

# STAFF ANALYSIS

**2016-R-001**

<b><u>Applicant:</u></b>	Robert and Delfina Muchow
<b><u>Existing Zoning:</u></b>	RR1 (Rural Residential Single Family)
<b><u>Requested Zoning:</u></b>	AG-RR (Agriculture/Rural Residential)
<b><u>Existing FLUM:</u></b>	SFR (Single Family Residential)
<b><u>Requested FLUM:</u></b>	AG (Agriculture)



## Rezone 2016-R-001

### Part I. General Information:

**Applicant:** Robert and Delfina Muchow

**Project Location:** 6100 Cheyenne Drive, Milton, FL

**Parcel Number:** 17-2N-28-0000-03100-0000

**Parcel Size:** Total acreage requested = (+/-) 7.92 acres

**Purpose:** Agriculture uses, possible stabling/grazing for animals; Growing of vegetables, berries, plants, trees and/or other shrubbery and propagation of plants.

**Requested Action(s):** (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from RR1 to AG-RR**; and, (2) Small scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from SFR to AG**.

**Existing Zoning Description:** RR1 (Rural Residential Single Family District) allows detached single family residential structures, group homes and accessory structures and facilities. Mobile homes are prohibited.

**Proposed 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.

**Existing FLUM:** SFR (Single Family Residential)

**Proposed FLUM:** AG (Agriculture)

**Current Use of Land:** Single Family Residential

**Surrounding Zoning:** The subject property is surrounded by Single Family Residential

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

**A. Infrastructure Availability:**

**(1) Traffic:**

The current future land use category would produce approximately 71 average daily vehicle trips onto Cheyenne Drive. The proposed future land use could produce approximately 33 average daily vehicle trips onto Cheyenne Drive and onto Pine Blossom Road. The overall net effect of the future land use amendment would be a reduction of 38 daily trips onto these roadways as a worst case scenario. Specific traffic computations are provided as an appendix to this analysis

**(2) Potable Water:**

The applicant indicates that water will be handled by private wells (subject to required permits from the County Health Department). The Point Baker System does have a water main located on the south side of Cheyenne Drive 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.

**(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.

**(3) 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:

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.”*

Single family residential development surrounds the property. The proposed future land use amendment would allow for redevelopment of a property that currently has a mobile home located on it.

### **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.”*

Flood zone maps show this area is not in a flood zone.

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. Based on the hydric soils, the majority of the property is located within slight limitations area for septic tank absorption.

### **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 use of the property and a rezoning to AG-RR (Agriculture/Rural Residential) would not result in a finding of urban sprawl under the proposed classification.

## Appendix

### For the RR1 estimation:

Single Family Detached Housing (210)

7.92 Acres x 2du's/acre = 15 possible units

ITE Average Rate:  $9.57 \times 15 = 143.55$  Average Daily Vehicle Trips

Driveway %  $0.50 \times 143.55 = 71.78$  Daily Vehicle Trips

New Trip % = 100%;  $71.78 \times 1.00 = 71.78$  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-RR estimation:

Single Family Detached Housing (210)

7.92 Acres x 1du's/acre = 7 possible units

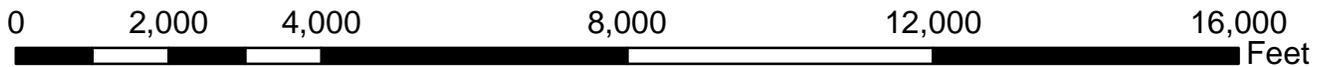
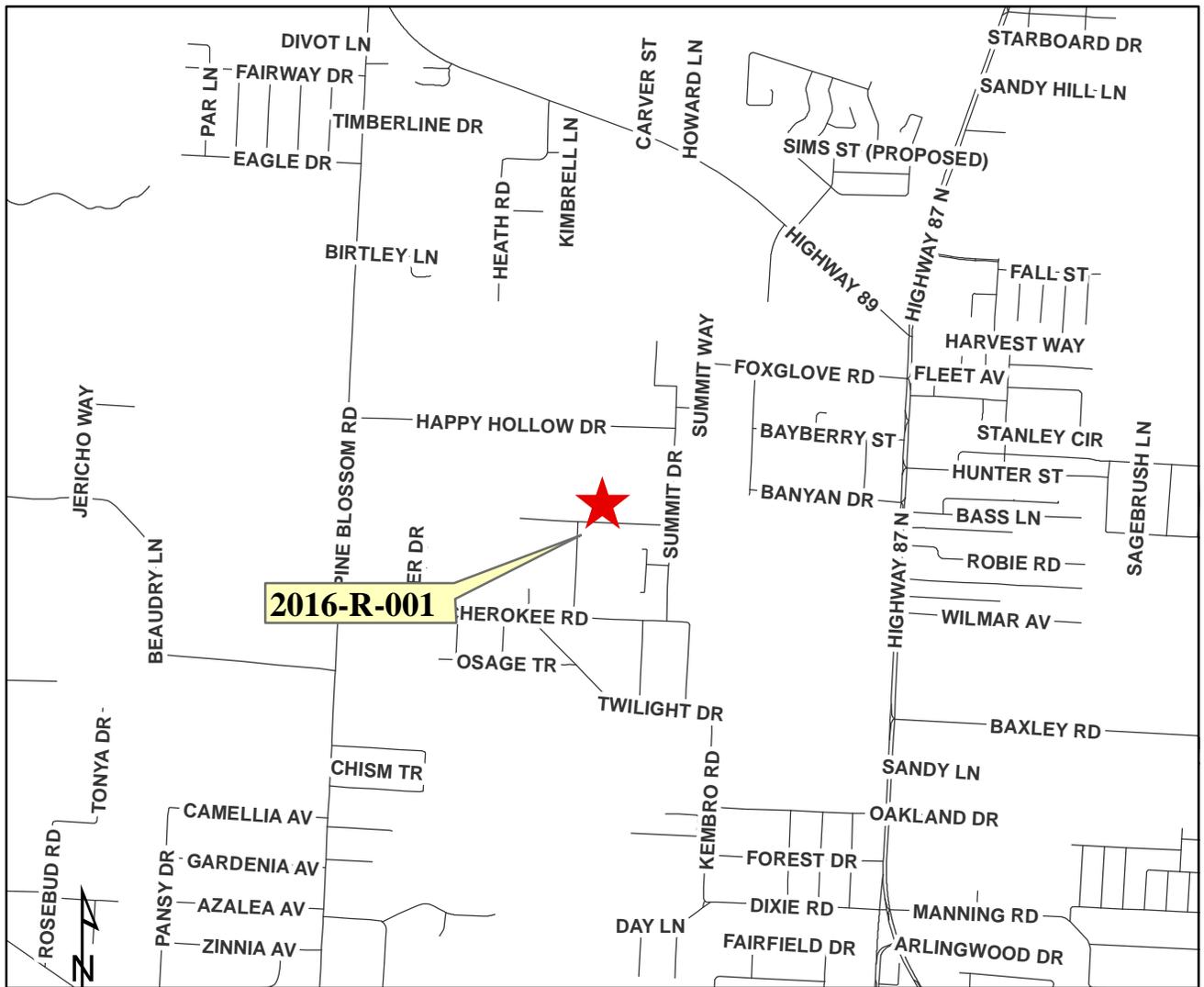
ITE Average Rate:  $9.57 \times 7 = 66.99$  Average Daily Vehicle Trips

Driveway %  $0.50 \times 66.99 = 33.5$  Daily Vehicle Trips

New Trip % = 100%;  $33.5 \times 1.00 = 33.5$  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).

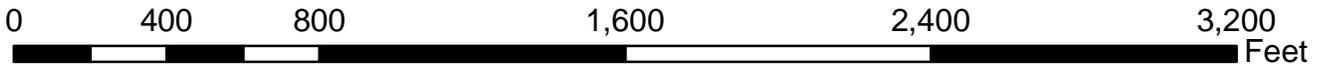
# 2016-R-001 Location



**Legend**

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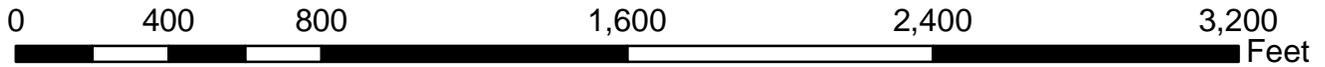
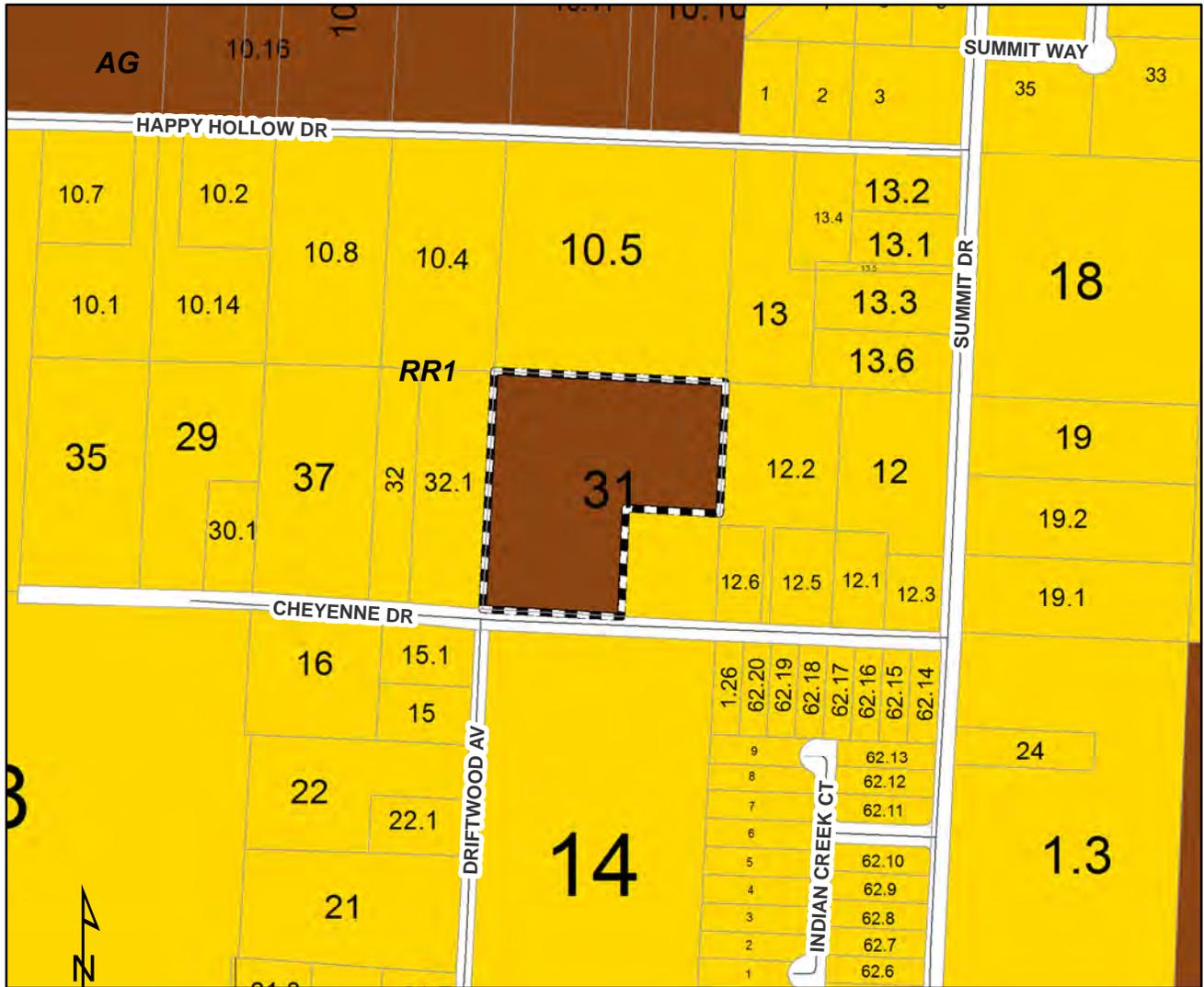
# 2016-R-001 Zoning



Legend			

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# 2016-R-001 Proposed Zoning



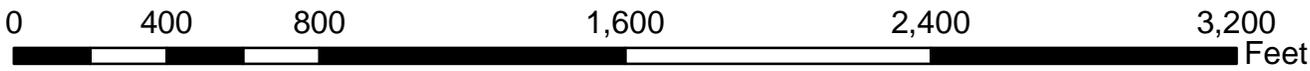
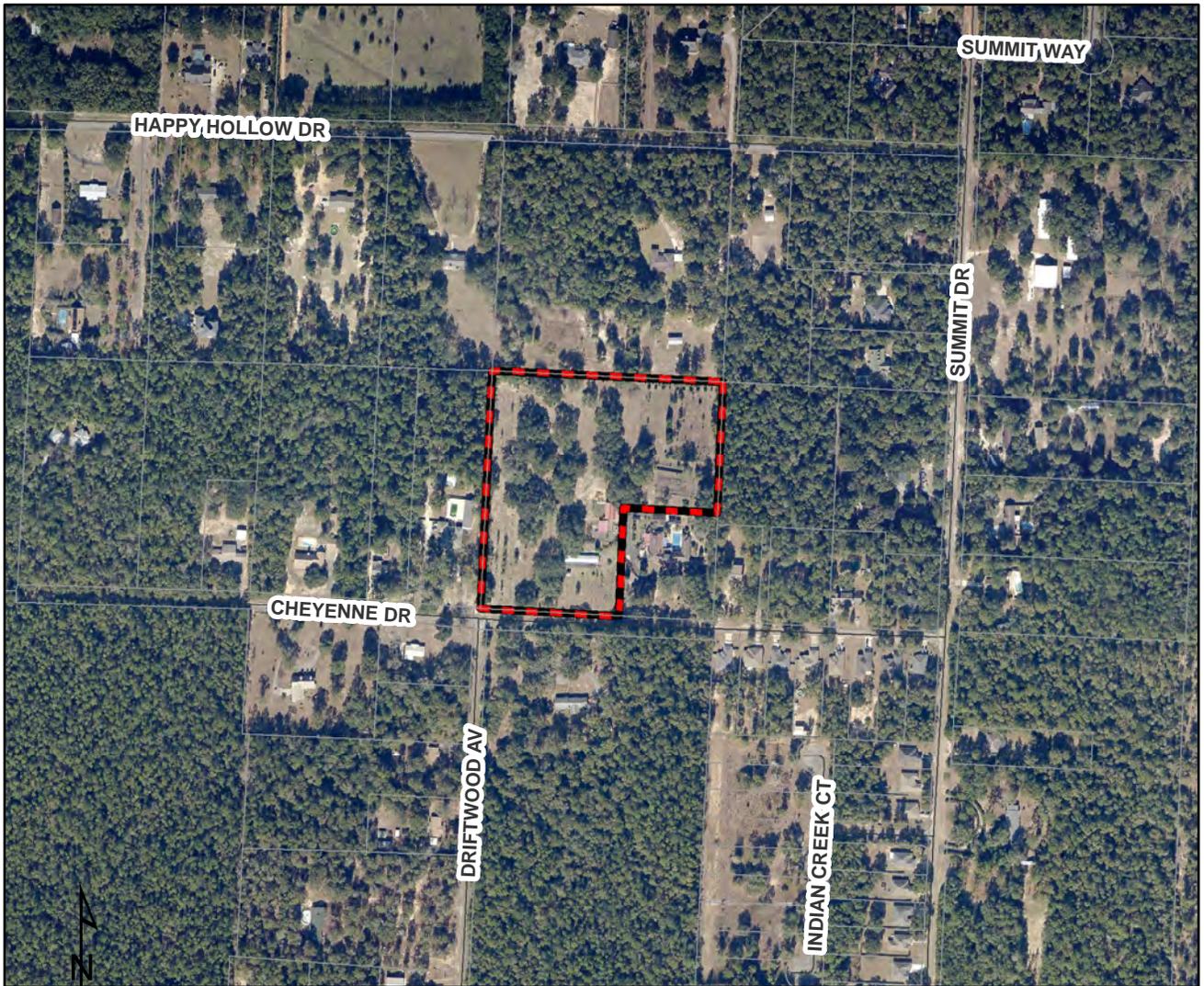
**Legend**

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

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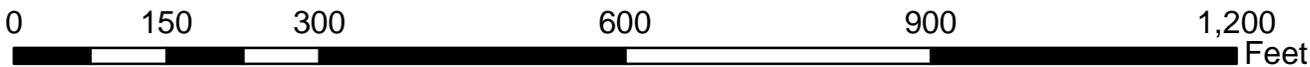
2016-R-001  
2014 Aerial



**Legend**  
 Pending Jan ZB

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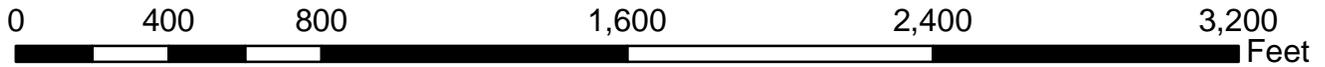
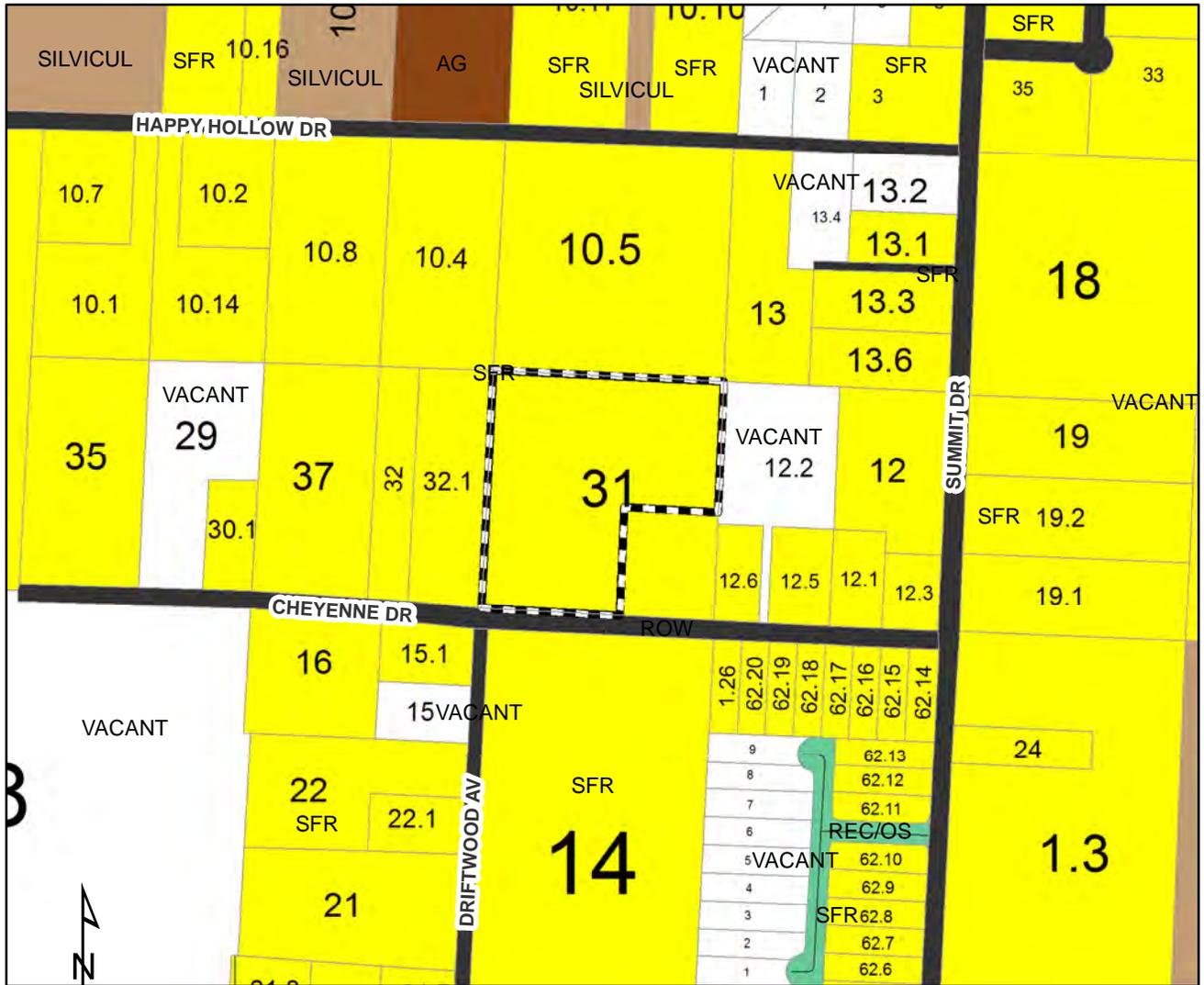
2016-R-001  
2014 Close Up Aerial



**Legend**  
 Pending Jan ZB

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# 2016-R-001 Existing Land Use

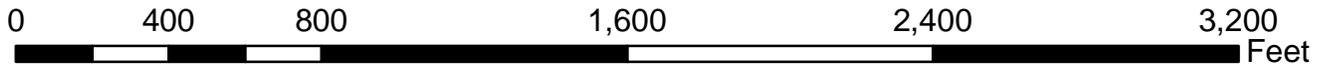
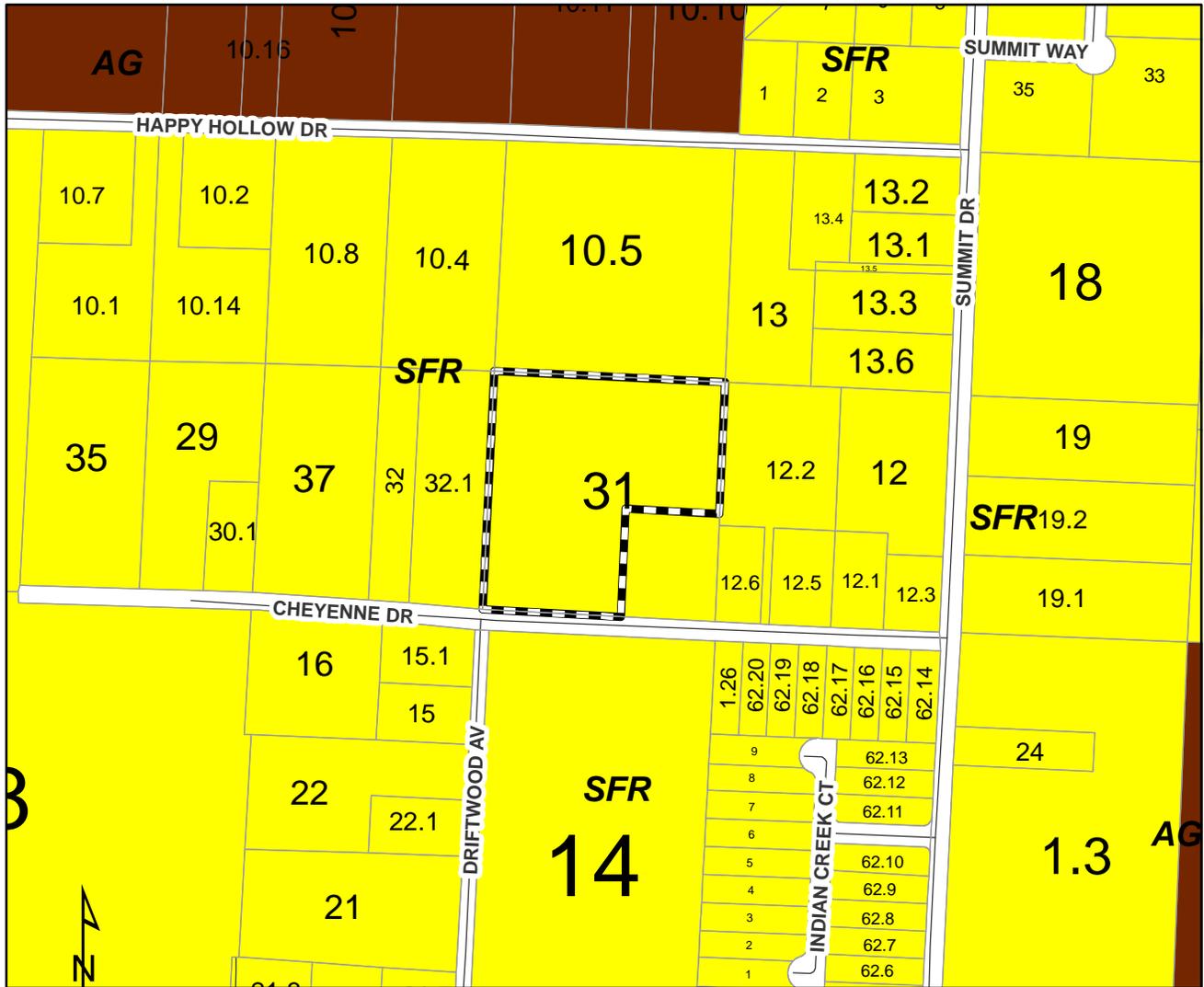


## Legend

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

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# 2016-R-001 Future Land Use

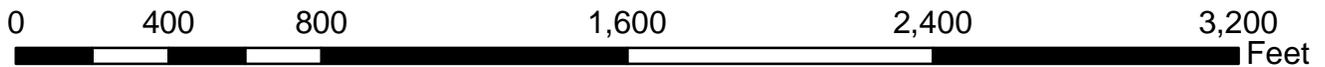
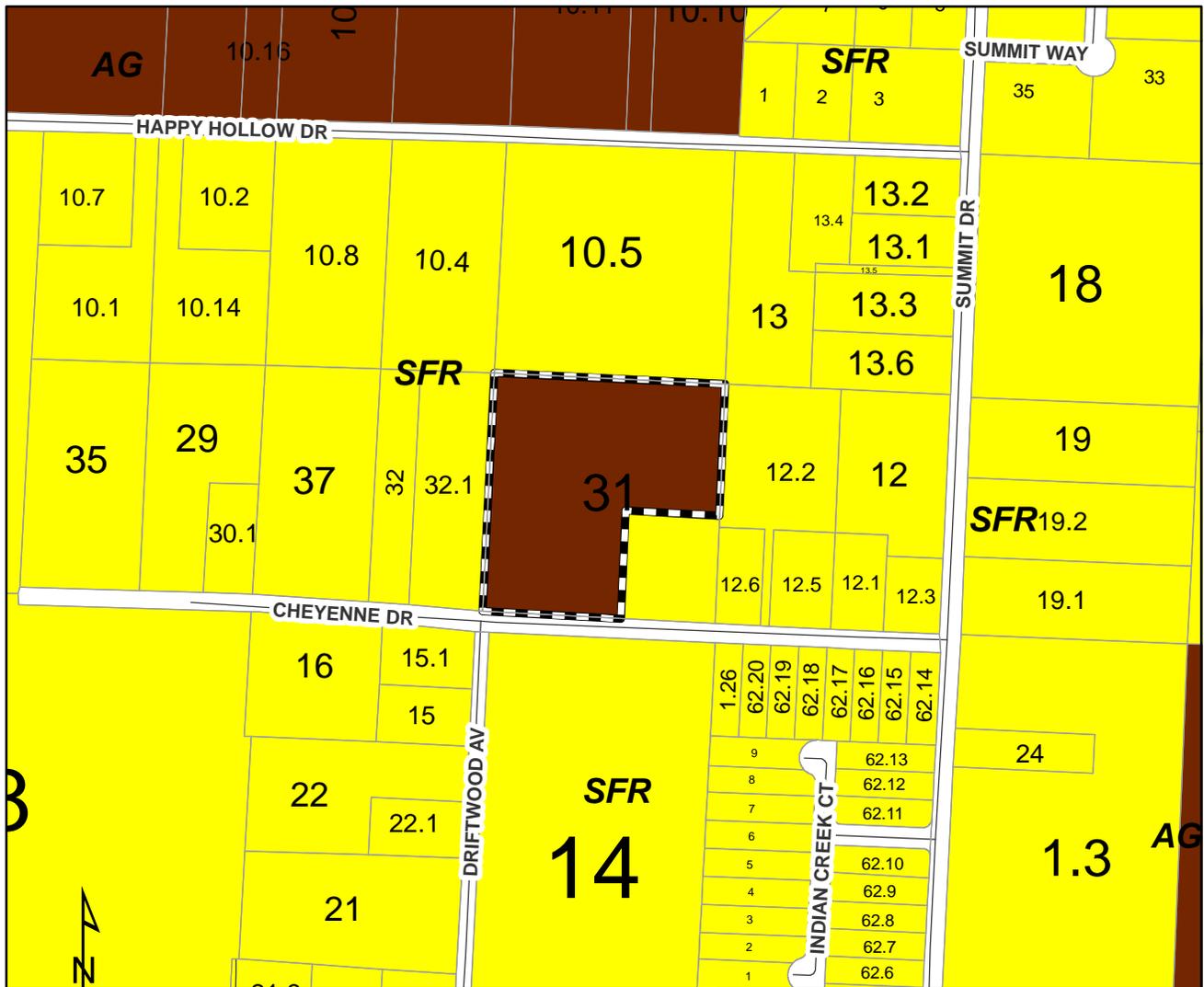


### Legend

Pending Jan 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-001 Proposed Future Land Use



### Legend

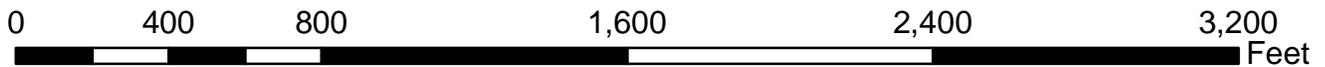
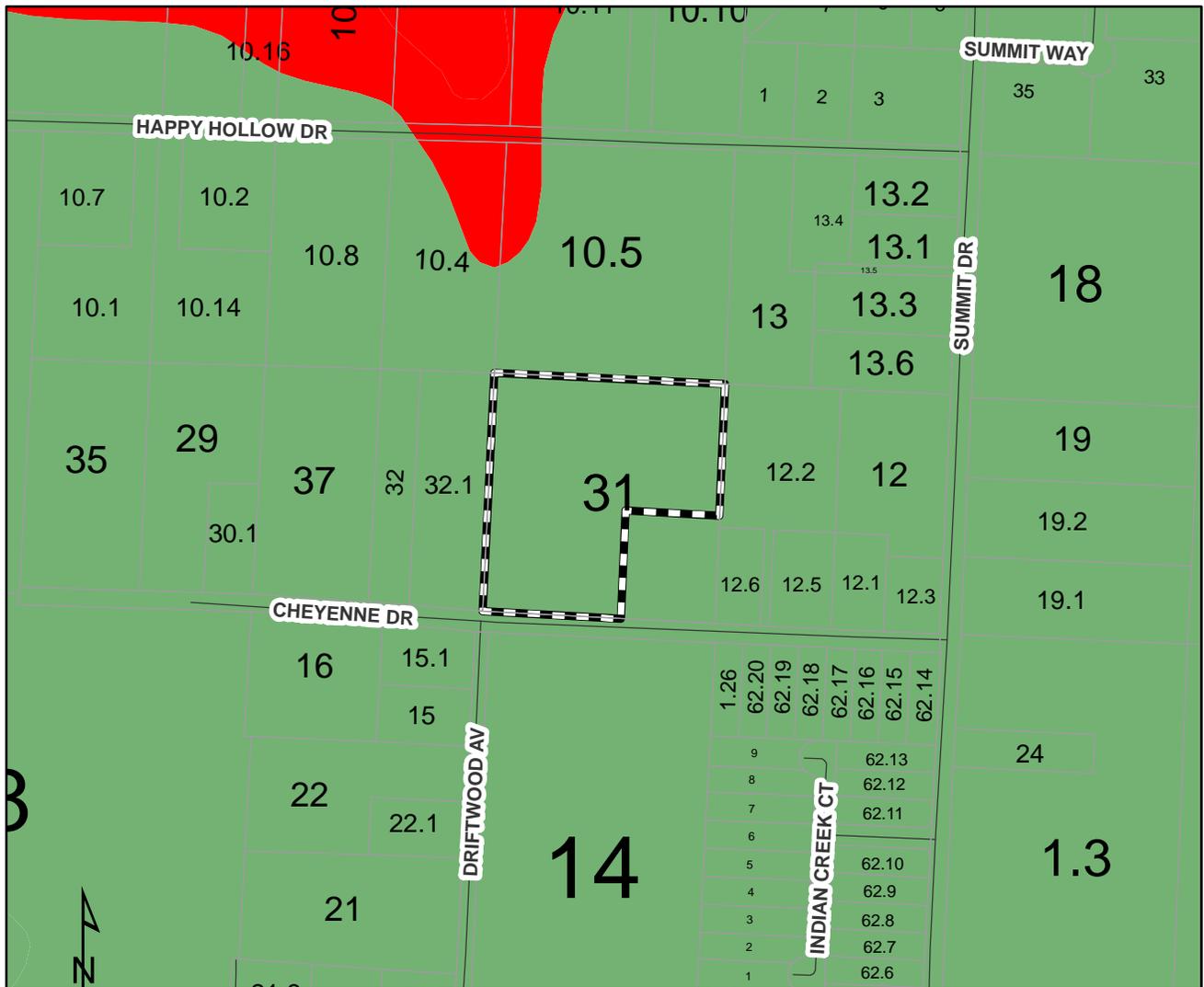
Pending Jan ZB	AGRICULTURE (AG)	MIXED RESIDENTIAL COMMERCIAL (MRC)
SINGLE FAMILY RESIDENTIAL (SFR)	NAVARRE BEACH COMMERCIAL (NBCOMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
MEDIUM DENSITY RESIDENTIAL	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
RESIDENTIAL (RES)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
COMMERCIAL (COMM)	NAVARRE BEACH UTILITIES (NBU)	CITY
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BAGDAD HISTORIC DISTRICT (HIS)		
INDUSTRIAL (INDUS)		
MARINA (MARINA)		
MILITARY (MIL)		

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# 2016-R-001

## Septic Tank Suitability based on Hydric Soils



### Legend



Pending Jan ZB **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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Beckie Cato, AICP  
 Planning and Zoning Director

# Santa Rosa County Development Services

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 with Small Scale Future Land Use Amendment Application

\* Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2016 - R - 001</u>	Date Received: <u>11/4/15</u>
Review Fee: \$ <u>1,100 + 53.36</u>	Receipt No.: <u>380</u>
Zoning District: <u>BRI</u>	Proposed Zoning District: <u>AG-BR</u>
FLUM Designation: <u>SFR</u>	Proposed FLUM Designation: <u>AG</u>

+ 7.92

VO# 3

**Property Owner** Property Owner Name: Muchow, Robert F & Montes-Muchow, Delfina M  
 Address: 6100 Cheyenne Drive  
Milton, FL 32570-7911  
 Phone: 850-516-6136 Fax: None  
 Email: bobmoko61@gmail.com

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

Company: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Property Information**

Parcel ID Number(s): 172N-28-0000-03100-0000

**-OR-**

Street Address of property for which the Rezoning is requested:

6100 Cheyenne Drive, Milton, FL 32570

Subdivision Name (if applicable): \_\_\_\_\_

**Project Details**

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

Approximately 7.5 Acres

Existing Zoning: RR1 Proposed Zoning: AG + RR

Existing Future Land Use Map Category: SFR

Proposed Future Land Use Map Category: AG

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

Possible stabling/grazing for animals; Growing of vegetables, berries, plants, trees and/or shrubbery. Propagation of plants.

**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: \_\_\_\_\_  
(Attach Letter of Certification)

**Sewage Disposal Source (check one):**

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

Provider: \_\_\_\_\_  
Provider: \_\_\_\_\_

(Attach Letter of Certification)

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

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

**Recreation/Open Space:** \_\_\_\_\_  
\_\_\_\_\_

**Certification and Authorization**

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

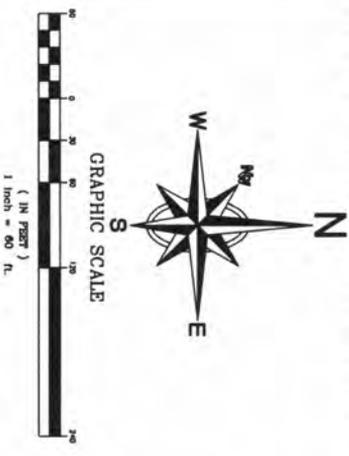
Roger F Mouton  
Applicant Name (Type or Print)

owner  
Title (if applicable)

[Signature]  
Applicant Signature

30 October 2015  
Date

# BOUNDARY SURVEY WITH IMPROVEMENTS OF A PORTION OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA



DESCRIPTION AS FURNISHED: (OFFICIAL RECORDS BOOK: 3011, PAGE: 1648)  
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER  
OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA.

**GENERAL NOTES:**

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH  
QUARTER CORNER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA.
2. THE SURVEY DATA AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS  
FURNISHED AND TO EXISTING FIELD MONUMENTATION.
3. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND  
SURVEYING, INC. (N.F.L.S.) FOR THIS SURVEY. UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL,  
JANUATIONARY AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT  
PROPERTY.
4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", OUTSIDE 0.2% ANNUAL  
CHANCE OF FLOOD, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY  
FLOOD INSURANCE RATE MAP OF SANTA ROSA COUNTY, FLORIDA (UNINCORPORATED  
AREAS), MAP NUMBER: 12135, 0312 G, REVISION: DECEMBER 19, 2008.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
6. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA  
BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17.050 - 54-17.12002  
THE BEST OF MY KNOWLEDGE AND BELIEF.
7. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
8. THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT  
INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
9. FENCE LOCATIONS SHOWN HEREON MAY BE ENLARGED AND NOT TO SCALE FOR  
CLARITY PURPOSES.
10. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS  
SURVEY IS THE PROPERTY OF NORTHWEST FLORIDA LAND SURVEYING, INC. ANY REPRODUCTION  
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CONSENT OF THE COPYRIGHT OWNER, FRED R. THOMPSON, AND IS TO BE RETURNED TO  
OWNER UPON REQUEST.
11. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HAND COPY ISSUED ON THE  
SURVEY DATE WITH A RAISED SCALE TO INSURE THE ACCURACY OF THE INFORMATION AND  
MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR  
OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND  
SEALED DOCUMENT.
12. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR  
OTHER AGENCIES.
13. ENCLOSUREMENTS ARE AS SHOWN.

- DEFINITIONS:**
- 1. 1/2" CAPED IRON ROD, NUMBERED 7277 (PLACED)
  - 2. 4" SQUARE CONCRETE MONUMENT, UNNUMBERED (FOUND)
  - 3. 1/4" IRON ROD, NUMBERED 7277 (PLACED)
  - 4. 1/4" IRON ROD, NUMBERED 7277 (PLACED)
  - 5. 1/4" IRON ROD, NUMBERED 7277 (PLACED)
  - 6. 1/4" IRON ROD, NUMBERED 7277 (PLACED)
  - 7. 1/4" IRON ROD, NUMBERED 7277 (PLACED)
  - 8. 1/4" IRON ROD, NUMBERED 7277 (PLACED)
  - 9. 1/4" IRON ROD, NUMBERED 7277 (PLACED)
  - 10. 1/4" IRON ROD, NUMBERED 7277 (PLACED)
  - 11. 1/4" IRON ROD, NUMBERED 7277 (PLACED)
  - 12. 1/4" IRON ROD, NUMBERED 7277 (PLACED)
  - 13. 1/4" IRON ROD, NUMBERED 7277 (PLACED)
  - 14. 1/4" IRON ROD, NUMBERED 7277 (PLACED)
  - 15. 1/4" IRON ROD, NUMBERED 7277 (PLACED)
  - 16. 1/4" IRON ROD, NUMBERED 7277 (PLACED)
  - 17. 1/4" IRON ROD, NUMBERED 7277 (PLACED)
  - 18. 1/4" IRON ROD, NUMBERED 7277 (PLACED)
  - 19. 1/4" IRON ROD, NUMBERED 7277 (PLACED)
  - 20. 1/4" IRON ROD, NUMBERED 7277 (PLACED)



10.42 ACRES

CHEYENNE ROAD  
(R/W WIDTH UNDETERMINED)

**CERTIFICATIONS:**  
ROBERT MUCHOW AND DELINA MONTE-MUCHOW  
STEWART TITLE GUARANTY COMPANY  
USAA FEDERAL SAVINGS BANKERS SUCCESSORS AND/OR  
ASSIGNORS  
UNITED LENDING SERVICES

**NORTHWEST FLORIDA LAND SURVEYING, INC.**  
THE REGULAR OFFICE, PENSACOLA, FLORIDA 32505  
1/22/2015  
FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR  
REGISTRATION NUMBER 2027, COMP. NUMBER 7277

SOUTHEAST CORNER OF SECTION 17,  
TOWNSHIP 2 NORTH, RANGE 28 WEST,  
SANTA ROSA COUNTY, FLORIDA

<p>BOUNDARY SURVEY WITH IMPROVEMENTS OF A PORTION OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA</p> <p>PREPARED FOR AND REQUESTED BY: MR. AND MRS. ROBERT F. MUCHOW</p>		<p><b>NORTHWEST FLORIDA LAND SURVEYING, INC.</b> 1146 BELLWOOD DRIVE PENSACOLA, FLORIDA 32505 PROFESSIONAL SERVICE ORGANIZATION</p> <p>SCALE: 1"=60'</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED</td> <td>JAS</td> <td>DRAWN</td> <td>JAS</td> <td>CHECKED</td> <td>FRT</td> <td>DATE</td> <td>1/27/15</td> </tr> </table>	DESIGNED	JAS	DRAWN	JAS	CHECKED	FRT	DATE	1/27/15	<p>NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>APPROV.</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	APPROV.	REVISIONS												
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<p>19444</p> <p>1 of 1</p> <p>1/27/15</p>																											

Muchow, Robert F. & Montes-Muchow, Delfina M

6100 Cheyenne Drive, Milton, FL 32570

850-516-6136

30 October 2015

To whom it may concern:

Rezoning with Small Scale Future Land Use Amendment Application, pending submission not later than 1 December 2015 to Santa Rosa Development Services for further action.

Parcel 172N-28-0000-3100-0000

Boundary survey of 27 January 2015 by Northwest Florida Land Surveying, Inc.

Pensacola, FL 32526

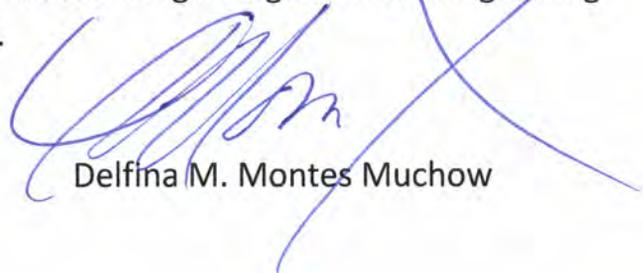
Proposed revision to zoning....

RR1: The land, house, "pole barn" and all other outbuildings within the area delineated by:

From the south east boundary border mark, west along the property line for approximately 230 feet, then north for approximately 330 feet, with the west side of the current asphalt drive way the new boundary, thence east approximately 230 feet to the eastern boundary line, then south approximately 330 feet to the south east boundary marker; approximately 2.5 acres.

AG: All land delineated in the current survey, not including the RR1 property; approximately 7.92 acres. With good land, hundreds of azaleas, camellias, and other native plants already present, this is an excellent location for propagation, cultivation and growing. Rezoning to Agricultural will best utilize the property and its flora, the large barn, greenhouse and outbuildings. Irrigation for the growing area is already in ground and operating.

  
Robert F. Muchow

  
Delfina M. Montes Muchow

