R <Andrew.R.Flock@morganstanley.com>
Sent: Tuesday, June 09, 2015 2:02 PM
To: Darliene Stanhope; 'Andy Flock'
Cc: dwashnock@bellsouth.net; tschwarz@bellsouth.net; cooperstaxidermy@bellsouth.net; jake ziglioli
Subject: RE: Letter on 2015-R-014

Darliene,

Please place this reply in the correspondence with my letter, which is my reaction to the supporting documents. I do appreciate the copy of the developers proposed restrictive covenants and lot plan.

My comments are as follows;

1. With a restriction on ½ size and or 3 acre minimum, the 14 proposed home-sites could become 18 with divisions of the parcels over 6 acres on his drawing. So the roads (Molino Bridge Rd/Gin Road) which currently serves 3 homesteads and 1 business (and 5 AG2 lots as currently zoned) would possibly service an additional 21 homesteads and the 1 business (assuming no further development to the West or North. (a 244% increase, not including the construction periods). I did not see any mention of his intention to improve the connecting portion of Gin Road.

2. The covenants seem to be intentionally set to expire, and are amendable with a 2/3 vote of the owners. Initially the developer will own 100% of the lots and until he sells 5 of them as depicted he would have the 2/3 majority. If this project(with zoning change) is approved the county should reserve the right to approve or disapprove any density change.

3. I would point out my suggestion provided in my original letter to develop a regional "density plan", That suggestion is to keep the density at a maximum of 1 home /per 5acres in this transition area bordering Agriculture and Timberland (which is AG2).

4. I was pleased to see the home size and type restriction.

Thank you for your assistance and for the Board's consideration.

Andrew R. Flock
Financial Advisor
Vice President
Financial Planning Specialist
NMLS# 1273096

Morgan Stanley Wealth Management

office phone 850-470-8006
fax phone 850-470-8030
toll free 800-874-9968
email andrew.r.flock@morganstanley.com

To see recent investment reports and for a quick link to access your account:

Logon to my WEBSITE: www.morganstanleyfa.com/flock

Sharpen your financial focus. Simplify your financial life. Learn more – watch the three minute OneView Video.

Linked Connect with me on LinkedIn

From: Darliene Stanhope [mailto:DarleneS@santarosa.fl.gov]
Sent: Tuesday, June 09, 2015 9:03 AM
To: 'Andy Flock'
Cc: dwashnock@bellsouth.net; tschwarz@bellsouth.net; cooperstaxidermy@bellsouth.net; jake ziglioli; Flock, Andrew R (Wealth Mgmt MS)
Subject: RE: Letter on 2015-R-014

I have attached a copy of the proposed restrictions that the developer is proposing to put on the property if it is rezoned.

Darliene Stanhope
Planner III
Santa Rosa County Development Services
6051 Old Bagdad Hwy. Suite 202
Milton, FL 32583

850-981-7065

Tell us how we are doing.

http://www.santarosa.fl.gov/customerservice/survey.html

From: Andy Flock [mailto:aflock52@gmail.com]
Sent: Sunday, June 07, 2015 11:59 PM
To: Darliene Stanhope
Cc: dwashnock@bellsouth.net; tschwarz@bellsouth.net; cooperstaxidermy@bellsouth.net; jake ziglioli; Flock, Andrew R
Subject: Letter on 2015-R-014

Darliene,

Please forward this letter to the Planning Board and the County Commissioners. This is my personal comment on the 2015-R-014 application. I would appreciate copies of any public record supporting documents when they are available.

Thank you!

Andrew Flock

cc: Tony Washnock, Kelly Schwarz, Chad Cooper, Jake Ziglioli

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.

Important Notice to Recipients:

Please do not use e-mail to request, authorize or effect the purchase or sale of any security or commodity. Unfortunately, we cannot execute such instructions provided in e-mail. Thank you.

The sender of this e-mail is an employee of Morgan Stanley Smith Barney LLC ("Morgan Stanley"). If you have received this communication in error, please destroy all electronic and paper copies and notify the sender immediately. Erroneous transmission is not intended to waive confidentiality or privilege. Morgan Stanley reserves the right, to the extent permitted under applicable law, to monitor electronic communications. This message is subject to terms available at the following link: http://www.morganstanley.com/disclaimers/mssbemail.html. If you cannot access this link, please notify us by reply message and we will send the contents to you. By messaging with Morgan Stanley you consent to the foregoing.

COMMENTS RECEIVED FROM THE APPLICANT AFTER THE ZONING BOARD MEETING

Darliene Stanhope

From: chad stuart <ncsflyboy@yahoo.com>
Sent: Monday, June 15, 2015 1:01 PM
To: Darliene Stanhope
Subject: Conditions/Amendments Molino Bridge Rd
Attachments: Scan0196.pdf; Scan0197.pdf

Follow Up Flag: Follow Up
Due By: Monday, June 15, 2015 2:01 PM
Flag Status: Flagged

Hello Darliene,

In light of the discussion and concerns that were brought to my attention at the Board of Adjustments meeting, I would like to submit an amended site plan and amended list of covenants and restrictions along with an additional condition to amend my application for rezoning. I would like to amend my application for rezoning to include only the portion of the property that fronts Molino Bridge Road more accurately described as; that portion of the northwest 1/4 of the southeast 1/4 and the north 1/2 of the southwest 1/4 of section 40, township 3 north, range 30 west all lying north of Molino Bridge Rd and east of Gin Rd. This condition withdraws the north 30 acres of land, accessable only by the unpaved Gin Rd, from further discussion. The balance of the property fronts the paved Molino Bridge Rd. The new site plan does not incorporate the parent parcel subdivision provision of the developement code, and as such removes the "flag shaped lots" that concerned at least one member of the BOA.

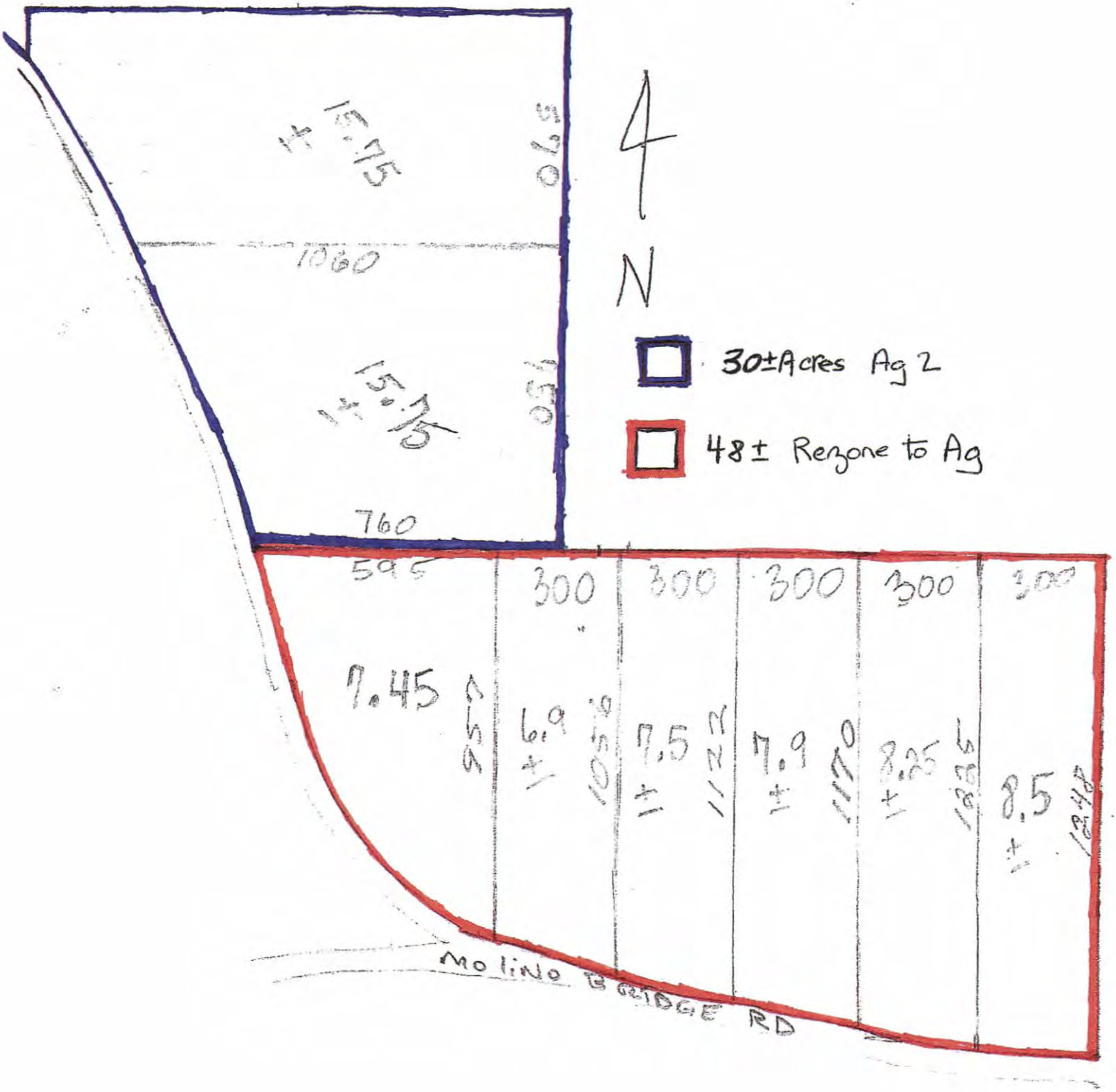
I believe that the changes that I have made address the concerns of the BOA and the surrounding property owners. I have attached the amended site plan and a copy of the covenants and restrictions with amended section 7. Please submit these conditions to the county commissioners, and forward to any and all parties you are communicating with reguarding this matter.

Thank you,

Chad Stuart

40 - 3N - 30 - 0000 - 00203 - 0000

Amended Site Plan



Declaration of Restrictive Covenants

State of Florida
County of Santa Rosa

Whereas, the undersigned is the owner "owner" of a parcel of land "land" further described as;

Exhibit A

This parcel of land consisting of 78 acres more or less, located in Santa Rosa County, Florida.

Whereas, it is the desire of the owner to impose the following covenants on any parcel subdivided from the land. These subdivided parcels will hereinafter be referred to as "Lots".

Now, therefore, the covenants set forth herein do hereby encumber the property described herein as follows:

1) Any residential structure built on any lot must be constructed on site and must be at least 2000 square feet under roof.

2) No mobile or modular homes allowed.

3) No structure of a temporary nature may be used as a permanent residence. No building that is unfinished on the exterior shall be occupied as a residence.

4) Any construction commenced upon a lot shall be pursued diligently, and such construction must be completed within 24 months. All construction sites must be maintained in a neat and orderly fashion.

5) All dwellings, yards, driveways, and landscaping must be maintained at all times in an aesthetically pleasing manner.

6) Noxious or intrusive activities shall not be carried out upon any lot nor shall any activity be done thereon which would constitute a public nuisance.

7) "Lots" as they are referred to in these covenants consist of any parcel subdivided from the land and/or additional parcels subdivided from a lot or combination of lots. No lot or combination of lots shall be subdivided to create a parcel of less than five acres.

8) Parcels with boundaries shared with the property to the north and east must maintain a greenbelt consisting of the existing trees of at least 15 feet. This is intended to minimize the exposure to the agricultural practices associated with farming the property.

General Provisions

Duration- The covenants shall run with and bind the land subject hereto, and shall inure to the benefit of and be enforceable by the Owner(s) of any land subject to these covenants, their respective legal representatives, heirs, successors and assigns, for an initial term of thirty (30) years from the date hereof. During this initial term, the covenants may be amended or terminated only if signed by the owners of at least 2/3 of the lots. Upon expiration of said initial term, the covenants and the enforcement rights relative thereto shall be automatically extended for a second term of thirty (30) years. During such thirty year extension period, the covenants may be changed or terminated only by an instrument signed by the owners of at least a majority of the lots.

Enforcement- Any owner shall have the right to enforce the provisions set forth in these covenants. Enforcement shall be by action of law or in equity against any persons violating or attempting violate any of these provisions either to restrain the violation thereof or to recover damages from such violations. The party bringing such action or suit shall be entitled to recover, in addition to costs and disbursements allowed by law, and in the event that he is the prevailing party, such sums and the court may adjust to be reasonable for the services of his attorney. Any award of attorney fees and costs to the prevailing party shall be a lien against the lot(s) owned by such losing party.

Interpretation- If these covenants or any word, clause, sentence, paragraph, or other part thereof shall be susceptible to more than one or conflicting interpretations, then the interpretation which is most nearly in accordance with the general purposes and objectives of these covenants shall govern.

Omissions- If any punctuation, word, clause, sentence, or provision necessary to give meaning, validity, or effect to any other word, clause, sentence, or provision appearing in these covenants shall be omitted here from, then it is hereby declared that such omission was unintentional and that the omitted punctuation, word, clause, sentence or provisions shall be supplied by inference.

Notice- Any notice required to be sent to any owner under the provisions of these covenants shall be deemed to have been properly sent when mailed postage prepaid to the last known address of the person who appears as record owner of a lot at the time of such mailing.

Separability- Invalidation of any one or more of the covenants or any of the provisions contained in these covenants or any part thereof, shall in no manner affect any of the other covenants, restrictions, conditions or provisions hereof, which shall remain in full force and effect.

EXECUTED this the 30th day of June, 2015.

Terra Firma Land Co, LLC., a Florida Limited Liability Company

_____

By: Chad Stuart, Managing Member

Signed in the Presence of the following (2) witnesses:

_____	_____
Witness Signature	Witness Signature
_____	_____
Witness Print Name	Witness Print Name

State of Florida
County of Santa Rosa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 6/30/15, by Chad Stuart as Managing Member, on behalf of Terra Firma Land Co, LLC., a limited liability company existing under the laws of the State of Florida, who is personally known to me.

SEAL

_____
NOTARY PUBLIC
PRINTED NAME _____
MY COMMISSION EXPIRES:

EXHIBIT "A"

Legal Description

All that certain land situate in Santa Rosa County, Florida, to-wit:

The Northwest ¼ of the Southeast ¼ and North ½ of the Southwest ¼ and the Southeast ¼ of the Northwest ¼; all lying North of Molino Bridge Road and East of Gin Road in Section 40, Township 3 North, Range 30 West.

CITIZENS COMMENTS 2015-R-014 Prior to the BOCC meeting

Darliene Stanhope

From:	Flock, Andrew R <Andrew.R.Flock@morganstanley.com>
Sent:	Monday, June 22, 2015 1:48 PM
To:	Darliene Stanhope
Cc:	jake@pms.gccoxmail.com; dwashnock@bellsouth.net; j22ranch@gmail.com; tschwarz@bellsouth.net; aflock52@gmail.com
Subject:	Petition for consideration 2015-R-012 and 014
Attachments:	petition on 2015-R-012 AND 014.pdf

Ms. Stanhope,

I would appreciate you including this Petition in the documents to the Board for both applications. I drafted and circulated it to the immediate neighbors that are served by the north part of 10-Mile Road. I have 3 ½ pages of signatures. All of these folks are property owners that are served by the current infrastructure. I will present the original document to you on Thursday at the Commission meeting.

We as a group believe that both re-zoning applications are equally important in concern for planning and that when the first decision is made it will set a precedence for the second decision.

The Commissioners and Planning Board Members and Staff should note our concern that the area to the west of 10-Mile Road (after its turn south) and west of that boundary line carried north by Marion Way currently has no dense development (greater than 1 home per 15 acres).

In my discussion with this group of neighbors, they express the specific concern that they don't "want to see 10-Mile Road look like Wallace Lake Road". One acre homesites lined up on the road would not be in character with the current property use and natural beauty of that 3 mile stretch of road.

Hopefully this petition will substantiate that I am not the only resident with concerns!

Thank you for all of you assistance, and your service to the County!

Andrew Flock
3867 Fielding Ct. / 7807 Oak Paddock Trail

850-712-2245

Cc: Jake Ziglioli, D. Anthony Washnock, Scott Lacoste, Kelly Schwarz

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June 16, 2015

Petition To Support Special Land Use and Development Planning

Re: Santa Rosa County Rezoning Applications,
2015-R-012(~~2000+~~ 233 +/- ac.), 2014-R-014(78+ ac.)

Location: 10 Mile Road General Area, Chumuckla, FL. Santa Rosa County

We the undersigned wish to register our concerns to the above rezoning applications for the following reasons:

1) The two areas that are being considered are currently being used primarily for silviculture and are located at the farthest reaches of county supported infrastructure, west of any dense development.

2) The northern part of Ten-Mile Road that connects to Chumuckla Highway is a basic paved country road that is not in the best of repair and it has drainage problems and inadequate width issues. Molino Bridge Road, Gin Road, and Buffalo Mill Road have portions that are still unimproved dirt roads.

3) The proposed development would allow possible density of 1 home per acre as a change from a much less dense possibility of 1 home per 15 acres. We feel this increase in density would not be adequately supported by the current infrastructure.

4) Municipal water and sewer services are not available in the area, so we have concerns for the water table, drainage and fire-fighting capability if density is increased.

Whereas we are all residents of this immediate area, and that we use Ten-Mile Road as our primary access to the commercial services in Pace and Pensacola, we highlight these concerns and call for careful planning of this rural/agricultural transition area. We would like to see a special study completed to address issues of urban sprawl and population density planning before any rezoning is approved.

Signed: Virginia Flak

Name	Address
ANDREW & VIRGINIA FLAK	2499 Molino Br. Road, Pace FL (PROPERTY) residence: 3887 Fielding Ct, Pace
Mary Beth Washmock	2817 Ten Mile Rd. Pace, FL 32571

Mary Beth Washmock

Joseph K. Schwarz 2501 Molino Bridge Rd. Pace Fl.
Name Teresa J. Schwarz Address

Nyrie A. Riley 7810 SKYHAWK Rd. Pace FL
Name Address

David Hazfield 7805 Chumuckla Hwy Pace, Fl
Name Address

S. Scott Lacoste 2761 Ten Mile Rd Pace FL
Name Scott LaCoste Address

Harold L. Mayo Renate K Mayo 2705 Ten Mile Road
Name Harold L. MAYO RENATE K MAYO Address

Susan Cotton 7600 Dewey Jernigan Road
Name Susan Cotton Address

Charles Lambert 7697 Dewey Jernigan Rd
Name CHARLES LAMBERT. Address

Willis Duhon 7669 Dewey Jernigan RD.
Name Willis Duhon Cindy Duhon Address

Cindy Duhon 7669 Dewey Jernigan Rd.
Name Address

Beth Cooper Chad Cooper 2463 Molino Bridge Rd
Name Address

Chad & Beth Cooper

Name	Address
Amy Hargett	2402 TEN MILE ROAD
KEVIN HARGETT	2402 TEN MILE ROAD
Stacy TURMAN	7613 DEWEY JERNIGAN Rd.
[illegible]	7783 Dewey Jernigan Rd
Timmy L. Boyett, Jone K. Boyett	2855 Ten Mile Rd.
Karen Newman	2731 Ten Mile Rd
James T. Smith	2394 TEN MILE Rd
KAREN J. SMITH	2394 TEN MILE Rd.
Virginia Chance	7821 Oak Paddock Trail, Pace
JAKE Ziglioli	9523 YARROW CIR. For Buffalo Mill Creek Timber 2499 MOLINO Bridge Rd.

Name	Address
Terry [illegible]	7575 Dewey Jernigan rd Pace Fl 32571
Candace Clatton	7575 Dewey Jernigan Rd Pace, Fl 32571
Lela Anita Jernigan Caraway	6458 Chumuckla Hwy Pace, Fla. 32571

Name Address

Point of Contact for this Petition: Andrew Flock, 2499 Molino Bridge Rd., 850-712-2245

2463 Molino Bridge Rd
Pace, Fl 32571
cooperstaxidermy@bellsouth.net
(850) 994-2339

June 17, 2015
Ms. Darliene Stanhope, Planner III
Santa Rosa County Development Services
darlienes@santarosa.fl.gov

Dear Ms. Stanhope,

I, Chad Cooper am a second-generation owner of Cooper's Taxidermy Inc. This letter is to present a written suggestion for consideration of the Planning Board and the Board of County Commissioners as a whole in preparation for a vote on the matter of changing zoning of the parcel reference in the Application 2015-R-014. This Parcel connects to my Northern property line.

I grew up in Pea Ridge on Pace Lane. As I grew older I began to notice the heavy influx of people moving into our area. As you know Pea Ridge began to grow and then Walmart opened less than one mile from our home. This ultimately changed the dynamics of our entire neighborhood. This change brought on my desire to relocate.

In 2002 I started looking for 3-5 acres in the Chumuckla area. I eventually found a piece of property I loved but the only problem was it was zoned as Ag 2. I had to purchase at least 15 acres to be able to build a home on the property. I knew this would be a financial struggle but I chose to purchase the property. This purchase was not to resale. It was a lifetime commitment for me to go in such debt.

With this being said, I strongly oppose the request to rezone the surrounding property Ag 1. I understand that people have the right to buy, sell, property for development and I respect that. However, it is not fair to the existing landowners to come in and make a rule change to pad the pockets of a handful of people while changing the dynamics of our community. Again, I have no problem with the development. My issue is changing the zoning to allow 1-5 acre parcels to be developed. My request is to keep the zoning the same way it was for us. We made our financial commitment based on Ag 2 so we could enjoy living in a rural community.

It's very obvious that the Infrastructure is not adequate for such development. The drainage from the North has been a constant issue. I've had to personally pull out UPS, FedEx and a school bus from Molino Bridge Road. Who would fund this?

Sincerely,

Chad D. Cooper

CITIZENS COMMENTS

2015-R-014

Received After 7/9/15 Zoning Board Meeting

Darliene Stanhope

From: Flock, Andrew R <Andrew.R.Flock@morganstanley.com>
Sent: Friday, July 10, 2015 10:55 AM
To: Darliene Stanhope
Subject: FW: Photos on 10-mile to support 2015-R-012, 2015-R-014
Attachments: JUL 5 10MILE MEASURE.JPG; JUL5 10MILE MEASURE2.JPG

Since my email yesterday with 5 photos seemed to be too big for the county server. I have resent.

These are the two photos of measurements made on Molino Bridge Road looking backward toward the Marion Way corner. 19 feet 6 inches was the value. I also got the same measurement on 10-Mile near the airstrip.

Thank you!!

Andrew Flock

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DURAMAX