



**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
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RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

**2016-R-013
Rezoning Small Comp Plan Amendment**

Project Name:	N/A
Applicant and/or Property Owner:	Lonnie & Anne King & Mperical Land Development of Florida LLC
Representative:	Wiley C. "Buddy" Page
Existing Zoning:	AG-RR (Agriculture/Rural Residential)
Proposed Zoning:	HCD (Highway Commercial Development)
Existing FLU:	AG (Agriculture)
Proposed FLU:	COMM (Commercial)

Part I. General Information:

Project/Applicant:	Mperical Land Development, LLC and Lonnie & Anne Kings
Representative:	Buddy Page of Professional Growth Management Services, LLC
Location:	4700 block of Jerry Drive, Pace, FL
Parcel(s):	11-1N-29-0000-00900-0000, 11-1N-29-0000-01000-0000, 11-1N-29-0000-01001-0000, and 11-1N-29-0000-01100-0000
Existing Zone:	AG-RR (Agriculture/Rural Residential)
Proposed Zone:	HCD (Highway Commercial Development)
Existing FLU:	AG (Agriculture)
Proposed FLU:	COMM (Commercial)
Parcel Size:	8.782 (+/-) acres
District:	Commissioner District #1
Current Conditions:	Vacant

Existing Zoning Description: AG-RR (Rural Residential Agriculture District) allows detached single family residential structures and mobile homes. Accessory structures and 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.

Proposed Zoning Description: Highway Commercial Development (HCD) District allows for a wide range of uses appropriate and easily accessible to major transportation corridors.

Automobiles and other vehicular service establishments, motels and hotels, business and professional offices, general retail and eating and drinking establishments, primarily characterize the HCD District. Additionally, this district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use. Multiple family residential uses are allowed as a Conditional Use only upon determination by the Zoning Board of Adjustment.

Existing Future Land Use Description: AG (Agriculture District) allows detached single family residential structures, mobile homes, accessory structures, facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations.

Proposed Future Land Use Description: Comm (Commercial) District Permitted uses within this category include all uses that are commercial in nature as well as live/work uses and public and private utilities. The intensity of use within this category shall be further defined by limiting the maximum amount of impervious cover allowed to 85 percent. Also, the intensity of use shall be regulated by a floor area ratio of 1.07

Surrounding Zoning: The subject property has Highway Commercial to the south and west, and Single Family Residential to the north and east.

Surrounding Future Land Use: The parcel is surrounded by Mixed Residential to the north and east, Commercial to the south, and Restricted Industrial to the west.

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 impact of Jerry Drive, the approximate 25.57 daily vehicle trips produced by the current zoning would increase by an additional 122.13 daily vehicle trips. Jerry Drive is located near US Highway 90, which is currently rated at a Level of Service (LOS) “C” with an Average Daily Traffic (AADT) of 14,850. Rated at LOS Standard “D”, the maximum available capacity of 17,700 trips for Highway 90 thus indicates capacity is available for the proposed zoning. Specific traffic computations are provided as an appendix to this analysis.

(2) Potable Water:

Pace Water Systems, Inc.

A letter provided by Pace Water System, Inc., indicates that water is available. The proposed amendment is not expected to create capacity problems for Pace Water System.

(3) Sanitary Sewer:

A letter provided by Pace Water System, Inc., indicates that sanitary sewer is available via a 15” gravity sewer main on the north side of Highway 90 and via a 2” low pressure sewer main on Jerry Drive.

(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.

B. Compatibility:

The Land Development Code Articles and Comprehensive Plan Policies that apply with respect to the compatibility and/or suitability of the requested amendment are as follows:

Article 6.05.15.A states *“This district is designed to provide for a wide range of uses in appropriate and easily accessible locations adjacent to major transportation corridors and having access to a wide market area. This district is intended to be situated along selected segments of major thoroughfares in the vicinity of major intersections.”*

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.”

The surrounding property is AG-RR to the west, HCD to the south, and R1 to the north.

C. Suitability:

Policy 3.1.A.2 of the Comprehensive Plan states:

“the maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drainfield systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Santa Rosa County Soils Map, the Department of Health, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects.”

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

D. Urban Sprawl

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

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

The proposed development of the property would not result in a finding of urban sprawl under the proposed classification.

Part III. Data and Analysis: (Consistency with the Land Development Code)

Article 6.05.15.A states:

“This district is designed to provide for a wide range of uses in appropriate and easily accessible locations adjacent to major transportation corridors and having access to a wide market area. This district is intended to be situated along selected segments of major thoroughfares in the vicinity of major intersections. Automobiles and other vehicular service establishments, motels and hotels, business and professional offices, general retail and eating and drinking establishments, primarily characterize this district. This district should be situated in the vicinity of existing general commercial uses and should be buffered from residential areas. Additionally, this district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use. Bulk regulations and site plan criteria within the district are designed to maximize compatibility with lesser intense use of land and buildings in the district and provide for smooth transition in areas where activities of varying intensity exist. Similarly, it is intended that the site plan criteria assist in evaluating economic implications with a view toward generating a stable economy and efficient, timely and economical delivery of needed public facilities and services.”

The proposed development of the property abuts residential zone property to the north and east.

Pace Area Plan states:

“Goal 1: Ensure that new development occurring in the Pace Area contributes to and enhances the small town feel of the area.

Task 1: Promote compact, clustered commercial development by clarifying Highway Commercial District (HCD) locational requirements to include more specific guidance for the location of HCD zoning. For example, HCD zoning should be encouraged within ½ mile of the intersection of arterial and major collector roadways.”

The proposal is consistent with the Pace Area Plan. The proposed location is in close proximity to US Highway 90 and abuts HCD zoning to the south.

For the Agricultural estimation:

Single Family Detached Housing (210)

8.782 Acres x 1du's/acre = 8 possible units

ITE Average Rate: $9.57 \times 8 = 76.56$ Average Peak Hour Vehicle Trips

D Factor: $0.53 \times 76.56 = 40.58$ Peak Hour Direction Trips

Driveway %: $0.63 \times 40.58 = 25.57$ Peak Hour Peak Direction Trips

New Trip % = 100%; $25.57 \times 1.00 = 25.57$ New Peak Hour Peak Direction 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 Commercial estimation:

Specialty Retail Center (814)

The applicant provided information as to the type of development proposed. However, In case of rezonings it is more acceptable to present a worst case scenario analysis as development plans are not finalized and due to the overall permanence of the situation. Therefore, a possible building size was determined and applied as the independent variable in order to produce a more general trip generation rate. Building square footage is generally selected as the independent variable for commercial and industrial developments.

Given:

Land Size = 8.782 acres or 382,543.92 sq. ft.

Site Plan Requirements = 15% pervious cover required.

Parking Requirements = Equipment service: 1 space for every 250 sq. ft. of gross area (4 spaces/1,000 sq. ft.);

Parking/Driveway/Aisle Estimation = 325 sq. ft. per space

Wetland area = 0

Buildable area = building pad + parking lot

$y =$ sq. ft. gross floor area of building pad in thousands

$$382,543.92 \times .85 = 1,000y + (y \times 4 \times 325)$$

$$382,543.92 = 1,000y + 1300y$$

$$382,543.92 = 2,300y$$

$$y = 166.32$$

Building size = $166.32 \times 1,000$ square feet = 166320 square feet gross floor area.

ITE Average Rate: $2.71 \times 166.32 = 450.73$ Average Peak Hour Vehicle Trips

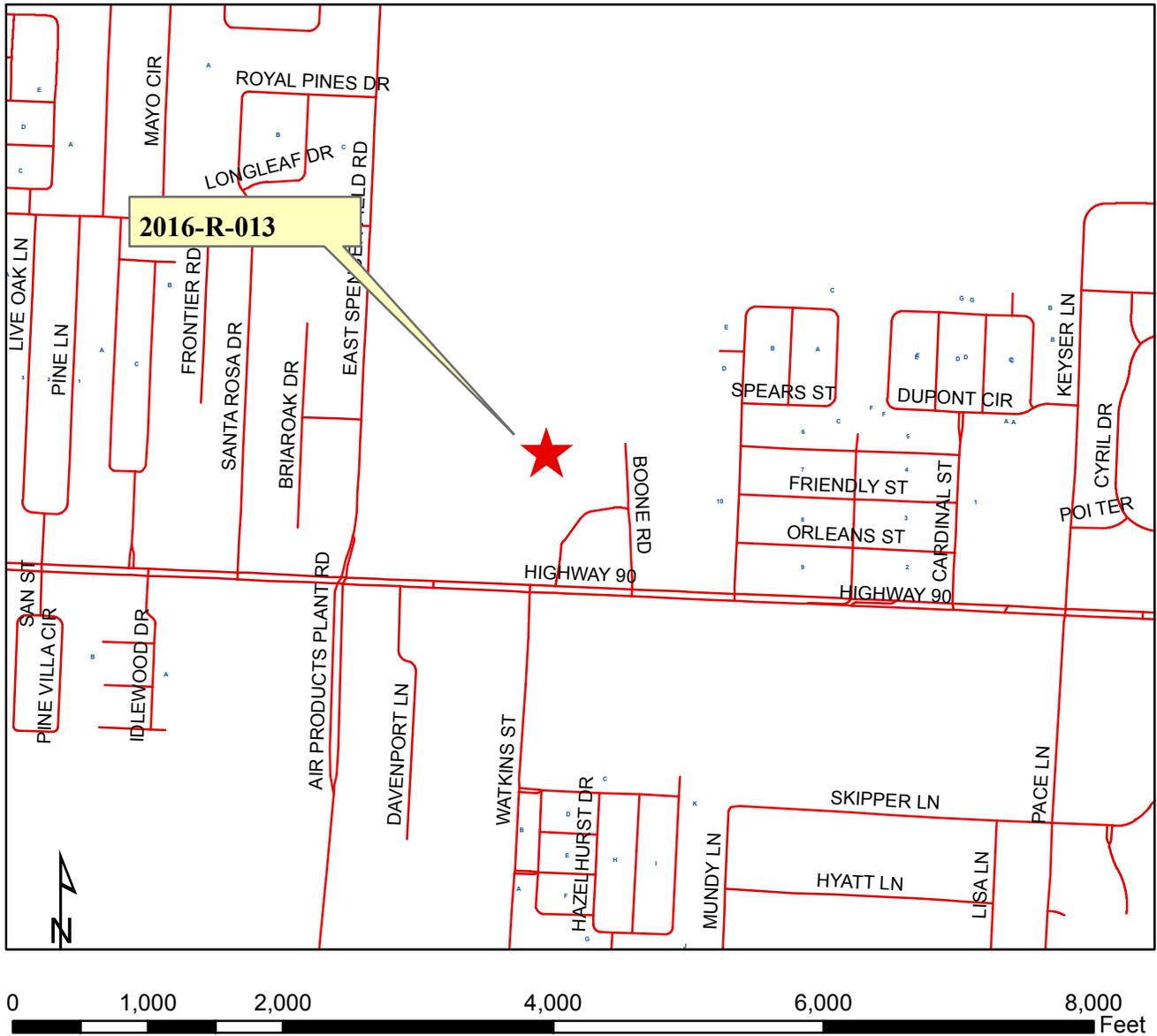
D-factor: $0.53 \times 450.73 = 238.89$ Peak Hour Peak Direction Trips

Driveway %: $0.56 \times 238.89 = 133.78$ Peak Hour Peak Direction Trips

New Trip % = 88%; $133.78 \times 0.88 = 122.13$ New Peak Hour Peak Direction Trips

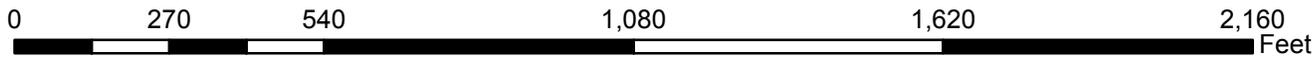
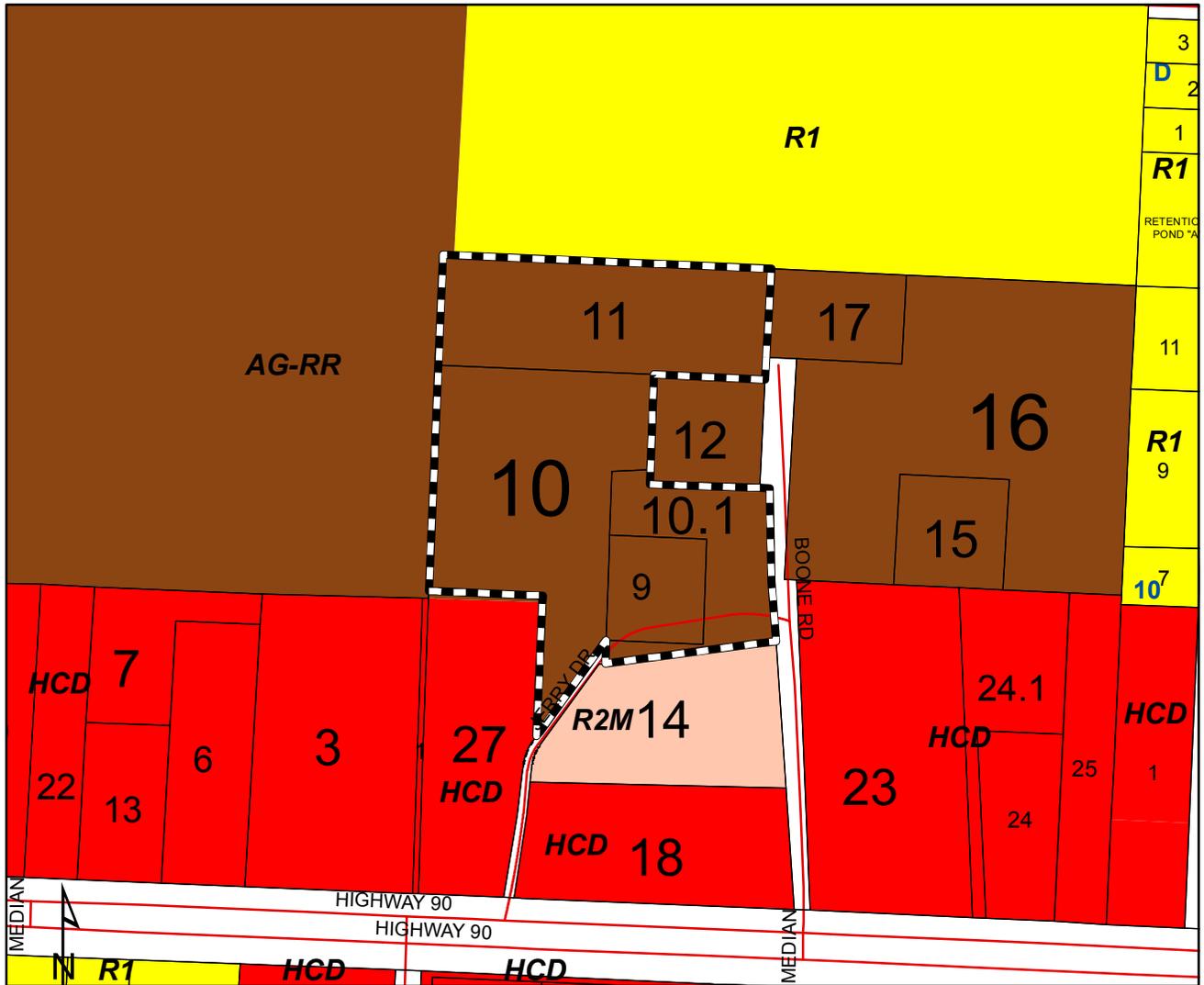
Selection of the ITE data plot (814) for specialty retail center was made because the applicant did not indicate the requested use for the rezoning. The independent variable (1,000 sq. ft. Gross Floor Area) was chosen for reasons described above and in accordance with professionally accepted practices: there was a coefficient of determination of 0.98 for this data plot; the standard deviation was 1.83; and there was a small sample size (5 studies).

2016-R-013 Location



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2016-R-013 Zoning



Legend

Zoning

DISTRICT

- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

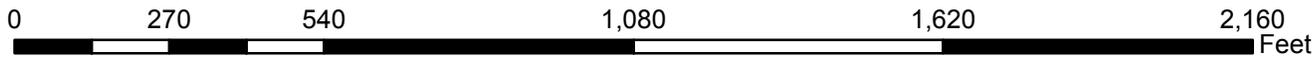
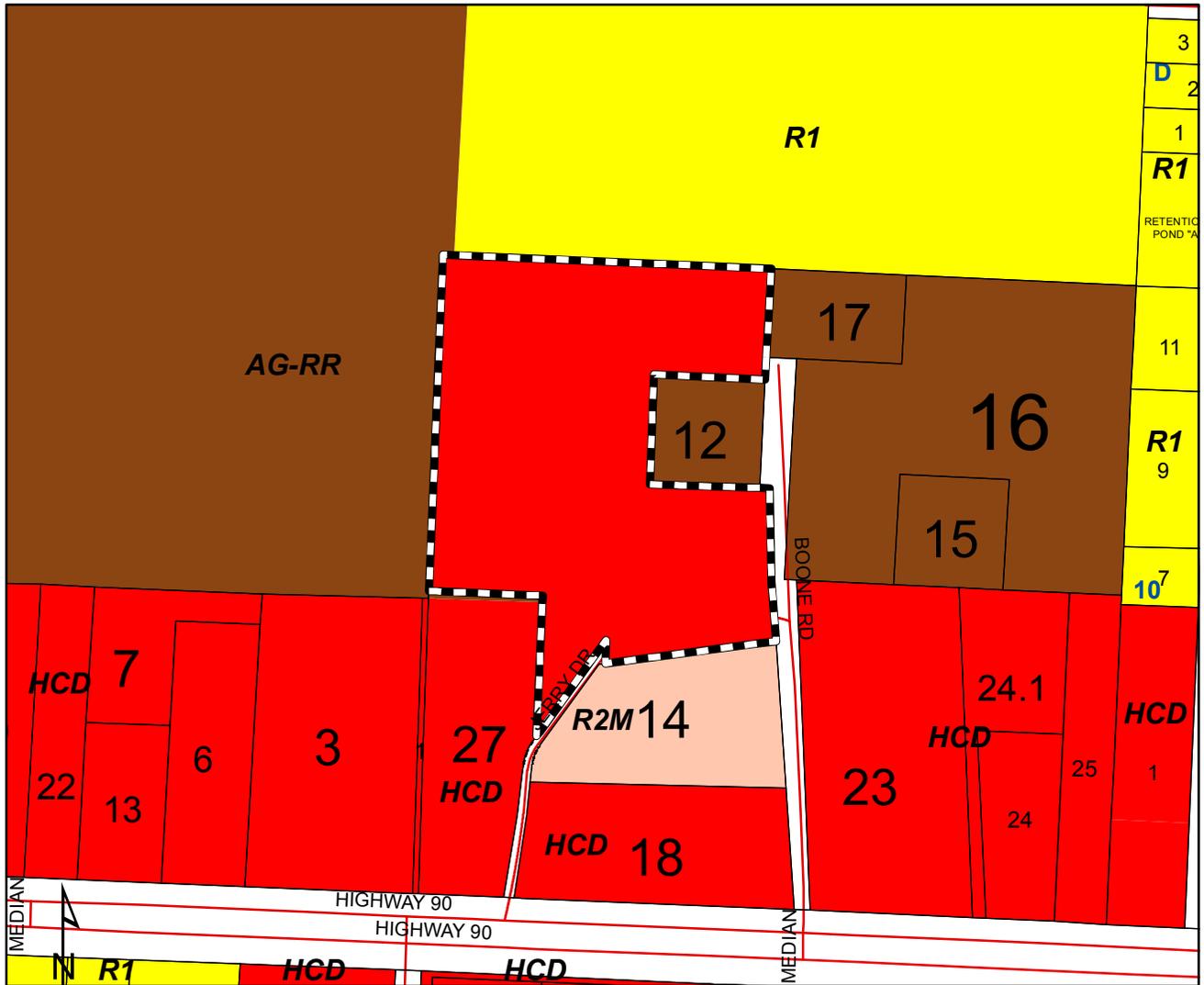
- | | | |
|--------------|--------------|-----------------|
| HR2 | NC | R1M |
| M1 | NC-APZ or CZ | R1M-APZ or CZ |
| M1-APZ or CZ | NC-HON | R1M-HON |
| M1-HON | P1 | R2 |
| M2 | P1-HON | R2-APZ or CZ |
| M2-APZ or CZ | P2 | R2-HON |
| MID | P2-APZ or CZ | R2M |
| MIL | P2-HON | R2M-APZ or CZ |
| NB-C | PBD | R3 |
| NB-CON/REC | PID | RAIL |
| NB-HD | PUD | RR1 |
| NB-MD | R1 | RR1-APZ or CZ |
| NB-MHD | R1-APZ or CZ | STATE |
| NB-PMUD | R1-HON | STATE-APZ or CZ |
| NB-SF | R1A | TC1-HON |
| NB-U | R1A-HON | WATER |

Pending Sep ZB

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2016-R-013 Zoning



Legend

Zoning

DISTRICT

- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

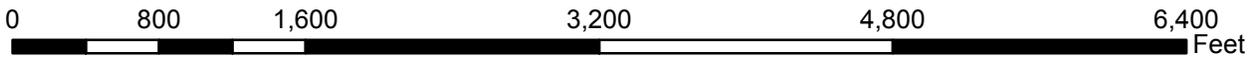
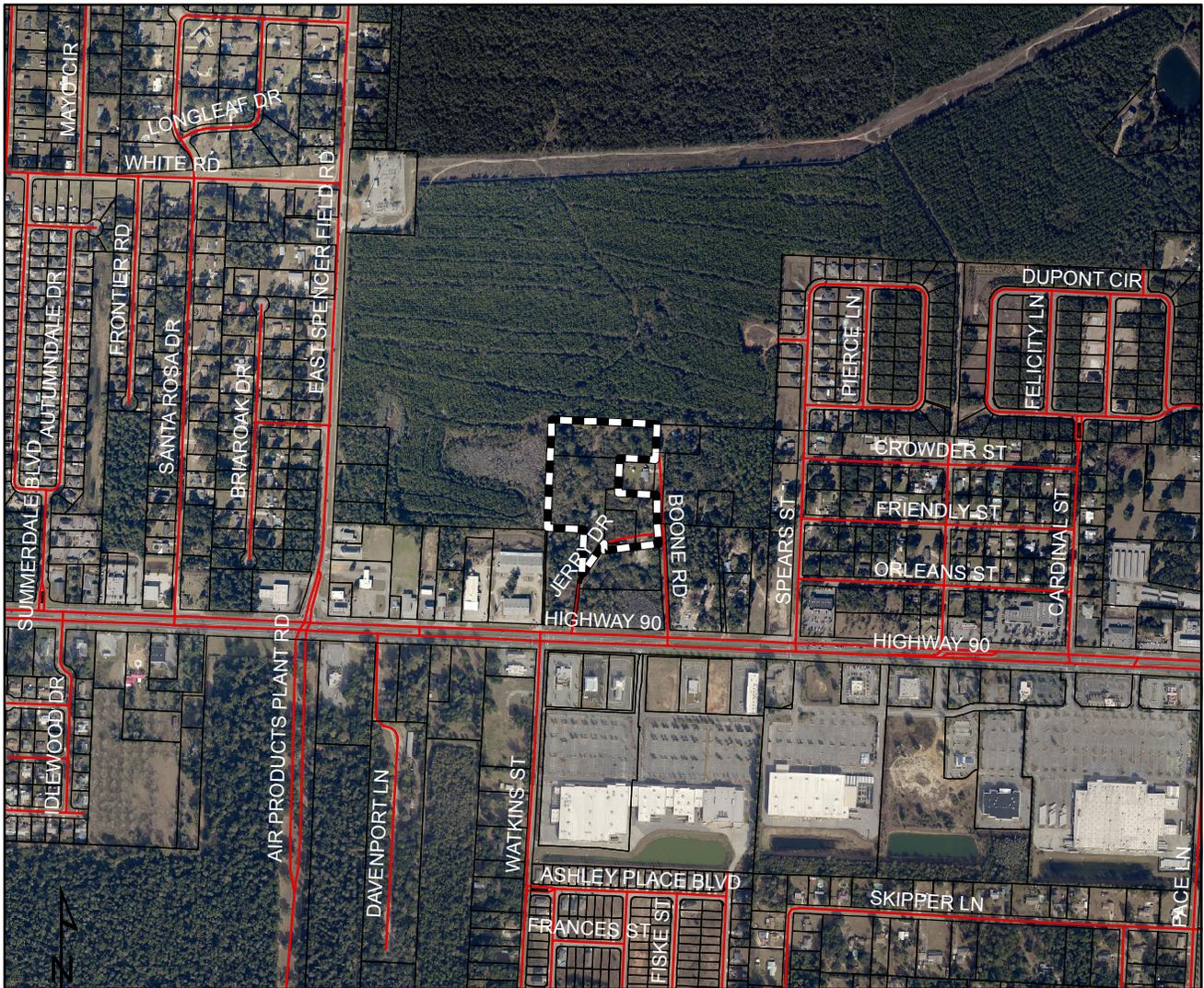
- | | | |
|--------------|--------------|-----------------|
| HR2 | NC | R1M |
| M1 | NC-APZ or CZ | R1M-APZ or CZ |
| M1-APZ or CZ | NC-HON | R1M-HON |
| M1-HON | P1 | R2 |
| M2 | P1-HON | R2-APZ or CZ |
| M2-APZ or CZ | P2 | R2-HON |
| MID | P2-APZ or CZ | R2M |
| MIL | P2-HON | R2M-APZ or CZ |
| NB-C | PBD | R3 |
| NB-CON/REC | PID | RAIL |
| NB-HD | PUD | RR1 |
| NB-MD | R1 | RR1-APZ or CZ |
| NB-MHD | R1-APZ or CZ | STATE |
| NB-PMUD | R1-HON | STATE-APZ or CZ |
| NB-SF | R1A | TC1-HON |
| NB-U | R1A-HON | WATER |

Pending Sep ZB

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2016-R-013
2014 Aerial



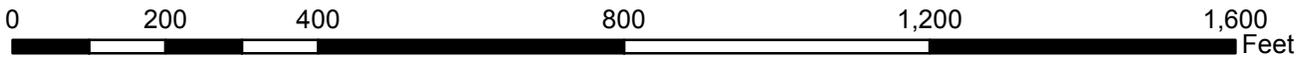
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2016-R-013
2014 Closeup Aerial



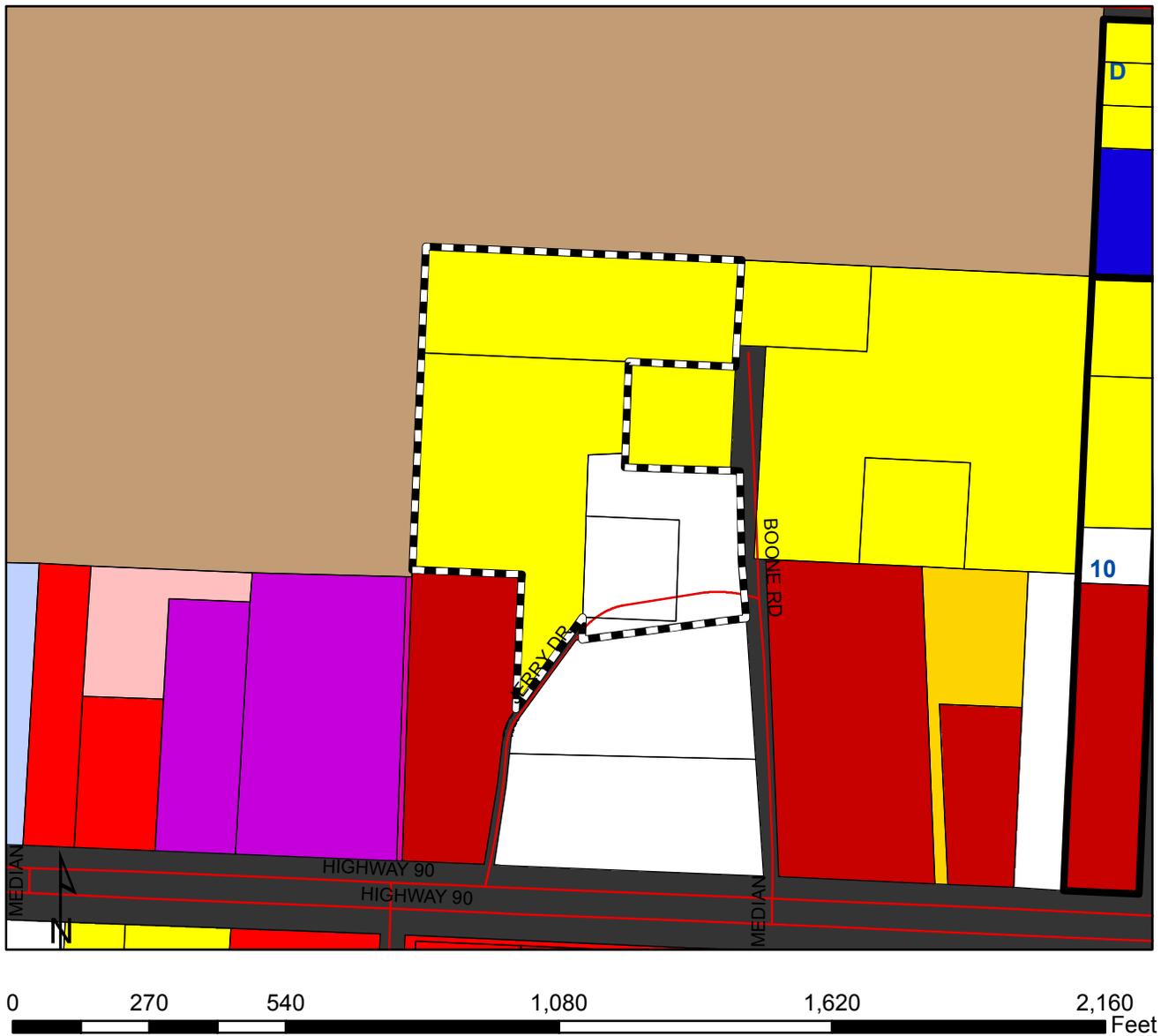
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2016-R-013 Existing Land Use



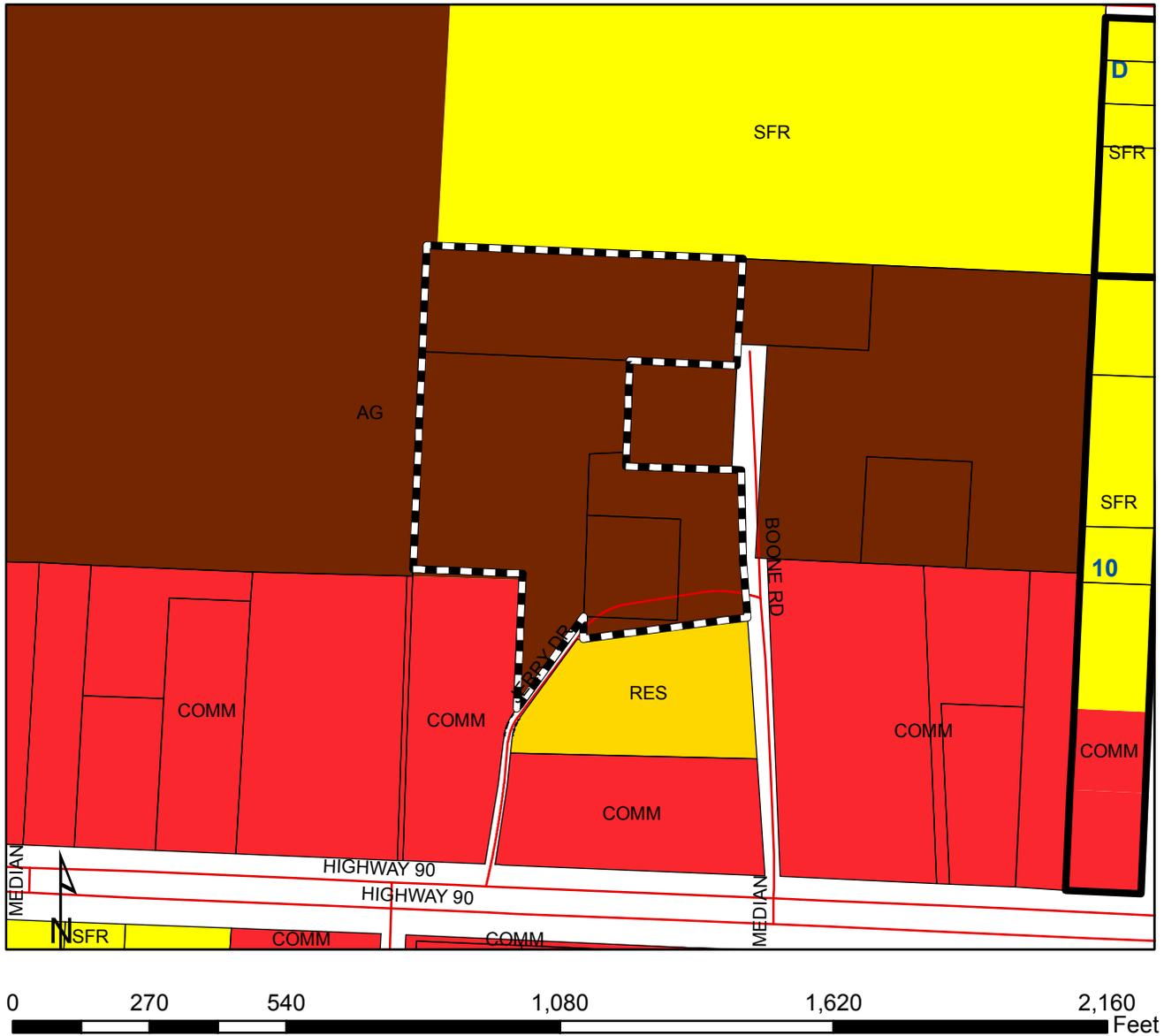
Legend

 Pending Sep ZB	Existing Land Use	 Office
Category		 Public Owned Property (POP)
 Agriculture (AG)		Rail
 Agriculture, Homestead (AH)		 Recreation/Commercial (REC/COMM)
 Condo's/Townhomes (C/T)		 Recreation/Open Space (REC/OS)
 City		 Right of Way (ROW)
 Commercial (COMM)		 Single Family Residential (SFR)
 Industrial (INDUS)		 Silviculture (SILVICUL)
 Institutional (INST)		 Uncategorized (UNCAT)
 Multi-Family Residential (MFR <5)		 Utilities
 Multi-Family Residential (MFR >5)		 Vacant
 Military (MIL)		 Water
 Mixed Residential/Commercial (MRC)		

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2016-R-013 Future Land Use



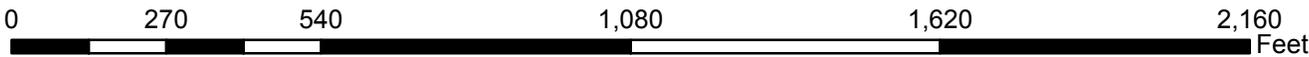
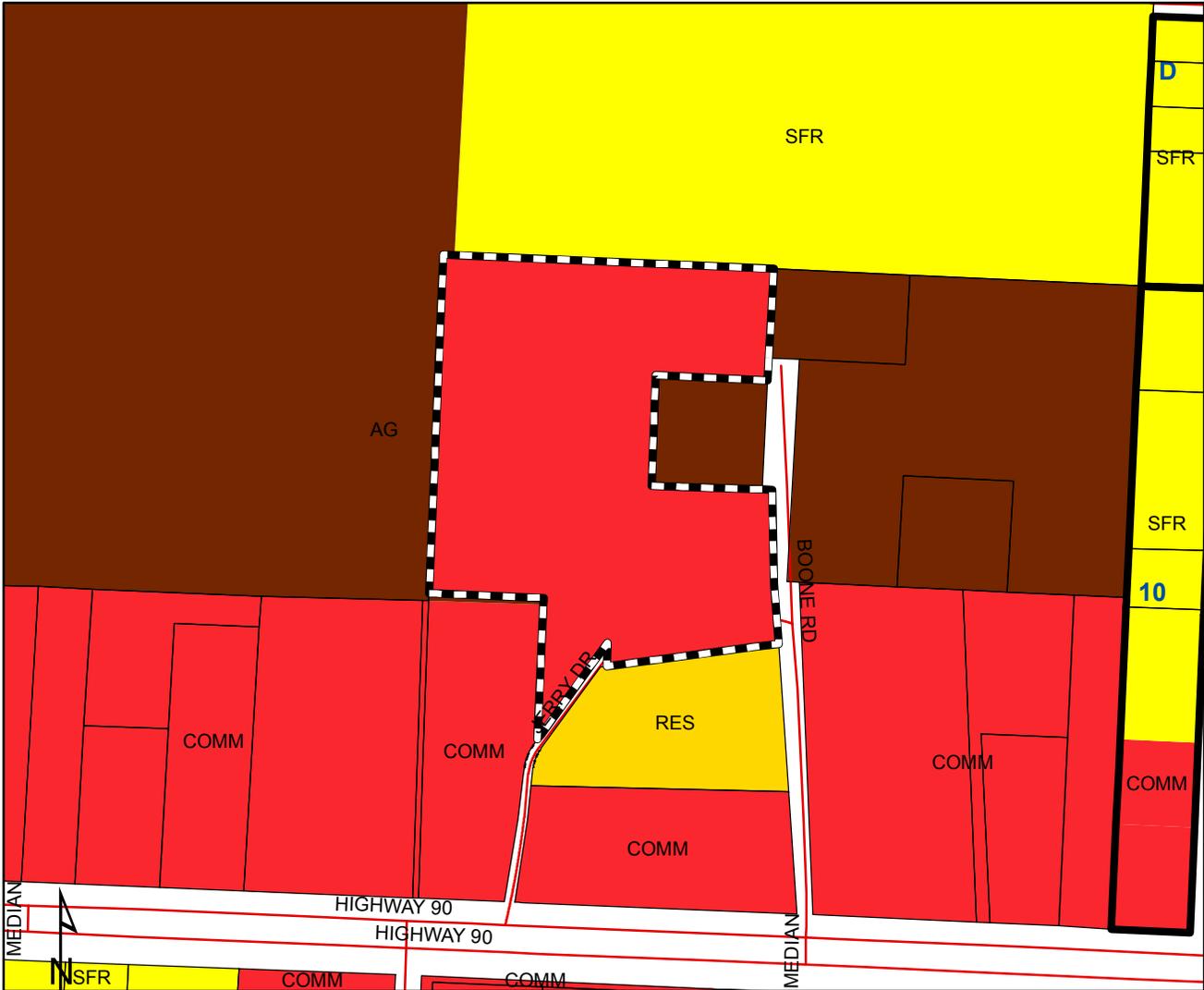
Legend

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

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2016-R-013 Proposed Future Land Use

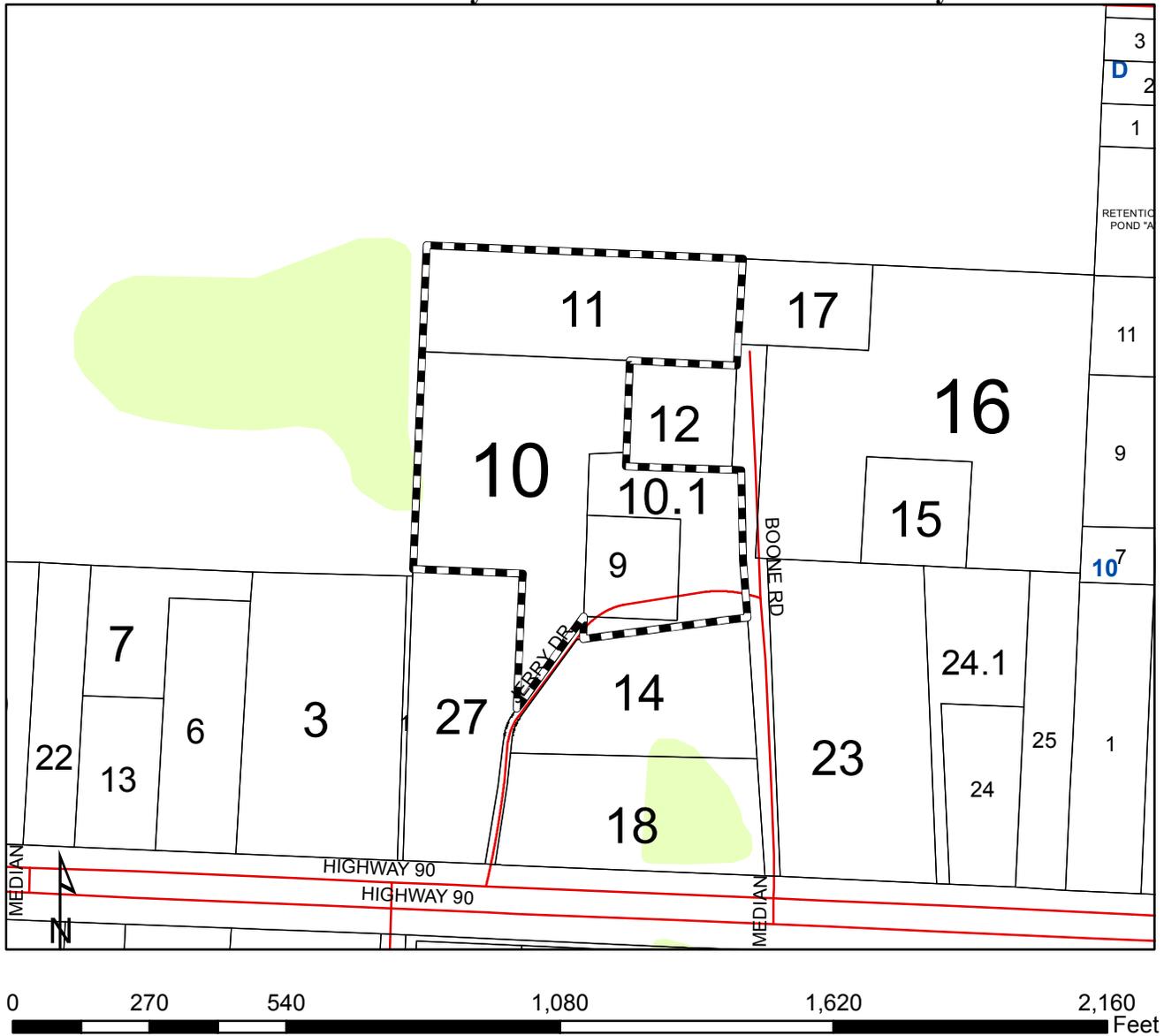


Legend

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

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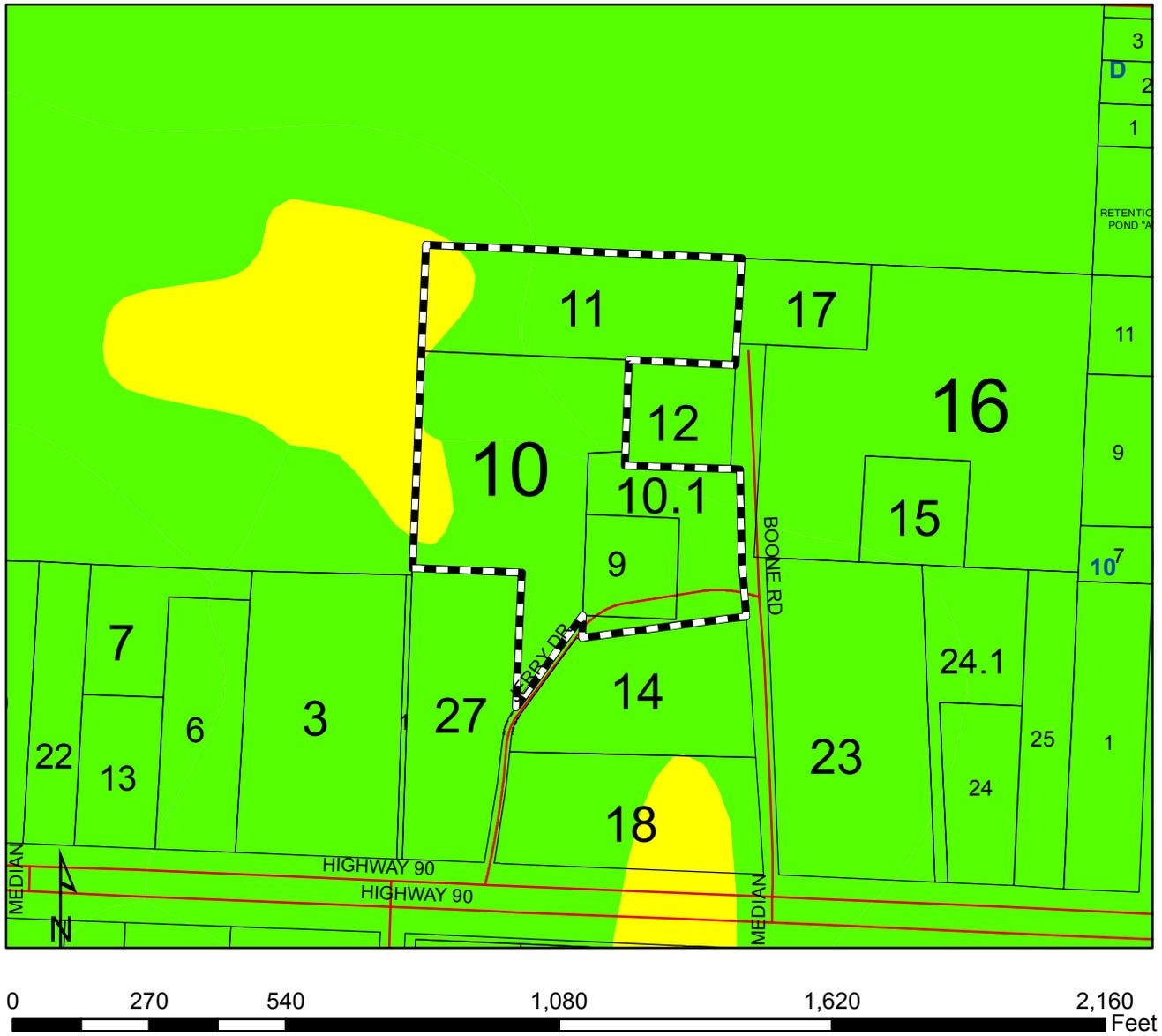
**2016-R-013
Potential Wetlands
as indicated by the National Wetlands Inventory**



Legend
 Pending Sep ZB

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2016-R-013 Potential Wetlands Based on Soils



Legend

 Pending Sep ZB

Potential Wetlands Based on Soils

HYDRIC CLASSIFICATION

-  All hydric
-  Partially hydric
-  Not hydric

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Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

Small Scale

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. <u>2016-R-013</u>	Date Received: <u>7/13/16</u>
Review Fee: \$ <u>1,100 + 36.25</u>	Receipt No.: <u>232</u>
Zoning District: <u>AGRR</u>	Proposed Zoning District: <u>HCD</u>

(4 lots combined) ± 8.782

VD#1

Property Owner

Property Owner Name: Mperical Land Development of Florida, LLC, Lonnie & Ann King

Address: P.O. Box 13407 Pensacola, Florida 32591

Phone: _____ Fax: _____

Email: _____

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: Professional Growth Mgt. Svs., LLC

Contact Name: Wiley C. "Buddy" Page

Address: 5337 Hamilton Lane

Pace, Florida 32571

Phone: 850.232.9853 Fax: _____

Email: budpage1@att.net

Property Information

Parcel ID Number(s): 11-1N-29-0000-0100-0000
(0.92) 4750 JERRY DR - 01000 - (0.96) 4657 BOONE DRIVE
(2.97) 4657 Boone Rd. (0.86) 4774 JERRY DRIVE
11-1N-29-0000-0100-0000 & 11-1N-29-0000-00900-0000

-OR-

Street Address of property for which the Rezoning is requested:

JERRY and BOONE DR, PACE FL 32571

Subdivision Name (if applicable): _____

Project Details

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

03.9ac + 0.86ac + 2.97ac + 0.96ac

Existing Zoning: Ag Proposed Zoning: Com

Existing Future Land Use Map Category: Ag

Proposed Future Land Use Map Category: Com

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

Facility Capacity Analysis

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

Potable Water Source(check one):

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

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

Sewage Disposal Source (check one):

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

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

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

Staff will submit a school impact analysis to the Santa Rosa County School Board requesting a determination of student capacity. In the event that there is not adequate capacity available as

calculated, the School Board shall entertain proportionate share mitigation and, if the proposed mitigation is accepted, enter into an enforceable and binding agreement with the affected local government and the developer.

Recreation/Open Space: To be designed on proposed site plan - for residents only

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.

Mperical Land Dev. of FL, LLC

Applicant Name (Type or Print)

Applicant Signature *[Handwritten signature]*
for Mperical Land Dev. of FL, LLC

Title (if applicable)

Date *6/3/16*

calculated, the School Board shall entertain proportionate share mitigation, and, if the proposed mitigation is accepted, enter into an enforceable and binding agreement with the affected local government and the developer.

Recreation/Open Space: To be designed on proposed site plan - for residents only

Certification and Authorization

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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.

Ann King
Applicant Name (Type or Print)

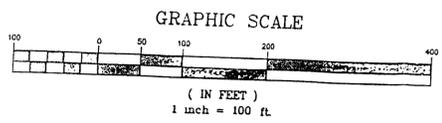

Applicant Signature

Title (if applicable)

Date

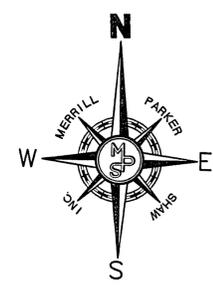


Parcel ID #11-1N-29-000027 000 000



BOUNDARY SURVEY:

OF A PORTION OF SECTION 11, T-1-N, R-29-W SANTA ROSA COUNTY, FLORIDA.



DESCRIPTION AS FURNISHED:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 11, Township 1 North, Range 29 West, thence East 190 feet; thence North 100 feet; thence N 68° E, 319.9 feet; thence Northeasterly 28°, 204 feet to P.O.B.; thence North 200 feet; thence East 187 feet; thence South 200 feet; thence Westerly to P.O.B.

The above described parcel all lying and being in Santa Rosa County, Florida.

Parcel 2

Begin at a point 270 feet North of the Southwest corner of the Southeast quarter of the Southwest quarter of Section 11, Township 1 North, Range 29 West, Santa Rosa County, Florida; thence continue North 408.3 feet; thence East 220 feet; thence South 408.3 feet; thence West 220 feet to the Point of Beginning. Containing 1 1/4 acres more or less.

And Begin at the Southwest corner of the Southeast quarter of the Southwest quarter of Section 11, Township 1 North, Range 29 West, Santa Rosa County, Florida, for starting point, thence run North 270 feet; thence East 160 feet; thence South 270 feet; thence West 160 feet to the Point of Beginning. Containing one (1) acre, more or less. Less And Except the South 100 feet, thereof take for State Road purposes by the State of Florida in an eminent domain proceeding.

Parcel 3

A parcel of land in the Southeast quarter of the Southwest quarter of Section 11, Township 1 North, Range 29 West, Santa Rosa County, Florida described as follows: Begin at a point 220.9 feet, North 06 degrees 11 minutes East of a point 190 feet North of the Southwest corner of said Southeast quarter of Section 11, thence continue North 06 degrees 11 minutes East 69 feet; thence continue Northeasterly with an angle of 28 degrees 15 minutes to the right from preceding line 193 feet; thence Easterly with an angle of 46 degrees 43 minutes to the right from the preceding line 327.5 feet; thence Southerly with an angle of 92 degrees 17 minutes to the right from the preceding line 279.4 feet; thence West with an angle of 06 degrees 34 minutes to the right from preceding line 473 feet to Point of Beginning. Containing 2.2 acres, more or less.

Commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 11, Township 1 North, Range 29 West, Santa Rosa County, Florida, thence North 100 feet to the North right of way line of U.S. Highway 90, thence East along said right of way line 190 feet, thence North 06 degrees 11 feet East a distance of 319.9 feet to Point of Beginning, thence North 34 degrees 26 feet East a distance of 204 feet, thence North a distance of 320.94 feet, thence North 85 degrees 9 feet 6 inches East a distance of 78.81 feet, thence North a distance of 180.78 feet, thence West a distance of 407.30 feet, thence South a distance of 431.70 feet, thence East 218 feet, thence South a distance of 245 feet to a Point of Beginning.

LESS AND EXCEPT property in official Records Book 1321, Page 193 of the Public Records of Santa Rosa County, Florida, more particularly described as follows:

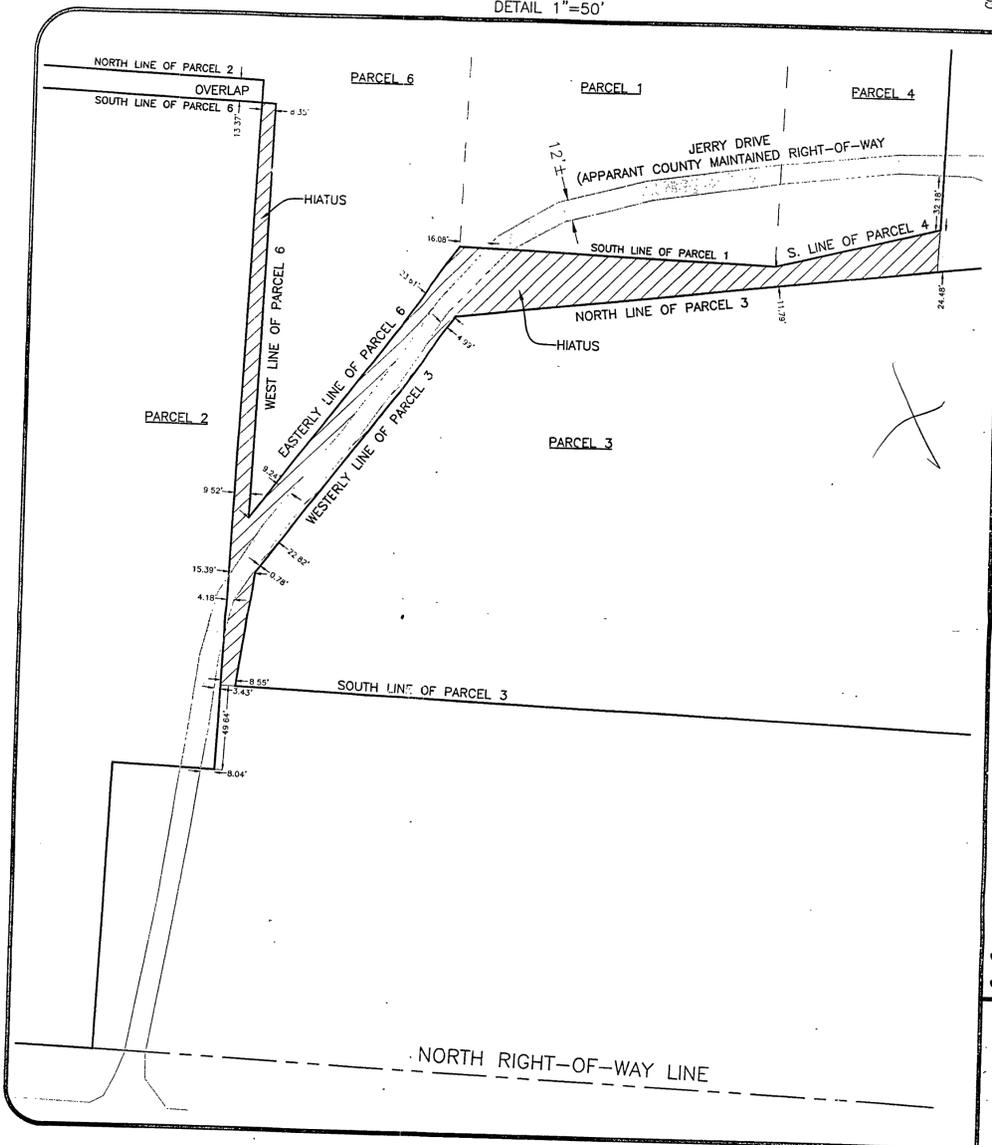
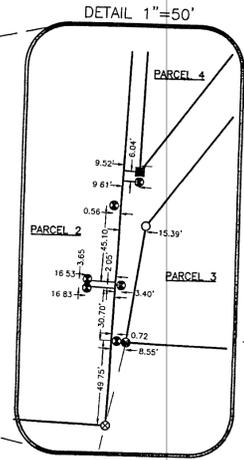
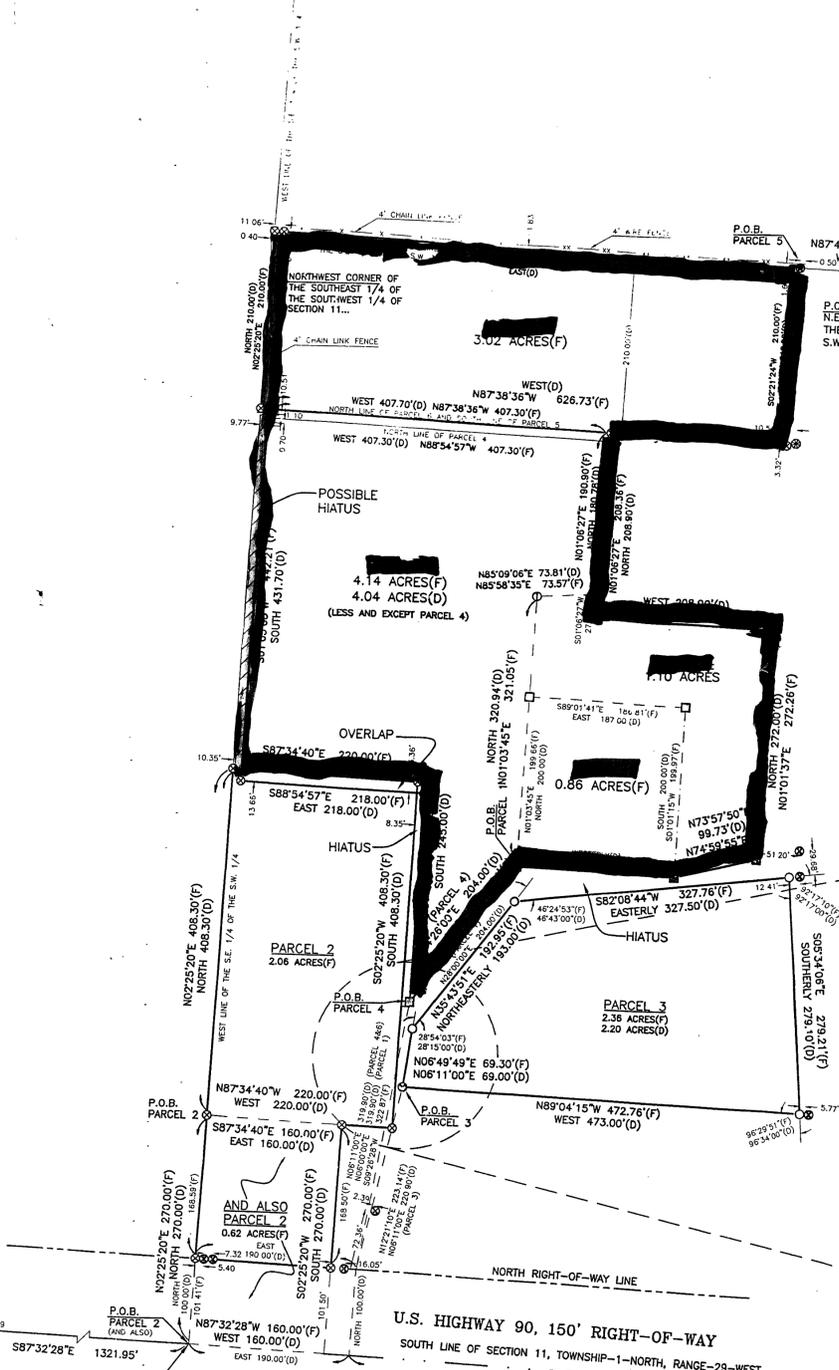
Commence at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 11, Township 1 North, Range 29 West, Santa Rosa County, Florida, thence North 100 feet to the North right of way line of U.S. Highway 90, thence East along said right of way line 190 feet, thence North 06 degrees 11 feet East a distance of 319.9 feet to Point of Beginning, thence North 34 degrees 26 feet East a distance of 204 feet, thence North a distance of 320.94 feet, thence North 85 degrees 9 feet 6 inches East a distance of 78.81 feet, thence North a distance of 180.78 feet, thence West a distance of 407.30 feet, thence South a distance of 431.70 feet, thence East 218 feet, thence South a distance of 245 feet to a Point of Beginning.

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 29 WEST, RUN WEST ON THE NORTH LINE OF SAID QUARTER OF SECTION 11 A DISTANCE OF 704 FEET TO POINT OF BEGINNING, THENCE SOUTH 210 FEET; THENCE WEST TO WEST LINE OF SAID QUARTER SECTION; THENCE NORTH ON WEST LINE OF SAID QUARTER SECTION 210 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11; THENCE EAST ON THE NORTH LINE OF SAID QUARTER SECTION LINE TO POINT OF BEGINNING LYING AND BEING IN SANTA ROSA COUNTY, FLORIDA.

Commence at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 11, Township 1 North, Range 29 West, Santa Rosa County, Florida, thence North 100 feet to the North right of way line of U.S. Highway 90, thence East along said right of way line 190 feet, thence North 06°11' East a distance of 319.9 feet to the Point of Beginning, thence N 34°26' East a distance of 204 feet, thence North a distance of 320.94 feet, thence North 85°09'21" East a distance of 78.81 feet, thence North a distance of 180.78 feet, thence West a distance of 407.30 feet to a point 210 feet South of the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 11, thence South a distance of 431.70 feet, thence East a distance of 218 feet, thence South a distance of 245 feet to a Point of Beginning. Containing 4.04 acres, more or less.

GENERAL NOTES:

- THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 87 DEGREES 32 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SECTION 11, TOWNSHIP-1-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA AS PER STATE PLANE COORDINATES.
- THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED, DEEDS OF RECORD, STATE PLANE COORDINATE GRID OF FLORIDA ZONE NORTH(903) AND TO EXISTING FIELD MONUMENTATION.
- NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY MERRILL PARKER SHAW, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS, FLOOD HAZARD AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
- THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
- FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTIONS. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE PROFESSIONAL OWNER AND IS TO BE RETURNED UPON REQUEST.
- ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON UNLESS OTHERWISE NOTED. UNDER GROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- THE PROPERTY AS SHOWN HEREON IS SITUATED IN FLOOD ZONE "AE", BASE FLOOD ELEVATION 8 FEET, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, MAP NUMBER 12033C-0156, REVISED SEPTEMBER 29, 2006.
- THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER IS BASED UPON A SECTION BREAKDOWN FOUND ON A BOUNDARY SURVEY BY BENCHMARK SURVEYING AND ENGINEERING, INC., DATED: NOVEMBER 7, 2001.



CERTIFIED TO:
SHILL, FELMING, DAVIS & MENGE, P.A.
CHICAGO TITLE INSURANCE COMPANY
LONNIE KING
MPRICAL LAND DEVELOPMENT OF FLORIDA, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY

THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 61G17-6, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 61G17-6, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY, PENSACOLA, FL 32503
E. Wayne Parker 6/29/07
E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174
STATE OF FLORIDA

BOUNDARY SURVEY:
OF A PORTION OF SECTION 11, T-1-N, R-29-W
SANTA ROSA COUNTY, FLORIDA.

REVISIONS:

NO.	DATE	APPR.

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED LAND SURVEYOR AND MAPPER.

MERRILL PARKER SHAW, INC.
PROFESSIONAL ENGINEERING & SURVEYING SERVICES
4928 N. DAVIS HWY.
PENSACOLA, FL 32503
FLORIDA CORPORATION NUMBER 7174

SCALE: 1" = 100'
DRAWN: AES
CHECKED: EWP
DATE: 6/25/07

REQUESTED BY: JOE MALONEY
PREPARED FOR: MPRICAL DEVELOPMENT

FIELD DATE: 5/24/07
FIELD BOOK 132, PAGES 39&40

JOB NO. SHEET
32 OF 3

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